

AGENDA
PLANNING COMMISSION REGULAR MEETING
G.L. Gilleland Council Chambers on 2nd Floor
Monday, August 14, 2023, 5:30 P.M.

1. Call to Order
2. Roll Call
3. Invocation and Pledge
4. Announcements
5. Approval of the Agenda
6. Approval of the Minutes
 - Regular Meeting held Monday, July 10, 2023

PUBLIC HEARING

7. **ZSP C2300063:** Atlanta Motorsports Park, LLC has petitioned to amend the site plan and the current stipulations; located at 20 Duck Thurmond Road (TMP 070 049 001). Public Hearing Dates: Planning Commission on Monday, August 14, 2023, and City Council on Monday, August 21, 2023. City Council for a decision on September 18, 2023.

BUSINESS

8. Silver Leaf Townhomes/Livic Properties, LLC As-Builts / Final Plat

PLANNING DIRECTOR REPORT

PLANNING COMMISSION REPORTS

ADJOURNMENT

The next scheduled Planning Commission meeting is Monday, September 11, 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 2nd Floor
Monday, July 10, 2023

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, Anna Tobolski, City Attorney Kevin Tallant, Councilmember Liaison Caleb Phillips, City Manager Bob Bolz, Planning Director Jameson Kinley, Zoning Administrative Assistant Stacy Harris, Building Inspector Clay Moss.
3. **INVOCATION AND PLEDGE:** City Manager Bob Bolz led Invocation and pledge.
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, June 12, 2023, made by J. Nichols; second by A. Noggle. Vote carried unanimously in favor.

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.

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

Planning Director J. Kinley provided the staff analysis report for the variance request to divide less than one (1) tract into two lots.

The following person spoke in favor of the zoning request:

- Hubert Tinsley, 273 Mill Stone Drive, Dawsonville, GA ☐ Mr. Tinsley stated that he intends to divide the property into two lots and build his stepdaughters a home.

The following person spoke in opposition of the request:

- Jonathan Campbell, 122 Angela Lane, Dawsonville, GA 30534 ☐ Mr. Campbell stated that he is against dividing the less than an acre lot. He provided an ariel view of Mr. Tinsley property that also joins his property. Mr. Campbell stated that there are already two rows of housing on Angela Lane, and if he is allowed to split the parcel, it would be three rows. In his view, this would be a high-density area.
- G. Brandon Powers, 130 Angela Lane, Dawsonville, GA 30534 ☐ Mr. Powers stated that this lot is directly to the rear of his property and the only vegetation that separates his property from this is two juniper trees and they are not located on his property.

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

After discussion among the Commissioner Members regarding the lot size and buffers/privacy fence, J. Nichols made a motion to approve VAR-C2300144; second by S. Sawyer. Vote carried unanimously in favor.

MINUTES
PLANNING COMMISSION REGULAR MEETING
G.L. Gilleland Council Chambers on 2nd Floor
Monday, July 10, 2023

BUSINESS

8. **ZSP-C2300063:** Atlanta Motorsports Park, LLC (AMP) has petitioned an amended 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. **Tabled until Monday, July 10, 2023.**

Chairperson Davis read the zoning amendment and asked Planning Director Kinley for an update.

Planning Director Kinley stated that the applicant has submitted a revised site plan and proposed updates to the current stipulations for Atlanta Motorsports Park and the zoning process will have to start over with new advertising and adjoining property owner~~s~~ being notified.

Motion to table ZSP-C2300063 until the next Planning Commission Meeting August 14, 2023, made by A. Tobolski; seconded by S. Sawyer. Vote carried unanimously in favor.

Motion to rescind the previous approval on agenda item #7 VAR-C2300144 made by A. Tobolski; second by A. Noggle. Vote carried unanimously in favor.

A. Tobolski made a motion to approve agenda item # 7 with the condition of requiring a six (6) foot privacy fence along the southern, western, and northern property line; second by S. Sawyer. Vote carried unanimously in favor.

PLANNING COMMISSION REPORTS: Next Planning Commission Meeting is Monday, August 14, 2023.

ADJOURNMENT: Motion to adjourn the meeting at 6:00 p.m. made by A. Noggle; second by A. Tobolski. Vote carried unanimously in favor.

Approved this 14th day of August 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



CITY OF DAWSONVILLE

PLANNING STAFF REPORT

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

Amendment #ZSPC2300063

Request.....Update to Site Plan and Stipulations

Proposed UseCIR – Restricted Industrial Commercial District

Current ZoningCIR – Restricted Industrial Commercial District

Size.....+/- 152.14 Acres

Location20 Duck Thurmond Road

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

Planning Commission Public Hearing DateMonday, June 12, 2023

Planning Commission RecommendationRequested to TABLE their recommendation until their July 10th meeting.

Council Date Public Hearing DateMonday June 19, 2023 – TABLED until Planning Commission Recommendation

Applicant Proposal

The applicant is seeking to amend the conditions along with an updated site plan for the following purposes:

- Adding lighting to kart track with the intent of requesting expended house for karts only
- Ability to conduct noiseless events on the track during off-peak hours for military and police purposes
- Hosting four (4) race weekends with unlimited sound limits
- Additional Condos

- Adding Race Cottages
- Request to use condos as short-term rentals
- Additional sign on 53
- Adding Elevated Parking Decks
- Reworking on the condition to only require fire and ambulance to be onsite for every event over 45 mph
- Lifting the restriction to allow spectators without grandstands
- Allowing a PA system with restrictions
- Increasing the sound level at property line from 63 Dba LEQ(16) to 65 Dba LEQ(16)
- Clarifying enforcement language of sound limits
- Increasing the sound level track level from 98 Dba LEQ(16) to 101 Dba LEQ(16)
- Addition of track extension
- Additional clarification of conditional language

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

Commercial Additions to the Site Plan

- 15,000 Square Foot Maintenance Shed
- 9,600 Square Foot Go Kart Garage
 - o 24 Garages
- 2,000 Square Foot Go Kart Garage
 - o 24 Garages
 - o 5 Garage
- Go Kart Garage
- Go Kart Lighting
- Track Extension
- Interconnecting Golf Cart paths and bridges

Total: 26,600 Sq Ft of Commercial Space

Residential

- 5 Condo Buildings
 - o 11,520 Square Foot Building
 - o 20,736 Square Foot Building
 - o 24,370 Square Foot Building
 - o 24,320 Square Foot Building
 - o 19,840 Square Foot Building
 - o **Total: 100,789 Square Feet of Condo Space**
- 125 Smaller Condos/Race Cottages
 - o 34 Carousel Units
 - Approx. 850 Square Foot Each
 - o 14 Turn 6 Units
 - Approx. 850 Square Foot Each 34*850
 - o 12,000 Square Foot Building
 - 15 Units
 - o 14,400 Square Foot Building
 - 18 Units
 - o 26,880 Square Foot Building
 - 21 Units
 - o 29,400 Square Foot Building
 - 26 Units
 - o **Total: 123,520 Square Feet of Smaller Condos/Race Cottage Space**

Total: 224,309 Square Feet of Residential Space

RECOMMENDATIONS

Staff recommends approval of the site plan with the following updated stipulation:

1. Private driving instruction and exhibition facility shall mean a facility containing a paved roadway two or more miles in length (the "driving course") the use of which is limited to:
 - a. Providing instruction and training in safe driving skills, adverse weather driving techniques, or high performance/competition driving;
 - b. The exhibition, maintenance, and operation of vintage or specialty motor vehicles;
 - c. Similar activities which are recreational or educational in nature;
 - d. A private driving instruction, racing and exhibition facility;
 - e. Accessory clubhouse, rental garages, retail and permitted commercial or industrial uses serving the primary driving course operations.
 - f. Garage Condos (Approved September 9, 2019)
 - g. 46 Race Cottages
 - h. Ability to allow up to 25% of owners to rent Airbnb, VRBO, etc condos and race cottages.
 - i. Other than the set forth above, no other commercial uses shall be allowed as principal use unless approved by the City Manager on the recommendation of the Planning Director.
 1. Approved commercial uses should be confined to the limits of the approved site plan and should serve, in majority, the facility that is constructed.
2. The Applicant/Owner, their successors and assigns by application for and acceptance of this rezoning shall have conclusively deemed to have agreed to indemnify the City and its agents and representatives from all liability including personal injuries and property damage coming out of the extensive, use, ownership, or operation of the Motorsports Park.
3. When the driving course is not in use, it shall be secured in such a manner to prevent its unauthorized use.
4. Any Public Address (PA) system shall be below 98 DBA at 50 feet from the speaker.
5. Driving course shall be enclosed by a fence of a height and construction sufficient to preclude unauthorized persons from gaining access to the driving course from the main entrance, hot and cold pit areas.
6. When the car/motorcycle driving course is in use at speeds more than 45 mph, the Operator shall, at his/her expense, onsite, a fully equipped ambulance with EMT. The EMT's shall be licensed under the laws of the State of Georgia.
7. Rental garages, Club House, rental buildings and any other permitted commercial/industrial building shall be placed strategically to reduce sound levels. The location of the buildings shall be approved by the City Planning Director.
8. There shall be fifty (50) foot or greater undisturbed buffers along all streams.

9. Where the property runs along Duck Thurmond Road, buildings and existing Acoustiblok or similar quality sound fence shall be placed to reduce the sound levels and keep as much vegetative cover as possible on approved site plan
10. There shall be a buffer of between one hundred (100) feet and two hundred (200) feet to reduce sound levels as designed by Owner's sound engineer to meet the requirements of Condition 17. The buffer shall be around the perimeter of the property and shall be undisturbed except to permit an entrance road to the subject property, the construction of sound mitigation measures and/or the installation of any utilities. This buffer shall be planted in any area that is not visually impervious to a level approved by the City Planning Director in order to prevent any soil erosion.
11. Exterior lighting fixtures shall be of the box type and situated so that light only goes downward and shall not be more than twenty-five feet high and shall be designed so to minimize glare and light spillage to not more than one (1) foot candle along the interior buffer line of the subject property. With exception of the kart lighting outlined in condition 14b.
12. There will be no grandstand(s) constructed on the property.
13. All signs at property lines will meet current regulations. Atlanta Motorsports Park will be allowed two signs on the property. The existing Atlanta Motorsports Park sign is approved and in place at the entrance on Duck Thurmond Road. The second sign will be allowed on highway 53 on the berm of the retention pond. The second sign will be two sided and follow the current sign and size regulations allowed under the CIR designation.
14. Hours of operation are limited to 7:00 a.m. to 6:00 p.m. from November 1 to March 31. From April 1 to October 31, the hours are limited to 7:00 a.m. (or one (1) hour after sunrise, whichever is earlier) to 8:00 p.m. (or one (1) hour after sunset, whichever is earlier). No on track activity before 8 a.m.
 - a. Go-Kart Track extended to 9:00 p.m. Monday through Thursday, 11:00 p.m. Friday and Saturday, and 8:00 p.m. on Sunday.
 - b. The lighting for the go-kart track is LED only, and be a similar system/brand design, light spill, pole height, etc as the MUSCO Lighting System Kart Spill Lighting Plan Date Oct 7th, 2022, and Kart Lighting Design and Details dated August 16, 2022
 - c. Military and Law Enforcement training and events are allowed after hours without noise.
15. No type of vehicle other than maintenance vehicles, military or law enforcement may run on the track before or after the hours listed above.
16. Facility to be restricted to site plan as submitted as to the use of the property, the type of structures allowed and the general placement of the structure as the same may be revised by the Owner's sound engineer to meet the sound requirements of Condition 18. Any major adjustments, change or additions must be approved by the Planning Commission. Any minor adjustments must be approved by the Planning Director. The decision of what is major, or minor is to be made at the discretion of the Planning Director.
17. Sound monitoring meters shall be installed in four locations around the perimeter of the property at the property line on the outside edge of the buffer at locations as shown on the

