

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

---

1. Call to Order
2. Roll Call
3. Invocation and Pledge
4. Announcements
5. Approval of the Agenda
6. Approval of the Minutes
  - Regular Meeting held Monday, February 14, 2022

**PUBLIC HEARING**

7. **ZA-C2200130:** City of Dawsonville and Shiloh and Shiloh, LLC has petitioned a zoning amendment for TMP D02 005 and D02 006, Located at 41 and 68 Dan Roper Lane from PCS (Planned Conservation Subdivision ) to R6 (Multiple-Family Residential). Public Hearing Dates: Planning Commission on March 14, 2022, and City Council on March 21, 2022. City Council for a decision on April 18, 2022.
8. **VAR-C2200128:** Destiny Mortgage Lending has petitioned front setback be reduced from 20 feet to two (2) feet for TMP D03 049; Located at 436 Academy Avenue. Property is located in the City of Dawsonville Historic District. Public Hearing Date: Planning Commission on March 14, 2022.

**PLANNING DIRECTOR REPORT**

**PLANNING COMMISSION REPORTS**

***The next scheduled Planning Commission meeting is Monday, May 9, 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, February 14, 2022**

---

1. **CALL TO ORDER:** Chairperson Randy Davis called the meeting to order at 5:32 p.m.
2. **ROLL CALL:** Present were Planning Commission Members Sandy Sawyer, Matt Fallstrom, Anna Tobolski, City Attorney Kevin Tallant, City Manager Bob Bolz, Planning Director David Picklesimer, Zoning Administrative Assistant Stacy Harris.
3. **INVOCATION AND PLEDGE:** David Picklesimer led the Invocation and Pledge.
4. **ANNOUNCEMENTS:** None
5. **APPROVAL OF THE AGENDA:** Motion to approve the agenda as presented made by A. Tobolski; second by S. Sawyer. Vote carried unanimously in favor.
6. **APPROVAL OF THE MINUTES:** Motion to approve the Regular Meeting minutes on Monday, December 12, 2021, made by S. Sawyer; second by A. Tobolski. Vote carried unanimously in favor.
7. **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. ***Planning Commission postponed until Monday, February 14, 2022.***

Planning Commission Member S. Sawyer recused herself due to being adjoining property owner to TMP D03 010.

Chairperson Davis read the variance request.

The following person spoke in favor of the request:

- Rex Gravitt, 8930 Bay Lane, Gainesville, GA – He stated that the tents, traps, debris, and brush have been removed. Mr. Gravitt stated they are still in the process of removing some over hanging trees. Mr. Gravitt stated that the privacy fence along the east and rear property line is not on his property and is on the Maple Hill Drive properties and does not feel like it is fair for him to replace the fence that is not on his property.

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

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) 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.

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

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

Planning Director David Picklesimer stated that this is a city-initiated rezoning. Planning Department reviewed the current zoning map and found the property to be non-conforming. The City is recommending the property to be rezoned R3 (Single-Family Residential).

**MINUTES**  
**PLANNING COMMISSION REGULAR MEETING**  
**G.L. Gilleland Council Chambers on 2<sup>nd</sup> Floor**  
**Monday, February 14, 2022**

---

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 unanimously in favor.

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

- 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). 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.

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

Planning Director David Picklesimer stated that this is a city-initiated rezoning. Planning Department reviewed the current zoning map and found the property to be non-conforming. The City is recommending the property to be rezoned R6 (Multiple-Family Residential).

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 unanimously in favor.

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

- 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) 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.

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

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

The following persons spoke in favor of the request:

- Corey Guthrie, 3384 Elliott Family PKWY, Dawsonville, GA – He spoke about the project SDH Atlanta, LLC is wanting to development. Applicant is requesting to rezone 121.11 acres, 236 units with a density of 1.95 units per acres and a minimum 1,500 heated square feet homes.
- Keith Adams, 110 Village Trail Ste 215, Woodstock, GA – Mr. Adams spoke about the product design that would be built. They have built houses in the City (Oakdale and Crown Pointe).

**MINUTES**  
**PLANNING COMMISSION REGULAR MEETING**  
**G.L. Gilleland Council Chambers on 2<sup>nd</sup> Floor**  
**Monday, February 14, 2022**

---

- Michael Turner, 1090 Oakhaven Drive, Roswell, GA – He stated that he owns the adjoining lot TMP 083 025. The current property is land lock and would like an access point to his property.

The following citizens spoke in opposition of the request:

- Gail Smith, 378 Apple Ridge 1, Dawsonville, GA – She spoke about the wildlife, native plants, trees, and streams being disturbed. Ms. Smith also spoke about the traffic concerns.
- Brenda Johnson, 105 Apple Ridge 2, Dawsonville, GA – She requested the Planning Commission to postpone until all traffic and DRI studies are in.
- Mike Hulse, 2010 HWY 9 South, Dawsonville, GA – He spoke about the detention ponds causing mosquitoes and other insects.

Motion to extend the public hearing time for five (5) minutes made by A. Tobolski; second by S. Sawyer. Vote carried unanimously in favor.

- Hal Perry, 408 Apple Ridge Rd 1, Dawsonville, GA – He spoke about the runoff and the traffic.
- Barb and Pat Haddeman, 31 Apple Ridge 1, Dawsonville, GA – They spoke about the traffic and wildlife being disturbed.

Motion to extend the public hearing time for five (5) minutes made by S. Sawyer; second by A. Tobolski. Vote carried unanimously in favor.

- Renee Livingstone, 2493 HWY 9 South, Dawsonville, GA – She is concern about the density of the property and traffic.
- Phyllis Bottoms, 248 Apple Ridge 1, Dawsonville, GA – She spoke about the increase in the school system and traffic.

Motion to extend the public hearing time for three (3) minutes made by M. Fallstrom; second by S. Sawyer. Vote carried unanimously in favor.

- Garretta McGary, 68 Apple Ridge 1, Dawsonville, GA – She spoke about the traffic concern on Hwy 9.

Chairperson Davis ask the applicant if he would like to use their remaining time.

- Corey Gutherie and Keith Adams addressed the concerns of the citizens in opposition of the request and answered questions from the commission.
- Michael Turner comment about the wildlife and jobs for the community.

M. Fallstrom made a motion to deny the zoning request; seconded by A. Tobolski. Vote carried unanimously in favor.

**11. PLANNING DIRECTOR REPORT:** None

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

**ADJOURNMENT:** A motion was made to adjourn the meeting at 7:01 p.m. by A. Tobolski; second by S. Sawyer. Vote carried unanimously in favor.

**MINUTES**  
**PLANNING COMMISSION REGULAR MEETING**  
**G.L. Gilleland Council Chambers on 2<sup>nd</sup> Floor**  
**Monday, February 14, 2022**

---

*Approved this 14<sup>th</sup> day of March 2022*

---

Randy Davis, Commission Chairperson

---

Matt Fallstrom, Planning Commissioner Post 1

---

Vacant Planning Commissioner Post 2

---

Sandy Sawyer, Planning Commissioner Post 3

---

Anna Tobolski, Planning Commissioner Post 4

Attested: \_\_\_\_\_  
Stacy Harris, Zoning Administrative Assistant

Planning Department  
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: 2/9/2022

To: Planning Commission

Reference: ZA C2200130 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. The city is requesting to rezone property from PCS district (Planned Conservation Subdivision District) to R6 district (Multiple Family Residential District).
3. Rezoning is for 1 acre.
4. The subject property adjoins city R3 zoning district to the south, city R3 zoning district to the west, city R3 zoning district to the east and city HB zoning district to the north.
5. 2018 comprehensive plan character area proposes commercial use.
6. 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.

