# AGENDA PLANNING COMMISSION REGULAR MEETING G.L. Gilleland Council Chambers on 2<sup>nd</sup> Floor Monday, December 11, 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, October 9, 2023

# **PUBLIC HEARING**

- ANX-C2400048: Dawson County BOE has petitioned to annex 1.61 acres of TMP 093 005, Located at 516 Allen Street with a County Zoning of C-CB (Community Business Commercial District) to City Zoning INST (Institutional District). Public Hearing Dates: Planning Commission on December 11, 2023, and City Council on December 18, 2023. City Council for a decision on January 11, 2024.
- 8. **ZSP C2400063:** Atlanta Motorsports Park, LLC has petitioned to amend the site plan to convert the takeout kitchen to a restaurant; located at 20 Duck Thurmond Road (TMP 070 049 001). Public Hearing Dates: Planning Commission on Monday, December 11, 2023, and City Council Monday, December 18, 2023. City Council for a decision on Thursday, January 11, 2024.

# PLANNING COMMISSION REPORTS

# ADJOURNMENT

The next scheduled Planning Commission meeting is Monday, January 8, 2024

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.

- 1. CALL TO ORDER: Chairperson Randy Davis called the meeting to order at 5:30 p.m.
- 2. ROLL CALL: Present were Planning Commission Members, Sandy Sawyer, Josh Nichols, Alexis Noggle, City Attorney Kevin Tallant, Councilmember Liaison John Walden, City Manager Bob Bolz, Planning Director Jameson Kinley, Building Inspector Clay Moss. Anna Tobolski was absent from the meeting.
- 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 J. Nichols; second by S. Sawyer. Vote carried unanimously in favor.
- 6. APPROVAL OF THE MINUTES: Motion to approve the regular meeting minutes held on Monday, August 14, 2023, made by S. Sawyer; second by A. Noggle. Vote carried unanimously in favor.

# PUBLIC HEARING

7. <u>VAR-C2300146</u>: 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 J. Kinley provided the staff analysis report for the variance request a reduction in the rear setback.

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

The following person spoke in favor of the zoning request:

• Brooke Walker ,109 McGregor, Dawsonville, GA – Ms. Walker stated that she purchased the home in 2019 and the steps already existed. The steps are in need of replacing.

No one spoke in opposition to the request.

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

S. Sawyer made a motion to approve VAR-C2300146; second by A. Noggle. Vote carried unanimously in favor.

**PLANNING COMMISSION REPORTS:** Next Planning Commission Meeting is Monday, November 13, 2023.

**ADJOURNMENT:** Motion to adjourn the meeting at 5:38 p.m. made by A. Noggle; second by J. Nichols. Vote carried unanimously in favor.

# MINUTES PLANNING COMMISSION REGULAR MEETING G.L. Gilleland Council Chambers on 2<sup>nd</sup> Floor Monday, October 9, 2023

Approved this 11<sup>th</sup> day of December 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:	Dawson County Board of Education
CASE #:	ANX – C2400048
REQUEST:	Annex into the City
LOT SIZE:	+/- 1.61 acres
CO CURRENT ZONING:	C-CB (Community Business Commercial District)
PROPOSED ZONING	INST (Institutional District)
LOCATION:	516 Allen Street
TAX MAP PARCEL:	093 005
PUBLIC HEARING DATES:	Planning Commission – Monday, December 11, 2023 City Council – Monday, December 18, 2023

# APPLICANT PROPOSAL

Dawson County Board of Education has petition to annex 1.61 acres into the city, located at 516 Allen Street, TMP 093 005. Current county zoning C-CB (Community Business Commercial District) to city zoning of INST (Institutional District).

# **SURROUNDING PROPERTIES**

Adjacent Land Uses	Existing zoning	Existing Use
North	INST	Institutional
South	R-3	Single-Family Residential
East	R-3	Single-Family Residential
West	R-3	Single-Family Residential

# **HISTORY**

Dawson County Board of Commissioners considered the request of the proposed annexation on November 16, 2023, and had no objection to the annexation.

# **PICTURES OF PROPERTY**





# **AERIAL VIEW**



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



706.203.4923 www.dawsonville-ga.gov

October 31, 2023

# Via Certified Mail 7022 3330 0002 3339 5201

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

# Re: Annexation of Property of Dawson County BOE ANX-C2400048; TMP 093 005; 516 Allen Street

Dear Mr. Thurmond,

Please be advised that the City of Dawsonville, Georgia, pursuant to authority vested in the Mayor and Council of the City of Dawsonville by Article 2, Chapter 36, Title 36 of the Official Code of Georgia Annotated, received a petition to annex the property referenced above. This annexation petition will be heard during the public hearing segment of the following Planning Commission December 11, 2023, and City Council on December 18, 2023. City Council for a decision on January 11, 2024.

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

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

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

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

Sincere

Stacy Harris Zoning Administrative Assistance

Enclosures cc: Joey Leverette, County Manager Dawson County Attorney

	City of Dawsonville Planning and Zoning Department 415 Highway 53 East, Suite 100 Dawsonville, GA 30534 Phone: (706) 265-3256		Annexation Petition Application		
ANNEXATION #_	C2400048				
	MENT APPLICATION AND FEES RECEIVED	? DYES DNO			
Applicant Name(s)	DAWSON COUNTY BOE				
Address: 28	MAIN STREET	City: DAWSC	NVILLEtate: GAZip:_30534		
E-Mail: nleca	E-Mail:nlecave@dawson.k12.ga.us				
Cell Number(s);					
Property Owner's	Name(s):DAWSON COUNTY BOE				
Address: <u>516 ALLEN STREET</u> City: DAWSONVILLEstate: GAZip: 30534					
E-Mail:nlecave@dawson.k12.ga.us					
Property Owner's Telephone Number(s):					
Address of Property to be Annexed:					
TMP #: 093 005Acre(s): 1.61Survey Recorded in Plat Book # Page #:					
Land Lot #: 372 & 428District #: Section # Legal Recorded in Deed Book # Page #: 669 221					
Current Use of Property: MAINTENANCE BUILDING BOE					
County Zoning Classification: C C B City Zoning Classification: INS T					
	Land Use & Zoning Ordinance Article VII. General Provisions Sec. 708. Annexation: Any land area subsequently				

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

Petition <u>MUST</u> include a completed application with signatures and <u>ALL</u> attachments.

