

AGENDA
PLANNING COMMISSION REGULAR MEETING
G.L. Gilleland Council Chambers on 2nd Floor
Monday, October 9, 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, August 14, 2023

PUBLIC HEARING

7. **VAR C2100146:** Brooke Walker has petitioned for a reduction in the rear setback for replacing existing deck steps; located at 109 McGregor Lane (TMP 092B 013 027). Public Hearing Date: Planning Commission on Monday, October 9, 2023

PLANNING DIRECTOR REPORT

PLANNING COMMISSION REPORTS

ADJOURNMENT

The next scheduled Planning Commission meeting is Monday, November 13, 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
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1. **CALL TO ORDER:** Chairperson Randy Davis called the meeting to order at 5:30 p.m.
2. **ROLL CALL:** Present were Planning Commission Members, Sandy Sawyer, Alexis Noggle, Anna Tobolski, City Attorney Kevin Tallant, Councilmember Liaison Caleb Phillips, Councilmember John Walden, City Manager Bob Bolz, Planning Director Jameson Kinley, Zoning Administrative Assistant Stacy Harris, Building Inspector Clay Moss. Josh Nichols was absent from the meeting.
3. **INVOCATION AND PLEDGE:** City Manager Bob Bolz led the invocation and pledge.
4. **ANNOUNCEMENTS:** None
5. **APPROVAL OF THE AGENDA:** Motion to approve the agenda made by A. Noggle; second by A. Tobolski. Vote carried unanimously in favor.
6. **APPROVAL OF THE MINUTES:** Motion to approve the regular meeting minutes held on Monday, July 10, 2023, made by S. Sawyer; second by A. Noggle. Vote carried unanimously in favor.

PUBLIC HEARING

7. **ZSP C230063:** Atlanta Motorsports Park, LLC has petitioned to amend the current site plan and 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.

Chairperson Davis read the zoning site plan request and conducted the public hearing. Motion to open the public hearing made by A. Tobolski; second by A. Noggle. Vote carried unanimously in favor.

Planning Director J. Kinley provided the staff analysis report with the request to amend the site plan and the current stipulations.

The following person spoke in favor of the zoning request:

- Joey Homans, 272 Hwy 9 South, Dawsonville, GA, – Mr. Homans stated that he is representing Atlanta Motorsports Park / Jeremy Porter and he wanted to first adopt and incorporate by reference the presentation that Atlanta Motorsports Park presented at the June 12, 2023. Planning Commission meeting in the interest of time. Mr. Homans stated he and his client listened to the public comments and met with staff to discuss the items brought forth. He stated that his client submitted a Development Regional Impact (DRI) application and an amended letter of intent. Mr. Homans stated he is requesting the following modifications in the recommendations for conditions of approval:
 - i. Condition # 20, the site plan date is incorrect, and the corrected date is May 30, 2023
 - ii. Condition # 17, sound limits being approved from 98 DBA to 101 DBA and from 63 DBA to 65 DBA and a request for the opportunity for the City Council to vote to reduce those back at some point in the future. His client will agree to that if he is entitled to a hearing about why the sound needs to be reduced to that and have that opportunity to come address that before City Council.
 - iii. The site plan serves as a purpose for the Atlanta Motorsports Park, from the cottages, condos, and lighting of the Go-Kart Track.

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In closing, Mr. Homan and AMP asked the Planning Commission members to approve these conditions with the modifications requested.

- Jeremy Porter, 20 Duck Thurmond Rd, Dawsonville, GA – Mr. Porter stated that after he spoke with some of the Planning Commission members, he went back and modified what he could, based on their feedback. These modifications included:
 - i. hours of the Go-Kart Track limited to GA Dept of Labor rules
 - ii. change the LED billboard sign to a regular sign
 - iii. (4) four open sound limit race weekends, he agreed to (2) two open sound limit race weekends
 - iv. change the covenants on the rental of the cottages/condos to 25%
 - v. increase sound limits from 98 to 101 DBA track level and 63 to 65 DBA property line and if the increased sound does not work with the community/city, then take it back to the original sound limits of 98 DBA track level and 63 DBA property line.

Mr. Porter asked that the Planning Commission members consider 13 years of actions in this business of the Atlanta Motorsports Park's impact on the community. He stated that they are one of the largest employers in the city and have multiple businesses underneath the City. The taxable revenue on the condos does not tax the fire and ambulance department. He stated that they maintain their own water and sewer department and paved their own roadways.

The following person spoke in opposition of the request:

- Karl Stalnaker, 135 Duck Thurmond Rd, Dawsonville, GA 30534 – Mr. Stalnaker had questions regarding the placement and material of the sign and why there was not any further investigation into bringing a sound expert to give more information. He also asked, had there been any thought about other access to the racetrack other than off of Duck Thurmond Road.
- Richard Wingate, 683 Duck Thurmond Rd, Dawsonville, GA 30534 – Mr. Wingate stated that he was here on behalf of Dr. Wes and Helen Hamryka. He stated that the Hamryka's are not absolutely opposed to these modifications, but they do have concerns and would like those concerns addressed and on the record. As to what is proposed, they are not against the additional lighting if it meets code. The ability to conduct noiseless events on the track during off-peak hours for military and police purposes is thoroughly undefined. Needs to be addressed. They were fully against the two (2) race weekends with unlimited sound levels. The adding of elevated parking decks that are visible from the outside seems to be out of harmony with the community and they are against. As to the PA system and the increase sound levels at the track and at the buffers, they are absolutely opposed to.
- Renee Duren, 2602 Sweetwater Juno Rd, Dawsonville, GA – Ms. Duren stated concerns around the extended hours for go-karts and the proposed update to stipulation 1(i). She believed this was part of a plan to operate a restaurant, brewery, and distillery. Mr. Porter was interviewed by Biz Now, following the DRI process. In that article dated July 10, 2023, Mr. Porter announced plans that included a restaurant, brewery, and distillery, as well as an underground shooting range at AMP. Ms. Duren also stated that an application to register a business under Fuel Kitchen was listed in the legal section on Dawson News. Under the existing stipulation 15, it restricts hours of on-track activity as well as operation

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in general. With that, brings the updated proposed stipulation 1(i), which grants approval of changes and principal use without the City Council. Restaurants, breweries, and distilleries are not permitted uses in zoning CIR currently and is not included in this list of requests. Also, an article in Smoke Signals from Big Canoe stated that it will open this month. She stated that she spoke with the health department today and the construction permit has already been applied for. Her concern was when you cut out City Council, you cut out public hearings, and a principal use is something that she believed should be decided by City Council.

- Tom Victor, 48 Victor Drive, Dawsonville, GA – Mr. Victor stated that he lives one mile and three tenths from the racetrack, and he would like to play a video that he made on his back porch when AMP had a special event. Chairperson Davis asked City Attorney K. Tallant if that was allowed. City Attorney K. Tallant said it was allowed. Mr. Victor played the video. In the video you could hear what appears to be car sounds. Mr. Victor stated that this goes on all day long and they take short breaks. This is a nuisance.
- Doris Adams, 440 High Hope Farm Road, Dawsonville, GA – Ms. Adams stated she lives approximately three miles from the racetrack. She stated that the sound does not stay contained inside of the racetrack and it jumps over the barriers. Ms. Adams also asked the question “Where is the wildlife”.

Motion to extend the public hearing by 10 minutes was made by A. Tobolski; second by A. Noggle. Vote carried unanimously in favor.

- Natosha Beary, 2555 Sweetwater Juno Road, Dawsonville, GA – Ms. Beary stated that she called Councilmember Phillips and discussed with him that noise before 8:00 a.m. According to Councilmember Phillips, there were 14 violations that day. She further stated that the AMP is technically annexed into the city. The impact of surrounding properties is not in the city, and they didn’t have a voice. Mr. Porter states that he is wanting to be a good neighbor and limitless sounds in her opinion was not being a good neighbor.
- Claire Meyer, 2681 Sweetwater Juno Road, Dawsonville, GA – Ms. Meyer stated she is concerned about the noise and traffic. She stated that the noise levels will impair their child’s health and the possibly of people drinking and driving leaving this establishment.
- Brian Duran, 2681 Sweetwater Juno Road, Dawsonville, GA – Mr. Duran stated he is concerned about the traffic, sound, and light pollution. He stated that he is a geospatial engineer and would like to publicly extend his help with the cartography. Sound is not linear, so it goes in all directions much like light does and it is very three-dimensional. When a fence is placed, it does help with the sound but because the sound is not linear, it does extend and go out. Mr. Duran stated that he could make a sound map of the intrusive amounts of decibels around the property and maybe that would be a comfort to the problem. He stated that people do not understand what the decibels are and how much is intrusive and damaging to the ear. Surprisingly small amounts of noise damages hearing permanently.

Mr. Homans addressed the questions that were asked during the public notice. Mr. Homans stated that the sign would be placed on the bottom corner of the property facing Highway 53 West. They will provide the City Manager at his request with notice of the military and law enforcement training.

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The parking decks are going to be single story. Mr. Homans stated that regarding the sound levels, his client would like to come to a national standard that was provided during the last Planning Commission Meeting on Monday, July 10th and if it does not work, they are willing to come back and address the sounds and special events. Mr. Homans stated that as far as the restaurant is concerned, that had been approved and been on the site plan and Mr. Porter will provide you with more information.

Mr. Porter addressed the questions and concerns, where is the wildlife? – it's on the racetrack. The go-kart kitchen planned was approved. A restaurant is not unfounded, they have gone through the proper permitting process. The Planning Director brought it up for clarity's sake, as well as the track extension was approved in 2009. The track was moved back because of streams and wetlands and to save time, money, and stream credits, they moved the track back. Mr. Porter stated that for the past eleven years they have been having 200 plus car events so this will not be any different in traffic. The PA system that they were asking to use is on the existing speakers that has been in place for the past eleven years. The OSHA, World Health Organization, and ANSI have a limitation for nuisances and that's why they put 65 decibels at the property line. The sign at Highway 53 West would fall underneath the regulations of the city code. Mr. Porter further stated that he asked for 103 because that's what most racetrack limits are. They moved the sounds limits down from 103 – 101 decibels, a streetcar (Corvette, Porsche, Lamborghini) driving straight from the dealership, the DOT approves to be in your neighborhoods, city street, and highway. These types of vehicles cannot drive on the track and that's why they are asking for an increase in sound.

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

After a fervent discussion among the Commissioner Members, Planning Director J. Kinley, Mr. Porter, Mr. Homans and City Attorney K. Tallant regarding the track extension, sound limits, two unlimited sound race weekends, go-kart extended hours, kitchen/restaurant, condos and road improvements, a motion to recommend approval of ZSP-C2300063, the amended site plan and stipulations represented in the attached "Exhibit A" was made by A. Tobolski; second A. Noggle. Vote carried unanimously in favor.

BUSINESS

8. Silver Leaf Townhomes/Livic Properties, LLC As Built / Final Plat:

Planning Director J. Kinley provided the staff analysis report with the request to as built / final plat.

Motion to recommend approval of the as built / final plat represented in the attached "Exhibit B" made by A. Tobolski; second A. Noggle. Vote carried unanimously in favor.

PLANNING COMMISSION REPORTS: Next Planning Commission Meeting is Monday, September 11, 2023.

ADJOURNMENT: Motion to adjourn the meeting at 7:38 p.m. made by S. Sawyer; second by A. Tobolski. Vote carried unanimously in favor.

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Monday, August 14, 2023

Approved this 9th day of October 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

Planning Commission recommended approval of the amended site plan and the following stipulations:

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
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 90 DBA at 50 feet from the speaker.
5. The 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 the 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

EXHIBIT “A”

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 the 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 placed 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, seasonal April 1st through October 31st.
 - 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 with a 45-day notice to the City Manager.
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 17. 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 98 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 63 DBA LEQ (16).

EXHIBIT "A"

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, 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 14 and a minimum 90-day written notice to the adjacent property owners/neighbor. Each event requires prior approval of the City Council. Once approved by the 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, 2023.
21. GDOT after they have recommended their improvements, that these be reviewed by the City Council with the potential petitioner, paying for the improvements at Highway 53 West and Duck Thurmond Road, with any further expansion of Atlanta Motorsports Park.

AMP FUTURE IMPROVEMENTS

20 DUCK THURMOND RD
DAWSONVILLE, GA 30534

LAND LOTS 254, 255, 290, 291, 292, & 323 - DISTRICT 4

OWNER/DEVELOPER:

ATLANTA MOTORSPORTS PARK

20 DUCK THURMOND RD
DAWSONVILLE, GA 30534

ADDRESSES FOR INDIVIDUAL
STRUCTURES TO BE ASSIGNED BY
DAWSON COUNTY

- 1. AS-BUILT SITE CONDITIONS WILL BE REQUIRED AND RECORDED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY
- 2. ALL UNDISTURBED BUFFERS SHALL BE IDENTIFIED WITH ORANGE, FOUR-FOOT TREE-SAVE FENCING PRIOR TO ANY LAND DISTURBANCE.

24 HOUR CONTACT
JEREMY PORTER
(404)933-3436
ATLANTA MOTORSPORTS PARK
20 DUCK THURMOND ROAD
DAWSONVILLE, GA 30534

NOTE: NOTIFY CITY OF DAWSONVILLE INSPECTOR 24 HOURS BEFORE BEGINNING PHASE OF CONSTRUCTION FROM 10:00-12:00A.



