

AGENDA
PLANNING COMMISSION REGULAR MEETING
G.L. Gilleland Council Chambers on 2nd Floor
Monday, June 13, 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, May 9, 2022

PUBLIC HEARING

7. **ANX-C2200161:** Dustin Gillespie has petitioned to annex into the city limits of Dawsonville the 1.04-acre tract known as TMP 090 099, Located at 544 Gold Bullion Drive W, with a County Zoning of RPC (Residential Planned Community) to City Zoning RPC (Residential Planned Community). Public Hearing Dates: Planning Commission on June 13, 2022, and City Council on June 20, 2022. City Council for a decision on July 18, 2022.
8. **ANX-C2200162:** Ryan and Jessica Disharoon have petitioned to annex into the city limits of Dawsonville the 2.36-acre tract known as TMP 090 107 and 090 104, Located at 446 Gold Bullion Drive W, with a County Zoning of RPC (Residential Planned Community) to City Zoning RPC (Residential Planned Community). Public Hearing Dates: Planning Commission on June 13, 2022, and City Council on June 20, 2022. City Council for a decision on July 18, 2022.
9. **VAR-C2200169:** Aero Group Racing of Georgia has petitioned to eliminate the 20' foot buffer along the east side of the property line for TMP 070 050, 070 004, 069 036, 069 037 adjoining TMP 070 049 001; Located at 612 Duck Thurmond Road. Public Hearing: Planning Commission on June 13, 2022.
10. **ANX-C2200170:** B&K Turner Family, LLP has petitioned to annex into the city limits of Dawsonville the 35.31-acre tract known as TMP 083 025, Located at Land Lot 584, 4th District, Section 1, with a County Zoning of RA (Residential Agricultural/Residential Exurban) to City Zoning AP (Annexed Property District). Public Hearing Dates: Planning Commission on June 13, 2022, and City Council on June 20, 2022. City Council for a decision on July 18, 2022.

PLANNING DIRECTOR REPORT

PLANNING COMMISSION REPORTS

The next scheduled Planning Commission meeting is Monday, July 11, 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 2nd Floor
Monday, May 9, 2022

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, Anna Tobolski, Matt Fallstrom, Josh Nichols, City Manager Bob Bolz, Councilmember Liaison Caleb Phillips, Planning Director David Picklesimer, Zoning Administrative Assistant Stacy Harris.
3. **INVOCATION AND PLEDGE:** David Picklesimer led the Invocation and Pledge.
4. **ANNOUNCEMENTS:** Chairperson Davis recognized new Planning Commission Member Josh Nichols. Mr. Nichols will be representing Post 2.
5. **APPROVAL OF THE AGENDA:** Motion to approve the agenda as presented made by M. Fallstrom; second by A. Tobolski. Vote carried unanimously in favor.
6. **APPROVAL OF THE MINUTES:** Motion to approve the Regular Meeting minutes on Monday, March 14, 2022, made by S. Sawyer; second by A. Tobolski. Vote carried unanimously in favor.
7. **ANX-C2200143:** Stephen Caldwell has petitioned to annex into the city limits of Dawsonville the 3.00-acre tract known as TMP 068 053, Located at 389 Cleve Wright Rd, with a County Zoning of RA (Residential Agricultural/Residential Exurban) to City Zoning RA (Restricted Agricultural District). Public Hearing Dates: Planning Commission on May 9, 2022, and City Council on May 16, 2022. City Council for a decision on June 6, 2022.

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

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

Planning Director David Picklesimer stated that City Council approved open annexation period on December 20, 2021 through April 30, 2022 for unincorporated island properties.

The following person spoke in favor of the request:

- Stephen Caldwell, 389 Cleve Wright Road, Dawsonville, GA – Mr. Caldwell spoke in favor of the annexation.

No one spoke in opposition of the request.

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

Motion to approve the annexation by M. Fallstrom, second by A. Tobolski. Vote carried unanimously in favor.

11. **PLANNING DIRECTOR REPORT:** Director Picklesimer reported that Stacy Harris has completed the Zoning Map updates. Mayor Eason and City Clerk Banister will sign the zoning map on May 16, 2022.
12. **PLANNING COMMISSION REPORTS:** Chairperson R. Davis announced that the next Planning Commission Meeting is June 13, 2022, at 5:30 pm.

ADJOURNMENT: S. Sawyer motion to adjourn the meeting at 5:37 p.m.; second by A. Tobolski. Vote carried unanimously in favor.

MINUTES
PLANNING COMMISSION REGULAR MEETING
G.L. Gilleland Council Chambers on 2nd Floor
Monday, May 9, 2022

Approved this 13th day of June, 2022

Randy Davis, Commission Chairperson

Matt Fallstrom, Planning Commissioner Post 1

Josh Nichols, Planning Commissioner Post 2

Sandy Sawyer, Planning Commissioner Post 3

Anna Tobolski, Planning Commissioner Post 4

Attested: _____
Stacy Harris, Zoning Administrative Assistant

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



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

Date: 5/20/2022

To: Planning Commission

Reference: ANX C2200161 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 4 Anna Tobolski commission district.
2. The subject property adjoins City zoned PUD district to the south, County RPC district to the east, City PUD district to the west and City PUD district to the north.
3. Applicant is requesting to annex 1.04 acres.
4. Existing County RPC zoning.
5. Proposed City RPC zoning.
6. Etowah water service is currently in use.
7. Onsite septic system is currently in use.
8. Roadway infrastructure is private maintained.
9. City Council approved open annexation on 12/20/21 thru 4/30/22 for unincorporated islands properties.
10. Dawson County Board of Commissioners heard the request on 5/19/22. The board had no objection to the request and did not take a vote. Approval by 30-day default will be on 6/4/22.

Blessed,



David Picklesimer
Planning Director

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



706.265.3256
www.dawsonville-ga.gov

May 2, 2022

Via Certified Mail 7018 3090 0001 6005 4204

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

Re: Annexation of Property of Dustin Gillespie; ANX C2200161; TMP 090 099; 544 Gold Bullion Drive West.

Dear Mr. Thurmond,

Please be advised that the City of Dawsonville, Georgia, pursuant to authority vested in the Mayor and Council of the City of Dawsonville by Article 2, Chapter 36, Title 36 of the Official Code of Georgia Annotated, received a petition to annex the property referenced above. This annexation petition will be heard during the public hearing segment of the following City Council meetings; June 20, 2022, and July 18, 2022.

This letter has been sent to you by certified mail, return receipt requested, upon receipt of the Annexation Petition of JSW Gee Corner, LLC. Said notice is in compliance with O.C.G.A. §§ 36-36-6, and 36-36-111. Please see the attached copy of the annexation petition and map of the site proposed to be annexed, which are included to allow you to identify the subject area, as well as the intended use of the property.

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

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

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

Sincerely,

Stacy Harris
Zoning Administrative Assistance

Enclosures

cc: David Headley, County Manager
Dawson County Attorney



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

Annexation Petition
Application

Island Annexation

ANNEXATION # C2200161

*Gold creek Golf Club
unit 3 Lot 15*

ZONING AMENDMENT APPLICATION AND FEES RECEIVED ? YES NO

Applicant Name(s): Dustin Gillespie
 Address: 544 Gold Bullion Dr W City: Dawsonville State: GA Zip: 30534
 E-Mail: [REDACTED]

Call Number(s): [REDACTED]
 Property Owner's Name(s): Dustin Gillespie
 Address: 544 Gold Bullion Dr. W City: Dawsonville State: GA Zip: 30534
 E-Mail: _____

Property Owner's Telephone Number(s): _____
 Address of Property to be Annexed: 544 Gold Bullion Dr. W
 TMP #: 090 099 Acre(s): 1.04 Survey Recorded in Plat Book # Page #: 37 173
 Land Lot #: 35 District #: 4A Section #: 15F Legal Recorded in Deed Book # Page #: 1524 564
 Current Use of Property: Residential
 County Zoning Classification: RPC City Zoning Classification: RPC

Land Use & Zoning Ordinance, Article VII. General Provisions Sec. 708. Annexation: Any land area subsequently added to the incorporated area of Dawsonville shall automatically be classified R-1 (single-family residential district) until or unless otherwise classified by amendment to the official zoning map.

- Petition **MUST** include a completed application with signatures and **ALL** attachments.
- An 8 1/2 x 11 copy of the current RECORDED BOUNDARY SURVEY of said property showing the contiguity of said property to the existing corporate limits of the City of Dawsonville, GA.
 - A copy of the current metes and bounds LEGAL DESCRIPTION that matches the boundary survey of the property being annexed.
 - Survey must be signed and sealed by a Registered Land Surveyor.
 - Survey must be signed, stamped recorded by Dawson County Clerk's of the Court office.

FEE SCHEDULE

Annexation Fee	\$300.00
Administrative fee	\$100.00
Public Notice Certified Mail	\$7.33 per adjacent property owner

Office Use Only	<i>Island Annexation Fees Waived by CC 12.20.21</i>		
Date Completed Application Rec'd: <u>04.26.2022</u>	Amount Paid: <u>S*</u>	CK	Cash
Date of Planning Commission Meeting: <u>06.13.2022</u>	Dates Advertised:		
Date of City Council Meeting: <u>06.20.2022</u>	Rescheduled for next Meeting:		
Date of City Council Meeting: <u>07.18.2022</u>	Approved by City Council: YES NO		
Approved by Planning Commission: YES NO	Postponed: YES NO	Date:	

RECEIVED
 APR 26 2022
 BY: SAT



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

**Annexation Petition
 Application**

Application # ANX C2200161 TMP#: 090 099

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 # 090 098 1. Name(s): Leslie Ann + Judith + Larry sr Rodgers
 Address: 598 Gold Bullion Dr W
Dawsonville, GA 30534
- TMP # 090 105 2. Name(s): James Gray
 Address: 14 miners way
Dawsonville, GA 30534
- TMP # 090 100 3. Name(s): Nohora Vasquez
 Address: 2915 Cedar Knoll Dr
Roswell, GA 30076
- TMP # 090 094 4. Name(s): Nancy + Michael McCue
 Address: 539 Gold Bullion Drive W
Dawsonville, GA 30534
- TMP # 090 095 5. Name(s): Jamie + Amanda McCracken
 Address: 551 Gold Bullion Dr
Dawsonville, GA 30534
- TMP # 090 026 6. Name(s): B+K Turner Family
 Address: 1090 Oakhaven Drive
Roswell, GA 30075
- TMP # _____ 7. Name(s): _____
 Address: _____

THE APPLICANT, OR DESIGNED AGENT, **MUST*** ATTEND THE PUBLIC HEARINGS FOR THE CONDITIONAL USE 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
Planning and Zoning Department
 415 Highway 53 East, Suite 100
 Dawsonville, GA 30534
 Phone: (706) 265-3256

**Annexation Petition
 Application**

Property Owner(s) Authorization

I / We the undersigned, being the owner(s) of real property of the territory described herein as 544 Gold Bullion Dr. West (Address/Tax Map Parcel), respectfully request that the Mayor and City Council of the City of Dawsonville, Georgia annex this property into the City and extend the City boundaries to include the same.

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

[Signature]
 Property Owner Signature

Dustin Gillespie
 Property Owner Printed Name

 Property Owner Signature

 Property Owner Printed Name

 Applicant Signature

 Applicant Printed Name

 Applicant Signature

 Applicant Printed Name

State of Georgia
 County of Dawson

Sworn to and subscribed before me this
 this 26th day of April 2022

[Signature]
 Notary Public, State of Georgia

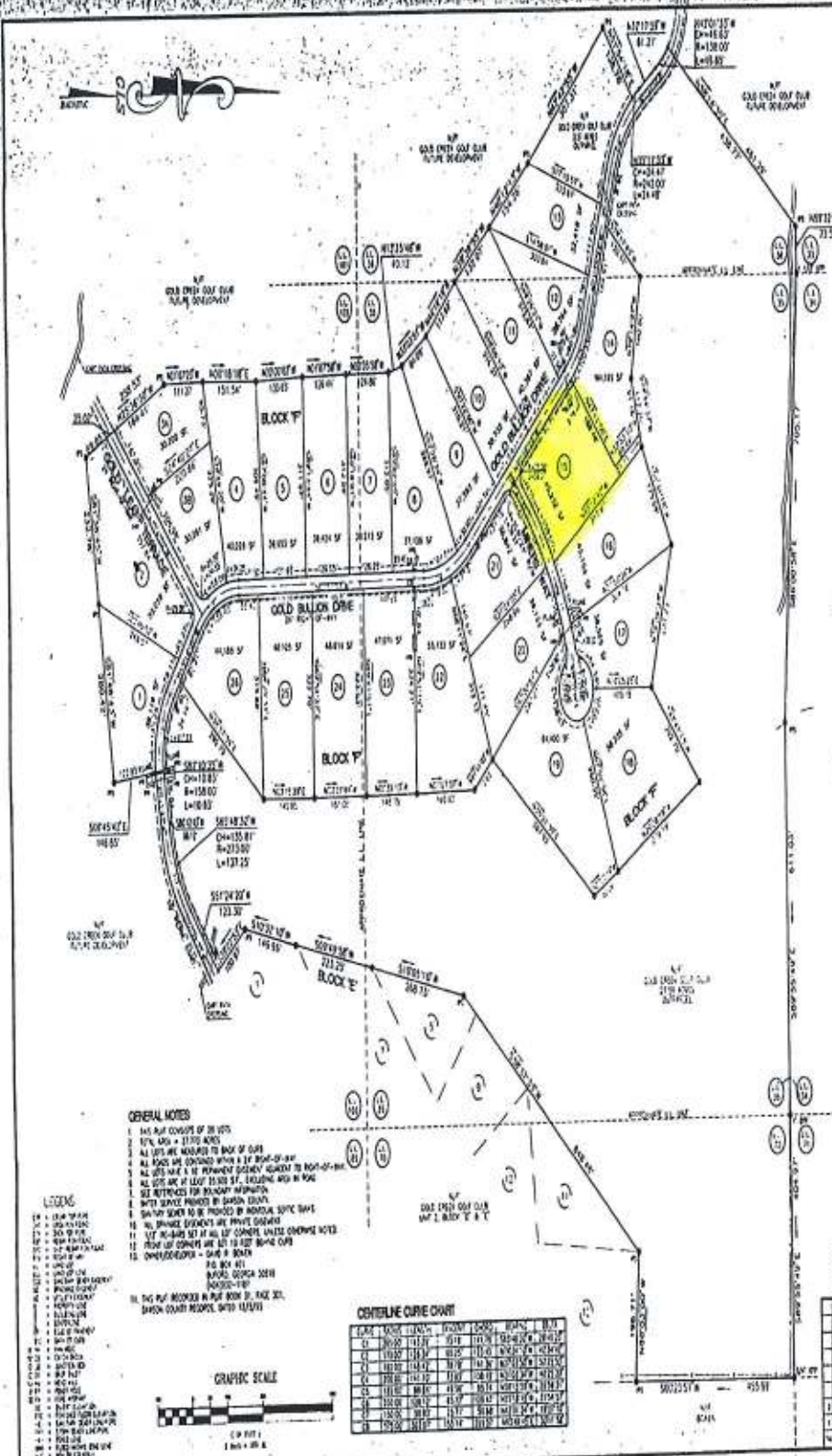
My Commission Expires: 10/26/2025



Notary Seal

Planning Commission Meeting Date (if rezone): 6.13.2022
 Dates Advertised: _____
 1st City Council Reading Date: 6.20.2022
 2nd City Council Reading Date: 7.18.2022
 Date Certified Mail to: _____ County Board of Commissioners & Chairman _____ County Manager _____ County Attorney
 Letter Received from Dawson County Date: _____

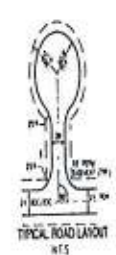
Approved: YES NO



- HEALTH DEPARTMENT NOTES**
1. BLOCK E LOT 1: 10'00"
 2. BLOCK E LOT 2: 10'00"
 3. BLOCK E LOT 3: 10'00"
 4. BLOCK E LOT 4: 10'00"
 5. BLOCK E LOT 5: 10'00"
 6. BLOCK E LOT 6: 10'00"
 7. BLOCK E LOT 7: 10'00"
 8. BLOCK E LOT 8: 10'00"
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 15. BLOCK E LOT 15: 10'00"
 16. BLOCK E LOT 16: 10'00"
 17. BLOCK E LOT 17: 10'00"
 18. BLOCK E LOT 18: 10'00"
 19. BLOCK E LOT 19: 10'00"
 20. BLOCK E LOT 20: 10'00"

GEORGIA DIVISION OF
CLEAN WATER SUPERVISOR
DESIGN RECORD

440 P. 51067
 10/16/2012
 10/16/2012
 10/16/2012



TYPICAL ROAD LAYOUT



APPROVED
 DESIGN

APPROVED
 DESIGN

- REFERENCES**
1. STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, SEVENTH EDITION, 1985
 2. STANDARD SPECIFICATIONS FOR HIGHWAY BRIDGES, SEVENTH EDITION, 1985
 3. STANDARD SPECIFICATIONS FOR HIGHWAY STRUCTURES, SEVENTH EDITION, 1985
 4. STANDARD SPECIFICATIONS FOR HIGHWAY SIGNALS, SEVENTH EDITION, 1985
 5. STANDARD SPECIFICATIONS FOR HIGHWAY SIGNS, SEVENTH EDITION, 1985

THIS PLAN SUBMITTAL FOR BLOCK 11, PAGE 20, AND IS RESPONDED IN PLAN BOOK 11, PAGE 20, 2012.

