

**AGENDA**  
**PLANNING COMMISSION REGULAR MEETING**  
**G.L. Gilleland Council Chambers on 2<sup>nd</sup> Floor**  
**Monday, June 12, 2023, 5:30 P.M.**

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1. Call to Order
2. Roll Call
3. Invocation and Pledge
4. Announcements
5. Approval of the Agenda
6. Approval of the Minutes
  - Regular Meeting held Monday, March 13, 2023

**PUBLIC HEARING**

7. **VAR C2300101**: Ensite Civil Consulting, LLC, representing Song Swallow, LLC has requested to reduce the entrance to Arbor West Subdivision down to one street access; located at 372 Howser Mill Road (TMP 082 017 and 092B 025 001). Public Hearing Date: Planning Commission on Monday, June 12, 2023.
8. **ZSP C2300063**: Atlanta Motorsports Park, LLC has petitioned an amendment site plan for eight (8) additional garage condo buildings, 46 second home sites/race cottages, one (1) commercial building, a two-sided LED billboard (12' x 32'), upgraded kart track lighting, extension of hours of operation for go-kart track, military and law enforcement training and events after hours without noise, four (4) annual events with open sound limit; increase sound monitor limits; remove ambulance and fire truck conditions for non-racing activity, allow spectators without grandstands, and allow public address system; located at 20 Duck Thurmond Road (TMP 070 049 001). Public Hearing Dates: Planning Commission on Monday, June 12, 2023, and City Council Monday, June 19, 2023. City Council for a decision on July 17, 2023.

**PLANNING DIRECTOR REPORT**

**PLANNING COMMISSION REPORTS**

**ADJOURNMENT**

***The next scheduled Planning Commission meeting is Monday, July 10, 2023***

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

**MINUTES**  
**PLANNING COMMISSION REGULAR MEETING**  
**G.L. Gilleland Council Chambers on 2<sup>nd</sup> Floor**  
**Monday, March 13, 2023**

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1. **CALL TO ORDER:** Chairperson Randy Davis called the meeting to order at 5:31 p.m.
2. **ROLL CALL:** Present were Planning Commission Members, Anna Tobolski, Sandy Sawyer, Josh Nichols, Alexis Noggle, City Attorney Jonah Howell, Councilmember Liaison Caleb Phillips, City Manager Bob Bolz, Zoning Administrative Assistant Stacy Harris, Building Inspector Clay Moss.
3. **INVOCATION AND PLEDGE:** Invocation and pledge were led by City Manager Bob Bolz.
4. **ANNOUNCEMENTS:** None
5. **APPROVAL OF THE AGENDA:** Motion to approve the agenda made by A. Tobolski; second by A. Noggle. Vote carried unanimously in favor.
6. **APPROVAL OF THE MINUTES:** Motion to approve the regular meeting minutes held on Monday, February 13, 2023, made by J. Nichols; second by S. Sawyer. Vote carried unanimously in favor.

**PUBLIC HEARING**

7. **ZA-C2300085:** Kevin Lalani has petitioned for a zoning amendment for TMP DQ3 056, located at 514 Academy Ave. from CBD (Central Business District) to TB (Town Business District). Public Hearing Dates: Planning Commission on March 13, 2023, and City Council on March 20, 2023. City Council for a decision on April 17, 2023.

Chairperson Davis read the zoning amendment and conducted the public hearing. Motion to open the public hearing made by S. Sawyer; second by A. Noggle. Vote carried unanimously in favor.

Zoning administrative S. Harris provided the staff analysis report for the zoning amendment.

The following person spoke in favor of the zoning request:

- Doug Sherrill, 131 Providence Court, Dawsonville, GA – Mr. Sherrill stated he is representing Kevin Lalani and Mr. Lalani feels that Town Business will be a better zoning category for his intentions of developing the property. Mr. Sherrill stated that his client is wanting to build a mixed-use development consisting of standalone coffee/eatery shop and office spaces, with access off Academy Ave. and not Highway 53 East.

No one spoke in opposition of the request.

Motion to close the public hearing made by A. Noggle; second by J. Nichols. Vote carried unanimously in favor. Motion to approve ZA-C2300085 zoning amendment as presented made by A. Tobolski; second by A. Noggle. Vote carried unanimously in favor.

**PLANNING COMMISSION REPORTS:** Next Planning Commission Meeting is Monday, April 10, 2023.

**ADJOURNMENT:** Motion to adjourn the meeting at 5:39 p.m. made by S. Sawyer; second by A. Noggle. Vote carried unanimously in favor.

MINUTES  
PLANNING COMMISSION REGULAR MEETING  
G.L. Gilleland Council Chambers on 2<sup>nd</sup> Floor  
Monday, March 13, 2023

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*Approved this 12<sup>th</sup> day of May, 2023*

\_\_\_\_\_  
Randy Davis, Commission Chairperson

\_\_\_\_\_  
Alexis Noggle, 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

DRAFT



# CITY OF DAWSONVILLE

## PLANNING STAFF REPORT

**Applicant**.....Adam Whitmire  
**Variance #**.....C2300101  
**Request**.....Variance from Section 109-36 (2) requiring two means of street access  
**Current Zoning** .....R-3, Single-Family Residential District  
**Size**.....+/- 21.764 Acres  
**Location** .....Howser Mill Tract  
**Tax Parcel**.....082-017, 092B-025-001  
**Planning Commission Public Hearing Date** .....Monday June 12, 2023

**Applicant Proposal**

The applicant is seeking relief from Section 109-36 (2) requiring two means of access to a public street. The Letter of Intent requests the variance with no additional stipulations due to the limited access points to streets for this 56 lot R-3 subdivision off Howser Mill.

**Surrounding Properties**

| Adjacent Land Uses | Existing zoning | Existing Use |
|--------------------|-----------------|--------------|
| North              | R-3             | Residential  |
| South              | R-1             | Residential  |
| East               | R-3             | Residential  |
| West               | R-1/ County     | Residential  |

**History**

June 4, 2018 Annexed and Zoned R-3

- Existing Uses – Vacant Land
- Stipulations
  - Sidewalks shall be placed on both sides of the streets inside the development and along the development’s property line on Howser Mill at developer’s expense and must meet City of

Dawsonville Development Standards **(Will need to satisfy at approval of Civil Plans)**

- An amenity package and/or greenspace shall be provided in the subdivision at the developer's expense and must be approved by the City Council prior to development. **(Satisfied and approved on May 1, 2023 by Council)**
- A traffic study shall be conducted, with improvements made by the developer, as approved by the City Council prior to development. **(Satisfied)**
- A 10-foot planted buffer shall be installed along the common property line with Howser Mill Subdivision. The buffer may be a part of the setback area. The landscape design plan must be approved by the City's Planning Director. **(Will need to satisfy at approval of Civil Plans)**
- The developer shall create a neighborhood Homeowner's Association with restrictive covenants to be approved as to form by the City Attorney. **(TBD)**
- The minimum square footage of each house is 1,800 SF. **(Will need to satisfy at approval of each building permit)**

January 28<sup>th</sup>, 2019 through March 28<sup>th</sup> 2019

- Land was Tree Harvested

May 10<sup>th</sup>, 2021 Variances Approved

- Two Variances

Variance from Chapter 109 street standards Article IV access Section 109-36 to eliminate the second access entrance. **Expired May 11, 2023**

1. Stipulation – 56 residential homes shall be sprinkled if emergency access is not installed.
2. Variance to Zoning Article VIII Section 807 Tree Protection to waive the three-year eligible requirement for development following tree harvesting. **No longer needed since development is three (3) years post harvesting.**

**Criteria for Consideration of Variances:**  
**APPENDIX A - ARTICLE IX. -Sec. 907**

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.