- An 8 ½ x 11 copy of the current RECORDED BOUNDARY SURVEY of said property showing the contiguity of said property to the existing corporate limits of the City of Dawsonville, GA.
- A copy of the current metes and bounds LEGAL DESCRIPTION that matches the boundary survey of the property being annexed.
- □ Survey must be signed and sealed by a Registered Land Surveyor.
- Survey must be signed, stamped recorded by Dawson County Clerk's of the Court office.

# FEE SCHEDULE

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

\*\*price is determined by USPS

	-11.6.23 A 1 A -11 Fees
Office Use Only	- 11.6.23 City Council Wavied Fees
Date Completed Application Rec'd: 10 30 2023	Amount Paid: \$ CK Cash CC
Date of Planning Commission Meeting: 12.11, 2023	Dates Advertised: 11.22.23
Date of City Council Meeting: 12.18.2023	Rescheduled for next Meeting:
Date of City Council Meeting: D1. 11. 2024	Approved by City Council: YES NO
Approved by Planning Commission: YES NO	Postponed: YES NO Date:



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

Annexation Petition Application

Property Owner(s) Authorization

I/We the undersigned, being the owner(s) of real property of the territory described herein as 093 005

(Address/Tax Map Parcel), respectfully request that the Mayor

and City Council of the City of Dawsonville, Georgia annex this property into the City and extend the City boundaries to include the same.

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

Property Owner Signature

Property Owner Signature aue

Applicant Signature

Property Owner Printed Name

Property Owner Printed Name

**Applicant Printed Name** 

**Applicant Signature** 

State of Georgia County of Fors

Sworn to and subscribed before me this day of OCTOBER this 24th

State of Geo ublic.

My Commission Expires: 6 - 24 -2026 Applicant Printed Name



Planning Commission Meeting Date:	•		
Date(s) Advertised:			
1ª City Council Reading Date:			
2nd City Council Reading Date:	Approved:	YES	NO
Date Certified Mall to: County Board of Commissioners & Chairman	_ County Manager	Co	unly Attorney
Letter Received from Dawson County Date:			

12 North	dawson county, georgia Real estate transfer tax	
	PAID 5 250.00	-
GEORGIA, DAWSON COUNTY CLERKS OFFICE, SUPERIOR COURT	DATE 16-1-05 File#	43826
AT 1:45P M 5-26-00	BECKY MCCORDING AND	Fetvin
Recorded in Dred Book 669 Page 2	P.O. Box	
This day of 20_	SPECIAL	
Ducky Michad	, ClerWARRANTY DEED	TER RECORDING RETURN TO

#### ARKANSAS, COUNTY OF PULASKI

GEORGE C. CALLOWAY, ESC. SPECIALIZED YITLE SERVICES, INC. 6133 PEACHTREE DUNWOODY ROAD, NE ATTANTA, GA 30328 (770) 394-7000 STS FILE NO. 1087. 3d 4

THIS INDENTURE, made this <u>19</u> day of May, in the Year of Our Lord Two Thousand Five between STANDARD TELEPHONE COMPANY of the State of Georgia and County of Dawson (hereinafter called "GRANTOR"), and DAWSON COUNTY SCHOOL DISTRICT of the State of Georgia and County of Dawson (hereinafter called "GRANTEE"),

WITNESSETH: That the said GRANTOR, for and in consideration of Ten Dollars (\$10.00) and other valuable considerations, in hand paid at and before the sealing and deliver of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said GRANTEE the following described property, to wit:

All that tract or parcel of land more particularly described according to Exhibit A attached hereto and made a part hereof.

This conveyance is made subject to easements, conditions, restrictions, and other matters of record including, without limitation, the following:

- 1. Easement from Standard Telephone Company to Georgia Power Company, dated April 14, 2002, filed for record May 1, 2002 at 11:20 a.m., recorded in Deed Book 440, page 497, aforesaid Records.
- 2. A water meter and water valve located in the northwestern portion of the property described on Exhibit A

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said GRANTEE, forever, in FEE SIMPLE.

AND THE SAID GRANTOR will warrant and forever defend the right and title to the above described property, unto the said GRANTEE against the claims of all persons owning, holding or claiming by, through or under the Grantor, but none other.

WHEREVER there is a reference herein to the GRANTOR or the GRANTEE, the singular includes the plural and the masculine includes the feminine and the neuter, and said terms include and bind the heirs, executors, administrators, successors and assigns of the parties hereto.

IN WITNESS WHEREOF, the said GRANTOR has hereunto set his hand and seal, the day and year above written.