VICINITY MAP



FLOOD MAP

GENERAL NOTES

- 1. LOCAL JURISDICTION: CITY OF DAWSONVILLE
- 2. PROPERTY AREA: 152.14 ACRES
- 3. ZONING: R-1
- 4. PROPOSED USE: RACE TRACK
- 5. FLOOD MAP #1508020850 & 1308020100C
- 6. THERE ARE STATE WATERS LOCATED ON SITE
- 7. THERE ARE WETLANDS LOCATED ON SITE
- 8. AS BUILT SITE CONDITIONS WILL BE REQUIRED AND RECORDED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

DATE: OCTOBER 31, 2022
REVISED: FEBRUARY 9, 2023
REVISED: APRIL 27, 2023
REVISED: MAY 30, 2023

EXHIBIT "A"

ENGINEER:
CIVILOGISTIX, LLC
500 SUN VALLEY DR, STE H3
ROSWELL, GA 30076
TELEPHONE: (404) 594-4403
EMAIL: DAVID@CIVILOGISTIX.COM

GSWCC LEVEL II DESIGN
PROF. CERT#00003430
EXPIRATION: 05/02/24



civilogistix
500 SUN VALLEY DRIVE, STE H3, ROSWELL, GA 30076
(404) 594-4403 - civilogistix.com

COVER SHEET
AMP FUTURE IMPROVEMENTS
20 DUCK THURMOND RD
DAWSONVILLE, GA 30534

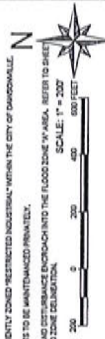
C001
21320
OCTOBER 31, 2022
REVISIONS

CIVIL	COVER SHEET
C001	ZONING CONDITIONS
C002	MASTER SITE PLAN
C201	TRACK EXT
C202.1	TURN 15 MODIFICATION
C202.3	PHASE 4 CONDOS
C202.4	PHASE 5 CONDOS
C202.5	PHASE 6 CONDOS
C202.6	PHASE 7 CONDOS
C202.7	GO-KART GARAGES
C202.8	CAROUSEL BUILDINGS
C202.9	TURN 6 BUILDINGS
C202.10	ELEVATED GO-KART CONDOS
C202.11	ELEVATED PIT LANE CONDOS
C202.12	ELEVATED PIT LANE CONDOS
C203.1	GOLF CART PATH
C203.2	GOLF CART PATH
C203.3	GOLF CART PATH
C203.4	GOLF CART PATH
C203.5	GOLF CART PATH



GENERAL NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH THE CITY OF DAVENPORT, STATE OF GA REGULATIONS AND CODES, AS WELL AS ALL CIVIL ENGINEERING STANDARDS.
2. THE SURVEY AND DESIGN SHALL BE BASED ON THE SURVEY INFORMATION PROVIDED BY THE CLIENT. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF DAVENPORT, STATE OF GA, AND ANY OTHER AGENCIES THAT MAY BE INVOLVED IN THE PROJECT.
3. ACCORDING TO INITIAL DEVELOPMENT SURVEY PREPARED BY GRANT SHERIDAN & ASSOCIATES, DATED 08-20-20, PORTIONS OF THE SUBJECT PROPERTY OF THIS SURVEY HAS BEEN DEDICATED TO THE CITY OF DAVENPORT, STATE OF GA, FOR THE "100 YEAR FLOOD ZONE".
4. BUILDING DIMENSIONS SHOWN ON THIS PLAN ARE "LEAST" DIMENSIONS. FOR ACTUAL DIMENSIONS, SEE ARCHITECTURAL PLANS. DIMENSIONS TO CONC. CURB & OUTLET ARE TO THE FACE OF CURB.
5. SITE WORK CONTRACTOR IS RESPONSIBLE FOR WORK TO WITHIN 5' OF THE BUILDING. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE REMOVED, REMOVED, OR RECONSTRUCTED TO MEET THE REQUIREMENTS OF THE CITY OF DAVENPORT, STATE OF GA.
6. CONTRACTOR IS TO NOTIFY CITY INSPECTORS 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
7. CONTRACTOR SHALL OBTAIN ALL PERMITS BEFORE CONSTRUCTION BEGINS, INCLUDING A CITY OF DAVENPORT, STATE OF GA PERMIT.
8. ALL SOILS SHALL COMPLY WITH THE CITY OF DAVENPORT, STATE OF GA ZONING ORDINANCE. A SEPARATE SIGN PERMIT IS REQUIRED.
9. CONSTRUCTION TRAILER USED ON-SITE SHALL BE PERMITTED THROUGH THE CITY OF DAVENPORT, STATE OF GA PLANNING AND ZONING DEPARTMENT.
10. THE EXISTING UTILITIES SHOWN ON THIS PLAN ARE NOT TO BE MOVED OR DELETED. ANY CHANGES TO THE EXISTING UTILITIES SHALL BE NOTED ON THE PLAN AND IN THE FIELD NOTES.
11. THE EXISTING UTILITIES SHOWN ON THIS PLAN ARE NOT TO BE MOVED OR DELETED. ANY CHANGES TO THE EXISTING UTILITIES SHALL BE NOTED ON THE PLAN AND IN THE FIELD NOTES.
12. THE EXISTING UTILITIES SHOWN ON THIS PLAN ARE NOT TO BE MOVED OR DELETED. ANY CHANGES TO THE EXISTING UTILITIES SHALL BE NOTED ON THE PLAN AND IN THE FIELD NOTES.
13. ALL UTILITIES ARE TO BE INSTALLED PER A.S.E. STANDARDS. SEWERLINES TO HAVE MAX SLOPE OF 1% AND MAX CROSS SLOPE OF 1%.
14. CONTRACTOR SHALL NOTIFY ENGINEER SHOULD ANY FIELD CONDITIONS BE NOTED THAT DIFFER FROM THE SURVEY.
15. SITE CONTRACTOR SHALL FURNISH "AS-BUILT" DIMENSIONS INDICATING ALL CHANGES AND DEVIATIONS.
16. THE EXISTING UTILITIES SHOWN ON THIS PLAN ARE NOT TO BE MOVED OR DELETED. ANY CHANGES TO THE EXISTING UTILITIES SHALL BE NOTED ON THE PLAN AND IN THE FIELD NOTES.
17. CONTRACTOR SHALL FURNISH "AS-BUILT" DIMENSIONS INDICATING ALL CHANGES AND DEVIATIONS.
18. ENGINEER, CIVIL ENGINE, LLC, 500 SUN VALLEY DRIVE, ROSWELL, GA 30076, PHONE (404) 591-4403, CONTACT: DAVID WHITE, CWHITE@DWK.COM.
19. BUILDING LOCATIONS TO THE OUTSIDE FACE OF BLOCK. CONTRACTOR TO COORDINATE AND VERIFY EXISTING BUILDING LOCATIONS WITH ARCHITECTURAL DIMENSIONS.
20. EXISTING UTILITIES ARE PROHIBITED ON ALL EXISTING AND PROPOSED CITY RESIDUALITY AND RIGHTS-OF-WAY ENCROACHMENTS.
21. NO STRUCTURES, FENCES OR OTHER OBSTRUCTIONS MAY BE LOCATED WITHIN A DRAINAGE WATER, SEWER OR ACCESS EASEMENT PRIOR TO APPROVAL BY THE CITY OF DAVENPORT, STATE OF GA.
22. ALL ZONING BUFFERED SHALL BE IDENTIFIED WITH DASHED, FOUR-FOOT TYPICAL FENCING FROM THE BUFFERED AREA.
23. RETAINING WALL DESIGN SHALL BE SUBMITTED TO THE CITY OF DAVENPORT, STATE OF GA FOR APPROVAL. THE DESIGN SHALL BE BASED ON THE CITY OF DAVENPORT, STATE OF GA SPECIFICATIONS THAT ARE APPLICABLE AND MUST BE BASED ON THE CITY OF DAVENPORT, STATE OF GA SPECIFICATIONS.
24. NO OVERSIGHT FENCING TO BE ALLOWED OUTSIDE OF BUFFERED AREA.
25. NO OVERSIGHT FENCING TO BE ALLOWED OUTSIDE OF BUFFERED AREA.
26. THE SITE IS CURRENTLY ZONED "RESTRICTED INDUSTRIAL" WITHIN THE CITY OF DAVENPORT, STATE OF GA.
27. THE SITE IS CURRENTLY ZONED "RESTRICTED INDUSTRIAL" WITHIN THE CITY OF DAVENPORT, STATE OF GA.
28. INTERIOR STREETS TO BE MAINTAINED PERMANENTLY.
29. THE AREA OF LAND DISTURBANCE ENCROACHMENT INTO THE FLOOD ZONE "Y" AREA, 100' TO 150' FOR THE FLOOD ZONE DELINEATION.



Line #	Length	Direction
L1	520.260	S 7° 45' 24" W
L2	375.500	N 88° 48' 43" W
L3	71.540	N 83° 37' 45" W
L4	72.300	N 27° 20' 12" W
L5	35.350	N 89° 00' 34" W
L6	37.850	N 89° 53' 54" W
L7	76.350	N 87° 31' 34" E
L8	84.750	N 87° 51' 07" E
L9	82.810	N 88° 11' 45" W
L10	250.450	N 23° 25' 54" W
L11	218.800	N 49° 25' 42" W
L12	83.540	N 01° 07' 15" W
L13	118.880	N 55° 10' 19" W
L14	51.400	N 42° 38' 32" W

Line #	Length	Direction
L1	793.320	N 1° 18' 24" E
L2	1247.880	N 07° 12' 03" E
L3	988.000	S 88° 18' 58" E
L4	287.410	S 0° 11' 43" W
L5	238.240	S 58° 00' 41" E
L6	193.320	S 01° 00' 28" W
L7	148.380	S 38° 38' 22" E
L8	117.650	S 28° 03' 58" E
L9	123.200	S 47° 20' 28" E
L10	142.850	S 42° 03' 02" E
L11	104.840	S 62° 03' 47" E
L12	448.490	S 50° 25' 32" E
L13	112.600	S 02° 37' 43" E
L14	184.360	S 59° 37' 55" E
L15	147.320	S 00° 48' 07" E
L16	279.110	S 44° 54' 50" E
L17	472.420	S 31° 13' 00" E
L18	502.410	S 22° 15' 01" E
L19	292.390	S 42° 35' 08" E
L20	505.820	N 88° 38' 58" W

Curve #	Length	Radius	Chord Bearing
C1	134.254	586.360	N 32° 45' 21" W
C2	204.514	531.470	N 24° 02' 28" W
C3	82.750	234.230	N 18° 17' 15" W
C4	121.999	235.520	N 23° 57' 12" W
C5	125.501	711.570	N 08° 54' 25" W
C6	77.025	865.650	N 84° 33' 09" W
C7	208.540	427.870	N 02° 37' 30" E
C8	88.476	451.470	N 13° 55' 11" E
C9	107.329	234.114	N 40° 02' 48" W
C10	119.360	265.530	N 05° 20' 22" W
C11	107.680	265.810	N 08° 18' 42" W
C12	183.701	454.880	N 27° 22' 55" W
C13	183.776	1111.250	N 52° 52' 42" W

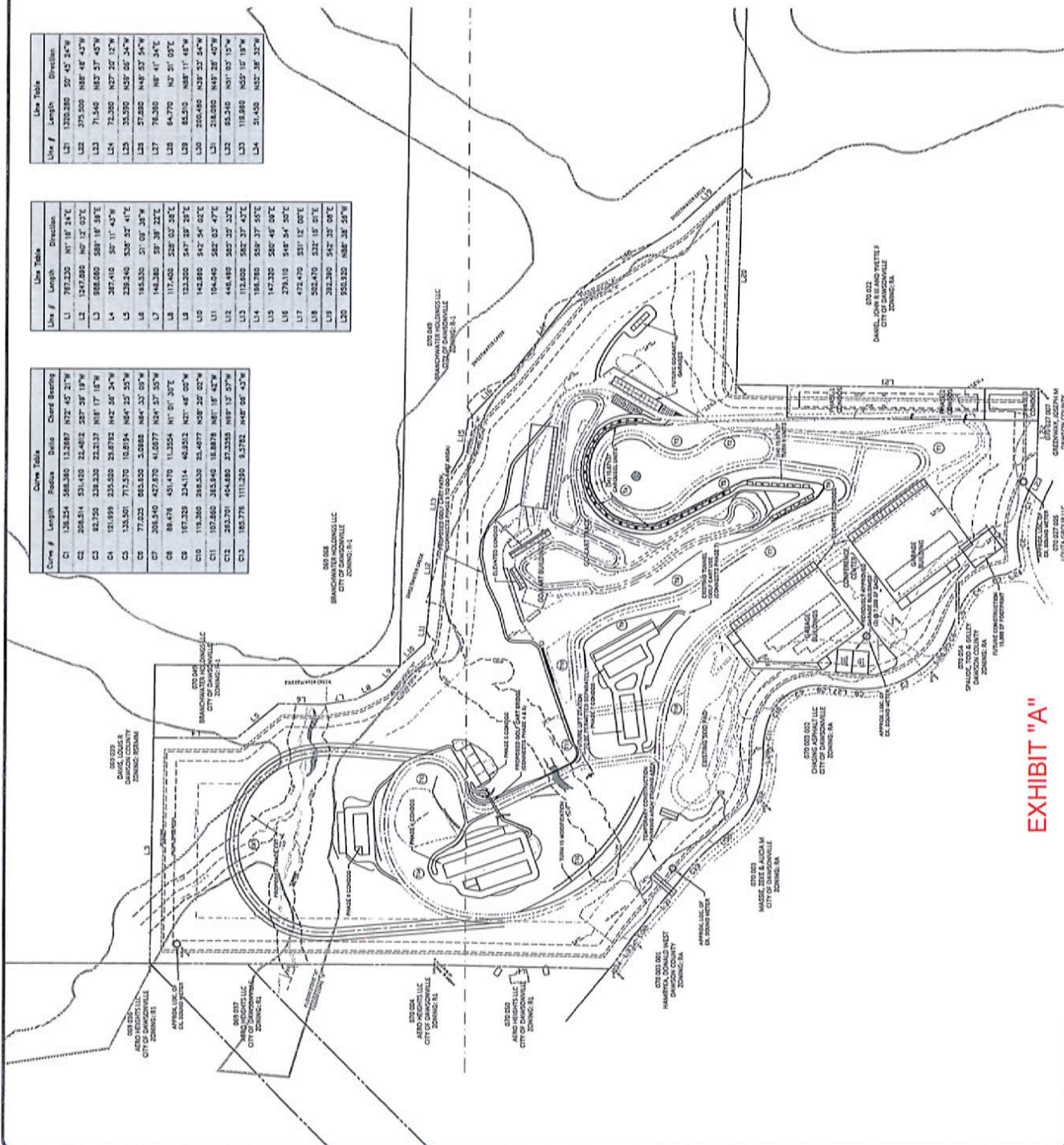


EXHIBIT "A"