THIS PLAN SUBMITTAL FOR BLOCK 11, PAGE 20, AND IS RESPONDED IN PLAN BOOK 11, PAGE 20, 2012.

- GENERAL NOTES**
1. THIS PLAN SHOWS THE LOTS
 2. THIS PLAN IS TO BE USED AS A GUIDE
 3. ALL LOTS ARE ASSIGNED TO BLOCK 11
 4. ALL LOTS ARE TO BE 10'00" WIDE
 5. ALL LOTS ARE TO BE 10'00" DEEP
 6. ALL LOTS ARE TO BE 10'00" DEEP
 7. ALL LOTS ARE TO BE 10'00" DEEP
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 18. ALL LOTS ARE TO BE 10'00" DEEP
 19. ALL LOTS ARE TO BE 10'00" DEEP
 20. ALL LOTS ARE TO BE 10'00" DEEP

- LEGEND**
- 1. 10'00" WIDE
 - 2. 10'00" DEEP
 - 3. 10'00" DEEP
 - 4. 10'00" DEEP
 - 5. 10'00" DEEP
 - 6. 10'00" DEEP
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 - 14. 10'00" DEEP
 - 15. 10'00" DEEP
 - 16. 10'00" DEEP
 - 17. 10'00" DEEP
 - 18. 10'00" DEEP
 - 19. 10'00" DEEP
 - 20. 10'00" DEEP



CENTLINE CURVE CHART

STATION	CHORD BEARING	CHORD DISTANCE	CHORD BEARING	CHORD DISTANCE	CHORD BEARING	CHORD DISTANCE
1+00.00	113.10°	99.78	113.10°	99.78	113.10°	99.78
1+10.00	113.10°	99.78	113.10°	99.78	113.10°	99.78
1+20.00	113.10°	99.78	113.10°	99.78	113.10°	99.78
1+30.00	113.10°	99.78	113.10°	99.78	113.10°	99.78
1+40.00	113.10°	99.78	113.10°	99.78	113.10°	99.78
1+50.00	113.10°	99.78	113.10°	99.78	113.10°	99.78
1+60.00	113.10°	99.78	113.10°	99.78	113.10°	99.78
1+70.00	113.10°	99.78	113.10°	99.78	113.10°	99.78
1+80.00	113.10°	99.78	113.10°	99.78	113.10°	99.78
1+90.00	113.10°	99.78	113.10°	99.78	113.10°	99.78

NOTE: THIS PLAN IS TO BE USED AS A GUIDE AND IS NOT TO BE USED FOR CONSTRUCTION.

UNIT 3
GOLD CREEK GOLF CLUB
 SUBDIVISION

GRiffin LAND SURVEYING, INC.

DATE: 10/16/2012
 DRAWN BY: JAC
 CHECKED BY: JAC

Return Recorded Document to:
Angela Grant Clark
65-A Turner Road, P.O. Box 611
Dahlonega, GA 30533

Filed in Office: 09/08/2021 09:33AM
Deed Doc: WD
Bk 01624 Pg 0564-0565
Georgia Transfer Tax Paid : \$430.00
Justin Power Clerk of Court
Dawson County
0422021001884

**LIMITED
WARRANTY DEED**

STATE OF GEORGIA
COUNTY OF DAWSON

FILE #: 21RE-505

THIS INDENTURE made this 3rd day of September, 2021, between **Burl Matthew Hitch**, of the County of Dawson and State of Georgia, as party of the first part, hereinunder called Grantor, and **Dustin Ray Gillespie**, as party 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 TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations 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.

SEE EXHIBIT 'A' ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE

This Deed is given subject to all easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, together 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 by, through and under the above named grantor.

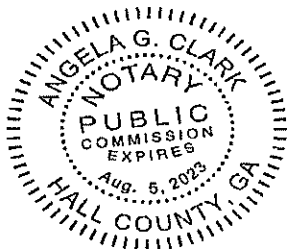
IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in presence of:

Claudia Head
Witness

Burl Matthew Hitch (SEAL)

Angela G. Clark
Notary Public
State of Georgia
My Commission Expires: August 5, 2023



FILE#: 21RE-505

EXHIBIT 'A'

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 35 OF THE 4TH DISTRICT, 1ST SECTION OF DAWSON COUNTY, GEORGIA, BEING LOT 15, BLOCK F, GOLD CREEK GOLF CLUB, UNIT 3, AS PER PLAT RECORDED IN PLAT BOOK 37, PAGE 172, IN THE OFFICE OF THE CLERK OF COURT OF THE SUPERIOR COURT OF DAWSON COUNTY, GEORGIA.

SUBJECT TO RESTRICTIVE COVENANTS DECLARATION OF PROTECTIVE COVENANTS AS RECORDED IN DEED BOOK 205, PAGE 484, AMENDED IN DEED BOOK 1118, PAGE 407, DAWSON COUNTY RECORDS.

THIS CONVEYANCE IS MADE TOGETHER WITH AND SUBJECT TO EASEMENTS FOR PUBLIC ROADS AND UTILITIES NOW IN USE.

THIS CONVEYANCE IS MADE TOGETHER WITH AND SUBJECT TO ANY EASEMENTS OF RECORDS OR EASEMENTS LOCATED ON THE PROPERTY ABOVE DESCRIBED.

21RE-505

A handwritten signature in black ink, appearing to be 'BMJ', with a long horizontal stroke extending to the right.

MINUTES
CITY COUNCIL REGULAR MEETING AND WORK SESSION
G.L. Gilleland Council Chambers on 2nd Floor
Monday, December 20, 2021
5:00 P.M.

- 15. 2022 MAYOR PRO TEMPORE APPOINTMENT:** Motion to approve Councilmember Walden as the 2022 Mayor Pro Tempore made by C. Phillips; second by W. Illg. Vote carried three in favor (Phillips, Illg, French) with one abstained (Walden)
- 16. Ordinance No. 07-2021:** An Ordinance To Amend The Water And Sewer Ordinance Of The City Of Dawsonville; To Provide For Further Regulation Of Wastewater Suspended Solids, To Provide An Effective Date; And For Other Purposes. (First Reading: December 20, 2021; Second Reading and Consideration to Adopt: January 6, 2022)
- Utilities Operations Manager Jacob Barr read the first reading of the ordinance amendment and explained the changes to the ordinance.

WORK SESSION

- 17. REDISTRICTING PRESENTATION BY FAITH BRYAN:** Faith Bryan from the Georgia Mountain Regional Commission explained the City of Dawsonville has increased in population according to the State by 1,084 making the population of the City 3,838. Using the 2020 Census blocks she updated each post accordingly with the population increase and there was a deviation of higher than ten percent in some areas which is not permitted. Therefore, she had to redistrict some of the areas by census blocks to balance the population increase to alleviate the ten percent deviation. She utilized the 94-171 2020 Census Date Redistricting File to prepare the proposed map.
- Attorney Tallant stated the City can proceed with adopting the new redistricting map through a Charter Amendment. It will not require legislative approval from the State.
- 18. ZONING ORDINANCE ARTICLE VIII, SECTION 802 – BUFFER REQUIREMENTS:** Planning Director Picklesimer explained the request to move forward with an ordinance amendment regarding buffer requirements.
- Motion to approve moving forward with the ordinance amendment made by W. Illg; second by J. Walden. Vote carried unanimously in favor.
- 19. ZONING ORDINANCE ARTICLE IX, SECTION 917 – EXPIRATION OF CONDITIONAL USE, VARIANCE AND ZONING APPROVAL:** Planning Director Picklesimer explained the request to move forward with an ordinance amendment regarding sunset laws.
- Motion to approve moving forward with the ordinance amendment made by J. Walden; second by W. Illg. Vote carried unanimously in favor.
- 20. OPEN ANNEXATION DISCUSSION:** Mayor Eason explained the City has offered an open annexation period twice in the past in order to attempt to clean up the islands in the City. This will enable citizens to annex their property at no cost; he is requesting Council to consider another period of time for open annexation. Short discussion occurred.
- Motion to approve an open annexation period from now through April 30, 2022 made by W. Illg; second by M. French. Vote carried unanimously in favor.

STAFF REPORTS

- 21. BOB BOLZ, CITY MANAGER:** City Manager Bolz provided his report in the agenda packet and reported the leak adjustment for the month was \$1913.19; the DCHS took in 300 cans for our food barrel, and he also stated COVID numbers are on the rise. Mayor Eason commented on the amount of the leak adjustment; Bolz stated it was for three separate properties.
- 22. ROBIN GAZAWAY, FINANCE ADMINISTRATOR:** Financial reports representing fund balances and activity through November 30, 2021 were provided in the agenda packet. No questions from Council.


MINUTES
CITY COUNCIL REGULAR MEETING AND WORK SESSION
G.L. Gilleland Council Chambers on 2nd Floor
Monday, December 20, 2021
5:00 P.M.

ADJOURNMENT:

At 5:45 p.m. a motion to adjourn the meeting was made by J. Walden; second by W. Ilig. Vote carried unanimously in favor.

Approved this 20th day of January 2022

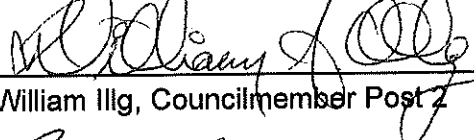
By: CITY OF DAWSONVILLE



Mike Eason, Mayor



Caleb Phillips, Councilmember Post 1



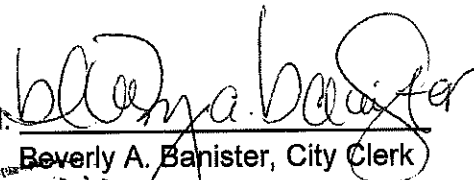
William Ilig, Councilmember Post 2



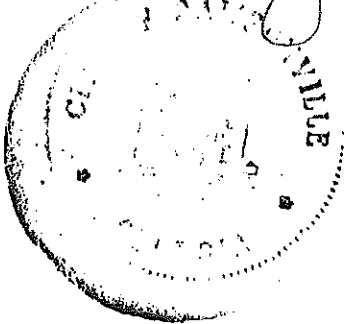
John Walden, Councilmember Post 3



Mark French, Councilmember Post 4

Attested: 

Beverly A. Banister, City Clerk



qPublic.net™ Dawson County, GA

Summary

Parcel Number 090 099
 Location Address 544 GOLD BULLION DR W
 Legal Description LOT 15, BLOCK F, GOLD CREEK
 (Note: Not to be used on legal documents)
 Class R3-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Tax District UNINCORPORATED (District 01)
 Millage Rate 23.663
 Acres 0
 Neighborhood UL - Dawsonville - Gold Creek (211110)
 Homestead Exemption Yes (S1)
 Landlot/District N/A

[View Map](#)



Owner

GILLESPIE DUSTIN RA
 544 GOLD BULLION DR W
 DAWSONVILLE, GA 30534

Land

Type	Description	Calculation Method	Frontage	Depth	Acres	Lots
Residential	Res-Gold Creek	Lot	0	0	0	1

Residential Improvement Information

Style One Family (Detached)
 Heated Square Feet 2950
 Interior Walls Sheetrock
 Exterior Walls Masonry (Brick)
 Foundation Basement
 Attic Square Feet 0
 Basement Square Feet 1409 - 75% Finished
 Year Built 2004
 Roof Type Architectural Shingles
 Flooring Type Carpet/Hrdwd/Tile
 Heating Type Central Heat/AC
 Number Of Rooms 0
 Number Of Bedrooms 4
 Number Of Full Bathrooms 4
 Number Of Half Bathrooms 1
 Number Of Plumbing Extras 13
 Value \$358,300
 Condition Average
 Fireplaces/Appliances Const 2 sty 1 Box 1
 House Address 544 GOLD BULLION DR W