Signed, sealed and delivered in presence of:

Brent K. Whittington Vice President - Finance

STANDARD TELEPHONE COMPANY

#### EXHIBIT A

All that tract or parcel of land lying and being partially in Land Lots 372 and 428, North half, the 13<sup>th</sup> District, 1<sup>st</sup> Section, City of Dawsonville, Dawson County, Georgia, consisting of 1.610 acres and being more particularly described according to a survey for Dawson County Board of Education, prepared by Richard Webb and Associates, being signed by Richard J. Webb, Georgia Registered Land Surveyor #2507, dated February 2, 2005 as follows:

Beginning at an iron pin set at the intersection of the southerly right-of-way line of Allen Street (a variable right-of-way) and the westerly right-of-way line of Perimeter Road (an 80' right-ofway), said iron pin being the POINT OF BEGINNING, thence travel along the westerly right-ofway line of Perimeter Road South 15 degrees 16 minutes 01 seconds West a distance of 19.22 feet to a right-of-way monument; thence continue along said right-of-way line North 74 degrees 44 minutes 50 seconds West a distance of 15.59 feet to a right-of-way monument; thence continue along said right-of-way line South 15 degrees 21 minutes 11 seconds West a distance of 26.22 feet to a right-of-way monument; thence continue along said right-of-way line South 73 degrees 41 minutes 48 seconds East a distance of 15.45 feet to a right-of-way monument; thence continue along said right of-way line South 15 degrees 16 minutes 01 seconds West a distance of 245.97 feet to an iron pin set; thence leaving said right-of-way line travel North 89 degrees 48 minutes 55 seconds West a distance of 182.77 feet to a point; thence travel North 10 degrees 45 minutes 00 seconds West a distance of 291.45 feet to a right-of-way monument on the southerly right-of-way line of Allen Street; thence continue along said right-of-way line South 88 degrees 59 minutes 00 seconds East a distance of 314.17 feet to an iron pin set and the POINT OF BEGINNING.



Dawson County Schools 28 Main Street Dawsonville, GA 30534 (706) 265-3246 FAX (706) 265-1226 <u>http://www.dawson.k12.ga.us</u> Nicole LeCave Superintendent

Board Members: Karen Armstrong Doris Cook, Nathan Ingram Barry Slaton Elaine Wilson

Mr. Bob Bolz City Manager of Dawsonville 415 Hwy 53 E, Suite 100 Dawsonville, GA 30534

Dear Mr. Bolz,

On behalf of the Dawson County Board of Education, we would like to request that the Annexation Fee and Administrative Fee for the Annexation Petition Application be waived. This is for Tax Map Parcel #093005. If you have any questions, please let me know.

Sincerely,

Nicole LeCane

Nicole LeCave Superintendent Dawson County School System nlecave@dawson.k12.ga.us 706-265-3246



# Dawson County, GA

#### Summary

Parcel Number	093 005
Location Address	PERIMETER RD
Legal Description	LL 372 & 428 13 N
	(Note: Not to be used on legal documents)
Class	E6 Exempt
	(Note: This is for tax purposes only. Not to be used for zoning.)
Tax District	DAWSONVILLE (District 02)
Millage Rate	21,4225
Acres	1.61
Neighborhood	Dawsonville (00003)
Homestead Exemption	No (50)
Landlot/District	N/A

#### View Map



#### Owner

DAWSON COUNTY SCHOOL DISTRICT
P O BO X208
DAWSONVILLE, GA 30534

### Land

Туре	Description	Calculation Method	Frontage	Depth	Acres	Lots
Exempt	DAWSONVILLE COMMERCI	Acres	0	0	1.61	1

# **Commercial Improvement Information**

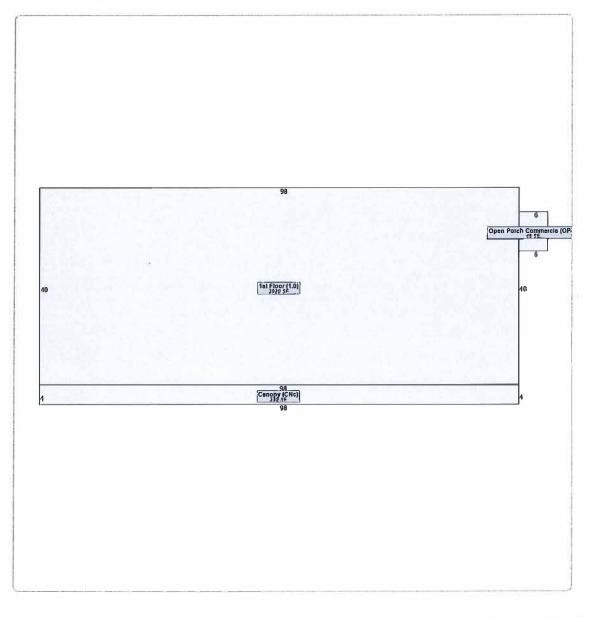
Description	Storage Warehouse C Average
Value	\$154,600
Actual Year Built	2006
Effective Year Built	
Square Feet	3920
Wall Height	16
Wall Frames	Bearing Wall
Exterior Wall	Galvanized Metal
Roof Cover	Galvanized Metal
Interior Walls	50% Sheetrock
	50% Unfinished
Floor Construction	Concrete On Ground
Floor Finish	50% Concrete
	50% Carpet/Vinyl Tile
Ceiling Finish	50% Acoustical Tile
-	50%
Lighting	Standard F.F.
Heating	Cent. Htg. & A.C.
Number of Buildings	1

### **Accessory Information**

Description	Year Built	Dimensions/Units	Identical Units	Value
Pole Shed: with Slab	2017	22x25/0	0	\$4,600
Mobile Home (Storage)	2008	21x40/0	0	\$3,600
Deck	2008	4x4/0	0	\$250
COMMERCIAL SITE VALE(10000)	2006	0x0/1	0	\$10,000
Garage: (Detached)	2006	40x78/0	0	\$91,200
Storage Building: Frame	2006	10x14/0	0	\$1,500
Storage Building: Frame	2006	8x12/0	0	\$1,000
xPOLE SHED/Lean to (FAIR)	2006	9x11/0	0	\$120

### Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price Reason	Grantor	Grantee
5/19/2005	669221		\$250,000 School (Exempt)	ALLTEL	DAWSON COUNTY SCHOOL DISTRICT



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

The Dawson County Assessor makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change.