approved site plan. These meters monitor in a unified fashion, if multiple meters read above the sound limits at the same time and same day, it does not result in multiple fines, but one fine per incident. If one meter reads above the sound limit and the others do not, it does result in a fine. In addition, the Owner shall install one sound meter 50 feet from the outside track pavement edge to monitor track sound levels such that they remain below 101 DBA LEQ per vehicle at all times. Only Low Noise Go-Karts may be operated on the track and their noise level may not exceed 92 DBA LEQ. The Owner, its successors and assigns shall operate the sound monitoring meters at all times that the track is operating. As a condition of continued operation pursuant to their business license, sound levels at the four locations outside the existing sound fence as depicted on the approved site plan shall not exceed 65 DBA LEQ (16). Method of measurement: Measurements shall be made with a calibrated sound level meter in good condition, meeting the requirements of a Type 1 or Type 2 meter, as specified in ANSI Standards, section 1.4 – 1971. For the purpose of this section, a sound level meter shall contain at least an “A” weighting network, and both fast and slow response capability. Failure to comply with this condition shall result in a citation for watch offense and upon conviction a fine as set by the City Judge of up to \$1,000 per violation. Upon three or more convictions for failure to comply with this condition during any calendar year, the Mayor and Council may revoke the business license and the ability of Owner, and its successors and assigns to operate the facility as a motorsports park complex.

18. All infrastructures shall be designed and installed as required by the Development regulations in force at the time the Owner seeks permits for development.
19. Allow up to two (2) annual events on the car/motorcycle course from Thursday through Sunday that will involve a maximum of 300 racer entrants with open sound limits during events. These events will operate only during the hours of Condition 17. Each event requires prior approval of City Council. Once approved by City Council that event cannot be canceled by any preceding motion.
20. Approval of Master Site Plan page C201 created by Civilogistix dated October 31, 2022 latest revision May 30, 2022

Note: Removed all mentions of “Non-spectator” due to the request of spectator events.

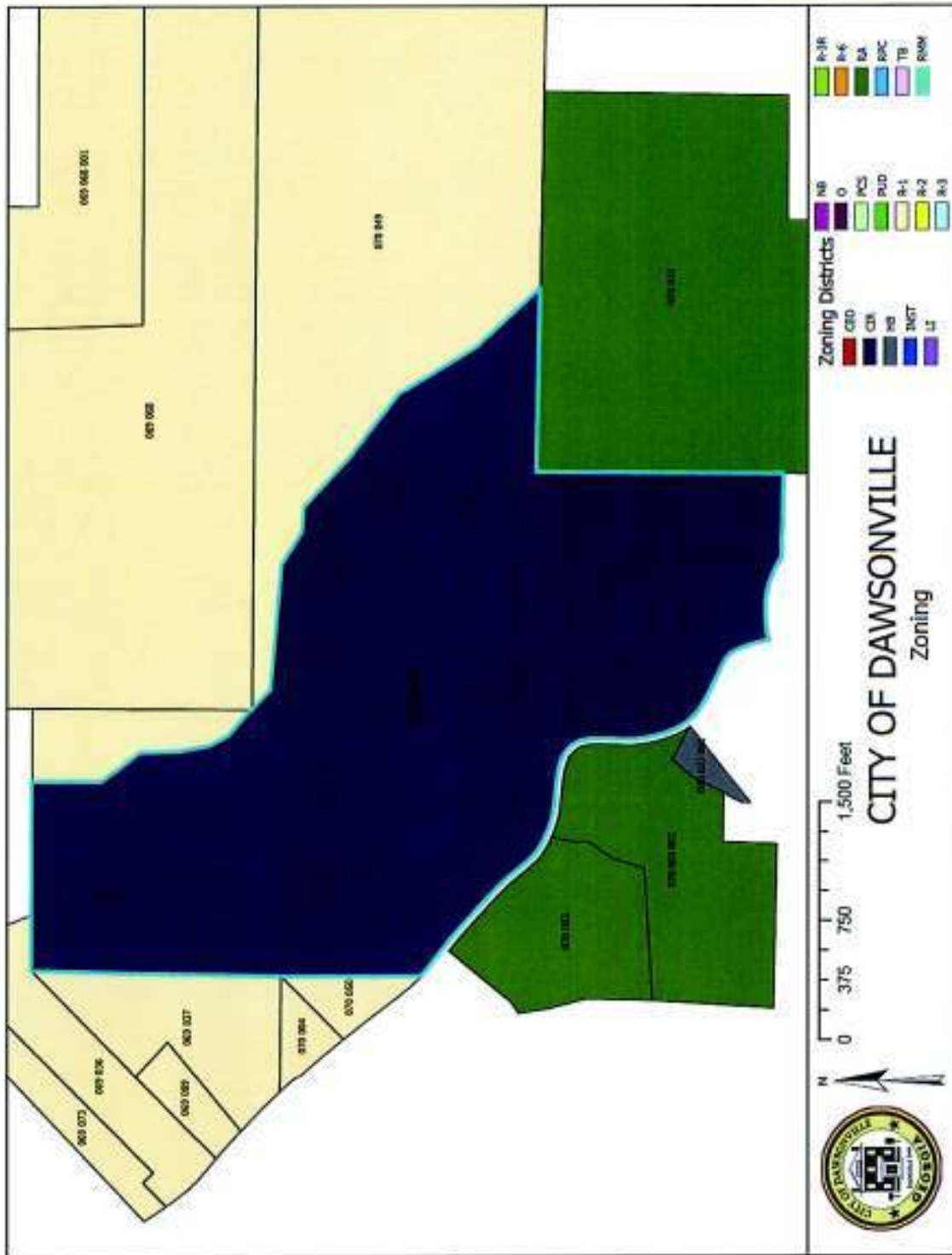
Note: Removed all satisfied conditions.

Note: Highlighted are changed from current conditions.

Pictures of Property:



Current Zoning Map:



Aerial:



ATLANTA MOTORSPORTS PARK, LLC

SUPPLEMENTAL INFORMATION – LETTER OF INTENT

Atlanta Motorsports Park, LLC (“AMP”) submits this information and recommended conditions of approvals to supplement the Amended Letter of Intent submitted on May 9, 2023 after comments provided at the Planning Commission public hearing and Planning Commission meeting on July 10, 2023 and subsequent conferences with City of Dawsonville Planning Department Planning officials.

1. AMP shall operate and maintain a private driving instruction and exhibition facility as depicted on the site plan AMP submitted pursuant to this application for a site plan amendment. The phrase “private driving instruction and exhibition facility” means a facility containing a paved roadway two or more miles in length (“driving course), which shall be limited to the following uses:

instruction and training for safe driving skills, adverse weather driving techniques, and high performance/competition driving;

exhibition, maintenance, and operation of vintage or specialty motor vehicles;

private driving instruction, racing, and exhibition facility;

similar recreational and educational activities;

accessory clubhouse, rental garages, retail and permitted commercial or industrial uses serving the driving course operations;

approved garage condominiums; and

46 approved race cottages.

Twenty-five percent (25%) of the garage condominiums and race cottages may be used as short-term rentals.

No other uses authorized pursuant to the Restricted Industrial Commercial District (CIR) shall be permitted as a principal use, except as set forth herein.

2. The Applicant/Owner acknowledges the duty to indemnify the City and the City’s employees, agents, and representatives from all liability for personal injuries and property damage arising from the use, ownership, or operation of the motorsports park and the private driving instruction and exhibition facility to the extent permitted by law.
3. The driving course shall be secured to prevent unauthorized use when not in use.
4. Any Public Address (PA) system shall be below 98 DBA 50 feet from any speaker for the PA system.
5. The driving course shall be enclosed by a fence of sufficient height and construction to preclude unauthorized persons from gaining access to the driving course from the main entrance and the pit areas.

16. Facility to be restricted to site plan as submitted as to the use of the property, the type of structures allowed and the general placement of the structure as the same may be revised by the Owner's sound engineer to meet the sound requirements of Condition 18. Any major adjustments, change or additions must be approved by the Planning Commission. Any minor adjustments must be approved by the Planning Director. The discretion for determining major or minor shall be exercised by the Planning Director pursuant to City codes and ordinances.
17. Sound monitoring meters shall be installed in four locations around the perimeter of the property at the property line on the outside edge of the buffer at locations as shown on the approved site plan. These meters monitor in a unified fashion, if multiple meters read above the sound limits at the same time and same day, then in multiple fines shall not be imposed, but one fine per incident. If one meter reads above the sound limit and the others do not, then no fine. In addition, the Owner shall install one sound meter 50 feet from the outside track pavement edge to monitor track sound levels such that sound levels remain below 101 DBA LEQ per vehicle at all times. Only Low Noise Go-Karts may be operated on the track and the noise level may not exceed 92 DBA LEQ. The Owner, its successors and assigns shall operate the sound monitoring meters at all times that the track operates. As a condition of continued operation pursuant to the business license, sound levels at the four locations outside the existing sound fence as depicted on the approved site plan shall not exceed 65 DBA LEQ (16). Method of measurement: Measurements shall be made with a calibrated sound level meter in good condition, meeting the requirements of a Type 1 or Type 2 meter, as specified in ANSI Standards, section 1.4 – 1971. For the purpose of this section, a sound level meter shall contain at least an "A" weighting network and both fast and slow response capability. Failure to comply with this condition shall result in a citation for each offense and upon conviction a fine of up to \$1,000 per violation. Upon three or more convictions for failure to comply with this condition during any calendar year, the Mayor and Council may revoke the business license and the ability of Owner, and its successors and assigns to operate the facility as a motorsports park complex.
18. All infrastructures shall be designed and installed as required by the development regulations in force at the time the Owner seeks permits for development.
19. Allow four (4) annual events on the car/motorcycle course from Thursday through Sunday that will involve a maximum of 300 racer entrants with open sound limits during events. These events will operate only during the hours approved in 2009. These events can be reduced or removed entirely by a vote of city council if noise or traffic cause a nuisance as determined by the City Council. If an event is confirmed by City Council and confirmed by the lessee, then that event cannot be canceled by City Council.
20. Approval of Master Site Plan page C201 created by Civilogistix dated October 31, 2022 and last revised May 30, 2023.



Application#: ZSPC2300063
 Applicant Name(s): Jeremy Porter, Atlanta 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 11-08-1763 (04/13/2009)

Has a past request of Rezone of this property been made before? Yes If yes, provide ZA #: C9-00267 (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] Signature of Applicant 5-9-23 Date
Jeremy Porter, LLC

Office Use Only	
Date Completed Application Rec'd:	Amount Paid: \$ <u>713.40</u> <u>OK</u> Cash CC
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:

RECEIVED
 MAY 10 2023
 BY: S Harris

Revised APP 7.6.23

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 5-9-23
Mailing Address 20 Duck Thurmond Road
City Dawsonville State GA Zip 30534

Sworn and subscribed before me on this

9th 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

9th day of May 2023.