  
David Picklesimer  
Planning Director



City of Dawsonville

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

Zoning Amendment
Application

Application#: ZA C2200130
Applicant Name(s): Shiloh and Shiloh LLC
Address: 1870 Washington Street City: Jefferson, GA Zip: 30549
Cell Phone: [redacted] Email: [redacted] Date: 2.8.2022

Property Address: 41 + 68 Dan Roper Lane
Directions to Property from City Hall: Hwy 9 South

Tax Map Parcel #: D02 006, D02 005 Current Zoning: PCS
Land Lot(s): 508 District: 4th Section: 1
Subdivision Name:
Acres: 1.00 Current use of property: Apartments
Has a past request of Rezone of this property been made before? yes If yes, provide ZA# 02-25 file 630 R3
99-32 file 633 R1

The applicant request:

Rezoning to zoning category: R6 Conditional Use permit for:

Proposed use of property if rezoned: Remain the same

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

Amenity area proposed, 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

2/8/22
Date

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

FEB 08 2022
BY: SH



**City of Dawsonville**

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

**Zoning Amendment  
Authorization**

**Property Owner Authorization**

I / We Shiloh and Shiloh, LLC hereby swear that I / we own the property located at (fill in address and/or tax map & parcel #) DD2 006 DD2 005 H1 + 68 Dan Roper Lane 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 Michael Carr

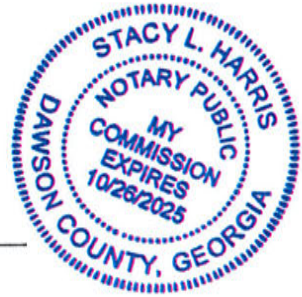
Signature of Applicant or Agent [Signature] Date 2/8/22

Mailing Address 1870 Washington Street

City Jefferson State GA Zip 30549

Sworn and subscribed before me on this  
8th day of February 2022

[Signature]  
Notary Public, State of Georgia



My Commission Expires: 10/26/2025

Notary Seal





City of Dawsonville

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

Zoning Amendment
Adjacent Property Owners

Application # ZA C2200130 TMP#: D02 006, D02 005

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 # D04 010 1. Name(s): Raymond Gilleland
Address: P.O. Box 157
Dawsonville GA 30534

TMP # D02 027 2. Name(s): ABBA House
Address: P.O. Box 1480
Dawsonville GA 30534

TMP # D02 004 3. Name(s): Raymond Gilleland
Address: P.O. Box 157
Dawsonville, GA 30534

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.

**RETURN TO: Robert T. Prior, Prior, Daniel & Wiltshire, 288 South Main Street, Madison, Georgia 30650**

STATE OF GEORGIA §  
COUNTY OF OCONEE §

**Title not searched or  
certified by Prior, Daniel &  
Wiltshire, LLC**

**QUITCLAIM DEED**

THIS INDENTURE, made this 2<sup>nd</sup> day of February, 2016, between

MICHAEL CARR & ASSOCIATES, INC.,  
A GEORGIA CORPORATION

with its principal place of business at 821 Jett Roberts Road, Jefferson, Georgia 30549  
(hereinafter called "Grantor") and

SHILOH AND SHILOH, LLC,  
A GEORGIA LIMITED LIABILITY COMPANY

with its principal place of business 1870 Washington Street, Jefferson, Georgia 30549  
(hereinafter called "Grantee").

WITNESSETH: That Grantor, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has bargained, sold, and by these presents does bargain, sell, remise, release and forever QUITCLAIM unto the said Grantee, all the right, title, interest, claim, or demand, whatever the same may be, which the Grantor has or may have in and to that certain property described as follows:

All that tract and parcel of land lying and being in the City of Dawsonville, Dawson County, Georgia, and being in the 4<sup>th</sup> District, 1<sup>st</sup> Section of Dawson County, Georgia, containing 0.5 acres, more or less, as shown on a plat prepared by Henry Grady Jarard, Surveyor, dated May 17, 1978, as recorded in Plat Book

7, Page 177, Dawson County, Georgia Records. Which Plat is incorporated herein and made a part hereof by reference.

Also, all that tract or parcel of land lying and being in the City of Dawsonville, Dawson County, Georgia and being in the 4<sup>th</sup> District, 1<sup>st</sup> section of Dawson County, Georgia, and containing 0.50 acres, more or less, as shown on a plat prepared by Henry Grady Jarrard, dated May 17, 1978, as recorded in Plat Book 9, Page 8, Dawson County, Georgia Records. Which Plat is incorporated herein and made a part hereof by reference.

Also, included in this conveyance is the non-exclusive easement for ingress and egress, which is fully described in the Deed from Jimmy Jenkins to Lillian Sheriff, dated July 3, 1978 and recorded in Deed Book 44, Page 119-120, Dawson County, Georgia Records.


TOGETHER WITH all the rights, members, and appurtenances to the said described Property in anywise appertaining or belonging.

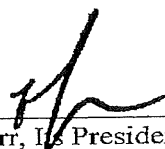
TO HAVE AND TO HOLD the said Property unto the said Grantee, so that neither the Grantor nor its successors or assigns nor any other person or persons claiming under Grantor shall at any time, claim or demand any right, title or interest to the said Property or its appurtenances.

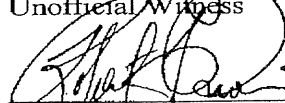
IN WITNESS WHEREOF, Grantor has hereunto set its hand and affixed its seal the day and year first above written.

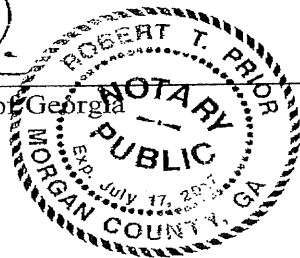
Signed, sealed and delivered in the presence of:

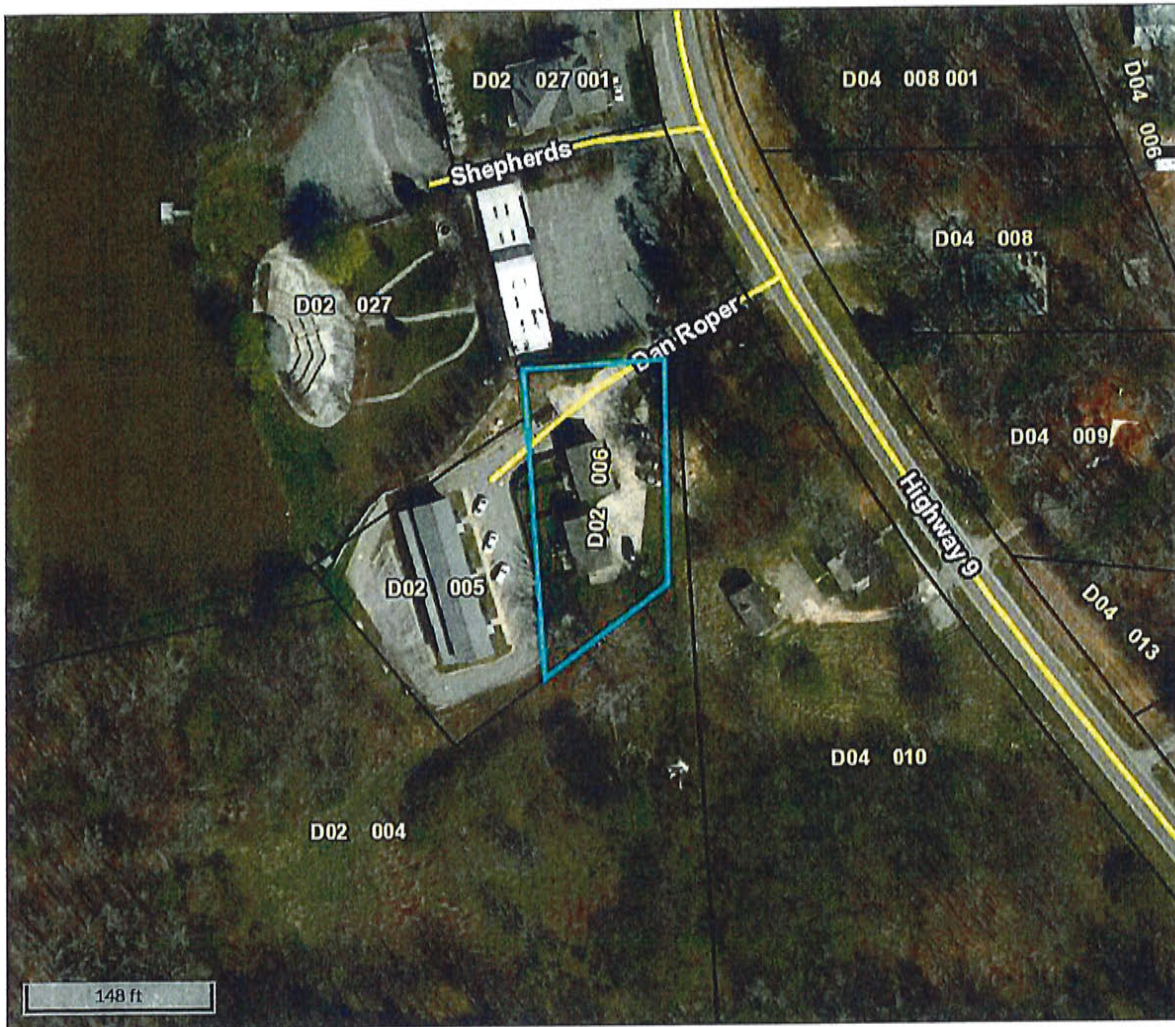
GRANTOR:  
MICHAEL CARR & ASSOCIATES, INC.

  
Unofficial Witness

By:  (SEAL)  
Michael Carr, Inc. President

  
Notary Public, State of Georgia





Overview



Legend

□ Parcels

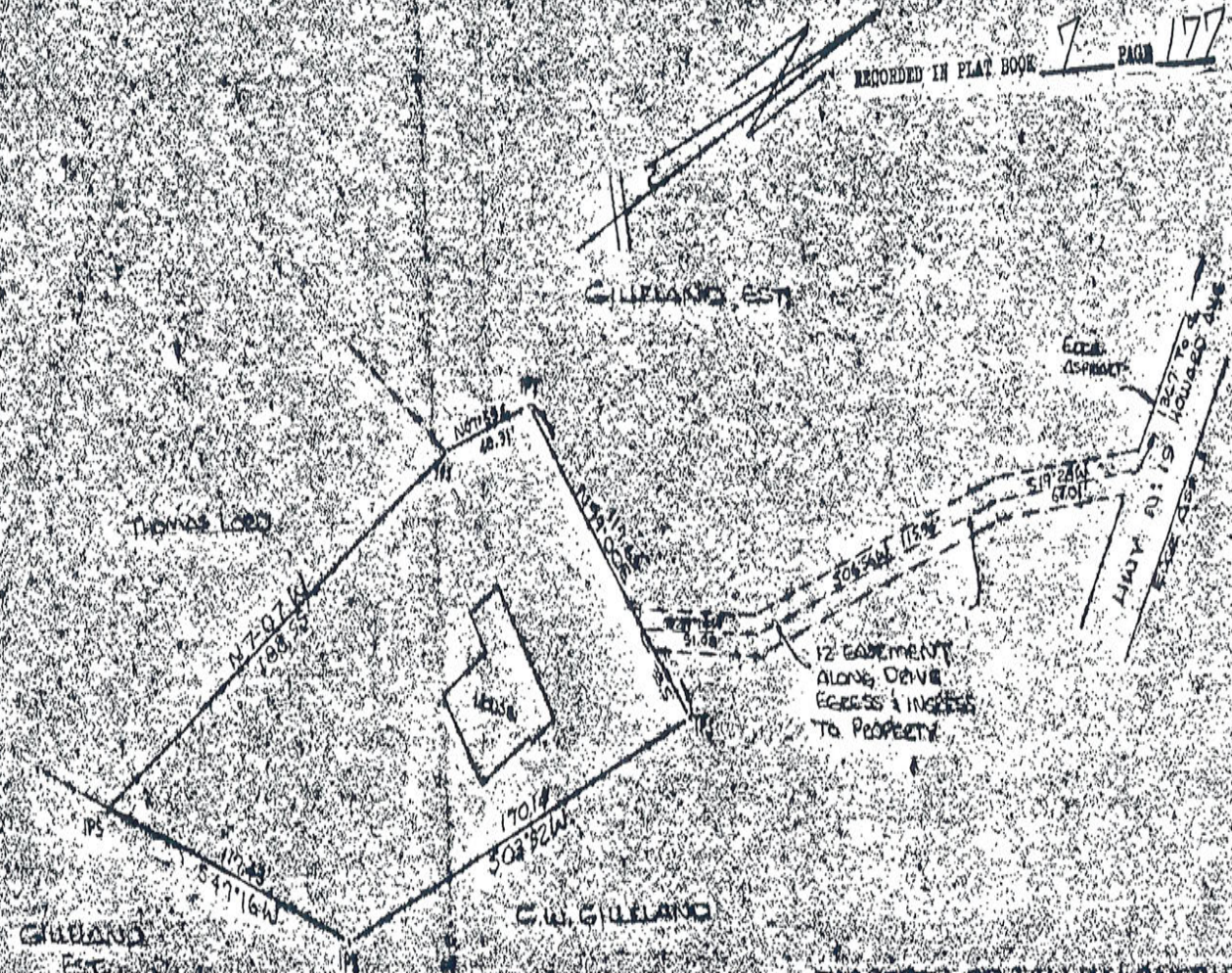
Parcel ID: D02.006  
Alt ID: 62  
Owner: SHILOH AND SHILOH LLC  
Acres: 0.5  
Assessed Value: \$347000