Contact Us



| <u>User Privacy Policy</u> | <u>GDPR Privacy Notice</u> Last Data Upload: 10/30/2023, 10:30:11 PM

# **City Council:**

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

# **Planning Commission:**

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



# Mike Eason Mayor

Robert Bolz City Manager

Beverly Banister City Clerk

Jameson Kinley Planning Director

Stacy Harris Zoning Admin Assistant

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

# 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.

<u>ANX-C2400048</u>: Dawson County BOE has petitioned to annex 1.61 acres of TMP 093 005, Located at 516 Allen Street with a County Zoning of C-CB (Community Business Commercial District) to City Zoning INST (Institutional District). Public Hearing Dates: Planning Commission on December 11, 2023, and City Council on December 18, 2023. City Council for a decision on January 11, 2024

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.

IS ESTABLISHED PROCEED NCE N 89 DEGREES 49 UTES 55 SECONDS E 543.68 T TO A POINT LOCATED ON WESTERLY RIGHT OF WAY **DAKGROVE ROAD A 50 FEET** TOF WAY; THENCE ALONG URVE ON THE WESTERLY TOF WAY OF OAK GROVE D (50 FEET RIGHT OF WAY) ING A RADIUS 293.58 FEET AN ARC LENGTH OF 176.52 f, BEING SUBTENDED BY HORD S 42 DEGREES 38 UTES 42 SECONDS W A RD LENGTH OF 173.67 FEET IT OF WAY LINE OF OAK VE ROAD (50 FEET RIGHT VAY); THENCES 52 DEGREES AINUTES 37 SECONDS W A ANCE OF 50.75 TO A POINT THE WESTERLY RIGHT OF LINE OF OAK GROVE D (50 FEET RIGHT OF WAY); NCE ALONG A CURVE ON WESTERLY RIGHT OF WAY **JAK GROVE ROAD (50 FEET** IT OF WAY) HAVING A IUS 266.03 FEET AND AN LENGTH OF 260.62 FEET G SUBTENDED BY A CHORD DEGREES 47 MINUTES 45 NDS W A CHORD LENGTH 50.32 FEET, TO A POINT ON WESTERLY RIGHT OF WAY OF OAK GROVE ROAD (50 **RIGHT OF WAY); THENCE** 1 DEGREES 44 MINUTES ECONDS W A DISTANCE 47 FEET TO A POINT ON WESTERLY RIGHT OF WAY OF OAK GROVE ROAD (50 RIGHT OF WAY); THENCE NG A CURVE ON THE FERLY RIGHT OF WAY OF GROVE ROAD (50 FEET T OF WAY) HAVING A US 201.24 FEET AND AN LENGTH OF 101.32; BEING ENDED BY A CHORD S )EGREES 26 MINUTES 29 INDS W A CHORD LENGTH 0.25 FEET, TO A POINT ON WESTERLY RIGHT OF WAY OF OAK GROVE ROAD (50 RIGHT OF WAY); THENCE IG A CURVE HAVING A US 30.00 FEET AND AN LENGTH OF 35.52 FEET, 3 SUBTENDED BY A CHORD DEGREES 47 MINUTES 02 NDS W A CHORD LENGTH 3.48 FEET, TO A POINT ON NORTHERLY SIDE OF WAR PARK ROAD A 60 FEET **FOF WAY; THENCE ALONG** RVE ON THE NORTHERLY T OF WAY OF WAR HILL ROAD (60 FEET RIGHT VAY) HAVING A RADIUS 8 FEET AND AN ARC TH OF 205.06 FEET, BEING ENDED BY A CHORD N EGREES 46 MINUTES 59 NDS W A CHORD LENGTH 04.43 FEET, TO A POINT THE NORTHERLY RIGHT VAY LINE OF WAR HILL ROAD (60 FEET RIGHT OF THENCE N 01 DEGREES INUTES 29 SECONDS E A NCE OF 169.97 FEET TO A ICH PIPE FOUND; THENCE DEGREES 02 MINUTES 13 NDS E A DISTANCE OF FEET TO AN IRON PIN

SET; THENCE 'N 24 DEGREES 54 MINUTES 11 SECONDS W A DISTANCE OF 26.55 FEET TO AN IRON PIN SET; THENCE N 21 DEGREES 45 MINUTES 38 SECONDS W A DISTANCE OF 26.79 FEET TO AN IRON PIN SET; THENCE N 18 DEGREES 26 MINUTES 58 SECONDS W A DISTANCE OF 28.57 FEET TO AN IRON PIN SET; THENCE N 18 DEGREES 42 MINUTES 45 SECONDS W A DISTANCE OF 75.50 FEET TO AN IRON PIN SET; THENCE N 00 DEGREES 11 MINUTES 06 SECONDS E A DISTANCE OF 26.79 FEET TO A 1/4 INCH PIPE AND THE POINT OF BEGINNING.

Said legal description being controlling, however the property is more commonly known as 29 OAK GROVE 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 the property is JOSEPH CERNIGLIA, JR, LINDA K CERNIGLIA, or tenants(s).

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed.

The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Carrington Mortgage Services, LLC, Loss Mitigation Dept, 1600 South Douglass Road Suite 200A, Anaheim, CA 92806, Telephone Number: 800 561 4567. Nothing in O.C.G.A. Section 44 14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. CARRINGTON MORTGAGE

SERVICES, LLC as Attorney in Fact for JOSEPH CERNIGLIA, JR., LINDA

K CERNIGLIA THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR

THAT PURPOSE. Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. CMS-18-05641 6 Ad Run Dates 10/18/2023, 11/15/2023, 11/08/2023,

11/22/2023, 11/29/2023 rlselaw.com/property listing 127128, 10/18, 11/8, 15, 22, 29

# Local Government

NOTICE OF PUBLIC MEETINGS Notice is hereby provided that the Dawson County Board of Equalization shall convene on December 18, 19, and 20 beginning at 9:00 a.m. each day in the Grand Jury Room on the third floor of the Dawson County Courthouse located at 25 Justice Way, Dawsonville, Georgia for the purpose of conducting tax appeal hearings. 128467 11/22

