

**AGENDA**  
**PLANNING COMMISSION REGULAR MEETING**  
**G.L. Gilleland Council Chambers on 2<sup>nd</sup> Floor**  
**Monday, July 10, 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, June 12, 2023

**PUBLIC HEARING**

7. **VAR C2300144:** Hubert Tinsley has requested to divide less than one (1) acre tract into two lots; located at 414 Maple Street South (TMP 083 038). Public Hearing Date: Planning Commission on Monday, July 10, 2023

**BUSINESS**

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'), upgrade 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). **Tabled until Monday, July 10, 2023.**

**PLANNING DIRECTOR REPORT**

**PLANNING COMMISSION REPORTS**

**ADJOURNMENT**

***The next scheduled Planning Commission meeting is Monday, August 14, 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.*



# DAWSONVILLE PLANNING COMMISSION EXECUTIVE SUMMARY FOR AGENDA ITEM # 6

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**SUBJECT:** APPROVAL OF THE MINUTES

**PLANNING COMMISSION MEETING DATE:** JULY 10, 2023

**PURPOSE FOR REQUEST:**

**TO APPROVE THE MINUTES FROM:**

- **REGULAR MEETING HELD ON JUNE 12, 2023**
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**OPTIONS:**

**AMEND OR APPROVE AS PRESENTED**

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**RECOMMENDED SAMPLE MOTION:**

**REQUESTED BY:** Stacy Harris

**MINUTES**  
**PLANNING COMMISSION REGULAR MEETING**  
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1. **CALL TO ORDER:** Chairperson Randy Davis called the meeting to order at 5:30 p.m.
2. **ROLL CALL:** Present were Planning Commission Members, Sandy Sawyer, Josh Nichols, Alexis Noggle, City Attorney Jonah Howell, Councilmember Liaisons Caleb Phillips and John Walden, City Manager Bob Bolz, Planning Director Jameson Kinley, Zoning Administrative Assistant Stacy Harris, Building Inspector Clay Moss. Anna Tobolski was absent from meeting
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. Noggle; second by J. Nichols. Vote carried unanimously in favor.
6. **APPROVAL OF THE MINUTES:** Motion to approve the regular meeting minutes held on Monday, March 13, 2023, made by S. Sawyer; second by A. Noggle. Vote carried unanimously in favor.

**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.

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

Planning Director J. Kinley provided the staff analysis report for the variance request to reduce the entrance to Arbor West Subdivision down to one street access.

The following person spoke in favor of the zoning request:

- Bryan Young, 4224 Sweetwater Juno Road, Dawsonville, GA – Mr. Young stated that the International Fire Code (IFC) adopted Appendix D 107.1 as follows “Developments of one- or two-family dwellings where the number of dwelling units exceeds 120 shall be with two separate and approved fire apparatus access roads” and this development only proposes 56 units/lots and would not require the second entrance. The plans for this development were submitted to the Fire Marshal for review and was in compliance with the current IFC code. Mr. Young stated that the surrounding development has only one street access.

The following person spoke in opposition of the request:

- Linda Lockert, 233 River Mill Lane, Dawsonville, GA 30534 – Ms. Lockert stated that her property backs up to the proposed development and she is concerned about the original agreement being upheld. She is not against the second access being eliminated; her concern is the trees’ vegetation not changing on the current agreement that is in place.

Motion to close the public hearing made by A Noggle; second by J. Nichols. Vote carried unanimously in favor. Motion to approve VAR-C2300101 made by A. Noggle; second by J. Nichols. Vote carried unanimously in favor.

8. **ZSP-C2300063:** Atlanta Motorsports Park, LLC (AMP) has petitioned an amendment site plan for eight (8) additional garage condo buildings, 46 second home sites/race cottages, one (1) commercial

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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.

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

Planning Director J. Kinley provided the staff analysis report for the proposed site plan amendment.

The following person spoke in favor of the zoning request:

- Joey Homans, 272 Highway 9 South, Dawsonville, GA – Mr. Homans, on behalf of the applicant, stated that this development and project has become a destination for Dawsonville. Mr. Homans asked the people in attendance to stand if they were in favor of the request. Approximately 15 people stood. He stated that according to stipulation number 17 approved by the City Council on April 13, 2009, that any major adjustments, changes, or additions must be approved by the City Council. Mr. Homans addressed each item the applicant is seeking to modify and/or add. He stated that he needs to speak with staff regarding the misunderstanding of the way the cottages/units would not be rented. The cottages/units are sold to members only of the Atlanta Motorsports Park and it would be the decision of the cottages/unit owner whether it would be rented through a VBRO and Airbnb.

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

- Jeremy Porter, 20 Duck Thurmond Road, Dawsonville, GA – Mr. Porter stated that his intent was to not to be a bad neighbor and asked for sounds that are out of the normal range. The reason for the request for an increase in sound is that the AMP is limited in sound. As Mr. Homans pointed out, Pigeon Forge Amusement Park sound at the property line is 65DB and racetrack's sound limit at the property line is 63DB. The difference is radical and for us to be this quiet is unheard of. Standard vehicles that you see on the roads, like Corvettes, Porsche, etc. are at the sound limits with stock exhausted. Mr. Porter stated that he invited the Planning Commission members and City Council out to the racetrack and asked them to go visit the complainers at their houses. When the Planning Commission Members and/or City Council visited these houses when the go-karts were in operation, they could not hear them being operated. Mr. Porter stated that out of the 57 units that have been built as of today, only three to four will be rented through Airbnb or VBRO. He was hopeful that more condos would be rented. These cottages will be second homes and will be rented by the owners to offset the cost of expense. He stated that the condos already sold, range in price of one million dollars per condo and that brings in tax revenue of \$57 million. He stated that AMP has their own fire suppression, fire and ambulance department, wastewater treatment plant and water system.

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- Gary Coker, Cove Lake Drive, Dawsonville, GA – Mr. Coker stated that he is the President of Central EMS. The company bring about 100 ambulances across the State of Georgia, and they also do 911 systems. He is a member of the Atlanta Motorsport Park and enjoys the racetrack and is a wonderful place to go with the family.

The following people spoke in opposition of the request:

- Renee Duren, 2602 Sweetwater Juno Road, Dawsonville, GA – Ms. Duren stated that she is asking you to table this request base on the following:
  - a) Submit this phase of the project to the Regional Commission as a potential DRI.
  - b) Inconsistencies with the proposed site plan. Some of the items that are on the proposed site plan are not on the letter of intent or the public notice. There are six of them (1) the track extension, (2) modification of turn 15 on the racetrack (3) golf cart path (4) construction staging area and parking lot to be built in the undisturbed sound buffer along Duck Thurmond Road (5) 44 elevated condos near the conference center (6) 29 go-kart garages.
  - c) Sound on letter of intent does not match the planning report and that's important because as we learned in 2017, that's an average on the track operating hours and I would strongly engage a sound engineer.
- Dr. Wes Hamryka, 683 Duck Thurmond Road, Dawsonville, GA – Dr. Hamryka stated that he lives across the street from the racetrack. He asks the commissioners to think about the following:
  - Unlimited sound weekends, the noise, the traffic, and everything the applicant is asking about being next to your home.
  - The new condos will infringe on the undisturbed buffer that has taken 10 years to grow and right across from my property will be a construction entrance that will take all that buffer out.
  - The LED billboard will destroy the character of the area. When the park is not open, it's quiet, dark, and nice.
  - This is a residential area and lighting at the go-kart track will impact the area.
  - Extended hours for go-karts until midnight is unacceptable.
  - The afterhours with no noise limits for Military and Law Enforcement training is a veiled attempt to say we're going to have events after hours.
  - Four (4) Thursday – Sunday events with no sound limits will increase the sound and traffic. They should have to burden a traffic light or roundabout on Hwy. 53.
  - PA system would cause more sounds. We already must hear the racetrack; we don't need the extra sound of a PA system.
- Karl Stalnaker, 135 Duck Thurmond Road, Dawsonville, GA – Mr. Stalnaker stated that he lives directly across the street for the Motorsports Park and the few times they have used a PA system he can hear every word they are saying, whether it's a verbal speech or music. The applicant seems to be wanting more and more since 2017. I hope the Commissioners will consider these requests very carefully.
- Janet Mauldin, 234 Sweetwater Juno Road, Dawsonville, GA – Ms. Mauldin stated that she's tired of the noise and her biggest concern is the water. People's wells are going dry, and she would like the applicant to do a water table study.

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- Doris Adams, 440 High Hopes Farm, Dawsonville, GA – Ms. Adams stated that she lives two miles from the racetrack, and she can hear it. She asks if the AMP pays county taxes or just city taxes. Kevin Tallant, City Attorney stated that the city does not charge taxes at this time.

Motion to close the public hearing made by A Noggle; second by J. Nichols. Vote carried unanimously in favor. Motion to approve ZSP-C2300063 made by A. Noggle; second by J. Nichols. Vote carried unanimously in favor.

Commissioner Noggle asked Mr. Porter if he could provide more information on the sound limits, and what is considered a non-racing activity. Mr. Porter stated he provides the city with reports on the 10<sup>th</sup> of the month and a non-racing activity is a tv or film movie being filmed. He further stated that it is expensive to have emergency staff for an event where filming is being done due to the speed of the cars don't exceed 45 mph.

Commissioner Sawyer asked Mr. Porter does he employ his own emergency services or are they contracted out? Mr. Porter stated that he did contract emergency services out to a company named Transcare Medical. He stated that what he found was that the amount of money he paid out for these services, he could employ individuals and they would fall under a medical director. He stated that they have a physician on staff, four (4) defibrillators across the site and an ambulance with a crash cart, which is inspected by the state.

Commissioner Noggle asked Mr. Porter was there a limit on the spectators and where they would be located. Mr. Porter stated that the spectators would be along the front straight away and at the club house. There will be barriers installed that would be inspected by the Fire Marshal and the state.

Chairperson Davis asked Mr. Porter regarding the cottages being second homes and purchased. Mr. Porter stated that yes, these cottages will be second homes and if the individual owners wanted to request the unit to be rented through Airbnb and/or VBRO, only about 10 % would be allowed. Commissioner Sawyer asked Planning Director Kinley if this was allowed in the CIR zoning and Mr. Homans stated that his client would follow the city requirements.

Chairperson Davis asked Mr. Porter about the Military and Law Enforcement no noise training and would there be cars on the track. Mr. Porter stated that they have asked them to be a training location without making any noise.

Commissioner Noggle asked Mr. Porter about the current PA system and to extend the go-karts hours. He stated they have a speaker system per code. They repositioned the speaker that was making noise that Mr. Stalnaker previously stated in his comment. All the speakers are placed inward. Mr. Porter also stated that they had a meeting to discuss the noise for the go-karts and those individuals who came to the meeting went to the neighboring properties and sat on their porch and could not hear the rental go-karts. The rental go-karts are designed for indoors and they do not make a lot of noise and we are trying to follow the other businesses that have go-karts rental until 11 p.m. through the weekdays.