- 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,**
  - a. The only frontage along this development is approximately 375 feet of parcel 082-017 along Howser Mill. In order to meet the intent of the ordinance, the two entrances would need to be further apart than in order to disperse traffic from a single concentrated flow. The shape of this property does not lend itself to meet this section of the ordinance with its original intent.
- 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; and,**
  - a. Section 109-36 was adopted in July of 2019. Prior to that adoption, two adjacent R-3 properties were developed with single access points in the early 2000s under previous regulations.
- 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; and,**
  - a. It is the opinion of the Planning department that no special privileges will be denied to other properties if this variance is granted.
- 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; and,**
  - a. It is the opinion of the Planning Department that this development 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.
- 5. The special circumstances are not the result of the actions of the applicant; and,**
  - a. It is not believed that the circumstances are a result of the applicant.
- 6. The variance requested is the minimum variance that will make possible the legal use of the land, building, or structure; and,**
  - a. This is not applicable in this situation.
- 7. The variance is a request to permit a use of land, building or structures which is permitted by right in the district involved.**
  - a. The use of the property will not change as a result of this request.



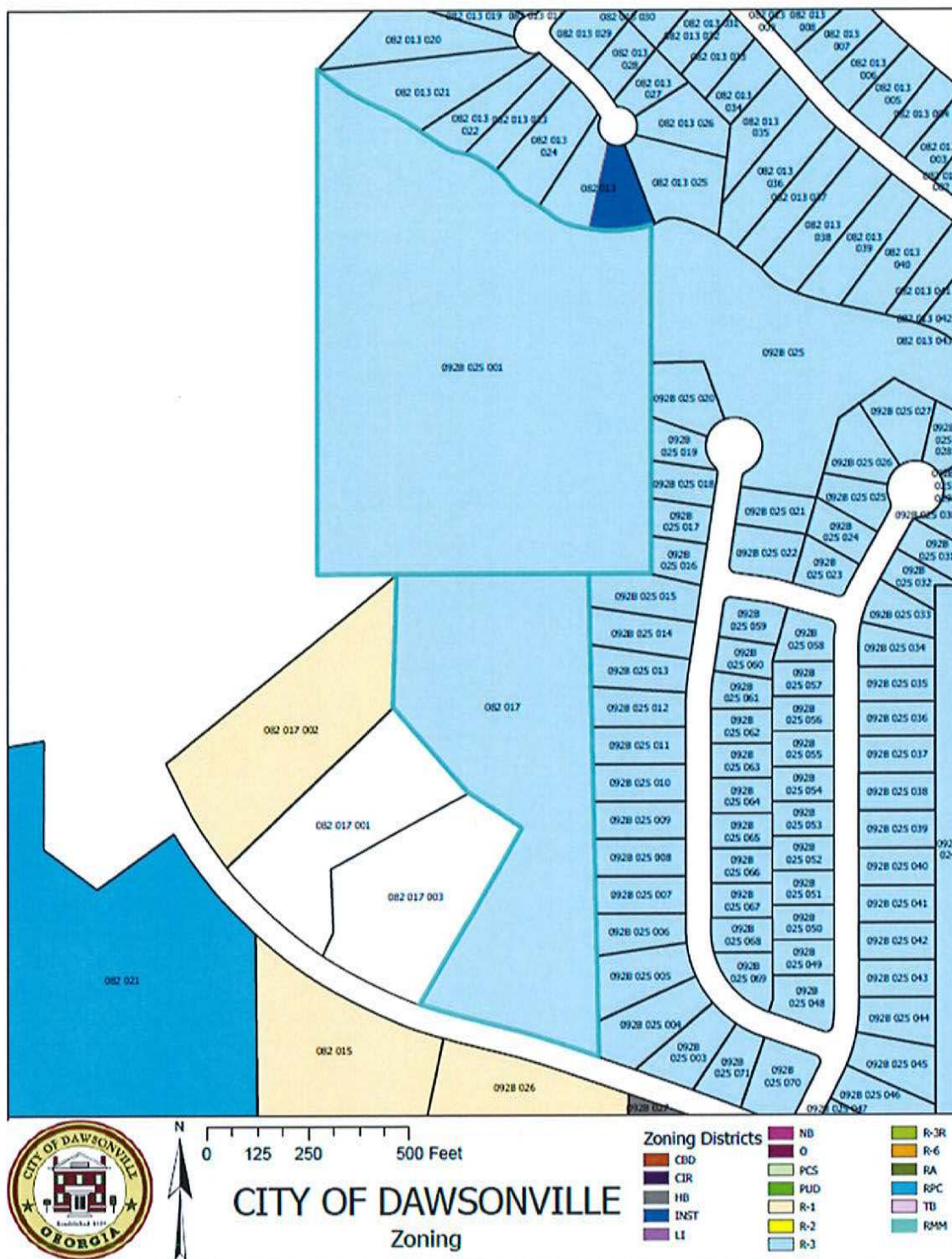
**Analysis:**

Although expired, a variance request for this instance was approved on May 10, 2021. The difference between these two requests is the changing of the fire codes requiring residential sprinkler systems in lieu of a secondary entrance. The applicant had agreed to sprinkling the homes in order to comply at that time. The applicant still intends on meeting all fire codes as they are written current and no longer require sprinklers. Obviously, residential sprinklers are a significant cost to the developer as well as additional maintenance for the homeowner long term.

Pictures of Property:



Current Zoning Map:









Aerial:







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

**Variance Application**

VAR- C2300101

Application for:  Appeal  Special Exception  Adjustment

Variance Requested: Sec. 109-36(2) - One Access for 56 Lots (Letter of Intent must fully describe this request)

Applicant Name: Adam Whitmire Company: Song Swallow, LLC  
 Address: [REDACTED] City: [REDACTED] Zip: [REDACTED]  
 Cell Phone: [REDACTED] Email: [REDACTED]

Owner Name(s): \_\_\_\_\_  
 Address: \_\_\_\_\_ City: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Cell Phone: \_\_\_\_\_ Email: \_\_\_\_\_

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

Address: 372 Howser Mill Road Lot # 1-56  
 Present/Proposed Zoning: R3 Parcel # 082 017 & 092B 025 001  
 District: 4th Land Lot: 370 & 379 Tax Map # see above  
 Present and/or Proposed Use of Property: Proposed - 56 lot subdivision

**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                           |
| Appeals and Change of Zoning Conditions | \$500.00                           |
| Public Notice Certified Mail            | \$8.10 per adjacent property owner |

[Signature]  
 Signature of Applicant

5-9-23  
 Date

|  |  |
|--|--|
| <b>Office Use Only</b>                               |  |
| Date Completed Application Rec'd: <u>05.05.23</u>    | Amount Paid: \$ <u>651.<sup>00</sup></u> <u>(CK)</u> Cash CK |
| Date of Planning Commission Meeting: <u>06.12.23</u> | Dates Advertised: <u>05.24.23</u>                            |
| Approved by Planning Commission: YES NO              | Approved by City Council: YES NO                             |
| Postponed: YES NO Date: _____                        |  |

**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:** A secondary access is not feasible because of the following:

1. Limited Road Frontage

2. Adjoining Howser Mill Subdivision doesn't have an accessible tie-in

3. Adjoining Shoal Creek Subdivision is across a creek and doesn't have an accessible tie in.

4. Adjoining Church and residential properties are too steep for a fire access road. and,

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

**Answer:**

Adjoining larger subdivisions only have one access point and no stubbed roads for a future connection point.

\_\_\_\_\_ and,

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

**Answer:**

Adjoining larger subdivison only have one access point and no stubbed roads for a future connection point.

\_\_\_\_\_ and,



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

**Answer:**

International Fire Code, Appendix D107.1, which was adopted January 1, 2022, states "Developments of one- or two-family dwellings where the number of dwelling units exceeds 120 shall be provided with two separate and approved fire apparatus access roads." A proposed community of 56 lots would only need one access per this code.

\_\_\_\_\_ and,

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

**Answer:**

As previously mentioned, there are no accessible points in adjoining larger subdivisions, or adjacent properties that would allow for a secondary fire access road.

\_\_\_\_\_ and,

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

**Answer:**

Due to the limited road frontage, allowing one access will make it possible the legal use of the land.