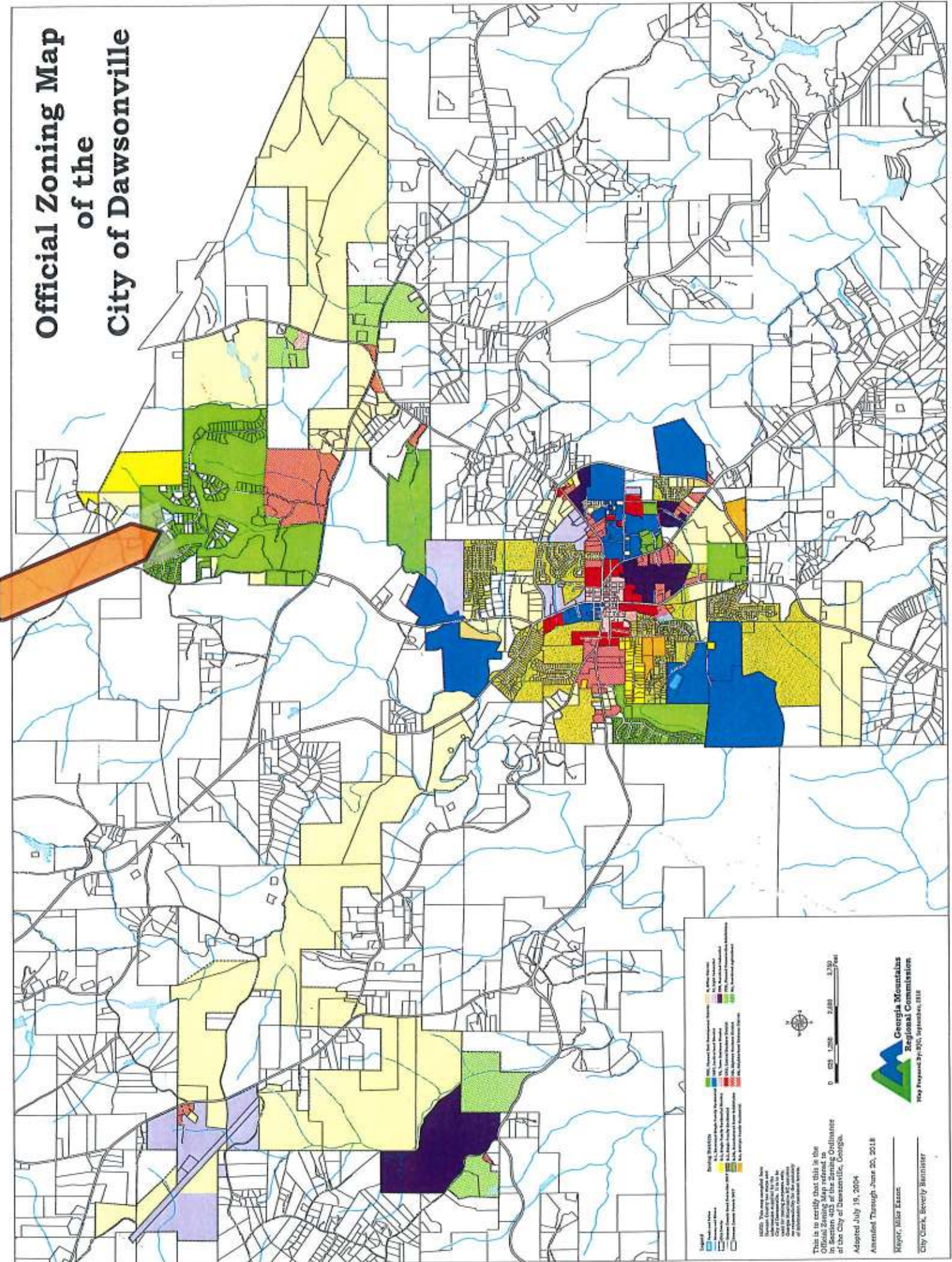
Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Outdoor: Fireplace	2017	0x0 / 1	0	\$2,500
Outdoor: Kitchen	2017	0x0 / 1	0	\$5,000
Paving: Concrete	2004	12x125 / 0	0	\$3,700
Homesite Imp: 4 Good	2004	1x1 / 1	0	\$7,500

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
9/3/2021	1524 564	37 172	\$430,000	Fair Market Sale (Improved)	HITCH BURL MATTHEW	GILLESPIE DUSTIN RA
3/22/2004	585 167	37 172	\$60,000	Fair Market Sale (Vacant)	HOLLIFIELD BEN	HITCH BURL MATTHEW
4/20/1999	305 596	37 173	\$55,000	Fair Market Sale (Vacant)	BURKE ANGELA S	HOLLIFIELD BEN
10/15/1997	252 425	37 173	\$58,500	Fair Market Sale (Vacant)	VGLD CREEK DEVELOPME	BURKE ANGELA S
6/6/1996	219 211	31 301	\$0	Quitclaim (non ALT)	COLLINS TONY E & DEB	GOLD CREEK DEVELOPME
5/9/1996	217 234	31 301	\$43,500	Fire Sale	COLLINS TONY E & DEB	COLLINS TONY E & DEB

Official Zoning Map of the City of Dawsonville



Legend

- █ **Water**
- █ **Forest**
- █ **Open Space**
- █ **Other**
- █ **Industrial**
- █ **Commercial**
- █ **Residential**
- █ **Other**

Notes:

- 1. All zoning districts are shown on this map.
- 2. All zoning districts are shown on this map.
- 3. All zoning districts are shown on this map.
- 4. All zoning districts are shown on this map.
- 5. All zoning districts are shown on this map.

Scale: 0 625 1250 2500 3750 Feet

North Arrow

Georgia Mountains Regional Commission
Map Prepared by: SAC, September, 2018

Adopted July 19, 2004
Amended Through June 30, 2018

Mayor, Mike Kazan
City Clerk, Beverly Bannister

This is to certify that this is the
Official Zoning Map of the City of Dawsonville, Georgia.
Adopted July 19, 2004



City Council

Caleb Phillips, Post 1
William Illg, Post 2
John Walden, Post 3
Mark French, Post 4



Mayor
Mike Eason

City Manager
Robert Bolz

City Clerk
Beverly Banister

Planning Commission:

Randy Davis, Chairperson
Matt Fallstrom, Post 1
Josh Nichols, Post 2
Sandy Sawyer, Post 3
Anna Tobolski, Post 4

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

Planning Director,
David Picklesimer

Zoning Admin Assistant,
Stacy Harris

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.

.....

ANX-C2200161: Dustin Gillespie has petitioned to annex into the city limits of Dawsonville the 1.04 acre tract known as TMP 090 099, Located at 544 Gold Bullion Drive W, with a County Zoning of RPC (Residential Planned Community) to City Zoning RPC (Residential Planned Community). Public Hearing Dates: Planning Commission on June 13, 2022, and City Council on June 20, 2022. City Council for a decision on July 18, 2022.

ANX-C2200162: Ryan and Jessica Disharoon have petitioned to annex into the city limits of Dawsonville the 2.36 acre tract known as TMP 090 107 and 090 104, Located at 446 Gold Bullion Drive W, with a County Zoning of RPC (Residential Planned Community) to City Zoning RPC (Residential Planned Community). Public Hearing Dates: Planning Commission on June 13, 2022, and City Council on June 20, 2022. City Council for a decision on July 18, 2022.

VAR-C2200169: Aero Group Racing of Georgia has petitioned to eliminate the 20' foot buffer along the east side of the property line for TMP 070 050, 070 004, 069 036, 069 037 adjoining TMP 070 049 001; Located at 612 Duck Thurmond Road. Public Hearing: Planning Commission on June 13, 2022.

ANX-C2200170: B&K Turner Family, LLP has petitioned to annex into the city limits of Dawsonville the 35.31 acre tract known as TMP 083 025, Located at Land Lot 584, 4th District, Section 1, with a County Zoning of RA (Residential Agricultural/Residential Exurban) to City Zoning AP (Annexed Property District). Public Hearing Dates: Planning Commission on June 13, 2022, and City Council on June 20, 2022. City Council for a decision on July 18, 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.

Sec. 121-72. - RPC Residential Planned Community.

The Residential Planned Community District is a parcel of land developed with a variety of land uses which may vary from strict application of minimum standards in other land use classifications with the purpose of encouraging the development of large tracts of land as planned communities; encourage flexible and creative concepts in site planning; preserve the natural environment by encouraging scenic and functional open areas within residential areas; and provide for an efficient use of land resulting in increased efficiency in providing services, thus lowering development costs due to the smaller networks for streets and shorter utility lines. The Residential Planned Comprehensive Development is a flexible alternative which advocates the grouping or clustering of lots and buildings on a smaller portion of the tract, where the developer can maintain the same residential density but offer smaller lots, with remaining land dedicated or reserved for open space, agriculture, woodlands or recreation.

- (1) *Applicability.* RPC is permitted only if a single developer or development group is planning and constructing the entire unit, including all amenities, and shall not be available to any development if any lots or parcels are sold to others before construction of amenities and buildings (excepting single family residences). Amenities may be shown as part of a specific phase(s) of the master plan and must be constructed accordingly.
- (2) In the event of the failure of the developer to complete any portion of the approved plan, then all requirements of subdivision regulations shall be complete before sale of any lots or issuance of building or occupancy permits.
- (3) The minimum acreage permitted for RPC is 100 contiguous acres. The amount of permanent open space or natural space required shall be no less than 40 percent of the development. An active amenity area consisting of at least a pool, clubhouse, and two tennis courts is required. The overall net density shall be no more than one unit per acre. In some cases, the health department may require a lower density for septic tank requirements based on soils and slope.
- (4) An application for zoning and any development permits shall be preceded in each case by informal meeting with the planning staff prior to submission and shall be consistent with the format required for subdivision approval with the following additions:
 - a. A proposed master plan showing at minimum:
 1. Total property area included in the development with a legal description of the subject property and bounds;
 2. Proposed buildings with approximate square footage and footprints;
 3. Proposed street layout;
 4. Existing topographic conditions to include a contour interval of a minimum five feet based on field surveys or photogram metric photogrammetric methods;

ARTICLE XVIII. - RPC RESIDENTIAL PLANNED COMMUNITY

Sec. 1801. - Purpose.

The residential planned community district is a parcel of land developed with a variety of land uses which may vary from strict application of minimum standards in other land use classifications with the purpose of encouraging the development of large tracts of land as planned communities; encourage flexible and creative concepts in site planning; preserve the natural environment by encouraging scenic and functional open areas within residential areas; and provide for an efficient use of land resulting in increased efficiency in providing services, thus lowering development costs due to the smaller networks for streets and shorter utility lines.

(Ord. of 12-3-2018)

Sec. 1802. - In general.

The residential planned comprehensive development is a flexible alternative which advocates the grouping or clustering of lots and buildings on a smaller portion of the tract, where the developer can maintain the same residential density but offer smaller lots, with remaining land dedicated or reserved for open space, agriculture, woodlands or recreation.

1. Applicability. RPC is permitted only if a single developer or development group is planning and constructing the entire unit, including all amenities, and shall not be available to any development if any lots or parcels are sold to others before construction of amenities and buildings (excepting single family residences). Amenities may be shown as part of a specific phase(s) of the master plan and must be constructed accordingly.
2. In the event of the failure of the developer to complete any portion of the approved plan, then all requirements of subdivision regulations shall be complete before sale of any lots or issuance of building or occupancy permits.
3. The amount of permanent open space or natural space required shall be no less 30 percent of the development. An active amenity area is required. **The overall net density shall be no more than one unit per acre except for** multi-family applications which shall be four units per acre.

In some cases, the health department may require a lower density for septic tank requirements based on soils and slope.

4. An application for zoning and any development permits shall be preceded in each case by informal meeting with the mayor or other council member, the city manager and the planning director or designee as available prior to submission and shall be consistent with the format

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



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

Date: 5/17/2022

To: Planning Commission

Reference: ANX C2200162 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 4 Anna Tobolski Commission district.
2. The subject property adjoins City zoned PUD district to the south, City PUD district to the east, City PUD district to the west and City PUD district to the north.
3. Applicant is requesting to annex 2.36 acres.
4. Existing County RPC zoning.
5. Proposed City RPC zoning.
6. Etowah water service is provider.
7. Onsite septic system is currently in use.
8. Roadway infrastructure is private maintained.
9. City Council approved open annexation on 12/20/21 thru 4/30/22 for unincorporated islands properties.
10. Dawson County Board of Commissioners heard the request on 5/19/22. The board had no objection to the request and did not take a vote. Approval by 30-day default will be on 6/4/22.

Blessed,


David Picklesimer
Planning Director

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



706.265.3256
www.dawsonville-ga.gov

May 2, 2022

Via Certified Mail 7018 3090 0001 6005 4259

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

Re: Annexation of Property of Ryan and Jessica Disharoon; ANX C2200162; TMP 090 107 & 090 104; 466 Gold Bullion Drive West.

Dear Mr. Thurmond,

Please be advised that the City of Dawsonville, Georgia, pursuant to authority vested in the Mayor and Council of the City of Dawsonville by Article 2, Chapter 36, Title 36 of the Official Code of Georgia Annotated, received a petition to annex the property referenced above. This annexation petition will be heard during the public hearing segment of the following City Council meetings; June 20, 2022, and July 18, 2022.

This letter has been sent to you by certified mail, return receipt requested, upon receipt of the Annexation Petition of JSW Gee Corner, LLC. Said notice is in compliance with O.C.G.A. §§ 36-36-6, and 36-36-111. Please see the attached copy of the annexation petition and map of the site proposed to be annexed, which are included to allow you to identify the subject area, as well as the intended use of the property.

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

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

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

Sincerely,

Stacy Harris
Zoning Administrative Assistance

Enclosures

cc: David Headley, County Manager
Dawson County Attorney



**City of Dawsonville
Planning and Zoning Department**

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

**Annexation Petition
Application**

Island Annexation

ANNEXATION # C2200162

ZONING AMENDMENT APPLICATION AND FEES RECEIVED ? YES NO

Unit 3 Lot 22 + 23
Gold Creek Golf Club

Applicant Name(s): Ryan and Jessica Disharoon
Address: 4416 Gold Bullion Dr. W. City: Dawsonville State: GA Zip: 30534
E-Mail: _____

Cell Number(s): _____
Property Owner's Name(s): Ryan and Jessica Disharoon
Address: 4416 Gold Bullion Dr. W. City: Dawsonville State: GA Zip: 30534
E-Mail: _____

Property Owner's Telephone Number(s): _____
Address of Property to be Annexed: 4416 Gold Bullion Dr. W. Dawsonville GA 30534
TMP # 090107, 090-104 Acre(s): 2.34 Survey Recorded in Plat Book # Page #: 80/88
Land Lot #: 35 District #: 4 Section # 1 Legal Recorded in Deed Book # Page #: 1356/202
Current Use of Property: Single family Residence
County Zoning Classification: RPC City Zoning Classification: RPC

Land Use & Zoning Ordinance, Article VII. General Provisions Sec. 708. Annexation: Any land area subsequently added to the incorporated area of Dawsonville shall automatically be classified R-1 (single-family residential district) until or unless otherwise classified by amendment to the official zoning map.

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

- An 8 1/2 x 11 copy of the current RECORDED BOUNDARY SURVEY of said property showing the contiguity of said property to the existing corporate limits of the City of Dawsonville, GA.
- A copy of the current metes and bounds LEGAL DESCRIPTION that matches the boundary survey of the property being annexed.
- Survey must be signed and sealed by a Registered Land Surveyor.
- Survey must be signed, stamped recorded by Dawson County Clerk's of the Court office.

FEE SCHEDULE

Annexation Fee	\$300.00
Administrative fee	\$100.00
Public Notice Certified Mail	\$7.33 per adjacent property owner

*Island Annexation
Fees waived by cc
12.20.21*

Office Use Only	
Date Completed Application Rec'd: <u>04.28.2022</u>	Amount Paid: \$ CK Cash
Date of Planning Commission Meeting: <u>06.13.2022</u>	Dates Advertised:
Date of City Council Meeting: <u>06.20.2022</u>	Rescheduled for next Meeting:
Date of City Council Meeting: <u>07.18.2022</u>	Approved by City Council: YES NO
Approved by Planning Commission: YES NO	Postponed: YES NO Date:



City of Dawsonville
Planning and Zoning Department

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

Annexation Petition
Application

Application # ANX C2200162 TMP#: 090 104 + 090 107

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 # 090108 1. Name(s): Joseph + Sarah Dixon
Address: 412 Gold Bullion Drive W
Dawsonville GA 30534
- TMP # 090026 2. Name(s): B + K Turner Family
Address: 1090 Oakhaven Drive Suite 215
Roswell, GA 30075
- TMP # 090 105 3. Name(s): James Gray
Address: 14 miners Way
Dawsonville, GA 30534
- TMP # 090 103 4. Name(s): Dwight + Linda Kiker
Address: 54 Miners Way
Dawsonville, GA 30534
- TMP # 090 092 5. Name(s): Gloria + Eugene Brogdon
Address: 467 Gold Bullion Dr W
Dawsonville, GA 30534
- TMP # 0 90 091 6. Name(s): Sachinkumar + Chiragkumari Patel
Address: 441 Gold Bullion Dr W
Dawsonville, GA 30534
- TMP # _____ 7. Name(s): _____
Address: _____

THE APPLICANT, OR DESIGNED AGENT, **MUST*** ATTEND THE PUBLIC HEARINGS FOR THE CONDITIONAL USE 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
Planning and Zoning Department**

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

**Annexation Petition
Application**

Property Owner(s) Authorization

I / We the undersigned, being the owner(s) of real property of the territory described herein as 446 Gold Bullion Dr. W, Dawsonville (Address/Tax Map Parcel) , respectfully request that the Mayor and City Council of the City of Dawsonville, Georgia annex this property into the City and extend the City boundaries to include the same.