Commissioner Sawyer and Commissioner Noggle asked about the billboard sign size and what is the purpose of the sign since the Motorsport Park is members only. Mr. Porter stated that the sign would be around 480 sq ft and that they are looking at additional revenue streams to help offset costs on rainy days.

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Commissioner Noggle asked if Mr. Porter has ever had any EPD reports done. Mr. Porter said yes, absolutely. We have the largest tire reuse project, and the state inspects on a regular basis. Also, we are in compliance with the Coosa Riverkeepers, DNR and Natural Resources Conservation Services. Mr. Homas stated that there has been no violation finding, despite all these investigations. Furthermore, any development that is done at Atlanta Motorsports Park still has to meet all the codes, whether it is at the local, state, or federal level.

Commissioner Sawyer asked Mr. Porter about the traffic control. Mr. Porter stated that when they have kart racing, there's about 140 participants and that they come and go sporadically and there are no traffic issues.

Commissioner Noggle asked Mr. Porter would he be willing to do a sound study and how long it would take. Mr. Porter stated he wasn't sure, maybe 90 – 120 days.

After a discussion between the commissioners and the City's attorney, Commissioner A. Noggle made a motion to table the decision for ZSP C2300063 until further information could be provided by the applicant; second by S. Sawyer. Vote carried unanimously in favor.

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

**ADJOURNMENT:** Motion to adjourn the meeting at 7:18 p.m. made by A. Noggle; second by S. Sawyer. Vote carried unanimously in favor.

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**G.L. Gilleland Council Chambers on 2<sup>nd</sup> Floor**  
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*Approved this 10<sup>th</sup> day of July ,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





# DAWSONVILLE PLANNING COMMISSION EXECUTIVE SUMMARY FOR AGENDA ITEM # 7

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**SUBJECT:** VAR-C2300144 – HUBERT TINSLEY

**PLANNING COMMISSION MEETING DATE:** JULY 10, 2023

**PURPOSE FOR REQUEST:** **PUBLIC HEARING**

Hubert Tinsley has requested to divide less than a one (1) acre tract into two (2) lots; located at 414 Maple Street South; located at 414 Maple Street South (TMP 083 038). Public Hearing Date: Planning Commission on Monday, July 10, 2023).

**HISTORY / FACTS / ISSUES:**

- **Property Location: 414 Maple Street South (vacant land)**
- **R-3 Single-Family Residential District**
- **Property adjoins the Maple Height Subdivision**

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**OPTIONS: APPROVED OR DENY**

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**RECOMMENDED SAMPLE MOTION:**

**DEPARTMENT:** Planning and Zoning

**REQUESTED BY:** Jameson Kinley



# CITY OF DAWSONVILLE

## PLANNING STAFF REPORT

**Applicant**.....Hubert Tinsley

**Variance #** .....C2300144

**Request**.....Variance from Section 709 requiring each property to abut at least 30 feet on a public street

**Current Zoning** .....R-3, Single-Family Residential District

**Size**.....+/- .6 Acre

**Location** .....Angela Lane (414 Maple Street)

**Tax Parcel**.....083-038

**Planning Commission Public Hearing Date** .....Monday July 10, 2023

### Applicant Proposal

The applicant is seeking relief from Section 709 requiring each property to abut at least 30 feet on a public street. The Letter of Intent indicates splitting the lot into two separate lots for the applicants' two stepdaughters. The site plan shows the rear lot having a 30-foot easement through the front property in order to have the 30 foot access.

### Surrounding Properties

Adjacent Land Uses	Existing zoning	Existing Use
North	R-6	Residential
South	R-3	Residential
East	R-3	Residential
West	R-3	Residential

## History

This property was subdivided and zoned in conjunction with Phase I of Maple Heights Subdivision although it was not a part of the neighborhood itself. It appears to have been graded along with the Maple Heights neighborhood as well, but it was kept out of the neighborhood's plat and owned by the developer since. Currently it is a vacant lot.

## 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.

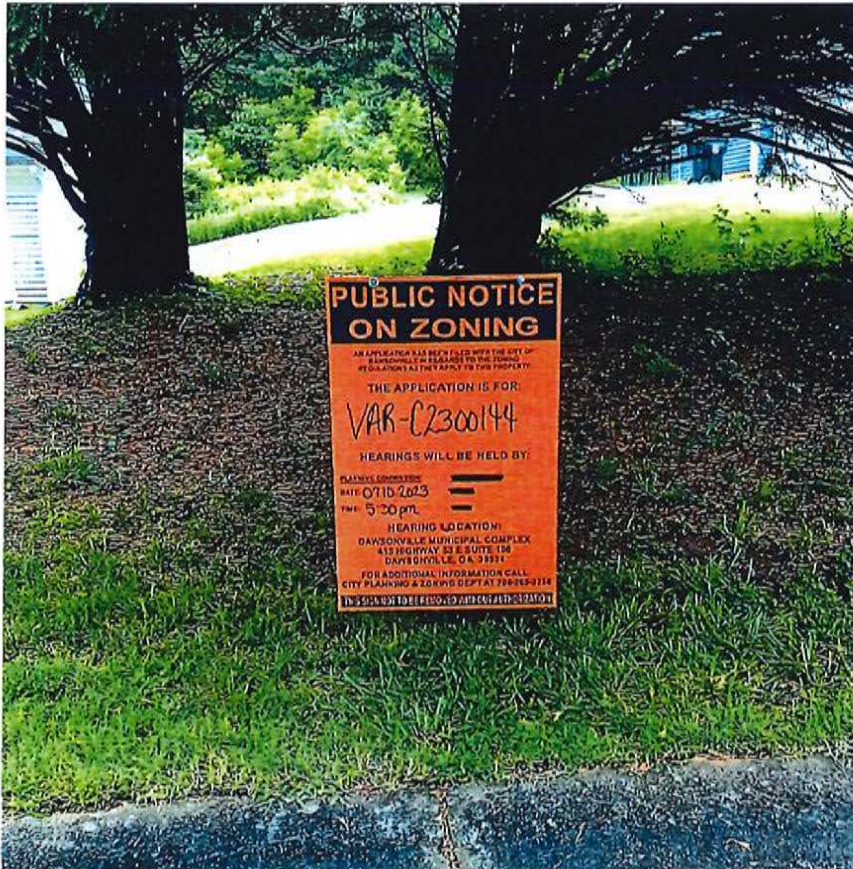
- 1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography that are not applicable to other land or structures in the same district; and,**
  - a. This property was subdivided prior to current regulations. It is entirely surrounded by neighborhoods that have been subdivided into smaller lots.
- 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 709 was adopted in December of 2018. It states, "No building or structure shall hereafter be erected on a lot that does not abut for at least 30 feet on a public street unless the lot upon which the building permit is requested is an approved lot in an approved planned unit development." All the surrounding properties in this area were not developed under this regulation, depriving the applicant of the same rights of the subdivision given to the Maple Heights Subdivision development.
- 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 and the specific given circumstances 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. Relief, if granted, would be consistent with the surrounding neighborhood.
- 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.

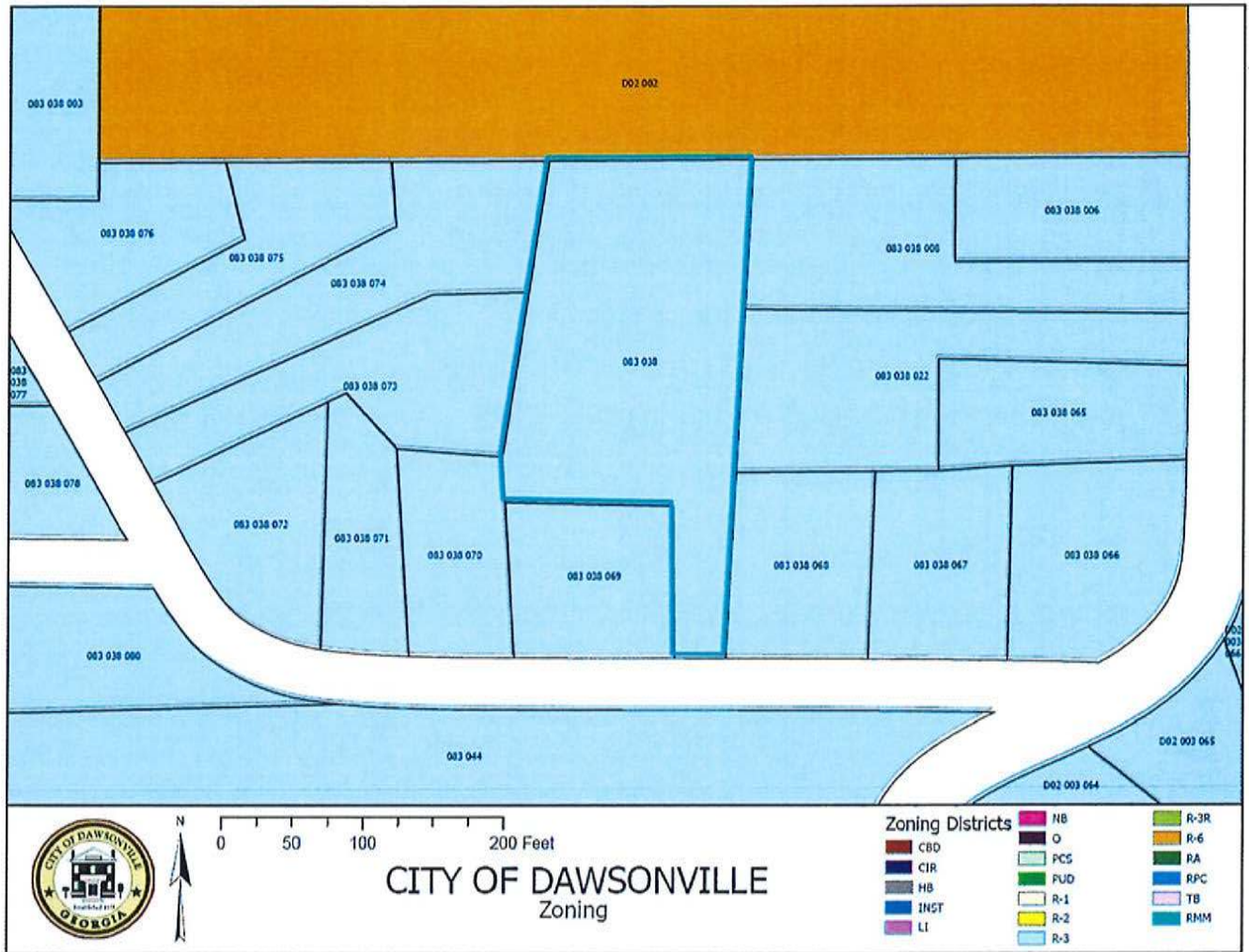
**Analysis:**

Although the original purpose of this ordinance update being aimed at preventing similar occurrences, granting this variance would allow the property owner to subdivide the property in a like manner that is probable considering the characteristics of the surrounding neighborhood. It is worth noting that if this request had been submitted in almost any other location within the city, it would likely not have been received with favorability.