AMP ASPHALT PAVING SYMBOLS LEGEND	
	<p>ASPHALT PAVING SYMBOLS LEGEND</p> <p>1. 1" x 1" (25.4 mm) SQUARE</p> <p>2. 2" x 2" (50.8 mm) SQUARE</p> <p>3. 4" x 4" (101.6 mm) SQUARE</p> <p>4. 8" x 8" (203.2 mm) SQUARE</p> <p>5. 16" x 16" (406.4 mm) SQUARE</p> <p>6. 32" x 32" (812.8 mm) SQUARE</p> <p>7. 64" x 64" (1625.6 mm) SQUARE</p> <p>8. 128" x 128" (3251.2 mm) SQUARE</p> <p>9. 256" x 256" (6502.4 mm) SQUARE</p> <p>10. 512" x 512" (13004.8 mm) SQUARE</p> <p>11. 1024" x 1024" (26009.6 mm) SQUARE</p> <p>12. 2048" x 2048" (52019.2 mm) SQUARE</p> <p>13. 4096" x 4096" (104038.4 mm) SQUARE</p> <p>14. 8192" x 8192" (208076.8 mm) SQUARE</p> <p>15. 16384" x 16384" (416153.6 mm) SQUARE</p> <p>16. 32768" x 32768" (832307.2 mm) SQUARE</p> <p>17. 65536" x 65536" (1664614.4 mm) SQUARE</p> <p>18. 131072" x 131072" (3329228.8 mm) SQUARE</p> <p>19. 262144" x 262144" (6658457.6 mm) SQUARE</p> <p>20. 524288" x 524288" (13316915.2 mm) SQUARE</p> <p>21. 1048576" x 1048576" (26633830.4 mm) SQUARE</p> <p>22. 2097152" x 2097152" (53267660.8 mm) SQUARE</p> <p>23. 4194304" x 4194304" (106535321.6 mm) SQUARE</p> <p>24. 8388608" x 8388608" (213070643.2 mm) SQUARE</p> <p>25. 16777216" x 16777216" (426141286.4 mm) SQUARE</p> <p>26. 33554432" x 33554432" (852282572.8 mm) SQUARE</p> <p>27. 67108864" x 67108864" (1704565145.6 mm) SQUARE</p> <p>28. 134217728" x 134217728" (3409130291.2 mm) SQUARE</p> <p>29. 268435456" x 268435456" (6818260582.4 mm) SQUARE</p> <p>30. 536870912" x 536870912" (13636521164.8 mm) SQUARE</p> <p>31. 1073741824" x 1073741824" (27273042329.6 mm) SQUARE</p> <p>32. 2147483648" x 2147483648" (54546084659.2 mm) SQUARE</p> <p>33. 4294967296" x 4294967296" (109092169318.4 mm) SQUARE</p> <p>34. 8589934592" x 8589934592" (218184338636.8 mm) SQUARE</p> <p>35. 17179869184" x 17179869184" (436368677273.6 mm) SQUARE</p> <p>36. 34359738368" x 34359738368" (872737354547.2 mm) SQUARE</p> <p>37. 68719476736" x 68719476736" (1745474709094.4 mm) SQUARE</p> <p>38. 137438953472" x 137438953472" (3490949418188.8 mm) SQUARE</p> <p>39. 274877906944" x 274877906944" (6981898836377.6 mm) SQUARE</p> <p>40. 549755813888" x 549755813888" (13963797672755.2 mm) SQUARE</p> <p>41. 1099511627776" x 1099511627776" (27927595345510.4 mm) SQUARE</p> <p>42. 2199023255552" x 2199023255552" (55855190691020.8 mm) SQUARE</p> <p>43. 4398046511104" x 4398046511104" (111710381382041.6 mm) SQUARE</p> <p>44. 8796093022208" x 8796093022208" (223420762764083.2 mm) SQUARE</p> <p>45. 17592186044416" x 17592186044416" (446841525528166.4 mm) SQUARE</p> <p>46. 35184372088832" x 35184372088832" (893683051056332.8 mm) SQUARE</p> <p>47. 70368744177664" x 70368744177664" (1787366102112665.6 mm) SQUARE</p> <p>48. 140737488355328" x 140737488355328" (3574732204225331.2 mm) SQUARE</p> <p>49. 281474976710656" x 281474976710656" (7149464408450662.4 mm) SQUARE</p> <p>50. 562949953421312" x 562949953421312" (14298928816901324.8 mm) SQUARE</p> <p>51. 1125899906842624" x 1125899906842624" (28597857633802649.6 mm) SQUARE</p> <p>52. 2251799813685248" x 2251799813685248" (57195715267605299.2 mm) SQUARE</p> <p>53. 4503599627370496" x 4503599627370496" (114391430535210598.4 mm) SQUARE</p> <p>54. 9007199254740992" x 9007199254740992" (228782861070421196.8 mm) SQUARE</p> <p>55. 18014398509481984" x 18014398509481984" (457565722140842393.6 mm) SQUARE</p> <p>56. 36028797018963968" x 36028797018963968" (915131444281684787.2 mm) SQUARE</p> <p>57. 72057594037927936" x 72057594037927936" (1830262888563369574.4 mm) SQUARE</p> <p>58. 144115188075855872" x 144115188075855872" (3660525777126739148.8 mm) SQUARE</p> <p>59. 288230376151711744" x 288230376151711744" (7321051554253478297.6 mm) SQUARE</p> <p>60. 576460752303423488" x 576460752303423488" (14642103108506956595.2 mm) SQUARE</p> <p>61. 1152921504606846976" x 1152921504606846976" (29284206217013913190.4 mm) SQUARE</p> <p>62. 2305843009213693952" x 2305843009213693952" (58568412434027826380.8 mm) SQUARE</p> <p>63. 4611686018427387904" x 4611686018427387904" (117136824868055652761.6 mm) SQUARE</p> <p>64. 9223372036854775808" x 9223372036854775808" (234273649736111305523.2 mm) SQUARE</p> <p>65. 18446744073709551616" x 18446744073709551616" (468547299472222611046.4 mm) SQUARE</p> <p>66. 36893488147419103232" x 36893488147419103232" (937094598944445222092.8 mm) SQUARE</p> <p>67. 73786976294838206464" x 73786976294838206464" (1874189197888890444185.6 mm) SQUARE</p> <p>68. 147573952589676412928" x 147573952589676412928" (3748378395777780888371.2 mm) SQUARE</p> <p>69. 295147905179352825856" x 295147905179352825856" (7496756791555561776742.4 mm) SQUARE</p> <p>70. 590295810358705651712" x 590295810358705651712" (14993513583111123553484.8 mm) SQUARE</p> <p>71. 1180591620717411303424" x 1180591620717411303424" (29987027166222247106969.6 mm) SQUARE</p> <p>72. 2361183241434822606848" x 2361183241434822606848" (59974054332444494213939.2 mm) SQUARE</p> <p>73. 47223664828696452</p>

LIGHTING NOTES

1. SITE LIGHTING NOT INCLUDED IN PLANS SET.
2. SITE LIGHTING TO BE DESIGNED BY OTHERS.
3. SITE LIGHTING TO BE PERMITTED THROUGH C

SWEETWATER CREEK

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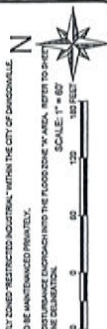
A map showing two flood zones. 'FLOOD ZONE A' is labeled in a large, bold, sans-serif font. Below it, 'FLOOD ZONE B' is also labeled in a large, bold, sans-serif font. The zones are separated by a dashed line.

EXHIBIT "A"



GENERAL NOTES

- [illegible]



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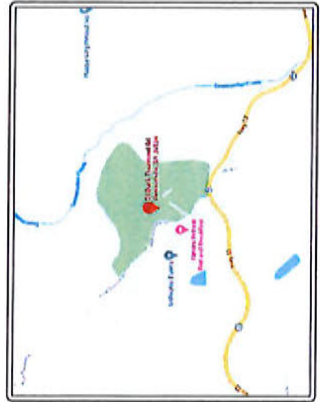
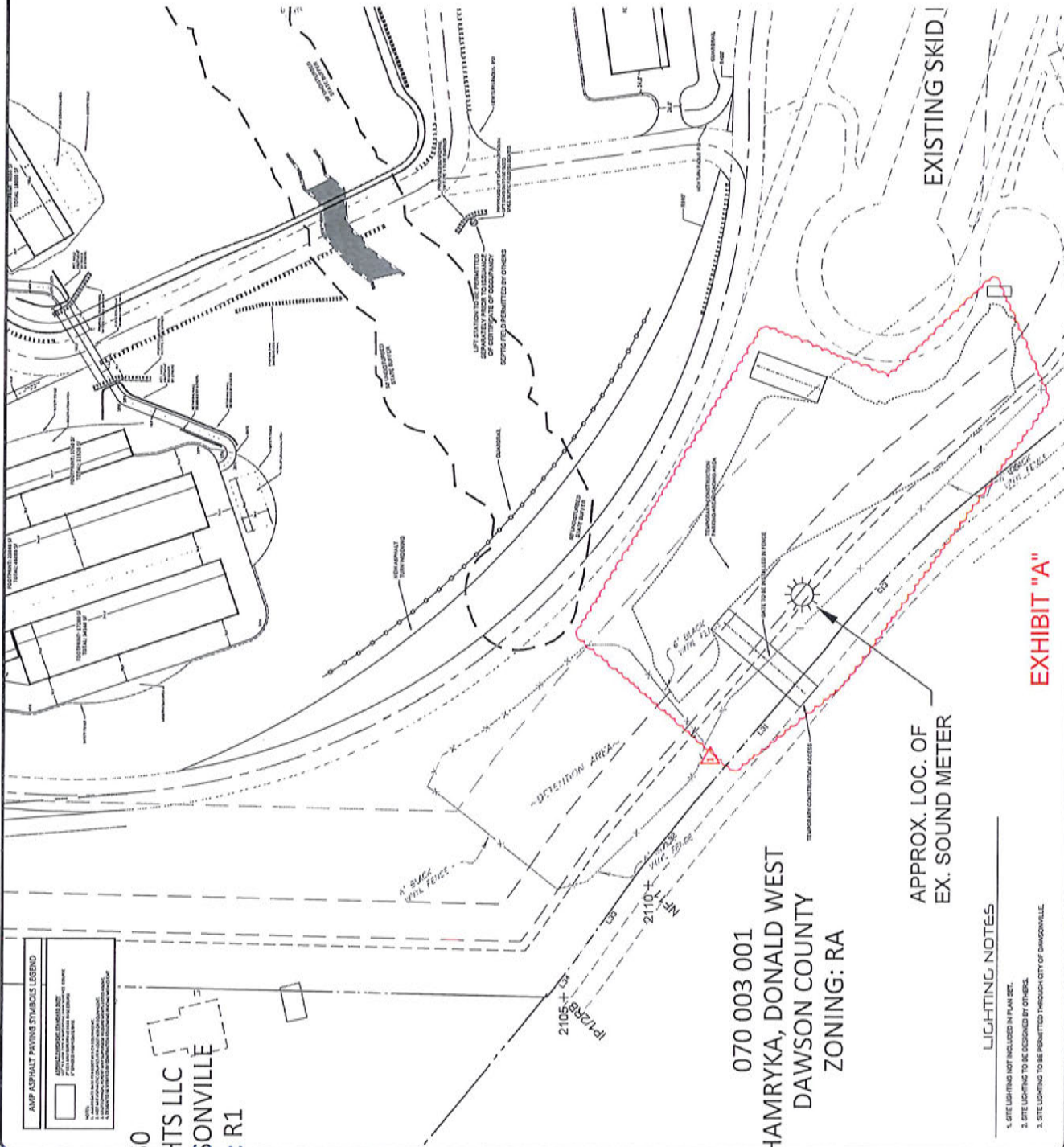
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HAMRYKA, DONALD WEST
DAWSON COUNTY
ZONING: RA

APPROX. LOC. OF
EX. SOUND METER

LIGHTING NOTES

1. SITE LIGHTING NOT INCLUDED IN PLAN SET.
2. SITE LIGHTING TO BE DECIDED BY OTHERS.
3. SITE LIGHTING TO BE PERMITTED THROUGH CITY OF DAWSONVILLE.

EXHIBIT "A"



GENERAL NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH THE CITY OF DAWSONVILLE, STATE OF GA. RESOLUTIONS AND CODES, AS WELL AS ALL GEORGIA, STANDARDS.
2. SITE EASEMENTS SHALL BE SHOWN ON THE PLAN SET. EASEMENTS SHALL BE SHOWN FROM A SURVEY BY GRANT SURVEYING & ASSOCIATES, L.L.C., 1000 N. W. 10TH AVE., SUITE 100, LAWRENCEVILLE, GA 30046, DATED 03-28-14, REVISED 03-28-14, 01-28-17.
3. ACCORDING TO INITIAL DEVELOPMENT SURVEY PREPARED BY GRANT SURVEYING & ASSOCIATES, L.L.C., 1000 N. W. 10TH AVE., SUITE 100, LAWRENCEVILLE, GA 30046, DATED 03-28-14, REVISED 03-28-14, 01-28-17, THE SITE IS LOCATED WITHIN THE "FLOOD ZONE".
4. BUILDING DIMENSIONS SHOWN ON THIS PLAN ARE "LEASER" DIMENSIONS. FOR ACTUAL DIMENSIONS, SEE ARCHITECTURAL PLANS. DIMENSIONS TO CONC. CURB & OUTLET ARE TO FACE OF CURB.
5. SITE WORK CONTRACTOR IS RESPONSIBLE FOR WORK TO WITHIN 5' OF THE BUILDING. DIMENSIONS TO FACE OF CURB & OUTLET ARE TO FACE OF CURB.
6. ALL DIMENSIONS SHALL COMPLY WITH THE CITY OF DAWSONVILLE, STATE OF GA. RESOLUTIONS AND CODES, AS WELL AS ALL GEORGIA, STANDARDS.
7. CONTRACTOR IS TO NOTIFY CITY INSPECTORS 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
8. CONTRACTOR SHALL OBTAIN ALL PERMITS BEFORE CONSTRUCTION BEGINS (INCLUDING GA DOT UTILITY ENCROACHMENT PERMIT).
9. ALL DIMENSIONS SHALL COMPLY WITH THE CITY OF DAWSONVILLE, STATE OF GA. RESOLUTIONS AND CODES, AS WELL AS ALL GEORGIA, STANDARDS.
10. CONTRACTOR SHALL FURNISH "AS-BUILT" DIMENSIONS INDICATING ALL CHANGES AND DEVIATIONS.
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CIVIL
500 SUN VALLEY DRIVE, SUITE 103, LAWRENCEVILLE, GA 30046
(404) 594-4403 - cwhite@civilistix.com