[Signature]
Notary Public, State of Georgia

My Commission Expires: Sept. 16, 2023



Atlanta Motorsports Park Kart Track
Lawrenceville, GA

SITE SUMMARY	
Track	0.75 mi
Station	20.7, 13.67
Height	4.7 above grade
ILLUMINATION SUMMARY	
MARK VOLTAGE (VOLTAGE), FOOTCANDLES	
Mean Average	8000 S40
Maximum	93
Minimum	21
Avg. / Meter	1.05
Max. / Meter	4.29
US (footcandle)	500
No. of Fixtures	212
No. of Fixtures	212
Applied Circuits	A
No. of Circuits	1
Total Load	80.1 kW

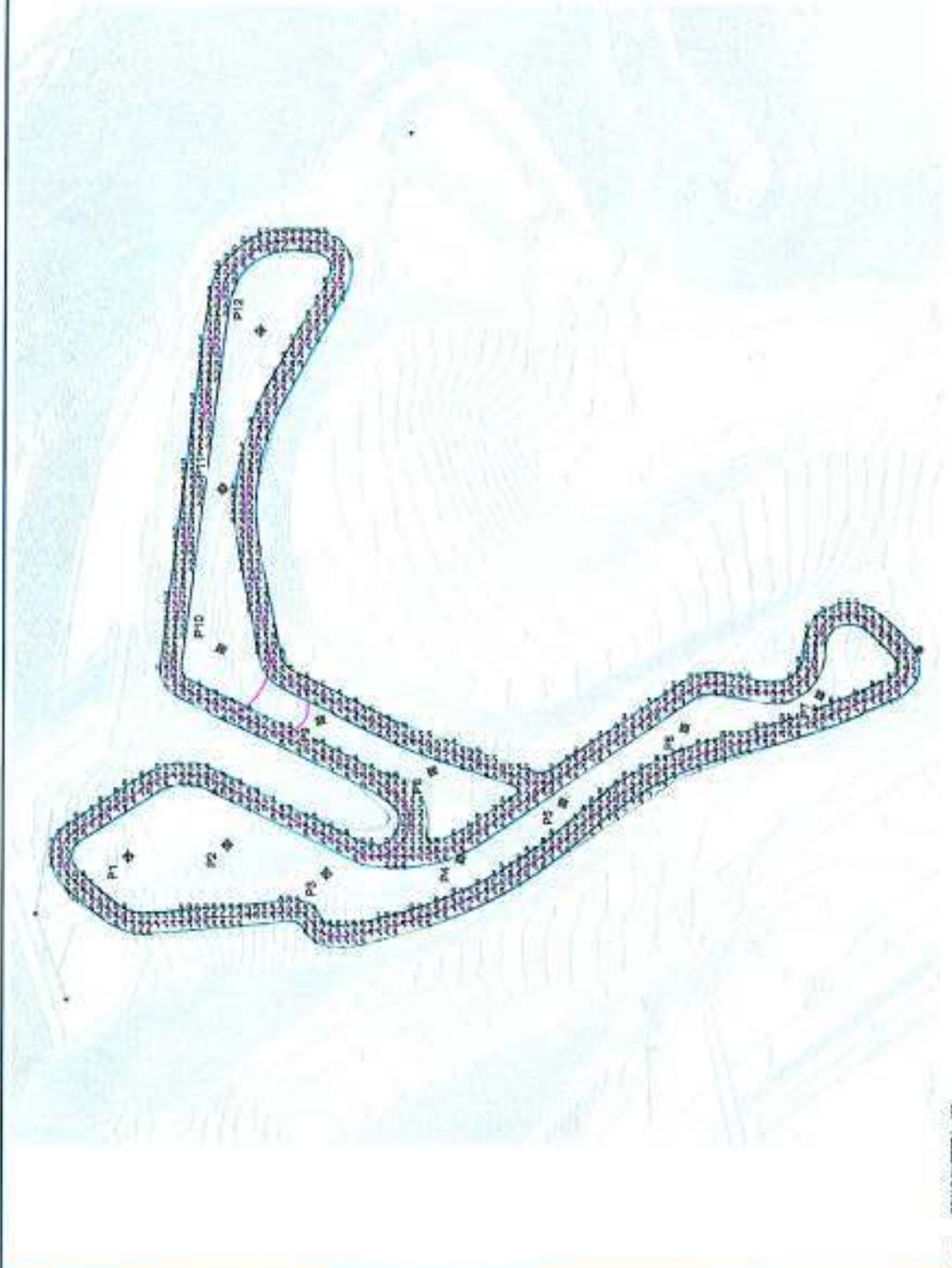
Standard Performance: The ILLUMINATION described herein is designed per your request. Necessary document and includes a 0.5% dim depth color factor.

Total Measurements: Individual field measurements that vary from computer-simulated predictions are not allowed for taken in accordance with IEEE 18.8.15.

Standard System Requirements: Refer to Appendix D for electrical wiring.

Draw Over and/or the "Musco General System Summary" for electrical wiring.

Installation Requirements: Results across a 2% vertical voltage at the side of the track and concludes located within 5 feet (1.5m) of single luminaires.



File location: drive name per volume
in 0.5 reference point(s)



ENGINEERED DESIGN By A.9.septora - File #372564C - 16-Aug-22



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ILLUMINATION SUMMARY



DRI Review Notification

TO: Stacy Harris, Zoning Administrative Assistant
City of Dawsonville
Other Interested Parties

FROM: Adam Hazell, AICP, Planning Director

DATE: July 12, 2023

SUBJECT: DRI Project Review, Dawsonville

PROJECT: **DRI-4005**, Atlanta Motorsports Park

The Georgia Mountains Regional Commission (GMRC) has received a request from the City of **Dawsonville** to review a proposed mixed-use development as a *Development of Regional Impact (DRI)*. The GMRC agrees that the project is a DRI under the standards and procedures provided for in the Georgia Planning Act of 1989 and established by the Department of Community Affairs (DCA).

Based on the data submitted to GMRC, our preliminary assessment is that there are potential positive and negative impacts or inter-jurisdictional conflicts that would be created by this project. A summary of the project, site maps and a response form are enclosed for your use in reviewing this project.

Information provided to GMRC will be used to help complete the analysis of the project to determine any potential adverse inter-jurisdictional impacts resulting from the development. Please complete the enclosed comment form and return it by the date indicated to have your comments reflected in the final assessment.



Developments of Regional Impact

[DRI Home](#)
[Tier Map](#)
[Apply](#)
[View Submissions](#)
[Login](#)
DRI #4005

DEVELOPMENT OF REGIONAL IMPACT Initial DRI Information

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

Local Government Information

Submitting Local Government: Dawsonville
 Individual completing form: Jameson Kinley
 Telephone: 70.203.4026
 E-mail: planning@dawsonville-ga.gov

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

Proposed Project Information

Name of Proposed Project: Atlanta Motorsports Park, LLC
 Location (Street Address, GPS Coordinates, or Legal Land Lot Description): 20 Duck Thurmond Rd, Dawsonville, GA 30534
 Brief Description of Project: Mixed use development with commercial and residential surrounding an existing racetrack and go-kart track facility.

Development Type:

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

If other development type, describe:

Project Size (if of units, floor area, etc.): 291 Units; 54,600 square feet commercial

Developer: Atlanta Motorsports Park, LLC Jeremy Porter

Mailing Address: 20 Duck Thurmond Road

Address 2:

City: Dawsonville State: GA Zip: 30534

Telephone:

Email:

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

If yes, property owner:

Is the proposed project entirely located within your (not selected) Yes No

local government's jurisdiction?

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

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

If yes, provide the following information: Project Name: Project ID: .

The initial action being requested of the local government for this project: Reasoning
Variance
Sewer
Water
Permit
Other

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

If yes, what percent of the overall project does this project/phase represent? 25 %

Estimated Project Completion Dates: This project/phase: 2030 Overall project: 2023

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Developments of Regional Impact

[DRI Home](#)
[Tier Map](#)
[Apply](#)
[View Submissions](#)
[Login](#)

DRI #4005

DEVELOPMENT OF REGIONAL IMPACT Additional DRI Information

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

Local Government Information

Submitting Local Government: Dawsonville
 Individual completing form: Jameson Kinley
 Telephone: 706.203.4928
 Email: planning@dawsonville-ga.gov

Project Information

Name of Proposed Project: Atlanta Motorsports Park, LLC
 DRI ID Number: 4005
 Developer/Applicant: Atlanta Motorsports Park, LLC Jeremy Porter
 Telephone: [REDACTED]
 Email(s): [REDACTED]

Additional Information Requested

Has the RDC identified any additional information required in order to proceed with the official regional review process? (If no, proceed to Economic Impacts.)

(not selected) Yes No

If yes, has that additional information been provided to your RDC and, if applicable, GRTA?

(not selected) Yes No

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

Economic Development

Estimated Value at Build-Out: \$300,000,000

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: \$200,000,000

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

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

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

Water Supply

Name of water supply provider for this site: Atlanta Motorsport Park

What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)?

30,000

Is sufficient water supply capacity available to serve the proposed project?

(not selected) Yes No

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

Is a water line extension required to serve this project?

(not selected) Yes No

If yes, how much additional line (in miles) will be required?

Wastewater Disposal

Name of wastewater treatment provider for this site:

Atlanta Motorsports Park

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

30,000

Is sufficient wastewater treatment capacity available to serve this proposed project?

(not selected) Yes No

If no, describe any plans to expand existing wastewater treatment capacity: Working with the EPD on permitting for an additional wastewater treatment plant.

Is a sewer line extension required to serve this project?

(not selected) Yes No

If yes, how much additional line (in miles) will be required?

Land Transportation

How much traffic volume is expected to be generated by the proposed development, in peak hour vehicle trips per day? (If only an alternative measure of volume is available, please provide.)

Increase of 20%, estimate 100 trips per day

Has a traffic study been performed to determine whether or not transportation or access improvements will be needed to serve this project?

(not selected) Yes No

Are transportation improvements needed to serve this project?

(not selected) Yes No

If yes, please describe below:

Solid Waste Disposal

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

200 tons

Is sufficient landfill capacity available to serve this proposed project?

(not selected) Yes No

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

Will any hazardous waste be generated by the development?

(not selected) Yes No

If yes, please explain:

Stormwater Management

What percentage of the site is projected to be impervious surface once the

35%

proposed development has been constructed?

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management. Natural vegetation, buffers, detention and retention ponds will be placed strategically within the development to mitigate the stormwater management.

Environmental Quality

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

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

If you answered yes to any question above, describe how the identified resource(s) may be affected:

Multiple water quality BMPs have been designed which will minimize the runoff of total suspended solids from the site. This will reduce or negate the impact of stormwater runoff from the site on the Coosa-North Georgia Watershed. Additional infiltration of stormwater runoff through best management practices will be provided, allowing for groundwater recharge to occur on site. There is one wetland identified by Ecological Solutions on site which occupies approximately 4500 square feet. A portion of this wetland will be impacted by the construction of the track extension. An area identified as Flood Zone "A" is located on the northern portion of the property, as labeled on FEMA map #13085C0102B. A "no-rise certification" has been conducted by Joan Woodward, PE, which certifies that the base flood elevations of the 100-year flood have not impacted off the property in question.