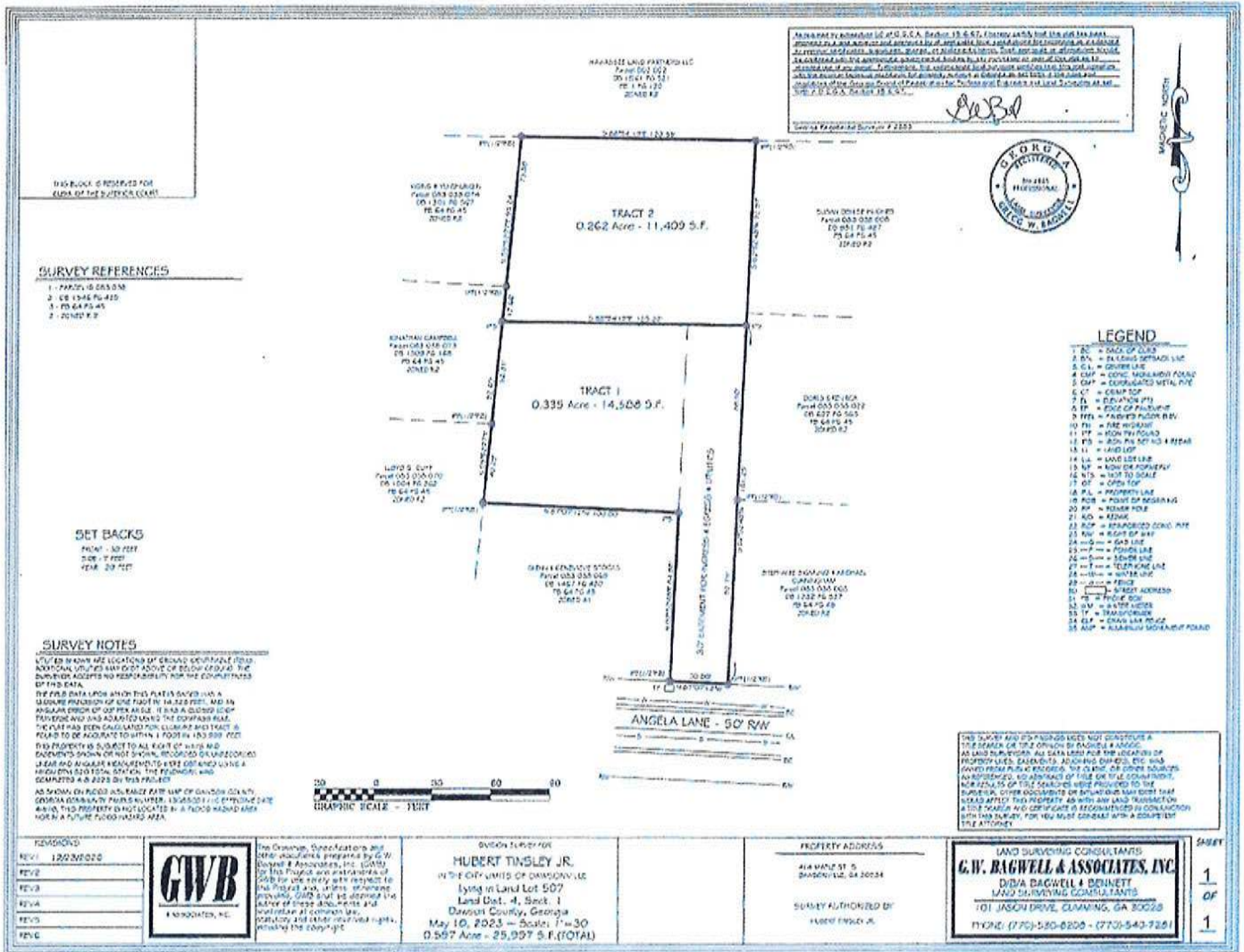
Pictures of Property:



Current Zoning Map:



Site Plan:



THIS BLOCK IS REFERRED FOR  
EASE OF THE SUPERIOR COURT

**SURVEY REFERENCES**  
 1. PARCEL 16 035 034  
 2. 68 1346 PG 45  
 3. PG 64 PG 45  
 4. 20167 P. 2

**SET BACKS**  
 FRONT - 30 FEET  
 SIDE - 5 FEET  
 REAR - 20 FEET

**SURVEY NOTES**  
 THE SURVEYOR HAS LOCATED THE LOCATIONS OF EASEMENTS IDENTIFIED IN THE NATIONAL LOTTERY AND BY ADOPTED RECORDS. THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR THE COMPLETENESS OF THIS DATA.  
 THE FIELD MEASUREMENTS SHOWN ON THIS PLAN HAVE BEEN MADE IN ACCORDANCE WITH THE SURVEYING ACT AND THE SURVEYOR HAS ADJUSTED THE COMPASS BEARING. THE PLAN HAS BEEN CALCULATED FOR CURVATURE AND TRACT AREA. FOUND TO BE ACCURATE TO WITHIN 1 FOOT IN 100,000 FEET. THE PROPERTY IS SUBJECT TO ALL RIGHTS OF WAY AND EASEMENTS SHOWN ON THE SURVEY. RECORDS OF THE RECORDS OF THE DEPARTMENT OF REVENUE AND RECORDS OF THE COUNTY AND COMPLETION OF THIS PROJECT.  
 AS SHOWN ON RECORD AS LANCE RATE MAP OF GAVINSON COUNTY, GEORGIA PARCEL NUMBER 13045301110. EVIDENCE DATE 4/18/21. THIS PROPERTY IS ENCLOSED BY A FENCE WHICH DOES NOT IN A FUTURE FENCED AREA.



THIS SURVEY AND THE RECORDS HEREIN DO NOT CONSTITUTE A WARRANTY OF TITLE OR OPINION BY BAGWELL & ASSOCIATES, INC. AS LAND SURVEYING AND RELATED SERVICES FOR THE LOCATION OF PROPERTY LINES, EASEMENTS, ADJOINING OWNERS, ETC. HAS BEEN PROVIDED TO YOU BY BAGWELL & ASSOCIATES, INC. UNDER A CONTRACT. BAGWELL & ASSOCIATES, INC. DOES NOT GUARANTEE THE ACCURACY OF THE SURVEY OR THE RESULTS THEREOF. BAGWELL & ASSOCIATES, INC. DOES NOT GUARANTEE THE ACCURACY OF THE SURVEY OR THE RESULTS THEREOF. BAGWELL & ASSOCIATES, INC. DOES NOT GUARANTEE THE ACCURACY OF THE SURVEY OR THE RESULTS THEREOF.

<p>REVISIONS</p> <p>REV 1 12/22/22</p> <p>REV 2</p> <p>REV 3</p> <p>REV 4</p> <p>REV 5</p> <p>REV 6</p>		<p>The Drawing, Specifications and other documents prepared by G.W. Bagwell &amp; Associates, Inc. (GWB) for this Project are instruments of service for use only with respect to this Project and, unless otherwise provided, shall not be construed as a warranty of any kind, including the accuracy of the information, reliability and other related rights, including the copyright.</p>	<p>DIVISION SURVEY FOR</p> <p><b>HUBERT TINSLEY JR.</b></p> <p>IN THE CITY LIMITS OF GAVINSON CO., GA</p> <p>Lying in Land Lot 507</p> <p>Land Dist. 4, Sect. 1</p> <p>Dawson County, Georgia</p> <p>May 10, 2023 - Sublot 1 - 30</p> <p>0.567 Acre - 25,997 S.F. (TOTAL)</p>	<p>PROPERTY ADDRESS</p> <p>414 HALE ST S</p> <p>DANVILLE, GA 30534</p> <p>SURVEY AUTHORIZED BY:</p> <p>HUBERT TINSLEY JR.</p>	<p>LAND SURVEYING CONSULTANTS</p> <p><b>G.W. BAGWELL &amp; ASSOCIATES, INC.</b></p> <p>DIANA BAGWELL &amp; BONNETT</p> <p>LAND SURVEYING CONSULTANTS</p> <p>101 JASON DRIVE, CLAWSON, GA 30028</p> <p>PHONE: (770) 580-6200 - (770) 543-7281</p>	<p>SHEET</p> <p>1</p> <p>OF</p> <p>1</p>
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Aerial:







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

**Variance Application**

VAR- C2300144

Application for:  Appeal  Special Exception  Adjustment

Variance Requested: division of lot to 2 lots (Letter of Intent must fully describe this request)

Applicant Name: Hubert D. Tinsley Company: North GA Contractors

Address: 76 Tinsley Chapel Road City: Dawsonville GA Zip: 30534

Cell Phone: [REDACTED] Email: [REDACTED]

Owner Name(s): Hubert D. Tinsley

Address: 76 Tinsley chapel road City: Dawsonville GA Zip: 30534

Cell Phone: [REDACTED] Email: [REDACTED]

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

Address: 414 Maple Street Dawsonville GA. Lot # \_\_\_\_\_

Present/Proposed Zoning: R-3 Parcel # 083038

District: 4-sec 1 Land Lot: 507 Tax Map # 083-038

Present and/or Proposed Use of Property: division of lot for 2 houses

**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	9 @ \$8.10 **per adjacent property owner

\*\*price is determined by USPS

Hubert Tinsley  
 Signature of Applicant

6-6-23 BY: Stt  
 Date



<b>Office Use Only</b>	
Date Completed Application Rec'd: <u>06.07.2023</u>	Amount Paid: \$ <u>472.90</u> @ <u>1560</u> Cash CK
Date of Planning Commission Meeting: <u>7.10.2023</u>	Dates Advertised: <u>6.28.2023</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:

THIS LOT IS ABOUT 3 TIMES THE SIZE OF THE  
ADJOINING LOTS WHICH REQUIRE A MINIMUM OF 7500 S.F

\_\_\_\_\_ 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:

THE 2 LOTS WE ARE ASKING FOR WOULD BE MUCH  
LARGER THAN ANY OF THE ADJOINING LOTS. THESE LOTS ARE  
TO BE USED FOR FAMILY MEMBERS.

\_\_\_\_\_ 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:

NONE WHATSOEVER

\_\_\_\_\_ 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:**

IT WILL NOT BE INJURIOUS TO ADJACENT LANDOWNERS  
\_\_\_\_\_  
\_\_\_\_\_and,

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

**Answer:**

CORRECT IT HAS NOT  
\_\_\_\_\_  
\_\_\_\_\_and,

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

**Answer:**

yes  
\_\_\_\_\_  
\_\_\_\_\_and,

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

**Answer:**

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

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

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

VAR# C2300144 TMP# 083038 Applicant's Name: Hubert Tinsley

**Property Owner Authorization**

① We Hubert Tinsley hereby swear that I / we own the property located at (fill in address and/or tax map & parcel #) 083038

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

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

Printed Name of Owner Hubert Tinsley  
Signature of Owner Hubert Tinsley Date 6-6-2023  
Mailing Address 76 Tinsley Chapel Road  
City Dawsonville State GA. Zip 30534  
Telephone Number \_\_\_\_\_

Sworn to and subscribed before me.

this 7<sup>th</sup> day of June

Stammy Wood  
Notary Public, State of Georgia

My Commission Expires: 11/16/2024



Notary Seal

(The complete names of all owners must be listed, if the owner is a partnership. If a partnership has multiple owners 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 sheets/steps noted also.)