SITE PLAN: TURN 15
AMP FUTURE IMPROVEMENTS
20 DUCK TURN ROAD, SUITE 103, LAWRENCEVILLE, GA 30046

C202.2
21320
OCTOBER 31, 2022
05-23-23



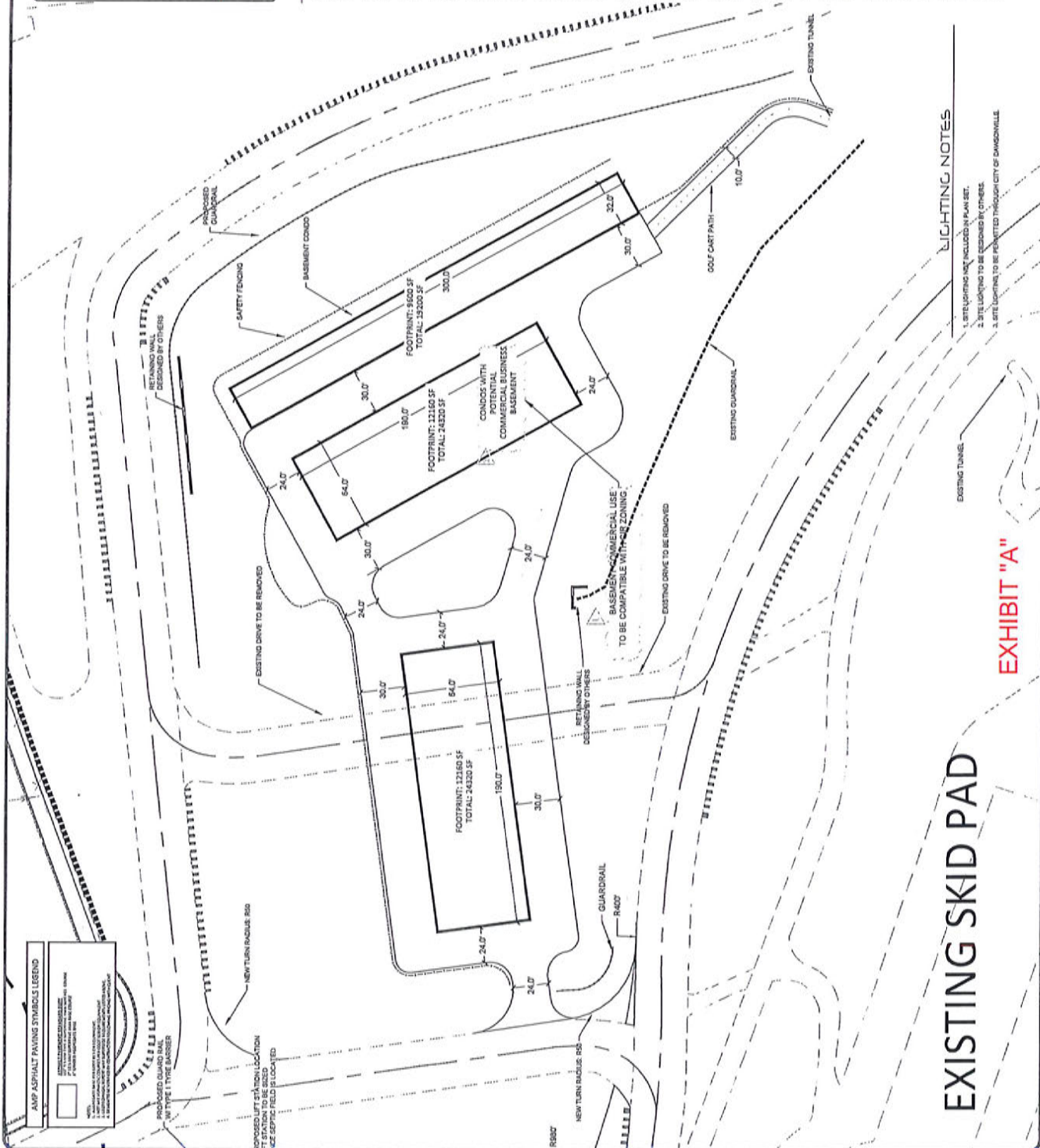
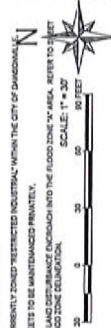
CONDOS AT PHASE 5 LOCATION
PREVIOUSLY APPROVED

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GENERAL NOTES

- [illegible]



EXISTING SKID PAD

RIGHTING NOTES

1. SITE LIGHTING NOT INCLUDED IN PLAN SET.
2. SITE LIGHTING TO BE DESIGNED BY OTHERS.
3. SITE LIGHTING TO BE PERMITTED THROUGH CITY OF DAMONVILLE.

EXHIBIT "A"



6' EILAC
VINYL

1. SITE LIGHTING NOT INCLUDED IN PLAN SET.
2. SITE LIGHTING TO BE DESIGNED BY OTHERS.
3. SITE LIGHTING TO BE PERMITTED THROUGH CITY

AMP ASPHALT PAVING SYMBOLS LEGEND

SYMBOL	DESCRIPTION
	1. HOT MIX ASPHALT PAVING (HMA) COURSE
	2. HOT MIX ASPHALT PAVING (HMA) COURSE
	3. HOT MIX ASPHALT PAVING (HMA) COURSE
	4. HOT MIX ASPHALT PAVING (HMA) COURSE
	5. HOT MIX ASPHALT PAVING (HMA) COURSE
	6. HOT MIX ASPHALT PAVING (HMA) COURSE
	7. HOT MIX ASPHALT PAVING (HMA) COURSE
	8. HOT MIX ASPHALT PAVING (HMA) COURSE

AMP ASPHALT PAVING SYMBOLS LEGEND

SYMBOL	DESCRIPTION
[Symbol]	1. ASPHALT PAVING
[Symbol]	2. ASPHALT PAVING WITH CURB
[Symbol]	3. ASPHALT PAVING WITH DRAINAGE
[Symbol]	4. ASPHALT PAVING WITH DRAINAGE AND CURB
[Symbol]	5. ASPHALT PAVING WITH DRAINAGE AND CURB AND DRAINAGE

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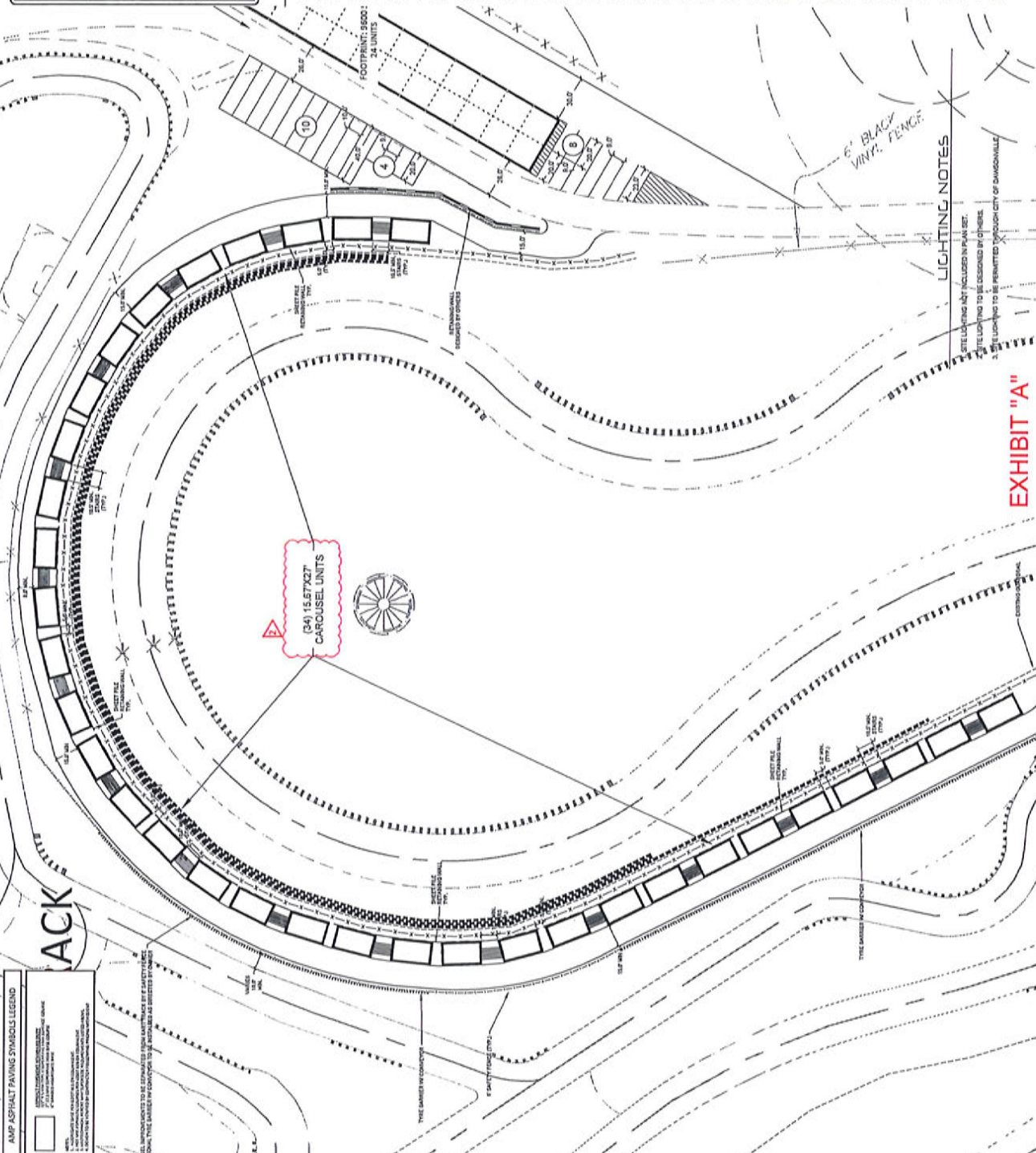


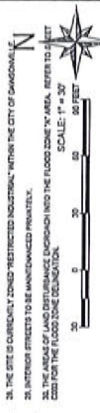
EXHIBIT "A"

LIGHTING NOTES

1. SITE LIGHTING NOT INCLUDED IN PLAN SET.
2. SITE LIGHTING TO BE DESIGNED BY OTHERS.
3. SITE LIGHTING TO BE PERMITTED THROUGH CITY OF DAMONVILLE.

GENERAL NOTES

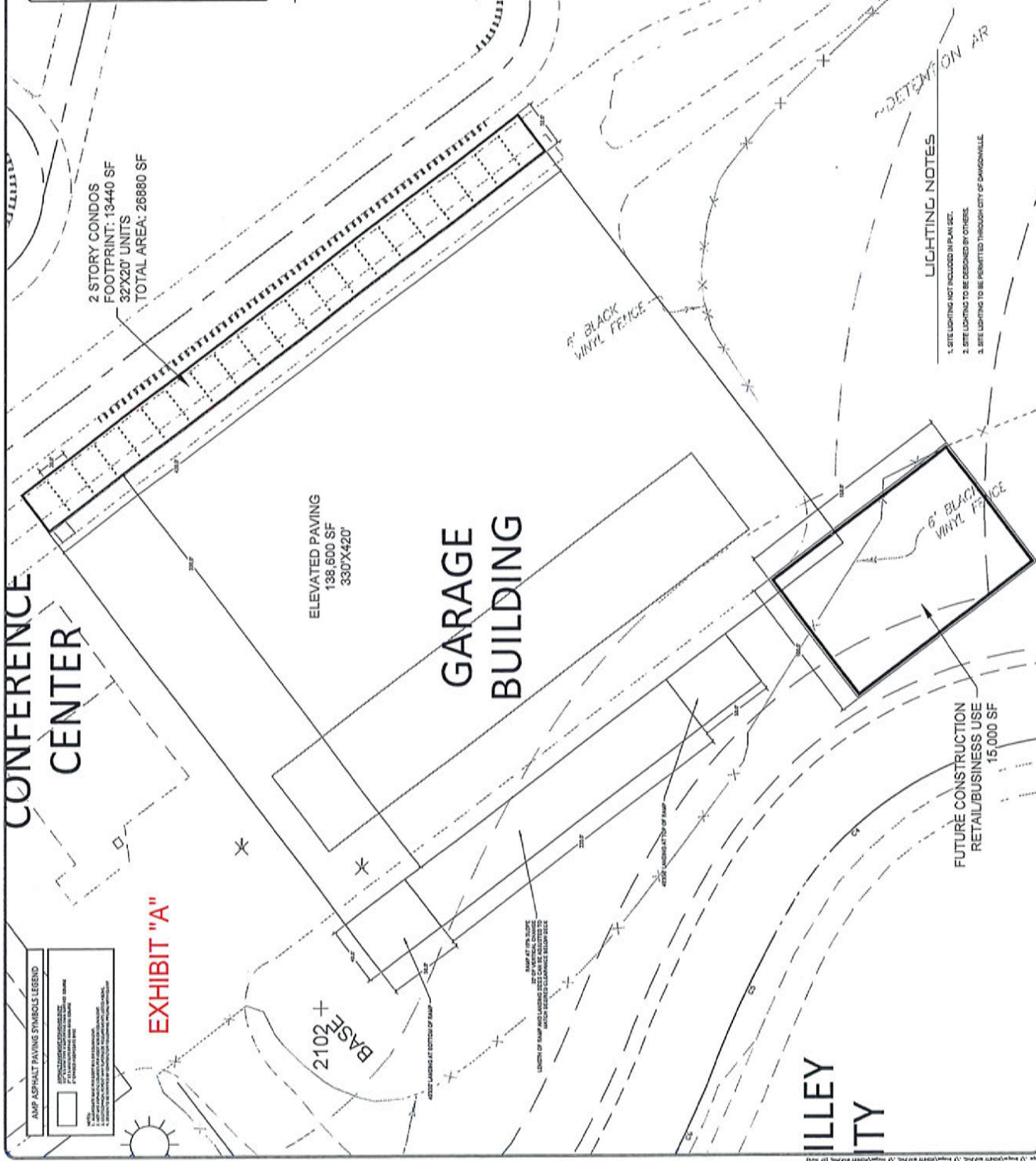
1. ALL WORK AND MATERIALS SHALL COMPLY WITH THE CITY OF DAMONVILLE, STATE OF GA.
2. SITE SURVEYING SHALL BE DONE AS WELL AS ALL SURVEYING.
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15. SITE SURVEYING SHALL BE DONE AS WELL AS ALL SURVEYING.





GENERAL NOTES

- [illegible]



LIGHTING NOTES

1. SITE LIGHTING NOT INCLUDED IN PLAN SET.
2. SITE LIGHTING TO BE DESIGNED BY OTHERS.
3. SITE LIGHTING TO BE PERMITTED THROUGH CITY OF DAMONVILLE.