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Atlanta Motorsports Park, LLC DRI Summary

At present, we've already secured approval to develop between 91 and 101 trackside condominiums in 2019. Over the past two and a half years, we have successfully sold 59 of these condos. Our aim now is to obtain permission to add an additional 122 to 142 units that are between 786 to 1541 sq ft trackside condominiums and 48 race cottages at 896 sq ft to our development. Totalling 43,000 square feet in race cottages, and between 271,688 and 308,744 sq ft condos contingent upon size of units sold. These units are subject to restrictions; they cannot be used as primary residences, no children are allowed to enroll in the local school system, and only Atlanta Motorsports Park members are eligible to purchase. The usage rate, which includes member visits and rentals of our garages and condos, stands at around 8-15%, akin to a fitness membership. Importantly, Atlanta Motorsports Park maintains its own onsite infrastructure, owning a water treatment plant, a sewer treatment plant, a fire truck, 280,000 gallon water/fire tank, and an ALS ambulance service.

We have incorporated three new structures into our design, including elevated trailer parking spaces and an autocross area situated on an elevated concrete parking deck. These spaces are uniquely designed to accommodate both driving programs and trailer parking (40-60' by 10' feet per trailer), an innovation that is, to our knowledge, unparalleled in the track world. Despite this unconventional approach, we continue to aim high, seeking the seemingly impossible, akin to reaching for the pie in the sky or shooting for the moon. Furthermore, these structures are designed to have condominiums built along the front of each deck. Depending on the size, all three decks could accommodate between 34 to 60 secondary non-primary home condos. It's important to note that these condos have already been included in the total additional number stated in the preceding paragraph.

We are seeking approval for a 15,000 sq ft commercial building. Its exact purpose has not been determined yet, but we assure you that its use will strictly comply with the stipulations under the current CIR zoning designation for businesses. In addition to this, we also request an additional 15,000 sq ft storage facility intended to house all maintenance equipment related to Atlanta Motorsports Park, including, but not limited to, mowers, an ambulance, a fire truck, tractors, blowers, and various cars and trucks.

July 10, 2023

Jeremy Porter, Atlanta Motorsports Park

Subject: Proposal for Upcoming Developments in Dawsonville's Track and Surrounding Facilities

Dear Planning Commission and City Council:

I am writing on behalf of our organization to share the proposal for modifications and enhancements to the existing kart track and associated facilities at the Atlanta Motorsports Park in Dawsonville. We believe these proposed changes will be greatly beneficial to our local community with higher paying careers, tax revenue without challenging infrastructure, while still respecting the residents and the charm of the motorsports park for our city. We hope for your favorable consideration of these plans.

- Permit only kart usage on the track (excluding cars and motorcycles), with the provision of non-glaring, precision-focused LED lights. These lights are strictly designated for rental karts and are not to be utilized for racing karts. Both the lighting layout and light spillage plans have been provided.
- The rental karts, which are not designed for racing, will operate until 9:30 pm from Monday to Thursday, until 12:00 midnight on Fridays and Saturdays, and until 8:30 pm on Sundays.
- Ability to conduct noiseless events on the track during off-peak evening hours for military and police purposes.
- Each year, we would host four race weekends, with each extending from Thursday to Sunday, without any restrictions on sound levels. These racing events would encompass a vintage style, including NASCAR, reflecting the rich heritage upon which Dawsonville was founded. They would operate within standard hours, from 7:30 AM to 6:30 PM, in accordance with current regulations that permit activities from sunrise to sunset. If necessary due to excessive sound or traffic, these four-day race periods could be shortened to three, two, or even a single day, or even completely canceled. Such modifications would be subject to a city council vote to safeguard the peace and well-being of our local residents.
- Proposed on the site plan are additional condominiums for sale, which are exclusively designated as secondary homes. Notably, children are not permitted to enroll in the local school system and these additional units will provide a tax benefit to the community. These condominiums are identical to the existing ones and offer sound mitigation benefits.
- The first building, measuring 64 feet by 780 feet, will boast condo units with individual values exceeding \$1 million each. This translates to a staggering \$45 million in taxable revenue for the county/city. Remarkably, the city/county infrastructure is not burdened with any additional taxation since we have our own independent provisions.
- Our facilities include a dedicated fire department, ambulance services, water treatment plant, and water supply. Moreover, we have a robust fire suppression system in place, coupled with a backup water tank. The water within the tank remains stationary (not refilling) unless there is a fire incident.
- We are offering 48 exclusive race cottages for sale, designed exclusively as second residences, thus prohibiting the enrollment of children in the local school system. Additional soundproofing measures are included for enhanced tranquility. Given that these residences serve as secondary homes, there will be no extra demand on the school system. This proposition represents a high-

value revenue stream for the local government, without necessitating any additional tax burdens on the city or county

- The addition of a second sign using city code for permissible dimensions of a two-sided sign on Highway 53 West.
- We plan to construct three (3) elevated parking decks that will span our current parking lots. These decks will feature condominiums on their front side, facing the racetrack. They will serve multiple purposes, such as accommodating driving programs, teen schools, and autocross events. Additionally, the condominiums will act as effective sound buffers, significantly reducing noise levels. The height of these structures will contribute to their soundproofing capabilities. These are pro in the sky dreams, and we would be the first track doing this, but one can dream!
- Removal of ambulance and fire requirement for the racetrack unless the track is racing, we do not need it for rental, go karts, for example or low speed film and TV where they do below 45 miles an hour. Our insurance company does not require it, we want people safe but to have this all the time does not make economic sense.
- In addition, we should lift the restriction on spectators, while still maintaining the rule that no grandstands are allowed.
- We adhere to our current limit of 98 DBA for the PA system in our cars, ensuring that the sound level remains unchanged. The speakers are oriented inward and have been used for playing music for the past decade at 98 dba. Recently, however, we have switched to broadcasting voices instead of music. A neighbor living across the street raised concerns about the speakers facing the pool area and the music being played during late hours. As a result, we promptly addressed the issue by turning off the music and repositioning the speakers several years ago. Since then, we have not received any further complaints from the neighbor.
- *Correct zoning condition number 18 To:* As a condition of continued operation pursuant to their business license, sound levels at the four or more locations outside the berms as depicted on Exhibit A shall not exceed 63 Dba LEQ (16). *OR:* Increase the current zoning condition 18 from 98 DBA per vehicle to 101 DBA per vehicle and the proper line meters from 63 DBA LEQ (16) to 65 DBA LEQ (16). This can be pulled back by city council voting to the original 98 DBA per vehicle and 63 DBA LEQ (16) for all days, weekends only, a limited number of weekends, or total recension back to the original 98 DBA per vehicle and 63 DBA LEQ (16) 7 days per week. All sounds are "A" weighted measurement.
- We are planning to extend the track in accordance with the zoning and planning layout approved back in 2009. Our approach would strictly adhere to all necessary regulations set forth by the Army Corps of Engineers, as well as those related to wetlands, wildlife, and archaeological studies in alignment with the standard permitting process. These regulations adhere to the already approved zoning and planning.
- A Development of Regional Impact (DRI) study will be carried out to validate the guidelines or suggestions provided by the Georgia Mountains Regional Commission (GMRC), who is responsible for conducting the DRI study

In conclusion, we believe these proposed changes will significantly enhance the track and its surrounding facilities while respecting the peace and harmony of Dawsonville. We look forward to a fruitful discussion regarding these proposals and appreciate your attention to this. Thank you for your time and consideration.



ATLANTA MOTORSPORTS PARK

A Private Motorsports Country Club



PUBLIC NOTICE ON ZONING

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

THE APPLICATION IS FOR:

ZSP-C23000063

HEARINGS WILL BE HELD BY:

PLANNING COMMISSION

CITY COUNCIL

DATE: *8-14-2023*

DATE: *8-21-2023*

TIME: *5:30pm*

TIME: *5:00pm*

HEARING LOCATION:

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

FOR ADDITIONAL INFORMATION CALL
CITY PLANNING & ZONING DEPT AT 708-265-3258

THIS SIGN NOT TO BE REMOVED WITHOUT AUTHORIZATION



confirmation and audit of the status of the loan as provided in the preceding paragraph. Pursuant to O.C.G.A. Section 44-14-162.2, the entity that has full authority to negotiate, amend and modify all terms of the mortgage with the debtor is Carrington Mortgage Services, LLC. Attention: Loss Mitigation Department 1600 South Douglass Road, Suites 100 & 200-A Anaheim, CA 92806 1-800-561-4567 The foregoing notwithstanding, nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require the secured creditor to negotiate, amend or modify the terms of the Deed to Secure Debt described herein. This sale is conducted on behalf of the secured creditor under the power of sale granted in the aforementioned security instrument, specifically being BANK UNITED N.A. as attorney in fact for SANDRA D. HICKS FKA Sandra D. Turpen Parkway Law Group, LLC 1755 North Brown Road Suite 150 Lawrenceville, GA 30043 404.719.5155 JUNE 28, JULY 5, 12, 19, 26, AUGUST 2, 9, 16, 23, 30, 2023 22-0055 THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 123095, 6/28, 7/5, 7/12, 7/19, 7/26, 8/2, 8/9, 8/16, 8/23, 8/30

NAME CHANGES

STATE OF GEORGIA COUNTY OF DAWSON NOTICE OF PETITION TO CHANGE NAME
 Notice is hereby given that REBEKAH JOY STAHLBUSCH filed a Petition in the Superior Court of Dawson County, Georgia, on the 16th day of June, 2023 praying for a change in the name of her minor child from RENALDO VITO STAHLBUSCH to RENALDO VITO SARDANOPOLO. Notice is hereby give pursuant to law to any interested or affected party to appear in said Court and to file any objections to such name change. Objections must be filed with said Court within thirty (30) days of the filing of said Petition. This 16th day of June, 2023. MARGARET ANNE CHRISTIE 123075, 6/28, 7/5, 7/12, 7/19

SUPERIOR COURT OF DAWSON COUNTY STATE OF GEORGIA
 In re the Name Change of Child: BRAILYN PARKER CASTILLO GEORGE D. GRAVES Petitioner

JUSTINE GRAVES & SAMANTHA CASTILLO Respondent. Civil Action Case Number: 2023-CV-254-J
NOTICE OF PETITION TO CHANGE NAME OF MINOR CHILD
 GEORGE D. GRAVES filed a petition in the Superior Court of Dawson County on Jun 13, 2023 to change the name(s) of the following minor child(ren) From: BRAILYN PARKER CASTILLO To: BRAILYN CASTILLO GRAVES Any interested party has the right to appear in this case and file objections within the time prescribed in O.C.G.A. §§ 19-12-11(f)(2) and (3). Dated: 6-13-23 GEORGE D. GRAVES Petitioner, Pro se Name: GEORGE D. GRAVES Address: 125 Sundown Way Dawsonville, GA 30534 Phone (day): (678) 549-7767 123373, 7/5, 7/12, 7/19, 7/26