\_\_\_\_\_ and,

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

**Answer:**

A single road access is all that is necessary to use the property as zoned.

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.



*"Engineering Site Solutions"*

Land Planning ~ Civil Design ~ Flood Studies ~ NPDES Inspections ~ Permitting

4224 Sweetwater Juno Rd • Dawsonville, GA • 30534

Corey Gutherie, PE

May 2, 2023

City of Dawsonville

Planning & Zoning

415 Hwy 53E, Suite 100

Dawsonville, GA 30534

Re: Letter of Intent - Request for Variance

Sec. 109-36(2)

One Access for 56 lots – Arbor West

Dear Mrs. Harris,

On behalf of Song Swallow, LLC, please accept this letter of intent to accompany the variance request for Arbor West, a proposed 56 lot R-3 subdivision off Howser Mill Rd. We ask for this variance with no additional stipulations due to the limited available access points around this property, which includes a minor amount of road frontage on Howser Mill Rd, two existing subdivisions adjacent to the subject property with no connection points, and other private properties.

We feel this request is justified and even supported by the amended International Fire Code – Appendix D, amended January 1, 2022, which requires a second access point for subdivisions of 120 lots or more.

Furthermore, it is typical of traffic engineers to limit access onto collector roads to improve the flow and safety of the collector road, like Howser Mill Rd.

We respectfully request the City to consider this request for Arbor West.

Sincerely,



Corey Gutherie, PE

Agent for the Owner







**City Council:**

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



Mike Eason  
**Mayor**

Robert Bolz  
**City Manager**

Beverly Banister  
**City Clerk**

**Planning Commission:**

Randy Davis, Chairperson  
Alexis Noggle, 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](http://www.dawsonville-ga.gov)

Jameson Kinley  
Planning Director

Stacy Harris  
Zoning Admin Assistant

**PUBLIC NOTICE**

The following public hearings will be conducted 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 conducted in the Council Chambers on the second floor at City Hall located at 415 Highway 53 East, Dawsonville, Georgia 30534. The public is invited to participate.

.....

**VAR C2300101:** Ensite Civil Consulting, LLC, representing Song Swallow, LCC has requested to reduce the entrance to Arbor West Subdivision down to one street access; located at 372 Howser Mill Road (TMP 082 017 and 092B 025 001). Public Hearing Date: Planning Commission on Monday, June 12, 2023.

If you wish to speak on the request, 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.*



be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument.

**FORETHOUGHT LIFE INSURANCE COMPANY**  
as Attorney in Fact for  
**MARK ALAN HINMAN**  
THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.  
Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071  
Telephone Number: (877) 813-0992  
Case No. SPS-21-02470-6  
**120576 5/10, 17, 24, 31**

**NOTICE OF FORECLOSURE OF RIGHT TO REDEEM PROPERTY**

Take notice that:  
The right to redeem the following described property, to wit:  
**3051 Grouse Gap Drive** according to the present system of numbering properties in Dawson County Georgia, having Tax Parcel ID # 023 002 and being further described as follows:

All that tract or parcel of land lying and being in land Lot 303 of the Fifth District, Second Section, Dawson County, Georgia and being Lot 3051 of the Wet Mountain Neighborhood of Big Canoe Subdivision, as per plat recorded in Plat Book 4, Page 123, of the records of the Clerk of the Superior Court of Dawson County, Georgia; said plat being by this reference specifically being incorporated herein and made a part hereof.

will expire and be forever foreclosed and barred on and after the day of June 19, 2023, or thirty days after legal service of this notice, whichever is later.

The tax deed to which this notice relates is dated the 4th day of May 2021, and is recorded in the office of the Clerk of the Superior Court of Dawson County, Georgia, in Deed Book 1501 Page 524.

The property may be redeemed at any time before the day of June 19, 2023, or thirty days after legal service of this notice, whichever is later, by payment of the redemption price as fixed and provided by law to the undersigned at the following address: Fletcher Law Firm LLC, 328 SE Alexander Street, Suite # 10, Marietta GA 30060. Please be governed accordingly.

Sincerely, Robert Allen Wilson Jr.  
c/o James R. Fletcher II, Esq.  
(File: 2894.0001)

**121478, 5/24, 31, 6/7, 14**

**Name Changes**

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

In re the Name Change of  
Ethan Wilson,  
Petitioner  
Civil Action File No. 2023-CV-171-KFG

**NOTICE OF PETITION TO CHANGE NAME**

An action was filed in the Superior Court of Dawson County on April 27th, 2023, to change the Petitioner's name as follows:  
Petitioner's name: Ethan Wilson  
Desired new name: Gwendolyn Anois Wilson

Any interested party has the right to appear in this case and file objection before the final judgment is ordered in this case.

Dated: April 27th, 2023  
/s/ Ethan Wilson  
Petitioner Pro se

**Public Hearings**

**NOTICE OF PROPOSED CHARTER AMENDMENT**

The City Council of the City of Dawsonville will consider for adoption in accordance with Georgia Law, amendments to its Charter, to address finalization of its district maps and the compensation of the Mayor and Council, which adoption will be considered at two meetings held on June 5, 2023 and June 19, 2023.

The meetings are scheduled to begin at 5:00 pm in the G.L. Gilleland Council Chambers on the 2nd Floor of Dawsonville City Hall located at 415 Hwy 53 E, Dawsonville, Georgia. A copy of the proposed ordinance amending the Charter is on file in the office of the Clerk of the City of Dawsonville and in the office of the Clerk of the Superior Court of Dawson County.

**121962, 5/24, 5/31, 6/7**

**Notice of Public Hearing**

The following public hearings will be conducted 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 conducted 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.

**VAR C2300101:** Ensite Civil Consulting, LLC, representing Song Swallow, LLC has requested to reduce the entrance to Arbor West Subdivision down to one street access; located at 372 Howser Mill Road (TMP 082 017 and 092B 025 001). Public Hearing Date: Planning Commission on Monday, June 12, 2023.

**ZSP C2300063:** Atlanta Motorsports Park, LLC has petitioned an amendment site plan for eight (8) additional garage condo buildings, 46 second home sites/race cottages, one (1) commercial building, a two-sided LED billboard (12' x 32'), upgraded kart track lighting, extension of hours of operation for go-kart track, military and law enforcement training and events after hours without noise, four (4) annual events with open sound limit; increase sound monitor limits; remove ambulance and fire truck conditions for non-racing activity, allow spectators without grandstands, and allow public address system; located at 20 Duck Thurmond Road (TMP 070 049 001). Public Hearing Dates: Planning Commission on Monday, June 12, 2023, and City Council Monday, June 19, 2023. City Council for a decision on July 17, 2023.

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.  
**122060, 5/24**

**PUBLIC COMMENT NOTICE  
DAWSON COUNTY, PI# 0013990**

being amended into the State Transportation Improvement Program by increasing the Construction amount from \$3,975,101 to \$6,238,160 for Georgia Department of Transportation project PI# 0013990; which is the bridge replacement of SR 136 @ TOTO CREEK 7.6 MI SE OF DAWSONVILLE.

Such notice is required by the IJA/BIL federal transportation law. Comments should be directed to Matt Markham, Planning Deputy Director, at One Georgia Center, 600 West Peachtree St NW, Atlanta, Georgia 30308.  
**121948, 5/24, 5/31**

**Public Notice**

The Dawson County Planning Commission will hear the following request on June 20, 2023 at 6:00 p.m. in the DAWSON COUNTY GOVERNMENT CENTER, ASSEMBLY ROOM 2303 located at 25 JUSTICE WAY, Dawsonville, Georgia:

Application for Rezoning:  
SU 23-01 Shannon Elzey is requesting to a Special Use of TMP 079-019 to place a manufactured home on less than 5 acres in R-A (Residential Sub-Rural). (Tanner Hall Road)

The Dawson County Board of Commissioners will hear SU 23-01 at their regularly scheduled meeting on July 20th 2023 Dawson County Board of Commissioners' regular voting session meetings will immediately follow the board's 4 p.m. work session meetings at the DAWSON COUNTY GOVERNMENT CENTER, ASSEMBLY ROOM 2303 located at 25 JUSTICE WAY, Dawsonville, Georgia.