IN THE SUPERIOR COURT OF DAWSON COUNTY STATE OF GEORGIA SPECIALIZED LOAN SERVICING,

Plain tiff; JASON A WRIGHT, CARRIE E. WRIGHT, & AHM MORTGAGE Defendants. CIVIL ACTION FILE NO: 2020-

CV-0395 OF SERVICE BY NOTICE PUBLICATION

DEFENDANT AHM TO: MORTGAGE

You are hereby notified pursuant to an Order for Service by Publication of Superior Court of Dawson County Judge Kathlene F. Gosselin filed on August 16, 2023, that Complaint for Reformation and Declaratory Relief with the above referenced style was filed on November 18, 2020 by Specialized Loan Servicing ("Plaintiff"). Should the relief prayed for therein be granted, the Court would issue an Order determining that Plaintiff has a properly assigned first place security interest in the Property described therein. You are hereby commanded and required to file an Answer to the Complaint with the Clerk of Court within 60 days of the date of the Order for Service by Publication serve a copy of said Answer upon Plaintiff's attorney,

Rohan Rupani, Albertelli Law, 100 Galleria Parkway, Suite 960, Atlanta, Georgia 30339.

This the 23rd day of October, 2023. /s/Justin Power Clerk of Superior Court of Dawson County, Georgia

#### Public Heatings

127747, 11/8, 15, 22, 29

Development Authority of Dawson County will hold A Special Called Meeting: Wednesday, December 6, 2023 at 6:00 PM Location: Chamber of **Commerce Conference Room** 44 Commerce Drive Dawsonville, GA 30534 Videoconference Capability | By phone: 646-931-3860 | ID 885 11586197 | Passcode 1 YB85p

128397,11/22

#### **Notice of Public Hearing**

The following public hearings will be heard by the City of Dawsonville Planning of Dawsonville Planning Commission at 5:30 p.m. and/ or the City Council beginning at 5:00 p.m. respectively on the dates indicated below. Public hearings are heard in the Council Chambers on the second floor at CityHall located at 415 Hwy 53 East, Dawsonville, Georgia 30534. The public is invited to participate. ANX-C2400048: Dawson

County BOE has petitioned to annex 1.61 acres of TMP 093 005, Located at 516 Allen Street with a County Zoning of C CB (Community Business Commercial District) to City Zoning INST (Institutional District). Public Hearing Dates: Planning Commission on December 11, 2023, and City Council on December 18, 2023. City Council for a decision on

January 11, 2024 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 guestions 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.

#### 127909, 11/22

#### NOTICE OF SPECIAL CALLED JOINT MEETING

The Dawson County Board of Commissioners and the Dawsonville City Council will hold a Special Called Joint Meeting beginning at 10 a.m. Friday, December 8, 2023, for the purpose of discussing a Transportation Special a Transportation Special Purpose Local Option Sales Tax (TSPLOST). The meeting

A COMPLETE AND A COMPLETE OF

will be held in the Assembly Room, located on the second floor of the Dawson County Government Center, 25 Justice Way, Dawsonville, GA 30534. The public is invited to attend. 128396,11/22,29

dawsonnews.com DAWSON COUNTY NEWS

#### Public Sales/Auctions

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, Dawson ville, Georgia 30534. The public is Invited to participate. ZSP C2400063: Atlanta

Motorsports Park, LLC has petitioned to amend the site plan to convert the takeout kitchen to a restaurant: located at 20 Duck Thurmond Road at 20 Duck municipal auto (TMP 070 049 001). Public Hearing Dates: Planning Hearing Dates: Planning Commission on Monday, December 11, 2023, and City Monday, Council Monday, December 18, 2023. , City Council for a decision on Thursday, January 11, 2024. 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. 128364,11/22

# Probate Notices IN THE PROBATE COURT OF DAWSON COUNTY STATE OF GEORGIA IN RE: ESTATE OF

KEVIN WILLIAM LANGE, DECEASED ESTATE NO. 2023-ES-34 NOTICE

In RE: Petition for Discharge of Personal Representative Towhom 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 December 6th, 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

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party. Contact Probate party. Contact Probate personnel for the rec amount of filing fees. I objections, are filed, a he will be scheduled at a date. If no objections are the Petition may be gr without a hearing. Judge Jennifer Burt Judge of the Probate Cour By: Allie Phillips lerk of the Probate Court 25 Justice Way, Suite 4332 Dawsonville, GA 30534 (706)344-3580

## 128352,11/22 IN THE PROBATE COUR DAWSON COUNTY STATE OF GEORGIA

IN RE-JASON JAMES HAZLETT. DECEASED

ESTATE NO. 2023 ES 152 PETITION FOR LETTERS ADMINISTRATION NOTICE

To whom it may concern: ASHLEY KATRINA HAZ SULLIVAN has petitione be appointed administra of the estate of JASON J, HAZLETT, deceased, of county. (The petitioner also applied for waive bond, waiver of reports, w statements, and/or

of certain powers contr in O.C.G.A. § 53-12-261 interested persons are hi notified to show cause why petition should not be gra All objections to the per must be in writing, se forth the grounds of any objections, and must be with the Court on or b December 18th, 2023. BE NOTIFIED FURTHER: objections to the Petition be in writing, setting fortl grounds of any such object All objections should be s to before a notary p or before a Probate ( Clerk, and filing fees mu: tendered with your object unless you qualify to fil an indigent party. Co Probate Court personne

the required amount of fees. If any objections are a hearing will be schedule a later date. If no object are filed, the Petition ma 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 128204, 11/22, 29, 12/6, 13



# CITY OF DAWSONVILLE

# **Planning Staff Report**

APPLICANT:	Atlanta Motorsports Park, LLC – Jeremy Porter
CASE #:	ZSP-C2400063
REQUEST:	Site Plan Amendment – convert takeout kitchen to a Restaurant
LOT SIZE:	+/- 152.14 acres
CURRENT ZONING:	Restricted Industrial Commercial (CIR)
LOCATION:	20 Duck Thurmond Road
TAX MAP PARCEL:	070 049 001
PUBLIC HEARING DATES:	Planning Commission – Monday, December 11, 2023 City Council – Monday, December 18, 2023

# APPLICANT PROPOSAL

The current site plan allows for a take out kitchen. The applicant is seeking to amend the approved site plan to allow a restaurant rather than a takeout kitchen at either the go-kart clubhouse or the conference center. Atlanta Motorsports Park restaurant style dining.