SUPERIOR COURT OF DAWSON COUNTY STATE OF GEORGIA
 In re the Name Change of: Manuel E. Quesada, Petitioner Civil Action Case Number: 2023-CV-255-LHB
NOTICE OF PETITION TO CHANGE NAME OF ADULT
 Manuel Quesada filed a petition in the Superior Court of Dawson County on June 27, 2023 to change the name from: Manuel E. Quesada to Manuel E. Barrios. Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed. Dated: June 27, 2023 Manuel Q Petitioner, Pro se Name: Manuel E. Quesada Address: 318 Angela Ln, Dawsonville, GA 30534 Email: M.Quesada0628@gmail.com Phone (day): 706-888-0307 123717, 7/19, 7/26, 8/2, 8/9

Public Hearings

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. ZSP C2300063: Atlanta Motorsports Park, LLC has petitioned to amend the site plan and the current stipulations; located at 20 Duck Thurmond Road (TMP

070 049 001). Public Hearing Dates: Planning Commission on Monday, August 14, 2023, and City Council Monday, August 21, 2023. City Council for a decision on September 18, 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. 123780, 7/19

Public Sales/Auctions

Securlock Storage will sell personal property consisting of household, personal effects, office, and other equipment, toys and appliances will be sold to satisfy owner's lien for rent due law 10-4-213. All items or spaces will not be available on the day of the sale. We reserve the right to refuse any and all bids, buyers must secure spaces with their own locks. NO CHECKS. CASH ONLY. To claim tax-exempt-ORIGINAL RESALE CERTIFICATE FOR EACH SPACE PURCHASED IS REQUIRED. Date: July 31, 2023 Bidding Begins: July 24, 2023 Bidding Ends: July 31, 2023 Place: StorageTreasures.com Thomas Colker: Tv, outside yard tools, ladders, pressure washer, tools, cooler, paint, cabinet, and bags. Justin Kyall: Household furniture, totes, boxes, and washer and dryer. Kevin Jones: Tools, tool box, household furniture, step ladder, radio, totes, boxes, shelving, automotive jack, and vacuum cleaner. 122669, 7/12, 7/19

Probate Notices

IN THE PROBATE COURT OF DAWSON COUNTY STATE OF GEORGIA
 IN RE: FAYE IRENE MCGINNIS, DECEASED ESTATE NO. 2023-ES-88
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE
 To whom it may concern: DAVID MCGINNIS has petitioned to be appointed administrator(s) of the estate of FAYE IRENE MCGINNIS, deceased, of said county. (The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements,

and/or grant of certain powers contained in O.C.G.A. § 53-12-261.) All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before July 19, 2023. BE NOTIFIED FURTHER: All objections to the Petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the Petition may be granted without a hearing. Judge Jennifer Burt Judge of the Probate Court Allie Phillips Clerk of the Probate Court 25 Justice Way, Suite 4332 Dawsonville, GA 30534 (706) 344-3580 123117, 6/28, 7/5, 7/12, 7/19

IN THE PROBATE COURT OF DAWSON COUNTY STATE OF GEORGIA
 IN RE: ESTATE OF MYRNA YVONNE WEST, DECEASED ESTATE NO. 2022-ES-80
NOTICE
 In Re: Petition for Discharge of Personal Representative To whom it may concern: This is to notify you to file objection, if there is any, to the above-referenced Petition, in this Court on or before August 2nd, 2023. BE NOTIFIED FURTHER: All objections to the Petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a Notary Public or qualify to file as an indigent party. Contact Probate Court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the Petition may be granted without a hearing. Judge Jennifer Burt Judge of the Probate Court By: Allie Phillips Clerk of the Probate Court 25 Justice Way, Suite 4332 Dawsonville, GA 30534 (706) 344-3580 123783, 7/19

IN THE PROBATE COURT OF DAWSON COUNTY STATE OF GEORGIA
 IN RE: BRYAN M. GRADY, DECEASED ESTATE NO. 2023-ES-91

PETITION FOR LETTERS OF ADMINISTRATION NOTICE
 To whom it may concern: SHARI L. GRADY has petitioned to be appointed administrator(s) of the estate of BRYAN M. GRADY, deceased, of said county. (The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in O.C.G.A. § 53-12-261.) All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before August 14th, 2023. BE NOTIFIED FURTHER: All objections to the Petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a Notary Public or before a Probate Court Clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the Petition may be granted without a hearing. Judge Jennifer Burt Judge of the Probate Court By: Allie Phillips Clerk of the Probate Court 25 Justice Way, Suite 4332 Dawsonville, GA 30534 (706) 344-3580 123638, 7/19, 7/26, 8/2, 8/9

IN THE PROBATE COURT OF DAWSON COUNTY STATE OF GEORGIA
 IN RE: MARTHA A COOK AKA MARTHA NELL COOK, DECEASED ESTATE NO. 2023-ES-94
PETITION FOR LETTERS OF ADMINISTRATION NOTICE
 To DORRINA SLATON AKA DORRINA ANN COOK DESTINY DANEILLE KELLY has petitioned to be appointed administrator(s) of the estate of MARTHA A COOK, deceased, of said county. (The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in O.C.G.A. § 53-12-261.) All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before August 14th, 2023. BE NOTIFIED FURTHER: All objections to the Petition must be in writing, setting forth the grounds of any such objections.

All object to befo or befo Clerk, ar tendere unless y an indl Probate the req fees. If a a hearin a later are filec granted Judge J Judge o By: Allie Clerk of 25 Just Dawson (706) 34 123837

IN THE DAWSON STATE IN RE: WARRI JR., DECEA ESTATI PETITI ADMIN NOTIC
 To whc KATHL petitio admin of WAI JR., dr (The p for we report and/o contai 261.) I hereby why I be gr the pi settin any si be fil befor BE R objec be in grouv All of to E or b Clerk tendi unles an l Prob the i fees. a he a lat are l gran Judg Judc By: f Clerf 25 J Dawson (706 123

City Council:

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



Mike Eason
Mayor

Robert Bolz
City Manager

Beverly Banister
City Clerk

Jameson Kinley
Planning Director

Stacy Harris
Zoning Admin Assistant

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

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 to amend the site plan and the current stipulations; located at 20 Duck Thurmond Road (TMP 070 049 001). Public Hearing Dates: Planning Commission on Monday, August 14, 2023, and City Council Monday, August 21, 2023. City Council for a decision on September 18, 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.



DRI Review Findings

TO: Stacy Harris, Zoning Administrative Assistant
City of Dawsonville
Other Interested Parties

FROM: Adam Hazell, AICP, Planning Director

A handwritten signature in blue ink, appearing to read "AH", is located to the right of the "FROM:" line.

DATE: August 9, 2023

SUBJECT: DRI Project Review, Dawsonville

PROJECT: **DRI-4005**, Atlanta Motorsports Park

The Georgia Mountains Regional Commission (GMRC) has completed the review of the project identified above. Based on comments received and staff analysis of this project, conducted in accordance with the Georgia Department of Community Affairs' Procedures for the Review of Developments of Regional Impact, the GMRC finds that the proposed action does not present any potential adverse inter-jurisdictional impacts. Please note that this finding is advisory only and assumes the project will proceed as presented to the GMRC and will comply with all applicable local, State and federal rules and regulations.

Copies of the staff review, any comments from interested stakeholders and any recommendations have been included with this memo. They should be considered and addressed by the local government in its final determination and review/permitting procedures for the finding to remain as stated.



DRI #4005 - Atlanta Motorsports Park

STATEMENT OF FINDING

Based on the information provided, comments received, a review of the local comprehensive plan and prevailing DRI review criteria, the GMRC staff analysis finds that this project does not present any potential adverse interjurisdictional impacts. The finding assumes the project will proceed as presented to the GMRC and only if the project complies with all applicable local, State and federal rules and regulations and if the following advisory comments and recommendations are considered and addressed.

Summary of Staff Review

- The proposal is for a mixed-use development with 291 residential units and 54,600 square feet commercial use surrounding an existing racetrack and go-kart track facility.
- The development is located at the intersection of Duck Thurmond Road and GA 53, approximately 4 miles west of downtown Dawsonville. The area surrounding the development remains rural, with the closest subdivision or office park still miles away. There are approximately 100 conventional residential lots to the northwest, and a private airport 2 miles to the north.

Atlanta Motorsports Park maintains their own package utility system, designed to handle this new development. This includes infrastructure on site and equipment with regards to aiding emergency services. The proposed project also places no burden on local or county concerns regarding fire, emergency ambulance services, wastewater, sound, educational due to planned systems at AMP and development covenants for the secondary homes. The plan mirrors the City's 2023 Comprehensive Plan Update and both the airport and industrial zone character areas on the western edge of the city regarding intentions towards smart planned growth and development that is sustainable and does not place an excessive burden on city services nor detract from the conservation centered surrounding area. ***No regional concerns regarding utilities.***

- The overall proposal assumes only about 35% impervious surface coverage. The application lists that "*Natural vegetation, buffers, detention and retention ponds will be placed strategically within the development to mitigate the stormwater management.*"

Sweetwater Creek is a perennial stream that runs along portions of the north and east of the property boundary. This drains into Shoal Creek, which eventually drains into the Etowah River. Given the presence of environmentally sensitive conditions, including being within a water supply watershed, the application offers the following mitigation strategy:



“Multiple water quality BMPs have been designed which will minimize the runoff of total suspended solids from the site. This will reduce or negate the impact of stormwater runoff from the site on the Coosa-North Georgia Watershed. Additional infiltration of stormwater runoff through best management practices will be provided, allowing for groundwater recharge to occur on site. There is one wetland identified by Ecological Solutions on site which occupies approximately 4800 square feet. A portion of this wetland will be impacted by the construction of the track extension. An area identified as Flood Zone “A” is located on the northern portion of the property, as labeled on FEMA map #13085C0100B. A “no-rise certification” has been conducted by Joan Woodward, PE, which certifies that the base flood elevations of the 100-year flood have not impacted off the property in question.”

Given that the track and much of the site is already developed, the impact of the new development should be marginal. The City will want to ensure the stormwater management plans are valid, particularly along the creek side and accounting for the steep slopes on site. Lastly, the City should also ensure the development maintains practices for the management of chemicals on site that could seep into the ground or flow into the creek. Provided storage and application of the fuels, oils, and other chemicals is up to code, then the other stormwater measures should be sufficient. ***Assuming compliance with all applicable federal, State and local regulations, there are no regional concerns regarding environmental protection.***

- The project site utilizes GA 53 as the primary artery for all incoming and outgoing traffic, despite the only access coming off Duck Thurmond Road. Because of the mostly residential nature of the new phase of development, the application lists a projected impact of only 100 new vehicle trips per day (approximate). A cursory review of other trip generation models by GMRC staff suggests the number might be higher. Of more importance will be the impact of traffic for special events and whether or not those occasions might warrant a need for improvements at the intersection of GA 53 and Duck Thurmond Road.