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

If you should wish to speak in favor or opposition to the above listed application, please contact this office for a Campaign Disclosure Form. This must be completed and filed with this office prior to the meeting date. This is only necessary if you have made campaign contributions in the amount of \$250.00 or more within 2 years prior to this date.  
**122071, 5/24, 5/31**

**Public Notice**

The Dawson County Planning Commission will hear the following request on June 20, 2023 at 6:00 p.m. in the DAWSON COUNTY GOVERNMENT CENTER, ASSEMBLY ROOM 2303 located at 25 JUSTICE WAY, Dawsonville, Georgia:

Application for Rezoning:  
ZA 23-04 Keith Mulkey obo Gladys Voyles is requesting to rezone 3.18 acres of TMP 039-011 from R-A (Residential Sub-Rural) to RSR (Residential Sub-Rural). (Kelly Bridge Road)

The Dawson County Board of Commissioners will hear ZA 23-04 at their regularly scheduled meeting on July 20th 2023 Dawson County Board of Commissioners' regular voting session meetings will immediately follow the board's 4 p.m. work session meetings at the DAWSON COUNTY GOVERNMENT CENTER, ASSEMBLY ROOM 2303 located at 25 JUSTICE WAY, Dawsonville, Georgia.

If you have any questions or concerns regarding this application or need special accommodations

invited to attend and be heard.

If you should wish to speak in favor or opposition to the above listed application, please contact this office for a Campaign Disclosure Form. This must be completed and filed with this office prior to the meeting date. This is only necessary if you have made campaign contribution in the amount of \$250.00 or more within 2 years prior to this date.  
**122072, 5/24, 5/31**

**Public Notice**

The Dawson County Planning Commission will hear the following request on June 20, 2023 at 6:00 p.m. in the DAWSON COUNTY GOVERNMENT CENTER, ASSEMBLY ROOM 2303 located at 25 JUSTICE WAY, Dawsonville, Georgia:

Application for Rezoning:  
ZA 23-05 Jim King is requesting to rezone 8.322 acres of TMP 106-05 002 from R-A (Residential Sub-Rural) to C-HB (Residential Sub-Rural) (Dawson Forest Road)

The Dawson County Board of Commissioners will hear ZA 23-05 their regularly scheduled meeting- July 20th 2023 Dawson County Board of Commissioners' regular voting session meetings will immediately follow the board's 4 p.m. work session meetings at the DAWSON COUNTY GOVERNMENT CENTER, ASSEMBLY ROOM 2303 located at JUSTICE WAY, Dawsonville, Georgia

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

If you should wish to speak in favor or opposition to the above listed application, please contact this office for a Campaign Disclosure Form. This must be completed and filed with this office prior to the meeting date. This is only necessary if you have made campaign contribution in the amount of \$250.00 or more within 2 years prior to this date.  
**122076, 5/24, 5/31**

**Public Notice**

The Dawson County Planning Commission will hear the following requests on June 20, 2023 at p.m. in the DAWSON COUNTY GOVERNMENT CENTER, ASSEMBLY ROOM 2303 located at 25 JUSTICE WAY, Dawsonville, Georgia:

Application for Variance:  
VR 23-05 Jacob Reichel is request to vary from the Dawson County Subdivision Regulations Ordinance Section 133-115 B.1 subdivision parcel more than 5 times in less than 5 years TMP 039-012-031 (Ct Road)

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

If you should wish to speak in favor or opposition to the above application, please contact this office for a Campaign Disclosure Form. This must be completed and filed with this office prior to the meeting date. This is only necessary if you have made campaign contribution in the amount of \$250.00 or more within 2 years prior to this date.  
**122068, 5/24, 5/31**





# CITY OF DAWSONVILLE

## PLANNING STAFF REPORT

**Applicant**.....Jeremy Porter, Atlanta Motorsports Park, LLC

**Amendment #** .....ZSPC2300063

**Request**.....Add Additional Structures/Uses and amend conditions previously set by City Council

**Proposed Use** .....CIR – Restricted Industrial Commercial District

**Current Zoning** .....CIR – Restricted Industrial Commercial District

**Size**.....+/- 152.14 Acres

**Location** .....20 Duck Thurmond Road

**Tax Parcel**.....070-049-001

**Planning Commission Public Hearing Date** .....Monday June 12, 2023

**Council Date Public Hearing Date** .....Monday June 19, 2023

### Applicant Proposal

The applicant is seeking to add the following structures and uses:

1. Eight (8) new condominium buildings
  - a. Including garage condo buildings and a condo building with commercial use in the basement and residential use above the ground
2. 46 small second home sites/race cottages
3. One (1) commercial building
4. A two-sided LED billboard
5. Upgrade the kart track lighting
6. Extending the hours of operation of the go kart track for rental (non-racing karts only) until 9:00 p.m. Monday through Thursday, 11:59 p.m. Friday and Saturday, and 8:00 p.m. on Sunday

7. Allow Military and Law Enforcement training and events after hours without noise
8. Four (4) annual events from Thursday through Sunday during normal business hours that will involve a maximum of 300 racer participants with open sound limits during events

The applicant is also seeking modification of the current stipulations:

1. Relief for the requirement of an ambulance and fire truck for the track without racing events
2. Increase the property line sound monitors to 65 LEQ
3. Trackside DB limit increased to 103 DB weighted per vehicle/motorcycle
4. Allow spectators without grandstands
5. Allow a Public Address system with sound below 98 DB

**Surrounding Properties**

| Adjacent Land Uses | Existing zoning | Existing Use                          |
|--------------------|-----------------|---------------------------------------|
| North              | R-1             | Residential                           |
| South              | RA/HB           | Residential<br>Agriculture/Commercial |
| East               | R-1/RA          | Residential Agriculture               |
| West               | R-1             | Residential                           |

**Criteria for Consideration of Map Amendments (Rezoning):**  
**APPENDIX A - ARTICLE IX. -Sec. 909**

The applicant, staff, Planning Commission and governing body should review an application for zoning map amendment with regard to the following criteria:

- 1. The existing uses and zoning of nearby property and whether the proposed zoning will adversely affect the existing use or usability of nearby property.**
  - a. The proposed additional development should not adversely affect the use or usability of nearby properties.
- 2. The extent to which property values are diminished by the particular zoning restrictions.**
  - a. There should be no diminished property values from the proposed additional development.
- 3. The extent to which the destruction of property values promotes the health, safety, morals or general welfare of the public.**
  - a. There should be no destruction of property values from the proposed additional development.
- 4. The relative gain to the public, as compared to the hardship imposed upon the individual property owner.**
  - a. The relative gain to the public is an expanding commercial venture that brings additional sales tax from a prospering business.



5. **The physical suitability of the subject property for development as presently zoned and under the proposed zoning district.**
  - a. The property is currently developed for this purpose and is suitable for the additional development.
6. **The length of time the property has been vacant, considered in the context of land development in the area in the vicinity of the property, and whether there are existing or changed conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the rezoning request.**
  - a. The property has been in operation under its current use for 10+ years. It is currently zoned the highest commercial intensity of any zoning classification the city can provide. The additional development would fall appropriately under the existing classification.
7. **The zoning history of the subject property.**
  - a. (ZA-11-08-1763) Rezoned from R-1 to CIR with stipulations on April 13, 2009
  - b. (ZA2017-C7-0089) Requested to modify stipulations March 2017 – withdrawn by applicant
  - c. (CU-C9-00287) Approved for a Conditional Use Permit to construct garage condos on September 9, 2019
  - d. (ZA-C9-00287) Approved the request to update the site plan minus a teen driving school on September 9, 2019
8. **The extent to which the proposed zoning will result in a use, which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, schools, parks, or other public facilities.**
  - a. The proposed additional development should not cause excessive or burdensome use of existing streets, transportation facilities, utilities, schools, parks, or other public facilities.
9. **Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan, land use plan, or other adopted plans.**
  - a. The Comprehensive Plan refers to this property as being Light/Restricted Industrial in which it is already zoned accordingly.