Date created: 2/1/2022  
Last Data Uploaded: 1/31/2022 10:54:51 PM

Developed by  Schneider  
GEO SPATIAL

Georgia, Dawson County

RECORDED IN PLAT BOOK 7 PAGE 177



PROPERTY OF LUCIAN SHERIFF  
CITY OF DAWSONVILLE

GEORGIA, DAWSON COUNTY  
CLERK'S OFFICE, SUPERIOR COURT

FILED FOR RECORD  
of 9:25 A.M. 6-3-78  
Recorded in Book 7 Page 177  
this day of June 1978  
Ralph Maddox, Clerk  
RALPH MADDOX, CLERK

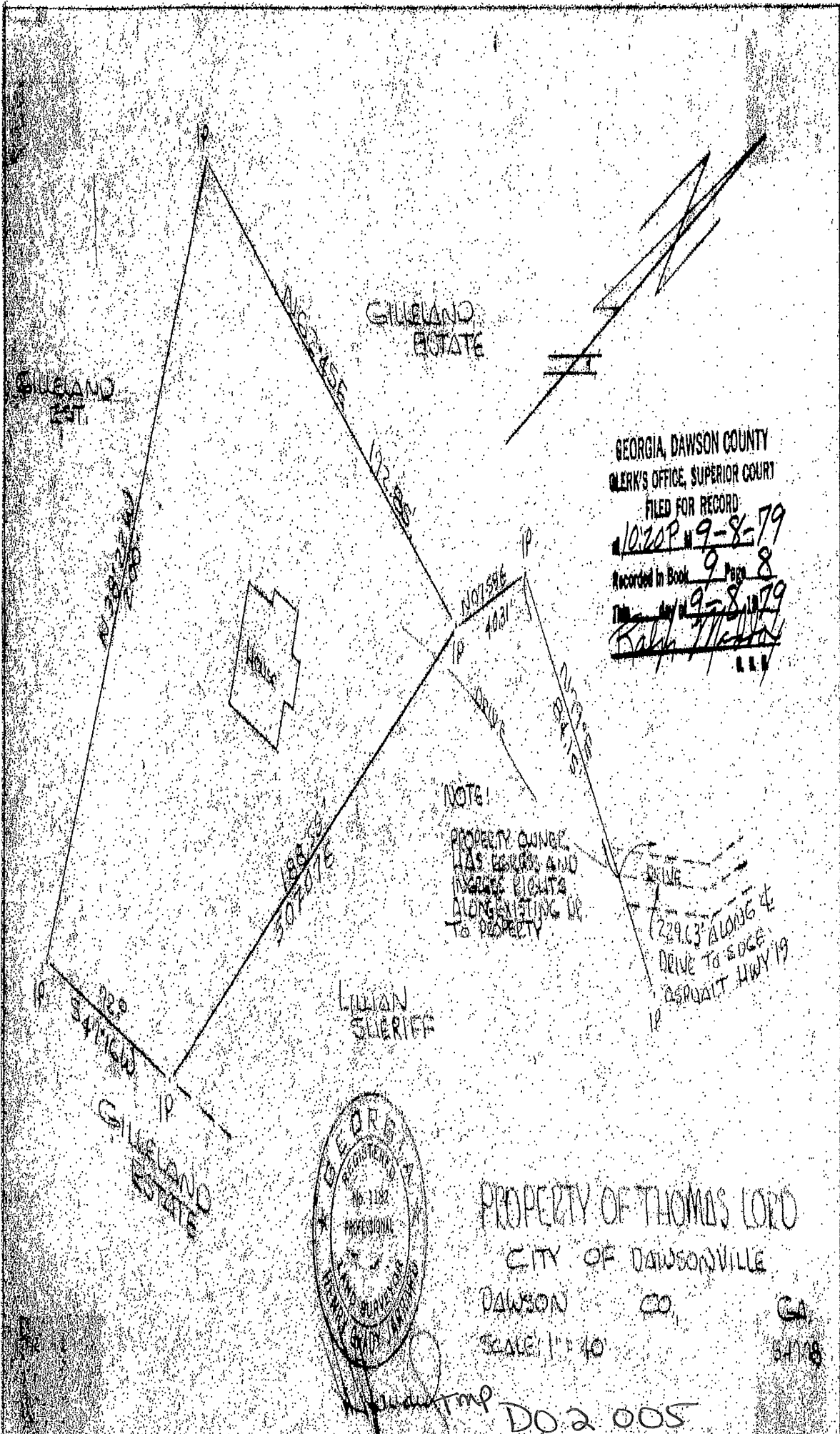
DAWSON  
SCALE 1" = 40'

CO. 00 00  
S.M. 78



Temp D02006

5



GEORGIA, DAWSON COUNTY  
 CLERK'S OFFICE, SUPERIOR COURT  
 FILED FOR RECORD  
 10:20 P M 9-8-79  
 Recorded in Book 9 Page 8  
 Title July 19-8-79  
 Ralph M. [Signature]

NOTE:  
 PROPERTY OWNER  
 HAS EGRESS AND  
 INGRESS RIGHTS  
 ALONG SETTING UP  
 TO PROPERTY

(229.63' ALONG &  
 DRIVE TO EDGE  
 ASPHALT HWY 19



PROPERTY OF THOMAS LORO  
 CITY OF DAWSONVILLE  
 DAWSON CO GA  
 SCALE: 1" = 40'

DO 2 005



Legend  
□ Parcels

Parcel ID: D02005  
Alt ID: 61  
Owner: SHILOH AND SHILOH LLC  
Acres: 0.5  
Assessed Value: \$549300

Date created: 2/1/2022  
Last Data Uploaded: 1/31/2022 10:54:51 PM

Developed by  Schneider  
GEOSPATIAL

**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 8 inch steel casing. Mike Sosebee seconded the motion. Motion carried unanimously.

**Mayor's Report:** None

**Public Comment:** None

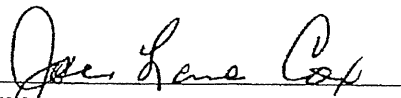
**Executive Session:** Tim Wimpey made a motion to go into executive session to discuss personnel issues. Jonathan Cox seconded the motion. Motion carried unanimously. The City Clerk was asked to leave the room.

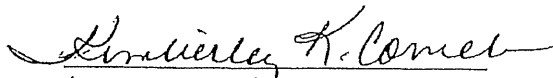
Tim Wimpey made a motion to come out of executive session. Mike Sosebee seconded the motion. Motion carried unanimously.

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

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 9590940251699122347333**

December 9, 2021

Shiloh and Shiloh LLC  
1870 Washington Street  
Jefferson, GA 30549

Dear Property Owner(s):

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 D02 005 and D02 006; 41 and 68 Dan Roper Lane is currently zoned PCS (Planned Conservation Subdivision) 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

*Emailed 1.11.2022.*

PER PLAT RECORDED IN PLAT BOOK 48, PAGE 41, DAWSON COUNTY, GEORGIA RECORDS.

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).