GENERAL NOTES

- [illegible]



GO-KART BUILDINGS

AMP ASPHALT PAVING SYMBOLS LEGEND

1. AMP ASPHALT PAVING SYMBOLS LEGEND
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 100. AMP ASPHALT PAVING SYMBOLS LEGEND

50' UNDISTURBED STATE BUFFER

MATCH LINE B

10.0'

10.0'

SAFETY FENCE

6" BLACK W/PLY FENCE

SAFETY FENCE

10.0'

EXISTING GUARDRAIL

10.0'

MATCH LINE C

50' UNDISTURBED STATE BUFFER

EXHIBIT "A"



GENERAL NOTES

1. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY OF DAWSONVILLE, GEORGIA, REGULATIONS AND ORDINANCES, AS WELL AS ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS.
2. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY GRANT SURVEYING & ASSOCIATES, 1725 LAURELWAY BLVD, SUITE A, LAWRENCEVILLE, GA 30046, DATED 05-28-15, REVISED 05-30-15, 01-28-17.
3. ACCORDING TO INITIAL DEVELOPMENT SURVEY PREPARED BY GRANT SURVEYING & ASSOCIATES, 1725 LAURELWAY BLVD, SUITE A, LAWRENCEVILLE, GA 30046, DATED 05-28-15, REVISED 05-30-15, 01-28-17, THE SITE IS CURRENTLY ZONED "INDUSTRIAL" WITHIN THE CITY OF DAWSONVILLE, GEORGIA. THE SITE IS CURRENTLY ZONED "INDUSTRIAL" WITHIN THE CITY OF DAWSONVILLE, GEORGIA.
4. BUILDING DIMENSIONS SHOWN ON THIS PLAN ARE "GRADE" DIMENSIONS. FOR ACTUAL DIMENSIONS, THE CONTRACTOR SHALL OBTAIN ALL NECESSARY DIMENSIONS FROM THE ACTUAL BUILDING DIMENSIONS. DIMENSIONS TO CORNER CURB & GUTTER ARE TO "FACE OF CURB".
5. SITE WORK CONTRACTOR IS RESPONSIBLE FOR WORK TO WITHIN 2' OF THE BUILDING, OR RELOCATED AS INDICATED ON THE PLANS AND IN THE SPECIFICATIONS.
6. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE DEMOLISHED, REMOVED, OR RELOCATED AS INDICATED ON THE PLANS AND IN THE SPECIFICATIONS.
7. CONTRACTOR IS TO NOTIFY CITY INSPECTORS 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
8. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS BEFORE CONSTRUCTION BEGINS, INCLUDING GA DOT UTILITY ENCROACHMENT PERMIT.
9. ALL DRAINAGE SHALL COMPLY WITH THE CITY OF DAWSONVILLE ZONING ORDINANCE, A DRAINAGE PLAN SHALL BE SUBMITTED TO THE CITY OF DAWSONVILLE FOR REVIEW AND APPROVAL.
10. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF DAWSONVILLE PLANNING AND ZONING DEPARTMENT.
11. CONSTRUCTION EQUIPMENT SHALL NOT BE PARKED IN REQUIRED RIGHT-OF-WAY, AND MUST BE STORED WITHIN THE SITE. CONSTRUCTION EQUIPMENT SHALL NOT BE PARKED IN AREAS WHICH RESTRICT SIGHT DISTANCE.
12. THE DRAINAGE LOCATION OF THE PROJECT SHALL BE COORDINATED WITH THE DAWSONVILLE PLANNING AND ZONING DEPARTMENT. THE DRAINAGE LOCATION OF EACH APPLICABLE DRAINAGE, ACCESSIBLE ROUTE, AND ENTRANCE DRIVE.
13. ALL DRAINAGES ARE TO BE INSTALLED PER ADA STANDARDS. GRADIENTS TO HAVE MAX SLOPE OF 5% AND MAX CROSS SLOPE OF 2%.
14. CONTRACTOR SHALL NOTIFY ENGINEER SHOULD ANY FIELD CONDITIONS BE NOTED THAT DEVIATE FROM THE SURVEY.
15. CONTRACTOR SHALL FURNISH "AS-BUILT" DRAWINGS INDICATING ALL CHANGES AND DEVIATIONS.
16. PROJECT LOCATION: 20 DUCK TURNING RD CORNER OF HWY 29 AND DUCK TURNING RD, IN THE CITY OF DAWSONVILLE, DAWSON COUNTY, STATE OF GEORGIA.
17. OWNER'S INFORMATION: JERRY PORTER, 20 DUCK TURNING RD, DAWSONVILLE, GA 30046. PHONE: (404) 844-1000. CONTACT: JERRY PORTER.
18. ENGINEER: CIVILLOGIX, LLC, 200 DUCK TURNING RD, DAWSONVILLE, GA 30046. PHONE: (404) 844-1000. CONTACT: DAVID WHITE, CIVILLOGIX, LLC.
19. BUILDING LOCATION IS TO THE OUTSIDE FACE OF BLOCK. CONTRACTOR TO COORDINATE AND OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF DAWSONVILLE, GEORGIA.
20. DRAINAGE SYSTEMS ARE INDICATED ON ALL EXISTING AND PROPOSED CITY BLOCKS. ANY AND ALL CHANGES TO THE DRAINAGE SYSTEM SHALL BE SUBMITTED TO THE CITY OF DAWSONVILLE, GEORGIA, FOR REVIEW AND APPROVAL.
21. NOTIFY CITY OF DAWSONVILLE INSPECTORS 72 HOURS BEFORE BEGINNING PHASE OF CONSTRUCTION, ONE (1) DAY.
22. ALL ZONING REQUIREMENTS SHALL BE IDENTIFIED WITHIN ORDINANCE. FOUR (4) TREE CANE FENCING PRIOR TO ANY LAND DISTURBANCE.
23. ALL WORK SHALL BE SUBMITTED TO THE CITY OF DAWSONVILLE FOR APPROVAL. THE CITY OF DAWSONVILLE, GEORGIA, RESERVES THE RIGHT TO REJECT ANY AND ALL PROPOSALS THAT ARE NOT IN ACCORDANCE WITH THE CITY OF DAWSONVILLE, GEORGIA, REGULATIONS AND ORDINANCES. THE CITY OF DAWSONVILLE, GEORGIA, RESERVES THE RIGHT TO REJECT ANY AND ALL PROPOSALS THAT ARE NOT IN ACCORDANCE WITH THE CITY OF DAWSONVILLE, GEORGIA, REGULATIONS AND ORDINANCES.
24. NO OVERSIGHT PARKING TO BE ALLOWED OUTSIDE OF BUILDING.
25. WORK HOURS SHALL BE BETWEEN THE HOURS OF 7:30 AM AND 5:00 PM MONDAY AND 8:00 AM AND 5:00 PM SATURDAY. NO CONSTRUCTION WORK ON SUNDAY.
26. THE SITE IS CURRENTLY ZONED "INDUSTRIAL" WITHIN THE CITY OF DAWSONVILLE, GEORGIA. THE SITE IS CURRENTLY ZONED "INDUSTRIAL" WITHIN THE CITY OF DAWSONVILLE, GEORGIA.
27. THE AREA OF LAND DISTURBANCE ENCROACHES INTO THE FLOOD ZONE "X" AREA. REFER TO SHEET 28 FOR THE FLOOD ZONE ELEVATION.
28. INTERIOR STREETS TO BE MAINTAINED PERMITS.



SCALE: 1" = 20'

20' BUFFER

SITE PLAN: GOLF CART PATH
 AMP FUTURE IMPROVEMENTS
 20 DUCK TURNING RD.
 DAWSONVILLE, GA 30034

C203.3

21320

OCTOBER 31, 2022

REVISIONS:



CIVILLOGIX
 500 SUN VALLEY DRIVE, STE H3, ROSWELL, GA 30076
 (404) 594-4403 - info@civillogix.com



GENERAL NOTES

- [illegible]

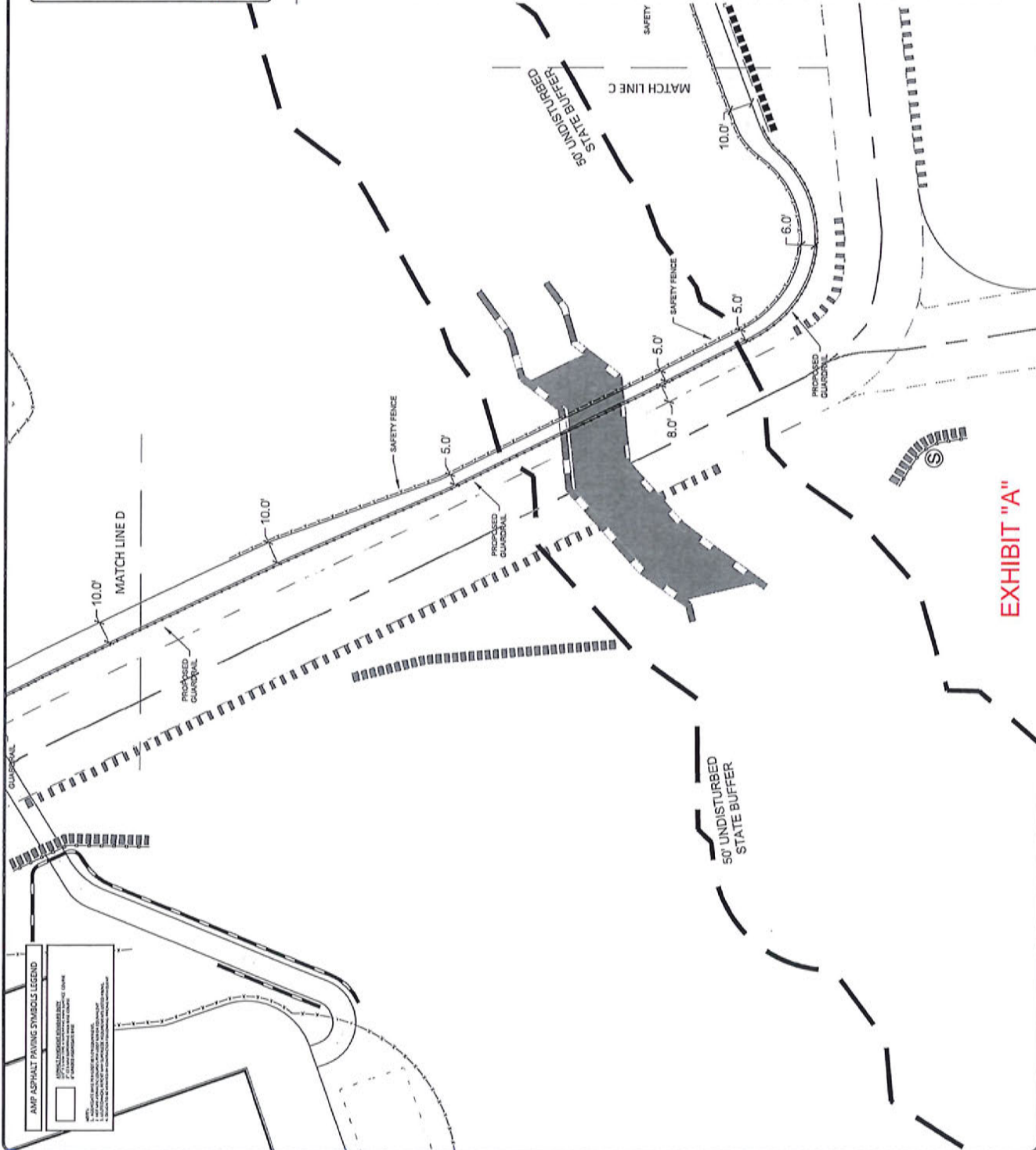


EXHIBIT "A"

AMP ASPHALT PAVING SYMBOLS LEGEND

ADDITIONAL PAGES: \$10.00 PER PAGE
 10% DISCOUNT FOR CASH PAYMENT
 10% DISCOUNT FOR PAYMENT BY CHECK
 10% DISCOUNT FOR PAYMENT BY CREDIT CARD

AMP ASPHALT PAVING SYMBOLS LEGEND

- 1. ASPHALT PAVING
- 2. ASPHALT PAVING WITH CURB
- 3. ASPHALT PAVING WITH DRAINAGE
- 4. ASPHALT PAVING WITH DRAINAGE AND CURB
- 5. ASPHALT PAVING WITH DRAINAGE AND CURB AND SIDEWALK

FEMA MAP# 13085C0100B

FEMA MAP# 13085C0095B

PROPOSED GUARDRAIL

10.0'

10.0'

PROPOSED GUARDRAIL

10.0'

PROPOSED GUARDRAIL

MATCH LINE D

EXHIBIT "A"



GENERAL NOTES

1. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY OF DAWSONVILLE, GEORGIA, AND THE STATE OF GEORGIA.
2. SITE BOUNDARY, ELEVATIONS, UTILITY AND ROAD INFORMATION FROM A SURVEY BY GRANT SURVEY & ASSOCIATES, ADDRESS: 751 LINDSEY BLVD, SUITE A, LAWRENCEVILLE, GA 30046, DATED 03-28-15, REVISIONS 03-28-15, 07-29-17.
3. ACCORDING TO INITIAL DEVELOPMENT SURVEY PREPARED BY GRANT SURVEY & ASSOCIATES, THERE IS A FLOOD HAZARD ZONE (FLOOD ZONE 'X') WHICH IS LOCATED TO THE EAST OF THE PROJECT SITE.
4. BUILDING DIMENSIONS SHOWN ON THIS PLAN ARE "LEAST" DIMENSIONS. FOR ACTUAL DIMENSIONS, SEE ARCHITECTURAL PLANS. DIMENSIONS TO CURB & GUTTER ARE TO "FACE OF CURB".
5. SITE WORK CONTRACTOR IS RESPONSIBLE FOR WORK TO WITHIN 5'-0" OF THE BUILDING.
6. EXISTING UTILITIES AND CONSTRUCTION LIMITS ARE TO BE MAINTAINED, REMOVED OR RELOCATED AS INDICATED ON THE PLANS AND IN THE SPECIFICATIONS.
7. CONTRACTOR IS TO NOTIFY CITY INSPECTORS 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
8. CONTRACTOR SHALL OBTAIN ALL PERMITS BEFORE CONSTRUCTION BEGINS, INCLUDING A DOT UTILITY ENCROACHMENT PERMIT.
9. ALL SIGNAGE SHALL COMPLY WITH THE CITY OF DAWSONVILLE ZONING ORDINANCE. A SEPARATE SIGN POINT IS REQUIRED.
10. CONSTRUCTION SHALL BE PERMITTED THROUGH THE CITY OF DAWSONVILLE PLANNING AND ZONING DEPARTMENT.
11. CONSTRUCTION EQUIPMENT SHALL NOT BE PARKED IN REQUIRED RIGHT-OF-WAY, AND MUST BE STORED WITHIN THE SITE. CONSTRUCTION EQUIPMENT SHALL NOT BE PARKED IN AREAS WHICH RESTRICT SIGHT DISTANCE.
12. THE EXACT LOCATION OF HANDCAMP RAMP(S) SHALL BE COORDINATED WITH THE CITY OF DAWSONVILLE PLANNING AND ZONING DEPARTMENT. THE LOCATION OF SUCH APPLICABLE SIDEWALK, ACCESSIBLE ROUTE, AND DRAINAGE DITCHES.
13. ALL SIDEWALKS ARE TO BE INSTALLED PER ADA STANDARDS. SIDEWALKS TO HAVE MAX SLOPE OF 5% AND MAX CROSS SLOPE OF 2%.
14. CONTRACTOR SHALL NOTIFY ENGINEER SHOULD ANY FIELD CONDITIONS BE NOTED THAT DIFFER FROM THE SURVEY.
15. SITE CONTRACTOR SHALL FURNISH "AS-BUILT" DRAWINGS INDICATING ALL CHANGES AND REVISIONS.
16. PROJECT LOCATION IS DUCK TAIL ROAD (S) CORNER OF JANE (S) AND DUCK TAIL ROAD, IN THE CITY OF DAWSONVILLE, DAWSON COUNTY, STATE OF GEORGIA.
17. OWNER'S INFORMATION: JEREMY PORTER, 30 DUCK TAIL ROAD, DAWSONVILLE, GA 30024. PHONE: (404) 303-3030. CONTACT: JEREMY PORTER.
18. ENGINEER: CIVILLOCISTIX, LLC, 300 S. VAN VALLEY DRIVE, ROSWELL, GA 30076. PHONE: (404) 384-4403. CONTACT: DAVID WHITE, CIVILLOCISTIX.COM.
19. BUILDING LOCATIONS TO THE OUTSIDE FACE OF BLOCK. CONTRACTOR TO COORDINATE AND OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF DAWSONVILLE.
20. SIGNAGE FOR STREET NAME AND ADDRESS SHALL BE INSTALLED WITHIN 72 HOURS OF ANY AND CONSIDERED TO BE A VIOLATION OF THE CITY'S ORDINANCE PROHIBITING IMPROPER RIGHT-OF-WAY ENCROACHMENT.
21. NO STRUCTURES, FENCES, OR OTHER ENCROACHMENTS MAY BE LOCATED WITHIN A DRAINAGE RIGHT-OF-WAY OR WITHIN THE CITY OF DAWSONVILLE.
22. CONSTRUCTION SHALL BE COMPLETED WITHIN 90 DAYS OF THE DATE OF COMMENCEMENT OF CONSTRUCTION, 07/01/2020.
23. ALL ZONING VIOLATIONS SHALL BE IDENTIFIED WITHIN 90 DAYS OF THE DATE OF COMMENCEMENT OF CONSTRUCTION.
24. RETAINING WALL DESIGN MUST BE SUBMITTED TO THE CITY OF DAWSONVILLE FOR APPROVAL. SPECIFICATIONS THAT ARE SITE SPECIFIC AND MUST BE DETAILED AND SIGNED BY A REGISTERED PROFESSIONAL ENGINEER. ALL WALLS SHALL BE CONSTRUCTED WITHIN 180 DAYS OF THE DATE OF COMMENCEMENT OF CONSTRUCTION.
25. NO OVERNIGHT PARKING TO BE ALLOWED OUTSIDE OF BUILDING.
26. WORK HOURS SHALL BE BETWEEN THE HOURS OF 7:00 AM AND 5:00 PM MONDAY THROUGH FRIDAY AND 8:00 AM AND 5:00 PM SATURDAY. NO CONSTRUCTION WORK ON SUNDAYS.
27. THE SITE IS CURRENTLY ZONED "RESTRICTED INDUSTRIAL" WITHIN THE CITY OF DAWSONVILLE. THE SITE IS CURRENTLY ZONED "RESTRICTED INDUSTRIAL" WITHIN THE CITY OF DAWSONVILLE.
28. INTERIOR STREET TO BE MAINTAINED PRIVATELY.
29. THE AREAS OF LAND DISTURBANCE ENCROACH INTO THE FLOOD ZONE 'X' AREA. REFER TO SHEET C001 FOR THE FLOOD ZONE CALCULATION.