North Georgia Contractors  
Hubert D. Tinsley  
76 Tinsley Chapel Road  
Dawsonville, Ga. 30534

June 7, 2023

[REDACTED]

City of Dawsonville,

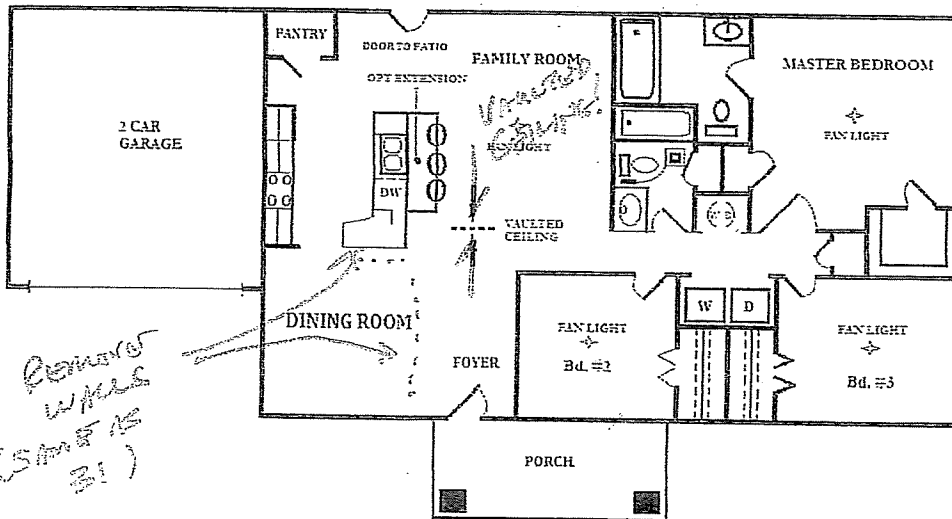
This letter is in reference to a parcel of land in Maple Heights subdivision. I have turned in all the other paperwork related to this lot. I am requesting to divide the lot in to two lots to build a house on each lot for my 2 stepdaughters. They will each be 1400 square feet and I am sending a blue print of the house. They will each have a 2 car garage and a one story house similar to all the other houses I have built in Maple Heights. I am trying to help them out with a starter house since they both are married and working and have children. I appreciate you taking this under consideration. My 2 stepdaughters are both Navy veterans with 5 years of service to their Country.

Sincerely, Hubert Tinsley

# MAPLE HEIGHTS

Dawsonville, GA

## The Summerfield Plan



- Wood flooring in family rooms & Dining areas
- Granite kitchen and bath countertops
- Ceramic tile kitchens and baths
- Four Ceiling fan locations
- Auto garage opener
- 14 SEER climate control
- 30 year Architectural Shingles
- Much much more

Presented by Appointment only  
Jack Stachura

**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 HEARING 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 C2300144:** Hubert Tinsley has requested to divide a one (1) acre tract into two lots; located at 414 Maple Street South (TMP 083 038). Public Hearing Date: Planning Commission on Monday, July 10, 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.*

...ia Annotated sections through 32--3-10 to file Court a notice of appeal, e to be in writing and part of the record in the ngs.

id property, as thus is described as follows: E 20-A; 20-B; 20-C; and 3 DESCRIPTION.

lay of June, 2023. Superior Court J COUNTY

320. Number: P.L. 0008759, J COUNTY

umber: 3 L R/W: 0.019 acres of land; ain easement rights;

Owners: Stephen heirs of the Estate of agg; Stephen Charles ynsey Caroline Arp and nnell Bragg; and Nicole Dawson County Tax sioner, individually e tracts or parcel of land d being in Land Lots 311 of the 4th Land District of ection of Dawson County, being more particularly d as follows:

RIGHT-OF-WAY: g at a point 50.00 feet and opposite Station 5 on the construction e of CR 224/Shoal Creek Georgia Highway Project 8759; running thence N 1.1"W a distance of 118.71 i point 50.00 feet right of osite Station 17+31.35 on rstruction centerline laid CR 224/Shoal Creek Road; N 39°46'58.9" E a distance feet to a point 57.00 feet f and opposite Station 5 on said construction e laid out for CR 224/ Creek Road; thence S 1.1" E a distance of 119.17 i point 57.00 feet right of osite Station 16+12.18 on rstruction centerline laid CR 224/Shoal Creek Road; S 3°08'00.3" W a distance of t to a point 54.32 feet right pposite Station 16+10.18 construction centerline : for CR 224/Shoal Creek hence S 69°29'58.3" W a e of 4.97 feet back to the f beginning. Containing res more or less. Said ed land being required -way and is shown on the d plats marked Annex

**PERMANENT CONSTRUCTION**

NT—AREA 1: to be acquired by gnation is a permanent nt for the right to ct and maintain slopes the area described as

lo.3 20-A. ng at a point 50.00 feet f and opposite Station 15 on the construction e of CR 224/Shoal Creek Georgia Highway Project 8759; running thence N 6.5" W a distance of 18.65 a point 50.11 feet right of osite Station 17+50.00 on nstruction centerline laid CR 224/Shoal Creek Road; N 39°46'58.9" E a distance feet to a point 57.00 feet f and opposite Station 10 on said construction e laid out for CR 224/ Creek Road; thence S 1.1" E a distance of 18.65 a point 57.00 feet right of opsite Station 17+31.35 on rstruction centerline laid

point 50.00 feet right of and opposite Station 19+36.00 on said construction centerline laid out for CR 224/Shoal Creek Road; thence S 48°25'16.9" W a distance of 3.50 feet back to the point of beginning. Containing 0.027 acres more or less. Said described land being a permanent easement and is condemned for the right to construct and maintain slopes as shown on the attached plats attached hereto as Annex 1-A. TEMPORARY DRIVEWAY EASEMENT:

Also to be acquired by condemnation is the right to an easement for the construction of a driveway being described as follows:

Parcel No.3 20-C. Beginning at a point 50.11 feet right of and opposite Station 17+50.00 on the construction centerline of CR 224/Shoal Creek Road on Georgia Highway Project No: 0008759; running thence northwesterly 48.16 feet along the arc of a curve (said curve having a radius of 1558.85 feet and a chord distance of 48.16 feet on a bearing of N 48°38'46.6" W) to the point 50.67 feet right of and opposite Station 18+00.00 on said construction centerline laid out for CR 224/Shoal Creek Road; thence N 41°52'23.6" E a distance of 22.33 feet to a point 73.00 feet right of and opposite Station 18+00.00 on said construction centerline laid out for CR 224/Shoal Creek Road; thence S 43°17'52.9" E a distance of 47.68 feet to a point 68.00 feet right of and opposite Station 17+50.00 on said construction centerline laid out for CR 224/Shoal Creek Road; thence S 39°46'58.9" W a distance of 17.89 feet back to the point of beginning. Containing 0.022 acres more or less.

The title, estate or interest in the above described lands, required by condemnor and now taken by condemnor for public use is as follows: Fee simple title to the above described land as shown described within on the attached plats dated the 17th day of November, 2021; Sheet No. 4 and 6, last revised February 21, 2023; Sheet No. 5, last revised August 24, 2022; and attached hereto as Annex 1-A.

Permanent easements are condemned for the right to construct and maintain slopes as shown on the attached plats attached hereto as Annex 1-A.

A driveway easement is condemned for the right to construct a driveway to connect the newly constructed road and right of way to the condemnees' remaining land for driveway purposes. Said easement shall expire on May 15, 2028 and is as shown described within on the attached plats marked Annex 1-A. Upon completion of the project, the driveway will remain in place for use by the condemnees. Parcel No.3 20-D.

122594, 6/21, 6/28

Dawson County, Georgia, and the City of Dawsonville (representing Gordon/Pickens Counties); Doug Caldwell (representing Lumpkin County); and Freddie Vick, (representing Fannin/Gilmer/Murray Counties) shall meet at the headquarters office in Jasper on June 27, 2023. 123022, 6/21

**Notice of Public Hearing**

The City of Dawsonville cordially invites all interested individuals to attend a public hearing regarding the development of the Dawsonville Comprehensive Plan. This plan is imperative, as it must adhere to the provisions of the Georgia Planning Act of 1989. The purpose of the hearing is to apprise the public about the objectives of the Plan, elucidate the planning process, discuss the timeline for Plan development, and outline the public participation process that will be followed by the City throughout the Plan's preparation. This meeting presents an opportune occasion for concerned citizens to express their perspectives on local needs and issues. The public hearing is scheduled to take place in the Council Chambers on Thursday, July 13, 2023, commencing at 5:30 p.m. We encourage your attendance and participation in this important event

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. 122900, 6/21, 6/28

**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 C2300144: Hubert Tinsley has requested to divide a one (1) acre tract into two lots; located at 414 Maple Street South (TMP 083 038). Public Hearing Date: Planning Commission Monday, July 10, 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. 122937, 6/21

**Public Notice**

The Dawson County Planning Commission will hear the following request on July 18, 2023 at 6:00 p.m. in the DAWSON COUNTY GOVERNMENT CENTER,

to vary from the Dawsonville Land Use Resolution Article III Section 121-67 (3).c setback reduction TMP L10 019 (Blowing Rock 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. 122932, 6/21, 6/28

**Public Sales/Auctions**

**DELINQUENT PROPERTY TAX SALE**

Under and by virtue of certain tax Fi. Fa.'s issued by the Tax Commissioner of Dawson County, Georgia, in favor of the State of Georgia and County of Dawson, against the following named persons and the property as described next to their respective name(s). There will be sold for cash or certified funds at public outcry, before the Courthouse door in Dawsonville, Dawson County, Georgia, between the legal hours of sale, on the first Wednesday in July, 2023, the same being July 5th, 2023, and continuing on July 6th, 2023, if necessary between the legal hours of sale, 10:00 AM and 4:00 PM.

The below listed and described properties, or as much thereof as will satisfy the State and County tax execution on the respective individual and property. The property (ies) hereinafter described have been levied on as the property of the persons whose names immediately precede the property description. Each of the respective parcels of property are located in Dawson County, State of Georgia. The years

for which said Fi. Fa.'s are issued and levied are stated opposite the name of the owner in each case. Each defendant and tenant in possession, if applicable, has been notified of levy time and place of sale. Purchaser shall pay for title, all transfer costs, all taxes, advertising costs and recording fees. Any

mobile home(s) situated on the parcels are excluded from sale unless otherwise noted. Any mobile home included will be considered a fixture of the property. All redemption rights given to the land will apply to the mobile home.