Application#: ZSPC2300063

Applicant Name(s): Jeremy Porter, Maria Motorsports Park, LLC

Address: 20 Duck Thurmond Road City: Dawsonville Zip: 30534

Cell Phone: [REDACTED] Email: [REDACTED]

Signature(s) \_\_\_\_\_ Date \_\_\_\_\_

Property Address: 20 Duck Thurmond Road, Dawsonville, GA 30534

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

Tax Map Parcel #: 070 049 001 Current Zoning: CIR

Land Lot(s): 255; 290; 291; 322 District: 4 Section: 1

Subdivision Name: \_\_\_\_\_ Lot #: \_\_\_\_\_

Acres: 153 Current use of property: CIR 11-08-17B3 (04/13/2009)

Has a past request of Rezone of this property been made before? Yes If yes, provide ZA #: C9-03267 (06/06/2019)

The applicant request:

Rezoning to Zoning category: Amend site plan Conditional Use permit for: \_\_\_\_\_

Proposed use of property if rezoned: Please review the attachment with the heading "Proposed use of property"

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

Amenity area proposed Yes If yes, what observation areas; open areas

If Commercial: total building area proposed: 15,000 sq. ft. (Include Conceptual Plan)

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

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

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

Road name: \_\_\_\_\_ Type of Surface: \_\_\_\_\_

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

[Signature] Signature of Applicant 5-9-23 Date  
EMCCM, LLC

| Office Use Only                                      |  |
|--|--|
| Date Completed Application Rec'd:                    | Amount Paid: \$ <u>713.49</u> <input checked="" type="checkbox"/> CK <input type="checkbox"/> Cash <input type="checkbox"/> CC |
| Date of Planning Commission Meeting: <u>04.12.23</u> | Dates Advertised: <u>05.24.2023</u>  |
| Date of City Council Meeting: <u>06.19.2023</u>      | Rescheduled for next Meeting:  |
| Date of City Council Meeting: <u>07.12.2023</u>      | Approved by City Council: YES NO   |
| Approved by Planning Commission: YES NO              | Postponed: YES NO Date:  |



25P C2300063

**Property Owner Authorization**

I / We Atlanta Motorsports Park, LLC hereby swear that I / we own the property located at (fill in address and/or tax map & parcel #) 070 09 001 as shown in the tax maps and/or deed records of Dawson County, Georgia, and which parcel will be affected by the request.

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

Printed Name of Applicant or Agent Jeremy Porter, Owner  
Signature of Applicant or Agent [Signature] Date 5-19-23  
Mailing Address 20 Duck Thurmond Road  
City Dawsonville State GA Zip 30534

Sworn and subscribed before me on this 9<sup>th</sup> day of May 2023

[Signature]  
Notary Public, State of Georgia  
My Commission Expires: Sept. 16, 2023



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

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

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

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

NA

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

Amount \$

Date:

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

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Signature of Applicant / Representative of Applicant

5-9-23  
Date

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



Notice of Residential-Agricultural District (R-A) Adjacency

Agricultural districts include uses of land primarily for active farming activities and result in odors, noise, dust, and other effects, which may not be compatible with adjacent development. Future abutting developers which are not in R-A land use districts shall be provided with this "Notice of R-A Adjacency" prior to administrative action on either the land use district or the issuance of a building or occupancy permit.

Prior to administrative action the applicant shall be required to sign this waiver which indicates that applicant understands that a use is ongoing adjacent to his use which will produce odors, noise, dust and other effects which may not be compatible with the applicant's development. Nevertheless, understanding the effects of the adjacent R-A use, the applicant agrees by executing this form to waive any objection to those effects and understands that his district change and / or his permits are issued and processed in reliance on his agreement not to bring any action asserting that the adjacent uses in the R-A district constitute a nuisance against local governments and adjoining landowners whose property is located in an R-A district.

This notice and acknowledgement shall be public record.

[Signature]  
Signature of Applicant / Representative of Applicant

5-9-23  
Date

Sworn to and subscribed before me on this

9<sup>th</sup> day of May 2023.

[Signature]  
Notary Public, State of Georgia

My Commission Expires: Sept. 14, 2023



**CITY OF DAWSONVILLE**  
**Planning and Zoning Department**  
**SUPPLEMENTAL INFORMATION**

Jeremy Porter, Atlanta Motorsports Park, LLC, by and through undersigned counsel, supplements the Zoning Amendment Application submitted on November 29, 2022 with supplemental information about the eight additional garage condo buildings, the commercial building, the four annual races, and the second home sites/race cottages that is attached hereto and incorporated herein by reference and withdraws the Conditional Use Application.


This 8th day of May, 2023.

**FOX, CHANDLER, HOMANS, HICKS, & MCKINNON, LLP**

By: 

Joseph A. Homans  
Georgia Bar Number 364647  
Attorney for Atlanta Motorsports Park, LLC

P.O. Box 477  
Dawsonville, Georgia 30534  
(706) 265-3090  
(706) 265-3147 (facsimile)



## **AMENDED LETTER OF INTENT**

Atlanta Motorsports Park, LLC (“AMP”) respectfully submits this amended letter of intent outlining proposed amendments to the approved site plan.

The current site plan and approved uses were approved April 13, 2009 and September 19, 2019. Atlanta Motorsports Park has become a destination attraction for Dawsonville and the surrounding area. The proposed site plan amendment allows AMP to continue and improve the development consistent with the spirit and intent of the approved site plans.

AMP intends to add the following structures and uses: 1) eight new condominium buildings that will include garage condo buildings and a condo building with commercial use in the basement and residential use above ground; 2) forty-six (46) small second home sites/race cottages (15.67' x 27'); 3) one commercial building; 4) a two-sided LED billboard (12' x 32') adjacent to Hwy. 53 that will comply with DOT specifications; 5) upgrade the kart track lighting as shown on the illumination summary; 6) extend the hours of operation of the go kart track for rental non-racing karts only until 9:00 PM Monday through Thursday, 11:59 PM on Friday and Saturday, and 8:00 PM on Sunday; 7) military and law enforcement training and events after hours without noise; and 8) four annual events from Thursday through Sunday during normal business hours that will involve a maximum of 300 racer participants with open sound limits during the events.

AMP seeks to amend the following conditions from current approvals: 1) ambulance and fire requirement for the track (without racing); this condition removed unless racing to occur; 2) increase the property line sound monitors to 65 LEQ (16) A weighted; 3) trackside DB limit increased to 103 DB A weighted per vehicle/motorcycle; 4) allow spectators without grandstands; and 5) allow a Public Address system with sound below 98 DB.



**SUPPLEMENTAL INFORMATION**  
**(EIGHT ADDITIONAL GARAGE CONDO BUILDINGS)**

The eight additional garage condo buildings are depicted as the Phase 6 condos Phase 7 condos, and elevated condos on page C201 of the site plan and are more specifically described on pages C202.5, C202.6, and C202.10 of the site plan.

The Phase 6 condos consist of two buildings depicted on page C202.5. The footprint of one building contains 5,760 square feet. The other building will be separated from the first building by 36 feet and contains a footprint of 10,368 square feet. The condo buildings will be two stories, and the total area of each building is shown on the site plan. Applicant anticipates 5 units within the first building and 8 units within the second building, but the market will determine the specific number of units within each condo building.

The Phase 7 condos consist of three buildings depicted on page C202.6. The footprint of the western most condo building contains 11,520 square feet and will be located on part of the existing drive that will be removed. The footprint of the middle condo building contains 12,800 square feet, and the footprint of the eastern most Phase 7 condo building contains 9,600 square feet. Applicant anticipates 10 units within the western building, 11 residential units with potential commercial use permitted within the CIR District in the basement within the middle building, and 8 units within the eastern building, but the market will determine the specific number of units within each condo building. The condo buildings will be two stories, and the total area of each building is shown on the site plan.