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

[Signature]

Property Owner Signature

Ryan Disharoon

Property Owner Printed Name

[Signature]

Property Owner Signature

Jessica Disharoon

Property Owner Printed Name

[Signature]

Applicant Signature

Ryan Disharoon

Applicant Printed Name

[Signature]

Applicant Signature

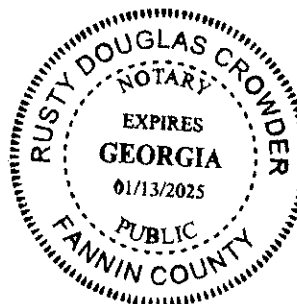
[Signature]

Applicant Printed Name

State of Georgia
County of Dawson

Sworn to and subscribed before me this
this 28 day of April 2022

[Signature]
Notary Public, State of Georgia



My Commission Expires: 01/13/25

Notary Seal

Planning Commission Meeting Date (if rezone): 06.13.2022

Dates Advertised: _____

1st City Council Reading Date: 06.20.2022

2nd City Council Reading Date: 07.18.2022

Approved: YES NO

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

Letter Received from Dawson County Date: _____

SURVY NOTES
CLOSURE PRECISION:
 THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A
 CLOSURE PRECISION OF ONE FOOT IN 31,187 FEET,
 AND AN ANGULAR ERROR OF 11" SECONDS PER ANGULAR
 POINT, AND THE ADJUSTED CORNER LOCATIONS WITHIN
 THE PERIMETER OF THIS SURVEY HAS A CLOSURE
 PRECISION OF ONE FOOT IN 262,347 FEET.

FLOOD STATEMENT:
 THIS PROPERTY IS NOT LOCATED BY A
 SPECIAL FLOOD HAZARD AREA BY GRAPHICAL
 INTERPRETATION OF FLOOD
 INSURANCE RATE MAP (FIRM.) 13045C0103B
 DATED SEPTEMBER 26, 2008

LEGAL STATEMENT:
 This survey and its findings does not constitute a
 title or legal opinion by Chastain & Associates,
 P.C. All information used in the preparation of
 this survey was obtained from public records, the
 data, the field, or other sources as referenced.
 Other documents or conditions may exist that
 would affect this property.

EQUIPMENT USED:
 ALL LINEAR AND ANGULAR MEASUREMENTS OBTAINED
 BY USE OF TOPCON GTS-235 TOTAL STATION

NOTE: Field work and boundary conditions
 certified only as of SEPTEMBER 7, 2012

ALL DISTANCES ARE HORIZONTAL, U.S. SURVEY FEET

*This shall not restore the neighbor's
 neighbor's easements, which
 day of old time here set.
 Declaration 18114 IGV

Plat Doc: PLAT
 Recorded 09/27/2012
 JUSTIN POWER
 Clerk Superior Court, DAWSON County, Ga.
 Bk 00080 Pg 0088
 Penalty: \$0.00
 Interest: \$0.00

LEGEND

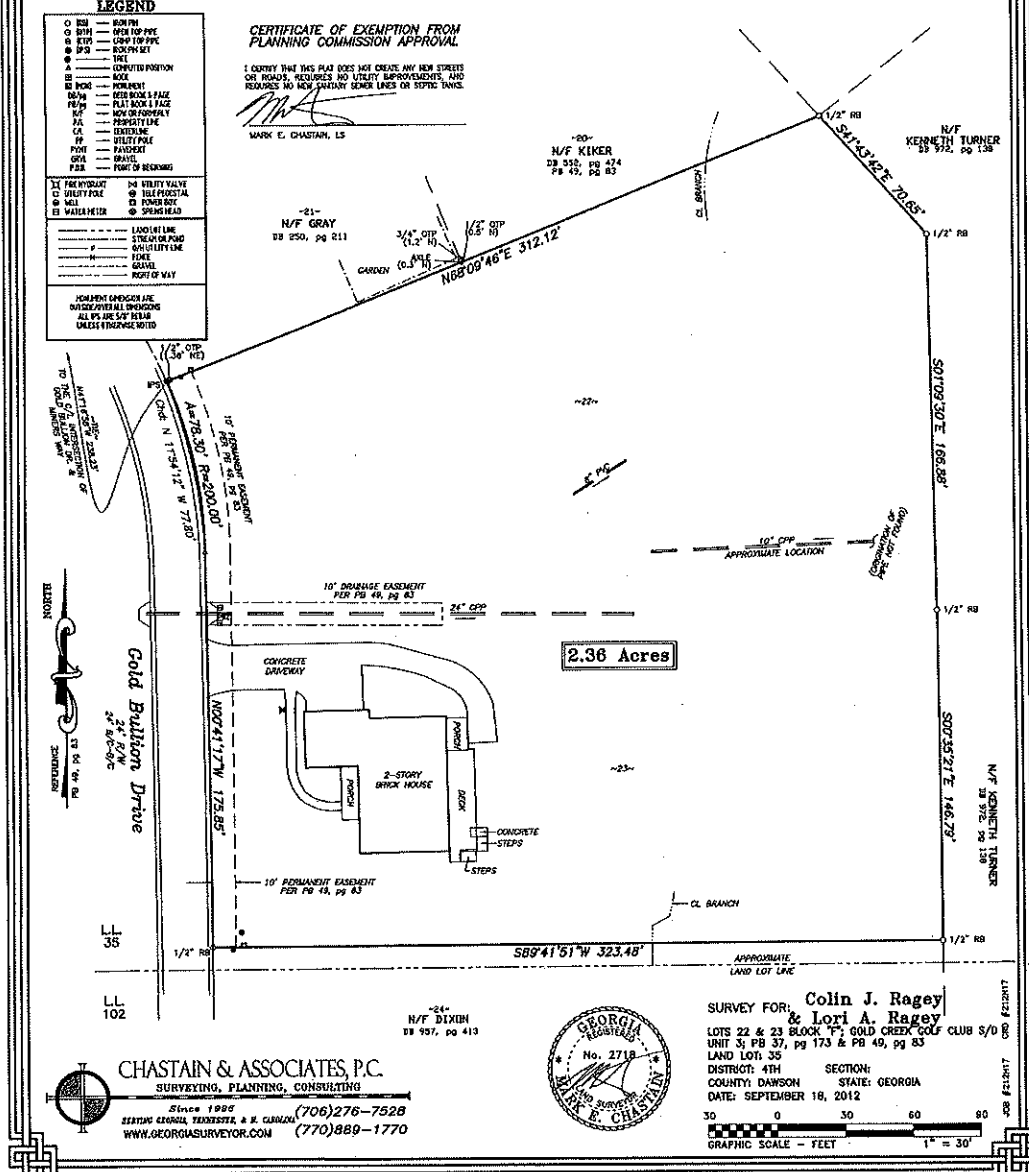
○ BUI	— BORN PIPE
○ BTH	— OPEN TOP PIPE
○ BTP	— LINED TOP PIPE
● BPS	— BOXING SET
—	— TIE
—	— CONCRETE FOUNDATION
—	— ROOF
—	— PORCH
—	— DECK/SCREEN PAVEMENT
—	— PLAT BOOK 1 PAGE
—	— MOBILE HOME/PORTABLE
—	— PROPERTY LINE
—	— EASEMENT
—	— UTILITY PIPE
—	— FENCE
—	— GRAVEL
—	— PART OF RECORD
—	— UTILITY VALVE
—	— TELEPHONE
—	— POWER POLE
—	— SPECIAL HEAD
—	— LANDLINE
—	— STREAM OR POND
—	— SURVEY LINE
—	— FENCE
—	— GRAVEL
—	— PART OF WAY

POINTMENT SPENCER ARE
 DIMENSIONAL SPENCER
 ALL SP ARE 5/4" PER
 UNLESS OTHERWISE NOTED

**CERTIFICATE OF EXEMPTION FROM
 PLANNING COMMISSION APPROVAL**

I CERTIFY THAT THIS PLAN DOES NOT CREATE ANY NEW STREETS
 OR ROADS, REQUIRES NO UTILITY IMPROVEMENTS, AND
 REQUIRES NO NEW SIDEWALK OR DRIVE LINES ON STATE RANG.

MARK E. CHASTAIN, LS



CHASTAIN & ASSOCIATES, P.C.
 SURVEYING, PLANNING, CONSULTING
 Since 1982
 706-276-7528
 770-889-1770
 WWW.GEORGIASURVEYOR.COM



SURVEY FOR: **Colin J. Ragey & Lori A. Ragey**
 LOTS 22 & 23 BLOCK 77 GOLD CREEK GOLF CLUB S/O B
 UNIT 3; PB 37, pg 173 & PG 49, pg 83
 LAND LOT: 35
 DISTRICT: 4TH SECTION:
 COUNTY: DAWSON STATE: GEORGIA
 DATE: SEPTEMBER 18, 2012

GRAPHIC SCALE - FEET 1" = 30'

Filed in Office: 07/15/2019 10:18AM
Deed Doc: WD
Bk 01356 Pg 0202
Georgia Transfer Tax Paid : \$0.00
Justin Power Clerk of Court
Dawson County
0422019001192

File #: 19-0455
Russell C Petersen, LLC
P.O. Box 6499
Gainesville, GA 30504

DRAW DEED ONLY

**JOINT TENANCY WITH SURVIVORSHIP
LIMITED WARRANTY DEED**

**STATE OF GEORGIA,
COUNTY OF HALL**

This Indenture made this 5th day of July, 2019 between RYAN CHARLES DISHAROON, of the County of Dawson, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and RYAN CHARLES DISHAROON AND JESSICA SUZANNE DISHAROON, as joint tenants with survivorship and not as tenants in common as parties of the second part, hereinafter called Grantees (the words "Grantor" and "Grantees" 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 TEN AND 00/100'S (\$10.00) Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipts 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 Grantees, as joint tenants and not 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:

All that tract or parcel of land lying and being in Land Lot 35 of the 4th District, 1st Section of Dawson County, Georgia being Lots 22 & 23, Block F, Unit 3 of Gold Creek Golf Club as per plat recorded in Plat Book 80, page 88, Dawson County, Georgia records, said plat being incorporated herein and made reference hereto.

This deed is given Subject to that certain Security Deed from Ryan Charles Disharoon to Atlanta Postal Credit Union dated 7/5/19, filed in Dawson County, Georgia records in the principal amount of \$487,500.00.

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 behoove of the said Grantees, as joint tenants and not 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.

THIS CONVEYANCE is made pursuant to Official Code of Georgia Section 44-6-190, and it is the intention of the parties hereto to hereby create in Grantees a joint tenancy estate with right of survivorship and not as tenants in common.

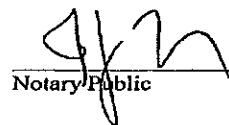
AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons by, through and under the above named grantor.

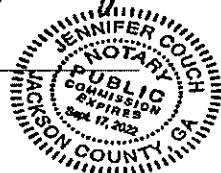
IN WITNESS WHEREOF, the Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:


Witness


RYAN CHARLES DISHAROON (Seal)


Notary Public



(Seal)

(Seal)

qPublic.net™ Dawson County, GA

Summary

Parcel Number 090 107
 Location Address 446 GOLD BULLION DR W
 Legal Description LOT 23, BLOCK F, GOLD CREEK
 (Note: Not to be used on legal documents)
 Class R3-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Tax District UNINCORPORATED (District 01)
 Millage Rate 23.663
 Acres 0
 Neighborhood UL - Dawsonville - Gold Creek (211110)
 Homestead Exemption Yes (51)
 Landlot/District 35 /

[View Map](#)



Owner

[DISHAROON RYAN CHARLES & JESSICA SUZANNE](#)
 446 GOLD BULLION DR W
 DAWSONVILLE, GA 30534

Land

Type	Description	Calculation Method	Frontage	Depth	Acres	Lots
Residential	Res-Gold Creek	Lot	0	0	0	1

Residential Improvement Information

Style One Family (Detached)
 Heated Square Feet 3529
 Interior Walls Sheetrock
 Exterior Walls Masonry (Brick)
 Foundation Basement
 Attic Square Feet 0
 Basement Square Feet 2284 - 50% Finished
 Year Built 2007
 Roof Type Architectural Shingles
 Flooring Type Carpet/Hrdwd/Tile
 Heating Type Central Heat/AC
 Number Of Rooms 0
 Number Of Bedrooms 4
 Number Of Full Bathrooms 4
 Number Of Half Bathrooms 1
 Number Of Plumbing Extras 14
 Value \$425,200
 Condition Average
 House Address 446 GOLD BULLION DR W

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Paving: Concrete	2007	10x150 / 0	0	\$4,000
Homesite Imp: 3 Avg	2007	1x1 / 1	0	\$5,000

Permits

Permit Date	Permit Number	Type
04/07/2006	2344	SINGLE FAMILY

qPublic.net™ Dawson County, GA

Summary

Parcel Number 090 104
 Location Address GOLD BULLION DR W
 Legal Description LOT 22, BLOCK F, GOLD CREEK
 (Note: Not to be used on legal documents)
 Class R3-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Tax District UNINCORPORATED (District 01)
 Millage Rate 23.663
 Acres 0
 Neighborhood UL - Dawsonville - Gold Creek (211110)
 Homestead Exemption No (50)
 Landlot/District N/A

[View Map](#)



Owner

[DISHAROON RYAN CHARLES & JESSICA SUZANNE](#)
 446 GOLD BULLION DR W
 DAWSONVILLE, GA 30534

Land

Type	Description	Calculation Method	Frontage	Depth	Acres	Lots
Residential	Res-Gold Creek	Lot	0	0	0	1

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
7/5/2019	1356 202	80 88	\$0	Gift	DISHAROON RYAN CHARLES	DISHAROON RYAN CHARLES & JESSICA SUZANNE
7/5/2019	1356 172	80 88	\$487,500	Multi-Vacant (ALT)	RAGEY LORI & COLIN J	DISHAROON RYAN CHARLES
8/24/2011	995 615		\$15,900	Fair Market Sale (Vacant)	KIKER DWIGHT J & LINDA G	RAGEY LORI A & COLIN J
5/25/2006	741 177	49 83	\$12,000	Not Fair Market	RBM CAPITAL LLC	KIKER DWIGHT J & LINDA G
7/7/2003	528 358	49 83	\$679,300	Multi-Vacant (ALT)	GOLD CREEK DEVELOPME	RBM CAPITAL LLC
10/30/1997	254 11	37 173	\$1	Fair Market Sale (Vacant)	GOLD CREEK DEVELOPME	GOLD CREEK DEVELOPME
6/6/1996	219 211	31 301	\$0	Quitclaim (non ALT)	COLLINS TONY E & DEB	GOLD CREEK DEVELOPME
5/9/1996	217 234	31 301	\$43,500	Fire Sale		COLLINS TONY E & DEB

Valuation

	2021	2020	2019	2018	2017
Previous Value	\$25,000	\$25,000	\$30,000	\$30,000	\$30,000
Land Value	\$25,000	\$25,000	\$25,000	\$30,000	\$30,000
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0	\$0
= Current Value	\$25,000	\$25,000	\$25,000	\$30,000	\$30,000

Photos

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



**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:
ANX-C2200162

HEARINGS WILL BE HELD BY:

PLANNING COMMISSION	CITY COUNCIL
DATE: 06 13 2022	DATE: 06 20 2022
TIME: 5:30pm	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

City Council

Caleb Phillips, Post 1
William Illg, Post 2
John Walden, Post 3
Mark French, Post 4



Mayor
Mike Eason

City Manager
Robert Bolz

City Clerk
Beverly Banister

Planning Commission:

Randy Davis, Chairperson
Matt Fallstrom, Post 1
Josh Nichols, Post 2
Sandy Sawyer, Post 3
Anna Tobolski, Post 4

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

Planning Director,
David Picklesimer

Zoning Admin Assistant,
Stacy Harris

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.