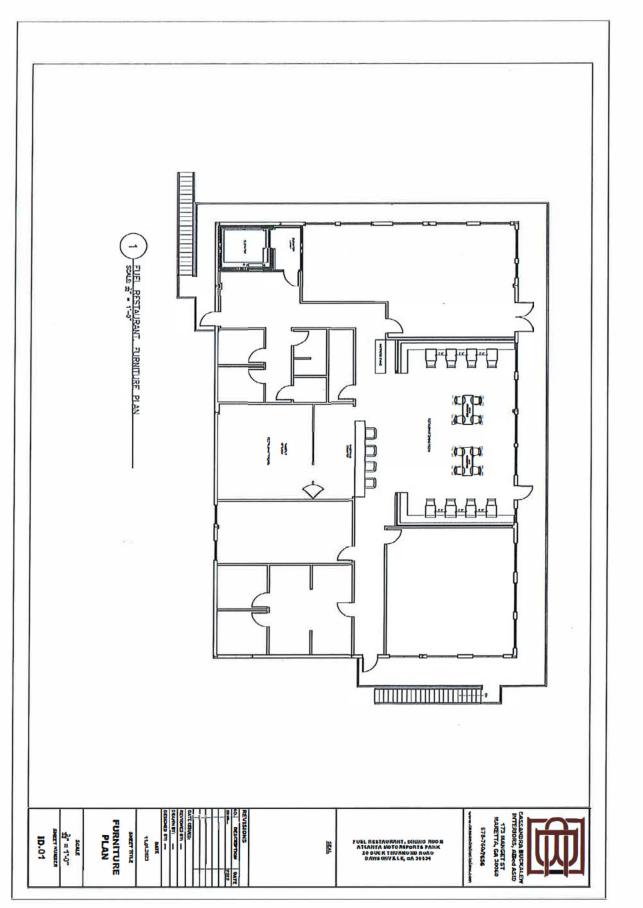
# SURROUNDING PROPERTIES

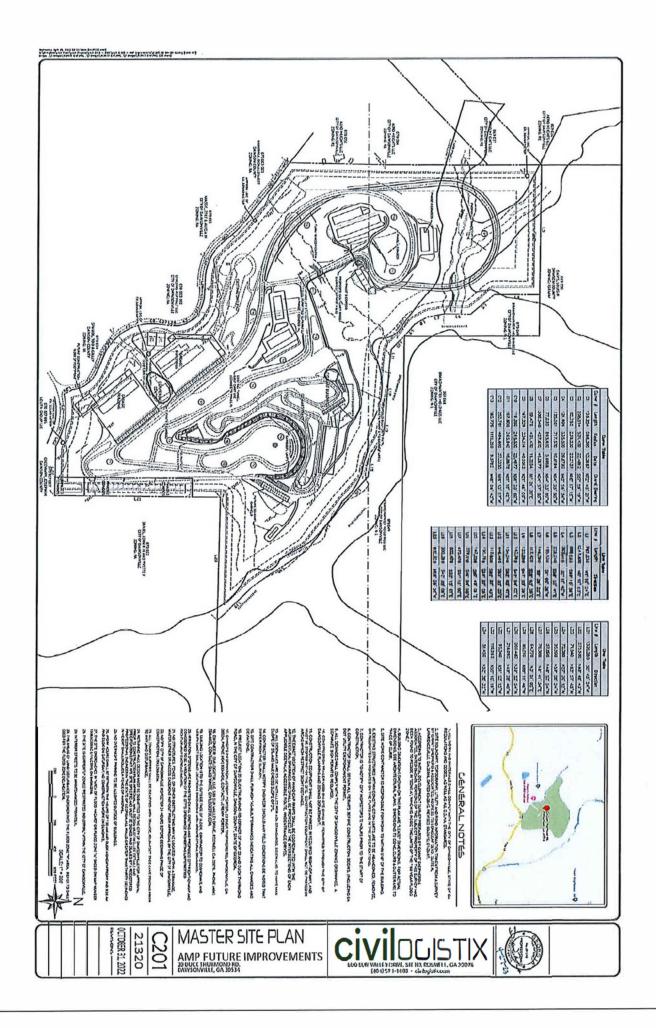
Adjacent Land Uses	Existing zoning	Existing Use
North	R 1	Residential
South	RA/HB	Residential Agriculture/Commercia
East	R-1/RA	Residential Agriculture
West	R-1	Residential

# HISTORY

- A. Annexed into the city on April 13, 2009, rezoned from R-1 to CIR with stipulations (ZA-11-08-1763).
- B. Requested to modify stipulations March 2017 withdrawn by applicant (ZA2017-C7-0089).
- C. Conditional Use Permit to construct garage condominiums approved on September 9, 2019 (CU-C9-00287).
- D. Amended site plan approved on September 9, 2019.
- E. Request for a teen driving school denied on September 9, 2019 (ZA-C9 00287).
- F. Amended stipulations and updated site plan approved on August 21, 2023 (ZSP-C2400063).