The Go-Kart Elevated Condos consist of three buildings depicted on page C202.10. The footprint of the western condo building contains 6,000 square feet, the footprint of the middle condo building contains 12,000 square feet, and the eastern condo building contains 14,400 square feet.

**SUPPLEMENTAL INFORMATION**  
**(SECOND HOME SITES/RACE COTTAGES)**

34 small second home sites/race cottages are depicted as “CAROUSEL UNITS” on page C201 of the site plan and are more specifically described on page C202.8 of the site plan.

12 small second home sites/race cottages are depicted as “ Turn 6 Units” on page C201 of the site plan and are more specifically described on C202.9 of the site plan.

These units will be 15.67' x 27' near the track as shown on the site plan and will be limited to second homes for AMP members and shall not be rental units.

## **SUPPLEMENTAL INFORMATION**

### **(FOUR ANNUAL RACES)**

Applicant seeks approval four annual races, which will result in sound increases when the races occur. The events will be promoted for media coverage, and few spectators, if any, are expected to attend.

One annual event will be a NASCAR sprint style race from Thursday through Sunday during normal business hours of AMP. The event will involve fewer than 60 racers.

The other annual events will be a vintage styles car race from Thursday through Sunday during normal business hours of AMP and will involve 200 to 300 racers.





I have attached a PDF showing the light spill around the track. There are three pages in this document one is the horizontal spill light and the second is the max vertical spill light per light bank and the third is max candela per light bank. The difference between the first two lighting metrics is the way the meter is positioned. Candela is the amount of light emitted by a light fixture in a certain direction, or to put it more common terms it is the measure of how bright a light looks.

**Horizontal light:** this metric is measured by holding the light meter 3' above the ground and parallel with the ground. This metric measures the amount of light on a flat surface.

**Max Vertical Light:** this metric is measured by holding the meter 3' above the ground and pointing it at the brightest light bank. This metric measures the amount of light on vertical surfaces from the light bank the meter is pointed at.

**Max Candela per light bank:** this is measured by a special meter that you point at a light bank and it will tell you the candela reading for that light bank. For reference one high beam headlight can range from 20,000-75,000 candela.



# Atlanta Motorsports Park Kart Track

Dawsonville, GA

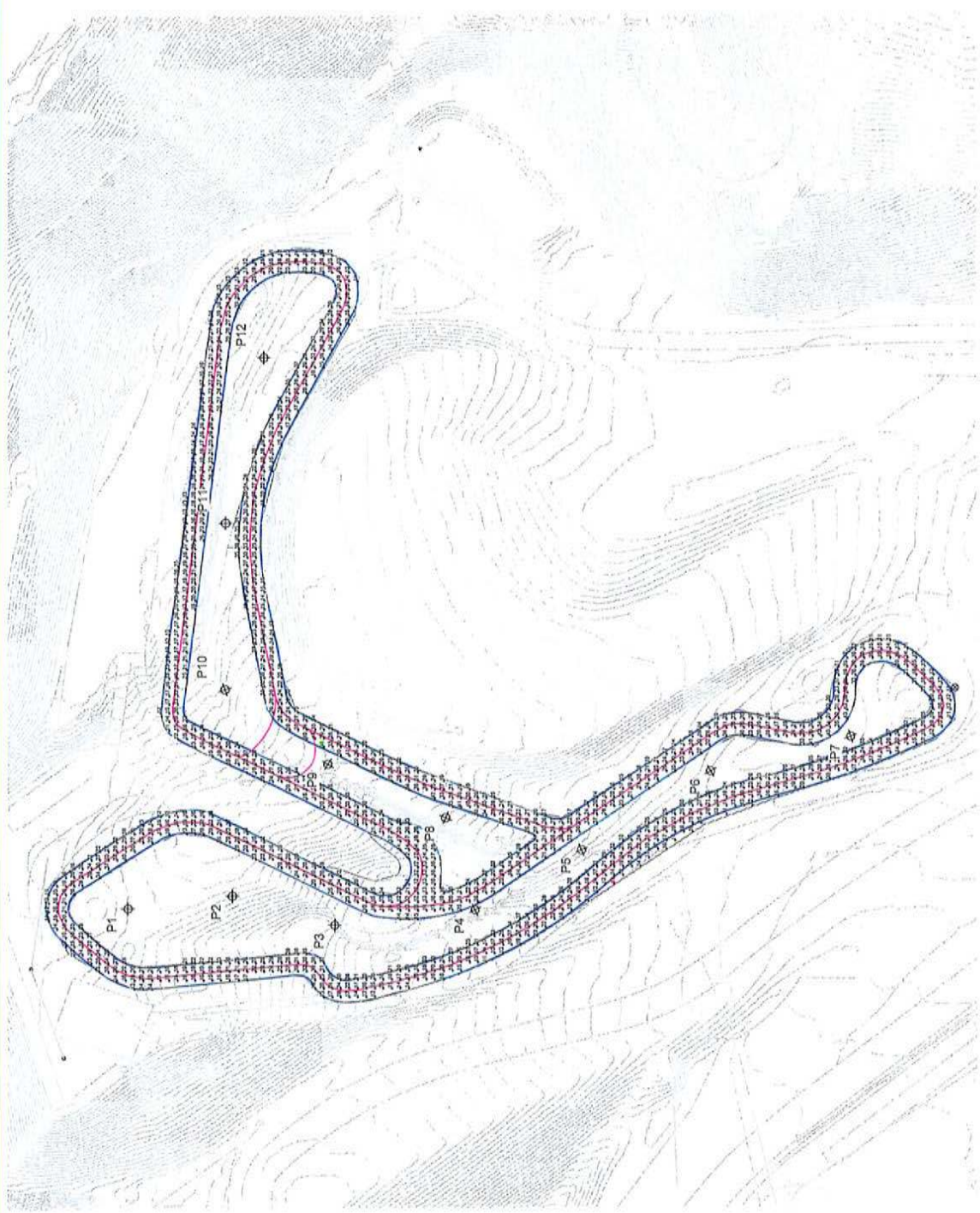
## GRID SUMMARY

Name: Track  
 Spacing: 10.0' x 10.0'  
 Height: 4.2' above grade

## ILLUMINATION SUMMARY

| MAINTAINED HORIZONTAL FOOTCANDALS |         |
|-----------------------------------|---------|
| Entire Grid                       |         |
| Scan Average:                     | 21.8    |
| Maximum:                          | 45      |
| Minimum:                          | 11      |
| Avg / Min:                        | 2.05    |
| Max / Min:                        | 4.25    |
| UG (adjacent post):               | 0.00    |
| CU:                               | 0.34    |
| No. of Points:                    | 1212    |
| LUMINAIRE INFORMATION             |         |
| Applied Circuits:                 | A       |
| No. of Luminaires:                | 90      |
| Total Load:                       | 80.1 kW |

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.  
 Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.  
 Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.  
 Installation Requirements: Results assume a 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.