Map & Parcel: L15120001 Defendant in Fi Fa: Tommy Hughes 1/2 Interest Current Record Holder: Tommy Hughes 1/2 Interest Amount Due: \$ 4,149.26 Tax Years Due: 2022, 2021 Deed Book: 1180/50; 1532/21 Legal Description: Only that 1/2 undivided interest belonging to Tommy Hughes in that tract of land being in the State of Georgia, County of Dawson, Land Lot 439,





# DAWSONVILLE PLANNING COMMISSION EXECUTIVE SUMMARY FOR AGENDA ITEM # 8

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SUBJECT: ZSP-C2300063 – ATLANTA MOTORSPORTS PARK, LLC

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PLANNING COMMISSION MEETING DATE: JULY 10, 2023

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PURPOSE FOR REQUEST:

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'), upgrade 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). *Planning Commission tabled until Monday, July 10, 2023.*

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OPTIONS: APPROVED OR DENY

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RECOMMENDED SAMPLE MOTION:

REQUESTED BY: Jameson Kinley

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# 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 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.

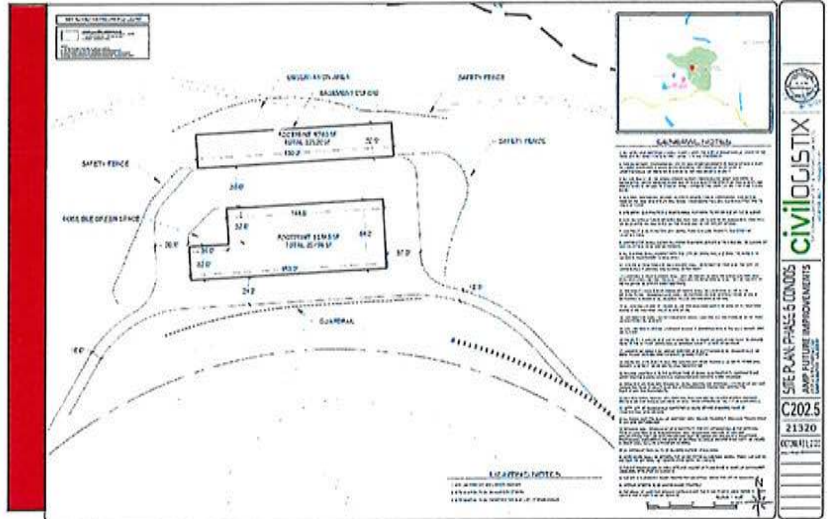
5. **The physical suitability of the subject property for development as presently zoned and under the proposed zoning district.**
  - a. The property is currently developed for this purpose and is suitable for the additional development.
6. **The length of time the property has been vacant, considered 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.

## Analysis

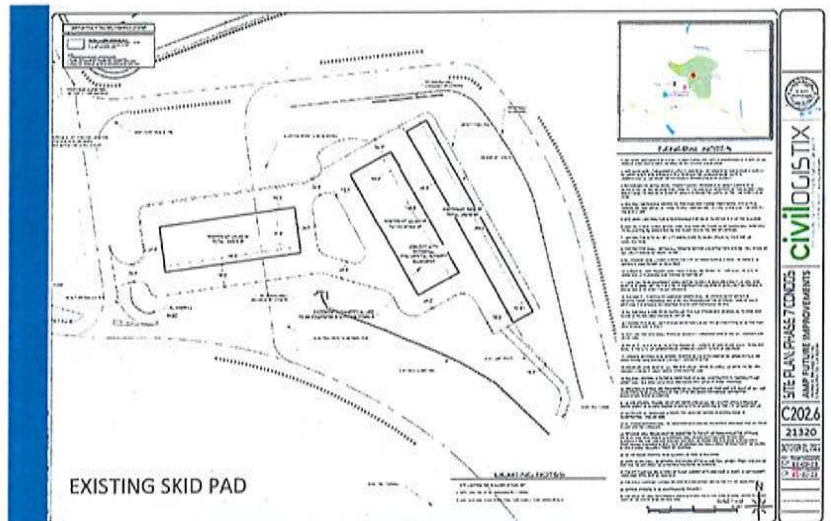
The following is a breakdown of each request for analysis.

### 1. Eight (8) new condominium buildings

- Phase 6 Condos (2 structures)
  - Footprint: 5,760 sq. ft
    - Indicated 5 units
  - Footprint: 10,368 sq. ft
    - Indicated 8 units



- Phase 7 Condos (3 structures)
  - Footprint: 11,520 sq. ft
    - Indicated 10 units
  - Footprint: 12,800 sq. ft
    - Indicated 11 units
  - Footprint: 9,600 sq. ft
    - Indicated 8 units



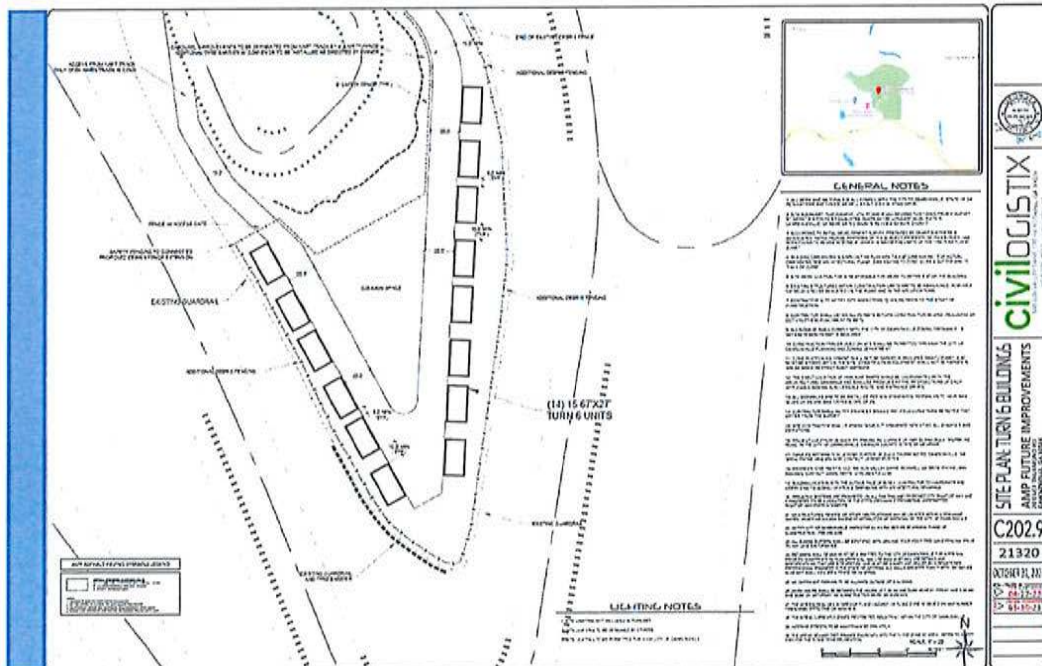
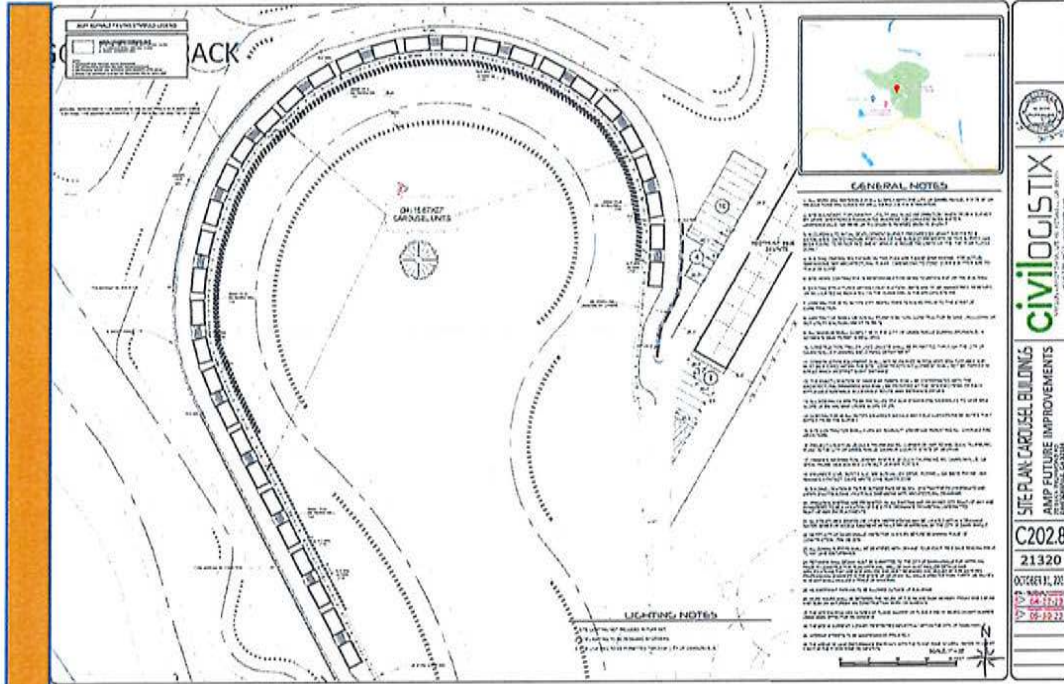
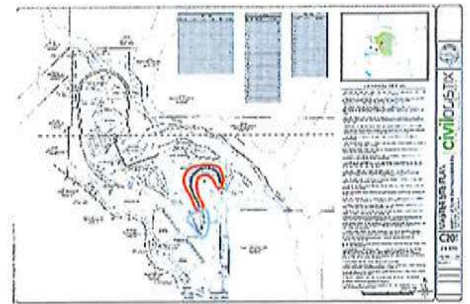