Said property is commonly known as **5792 Elliott Family Pkwy, Dawsonville, GA 30534** together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Gregory D. Young or tenant or tenants.

PennyMac Loan Services, LLC is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage. PennyMac Loan Services, LLC Loss Mitigation 3043 Townsgate Road #200, Westlake Village, CA 91361 1-866-549-3583

Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan.

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) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

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 non-judicial 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 immediately above.

PennyMac Loan Services, LLC as agent and Attorney in Fact for Gregory Young

Gregory Young & Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 200, Atlanta, Georgia 30305, (770) 994-7637.

1.20-23224A  
THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE

104960 2/23,3/2,9,16

Public Hearings

Notice of Public Hearing

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

**ZA-C2200130:** Shiloh and Shiloh, LLC has petitioned a zoning amendment for TMP D02 005 and D02 006, Located at 41 and 68 Dan Roper Lane from PCS (Planned Conservation Subdivision ) to R6 (Multiple-Family Residential). Public Hearing Dates: Planning Commission on March 14, 2022, and City Council on March 21, 2022. City Council for a decision on April 18, 2022.

**VAR-C2200128:** Destiny Mortgage Lending has petitioned front setback be reduced from 20 feet to 2 feet for TMP D03 049; Located at 436 Academy Avenue. Property is located in the City of Dawsonville Historic District. Public Hearing Date: Planning Commission on March 14, 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.

104988 2/23

Public Notice:

The Dawson County Planning Commission will hear public input in regards to the Dawson County 400 Corridor Guidelines Alternate Architectural Designs at 6:00 p.m. March 15th 2022 and the Dawson County Board of Commissioners will hear public input on March 17th 2022 following the 4 p.m. Work Session at the regularly scheduled Voting Session meeting in the DAWSON COUNTY GOVERNMENT CENTER, ASSEMBLY ROOM 2303 located at 25 JUSTICE WAY, Dawsonville, Georgia.

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

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

MARCH 7, 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.

Jennifer Burt  
Judge of the Probate Court  
By Tammy Chester  
Clerk of the Probate Court  
25 Justice Way, Suite 4332  
Dawsonville, GA 30534  
706-344-3580

104431 2/9,16,23,3/2

IN THE PROBATE COURT OF DAWSON COUNTY STATE OF GEORGIA

IN RE: ESTATE OF ROBERT C. FULLER DECEASED

ESTATE NO. 2022-ES-32 PETITION FOR LETTERS OF ADMINISTRATION NOTICE LORRAINE A. FULLER

has petitioned to be appointed administrator(s) of the estate of ROBERT C. FULLER 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 March 21, 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.

Jennifer Burt  
Judge of the Probate Court  
By Tammy Chester  
Clerk of the Probate Court  
25 Justice Way, Suite 4332  
Dawsonville, GA 30534  
706-344-3580

104915 2/23,3/2,9,16

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



PRIVATE  
PARKING

**PUBLIC NOTICE  
ON ZONING**

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

THE APPLICATION IS FOR:  
**ZA-2200130**

HEARINGS WILL BE HELD BY:

PLANNING COMMISSION	CITY COUNCIL
DATE: 03.14 2022	DATE: 03.21 2022
TIME: 5:30pm	TIME: 5:00pm

HEARING LOCATION  
DAWSONVILLE MUNICIPAL COMPLEX  
415 HIGHWAY 52 E SUITE 100  
DAWSONVILLE, GA 30534

FOR ADDITIONAL INFORMATION CALL  
CITY PLANNING & ZONING DEPT AT 706-265-3234

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



**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.

.....

**ZA-C2200130:** Shiloh and Shiloh, LLC has petitioned a zoning amendment for TMP D02 005 and D02 006, Located at 41 and 68 Dan Roper Lane from PCS (Planned Conservation Subdivision ) to R6 (Multiple-Family Residential). Public Hearing Dates: Planning Commission on March 14, 2022, and City Council on March 21, 2022. City Council for a decision on April 18, 2022.

**VAR-C2200128:** Destiny Mortgage Lending has petitioned front setback be reduced from 20 feet to 2 feet for TMP D03 049; Located at 436 Academy Avenue. Property is located in the City of Dawsonville Historic District. Public Hearing Date: Planning Commission on March 14, 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.*

Planning Department  
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: 2/16/2022

To: Planning Commissioners

Reference: VAR C2200128 Planning and Zoning Department Summary

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

1. Property is in vacant Post 2 Commissioner district.
2. Variance request is for Land Development Regulations Chapter 105 Article II Sec 105-40 B (5).
3. Applicant is requesting a reduction of the front setback on Academy Avenue from 20 feet to 2 feet.

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- C2200128

Application for:  Appeal  Special Exception  Adjustment

setback will be reduced from 20' to 2' off ex

Variance Requested: 18 Ft Setback (Front) (Letter of Intent must fully describe this request)

Applicant Name: Melanie Walburg Company: Destiny Mortgage Lending

Address: 436 Academy Ave City: Dawsonville Zip: 30534

Phone: [Redacted] Cell Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Owner Name(s): Melanie Walburg

Address: 417 Crooked Tree Dr City: Dawsonville Zip: 30534

Phone: [Redacted] Cell Phone: 678-925-3240 Email: [Redacted]

**Exact Location and Description of Subject Property:**

Address: 436 Academy Ave Lot # 22, 23, 26, 27

Present/Proposed Zoning: TB Parcel # \_\_\_\_\_

District: HD Land Lot: 440 Tax Map # D03 049

Present and/or Proposed Use of Property: Office

**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	③ \$7.33 per adjacent property owner

[Signature]  
 Signature of Applicant

2-7-2022  
 Date \$421.99

<b>Office Use Only</b>	
Date Completed Application Rec'd:	Amount Paid: \$ <u>421.99</u> <u>CR</u> <u>CK</u> Cash
Date of Planning Commission Meeting:	Dates Advertised:
Approved by Planning Commission: YES NO	Approved by City Council: YES NO
	Postponed: YES NO Date: _____

**RECEIVED**  
 JAN 24 2022  
 REV 10.2021  
[Signature]

**City of Dawsonville Land Use and Zoning Ordinance: Article IX Variances.**

**Does This Proposal Qualify For A Variance?**

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

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

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

Answer:

If the sign is 20ft from the street it will be too  
close to the building & won't be seen from street.  
\_\_\_\_\_ 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:

Sign can't be seen at proposed location  
+ could impact local business we would  
get.  
\_\_\_\_\_ 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:

no special privileges - we just want the  
sign to be seen from both directions  
of street.  
\_\_\_\_\_ 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:

This will not hurt the neighborhood. The sign  
will look aesthetically more appealing if  
it is not 20 ft from street R/W.  
\_\_\_\_\_ and,

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

Answer:

NO  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_ and,

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

Answer:

yes  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_ 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:

yes  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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



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

**Adjacent  
 Property Owners**

VAR# C2200128 TMP# D03 049 Applicant's Name: Melanie Walburg

**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 050 1. Name(s): Clifton McClure  
 Address: 772 Stowers Rd W  
Dawsonville GA 30534