SITE PLAN: GOLF CART PATH
AMP FUTURE IMPROVEMENTS
20 DUCK TAIL ROAD
DAWSONVILLE, GA 30024

C203.5

21320

OCTOBER 31, 2022

REVISIONS



CIVILLOCISTIX
500 S. VAN VALLEY DRIVE, STE. H3, ROSWELL, GA 30076
(404) 594-4403 - chris@civillocistix.com

SHEET INDEX

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

OWNER'S ACKNOWLEDGEMENT

The owner of the land shown on this plat and whose name is subscribed hereon, in testimony whereof, he has hereunto set his hand and seal of office, at St. Louis, Missouri, this 10th day of November, 1903.

Signature M. Leahy Date: 6/28/2023

Engineer's As-Built Certification

certify that, (i) The 30-year condition of the storm drainage system will be maintained, as designed and engineered in the approved construction drawings, (ii) the detention/water quality pond provides the storage volumes required to meet the design criteria, (iii) the proposed storm drainage system and outflow rates as required by the approved construction plans and specifications, (iv) the proposed storm drainage system meets the hydrology study, and (v) the water distribution system and/or sewer system depicted by this As-Built Drawing was constructed in accordance with the plans approved by the City of Grandville. The information submitted on this As-Built Drawing is to the best of my knowledge and belief.

David L. Anderson, P.E. # 25,406
5-23-2023
Signature _____ 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 / ENGINEER:

Mewhorter

OWNER/ PRIMARY PERMITTEE:
LMC PROPERTIES, LLC.
185 WOODSTOCK RD, STE 430-3

Anderson
LAND SURVEYING &
CIVIL ENGINEERING
416 PIRKLE FERRY ROAD
BUILDING H, UNIT 300
CUMMING, GEORGIA 30040
PHONE: (770) 889-9430

11-21-2023 Revised to add misc. site data

Nov. 11th, 2022 FILE NO. 11941FTNAL - COVER SHEET - SHEET 1



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

CLERK OF THE COURT FILING INFORMATION

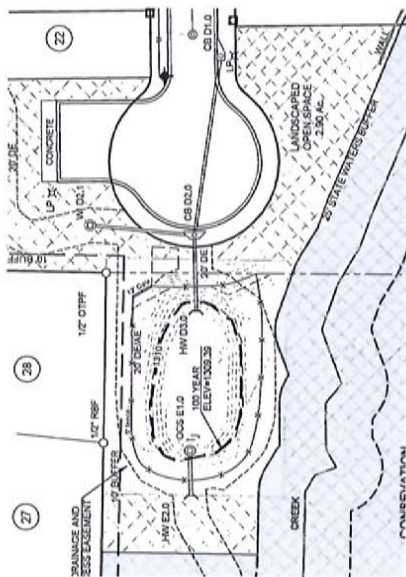
NOTES

1. Field Data: Closure Period: 1771-1832; Angular Error: 7.574".
2. Measurements were taken with a Leica TS08 on 5-5-2010 and 11-15-2022, and were balanced.
3. The stationing was taken from the beginning of the road to the end of the road.
4. Bearings, elevations and coordinates are based on Grid North, GA West Zone, NAD83 and
5. with a Leica GS14 using the SmartNet GPS Network.
6. The stationing was taken from the beginning of the road to the end of the road.
7. The public record section has been revised only those records necessary to establish the
8. boundaries, bearings, elevations and coordinates of the same and is not intended to constitute a site
9. assessment or title opinion.
10. The public record section is located in a Flood Hazard Area as indicated on F.I.R.M. No.
11. 330025D-011, 13085-00000, dated 4-4-2018.
12. Building Setback & Minimum Lot Size:
Front = 30' - Back = 30' - Side = 10'
13. Minimum Building Footprint = 1,200 sq. ft.
14. Minimum Lot Area = 1,200 sq. ft.
15. Minimum Building Height = 12'-0"
16. Maximum Building Height = 12'-0"
17. Total Setback Area: 1,916 sq. ft.
18. Total Number of Lots = 43 lots
19. Total Number of Lots = 43 lots
20. Density: 43.29-53.19 lots/acre
21. The proposed subdivision is subject to the following conditions:
22. All Private Conveyances will apply to this subdivision and will be recorded separately.
23. 11. Ten feet will be set at all property corners - 1/2" re-bars, 18" long.
24. 12. All drainage easements are intended to follow natural drainage courses.
25. 13. The proposed subdivision is subject to the following conditions:
26. 13. Tax Map No.: D02-001-4 1934-03-04-02
27. 14. House Location Plan (HLP) will be required for each lot.
28. 15. The proposed subdivision is subject to the following conditions:
29. 16. The proposed subdivision is subject to the following conditions:
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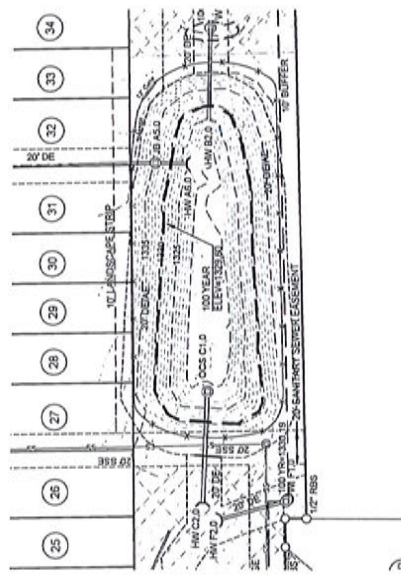
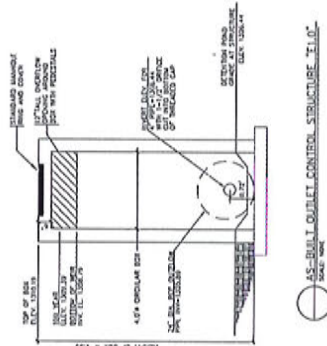
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Neil A. McWhorter
Neil A. McWhorter, GA RLS # 2844
K.E.D., Inc. Certificate of Authorization Number LSE000275
11-11-2022 Date



Journal of Management Education 35(10) 1039-1054



Stage	Storage	Initial	Final	Initial	Final	Initial	Final
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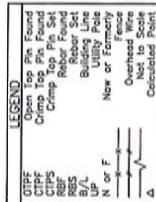
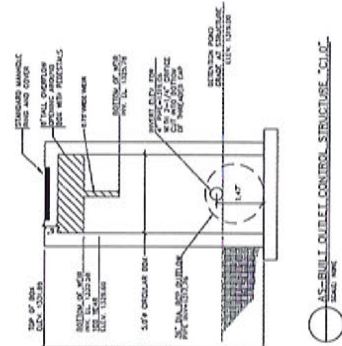


EXHIBIT "B"

sheet 7

5-21-2023 Revised to add misc. site data

Final Subdivision Plot of:
**SILVER LEAF
TOWNHOMES**
Land Lots 445 & 447, 4th District, 1st Section
City of Dawsonville, Dawson County, Georgia
11-11-2022

Mcwhorter & Anders
LAND SURVEYING &
CIVIL ENGINEERING

416 Pickle Ferry Road
Building H, Unit 300
Cumming, GA 30040
(770) 889-9430
www.mga-se.com
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E: 11941FP

11941FP



CITY OF DAWSONVILLE

PLANNING STAFF REPORT

Applicant.....Brooke Walker

Variance #.....C2400016

Request.....Variance for a reduction of the rear setback
of R-3 Single Family Residential from 20
feet to 11 feet 3 inches.

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

Size.....+/- .182 Acres

Location.....109 McGregor Lane

Tax Parcel.....092B 013 027

Planning Commission Public Hearing Date.....Monday October 9th, 2023

APPLICANT PROPOSAL

The applicant is requesting a variance in order to replace an existing deck at 109 McGregor Lane. The deck itself is within the setback, but the stairs that lead down to the back yard extend to a distance of 11 feet 3 inches from the rear property line.

SURROUNDING PROPERTIES

All surrounding properties were zoned R-3 and subdivided within Phase 1 of the Rainhill Subdivision.

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

HISTORY

To the best of the Planning Department knowledge, Rainhill Subdivision has always been zoned R-3 Single Family Residential. The subdivision began development in 2005. The structure at 109 McGregor Lane was built with Phase 1 in 2006.

Rainhill Subdivision was granted variance VAR-8-06-1377, a front setback reduction from 30 feet to 20 feet, in September of 2006 with the following stipulations.

1. 25 ft. setback for the subdivision
2. An additional 5 ft. setback could be provided upon staff approval for lots 38-44, 54-55, 72-77 and the amenity area
3. A revised final plat of the whole subdivision which shows all setbacks
4. No new building permits will be issued until the Planning Department receives the revised final plat

The lot in question was already built upon at the time of this variance.

CRITERIA FOR CONSIDERATION OF VARIANCES

APPENDIX A - ARTICLE IX. -Sec. 907

A variance may be granted, upon specific findings that all the following conditions exist. The absence of any one of the conditions shall be grounds for denial of the application for variance.

1. **There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography that are not applicable to other land or structures in the same district; and,**
The applicant purchased this home in 2019 with the deck in its current location. The way the house sits on the lot does not allow for the staircase to descend into the backyard allowing easier access.
2. **A literal interpretation of the provisions of these zoning regulations would create an unnecessary hardship and would deprive the applicant of rights commonly enjoyed by other property owners within the district in which the property is located; and,**
 - a. A literal interpretation would put the current structure in non-compliance and would require removal without replacement.
3. **Granting the variance requested will not confer upon the property of the applicant any special privileges that are denied to other properties of the district in which the applicant's property is located; and,**
 - a. Granting this request would not allow any special privileges that are denied to other properties.
4. **Relief, if granted, will be in harmony with the purpose and intent of these regulations and will not be injurious to the neighborhood or general welfare in such a manner as will interfere with or discourage the appropriate development and use of adjacent land and buildings or unreasonably affect their value; and,**
 - a. Relief, if granted, would be consistent with the surrounding neighborhood.

5. **The special circumstances are not the result of the actions of the applicant; and,**
 - a. It is not believed that the circumstances are a result of the applicant. This is a combination of where the home was built upon and with the previous owner constructing stairs without a permit.
6. **The variance requested is the minimum variance that will make possible the legal use of the land, building, or structure; and,**
 - a. The variance requested is the minimum possible to replace the decking in the same location it is currently.
7. **The variance is a request to permit a use of land, building or structures which is permitted by right in the district involved.**
 - a. The use of the property will not change as a result of this request.

ANALYSIS

The property is immediately surrounded by another lot to the west and HOA property to the south and east. If granted, the encroachment into the setback would be adjacent to the HOA open space and would not have a direct effect on an adjoining property. The existing deck was built without a permit and is in need of replacement. If the variance is denied, a permit can be issued for replacement of the deck, but it cannot include the stairs extending into the back yard.

RECOMMENDATION

Should the Planning Commission choose to grant this variance, the planning staff does not recommend any conditions.