2. 46 small second home sites/race cottages

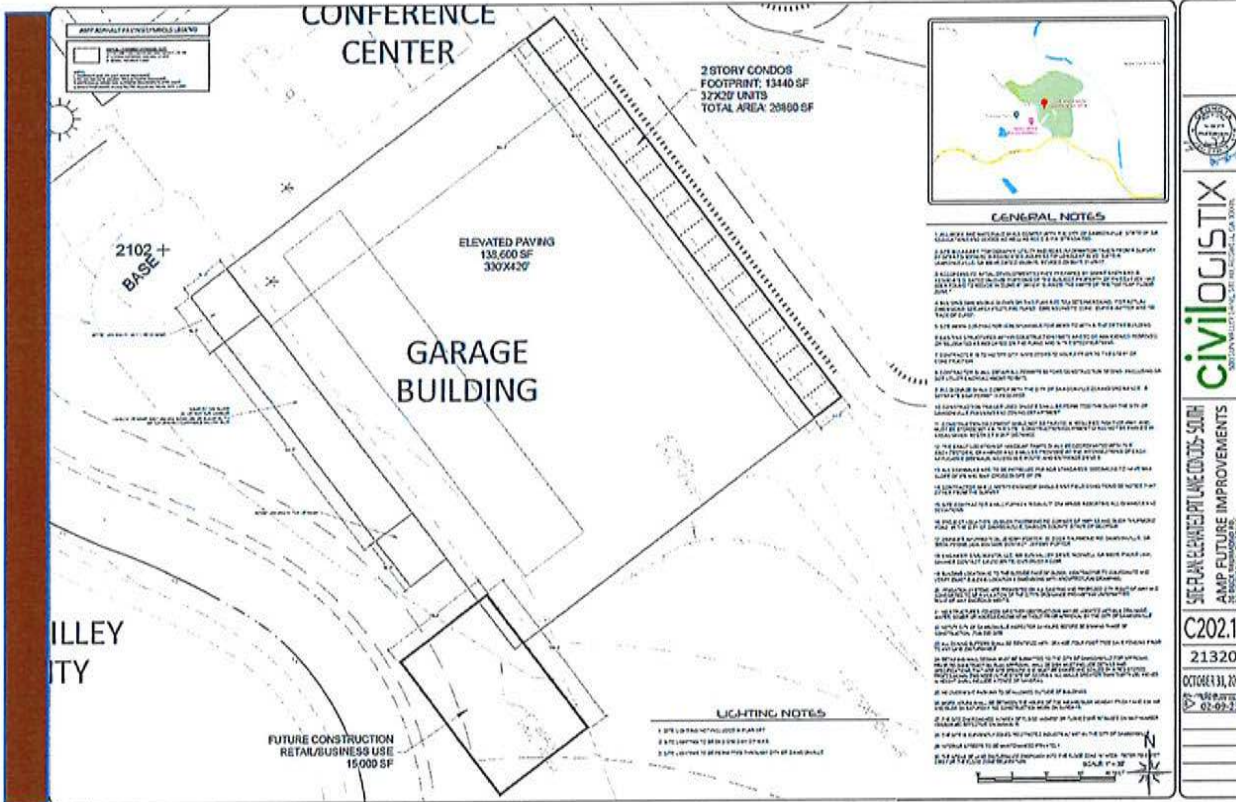
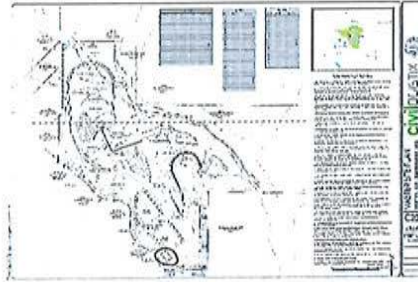
34 small second home sites/race cottages "CAROUSEL UNITS"

12 small second home sites/race cottages "Turn 6 Units"

- o 15.67' x 27'
- o Referred to as second homes
- o No rentals



- 3. One (1) commercial building  
Listed as Retail/Business Use  
15,000 square feet



**GENERAL NOTES**

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC, IRC, AND UPC.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF CHICAGO.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF CHICAGO.
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20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF CHICAGO.

**LIGHTING NOTES**

1. SEE LIGHTING PLAN FOR DETAILS.
2. SEE LIGHTING PLAN FOR DETAILS.
3. SEE LIGHTING PLAN FOR DETAILS.

**civilIOUSTIX**  
ARCHITECTURAL & ENGINEERING

**21320**  
OCTOBER 31, 2022

**C202.11**  
AMP FUTURE IMPROVEMENTS



**4. A two-sided LED billboard**

- a. Not located on the site plan provided, but indicated it will be 12 feet x 32 feet, adjacent to Highway 53 West
- b. Billboards are currently allowed only in LI- Light Industrial zoning district and shall not be allowed in any other zoning district. The height shall not exceed 40 feet in height and only a single sign face not to exceed 480 square feet, including trim.
- c. Applicant is requesting a two-sided sign that would indicate 768 square feet of signage
- d. Stipulation 14 of the April 13, 2009, rezoning stated "There will be no billboards or signs on poles. All signs will meet current regulations". Approval of this request would negate the original stipulation.

**5. Upgrade the kart track lighting**

- a. Indicated on the lighting plan summary

**6. Extending 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 Friday and Saturday, and 8:00 PM on Sunday**

- a. Currently restricted at 7 am to 6pm from November 1<sup>st</sup> to March 31<sup>st</sup>, and from April 1<sup>st</sup> to October 31<sup>st</sup>, the hours are limited to 7 am to 8 pm (or 1 hour after sunrise to 1 hour after sunset, whichever is earlier)

**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.**

One event indicated to be a NASCAR sprint style race from Thursday through Sunday during normal business hours of AMP. This event will have fewer than 60 racers.

The other annual events will be vintage style cars races from Thursday through Sunday during normal business hours of AMP. These will involve 200 to 300 racers.

These events will be promoted for media coverage with few spectators (if any) and will result in sound increases when races occur.

**The applicant is also seeking modification of current stipulations:**

- 1. Relief for the requirement of an ambulance and fire truck for the track without racing event**
- 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**

## RECOMMENDATION

The Planning Department recommended handling each request separately

1. Eight (8) new condominium buildings -  
*Recommends **APPROVAL** to extend the use of the property for addition condo units*
2. 46 small second home sites/race cottages -  
*Recommends **APPROVAL WITH CONDITION** to extend the use of the property for addition condo units without rentals*
3. A commercial building -  
*Recommends **APPROVAL WITH CONDITION** to extend the use of the property for addition commercial building, provided all development requirements are followed*
4. A 2-sided LED billboard -  
*Recommends **DENIAL** to allow a 2-sided billboard. The billboard requested is over 1.5 times the size of a billboard allowed, and the property is not zoned correctly for a billboard. If the applicant wishes to have another sign and increase the amount of square footage, then there should be a separate variance application for such.*
5. Upgrade the kart track lighting -  
*Recommends **APPROVAL WITH CONDITION** to upgrade the lighting around the go-kart track, provided that it is downlighting and does not exceed the maximum foot-candles for Commercial Outdoor Lighting per City of Dawsonville Ordinance. This will be reviewed and approved by the Planning Director when civil plans are submitted.*
6. Extending 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 Friday and Saturday, and 8:00 PM on Sunday -  
***NO RECOMMENDATION.** But should take into consideration noise levels increased during colder months when it gets darker, earlier in the evening.*
7. Allow Military and Law Enforcement training and events after hours without noise -  
*Recommends **APPROVAL WITH CONDITION** to allow special training events for military and law enforcement after hours without noise. May consider these events to notify or have approval of the City Manager with 45 days notice. This will allow the city to evaluate any potential issues that might arise.*
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 -  
*Recommends **APPROVAL WITH CONDITION** to allow four (4) events as stated in the letter of intent. Each event should be approved by City Council ahead of the event until such a time City Council is satisfied. This gives City Council the opportunity to review and change conditions based on the feedback from the event.*

The applicant is also seeking modification of current stipulations:

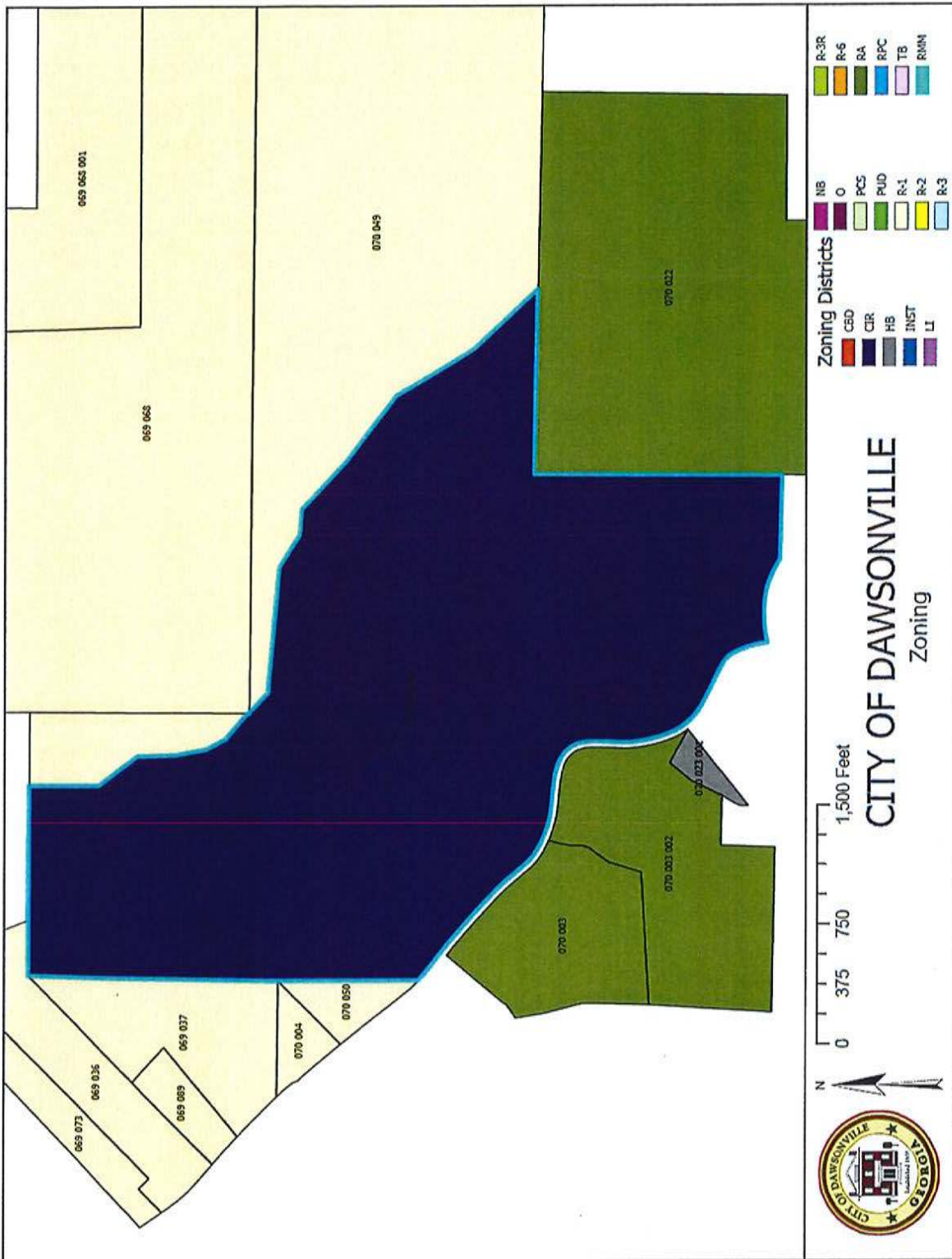
1. Relief for the requirement of an ambulance and fire truck for the track without racing events -  
**NO RECOMMENDATION.** Allow emergency services to make the determination on a case-by-case scenario.
2. Increase the property line sound monitors to 65 LEQ -  
**NO RECOMMENDATION.** The Planning Department is not equipped to handle such recommendation.
3. Trackside DB limit increased to 103 DB weighted per vehicle/motorcycle -  
**NO RECOMMENDATION.** The Planning Department is not equipped to handle such recommendation.
4. Allow spectators without grandstands -  
**Recommends DENIAL or TABLE** this request because of the lack of information at this time. The applicant should provide more information as to the number of people, as well as the facilities and parking to accommodate.
5. Allow a Public Address system with sound below 98 DB -  
**Recommends APPROVAL WITH CONDITION** to allow a Public Address system with sound below 98 DB, provided the overall sound does not exceed what is currently stipulated.