# PROPOSED SITE PLAN AMENDMENT

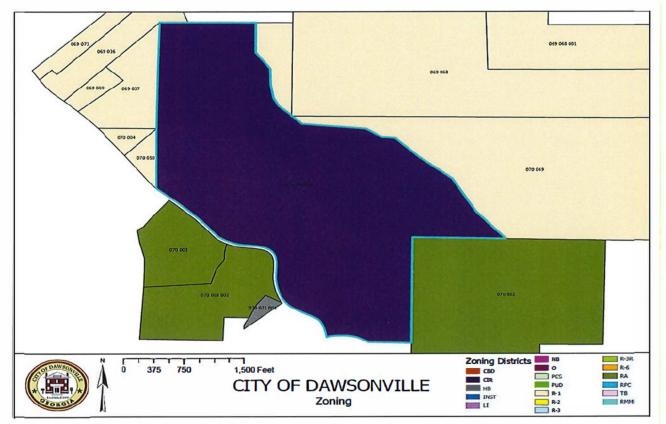




# PICTURES OF PROPERTY



# CURRENT ZONING MAP



# AERIAL VIEW



City of Dawsonvill 416 Highway 53 East, Sult Dawsonville, GA 3053 (706) 265-3256	e 100 Zoning Amendment			
Application#: ZSP C2400054				
Applicant Name(s): Jeremy Porter, Atlanta Motorsports Park, LLC				
	City: Dawsonville Zip: 30534			
Cell Phone: Email:				
Signature(s)	Date 7 23			
-				
Property Address: 20 Duck Thurmond Road, Dawsonville, GA 30				
Directions to Properly from City Hall:				
Tax Map Percel #: 070 049 001				
LandLot(s); 255; 290; 291; 322 District; 4	Section: 1			
Subdivision Name:	l.ot#			
Acres: 153 Current use of property:				
Has a past request of Rezone of this property been made before? Y	es If yes, provide ZA # C2300063 (08/21/2023			
The applicant request: (Convert takeout kitchen to restaurant) Rezoning to Zoning category: Conditional Use permit for:				
Proposed use of property if rezoned: same-CIR				
Residential #of fots proposed:Minimum lot size pro	posed(Include Conceptual Plan)			
Amenity area proposed Yes, Ifyes, what	8			
If Commercial: total building area proposed:				
Utilities:(utilities readily available at the road frontage):Water				
Proposed Utilities:(utilities developer intends to provide) Water Sewer Electric Natural Ges				
Road Access/Proposed Access: (Access to the development/area will be provided from)				
Road name:Type of Surface: NOV 0 3 2020				
<ul> <li>Failure to complete all sections will result in rejection of application and unnecessary delays.</li> <li>I understand that failure to appear at a public hearing may result in the postponement or contract of this application.</li> </ul>				
20				
Salle	(4)272)			
Signature of Applicant	/ Date			
Office Use Only	4000 20043 210.89			
Date Completed Application Rec'd: 03,23	Amount Paid: \$ CK Cash CC			
Date of Planning Commission Meeting: 12, 11.23	Dates Advertised: 11.22.23			
Date of City Council Meeting: 12.18.23 Date of City Council Meeting: 1.11. 24	Rescheduled for next Meeting: Approved by City Council: YES NO			
Approved by Planning Commission: YES NO	Postponed: YES NO Date:			

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## 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 #)	070 049 001	

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

Printed Name of Applicant or AgentJeremy Porter, Own	er ,	L6CPlan	agere	
Signature of Applicant or Agent		FR	Date	11/8/23
Malling Address 20 Duck Thurmond Road	12		Columbia	1 / -
City_DawsonvilleState	ĞA	Zip	30534	

Sworn and subscribed before me on this

TH ovember 2023 day of Notary Public, State of Georgia My Commission Expires: September 16, 2027