PICTURES OF PROPERTY

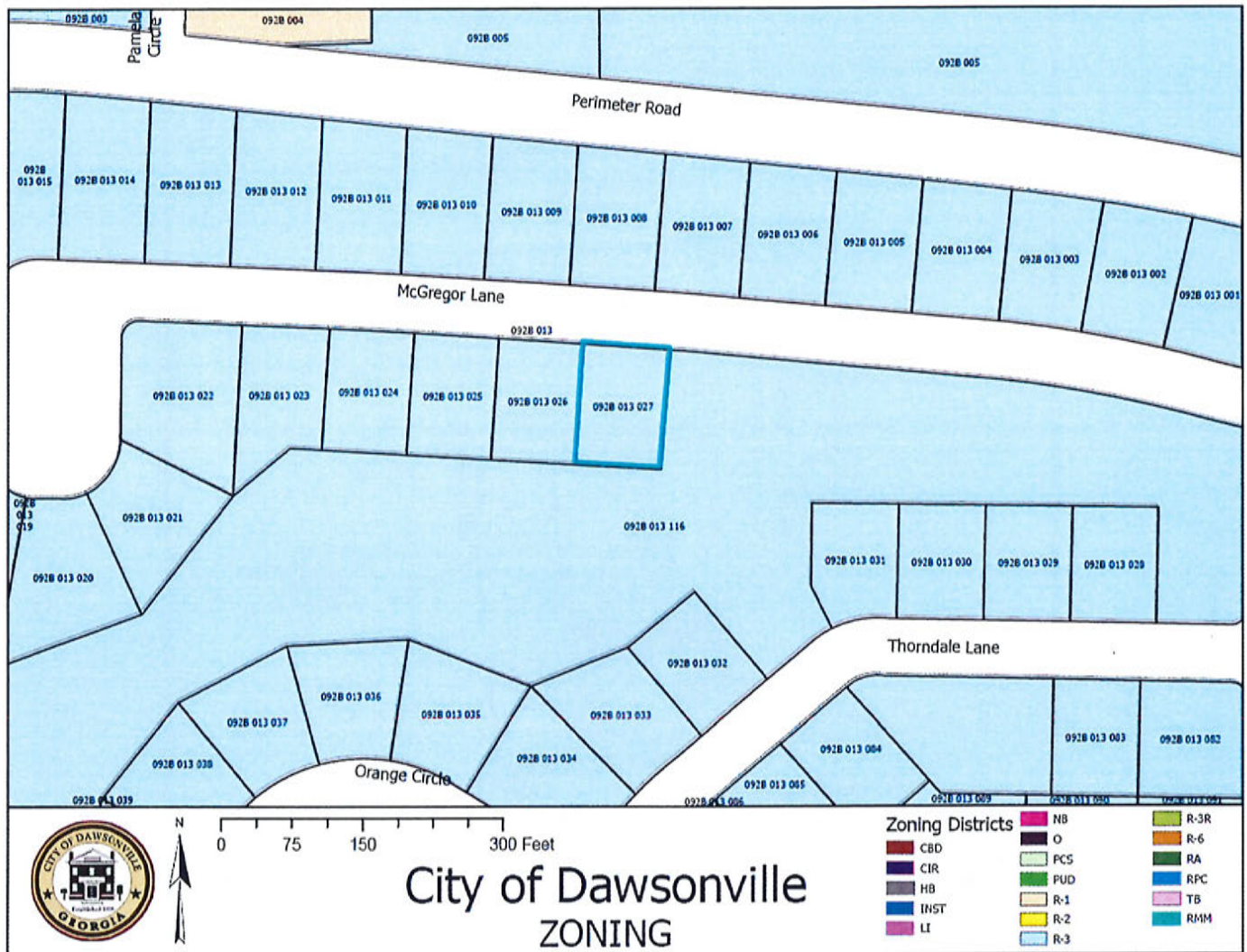


109 McGregor Lane
~ EXISTING ~

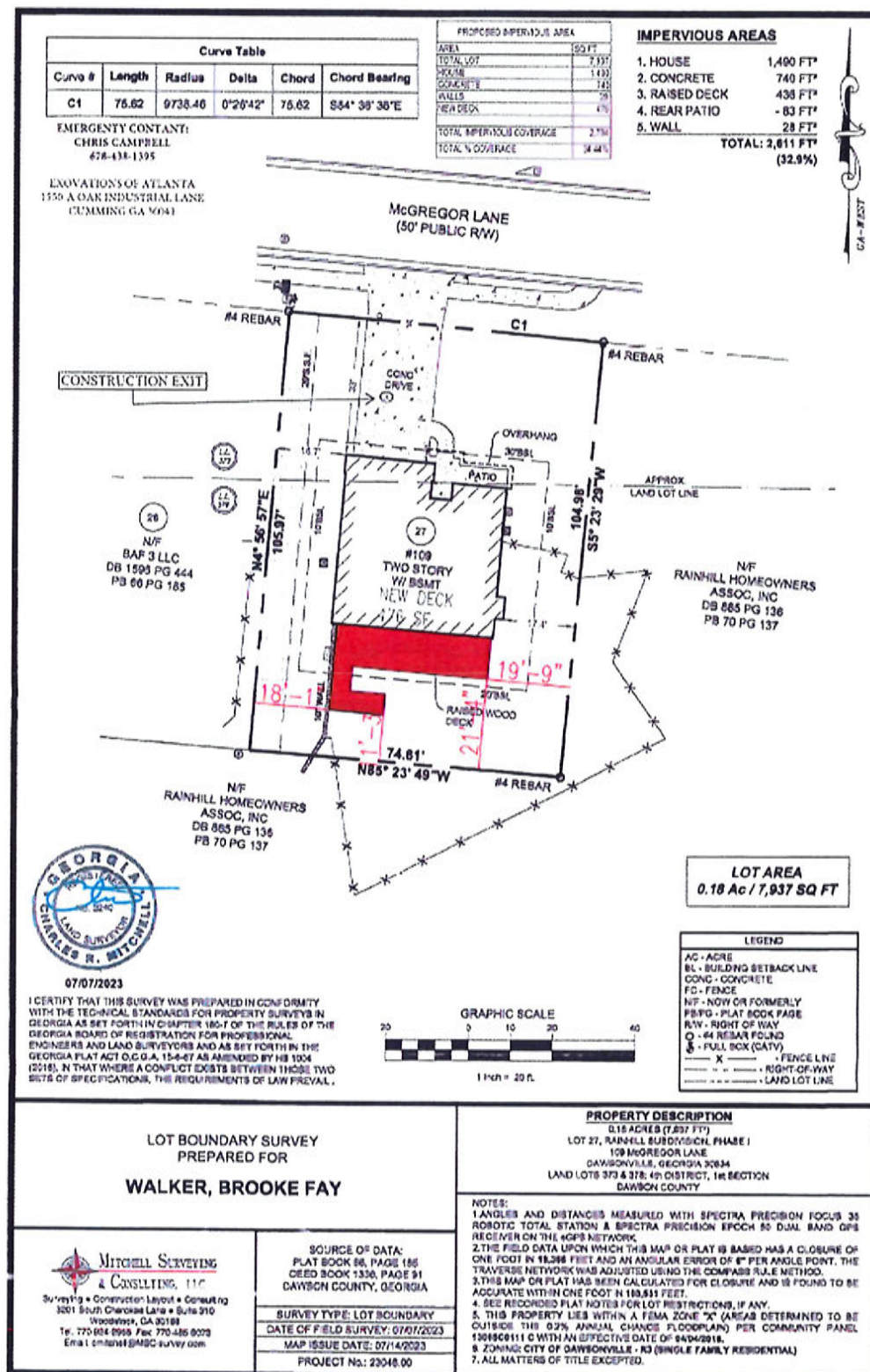
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~ EXISTING ~



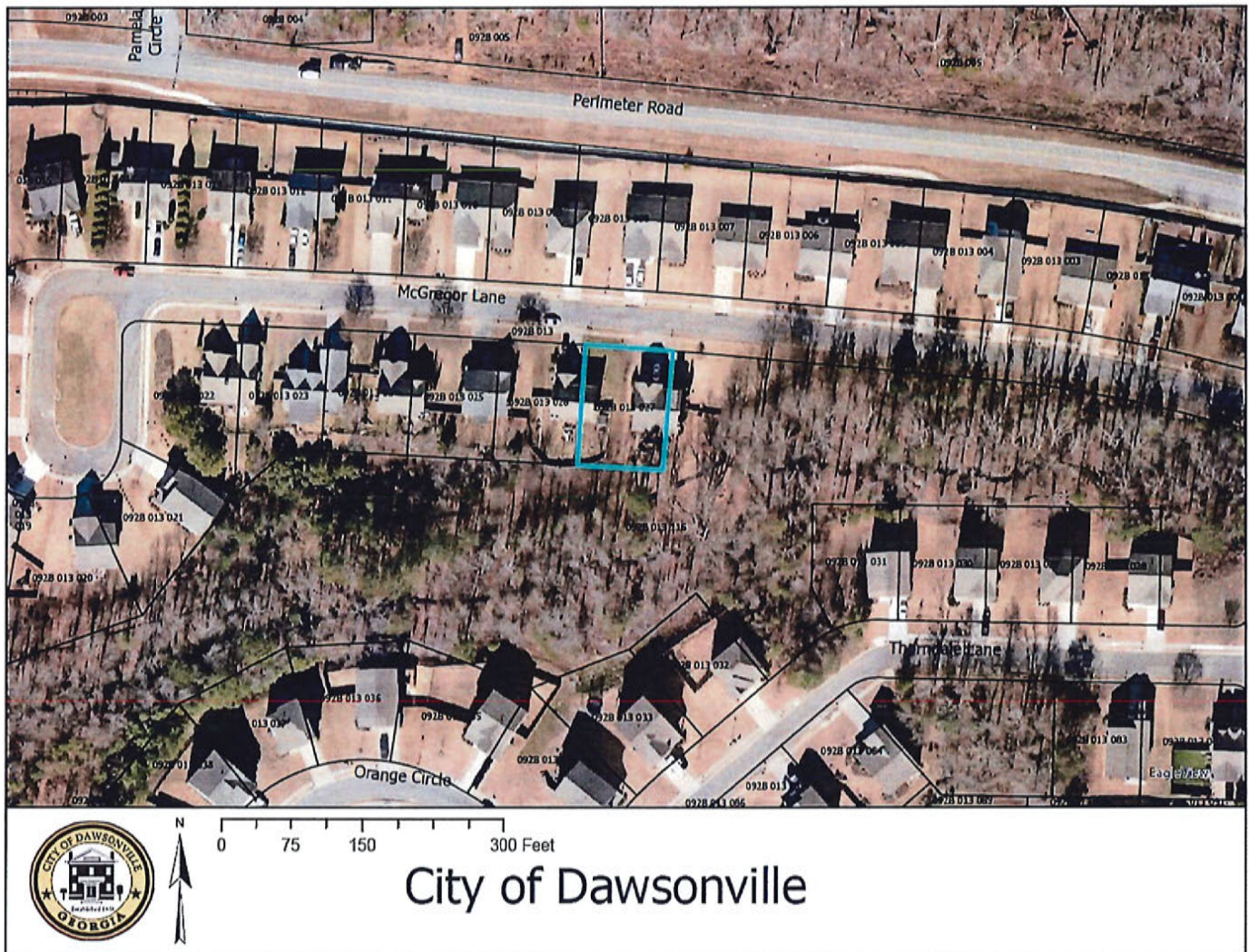
CURRENT ZONING MAP



SITE PLAN



AERIAL





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

Variance Application

VAR- C2400016

Application for: ☐ Appeal ☒ Special Exception ☐ Adjustment

Variance Requested: Reduction of Rear Building Setback Line (Letter of Intent must fully describe this request)

Applicant Name: Brooke Walker Company: _____
Address: 109 McGregor Lane City: Dawsonville Zip: 30534
Cell Phone: [REDACTED] Email: [REDACTED]

Owner Name(s): Brooke Walker
Address: 109 McGregor Lane City: Dawsonville Zip: 30534
Cell Phone: [REDACTED] Email: [REDACTED]

Exact Location and Description of Subject Property:

Address: 109 McGregor Lane Lot # 27
Present/Proposed Zoning: R-3 Parcel # 092B 013 027
District: 4th1 1st Sec. Land Lot: 373 & 376 Tax Map # 092B 013 027
Present and/or Proposed Use of Property: Dwelling

Required Items:

- A completed signed application.
- A detailed Letter of Intent of your request along with any supporting maps, survey's and/or documents requested by the Planning Director.
- The Letter of Intent shall address the criteria specified in Article IX. Sec. 907. Variances, conditional uses and map amendments (see page 2 & 3).
- Sign Variance authorized by City Council only per Chapter 105 Sec 105-8.

FEE SCHEDULE

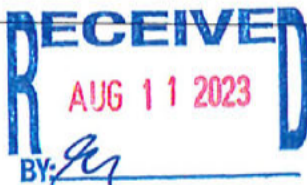
Variance Per Ordinance Amendment	\$300.00
Administrative fee	\$100.00
Appeals and Change of Zoning Conditions	\$500.00
Public Notice Certified Mail	**per adjacent property owner

**price is determined by USPS

Brooke Walker
Signature of Applicant

8-10-23
Date

Office Use Only	
Date Completed Application Rec'd: <u>8/25/23</u>	Amount Paid: \$ <u>434.2</u> CK <u>100</u> Cash CK
Date of Planning Commission Meeting: <u>10/9/23</u>	Dates Advertised: <u>9-6/2023</u>
Approved by Planning Commission: YES NO	
	Postponed: YES NO Date:



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

Does This Proposal Qualify For A Variance?

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

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

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

Answer:

Due to the location and placement of existing house and existing rear deck & stairs - the existing stairs are already encroaching on rear building setback line by 9'3". Proposed stairs will not add any additional encroachment.

_____and,

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

Answer:

Article XIII.Sec 1304. Ord. of 12-3-2018 - Zoning R-3 Building Setback Lines

_____and,

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

Answer:

does not go beyond minimum necessary to afford relief, and does not constitute a grant of special privilege inconsistent with the limitations upon other properties in the zoning district where the subject property is located. There are several homes in the neighborhood that have similar circumstance.

_____and,

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

Answer:

The grant of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the zoning district in which the subject property is located; The replacement of existing deck & stairs is consistent with the development trends in the community. Granting the variance will not be materially detrimental to the public welfare or injure the property or improvements within the R-3 zoned community.

and,

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

Answer:

The special circumstances are not the result of the actions of the applicant, the deck and stairs that we are proposing to replace will be in the same location as existing.

and,

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

Answer:

Granting relief would be the minimum variance to make possible the legal use of the structure.

and,

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

Answer:

Yes

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

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

VAR# C2400016 TMP# 092B 013 027 Applicant's Name: Brooke Walker

Property Owner Authorization

I / We Brooke Walker hereby swear that I / we own the property located at (fill in address and/or tax map & parcel #) 109 McGregor Lane, Dawsonville, GA 30534 as shown in the tax maps and/or deed records of Dawson County, Georgia, and which parcel will be affected by this request.

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

Printed Name of Owner Brooke Walker
Signature of Owner Brooke Walker Date 8-10-23
Mailing Address 109 McGregor Lane
City Dawsonville State GA Zip 30534
Telephone Number [REDACTED]

Sworn to and subscribed before me.

this 20th day of July 2023

[Signature]
Notary Public, State of Georgia

My Commission Expires: 3/25/27



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

VAR# C2400016 TMP# 092B 013 027 Applicant's Name: Breke Walk

Adjacent Property Owners

It is the responsibility of the applicant to provide a list of adjacent property owners. This list must include the name and address of anyone who has property touching your property or who has property directly across the street from your property where the variance is being requested. Attach another page if needed. The postage for the certified letters to the adjacent property owners will be paid by the applicant.

- TMP # 092B 013 026 1. Name(s): BAF 3 LLC
Address: 123 McGregor Lane
Mailing Address: 5001 PLAZA ON THE LAKE SUITE 200 AUSTIN, TX 78746
- TMP # 092B 013 008 2. Name(s): Barbara & James Madison
Address: 114 MCGREGOR LANE
- TMP # 092B 013 007 3. Name(s): Don & Bonnie Ford
Address: 98 MCGREGOR LANE
- TMP # 092B 013 009 4. Name(s): Christian Woodsbury
Address: 128 MCGREGORY LANE
- TMP # _____ 5. Name(s): _____
Address: _____
- TMP # _____ 6. Name(s): _____
Address: _____
- TMP # _____ 7. Name(s): _____
Address: _____
- TMP # _____ 8. Name(s): _____
Address: _____
- TMP # _____ 9. Name(s): _____
Address: _____

Adjacent Property Owner notification of a variance request is required.