Without any formal traffic analysis provided, Georgia DOT staff has suggested that *“the development will cause impacts to the intersection of SR 53 @ Duck Thurmond Rd. Upgrades will be needed to improve operations and safety at the intersection.”* The chief concern may come from traffic during event days but also a possible increase in freight traffic. Vehicles with trailers carrying equipment or other vehicles would slightly increase congestion and hazard conditions at the intersection compared to simple car traffic, especially if the base traffic flow along GA 53 is anticipated to increase in the coming years. ***There are no regional concerns regarding traffic or transportation infrastructure, but the City is encouraged to review this development in conjunction with GDOT personnel and with thoughts about intersection improvements at the noted locations.***



CONSISTENCY REVIEW	
Is the proposed DRI compliant with ...	Comment
<i>The GMRC Regional Plan?</i>	Generally speaking. Best practices regarding stormwater management are highly encouraged.
<i>Other State or regional plans for the area?</i>	Yes
<i>Applicable Service Delivery Agreements and/or land use management measures?</i>	Yes
<i>Projected capacity for utilities and services?</i>	Yes
<i>Are there any potential inter-jurisdictional conflicts identified by the GMRC?</i>	No significant or standing conflict was raised or identified by staff.

Outside Comments Received

(Copies of full comments can be found as submitted attached to this report.)

- Georgia DOT

From: [Peevy, Jonathan](#)
To: [Adam Hazell](#)
Cc: [Dykes, Jason](#); [Hash, Christopher M](#)
Subject: RE: Notice of DRI review - 4005 Atlanta Motorsports Park (Dawsonville)
Date: Tuesday, July 18, 2023 7:43:25 AM
Attachments: [image002.png](#)
[image004.png](#)
[DRI4005_Review Packet.pdf](#)
[4005_notification.docx](#)

This message was sent from outside your organization. Please proceed with caution.

Adam,
Looking at this DRI, the development will cause impacts to the intersection of SR 53 @ Duck Thurmond Rd. Upgrades will be needed to improve operations and safety at the intersection.

Thanks,

Jonathan Peevy, P.E.
Assistant District Traffic Engineer



District 1 Traffic Operations
1475 Jesse Jewell Pkwy
Suite 100
Gainesville, GA, 30501
770.533.8276 office

From: Dykes, Jason <jdykes@dot.ga.gov>
Sent: Friday, July 14, 2023 2:21 PM
To: Hash, Christopher M <CHash@dot.ga.gov>; Peevy, Jonathan <jpeevy@dot.ga.gov>
Subject: Fwd: Notice of DRI review - 4005 Atlanta Motorsports Park (Dawsonville)

FYI

Jason Dykes, PE
GDOT - District 1, Gainesville
Assistant District Engineer
District Traffic Engineer

From: Mullins, Kelvin <kemullins@dot.ga.gov>
Sent: Friday, July 14, 2023 11:52:47 AM
To: Dykes, Jason <jdykes@dot.ga.gov>; Decker, Sue Anne <sdecker@dot.ga.gov>
Subject: FW: Notice of DRI review - 4005 Atlanta Motorsports Park (Dawsonville)



DAWSONVILLE PLANNING COMMISSION EXECUTIVE SUMMARY FOR AGENDA ITEM # 8

SUBJECT: SILVER LEAF TOWNHOMES

PLANNING COMMISSION MEETING DATE: AUGUST 14, 2023

PURPOSE FOR REQUEST:

According to ARCTICLE IV. SUBDIVISION PLAN, each subdivision should be approved by the Planning Commission found to be in compliance with the Zoning Ordinance, Development Regulations and Subdivision Regulations.

The Final Plat is currently before consideration. Planning and Engineering has reviewed and has found it to me in majority compliance with all regulations. While there is a short punch list of items to be addressed, Staff feels is appropriate to move forward with a vote from the Planning Commission as to not hold up the project.

OPTIONS: APPROVED OR DENY

RECOMMENDED SAMPLE MOTION:

MOTION TO APPROVED based on recommendation of staff.

REQUESTED BY: Jameson Kinley

FINAL PLAT OF SILVER LEAF TOWNHOMES

SHEET INDEX

1.....	COVER SHEET
2.....	ZONING CONDITIONS
3.....	FINAL PLAT
4.....	FINAL PLAT
5.....	AS BUILT
6.....	AS BUILT
7.....	STORMWATER PONDS

CLERK OF THE COURT FILING INFORMATION

NOTES

1. Field Data Closure Precision - 1/11,522'. Angular Error - 7/10TA.
2. Measurements were taken with a Leica TS06 on 5-9-2019 & 11-16-2022 and were balanced using the Compass Rule.
3. Bearings, elevations and coordinates are based on Grid North, GA West Zone, NAVD 88 and established with a Leica GS14 using the SmartNet GPS Network.
4. Plat Precision 1/341,822'.
5. The public records referenced hereon reflect only those records necessary to establish the boundaries hereon, and reference to the same does not and is not intended to constitute a 15c search or 15c opinion.
6. No Portion of this property is located in a Flood Hazard Area as indicated on F.I.R.M. No. 1308500111C & 1308500292C, dated 4-4-2018.
7. Building Setbacks & Minimum Lot Size
Front 30' Back 20' Side 0'
Exterior Buffer 10'
8. Lot and Unit Width (Townhomes) 29.25' Min.
Minimum Square Footage - 1,200
Maximum Building Height - 35'
8. Area Summary
Total Subdivision Area 9.16 Ac.
Total Number of Lots - 43 lots
Density 438.29 5.19 lots/ac.
9. Current Zoning - R6, ZA-6-07-1556
10. Protective Covenants will apply to this subdivision and will be recorded separately.
11. Iron Pins will be set at all property corners - 1/2 re-bars, 18" long.
12. All drainage easements are intended to follow natural drainage courses.
The locations shown hereon are approximate.
13. Tax Map No. D02-001 & D83-038-082
14. House Location Plan (HLP) will be required for each lot.
15. Irrigation systems are prohibited on all existing and proposed City right of way and considered to be a violation of the City Ordinance prohibiting unpermitted right of way encroachments.
16. City of Dawsonville shall not be responsible for maintenance of any pipes, ditches, detention ponds or other structures within any drainage easement beyond the City right-of-way.
17. No structures, fences or other obstructions may be located within an access, storm drainage, water line or sewer line easement without prior approval by the City of Dawsonville.
18. Residential driveways shall not exceed maximum slope of 10 percent per article VII sec. 109.54.
19. Upon recording of this plat, all sanitary sewer easements are dedicated to City of Dawsonville Water & Sewer.
20. Water source is City of Dawsonville Water and Sewer.
21. Sanitary Sewer source is City of Dawsonville Water and Sewer.
22. The developer/contractor is responsible for maintenance and utility locating of all water and sewer infrastructure until maintenance bond is released.



Land Lots 446 & 447, 4th District, 1st Section
City of Dawsonville, Dawson County, Georgia

AS-BUILT CERTIFICATION

This survey of the land shown on this plat and address shown is submitted hereto, in witness whereof, I, the undersigned, do hereby certify that the plat was made from an actual survey, and is true and correct. I warrant to the use of the public for all streets, show right-of-way, sanitary sewer line easements, utility easements, storm drainage water main and appurtenances, storm drainage, storm drainage and appurtenances within street right-of-way, and other public utilities and appurtenances thereon shown on the plat as they are shown.

Neil A. McWhorter Signature
5/26/2023 Date

Engineer's As-Built Certification

I certify that: 1) The "as-built" condition of the storm drainage system will function as designed and engineered in the approved construction drawings; 2) the detention/water quality pond provides the storage volumes and outflow rates as required by the approved construction plans and hydrology study; and 3) the water distribution system and/or sanitary sewer system depicted by this As-Built Drawing was constructed in accordance with the plans approved by the City of Dawsonville. The information submitted on this As-Built Drawing is to the best of my knowledge and is true, accurate and complete.

David L. Anderson Signature
David L. Anderson, P.E. # 25,406 5-23-2023 Date

PLANNING COMMISSION & CITY APPROVAL

This subdivision has been reviewed by the Planning Commission and the City and found to be in compliance with the Zoning Ordinance, Development Regulations and Subdivision Regulations. The Mayor and City Council hereby approve this Final Plat, subject to the provisions and requirements of the City's regulations.

Mayor _____ Date _____
City Engineer _____ Date _____

SURVEYOR'S CERTIFICATE (STATE)
As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

SURVEYOR'S CERTIFICATE (CITY OF DAWSONVILLE)
It is hereby certified that this plat is true and correct as to the property lines and all improvements shown thereon, and was prepared from an actual survey of the property made by me or under my supervision; that all monuments and markers shown thereon actually exist, and their location, size, type and material are correctly shown. The field data upon which this plat is based has a closure precision of one foot in 11,522 feet and an angular error of 7" per angle point, and was adjusted using the Compass Rule. This plat has been calculated for closure and is found to be accurate within one foot in 341,822 feet.

Neil A. McWhorter
11-11-2022 Date
Neil A. McWhorter, GA RLS # 2644
K.E.G., Inc. Certificate of Authorization Number LSP000275



Lot	Sq. Feet	Lot	Sq. Feet
1	5006	23	4004
2	3088	24	2884
3	3091	25	2884
4	3094	26	4004
5	3098	27	4004
6	4182	28	2884
7	4188	29	2883
8	3110	30	2884
9	3113	31	4004
10	3116	32	4004
11	3119	33	2883
12	4191	34	2884
13	4197	35	2883
14	3131	36	2884
15	3135	37	4004
16	3138	38	4004
17	8438	39	2883
18	4216	40	2884
19	4222	41	2883
20	3157	42	2883
21	3159	43	4831
22	4242		

OWNER/ PRIMARY PERMITTEE:
LWC PROPERTIES, L.L.C.
885 WOODSTOCK RD, STE 430-359
ROSWELL, GEORGIA 30075
(470) 292-8096

24 HOUR CONTACT:
MR. MOSTAFA ELAHY
(470) 292-8096

SURVEYOR / ENGINEER:

McWhorter & Anderson
LAND SURVEYING & CIVIL ENGINEERING
418 PINKIE PERRY ROAD
BUILDING W, UNIT 300
CUMMING, GEORGIA 30040
PHONE: (770) 889-9430

MINUTES
CITY COUNCIL REGULAR MEETING
OCTOBER 1, 2022
7:00 P.M.

CALL THE MEETING TO ORDER Mayor Cox called the meeting to order at 7:00 p.m.

ROLL CALL: Those present included Mayor and Linda Cox, Council Members Linda Cook, Mike Spivey, and Jonathan Cox; Mayor and Deputy Mayor Robert Cox; Council Members Mike Spivey, Sara Blair, and Linda Cook, City Manager.

PROCLAMATION AND PRIZES: Proclamation was read by Mayor Robert Mayor Cox for the League of Georgia.

APPROVAL OF MINUTES:

Council unanimously approved the minutes from the regular meeting held September 14, 2022, including the minutes, as presented.

NEW BUSINESS:

Continuation, Reevaluation, Ordinance (Ordinance 2022-01) Amending Ordinance 2021-01: The Staff sent some letters to request the professional re-evaluation of the Ordinance as follows: Ordinance 2021-01 Amending Ordinance 2021-01. It was presented by Mayor Cox after it had been read by Council.

Ordinance 2022-01 Amending Ordinance 2021-01: Items for Code Enforcement (Amending Ordinance 2021-01) and Ordinance 2022-01 Amending Ordinance 2021-01. The Ordinance was presented by Mayor Cox after it had been read by Council. Council unanimously approved the Ordinance as presented by Mayor Cox.