**Recommended to mention during any motion that all existing conditions of previous rezoning are to remain unless altered with this request.**

Pictures of Property:



Current Zoning Map:





Aerial:





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

Zoning Amendment  
 Application

Application#: ZSPC2300063

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

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

Cell Phone: [REDACTED] Email: [REDACTED]

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

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

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

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

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

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

Acres: 183 Current use of property: GIR 11-08-1763 (04/13/2009)

Has a past request of Rezone of this property been made before? Yes If yes, provide ZA # CS-00267 (09/09/2019)

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] \_\_\_\_\_ 5-9-23  
 Signature of Applicant \_\_\_\_\_ Date  
Atlanta Motorsports Park, LLC

Office Use Only	
Date Completed Application Rec'd:	Amount Paid: \$ <u>713.40</u> <u>CK</u> Cash CO
Date of Planning Commission Meeting: <u>06.12.23</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:



2SP 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 under signer below is authorized to make this application. The undersigned is aware that no application or reapplication affecting the same land shall be acted upon within 6 months from the date of the last action by the City Council.

Printed Name of Applicant or Agent 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

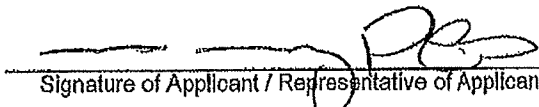
2. The dollar amount and description of each campaign contribution made by the opponent to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.

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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

  
\_\_\_\_\_  
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. 16, 2023

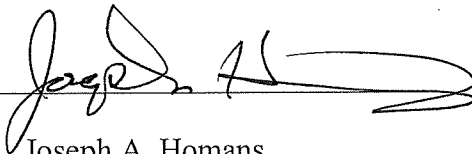


**CITY OF DAWSONVILLE**  
**Planning and Zoning Department**  
**SUPPLEMENTAL INFORMATION**

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)  
[joey@fchhm.com](mailto:joey@fchhm.com)  
[sabrina@fchhm.com](mailto:sabrina@fchhm.com)

## **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

## 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 a 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

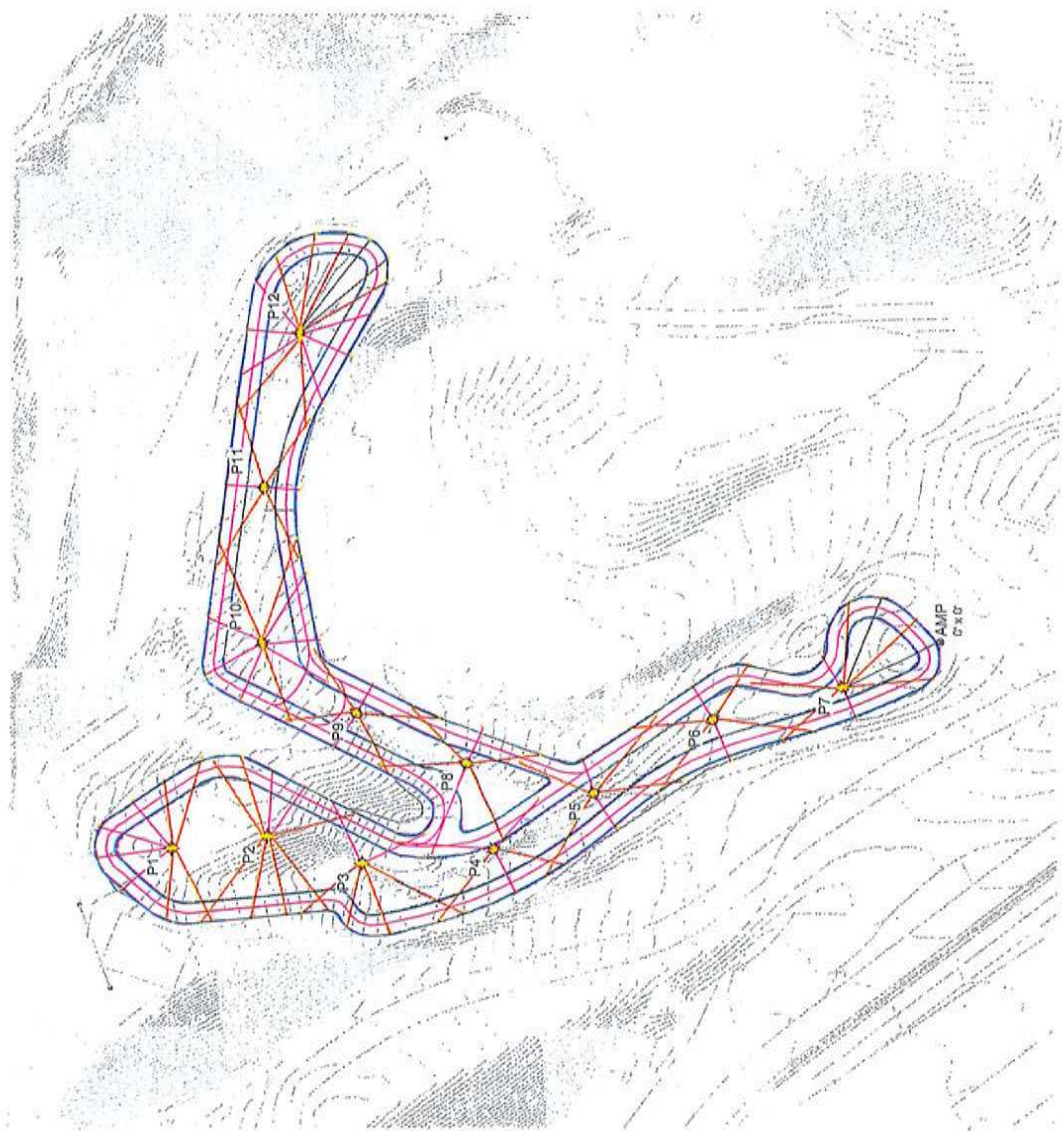
## EQUIPMENT LIST FOR AREAS SHOWN

QTY	LOCATION	SIZE	MAX. WATTAGE	LINE VOLTAGE	UNIT PRICE	TOTAL
1	P1	60"	20	86	TLCL10-600	4.05*
1	P2	60"	20	86	TLCL10-600	4.05*
1	P3	60"	4"	64	TLCL10-600	2.64*
1	P4	60"	8"	68	TLCL10-600	3.92*
1	P5	60"	12"	72	TLCL10-600	3.92*
1	P6	60"	2"	60	TLCL10-600	2.64*
1	P7	60"	2"	60	TLCL10-600	2.64*
1	P8	50"	34"	82	TLCL10-600	3.92*
1	P9	60"	24"	84	TLCL10-600	5.04*
1	P10	60"	24"	84	TLCL10-600	5.04*
1	P11	60"	28"	78	TLCL10-600	3.92*
1	P12	60"	32"	72	TLCL10-600	3.92*
33	TOTALS					100

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

## STAGLETTUM AREAS AMPERAGE DRAW CHART

Ballast Specifications	Line Amperage	Post Luminaire
(20 min tower head)	per foot	per foot
208 VAC	210	277
240 VAC	347	347
480 VAC	174	174
Single Phase Voltage	5.3	5.0
TLCL10-600	4.0	3.2
	2.2	2.2



SCALE IN FEET 1:150  
 0 150' 300'  
 Pole location(s) ◊ dimensions are relative to 0,0 reference point(s) ⊗

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



We Make It Happen.

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## EQUIPMENT LAYOUT

**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 FOOTCANDLES

Entire Grid	
Scan Average:	21.8
Maximum:	45
Minimum:	11
Avg / Min:	2.05
Max / Min:	4.25
UG (adjacent pos):	0.00
CU:	0.34
No. of Points:	1212

LUMINAIRE INFORMATION

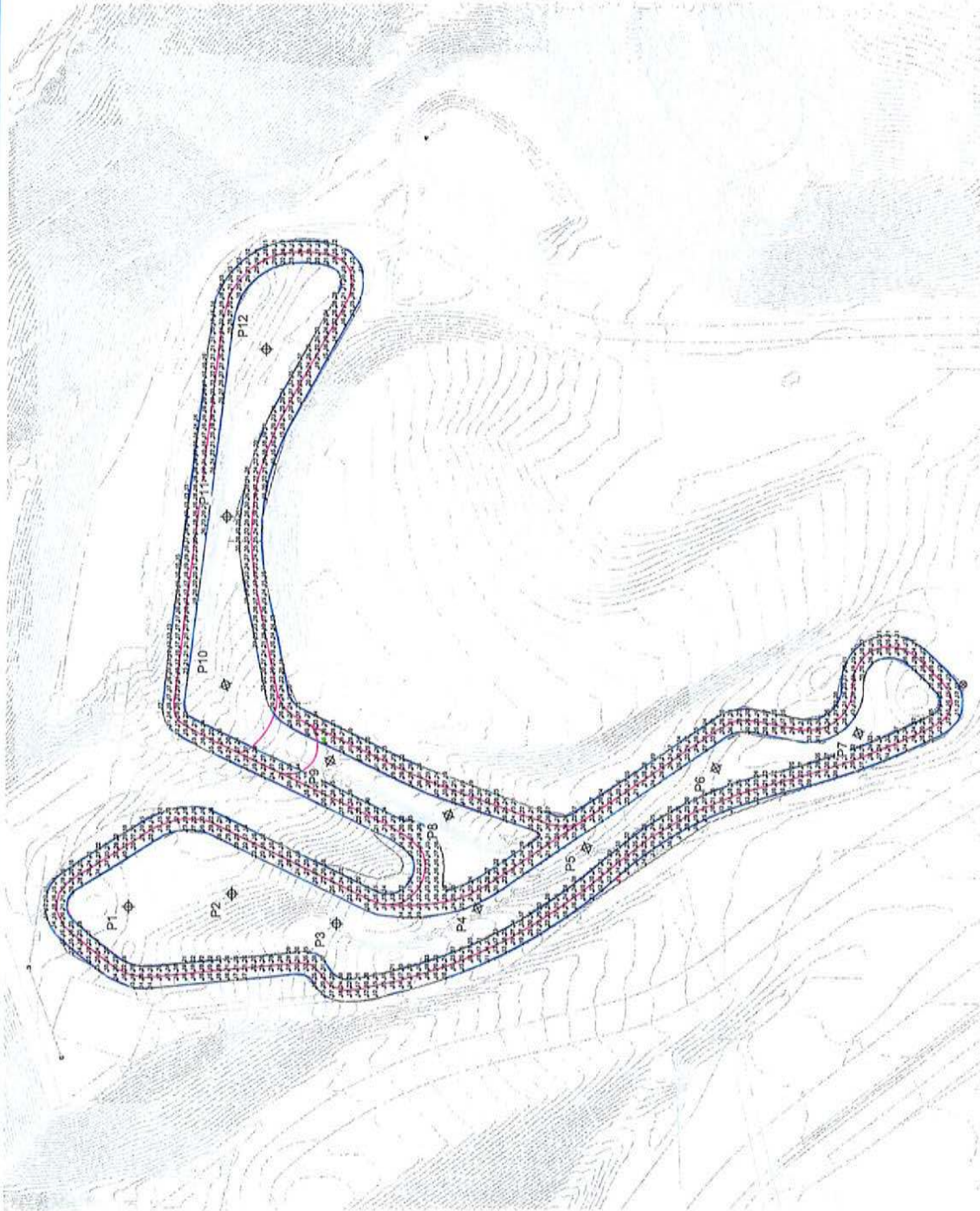
Applied Circuits:	A
No. of Luminaires:	50
Total Load:	\$0.1 KW

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 ± 3% nominal voltage at the side of the driver and structures located within 3 feet (1m) of design locations.