109 McGregor Lane
~ PROPOSED ~

KS, DECKBRELLA
TAKE OFF SHEET

CUSTOMER NAME: Shayne & Brooke Walker

DATE: 6-14-2023

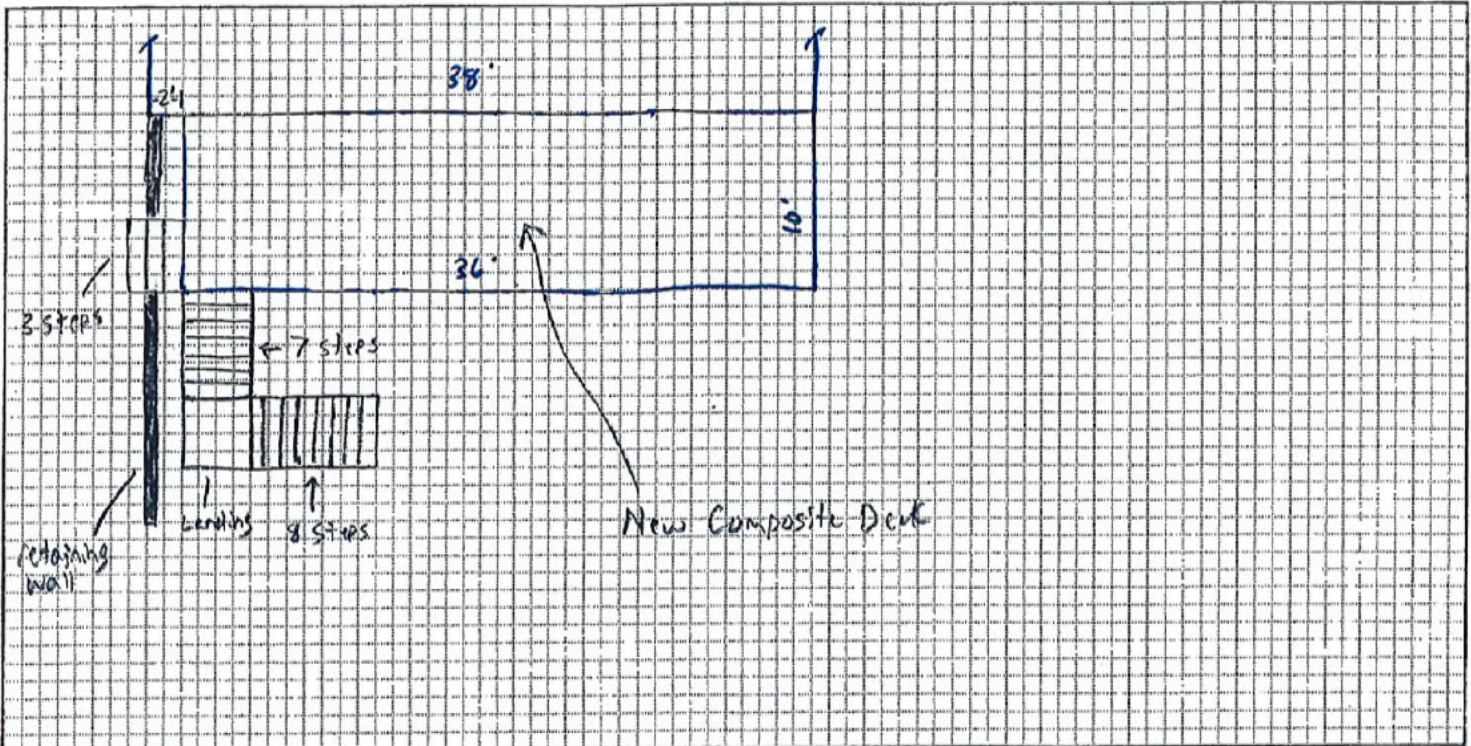
JOBSITE: 109 McGregor Ln.

PHONE: [REDACTED]

Dawsonville, 30534

COUNTY: Dawson

PHONE: [REDACTED]



GUTTERS					DECKS Timber Tech Terrain - Coconut Husk			
G	DS / E	MTR	SG	NOTES	DECKING	# STAIRS	RAILINGS	LANDINGS
5" / 6"				GTR COLOR White	Demo - By Homeowner	15	88'	1
				GTR PROTECTION COLOR White 36x10-360 2ft	New Deck 36x10-360 4x4-16 376		top cap - Antique Leather	
	SB							
INCL. DORMERS: Y / N, BAYS: Y / N, EYEBROWS: Y / N					POSTS	CONCRETE PAD / FTGS use existing		

109 McGregor Lane
~ EXISTING ~



109 McGregor Lane
~ EXISTING ~



109 McGregor Lane
~ EXISTING ~



Brooke Walker
109 McGregor Lane
Dawsonville, GA 20534

August 10, 2023

City of Dawsonville
Department of Planning and Development

To Whom It May Concern:

I am writing this letter requesting your approval of a Variance to permit the building of a new deck replacing the older, exiting deck to the back of the house.

The proposed deck's encroachment of the placement of the existing stairs would be 9'3" on rear building setback line. The current stairs are in the exact area and the new stairs will not cause any further encroachment.

I feel this request is justified as I am simply replacing what already exists. The granting of this variance would have no effect on any adjoining properties.

Thank you for your consideration,



Brooke Walker



P.O. Box 2458
Alpharetta, GA 30023-2458
(770) 667-0595 | (770) 667-6315 Fax
www.HMS-inc.net

Committed to Serving Community Associations in Georgia Since 1993

July 12, 2023

Brooke Fay Walker
109 McGregor Lane
Dawsonville, GA 30534

Ref: Rainhill Homeowners Association, Inc.
Approval of Modification Request
for 109 McGregor Lane



Dear Brooke Fay Walker:

As Management Agent for your Homeowners Association, I am writing to you regarding the above referenced matter. You recently submitted the following modification request for Rainhill:

ACC Type: Deck

Briefly describe your modification request (Full details should be included in your completed PDF application for modification form.): Replacing and adding to deck in size.

By submitting this online form, you agree to the following:

I have completed and attached my Association's PDF application for modification form. (The PDF application for modification form is available on the Downloads page.)

I understand that my request will not be considered complete if more details are required to make a decision.

I will not begin any work until after receiving written approval for my modification request.

Your modification request has been approved by your Homeowners Association as submitted.

This approval does not constitute the Homeowners Association's endorsement of the suitability, safety, or legality of your project. You must still comply with all building codes and set back requirements, and are responsible for obtaining the necessary permits. Additionally, you must also comply with the Declaration of Protective Covenants, Conditions, Restrictions and Easements for Rainhill, and with any and all community design guidelines, rules, and regulations for Rainhill.

Did you know? You can review the documents that you submitted, download an electronic copy of this letter, and submit another modification request online? After registering and signing in to the **HMS Community Website** for Rainhill, www.HMS-inc.net, these features are all available on the Modification Requests page.

The Homeowners Association appreciates your patience, and would like to thank you for submitting your request for review. By complying with the Declaration and other governing documents, you help your Board of Directors maintain and enhance property values, and conform to the Community-Wide Standard within Rainhill. If you have any questions, then please contact your Association Administrator at HMS, Joy Duffy, using the Modification Requests page after signing in at www.HMS-inc.net, or by email at Joy.Duffy@HMS-inc.net.

Regards,

Jennifer Rao
Management Agent for Rainhill Homeowners Association, Inc.



JOSEPH CERNIGLIA, JR.,
INGLIA, or tenants(s).
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2) to final confirmation
f the status of the loan
ler of the Security Deed.
having full authority to
end or modify all terms
(although not required
so) is: Rocket Mortgage,
icken Loans, LLC, Loss
Dept., 635 Woodward
MI 48226, Telephone
0) 508-0944. Nothing
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negotiate, amend, or
arms of the mortgage

MORTGAGE, LLC F/K/A
ANS, LLC F/K/A
INS INC.
Fact for
IGLIA, JR., LINDA K

V LAW FIRM MAY BE
ACTING AS A DEBT
INDER FEDERAL LAW.
ORMATION OBTAINED
ORT-HAT PURPOSE.
act: Rubin Lublin, LLC,
ldge Place, Suite 100,
ers, GA 30071
nber: (877) 813-0992
8-05641-4
tes 09/06/2023,
20/2023, 09/27/2023
roperty-listing
13, 9/20, 9/27

DEED OF SALE UNDER

SON COUNTY
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SOUTH 34 DEGREES 30 MINUTES
35 SECONDS WEST A DISTANCE OF
248.13 FEET TO A
POINT; THENCE NORTH 88 DEGREES
16 MINUTES 00 SECONDS WEST
A DISTANCE OF 555.78 FEET TO A
POINT; THENCE
SOUTH 02 DEGREES 23 MINUTES
25 SECONDS WEST A DISTANCE OF
394.92 FEET TO A POINT; THENCE
NORTH 88
DEGREES 17 MINUTES 25 SECONDS
WEST A DISTANCE OF 208.81 FEET
TO A POINT AND THE POINT OF
BEGINNING, AS
SHOWN ON A SURVEY FOR MITCHELL
PETTIGREW, BY THOMAS R. PAUL
LAND SURVEYING, INC., P.O. BOX 196,
LEXINGTON, GEORGIA 30648, BY
THOMAS T. PAUL, REGISTERED LAND
SURVEYOR, LICENSE NO. 2474,
DATED FEBRUARY
27, 2014.

SAID PROPERTY CONTAINING
APPROXIMATELY 5.873 ACRES,
MORE OR LESS, AND BEING MORE
COMMONLY KNOWN AS
3224 COWART ROAD, ACCORDING
TO THE PRESENT SYSTEM OF
NUMBERING HOUSES IN DAWSON
COUNTY, GEORGIA.

Said legal description being
controlling, however the property
is more commonly known as **3224**
COWART RD, DAWSONVILLE, GA
30534.
The indebtedness secured by said
Security Deed has been and is hereby
declared due because of default
under the terms of said Security
Deed. The indebtedness remaining
in default, this sale will be made for
the purpose of paying the same,
all expenses of the sale, including
attorneys' fees (notice to collect same
having been given) and all other
payments provided for under the
terms of the Security Deed.

Said property will be sold on an "as-
is" basis without any representation,
warranty or recourse against the
above-named or the undersigned.
The sale will also be subject to the
following items which may affect
the title: any outstanding ad valorem
taxes (including taxes which are a
lien, whether or not now due and
payable); the right of redemption of
any taxing authority; matters which
would be disclosed by an accurate
survey or by an inspection of the
property; all zoning ordinances;
assessments; liens; encumbrances;
restrictions; covenants, and any other
matters of record superior to said
Security Deed.

To the best of the knowledge
and belief of the undersigned, the
owner and party in possession of

11/01/2023
rlselaw.com/property-listing
124041, 9/6, 10/11, 10/18, 10/25,
11/1

Public Hearings

NOTICE OF APPLICATION FOR
TRANSFER & ISSUANCE OF LICENSE
(CONSUMPTION ON-PREMISE
PACKAGE SALE OF BEER & WINE)
Notice is hereby provided that
Souriyavongsa, LLC dba Chef
Tommy Thai Cuisine, has transferred
ownership to Valaksacorn
Intarapong, 3128 The Trail Road,
Gainesville, GA 30501. Ms.
Intarapong has applied for the
issuance of a license to sell beer and
wine for consumption on premise at
the following premise: 837 Hwy. 400,
Suite 160, Dawsonville, GA 30534
under the new name of Intarapong,
LLC dba Smile Thai Cuisine. This
request will be presented before
the Board of Commissioners on
September 7, 2023.
125047, 8/23, 8/30, 9/6

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

VAR C2400016: Brooke Walker has
petitioned for a reduction in the rear
setback for replacing existing deck
steps; located at 109 McGregor Lane
(TMP 092B 013 027). Public Hearing
Date: Planning Commission on
Monday, October 9, 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.
125482, 9/6

836 Susan Davis
B48 Roger Laney
G39 Justina Krause
G48 Bruce Jones
Byrd Elliott Boat and RV
MBJ0071 Andrea Nussbaum
125192, 8/30, 9/6

Notice of Self Storage Sale
Please take notice Midgard Self
Storage - Dawsonville located at
127 Storage Way, Dawsonville GA
30534 intends to hold a public sale
to sell the property stored in the
following units stored at the Facility.
The public sale to the highest bidder
will occur at an online auction
via www.storageauctions.com on
9/15/2023 at 1:00PM. Unless stated
otherwise the description of the
contents are household goods and
furnishings. Shelby Bryan unit #A007;
Amber Hicks unit #C016; Christen
Cochran unit #C035; Benjamin (Ben)
Norton unit #CCA18; Jordan Shell
unit #CCB07; Gretchen Powlette
unit #D053; Nathan Alderson unit
#E025. All property is being stored
at the above self-storage facility. This
sale may be withdrawn at any time
without notice. Certain terms and
conditions apply. See manager for
details.
125009, 8/30, 9/6

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: September 25, 2023 @
10:30AM
Bidding Begin: September 18, 2023
Bidding Ends: September 25, 2023
Place: StorageTreasures.com

James A Thomason: Household
furniture, children's toys, cleaning
materials, boxes, dolly, ladder,
halloween decorations, and
beverage fountain.
Megan Fuller: Household furniture,
boxes, children's toys, treadmill,
totes, and wrapping paper.
Jennifer Leitner: Boxes, household
furniture, bags, and laundry hampers.
Amanda Rogers: Household
furniture, boxes, children's toys,
suitcases,
clothes, and christmas decorations.
Mark Clark: Household furniture, fake
plants, boxes, crutches, suitcases,
christmas decorations, totes, and

September 25th, 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
125092, 8/30, 9/6, 9/13, 9/20

IN THE PROBATE COURT OF
DAWSON COUNTY
STATE OF GEORGIA
IN RE:
HORACE FRANKLIN SMITH, JR.,
DECEASED
ESTATE NO. 2023-ES-113
PETITION FOR LETTERS OF
ADMINISTRATION
NOTICE

To whom it may concern:
DUSTIN SCOTT SMITH has petitioned
to be appointed administrator(s) of
the Estate of Horace Franklin Smith,
Jr., 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
September 18th, 2023.

BE NOTIFIED FURTHER: 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

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Judge:
By: Allie
Clerk of
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By: Allie Phil
Clerk of the
25 Justice W
Dawsonville,
(706) 344-35
125019, 8/2



Mulch • Gravel • Sand
River Rock • Fill Dirt
Top Soil • White Marble
Red Rock & More

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AND SERVICE GUIDE

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call us today at 706-265-2284

City Council:

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



Mike Eason
Mayor

Robert Bolz
City Manager

Beverly Banister
City Clerk

Planning Commission:

Randy Davis, Chairperson
Alexis Noggle, Post 1
Josh Nichols, Post 2
Sandy Sawyer, Post 3
Anna Tobolski, Post 4

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

Jameson Kinley
Planning Director

Stacy Harris
Zoning Admin Assistant

PUBLIC HEARING NOTICE

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

.....

VAR C2400016: Brooke Walker has petitioned for a reduction in the rear setback for replacing existing deck steps; located at 109 McGregor Lane (TMP 092B 013 027). Public Hearing Date: Planning Commission on Monday, October 9, 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.