Pole location(s) (diamonds are relative to G.P. reference points) (X)



ENGINEERED DESIGN By: A.Boersma · File #172584C · 16-Aug-22



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## ILLUMINATION SUMMARY



**Atlanta Motorsports Park Kart Track**  
Dawsonville, GA

**EQUIPMENT LAYOUT**

INCLUDES:

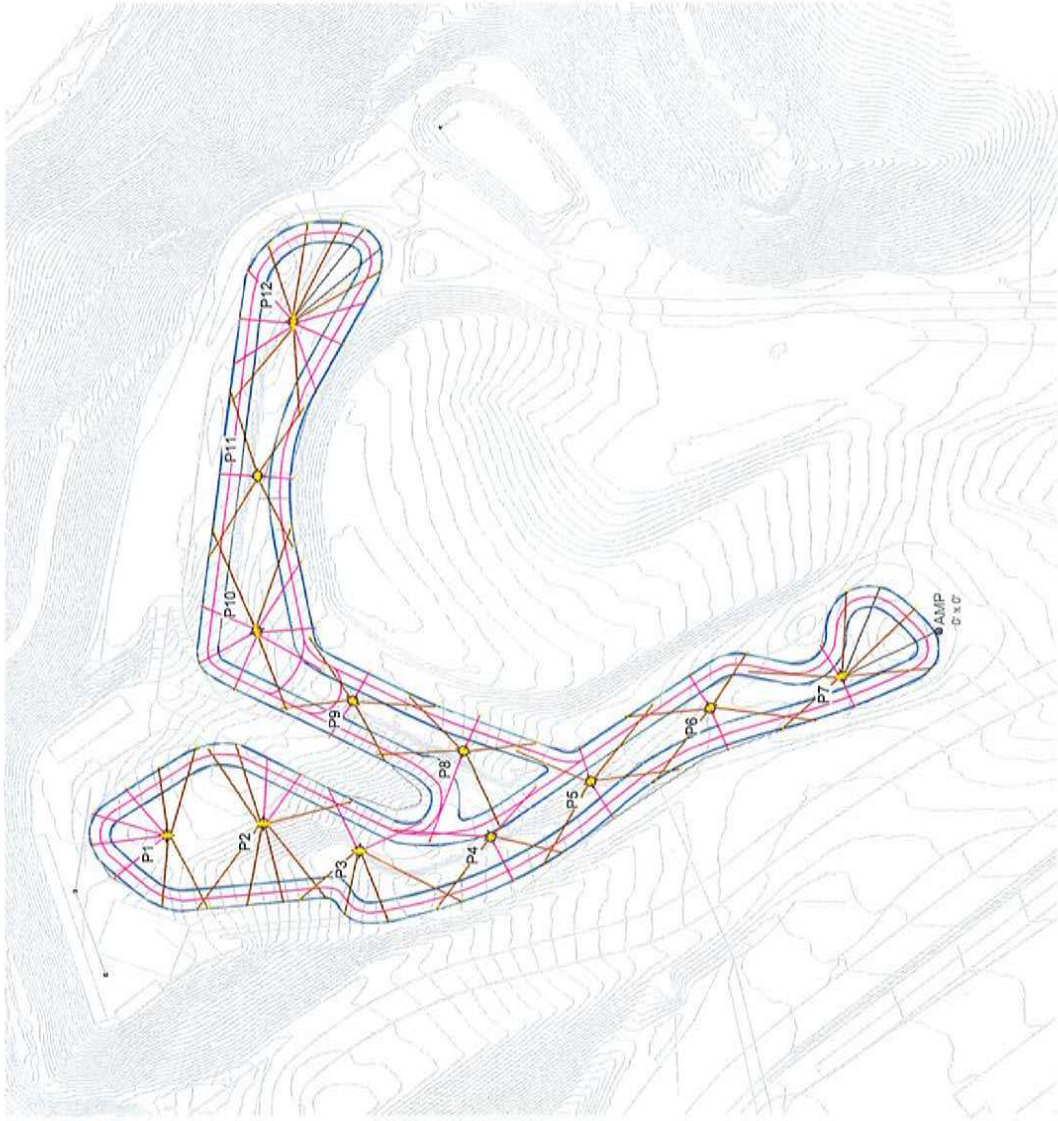
- AMP  
Electrical System Requirements: Refer to Ampage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design location.

| EQUIPMENT LIST FOR AREAS SHOWN |          |      |         |
|--------------------------------|----------|------|---------|
| QTY                            | LOCATION | SIZE | WATTAGE |
| 1                              | P1       | 60"  | 25      |
| 1                              | P2       | 60"  | 25      |
| 1                              | P3       | 60"  | 4"      |
| 1                              | P4       | 60"  | 13"     |
| 1                              | P5       | 60"  | 6"      |
| 1                              | P6       | 60"  | 6"      |
| 1                              | P7       | 60"  | 32"     |
| 1                              | P8       | 50"  | 34"     |
| 1                              | P9       | 50"  | 18"     |
| 1                              | P10      | 60"  | 12"     |
| 1                              | P11      | 60"  | 12"     |
| 1                              | P12      | 60"  | 12"     |
| 13                             | TOTALS   |      |         |

\* This structure utilizes a back-to-back mounting configuration

| SINGLE LINE AMPAGE DRAW CHART |                             |
|-------------------------------|-----------------------------|
| Ballast Specifications        | Line Ampage Per Luminaire   |
| (20 min power factor)         | (Line level)                |
| Single Phase Voltage          | 208 230 240 277 347 380 480 |
| TLC-LED-900                   | 5.3 5.0 4.6 4.0 3.2 2.3 2.3 |



Pole location(s) Ⓢ dimensions are relative to 0,0 reference point(s) Ⓢ



SCALE IN FEET 1 : 150  
ENGINEERED DESIGN By: A.Boersma · File #172584C · 16-Aug-22



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**EQUIPMENT LAYOUT**

**City Council:**

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



Mike Eason  
Mayor

Robert Bolz  
City Manager

Beverly Banister  
City Clerk

**Planning Commission:**

Randy Davis, Chairperson  
Alexis Noggle, 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](http://www.dawsonville-ga.gov)

Jameson Kinley  
Planning Director

Stacy Harris  
Zoning Admin Assistant

**PUBLIC NOTICE**

The following public hearings will be conducted 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 conducted in the Council Chambers on the second floor at City Hall located at 415 Highway 53 East, Dawsonville, Georgia 30534. The public is invited to participate.

.....

**ZSP C2300063:** Atlanta Motorsports Park, LLC has petitioned an amendment site plan for eight (8) additional garage condo buildings, 46 second home sites/race cottages, one (1) commercial building, a two-sided LED billboard (12' x 32'), upgraded kart track lighting, extension of hours of operation for go-kart track, military and law enforcement training and events after hours without noise, four (4) annual events with open sound limit; increase sound monitor limits; remove ambulance and fire truck conditions for non-racing activity, allow spectators without grandstands, and allow public address system; located at 20 Duck Thurmond Road (TMP 070 049 001). Public Hearing Dates: Planning Commission on Monday, June 12, 2023, and City Council Monday, June 19, 2023. City Council for a decision on July 17, 2023.

If you wish to speak on the request, 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.*



be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument.  
**FORETHOUGHT LIFE INSURANCE COMPANY**  
 as Attorney in Fact for  
**MARK ALAN HINMAN**  
**THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**  
 Attorney Contact: Ruben Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071  
 Telephone Number: (877) 813-0992  
 Case No. SPS-21-02470-6  
**120576 5/10, 17, 24, 31**

**NOTICE OF FORECLOSURE OF RIGHT TO REDEEM PROPERTY**

Take notice that:  
 The right to redeem the following described property, to wit:  
**3051 Grouse Gap Drive** according to the present system of numbering properties in Dawson County Georgia, having Tax Parcel ID # 023 002 and being further described as follows:  
 All that tract or parcel of land lying and being in land Lot 303 of the Fifth District, Second Section, Dawson County, Georgia and being Lot 3051 of the Wet Mountain Neighborhood of Big Canoe Subdivision, as per plat recorded in Plat Book 4, Page 123, of the records of the Clerk of the Superior Court of Dawson County, Georgia; said plat being by this reference specifically being incorporated herein and made a part hereof.  
 will expire and be forever foreclosed and barred on and after the day of June 19, 2023, or thirty days after legal service of this notice, whichever is later.  
 The tax deed to which this notice relates is dated the 4th day of May 2021, and is recorded in the office of the Clerk of the Superior Court of Dawson County, Georgia, in Deed Book 1501 Page 524.  
 The property may be redeemed at any time before the day of June 19, 2023, or thirty days after legal service of this notice, whichever is later, by payment of the redemption price as fixed and provided by law to the undersigned at the following address: Fletcher Law Firm LLC, 328 SE Alexander Street, Suite # 10, Marietta GA 30060. Please be governed accordingly.  
 Sincerely, Robert Allen Wilson Jr.  
 c/o James R. Fletcher II, Esq.  
 (File: 2894.0001)  
**121478, 5/24, 31, 6/7, 14**