Pole location(s) ⬠ dimensions are relative to 0.0 reference point(s) ⓧ



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



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**ILLUMINATION SUMMARY**



**GENERAL NOTES**

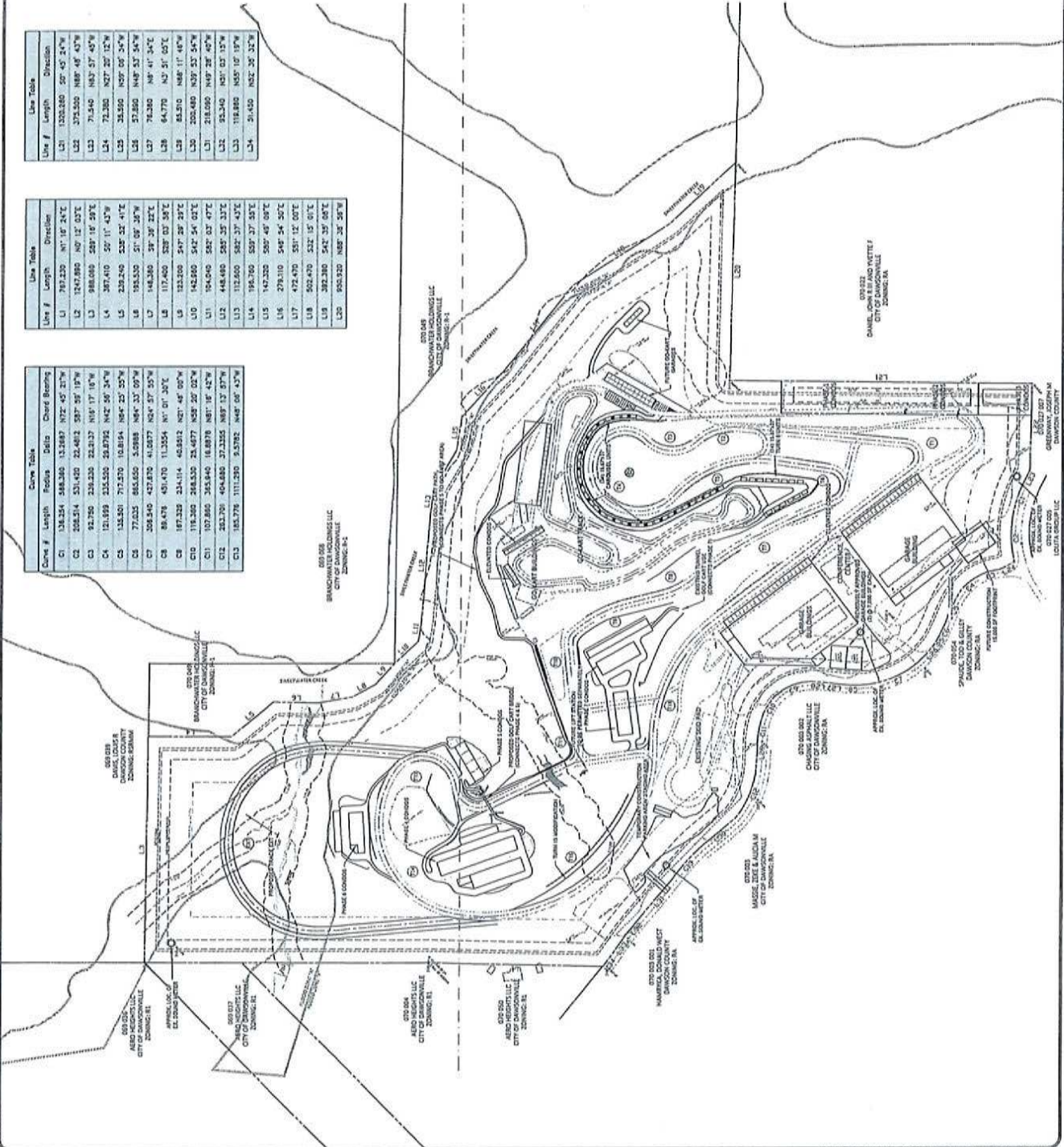
1. ALL WORK AND MATERIALS SHALL COMPLY WITH THE CITY OF DAWSONVILLE, STATE OF GA REGULATIONS AND CODES, AS WELL AS ALL U.S.A. STANDARDS.
2. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY GRANT SURPENO & ASSOCIATES, ADDRESS 705 LONGBEACH BLVD, SUITE A, WASHINGTON, GEORGIA, DATED 02-24-21, REFER TO 2021-02-16-0201.
3. ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE SURVEY BY GRANT SURPENO & ASSOCIATES, DATED 02-24-21, REFER TO 2021-02-16-0201.
4. THE 100-YEAR FLOOD ZONE IS SHOWN IN PINK. THE 50-YEAR FLOOD ZONE IS SHOWN IN GREEN. THE 100-YEAR FLOOD ZONE IS SHOWN IN YELLOW. THE 50-YEAR FLOOD ZONE IS SHOWN IN BLUE.
5. THE 100-YEAR FLOOD ZONE IS SHOWN IN PINK. THE 50-YEAR FLOOD ZONE IS SHOWN IN GREEN. THE 100-YEAR FLOOD ZONE IS SHOWN IN YELLOW. THE 50-YEAR FLOOD ZONE IS SHOWN IN BLUE.
6. THE 100-YEAR FLOOD ZONE IS SHOWN IN PINK. THE 50-YEAR FLOOD ZONE IS SHOWN IN GREEN. THE 100-YEAR FLOOD ZONE IS SHOWN IN YELLOW. THE 50-YEAR FLOOD ZONE IS SHOWN IN BLUE.
7. CONTRACTOR IS TO NOTIFY CITY INSPECTORS TO VISIT PRIOR TO THE START OF CONSTRUCTION.
8. ALL UTILITIES SHALL BE LOCATED AND DEPTH VERIFIED PRIOR TO CONSTRUCTION. ALL UTILITIES SHALL BE PROTECTED AND DEPTH VERIFIED PRIOR TO CONSTRUCTION.
9. ALL CONDUITS SHALL BE INSTALLED PER ADA STANDARDS. CONDUITS TO BE INSTALLED TO THE FACE OF CURB.
10. CONSTRUCTION TRAILER USED ON SITE SHALL BE PERMITTED THROUGH THE CITY OF DAWSONVILLE PLANNING AND ZONING DEPARTMENT.
11. CONSTRUCTION EQUIPMENT SHALL NOT BE PARKED IN REQUIRED RIGHT-OF-WAY AND SHALL BE PROTECTED BY CONSTRUCTION BARRIERS. CONSTRUCTION EQUIPMENT SHALL NOT BE PARKED IN AREAS WHICH RESTRICT SOFT CLOSURE.
12. THE EXACT LOCATION OF HANDICAP RAMP SHALL BE COORDINATED WITH THE ADJACENT NEIGHBORHOODS AND SHALL BE PROVIDED AT THE INTERSECTIONS OF EACH APPLICABLE DRIVEWAY, ACCESSIBLE ROUTE, AND ENTRANCE DRIVEWAY.
13. ALL DRIVEWAYS ARE TO BE INSTALLED PER ADA STANDARDS. DRIVEWAYS TO HAVE MAX SLOPE OF 1:12 AND CROSS SLOPE OF 1/4".
14. THE CONTRACTOR SHALL FURNISH "VEHICLE" DRINKING WATER TO ALL WORKERS AND TO ALL VISITORS TO THE SITE.
15. SITE CONTRACTOR SHALL FURNISH "VEHICLE" DRINKING WATER TO ALL VISITORS AND TO ALL WORKERS TO THE SITE.
16. PROJECT LOCATION: 20 DUCK THURMOND RD CORNER OF HWY 20 AND DUCK THURMOND RD, IN THE CITY OF DAWSONVILLE, DAWSON COUNTY, STATE OF GEORGIA.
17. OWNER INFORMATION: JERRY JAMES, 20 DUCK THURMOND RD, DAWSONVILLE, GA 30534, PHONE: (404) 804-0000, CONTACT: JERRY JAMES.
18. ALL UTILITIES SHALL BE LOCATED AND DEPTH VERIFIED PRIOR TO CONSTRUCTION.
19. ALL UTILITIES SHALL BE PROTECTED AND DEPTH VERIFIED PRIOR TO CONSTRUCTION.
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49. ALL UTILITIES SHALL BE PROTECTED AND DEPTH VERIFIED PRIOR TO CONSTRUCTION.
50. ALL UTILITIES SHALL BE PROTECTED AND DEPTH VERIFIED PRIOR TO CONSTRUCTION.



Line #	Length	Direction
L1	1205.060	S07°45'24"W
L2	375.550	N89°48'43"W
L3	71.540	N87°57'45"W
L4	72.360	S07°20'13"W
L5	24.590	N07°05'34"W
L6	57.260	N07°53'54"W
L7	74.260	N07°47'34"E
L8	84.770	N07°51'02"E
L9	84.870	N88°11'46"W
L10	205.480	S07°53'54"W
L11	218.090	N07°28'02"W
L12	95.340	N07°03'02"W
L13	118.880	N05°18'19"W
L14	214.650	N02°38'32"W

Line #	Length	Direction
L1	797.320	N17°18'24"E
L2	1247.890	N07°12'02"E
L3	888.080	S08°18'58"E
L4	387.410	S07°11'43"W
L5	233.240	S02°52'41"E
L6	193.530	S1°08'38"W
L7	144.360	S9°39'22"E
L8	117.460	S08°03'58"E
L9	132.590	S47°28'20"E
L10	84.870	N88°11'46"W
L11	164.560	S05°03'02"E
L12	148.460	S05°35'33"E
L13	112.660	S02°37'42"E
L14	197.760	S07°37'53"E
L15	147.320	S09°49'08"E
L16	279.310	S49°54'52"E
L17	472.470	S01°12'02"E
L18	502.470	S22°15'02"E
L19	382.380	S45°35'08"E
L20	600.330	N08°38'28"W

Curve #	Length	Radius	Delta	Chord Bearing
C1	138.254	588.360	13.2887	N72°45'23"W
C2	508.254	531.420	22.4612	S07°59'19"W
C3	92.790	234.220	22.8127	N07°17'18"W
C4	121.920	334.550	35.8793	N42°56'34"W
C5	138.501	713.570	10.8164	N64°22'52"W
C6	770.235	863.650	5.9388	N64°32'09"W
C7	308.340	427.870	61.0877	N64°57'59"W
C8	88.478	451.470	11.3354	N07°01'30"E
C9	187.328	234.114	42.8512	N07°48'09"E
C10	107.800	244.550	23.4677	N29°50'02"W
C11	107.800	244.550	18.8978	N81°16'42"W
C12	263.290	404.880	37.3365	N87°18'07"W
C13	183.378	1112.280	9.9382	N48°08'43"W



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