OLD BUSINESS:

2022 Amendment, Ordinance 2022-01: Amending Ordinance 2021-01. The Ordinance was presented by Mayor Cox after it had been read by Council. Council unanimously approved the Ordinance as presented by Mayor Cox.

Staff Meeting: The staff meeting was held on October 1, 2022, at 7:00 p.m. The meeting was held in the City Council Chamber. The meeting was held in the City Council Chamber. The meeting was held in the City Council Chamber.

PUBLIC HEARINGS:

Public Hearing: The public hearing was held on October 1, 2022, at 7:00 p.m. The public hearing was held in the City Council Chamber. The public hearing was held in the City Council Chamber.

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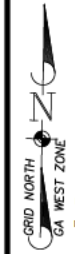
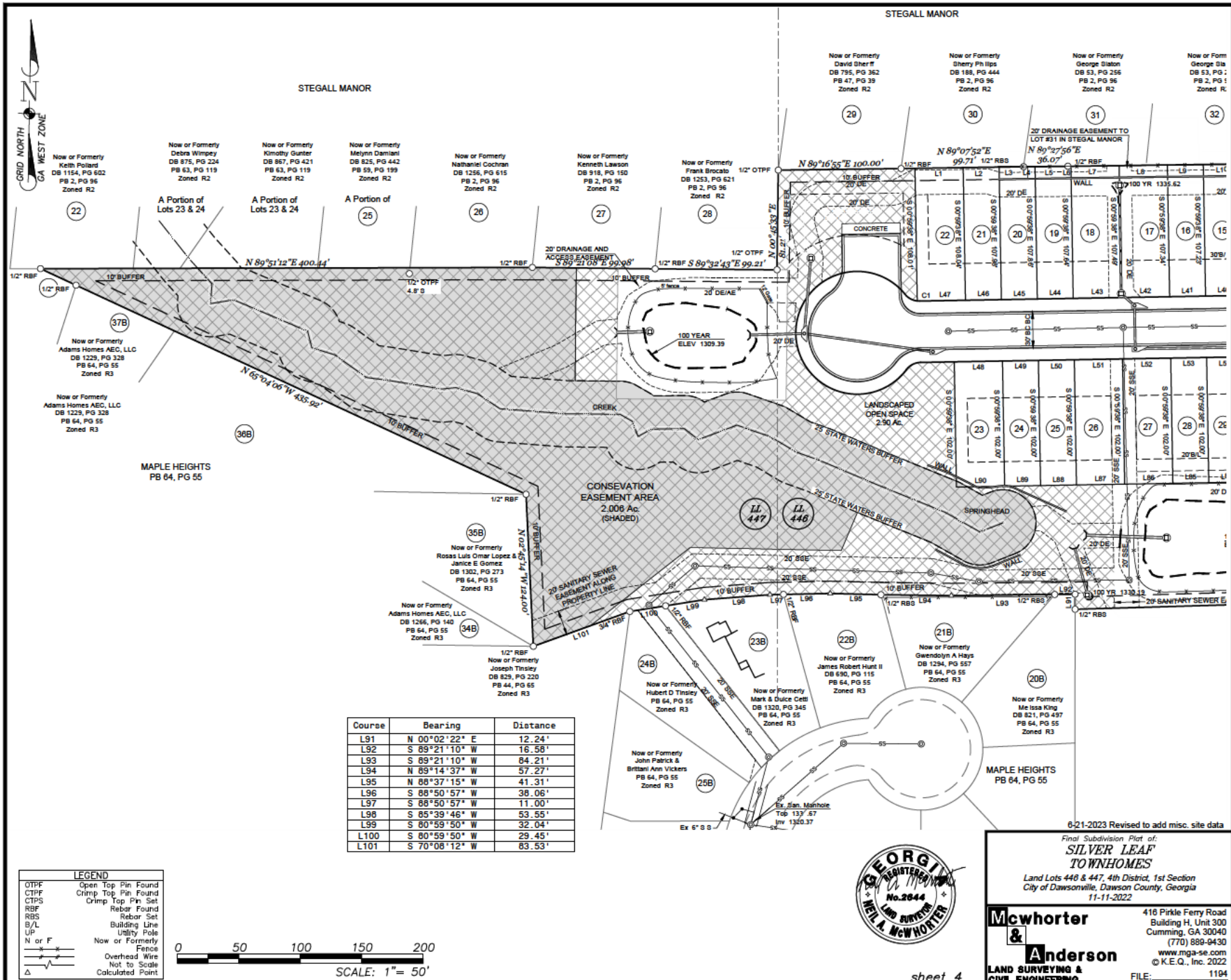
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6-21-2023 Revised to add misc. site data
Final Subdivision Plat of:
**SILVER LEAF
TO WHOMES**
Land Lots 446 & 447, 4th District, 1st Section
City of Dawsonville, Dawson County, Georgia
11-11-2022

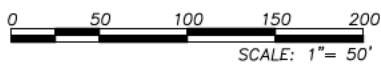
**Mcwhorter
&
Anderson**
LAND SURVEYING &
CIVIL ENGINEERING

416 Pirkle Ferry Road
Building H, Unit 300
Cumming, GA 30040
(770) 889-9430
www.mga-se.com
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FILE: 11041FP



Course	Bearing	Distance
L91	N 00°02'22" E	12.24'
L92	S 89°21'10" W	16.58'
L93	S 89°21'10" W	84.21'
L94	N 89°14'37" W	57.27'
L95	N 88°37'15" W	41.31'
L96	S 88°50'57" W	38.06'
L97	S 88°50'57" W	11.00'
L98	S 85°39'46" W	53.55'
L99	S 80°59'50" W	32.04'
L100	S 80°59'50" W	29.45'
L101	S 70°08'12" W	83.53'

LEGEND	
OTPF	Open Top Pin Found
CTPF	Crimp Top Pin Found
CTPS	Crimp Top Pin Set
RBF	Rebar Found
RBS	Rebar Set
B/L	Building Line
UP	Utility Pole
N or F	Now or Formerly
—+—	Fence
—o—	Overhead Wire
—x—	Not to Scale
Δ	Calculated Point



6-21-2023 Revised to add misc. site data

Final Subdivision Plot of:
SILVER LEAF TOWNHOMES
 Land Lots 448 & 447, 4th District, 1st Section
 City of Dawsonville, Dawson County, Georgia
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McWhorter & Anderson
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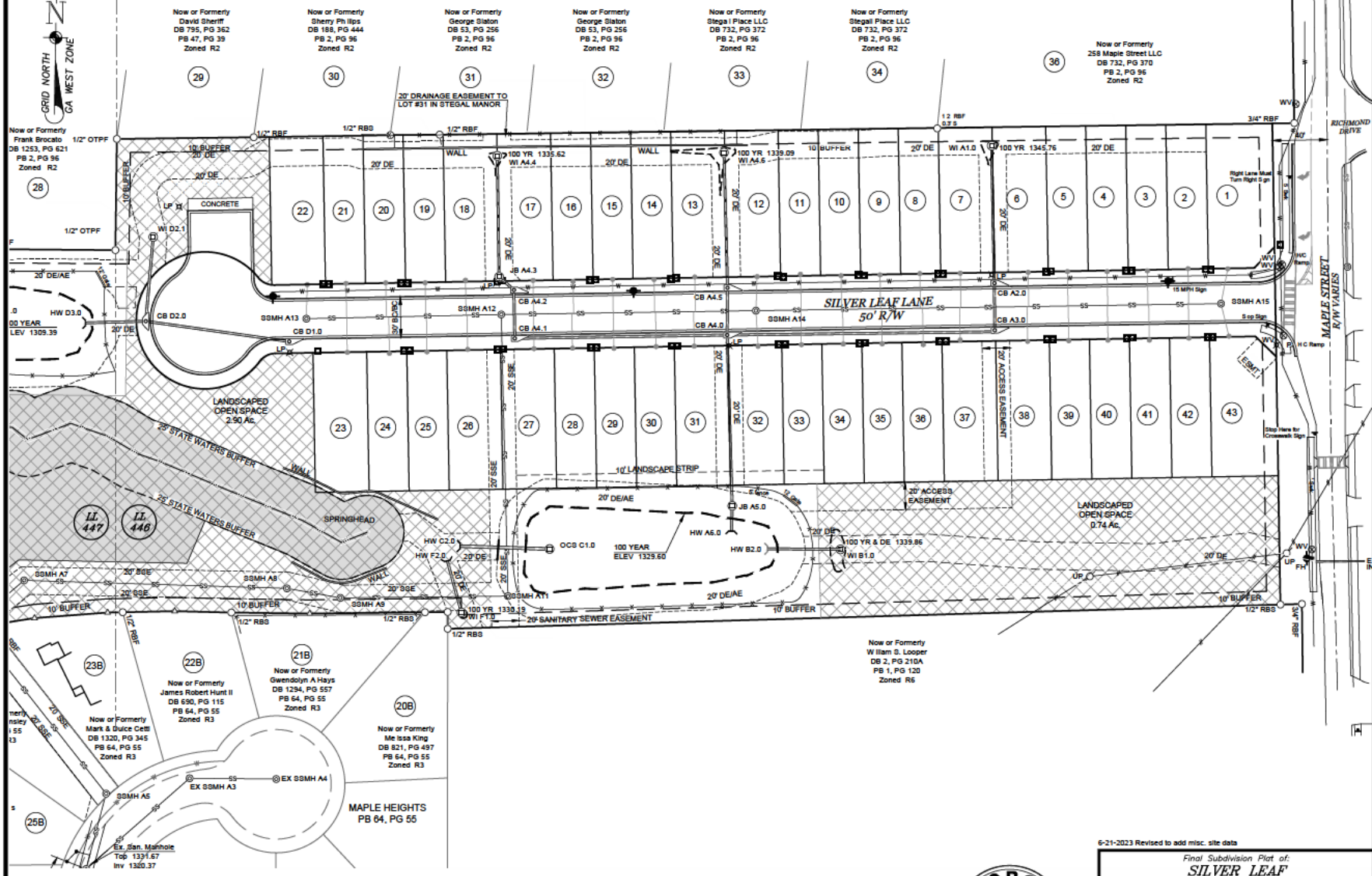
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FILE: 1194



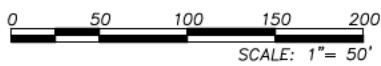
STEGALL MANOR

STEGALL MANOR



LEGEND

OTPF	Open Top Pin Found
CTPF	Crimp Top Pin Found
CTPS	Crimp Top Pin Set
RBF	Rebar Found
RBS	Rebar Set
B/L	Building Line
UP	Utility Pole
N or F	Now or Formerly
—	Fence
—	Overhead Wire
—	Not to Scale
△	Calculated Point



SIGHT DISTANCE CERTIFICATION.
 THE DRIVE SHOWN ON THIS PLAN FOR SILVER LEAF TOWNHOMES IS IN COMPLIANCE WITH AASHTO "POLICY ON GEOMETRIC DESIGN OF HIGHWAY AND STREETS" CHAPTER 9 (AT-GRADE INTERSECTIONS), LATEST EDITION, THE POSTED SPEED LIMIT IS 25 M.P.H. THE REQUIRED SIGHT DISTANCE IS 285'. SIGHT DISTANCE PROVIDED IS 2-285'.
Neil A. McWhorter
 NEIL A. MCWHORTER, RL02644