TMP # D03 049 001 2. Name(s): Eric O'Neill  
 Address: 26 Brookwood Dr E  
Dawsonville GA 30534

TMP # D03 057 3. Name(s): Stacy & Lisa Chester  
 Address: 5351 Hwy 136 W  
Dawsonville, GA 30534

TMP # \_\_\_\_\_ 4. Name(s): \_\_\_\_\_  
 Address: \_\_\_\_\_

TMP # \_\_\_\_\_ 5. Name(s): \_\_\_\_\_  
 Address: \_\_\_\_\_

TMP # \_\_\_\_\_ 6. Name(s): \_\_\_\_\_  
 Address: \_\_\_\_\_

TMP # \_\_\_\_\_ 7. Name(s): \_\_\_\_\_  
 Address: \_\_\_\_\_

TMP # \_\_\_\_\_ 8. Name(s): \_\_\_\_\_  
 Address: \_\_\_\_\_

TMP # \_\_\_\_\_ 9. Name(s): \_\_\_\_\_  
 Address: \_\_\_\_\_

**Adjacent Property Owner notification of a variance request is required.**



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

**Property Owner  
 Authorization**

VAR# C2200138 TMP# D03 049 Applicant's Name: Melanie Walburg

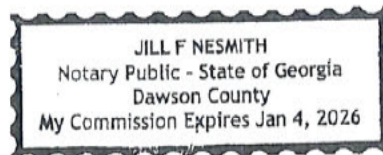
**Property Owner Authorization**

I / We Melanie Walburg hereby swear that I / we own the property located at (fill in address and/or tax map & parcel #) 436 Academy Ave Dawsonville, Ga 30534 as shown in the tax maps and/or deed records of Dawson County, Georgia, and which parcel will be affected by this request.

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

Printed Name of Owner Melanie Walburg  
 Signature of Owner \_\_\_\_\_ Date 1-26-2022  
 Mailing Address 417 Crooked Tree Dr  
 City Dawsonville State ga Zip 30534  
 Telephone Number \_\_\_\_\_

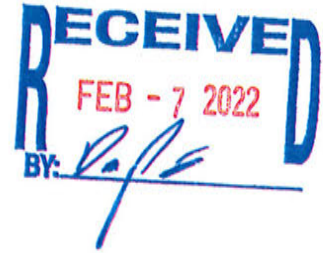
Sworn to and subscribed before me  
 this 20 day of January 2022  
Jill F Nesmith  
 Notary Public, State of Georgia  
 My Commission Expires: 1-4-2026



Notary Seal

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

Stanislav Zaverukha  
Permit Technician  
City of Dawsonville  
425 Hwy 53 E Suite 100  
Dawsonville, GA 30434



Re: Letter of Intent

Mr. Zaverukha:

We are requesting a variance for the location of our sign. If it is 20 feet off of the road it is practically at the front door and cannot be seen from the street. We would like to ~~keep it where it currently is.~~ *install new sign 2 ft off existing R/W. Variance request is for setback reduction from 20' to 2' off existing R/W.*

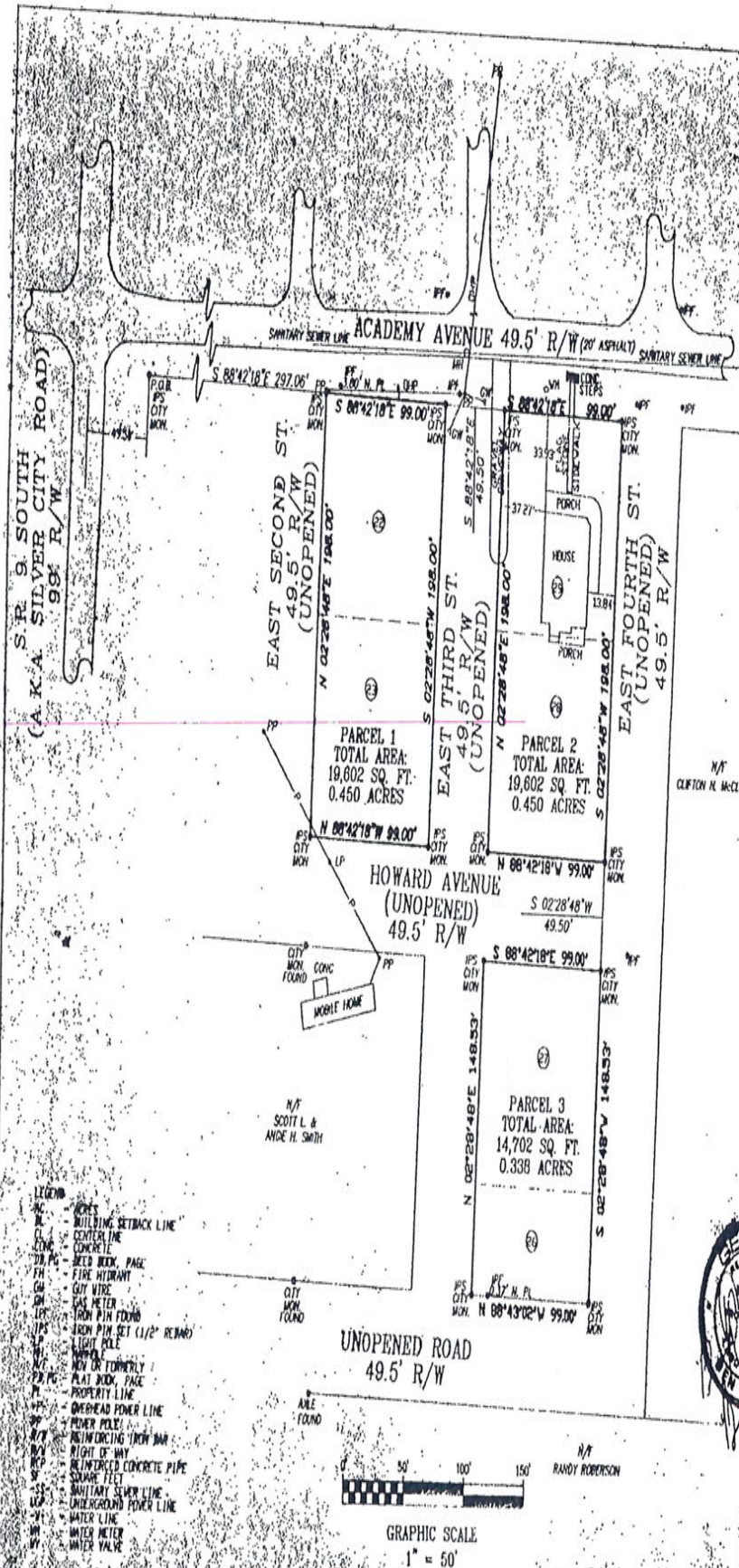
Sincerely,

*Jill NeSmith*

Jill NeSmith  
Office Manger  
Destiny Mortgage Lending  
436 Academy Ave  
Dawsonville, GA 30534

GEORGIA DAWSON COUNTY  
CLERK'S OFFICE, SUPERIOR COURT  
FILED FOR RECORD  
A 3:55 P M 11-6-02  
Recorded in Plat Book 56 page 111  
10th day of NOV. 2002  
Sel. Mead. Clerk