.....

ANX-C2200161: Dustin Gillespie has petitioned to annex into the city limits of Dawsonville the 1.04 acre tract known as TMP 090 099, Located at 544 Gold Bullion Drive W, with a County Zoning of RPC (Residential Planned Community) to City Zoning RPC (Residential Planned Community). Public Hearing Dates: Planning Commission on June 13, 2022, and City Council on June 20, 2022. City Council for a decision on July 18, 2022.

ANX-C2200162: Ryan and Jessica Disharoon have petitioned to annex into the city limits of Dawsonville the 2.36 acre tract known as TMP 090 107 and 090 104, Located at 446 Gold Bullion Drive W, with a County Zoning of RPC (Residential Planned Community) to City Zoning RPC (Residential Planned Community). Public Hearing Dates: Planning Commission on June 13, 2022, and City Council on June 20, 2022. City Council for a decision on July 18, 2022.

VAR-C2200169: Aero Group Racing of Georgia has petitioned to eliminate the 20' foot buffer along the east side of the property line for TMP 070 050, 070 004, 069 036, 069 037 adjoining TMP 070 049 001; Located at 612 Duck Thurmond Road. Public Hearing: Planning Commission on June 13, 2022.

ANX-C2200170: B&K Turner Family, LLP has petitioned to annex into the city limits of Dawsonville the 35.31 acre tract known as TMP 083 025, Located at Land Lot 584, 4th District, Section 1, with a County Zoning of RA (Residential Agricultural/Residential Exurban) to City Zoning AP (Annexed Property District). Public Hearing Dates: Planning Commission on June 13, 2022, and City Council on June 20, 2022. City Council for a decision on July 18, 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.

MINUTES
CITY COUNCIL REGULAR MEETING AND WORK SESSION
G.L. Gilleland Council Chambers on 2nd Floor
Monday, December 20, 2021
5:00 P.M.

15. **2022 MAYOR PRO TEMPORE APPOINTMENT:** Motion to approve Councilmember Walden as the 2022 Mayor Pro Tempore made by C. Phillips; second by W. Illg. Vote carried three in favor (Phillips, Illg, French) with one abstained (Walden)
16. Ordinance No. 07-2021: An Ordinance To Amend The Water And Sewer Ordinance Of The City Of Dawsonville; To Provide For Further Regulation Of Wastewater Suspended Solids, To Provide An Effective Date; And For Other Purposes. (First Reading: December 20, 2021; Second Reading and Consideration to Adopt: January 6, 2022)
- Utilities Operations Manager Jacob Barr read the first reading of the ordinance amendment and explained the changes to the ordinance.

WORK SESSION

17. **REDISTRICTING PRESENTATION BY FAITH BRYAN:** Faith Bryan from the Georgia Mountain Regional Commission explained the City of Dawsonville has increased in population according to the State by 1,084 making the population of the City 3,838. Using the 2020 Census blocks she updated each post accordingly with the population increase and there was a deviation of higher than ten percent in some areas which is not permitted. Therefore, she had to redistrict some of the areas by census blocks to balance the population increase to alleviate the ten percent deviation. She utilized the 94-171 2020 Census Date Redistricting File to prepare the proposed map.
- Attorney Tallant stated the City can proceed with adopting the new redistricting map through a Charter Amendment. It will not require legislative approval from the State.
18. **ZONING ORDINANCE ARTICLE VIII, SECTION 802 – BUFFER REQUIREMENTS:** Planning Director Picklesimer explained the request to move forward with an ordinance amendment regarding buffer requirements.
- Motion to approve moving forward with the ordinance amendment made by W. Illg; second by J. Walden. Vote carried unanimously in favor.
19. **ZONING ORDINANCE ARTICLE IX, SECTION 917 – EXPIRATION OF CONDITIONAL USE, VARIANCE AND ZONING APPROVAL:** Planning Director Picklesimer explained the request to move forward with an ordinance amendment regarding sunset laws.
- Motion to approve moving forward with the ordinance amendment made by J. Walden; second by W. Illg. Vote carried unanimously in favor.
20. **OPEN ANNEXATION DISCUSSION:** Mayor Eason explained the City has offered an open annexation period twice in the past in order to attempt to clean up the islands in the City. This will enable citizens to annex their property at no cost; he is requesting Council to consider another period of time for open annexation. Short discussion occurred.
- Motion to approve an open annexation period from now through April 30, 2022 made by W. Illg; second by M. French. Vote carried unanimously in favor.

STAFF REPORTS

21. **BOB BOLZ, CITY MANAGER:** City Manager Bolz provided his report in the agenda packet and reported the leak adjustment for the month was \$1913.19; the DCHS took in 300 cans for our food barrel, and he also stated COVID numbers are on the rise. Mayor Eason commented on the amount of the leak adjustment; Bolz stated it was for three separate properties.
22. **ROBIN GAZAWAY, FINANCE ADMINISTRATOR:** Financial reports representing fund balances and activity through November 30, 2021 were provided in the agenda packet. No questions from Council.


MINUTES
CITY COUNCIL REGULAR MEETING AND WORK SESSION
G.L. Gilleland Council Chambers on 2nd Floor
Monday, December 20, 2021
5:00 P.M.

ADJOURNMENT:

At 5:45 p.m. a motion to adjourn the meeting was made by J. Walden; second by W. Ilig. Vote carried unanimously in favor.

Approved this 20th day of January 2022

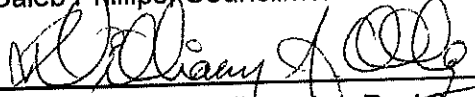
By: CITY OF DAWSONVILLE



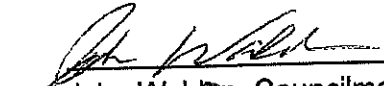
Mike Eason, Mayor




Caleb Phillips, Councilmember Post 1



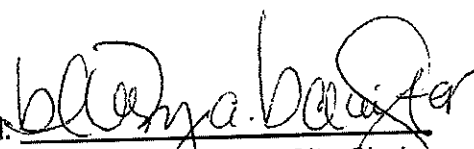
William Ilig, Councilmember Post 2



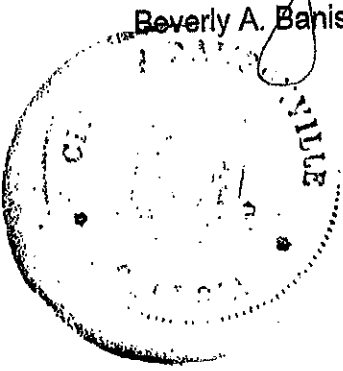
John Walden, Councilmember Post 3



Mark French, Councilmember Post 4

Attested: 

Beverly A. Banister, City Clerk



Sec. 121-72. - RPC Residential Planned Community.

The Residential Planned Community District is a parcel of land developed with a variety of land uses which may vary from strict application of minimum standards in other land use classifications with the purpose of encouraging the development of large tracts of land as planned communities; encourage flexible and creative concepts in site planning; preserve the natural environment by encouraging scenic and functional open areas within residential areas; and provide for an efficient use of land resulting in increased efficiency in providing services, thus lowering development costs due to the smaller networks for streets and shorter utility lines. The Residential Planned Comprehensive Development is a flexible alternative which advocates the grouping or clustering of lots and buildings on a smaller portion of the tract, where the developer can maintain the same residential density but offer smaller lots, with remaining land dedicated or reserved for open space, agriculture, woodlands or recreation.

- (1) *Applicability.* RPC is permitted only if a single developer or development group is planning and constructing the entire unit, including all amenities, and shall not be available to any development if any lots or parcels are sold to others before construction of amenities and buildings (excepting single family residences). Amenities may be shown as part of a specific phase(s) of the master plan and must be constructed accordingly.
- (2) In the event of the failure of the developer to complete any portion of the approved plan, then all requirements of subdivision regulations shall be complete before sale of any lots or issuance of building or occupancy permits.
- (3) The minimum acreage permitted for RPC is 100 contiguous acres. The amount of permanent open space or natural space required shall be no less than 40 percent of the development. An active amenity area consisting of at least a pool, clubhouse, and two tennis courts is required. The overall net density shall be no more than one unit per acre. In some cases, the health department may require a lower density for septic tank requirements based on soils and slope.
- (4) An application for zoning and any development permits shall be preceded in each case by informal meeting with the planning staff prior to submission and shall be consistent with the format required for subdivision approval with the following additions:
 - a. A proposed master plan showing at minimum:
 1. Total property area included in the development with a legal description of the subject property and bounds;
 2. Proposed buildings with approximate square footage and footprints;
 3. Proposed street layout;
 4. Existing topographic conditions to include a contour interval of a minimum five feet based on field surveys or photogram metric photogrammetric methods;

ARTICLE XVIII. - RPC RESIDENTIAL PLANNED COMMUNITY

Sec. 1801. - Purpose.

The residential planned community district is a parcel of land developed with a variety of land uses which may vary from strict application of minimum standards in other land use classifications with the purpose of encouraging the development of large tracts of land as planned communities; encourage flexible and creative concepts in site planning; preserve the natural environment by encouraging scenic and functional open areas within residential areas; and provide for an efficient use of land resulting in increased efficiency in providing services, thus lowering development costs due to the smaller networks for streets and shorter utility lines.

(Ord. of 12-3-2018)

Sec. 1802. - In general.

The residential planned comprehensive development is a flexible alternative which advocates the grouping or clustering of lots and buildings on a smaller portion of the tract, where the developer can maintain the same residential density but offer smaller lots, with remaining land dedicated or reserved for open space, agriculture, woodlands or recreation.

1. Applicability. RPC is permitted only if a single developer or development group is planning and constructing the entire unit, including all amenities, and shall not be available to any development if any lots or parcels are sold to others before construction of amenities and buildings (excepting single family residences). Amenities may be shown as part of a specific phase(s) of the master plan and must be constructed accordingly.
2. In the event of the failure of the developer to complete any portion of the approved plan, then all requirements of subdivision regulations shall be complete before sale of any lots or issuance of building or occupancy permits.
3. The amount of permanent open space or natural space required shall be no less 30 percent of the development. An active amenity area is required. The overall net density shall be no more than one unit per acre except for multi-family applications which shall be four units per acre.
In some cases, the health department may require a lower density for septic tank requirements based on soils and slope.
4. An application for zoning and any development permits shall be preceded in each case by informal meeting with the mayor or other council member, the city manager and the planning director or designee as available prior to submission and shall be consistent with the format

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



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

Date: 5/9/22

To: City of Dawsonville Planning Commission

Reference: VAR C2200169 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 4 Planning Commission member Anna Tobolski district.
2. Variance request is for Zoning Article VIII Sec 802 (4) Buffer Required.
3. Applicant is requesting to eliminate the required 20-foot undisturbed buffer adjoining TMP 069 036, 069 037, 070 004, 070 050 and 070 049 001.
4. Applicant is proposing a new 20-foot undisturbed buffer adjoining TMP 070 004 and 069 037 property line.
5. If the variance is approved the Planning Department is requesting a condition to add an additional 20-foot undisturbed buffer adjoining TMP 070 004 and 069 037 as shown on the submitted variance site plan.

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- C2200169

Application for: Appeal Special Exception Adjustment

Variance Requested: REMOVAL OF 20' BUFFER (Letter of Intent must fully describe this request)

Applicant Name: BRIAN NICHOLSON Company: BRIAN NICHOLSON DESIGN

Address: 4020 MORGAN ROAD City: TUCKER Zip: 30084

Cell Phone: [REDACTED] [REDACTED]

Owner Name(s): AERO GROUP RACING OF GEORGIA, LLC

Address: 4663 WINDSOR DRIVE City: SMYRNA Zip: 30082

Cell Phone: ALAN BARGE [REDACTED] [REDACTED]

Exact Location and Description of Subject Property:

Address: 612 DUCK THURMOND ROAD Lot# _____
 Present/Proposed Zoning: R-1 Parcel # 070-350, 070-004, 069 037
 District: 4th Land Lot: 289-256-221-222
 Present and/or Proposed Use of Property: RESIDENTIAL / RESIDENTIAL

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).
- Sign Variance authorized by City Council only per Chapter 105 Sec 105-8.

FEE SCHEDULE

Variance Per Ordinance Amendment	\$300.00
Administrative fee	\$100.00
Public Notice Certified Mail	\$7.33 per adjacent property owner

Brian D. Nicholson
 Signature of Applicant

5/9/2022
 Date

Office Use Only	
Date Completed Application Rec'd: <u>5.9.2022</u>	Amount Paid: \$ <u>480.63</u> <u>CK</u> Cash
Date of Planning Commission Meeting: <u>06.13.22</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# C2200169 ^{069 037, 069 036} TMP# 070 050, 070 004 Applicant's Name: BRIAN NICHOLSON

Property Owner Authorization

I / We AERO HEIGHTS, LLC hereby swear that I / we own the property located at (fill in address and/or tax map & parcel #) 070-050, 070-004, 069-037 069-036, as shown in the tax maps and/or deed records of Dawson County, Georgia, and which parcel will be affected by this request.

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

Printed Name of Owner AERO HEIGHTS, LLC - BY CHARLES A. BARGE MANAGING MEMBER
 Signature of Owner Charles Alan Barge MANAGING MEMBER Date 5/5/22
 Mailing Address 4605 WINDSOR DR
 City SMYRNA State GA Zip 30082
 Telephone Number [REDACTED]

Sworn to and subscribed before me
 this 5th day of MAY, 2022.
Morgan Rupp
 Notary Public, State of Georgia
 My Commission Expires: 03-16-2024



(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 attached also.)

**Adjacent
Property Owners**

VAR# -C2200169

TMP# 070-050, 070-004, 069-037, 069-036

Applicant's Name: Brian Nicholson (on behalf of **Aero Group Racing of Georgia, 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.

- 1 TMP # 070 049 001 Atlanta Motorsports Park
20 Duck Thurmond Road Dawsonville Ga 30534

- 2 TMP # 069 039 Louis Davis
432 Davis Road Dawsonville Ga 30534

- 3 TMP # 069 032 Stephen Lynch & Rimma Fomina
659 Nugget Ridge Road Dawsonville Ga 30534

- 4 TMP # 069 035 001 Timothy C & Lauren J Jackson
184 Catbird Ln Dawsonville Ga 30534

- 5 TMP # 069 035 Morgan Hatcher
950 Duck Thurmond Road Dawsonville Ga 30534

- 6 TMP # 055 082 Patsy Hamby
927 Duck Thurmond Road Dawsonville Ga 30534

- 7 TMP # 055 083 Don & Glenda Ferguson
877 Duck Thurmond Road Dawsonville Ga 30534

- 8 TMP # 055 084 Dallas E & Shirley Jackson
841 Duck Thurmond Road Dawsonville Ga 30534

- 9 TMP # 055 074 Johnathon Moorman
8725 Mica Creek Ball Ground Ga 30107-5363

- 10 TMP # 070 002 Johnathon Moorman
8725 Mica Creek Ball Ground Ga 30107-5363

- 11 TMP # 070 024 Helen Horne Hamyrka
683 Duck Thurmond Road Dawsonville Ga 30534

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: - This residential property abuts the Atlanta Motorsports Park on the east property lines (the property lines along which we are asking to eliminate the 20' buffer) and as such there is already a 40' buffer in place on AMP side of the property. This residential property will in no way disturb this commercial property and furthermore the owners of the property seeking the variance want to be able to see and hear the race track next door, it is the specific purpose of their acquisition of this property, as well as the assemblage. All of which were explained during the annexation of the property into Dawsonville, which was approved by the City Council. The new buffer requirements were implemented by the city in the period between annexation approval and submittal of our LDP.