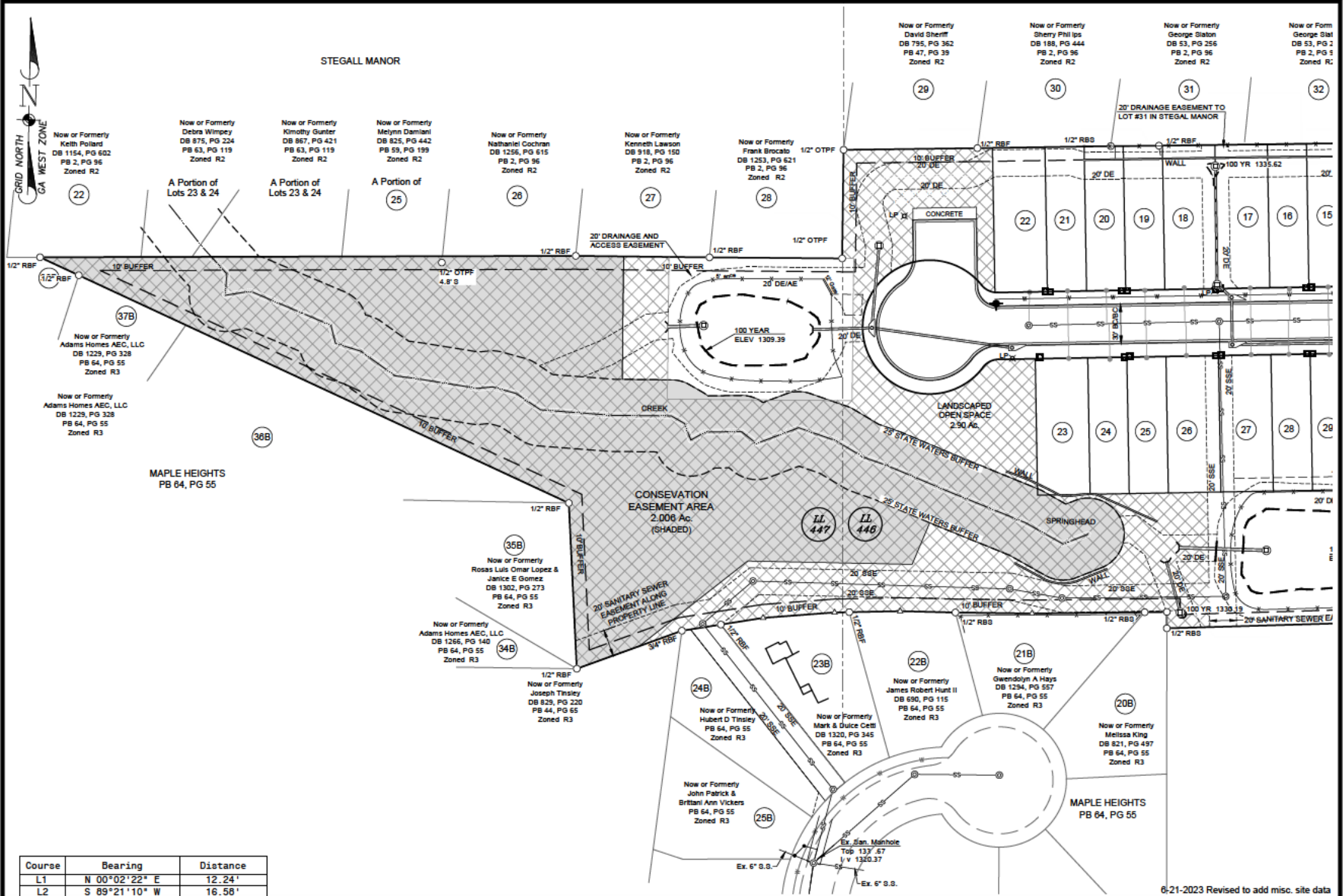
6-21-2023 Revised to add misc. site data

Final Subdivision Plot of:
SILVER LEAF TOWNHOMES
 Land Lots 448 & 447, 4th District, 1st Section
 City of Dawsonville, Dawson County, Georgia
 11-11-2022

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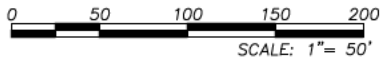
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 Building H, Unit 300
 Cumming, GA 30040
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STEGALL MANOR



Course	Bearing	Distance
L1	N 00°02'22" E	12.24'
L2	S 89°21'10" W	16.58'
L3	S 89°21'10" W	84.21'
L4	N 89°14'37" W	57.27'
L5	N 88°37'15" W	41.31'
L6	S 88°50'57" W	38.06'
L7	S 88°50'57" W	11.00'
L8	S 85°39'46" W	53.55'
L9	S 80°59'50" W	32.04'
L10	S 80°59'50" W	29.45'
L11	S 70°08'12" W	83.53'

LEGEND	
OTPF	Open Top Pin Found
CTPF	Crimp Top Pin Found
CTPS	Crimp Top Pin Set
RBF	Rebar Found
RBS	Rebar Set
B/L	Building Line
UP	Utility Pole
N or F	Now or Formerly
—	Overhead Wire
—	Not to Scale
Δ	Calculated Point

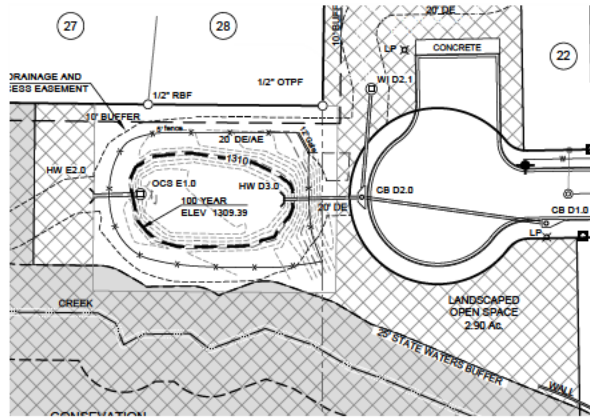


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Final Subdivision Plot of:
**SILVER LEAF
 TOWNHOMES**
 Land Lots 448 & 447, 4th District, 1st Section
 City of Dawsonville, Dawson County, Georgia
 11-11-2022

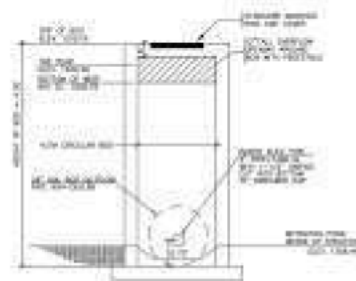
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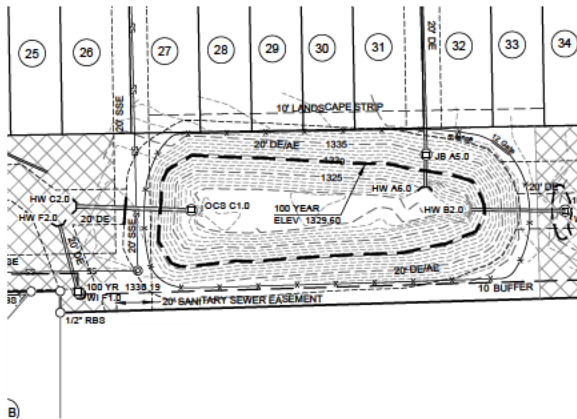


Final Report

Item	Quantity	Unit	Material	Notes
1	1	Lot	CONCRETE	
2	1	Lot	CONCRETE	
3	1	Lot	CONCRETE	
4	1	Lot	CONCRETE	
5	1	Lot	CONCRETE	

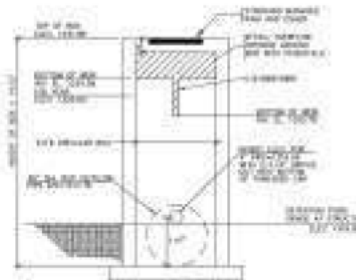


AC-BUILT SYSTEMS, STRUCTURAL



Final Report

Item	Quantity	Unit	Material	Notes
1	1	Lot	CONCRETE	
2	1	Lot	CONCRETE	
3	1	Lot	CONCRETE	
4	1	Lot	CONCRETE	
5	1	Lot	CONCRETE	



AC-BUILT SYSTEMS, STRUCTURAL



6-21-2023 Revised to add misc. site data

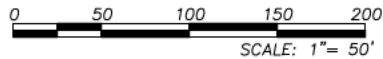
Final Subdivision Plot of:
SILVER LEAF
TO WHOMES
 Land Lots 446 & 447, 4th District, 1st Section
 City of Dawsonville, Dawson County, Georgia
 11-11-2022

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LEGEND

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CTPS	Crimp Top Pin Set
RBF	Rebar Found
RBS	Rebar Set
B/L	Building Line
UP	Utility Pole
N or F	Now or Formerly
—x—x—	Fence
—o—o—	Overhead Wire
—	Not to Scale
Δ	Calculated Point



Recommended Stipulations

- Dedicate five feet of property along Maple Street for additional R/W
- Provide restrictive covenants identifying project as "active adult" community
- Extend pavement along Maple Street from southern property line to Stegall street intersection a width of two feet.
- Design/build a minimum of twenty percent of livable dwellings to meet standards as described in the Universal Design Standards Manual.
 - i. Dwelling units shall be provided with a step-free or accessible entrance on an accessible route that complies with ANSI A117.1-1998 section 4.8 and that has a maximum slope not to exceed 1/12. The step-free entrance may be located on the front, side, or rear of the dwelling unit, or may be located through the garage. Apartments must have an accessible route to the entry.
 - ii. The building entrance doors shall have a minimum net clear opening of 32 inches when the door is open 90 degrees as measured between the face of the door and the opposite stop.
 - iii. All interior doors on the accessible floor level of such dwelling units except those serving closets, or serving pantries less than 15 sq.ft. in are, within the unit intended for use passage must provide a minimum net clear opening of 32 inches when the door is open 90 degrees, as measured between the face of the door and the opposite stop. All interior sliding or pocket doors on the accessible floor level of such dwelling units must provide a minimum net clear opening of 32 inches as measured when in the fully open position.
 - iv. All interior doors on the accessible floor level of such dwelling units must be equipped with levered hardware.
 - v. Interior hallways on the accessible floor level of such dwelling units shall have a minimum width of 36 inches, be level and provide ramped or beveled changes at door thresholds.
 - vi. A minimum of one bathroom must be provided on the accessible floor level of such dwelling units, which bathroom shall, at a minimum, contain a toilet and sink, and be designed and constructed so those with assistive devices can enter and close the door behind them.
 - vii. Walls of the accessible bathroom on the accessible floor level of such dwelling units shall be provided with wood blocking installed flush within

wall framing to support grab bars as set forth herein. The wood blocking shall be located between 33 inches and 36 inches above the finish floor. Height shall be determined by measuring from the finish floor to the center of the wood blocking. The wood blocking shall be located in all walls adjacent to a toilet, shower stall or bathtub.