- GENERAL NOTES**
- SURVEY PROCEDURES:**  
THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS A CLOSURE PRECISION OF ONE FOOT IN 250,000 FEET WITH AN ANGULAR ERROR OF .04 SECONDS PER ANGLE POINT AND HAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS A PRECISION OF ONE FOOT IN 299,999 FEET.  
EQUIPMENT USED FOR ANGULAR AND LINEAR MEASUREMENTS: GEODIMETER 800 SERIES ROBOTTIC.
  - NO PORTION OF THIS PROPERTY IS IN A FEMA-DESIGNATED FLOOD HAZARD AREA, AS PER F.I.R.M. PANEL # 12066-A DATED MAY 21, 1992.
  - THE UTILITY PROTECTION SERVICE SHOULD BE CONTACTED AT 800-282-7411 PRIOR TO ANY EXCAVATION FOR VERIFICATION OF ANY UNDERGROUND UTILITY LOCATIONS. UNDERGROUND UTILITY LOCATIONS SHOWN HEREON ARE BASED ON ABOVE GROUND EVIDENCE ONLY.
  - THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY THOSE USED AND/OR NECESSARY FOR THE ESTABLISHMENT OF THE BOUNDARY OF THESE PARCELS; THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.
- REFERENCE PLATS:  
SURVEY FOR FIRST BAPTIST CHURCH, BY TOWNHAM SURVEYING, INC. DATED MAY 6, 1995, RECORDED IN DEED BOOK 82, PAGE 155.  
ZONING: TOWN BUSINESS DISTRICT



This survey is made for the benefit of 1910 Taylor House, LLC, SouthTrust Bank, and Chicago Life Insurance Company.

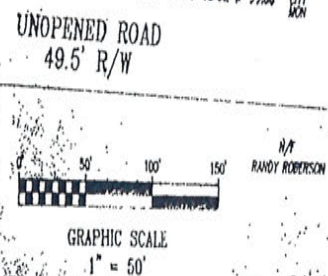
The undersigned (the "Surveyor") hereby certifies that (a) this plat of survey ("survey") is true and correct and prepared from an actual on-the-ground survey of the real property (the "property") shown hereon (b) such survey was conducted by the Surveyor, or under his supervision, in accordance with the minimum technical standards set forth in the field notes shown hereon (c) all monuments shown hereon actually exist, and the location, size and type of material thereof are correctly shown (d) except as shown hereon, there are no encroachments onto the Property or easements or right-of-ways on the Property and there are no visible discrepancies, conflicts, shortages in area or boundary line conflicts (e) the size, location and type of improvements are as shown hereon (f) all recorded easements which either encumber or benefit the property have been correctly platted hereon and that all utilities enter the subject property by way of public easements (g) the lines of all abutting dedicated public streets and easement areas providing access to the Property, together with the width and name thereof, and the location of all driveways and curb cuts along such abutting streets and easement areas, are as shown hereon (h) the location of all applicable set back and building lines are shown (i) the boundaries, dimensions and other details shown hereon are true and correct and (j) that the subject property does not serve any adjoining properties for drainage, ingress and egress, or other purposes.

Lots 22, 23, 26, 27, 28 and 29 and legal descriptions thereof as depicted on this Survey are the same lots 22, 23, 26, 27, 28 and 29 as depicted on that certain plat or representation of the town of Dawsonville, Georgia, by Andrew J. Green, Surveyor, completed on April 2, 1858, and hanging on the wall of City Hall of Dawsonville, GA.



Ben D. TRAIL  
REG. NO. 1718  
DATE: 11-09-02

APPROVED  
NOV 06 2002  
C. B. TRAIL  
FOR RECORDING



- 1"=50'
- AC - ALIEN
- BL - BUILDING SETBACK LINE
- CL - CENTERLINE
- CONC - CONCRETE
- CP - CEMENT PLATE BOOK, PAGE
- CR - CITY RECORD
- CU - CITY UTILITY
- DM - GAS METER
- DP - IRON PIN FOUND
- DS - IRON PIN SET (1/2" ROUND)
- EL - LIGHT POLE
- EM - MONUMENT
- EX - EXISTING
- FM - FOUND
- FO - FORMERLY
- FR - PLAT BOOK, PAGE
- GL - PROPERTY LINE
- GP - OVERHEAD POWER LINE
- GR - POWER POLE
- HS - REINFORCING IRON BAR
- HW - RIGHT OF WAY
- IC - REINFORCED CONCRETE PIPE
- IS - SQUARE FOOT
- LS - SANITARY SEWER LINE
- LP - UNDERGROUND POWER LINE
- ML - WATER LINE
- MP - WATER METER
- MY - WATER VALVE