2. A literal interpretation of the provisions of these zoning regulations would create an unnecessary hardship and would deprive the applicant of rights commonly enjoyed by other property owners within the district in which the property is located;

Answer: - This is a very new amendment to the zoning and development regulations. The owners of this property in their purchase negotiations sought to and did have this property annexed into the city of Dawsonville.

At the time of the annexation hearings this mandatory 20' buffer at all sides was not in place nor was it mentioned as upcoming or under discussion. In those hearings it was discussed that the sound of the track was undesirable to many neighbors (but not to the property owners currently seeking variance herein) and as a result of these discussions a 40' buffer on the southwest and northwest property lines was agreed to - which in effect doubles to (2) 40' buffers between remaining existing neighbors and the race track. That buffer is now in place but to add another buffer on the east property lines creates an unfair burden (an additional 20' of buffer and loss of use) not imposed on other similar developments.

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. As discussed above it only makes the situation equitable with other similar developments.

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

Answer: No - This house and potential future development will be in keeping with the spirit of the residential nature of the street and neighborhood.

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

Answer: - No. The applicant negotiated in good faith a large neighborhood buffer before this new amendment and had no reason to expect additional buffers to be added to this property.

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

Answer: The specific nature of this neighborhood to be developed and this first house to be built is founded on the idea of catering to fans and members of the adjacent track. Their desire is to be close to the track physically and visually. Because of this and the desire of many residents of the neighborhood to be more shielded from the track the 40' buffer on the far side of the proposed development was agreed to by all parties (owners and city council and planning board members.) To now add a 20' buffer at the east side (track side) defeats the purpose of the development and the negotiations that created the 40' buffer on the northwest and southwest property lines.

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 - no change of allowed use is requested.

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.

Letter of Intent

In Support of Request for Variance

Aero Heights properties on Duck Thurmond Road
(parcel id #s 070-050, 070-004, 069-036, 069-073)

On behalf of and authorized by the property owner, Aero Heights, LLC, I respectfully submit this letter of intent for a variance to the above listed parcel of properties. The variance request is to remove a 20' buffer on the east side property lines. This buffer is the result of a new amendment to City of Dawsonville Zoning and Development regulations (ordinance number 02-2022 adopted Feb 7, 2022 Appendix A, Article VIII, of Subpart B of the Code of Dawsonville Georgia, Section 802: Buffer Required.)

The owners of this property are seeking to build a house overlooking the adjacent racetrack at the Atlanta Motorsports Park and possibly in the future develop a neighborhood devoted to track members and enthusiasts. This property was recently annexed into the City of Dawsonville (ANX/ZA-C2100192 approval letter dated June 22,2021). During these hearings and discussions, a 40' buffer on the northwest and southwest property lines was requested by the City Council and planning department and agreed to by the new Owners, becoming a condition of annexation and zoning as an R1 district. The recently passed zoning amendment above would create another 20' buffer on the east property line between these properties and the adjacent racetrack. This imposes an unfair burden on the property owner as they are now being asked to give up 40' on one side of the property and an additional 20' on the other side to undisturbed buffer space. This is more than is required of other similar developments and more than was negotiated for with the City of Dawsonville.

Additionally, this runs counter to the stated intent of the property owners to be close to the track to watch the races below. It is this specific desire of the owners of the property, to be close to the track, that made accepting the 40' buffer on the far side of the property a working proposition. The enforcement of this new development standard not only imposes an unfair burden on the property owners but makes the property unsuitable for their stated intentions as expressed at the annexation hearings.

I would ask the council to consider that this variance request does nothing to harm the surrounding residential areas and may in fact act as additional buffering to the existing residences. The adjoining property (Atlanta Motorsports Park) will also not be harmed in any way. There is already a required 40' buffer on the AMP side of the property line.

The specific intention of Section 802 – Required Buffers is to shield residential neighborhoods from commercial, industrial or new residential developments; not to shield commercial properties from residential development. Section 802. Buffer Required begins 'Property zoned for commercial and industrial uses shall provide a buffer, as defined by these regulations, along any rear or side property lines abutting a **residential district**'.

Thank you all for your consideration in this matter,

Respectfully,

Brian D Nicholson



Legend
□ Parcels

Parcel ID: 069 073
Alt ID: 5501
Owner: AERO HEIGHTS LLC
Acres: 7.09
Assessed Value: \$80417

070 064 070 050

Date created: 5/9/2022
Last Data Uploaded: 5/9/2022 11:34:04 AM

Developed by  Schneider
GEOSPATIAL

Subject Matter: Zoning Amendment-Expirations and Buffers
Date of First Reading: January 20, 2022
Date of Second Reading and Public Hearing: February 7, 2022
Date of Adoption: February 7 2022

ORDINANCE NUMBER 02-2022

AN ORDINANCE BY THE CITY OF DAWSONVILLE TO AMEND ITS ZONING ORDINANCE; TO AMEND PROVISIONS ON CONDITIONAL USES AND VARIANCES; TO AMEND PROVISIONS RELATED TO CITY INITIATED REZONINGS; TO ADDRESS BUFFERS; TO PROVIDE FOR AN EFFECTIVE DATE; TO PROVIDE FOR SEVERABILITY; AND FOR OTHER PURPOSES

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

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

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

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

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

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

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

SECTION 1.

Appendix A, Article VIII, of Subpart B of the Code of Dawsonville, Georgia, **Section 802: Buffer Required** is hereby amended by repealing the existing Section 802, and replacing it with the following which shall be a new Section 802:

Sec. 802. Buffer required.

Property zoned for commercial and industrial uses shall provide a buffer, as defined by these regulations, along any rear or side property lines abutting a residential district or abutting an alley across from a specified residential district, provided that no buffer shall extend within 15 feet of a public right-of-way line. Minimum buffer widths shall be established in accordance with the following stipulations.

1. When an HB, CBD, or NB district abuts a residential district, a setback of 40 feet shall be provided, including a 30-foot buffer.
2. When an LI or CIR district abuts a residential district, a setback of 60 feet shall be provided, including a 50-foot buffer.
3. When any district abuts a TB district, a ten-foot planted landscape buffer shall be provided on property which abuts the TB district.
4. Properties zoned residential in common subdivision developments shall provide a 20-foot undisturbed buffer along any of the development adjoining property lines.

It shall be the responsibility of the developer to designate required buffers on construction plans and provide tree save to delineate buffer areas to ensure that existing vegetation within required buffers is maintained, unless disturbance of the buffer is approved by the planning director or designee as specifically provided herein. Wherever a buffer, in the determination of the Planning Director or his designee, is so sparsely vegetated that it does not achieve the buffer purpose of visually screening and separating properties, it shall be the duty of the developer to provide for additional plantings to achieve that purpose.

Prohibited buffer encroachments include, but are not limited to, buildings, pavement, parking, service areas, detention ponds, roads, septic tanks, septic drain fields, walls.

A buffer may be disturbed for approved access and utility crossings including, but not limited to, water and sewer lines, drainage pipes, drainage swells, privacy fence and gas lines if it does so via perpendicular crossing. Privacy fence installed parallel shall be installed along adjoining property line and or along the 20-foot buffer line. In addition, the removal of non-native, invasive species is allowed within the buffer zone at the discretion of the planning director. Any approved buffer disturbance must be accompanied by buffer replanting in order to achieve the buffer purpose of visual screening and separation.

It shall be the responsibility of the property owner of the lot to be used or built upon to maintain existing vegetation within required buffers and to replant where sparsely vegetated or install fencing as approved to achieve the desired screening. Installation of vegetation or fencing may be phased in accordance with approved building plans.

SECTION 2.

Appendix A, Article IX of Subpart B of the Code of Dawsonville, Georgia, **Section 917: Expiration of Conditional Use, Variance and Zoning Approval**, is hereby amended by repealing the existing Section 917 and replacing it with the following which shall be a new Section 917:



PUBLIC NOTICE ON ZONING

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

THE APPLICATION IS FOR:

VAR-C2200169

HEARINGS WILL BE HELD BY:

PLANNING COMMISSION

DATE: 06.13.2022

TIME: 5:30pm

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

FOR ADDITIONAL INFORMATION CALL
CITY PLANNING & ZONING DEPT. AT 706.855.3254

FOR MORE INFORMATION VISIT US AT

City Council

Caleb Phillips, Post 1
William Illg, Post 2
John Walden, Post 3
Mark French, Post 4



Mayor
Mike Eason

City Manager
Robert Bolz

City Clerk
Beverly Banister

Planning Commission:

Randy Davis, Chairperson
Matt Fallstrom, Post 1
Josh Nichols, Post 2
Sandy Sawyer, Post 3
Anna Tobolski, Post 4

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

Planning Director,
David Picklesimer

Zoning Admin Assistant,
Stacy Harris

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.

.....

ANX-C2200161: Dustin Gillespie has petitioned to annex into the city limits of Dawsonville the 1.04 acre tract known as TMP 090 099, Located at 544 Gold Bullion Drive W, with a County Zoning of RPC (Residential Planned Community) to City Zoning RPC (Residential Planned Community). Public Hearing Dates: Planning Commission on June 13, 2022, and City Council on June 20, 2022. City Council for a decision on July 18, 2022.

ANX-C2200162: Ryan and Jessica Disharoon have petitioned to annex into the city limits of Dawsonville the 2.36 acre tract known as TMP 090 107 and 090 104, Located at 446 Gold Bullion Drive W, with a County Zoning of RPC (Residential Planned Community) to City Zoning RPC (Residential Planned Community). Public Hearing Dates: Planning Commission on June 13, 2022, and City Council on June 20, 2022. City Council for a decision on July 18, 2022.

VAR-C2200169: Aero Group Racing of Georgia has petitioned to eliminate the 20' foot buffer along the east side of the property line for TMP 070 050, 070 004, 069 036, 069 037 adjoining TMP 070 049 001; Located at 612 Duck Thurmond Road. Public Hearing: Planning Commission on June 13, 2022.

ANX-C2200170: B&K Turner Family, LLP has petitioned to annex into the city limits of Dawsonville the 35.31 acre tract known as TMP 083 025, Located at Land Lot 584, 4th District, Section 1, with a County Zoning of RA (Residential Agricultural/Residential Exurban) to City Zoning AP (Annexed Property District). Public Hearing Dates: Planning Commission on June 13, 2022, and City Council on June 20, 2022. City Council for a decision on July 18, 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 and Zoning
415 Highway 53 E. Suite 100
Dawsonville, Georgia 30534



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

Date: 5/17/2022

To: Planning Commission

Reference: ANX C2200170 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. The subject property adjoins City zoned R3 district to the south, City zoned R3 district to the east, County zoned RA district to the west and City zoned INST district to the north.
3. Applicant is requesting to annex 35.31 acres.
4. Existing County RA zoning.
5. Proposed City AP zoning.
6. Rezoning petition cannot be filed for 12 months from the effective date.
7. The AP zoning designation is a temporary designation up to a period of 16 months after the effective date and shall automatically convert from AP zoning district to R1 zoning district.
8. Mayor and City Council can extend the AP zoning district up to 18 months.
9. Water and Sewer service is proposed to be provided by Etowah Water and Sewer.

Peace be unto you,


David Picklesimer
Planning Director



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

**Annexation Petition
Application**

ANNEXATION # C2200170

ZONING AMENDMENT APPLICATION AND FEES RECEIVED? YES NO

Applicant Name(s): MICHAEL TURNER

Address: 1090 OAK HAVEN DRIVE City: ROSWELL State: GA Zip: 30075

E-Mail: [REDACTED]

Cell Number(s): [REDACTED]

Property Owner's Name(s): B&K TURNER FAMILY, LLP

Address: 1090 OAKHAVEN DRIVE City: ROSWELL State: GA Zip: 30075

E-Mail: [REDACTED]

Property Owner's Telephone Number(s): [REDACTED]

Address of Property to be Annexed: HWY 9 SOUTH

TMP #: 083 025 Acre(s): 35.31 Survey Recorded in Plat Book # Page #: BK 87 PG 0135

Land Lot #: 584 District #: 4TH Section #: 1ST Legal Recorded in Deed Book # Page #: _____

Current Use of Property: VACANT LAND

County Zoning Classification: RA City Zoning Classification: AP

Land Use & Zoning Ordinance, Article VII. General Provisions Sec. 708. Annexation: Any land area subsequently added to the incorporated area of Dawsonville shall automatically be classified R-1 (single-family residential district) until or unless otherwise classified by amendment to the official zoning map.

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

- An 8 1/2 x 11 copy of the current RECORDED BOUNDARY SURVEY of said property showing the contiguity of said property to the existing corporate limits of the City of Dawsonville, GA.
- A copy of the current metes and bounds LEGAL DESCRIPTION that matches the boundary survey of the property being annexed.
- Survey must be signed and sealed by a Registered Land Surveyor.
- Survey must be signed, stamped recorded by Dawson County Clerk's of the Court office.

FEE SCHEDULE

Annexation Fee	\$300.00
Administrative fee	\$100.00
Public Notice Certified Mail	\$7.33 per adjacent property owner

Office Use Only	
Date Completed Application Rec'd: <u>05.16.2022</u>	Amount Paid: \$ <u>371.99</u> <u>CK 1280</u> Cash
Date of Planning Commission Meeting: <u>06.13.2022</u>	Dates Advertised:
Date of City Council Meeting: <u>06.20.2022</u>	Rescheduled for next Meeting:
Date of City Council Meeting: <u>07.18.2022</u>	Approved by City Council: YES NO
Approved by Planning Commission: YES NO	Postponed: YES NO Date:

RECEIVED
MAY 12 2022

SH



**City of Dawsonville
Planning and Zoning Department**

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

**Annexation Petition
Application**

Property Owner(s) Authorization

I / We the undersigned, being the owner(s) of real property of the territory described herein as

083 025 (Address/Tax Map Parcel) , respectfully request that the Mayor and City Council of the City of Dawsonville, Georgia annex this property into the City and extend the City boundaries to include the same.

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

[Signature]
Property Owner Signature

Michael Turner
Property Owner Printed Name

Property Owner Signature
[Signature]
Applicant Signature

Property Owner Printed Name
Michael Turner
Applicant Printed Name

Applicant Signature

Applicant Printed Name

State of Georgia
County of Dawsonville

Sworn to and subscribed before me this
this 12th day of May 2022

[Signature]
Notary Public, State of Georgia

My Commission Expires: 10/26/2025



Notary Seal

Planning Commission Meeting Date (if rezone): 06.13.2022

Dates Advertised: 05.25.2022

1st City Council Reading Date: 06.20.2022

2nd City Council Reading Date: 07.18.2022

Approved: YES NO

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

Letter Received from Dawson County Date: _____



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

Annexation Petition
Application

Application # ANX C2200170 TMP#: 083 025

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

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

TMP # 084 003 1. Name(s): Adams Homes AEC LLC
 Address: 2555 Westside Pkwy Ste 600
Alpharetta, GA 30004

TMP # 084 001 2. Name(s): Downtown Development Authority of Dawsonville
 Address: PO Box 6
Dawsonville, GA 30534

TMP # 087 003 3. Name(s): City of Atlanta Attn: Jennifer Andrews
 Address: PO Box 20509 Properties & Airline
Atlanta, GA 30320 Affairs

TMP # 084 004 4. Name(s): Coleman Janet Bagley
 Address: 5130 Pittman Rd
Cumming, GA 30040

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

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

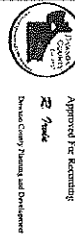
TMP # _____ 7. Name(s): _____
 Address: _____

THE APPLICANT, OR DESIGNED AGENT, **MUST*** ATTEND THE PUBLIC HEARINGS FOR THE CONDITIONAL USE 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.