**Name Changes**

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

In re the Name Change of  
 Ethan Wilson,  
 Petitioner  
 Civil Action File No. 2023-CV-171-KFG  
**NOTICE OF PETITION TO CHANGE NAME**  
 An action was filed in the Superior Court of Dawson County on April 27th, 2023, to change the Petitioner's name as follows:  
 Petitioner's name: Ethan Wilson  
 Desired new name: Gwendolyn Anois Wilson  
 Any interested party has the right to appear in this case and file objection before the final judgment is ordered in this case.  
 Dated: April 27th, 2023  
 /s/ Ethan Wilson  
 Petitioner Pro se  
**121367, 5/10, 17, 24, 31**

**Public Hearings**

**NOTICE OF PROPOSED CHARTER AMENDMENT**

The City Council of the City of Dawsonville will consider for adoption in accordance with Georgia Law, amendments to its Charter, to address finalization of its district maps and the compensation of the Mayor and Council, which adoption will be considered at two meetings held on June 5, 2023 and June 19, 2023.  
 The meetings are scheduled to begin at 5:00 pm in the G.L. Gilleland Council Chambers on the 2nd Floor of Dawsonville City Hall located at 415 Hwy 53 E, Dawsonville, Georgia. A copy of the proposed ordinance amending the Charter is on file in the office of the Clerk of the City of Dawsonville and in the office of the Clerk of the Superior Court of Dawson County.  
**121962, 5/24, 5/31, 6/7**

**Notice of Public Hearing**

The following public hearings will be conducted 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 conducted 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.

**VAR C2300101:** Ensite Civil Consulting, LLC, representing Song Swallow, LLC has requested to reduce the entrance to Arbor West Subdivision down to one street access; located at 372 Howser Mill Road (TMP 082 017 and 092B 025 001). Public Hearing Date: Planning Commission on Monday, June 12, 2023.

**ZSP C2300063:** Atlanta Motorsports Park, LLC has petitioned an amendment site plan for eight (8) additional garage condo buildings, 46 second home sites/race cottages, one (1) commercial building, a two-sided LED billboard (12' x 32'), upgraded kart track lighting, extension of hours of operation for go-kart track, military and law enforcement training and events after hours without noise, four (4) annual events with open sound limit; increase sound monitor limits; remove ambulance and fire truck conditions for non-racing activity, allow spectators without grandstands, and allow public address system; located at 20 Duck Thurmond Road (TMP 070 049 001). Public Hearing Dates: Planning Commission on Monday, June 12, 2023, and City Council Monday, June 19, 2023. City Council for a decision on July 17, 2023.

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.  
**122060, 5/24**

**PUBLIC COMMENT NOTICE**  
**DAWSON COUNTY, PI# 0013990**  
 Public comment notice is given

being amended into the State Transportation Improvement Program by increasing the Construction amount from \$3,975,101 to \$6,238,160 for Georgia Department of Transportation project PI# 0013990; which is the bridge replacement of SR 136 @ TOTO CREEK 7.6 MI SE OF DAWSONVILLE.

Such notice is required by the IJA/BIL federal transportation law. Comments should be directed to Matt Markham, Planning Deputy Director, at One Georgia Center, 600 West Peachtree St NW, Atlanta, Georgia 30308.  
**121948, 5/24, 5/31**

**Public Notice**

The Dawson County Planning Commission will hear the following request on June 20, 2023 at 6:00 p.m. in the DAWSON COUNTY GOVERNMENT CENTER, ASSEMBLY ROOM 2303 located at 25 JUSTICE WAY, Dawsonville, Georgia:

Application for Rezoning: SU 23-01 Shannon Elzey is requesting to a Special Use of TMP 079-019 to place a manufactured home on less than 5 acres in R-A (Residential Sub-Rural). (Tanner Hall Road)

The Dawson County Board of Commissioners will hear SU 23-01 at their regularly scheduled meeting on July 20th 2023 Dawson County Board of Commissioners' regular voting session meetings will immediately follow the board's 4 p.m. work session meetings at the DAWSON COUNTY GOVERNMENT CENTER, ASSEMBLY ROOM 2303 located at 25 JUSTICE WAY, Dawsonville, Georgia.

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

If you should wish to speak in favor or opposition to the above listed application, please contact this office for a Campaign Disclosure Form. This must be completed and filed with this office prior to the meeting date. This is only necessary if you have made campaign contributions in the amount of \$250.00 or more within 2 years prior to this date.  
**122071, 5/24, 5/31**

**Public Notice**

The Dawson County Planning Commission will hear the following request on June 20, 2023 at 6:00 p.m. in the DAWSON COUNTY GOVERNMENT CENTER, ASSEMBLY ROOM 2303 located at 25 JUSTICE WAY, Dawsonville, Georgia:

Application for Rezoning: ZA 23-04 Keith Mulkey obo Gladys Voyles is requesting to rezone 3.18 acres of TMP 039-011 from R-A (Residential Sub-Rural) to RSR (Residential Sub-Rural). (Kelly Bridge Road)

The Dawson County Board of Commissioners will hear ZA 23-04 at their regularly scheduled meeting on July 20th 2023 Dawson County Board of Commissioners' regular voting session meetings will immediately follow the board's 4 p.m. work session meetings at the DAWSON COUNTY GOVERNMENT CENTER, ASSEMBLY ROOM 2303 located at 25 JUSTICE WAY, Dawsonville, Georgia.

If you have any questions or concerns regarding this application or need special accommodations please contact Harmony Gee, Zoning

invited to attend and be heard

If you should wish to speak in favor or opposition to the above listed application, please contact this office for a Campaign Disclosure Form. This must be completed and filed with this office prior to the meeting date. This is only necessary if you have made campaign contributions in the amount of \$250.00 or more within 2 years prior to this date.  
**122072, 5/24, 5/31**

**Public Notice**

The Dawson County Commission will hear the request on June 20, 2023 at 6:00 p.m. in the DAWSON COUNTY GOVERNMENT CENTER, ROOM 2303 located at 25 JUSTICE WAY, Dawsonville, Georgia:

Application for Rezoning: ZA 23-05 Jim King is requesting to rezone 8.322 acres of TM 002 from R-A (Residential Sub-Rural) to C-HB (Residential Sub-Rural) (Dawson Forest Road)

The Dawson County Commissioners will hear their regularly scheduled July 20th 2023 Dawson County Board of Commissioners' regular voting session meetings will immediately follow the board's 4 p.m. work session meetings at the DAWSON COUNTY GOVERNMENT CENTER, ASSEMBLY ROOM 2303 located at 25 JUSTICE WAY, Dawsonville, Georgia.

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

If you should wish to speak in favor or opposition to the above listed application, please contact this office for a Campaign Disclosure Form. This must be completed and filed with this office prior to the meeting date. This is only necessary if you have made campaign contributions in the amount of \$250.00 or more within 2 years prior to this date.  
**122076, 5/24, 5/31**

**Public Notice**

The Dawson County Commission will hear the request on June 20, 2023 at 6:00 p.m. in the DAWSON COUNTY GOVERNMENT CENTER, ROOM 2303 located at 25 JUSTICE WAY, Dawsonville, Georgia:

Application for Variance: VR 23-05 Jacob Reichel to vary from the Dawson County Subdivision Regulator Section 133-115 B.1 s parcel more than 5 time 5' yards TMP 039-012-Road)

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

If you should wish to speak in favor or opposition to the above listed application, please contact this office for a Campaign Disclosure Form. This must be completed and filed with this office prior to the meeting date. This is only necessary if you have made campaign contributions in the amount of \$250.00 or more within 2 years prior to this date.  
**122068, 5/24, 5/31**