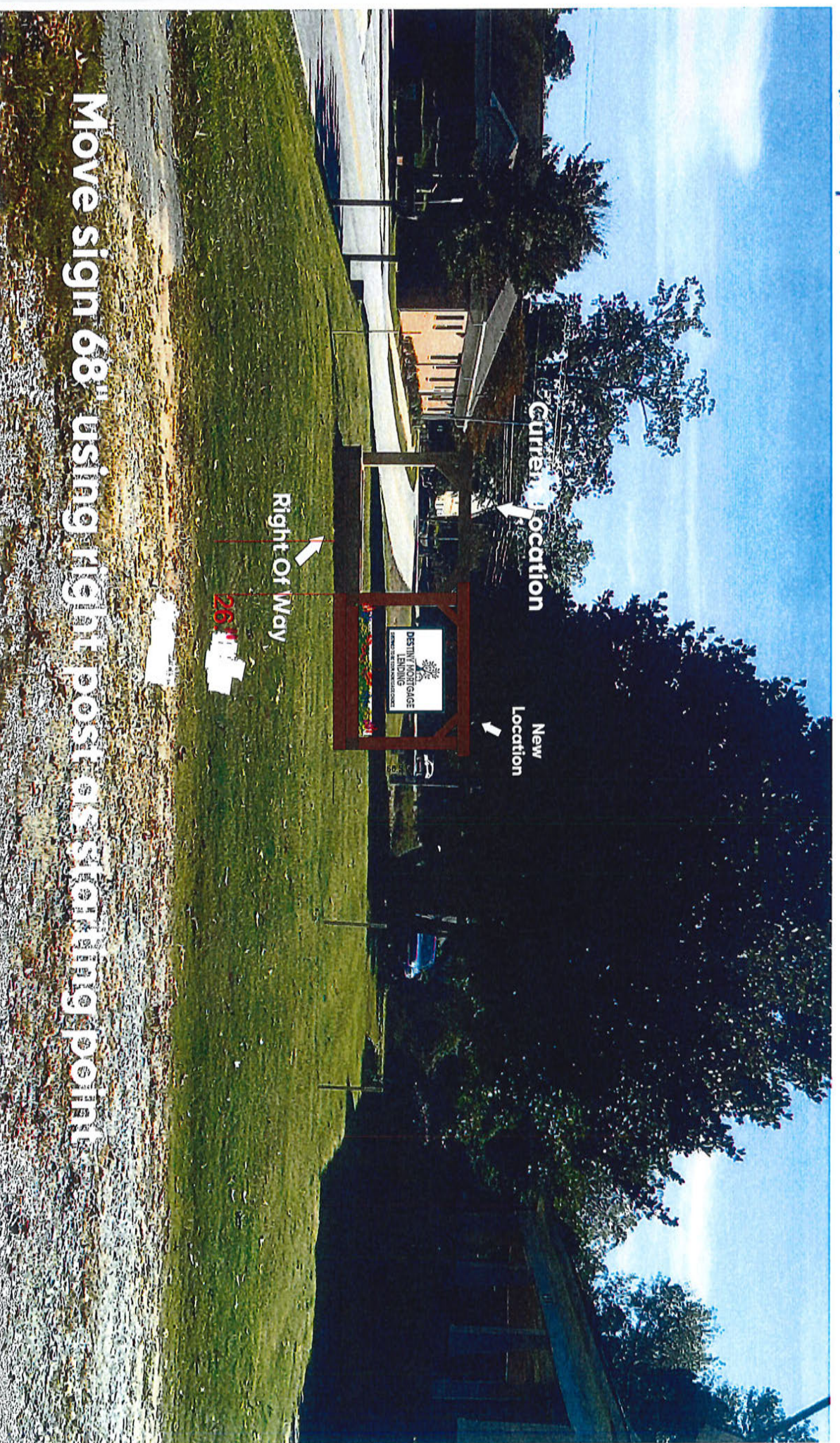
**TSD**  
TRANSPORTATION SYSTEMS DESIGN, INC.  
ENGINEERS & SURVEYORS

3501 CHAMBERLAIN DUNWOODY ROAD  
BUILDING 1360, SUITE 100  
ATLANTA, GEORGIA 30138  
(770) 398-4877  
FAX (770) 351-8427

3015 SCIENCE HIGHWAY  
LAWRENCEVILLE, GEORGIA 30046  
(770) 338-1147  
FAX (770) 338-1381

SURVEY FOR		FILED DATE	11/09/02
1910 TAYLOR HOUSE, LLC		PLAT DATE	11/01/02
LOCATED IN		SCALE	1" = 50'
LAND LOT 400 1/4 SECTION 16 SECTION		PROJECT NO.	99120
CITY OF DAWSONVILLE, DAWSON COUNTY, GEORGIA		SHEET	1 OF 1
DATE	11/09/02	ADD SURVEYOR CERTIFICATE	
REVISIONS			
SURVEYED BY		PREPARED BY	

Sign length = 68"  
current encroachment in R/W = 42"  
New sign will be 26" off existing R/W  
Variance Request 18', setback reduced from 20' to 2' off existing R/W.



Move sign 68" using HOA post as starting point

PER PLAT RECORDED IN PLAT BOOK 48, PAGE 41, DAWSON COUNTY, GEORGIA RECORDS.

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).

Said property is commonly known as **5792 Elliott Family Pkwy, Dawsonville, GA 30534** together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Gregory D. Young or tenant or tenants.

PennyMac Loan Services, LLC is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage. PennyMac Loan Services, LLC Loss Mitigation 3043 Townsgate Road #200, Westlake Village, CA 91361 1-866-549-3583

Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan.

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) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

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 non-judicial 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 immediately above.

PennyMac Loan Services, LLC as agent and Attorney in Fact for Gregory Young

Gregory Young & Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 100, Atlanta, Georgia 30305, (404) 994-7637. 1-20-23224A

THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE

104960 2/23,3/2,9,16

### Public Hearings

#### Notice of Public Hearing

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

ZA-C2200130: Shiloh and Shiloh, LLC has petitioned a zoning amendment for TMP D02 005 and D02 006, Located at 41 and 68 Dan Roper Lane from PCS (Planned Conservation Subdivision) to R6 (Multiple-Family Residential). Public Hearing Dates: Planning Commission on March 14, 2022, and City Council on March 21, 2022. City Council for a decision on April 18, 2022.

VAR-C2200128: Destiny Mortgage Lending has petitioned front setback be reduced from 20 feet to 2 feet for TMP D03 049; Located at 436 Academy Avenue. Property is located in the City of Dawsonville Historic District. Public Hearing Date: Planning Commission on March 14, 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.

104988 2/23

#### Public Notice:

The Dawson County Planning Commission will hear public input in regards to the Dawson County 400 Corridor Guidelines Alternate Architectural Designs at 6:00 p.m. March 15th 2022 and the Dawson County Board of Commissioners will hear public input on March 17th 2022 following the 4 p.m. Work Session at the regularly scheduled Voting Session meeting in the DAWSON COUNTY GOVERNMENT CENTER, ASSEMBLY ROOM 2303 located at 25 JUSTICE WAY, Dawsonville, Georgia.

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

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

MARCH 7, 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.

Jennifer Burt  
Judge of the Probate Court  
By Tammy Chester  
Clerk of the Probate Court  
25 Justice Way, Suite 4332  
Dawsonville, GA 30534  
706-344-3580

104431 2/9,16,23,3/2

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

IN RE: ESTATE OF ROBERT C. FULLER DECEASED ESTATE NO. 2022-ES-32 PETITION FOR LETTERS OF ADMINISTRATION NOTICE LORRAINE A. FULLER

has petitioned to be appointed administrator(s) of the estate of ROBERT C. FULLER 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 March 21, 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.

Jennifer Burt  
Judge of the Probate Court  
By Tammy Chester  
Clerk of the Probate Court  
25 Justice Way, Suite 4332  
Dawsonville, GA 30534  
706-344-3580

104915 2/23,3/2,9,16

#### 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

# 3-DAY 2-NIGHT TRIPS

NOW RUN

MAR

ALMOST  
SOLD OUT

APRI

APRI

Backcountry  
meals,  
prepared

Learn back  
camping and

**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.

.....

**ZA-C2200130:** Shiloh and Shiloh, LLC has petitioned a zoning amendment for TMP D02 005 and D02 006, Located at 41 and 68 Dan Roper Lane from PCS (Planned Conservation Subdivision ) to R6 (Multiple-Family Residential). Public Hearing Dates: Planning Commission on March 14, 2022, and City Council on March 21, 2022. City Council for a decision on April 18, 2022.

**VAR-C2200128:** Destiny Mortgage Lending has petitioned front setback be reduced from 20 feet to 2 feet for TMP D03 049; Located at 436 Academy Avenue. Property is located in the City of Dawsonville Historic District. Public Hearing Date: Planning Commission on March 14, 2022.

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

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



# PUBLIC NOTICE ON ZONING

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

THE APPLICATION IS FOR  
**VAR-C2200128**

HEARINGS WILL BE HELD BY:

PLANNING COMMISSION: [REDACTED]  
DATE: 03/14/2022 [REDACTED]  
TIME: 5:30pm [REDACTED]

HEARING LOCATION:  
DAWSONVILLE MUNICIPAL COMPLEX  
415 HIGHWAY 43 E SUITE 100  
DAWSONVILLE, GA 30534

FOR ADDITIONAL INFORMATION CALL  
CITY PLANNING & ZONING DEPT AT 706-265-1256

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