Filed 04/26/2022 08:59AM
 BK 00087 Pg 0135
 Plat Doc: PLAT
 Penalty: \$0.00 Interest: \$0.00
 Participants: 32340369855
 JUSTIN POWER, Clerk of Superior Court
 DAWSON County, Georgia

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT



-SURVEY NOTES-

FIELD MEASUREMENTS WERE TAKEN WITH A TRIMBLE S5 ROBOTIC INSTRUMENT.
 FIELD DATA FOUND TO HAVE A CLOSURE PERCENTAGE ERROR OF 1 SECOND 558 ANGLE
 FIELD DATA ADJUSTED USING THE LEAST SQUARES METHOD.
 THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO HAVE A PRECISION OF 1 FOOT IN 873,112 FEET.
 THIS PLAT DOES NOT CONSTITUTE AND SHALL NOT BE CONSIDERED AS A TITLE SEARCH OR REPORT, AND THIS MAY BE SUBJECT TO ANY COURT ORDER OR WRIT OR RESTRICTIONS ONE MAY FIND.
 THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THIS PERSON, PERSONS OR THIRD PARTY WITHOUT AN EXPRESSED RESTRICTION BY THE SURVEYOR.
 TYPE OF SURVEY: MINOR PLAT
 SOURCE OF TITLE DESCRIPTION FOR PROPERTY SHOWN HEREON:
 DB 1053, PG 303 - TRACT 7
 B&K TURNER FAMILY, LLP
 PARCEL NUMBER: PORTION OF 083 025

-SURVEYOR CERTIFICATION-

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL NECESSARY STATE AGENCIES AND AGENCIES AS ENDED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. CONFORMANCE WITH APPROVED SURVEYING STANDARDS BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL CERTIFIED THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR THE PRACTICE OF SURVEYING AS SET FORTH IN THE RULES AND REGULATIONS FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67

DUSTY L. LOMAX #1549 32116



-DAWSON COUNTY NOTES-

Dawson County shall not be responsible for maintenance of any pipes, ditches, detention ponds or other structures within any drainage beyond the County right-of-way.
 No structures, fences or other obstructions may be located within a drainage or excess easement without prior approval by the Dawson County Department of Engineering.
 The easement drawings identified as "Primarily Maintained" are private ways and are not maintained by state, county, city or other public agencies.
 Privately maintained common driveways are ineligible for adoption on public roads or streets.
 All drawings showing any county street or road shall show a minimum ten (10) foot breaking zone on either side of the (S) inches above the crown of the street or road.

-FIRE HYDRANT NOTE-

THE CLOSEST FIRE HYDRANT IS APPROX. 3,500 FEET FROM THE SOUTH EAST CORNER OF THE PROPERTY SHOWN.

-FLOOD NOTE-

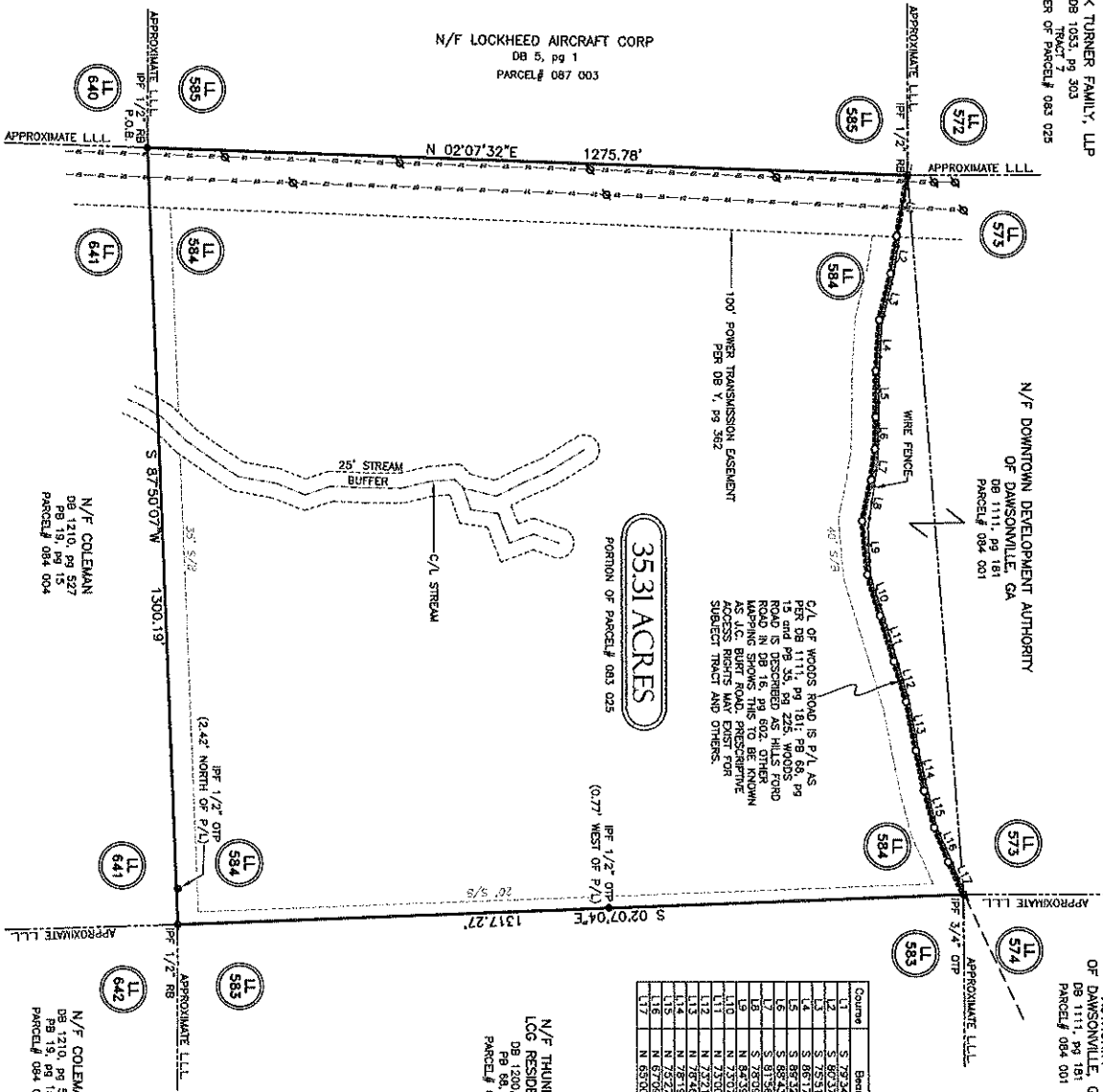
BASED ON AN INTERPRETATION OF FLOOD INSURANCE RATE MAP NO. 13085C0094C, EFFECTIVE DATE 4/4/2018, NO PORTION OF THIS SITE IS LOCATED WITHIN THE 100-YEAR FLOOD PRONE AREA. IF THE FLOOD PRONE HAZARD IS REQUIRED A DETAILED STUDY MAY BE NECESSARY.

-ZONING INFORMATION-

COUNTY: DAWSON
 ZONED: RA
 FRONT SETBACK: 40 FEET
 SIDE SETBACK: 20 FEET
 REAR SETBACK: 20 FEET

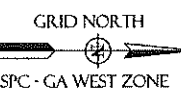
-LEGEND-

- CALCULATED POSITION
- IRON PIN FOUND/SET
- IRON NAIL
- C/A CENTERLINE
- N/F NEW OR FORMERLY
- P/F PROPERTY LINE
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Course	Bearing	Distance
1	S 79°34'03" E	103.79'
2	S 79°31'20" E	63.92'
3	S 79°28'37" E	63.92'
4	S 68°17'52" E	35.75'
5	S 68°15'09" E	77.51'
6	S 68°12'26" E	53.24'
7	S 81°58'20" E	65.90'
8	S 81°55'37" E	65.90'
9	S 81°52'54" E	71.61'
10	N 73°07'30" E	79.86'
11	N 73°04'47" E	79.86'
12	N 72°57'04" E	79.86'
13	N 72°54'21" E	83.76'
14	N 72°51'38" E	83.76'
15	N 72°48'55" E	83.76'
16	N 72°46'12" E	83.76'
17	N 65°00'12" E	57.92'

N/F THUNDER RIDGE
 LOG RESIDENTIAL, LLC
 DB 1200, PG 148
 PG 89, PG 15
 PARCEL# 084 003



SPC - GA WEST ZONE

CERTIFICATE OF AUTHORIZATION NUMBER: LS# 001057

PREPARED BY
DES
 ENGINEERING & SURVEYING
 133 PROMINENCE COURT
 SUITE 210
 DAWSONVILLE, GA 30034
 PHONE: (706) 265-1234
 DAVISENGINEERS.COM

GRAPHIC SCALE
 1 inch = 100 ft

MINOR PLAT SURVEY FOR:
 B&K TURNER FAMILY, LLP
 LAND LOT 584
 4th DISTRICT, 1st SECTION
 DAWSON COUNTY, GEORGIA

REVISIONS BY: MS
 REVISIONS DATE: 4-6-2022
 DRAWN BY: DL/DJS
 FIELD CREW: CC/CC
 PLAT DATE: 8-10-2020
 FIELD DATE: 8-10-2020

SHEET NO.
 1 OF 1

PROJECT NO.
 20-245

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



706.265.3256
www.dawsonville-ga.gov

May 17, 2022

Via Certified Mail 7018 3090 0001 6005 4358

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

Re: Annexation of Property of B&K Turner Family, LLP; ANX C2200170; TMP 083 025; Hwy 9 North; Land Lot 584, 4th District, Section 1.

Dear Mr. Thurmond,

Please be advised that the City of Dawsonville, Georgia, pursuant to authority vested in the Mayor and Council of the City of Dawsonville by Article 2, Chapter 36, Title 36 of the Official Code of Georgia Annotated, received a petition to annex the property referenced above. This annexation petition will be heard during the public hearing segment of the following City Council meetings; June 20, 2022, and July 18, 2022.

This letter has been sent to you by certified mail, return receipt requested, upon receipt of the Annexation Petition of B&K Turner Family, LLP. Said notice is in compliance with O.C.G.A. §§ 36-36-6, and 36-36-111. Please see the attached copy of the annexation petition and map of the site proposed to be annexed, which are included to allow you to identify the subject area, as well as the intended use of the property.

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

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

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

Sincerely,

Stacy Harris
Zoning Administrative Assistance

Enclosures

cc: David Headley, County Manager
Dawson County Attorney

20-245

All that tract or parcel of land lying and being in Land Lot 584, 4th District, 1st Section, Dawson County, Georgia and being more particularly described as follows:

BEGINNING at a 1/2" rebar found at the corner common to Land Lots 583, 584, 641 & 642;

THENCE, S87°50'07"W a distance of 1300.19' to a 1/2" rebar found at the corner common to Land Lots 584, 585, 640 & 641;

THENCE, N02°07'32"E a distance of 1275.78' to a 1/2" rebar found at the centerline of a woods road and the corner common to Land Lots 572, 573, 584 & 585;

THENCE, along the centerline of the woods road, the following courses and distances:

S79°34'03"E a distance of 103.75' to a point;

S80°37'23"E a distance of 63.52' to a point;

S75°51'20"E a distance of 79.27' to a point;

S86°17'32"E a distance of 85.75' to a point;

S89°32'02"E a distance of 77.51' to a point;

S88°43'03"E a distance of 53.24' to a point;

S81°56'20"E a distance of 53.52' to a point;

S78°09'06"E a distance of 69.08' to a point;

N84°39'40"E a distance of 90.37' to a point;

N73°07'30"E a distance of 71.61' to a point;

N73°00'06"E a distance of 79.86' to a point;

N73°21'23"E a distance of 70.36' to a point;

N78°46'18"E a distance of 83.76' to a point;

N78°19'03"E a distance of 69.76' to a point;

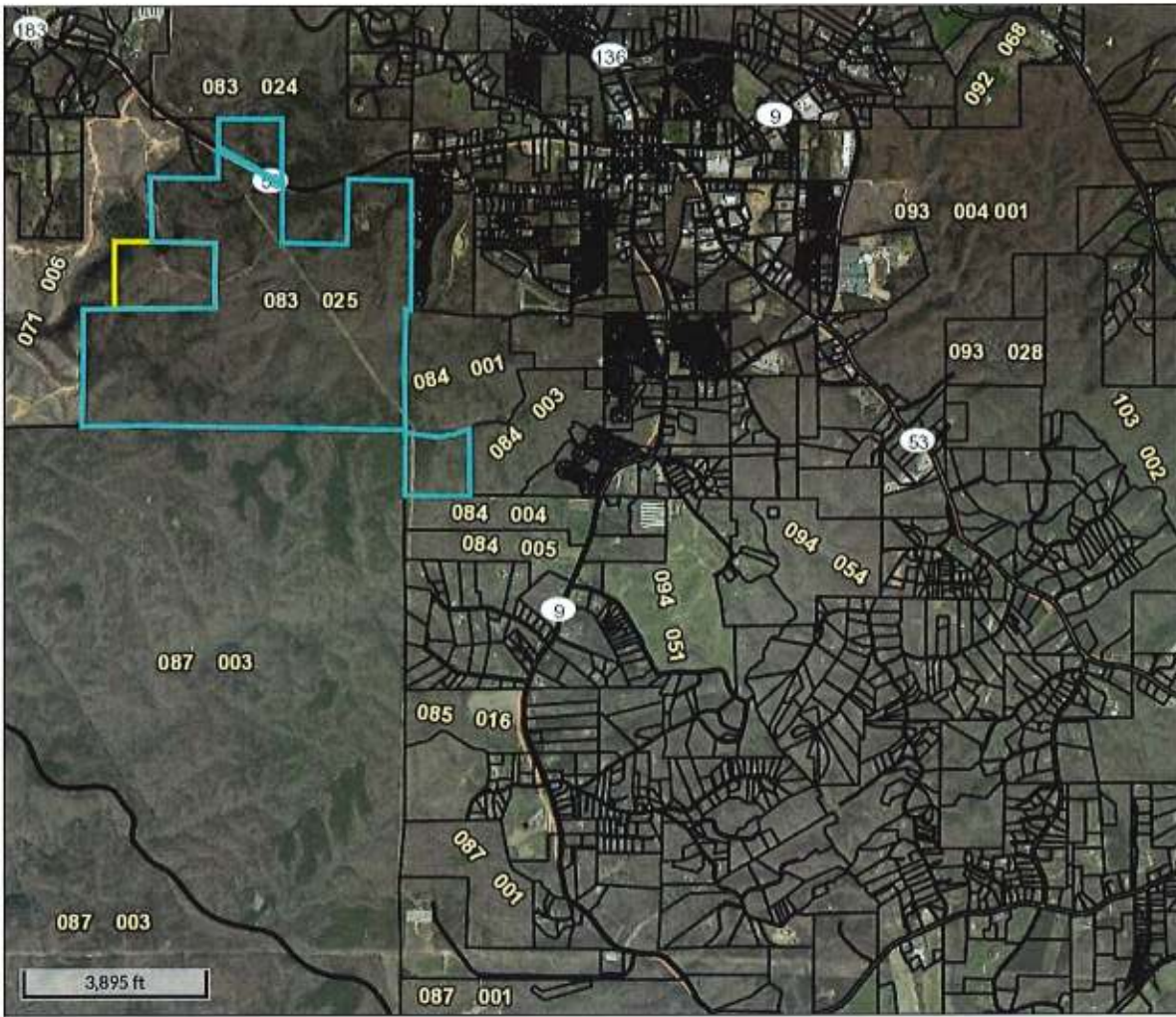
N75°27'48"E a distance of 62.60' to a point;

N67°09'48"E a distance of 63.95' to a point;

N65°00'12"E a distance of 57.92' to a 3/4" open top pipe found at the corner common to Land Lots 573, 574, 583 & 584;

THENCE, leaving the centerline of the woods road, S02°07'04"E a distance of 1317.27' to a 1/2" rebar found; said 1/2" rebar found being the POINT OF BEGINNING.


Said property containing 35.31 acres.



Overview



Legend

 Parcels

Parcel ID: 083 025
Alt ID: 5840
Owner: B & K TURNER FAMILY LLP
Acres: 700
Assessed Value: \$2867928

Date created: 5/12/2022
Last Data Uploaded: 5/11/2022 11:17:53 PM

Developed by  **Schneider**
GEOSPATIAL

qPublic.net™ Dawson County, GA

Summary

Parcel Number 083 025
 Location Address HWY 53
 Legal Description L 449 451 452 500 502 517 519
 (Note: Not to be used on legal documents)
 Class A5-Agricultural
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Tax District UNINCORPORATED (District 01)
 Millage Rate 23.663
 Acres 700
 Neighborhood DLT - River Parcels (B) (122000)
 Homestead Exemption No (50)
 Landlot/District N/A

[View Map](#)



Owner

[B & K TURNER FAMILY LLP](#)
 1090 OAKHAVEN DR
 ROSWELL, GA 30075

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Woodland	Rural	2	44.1
RUR	Woodland	Rural	7	218
RUR	Woodland	Rural	7	202.6
RUR	Woodland	Rural	4	9.8
RUR	Woodland	Rural	2	2.5
RUR	Woodland	Rural	4	5.2
RUR	Woodland	Rural	6	136.2
RUR	Woodland	Rural	1	7.2
RUR	Woodland	Rural	7	16.4
RUR	Woodland	Rural	7	9.1
RUR	Woodland	Rural	6	17.4
RUR	Woodland	Rural	3	12.3
RUR	Woodland	Rural	6	19.2

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
12/31/2012	1053 303		\$0	Title	TURNER KENNETH K	B & K TURNER FAMILY LLP
1/18/1989	117 118		\$0	Quitclaim (non ALT)		TURNER KENNETH K

Valuation

	2022	2021	2020	2019	2018
Previous Value	\$2,867,928	\$2,867,928	\$3,000,100	\$3,000,100	\$2,867,928
Land Value	\$2,867,928	\$2,867,928	\$2,867,928	\$3,000,100	\$3,000,100
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0	\$0
= Current Value	\$2,867,928	\$2,867,928	\$2,867,928	\$3,000,100	\$3,000,100
10 Year Land Covenant (Agreement Year / Value)		2012 / \$566,492	2012 / \$550,146	2012 / \$534,487	2012 / \$519,354

Photos

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



**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:

ANX-C2200170

HEARINGS WILL BE HELD BY:

PLANNING COMMISSION:

DATE: **06.13.2022**

TIME: **5:30pm**

CITY COUNCIL:

DATE: **06.20.2022**

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

City Council

Caleb Phillips, Post 1
William Illg, Post 2
John Walden, Post 3
Mark French, Post 4



Mayor
Mike Eason

City Manager
Robert Bolz

City Clerk
Beverly Banister

Planning Commission:

Randy Davis, Chairperson
Matt Fallstrom, Post 1
Josh Nichols, Post 2
Sandy Sawyer, Post 3
Anna Tobolski, Post 4

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

Planning Director,
David Picklesimer

Zoning Admin Assistant,
Stacy Harris

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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ANX-C2200161: Dustin Gillespie has petitioned to annex into the city limits of Dawsonville the 1.04 acre tract known as TMP 090 099, Located at 544 Gold Bullion Drive W, with a County Zoning of RPC (Residential Planned Community) to City Zoning RPC (Residential Planned Community). Public Hearing Dates: Planning Commission on June 13, 2022, and City Council on June 20, 2022. City Council for a decision on July 18, 2022.

ANX-C2200162: Ryan and Jessica Disharoon have petitioned to annex into the city limits of Dawsonville the 2.36 acre tract known as TMP 090 107 and 090 104, Located at 446 Gold Bullion Drive W, with a County Zoning of RPC (Residential Planned Community) to City Zoning RPC (Residential Planned Community). Public Hearing Dates: Planning Commission on June 13, 2022, and City Council on June 20, 2022. City Council for a decision on July 18, 2022.

VAR-C2200169: Aero Group Racing of Georgia has petitioned to eliminate the 20' foot buffer along the east side of the property line for TMP 070 050, 070 004, 069 036, 069 037 adjoining TMP 070 049 001; Located at 612 Duck Thurmond Road. Public Hearing: Planning Commission on June 13, 2022.

ANX-C2200170: B&K Turner Family, LLP has petitioned to annex into the city limits of Dawsonville the 35.31 acre tract known as TMP 083 025, Located at Land Lot 584, 4th District, Section 1, with a County Zoning of RA (Residential Agricultural/Residential Exurban) to City Zoning AP (Annexed Property District). Public Hearing Dates: Planning Commission on June 13, 2022, and City Council on June 20, 2022. City Council for a decision on July 18, 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.

Sec. 121-69. - R-A Residential Agricultural/Residential Exurban.

Residential agricultural/residential exurban districts are areas that are either primarily agricultural in land use with residential or other use incidental to the agricultural use, or areas that are not under intensive development pressures and are in relatively large parcels. Agricultural uses range from horticulture, animal husbandry, poultry, and forestry, including intensively managed tree farms to non-managed woodlands. The conservation of prime agricultural and forestry land use from intensive development into other uses is a primary objective of this classification and is encouraged. Some prime agricultural land is geographically located on land with constraints on intensive residential or commercial development, such as steep forested slopes or river valley floor plains; therefore, careful consideration should be given to changes in those areas.

(1) *Permitted principal uses.*

- a. Principal uses that are allowed by right or by special use approval are listed on Table 3.1 at the end of this article.
- b. Restrictions that apply to particular uses allowed by right or special use approval are referenced on Table 3.1 and are contained in section 121-74 of this article.

(2) *Allowed accessory uses.*

- a. Customary and essential accessory farm buildings and uses are allowed and include barns and other livestock structures, storage sheds, used for the day-to-day operation of such activities, for the storage or preservation of said crops, products and foodstuffs raised or grown on said parcel, and roadside stands for the sale of products grown on that property only and that comply with the requirements of this section.
- b. Accessory structures shall be no larger than the footprint of the primary structure or one-half the gross square footage, whichever is greater, with the exception that when the lot size is three acres or greater, the size of the accessory structure shall not be regulated in size, but shall meet all setback requirements.
- c. One guest quarters or caretaker/employee residence is allowed per tract of land in accordance with section 121-71(2)f.
- d. Home occupations are allowed if requirements in article VI, section 121-181 are met.
- e. Direct marketing of produce is allowed in a farm market, on-farm market or roadside stand no greater than 500 square feet of building area, unless a variance is approved.
- f. Storage, retail or wholesale marketing, or processing of agricultural products into a value-added agricultural product is a permitted use in a farming operation if more than 50 percent of the stored, processed or merchandised products are produced by the farm operator. Meat processing and food franchises or franchise products are

prohibited.

- g. Agricultural farm operations may include any or all of the following agriculturally related uses and some non-agriculturally related uses so long as the general character of the farm is maintained.
1. Value-added agricultural activities such as education tours, wedding venues and similar special event facilities with a minimum of 15 acres, and/or processing facilities, etc. Wedding venues and similar special event facilities may sell and serve alcohol provided an appropriate alcohol license is held by the property owner or the alcohol is served in accordance with the catering requirements and a valid caterer's license.
 2. Bakeries selling baked goods containing produce grown on site.
 3. Playground areas or equipment, not including motorized vehicles or rides.
 4. Petting farms, animal display and pony rides.
 5. Wagon, sleigh and hay rides.
 6. Nature trails.
 7. Open air or covered picnic areas with restrooms.
 8. Educational classes, lectures, seminars.
 9. Historical agricultural exhibits.
 10. Kitchen facilities and/or tasting rooms for processing/cooking or serving of items for sale containing produce and crops grown on site.
 11. Gift shops for the sale of agricultural products and non-agricultural products such as antiques or crafts, limited to 1,000 square feet building area.
- h. If any agricultural farm includes the listed uses in section 121-69(2)d, then adequate parking facilities must be provided in the form of the following:
1. A minimum of 20 parking spaces must be provided.
 2. Parking facilities may be located on a grass or gravel area. All parking areas shall be defined by either gravel, cut lawn, sand or other visible marking.
 3. All parking areas shall be located in such a manner to avoid traffic hazards associated with entering and exiting the public roadway.
 4. Paved parking areas must meet all design, landscaping and screening and setback requirements set forth by Dawson County codes and regulations.
 5. All lighting, parking and otherwise shall meet the commercial lighting requirements of the Land Use Ordinance.

(3) *Allowed temporary uses.* The following temporary uses are allowed:

- a. Seasonal U-pick fruits and vegetable operations.
- b. Seasonal Outdoor mazes of agricultural origin such as straw bales or corn, small-scale outdoor entertainment such as a car show, art fair or music concert, fun houses or haunted houses, non-profit benefits, and festivals with a special use business permit.

(4) *Prohibited uses.*

- a. Any principal use not shown on Table 3.1 as allowed in a zoning district, whether by right or with approval as a special use, is specifically prohibited.
- b. In addition, meat processing or manufacturing operations related to allowed agricultural uses are prohibited. Horses are also prohibited on lots less than three acres.

(5) *Building requirements.* The minimum area, yard, and building requirements in the R-A Residential Agricultural District are as set forth in Table 3.2.

(6) *Special district requirements.* Agricultural districts include uses of land primarily for active farming activities and will result in odors, noise, dust and other effects, which may not be compatible with adjacent single-family development. Future abutting developers in non-RA land use districts shall be provided with a "Notice of RA Adjacency" at the time of application for a building or occupancy permit for property adjacent to an RA District. Prior to administrative action on either the land use district or the issuance of a building or occupancy permit the applicant therefore shall be required to sign a waiver on a form prepared by the planning and development director which will indicate that the 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 RA use, the applicant agrees by executing the 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 RA District constitute a nuisance) against local governments and adjoining landowners whose property is located in an RA District. Any such notice or acknowledgment provided to or executed by a landowner adjoining a tract in an RA District shall be a public record.

(Ord. of 8-6-2020(3), § 1(Exh. A, § 312))

ARTICLE XXXIII. - AP, ANNEXED PROPERTY DISTRICT

Sec. 3301. - Purpose and intent.

The annexed property ("AP") district is intended to permit those landowners who petition to annex land into the corporate limits of the city without changing the use of their land or the intensity of the use of their land upon annexation the option of maintaining the same land use performance standards upon the annexed property after annexation as were upon the land prior to annexation by virtue of the land performance standards of the county.

(Ord. of 12-3-2018)

Sec. 3302. - Permitted uses in AP.

The land use performance standards, both in permissible uses and the intensity of permissible uses, shall be the same as were allowed under the county zoning ordinance governing the land immediately prior to its annexation into the city. No change in the county zoning ordinance after an annexation shall affect or change the land use performance standards for the property annexed.

(Ord. of 12-3-2018)

Sec. 3303. - Conditional uses.

The land use performance standards, both in conditional uses and the intensity of conditional uses, shall be the same as were conditionally allowed under the county zoning ordinance governing the land immediately prior to its annexation into the city. No change in the county zoning ordinance after an annexation shall affect or change the land use performance standards for the property annexed.

(Ord. of 12-3-2018)

Sec. 3304. - Assignment of AP.

1. Upon the effective date of this article, the AP zoning designation shall be an option for the initial zoning of property annexed into the corporate limits of the city.
 - a. All persons wishing to maintain the same use of their land as well as the same intensity of the use of their land after annexation shall secure such desire by indicating on their petition for annexation that they wish their property be zoned AP upon annexation.
 - b. Only upon annexation is a landowner eligible to have his land classified within the AP zoning district. Once the land is assigned to a different land use district under the city's zoning ordinance as provided in section 3305 below, the AP district is no longer available.
2. Nothing contained herein shall be construed to require property upon annexation or any time after annexation to be assigned the AP zoning designation. Rather, the use of the AP zoning category is at the request of the zoning applicant and is conditioned upon the granting of the same by the mayor and council.

3. Once designated as AP by the mayor and council, no rezoning petition may be filed on an AP property for 12 months from the effective date of the annexation as determined by chapter 36 of title 36 of the Official Code of Georgia Annotated. The foregoing notwithstanding, property shall not remain within the AP zoning district for any longer than is described in section 3305 below.

(Ord. of 12-3-2018)

Sec. 3305. - Conversion to city created performance standards.

1. The AP zoning designation is intended to be a temporary land use district for those persons who desire to have their land annexed into the corporate limits of the city, without changing the use of their land or the intensity of the use of their land. It is not intended to permanently supplant the specific zoning designations of the city zoning ordinance, but instead, to provide for continuity in land use performance standards upon annexation.
2. The AP zoning designation may be applied to land annexed into the corporate limits of the city for a period of up to 16 months after the effective date of the annexation as determined by chapter 36 of title 36 of the Official Code of Georgia Annotated.
 - a. At any time at least 12 months after the effective date of annexation of the property into the corporate limits of the city, the property may be rezoned pursuant to the application of the landowner or on the initiation of a rezoning by the governing authority.
 - b. If no rezoning is accomplished by the end of the 16-month period referred to above, the land shall automatically be converted from AP zoning designation to the R1 zoning designation under the city zoning ordinance.
 - c. For good cause shown, the mayor and council of the city may extend the use of the AP zoning designation on a piece of property for longer than the 16-month period, but in no event shall the AP zoning designation be applied to a parcel in the corporate limits of the city for longer than 18 months.
3. Persons who support the application will be asked to comment first. The petitioner may, upon recognition and upon s name and address, present and explain his application. The petitioner or his designated agent shall be required to attend public hearing unless written notice of hardship is received prior to such meeting. Failure of the petitioner or agent to public hearing or meeting, except in cases of hardship, may be due cause for dismissal of such application. A time limit be imposed at the discretion of the chairman/mayor, but in no event shall such time limitation provide for less than ten minutes nor shall it be any less than the time allowed for those persons speaking in opposition to the application.
4. Persons who oppose the application will be asked to comment next. All interested parties after being recognized shall be afforded an opportunity to address the proposed application by standing before the appropriate body and identifying their name, address and interest along with any comments on the proposed application. A time limitation may be imposed at the discretion of the chairman/mayor, but in no event shall such time limitation provide for less than ten minutes, nor shall it be any less than the time allowed for those persons speaking in favor of the application.

(Ord. of 12-3-2018)