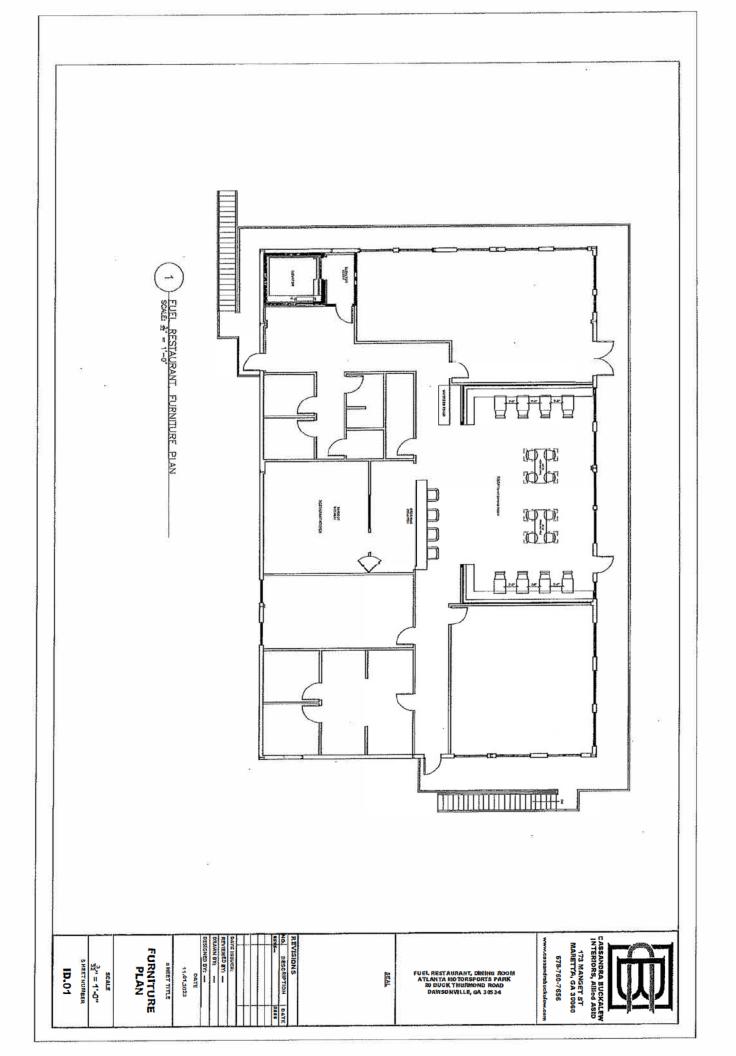


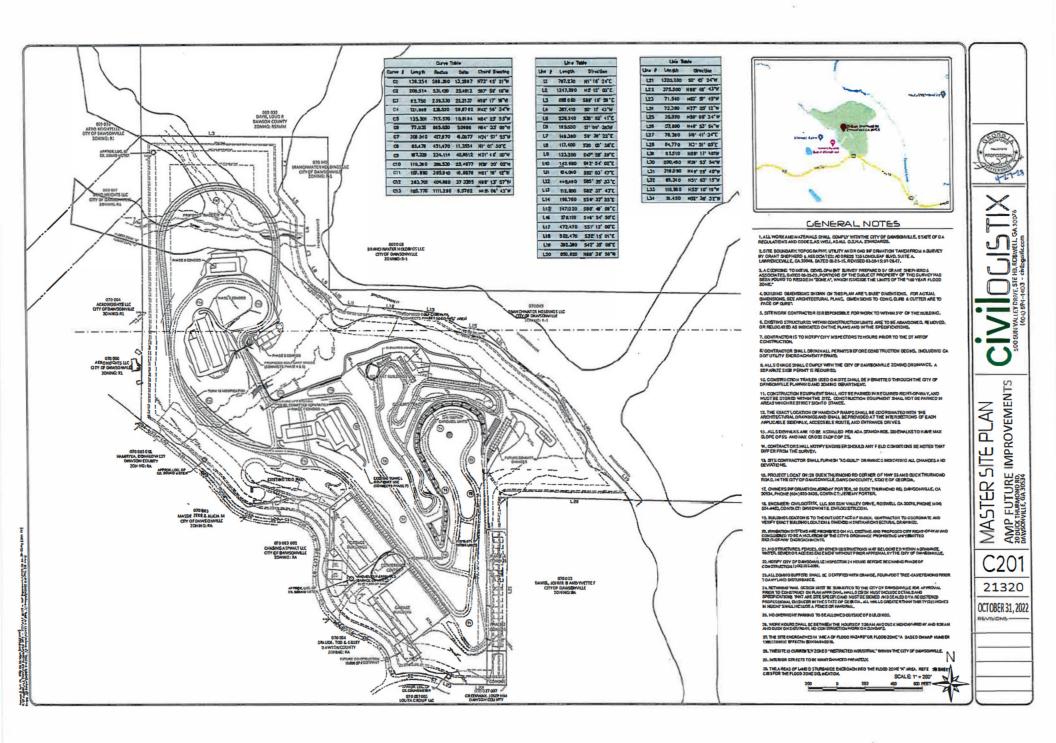
as shown

# LETTER OF INTENT

Atlanta Motorsports Park, LLC respectfully submits this letter of intent outlining proposed amendment to the approved site plan.

The current site plan and approved conditional uses were approved April 13, 2009, September 19, 2019 and August 21, 2023. AMP's development has become a destination attraction for Dawsonville and the surrounding area. The proposed site plan amendment to allow a restaurant rather than a takeout kitchen at either the go kart clubhouse or the conference center allows AMP to continue and improve the development consistent with the spirit and intent of the approved site plans and conditions.





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GEORGIA, DAWSON COUNTY CLERK'S OFFICE, SUPERIOR COURT	
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Prepared by/Return to: Shelly Townley Martin 133 Prominence Court Suite 110 Dawsonville, GA 30534

#### STATE OF GEORGIA, COUNTY OF DAWSON.

DAWSON COUNTY, GEORGIA SFER TAX 8 LIMITED WARRANT **Y DE**F

THIS LIMITED WARRANTY DEED, is dated this 17<sup>th</sup> day of September, 2009, by EHK INVESTMENTS, L.L.C., a Georgia limited liability company, (the "Seller") in favor of ATLANTA MOTORSPORTS PARK, LLC, a Georgia limited liability company, (the "Purchaser") (the words "Seller" and "Purchaser" are used to include their respective legal representative, successors, successorsin-title, transfers and assigns where the context requires or permits).

#### WITNESSETH:

That Seller for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid by Purchaser to Seller at and before the sealing and delivery of these presents, the receipt and sufficiency of which are herby acknowledged by Seller, has granted, bargained, sold, assigned, conveyed and transferred, and by these presents does grant, bargain, sell, assign, convey and transfer unto said Purchaser, to wit:

See Exhibit A attached hereto and incorporated herein.

Subject to Permitted Exceptions as set forth in Exhibit B, attached hereto and incorporated herein.

TO HAVE AND TO HOLD said Property, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of said Purchaser forever in fee simple.

AND SAID Seller shall warrant and forever defend the right and title to the Property unto said Purchaser against the claims of all persons owning, holding or claiming by, through and under Seller, but not otherwise.

IN WITNESS WHEREOF, Seller has caused this Limited Warranty Deed to be properly executed under seal and delivered as of the day and year first written above.

Signed, sealed and delivered in the presence of: Unofficial Witness lotary Ъlić commission expires: (SEAL

EHK INVESTMENTS, L.L.C. Bv Ernest G. Elliott, Manager

#### Exhibit A

#### MEASURED LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL of land lying and being in Land Lots 322, 323, 290, 255, 254, 291, and 292, of the 4th District, City of Dawsonville, Dawson County, Georgia and being more particularly described as follows:

Beginning at a 1/2" rebar set at the northeasterly intersection of State Route 53 (80' Public Right of Way) and Duck Thurmond Road (60' Right-of-Way as per Dawson County) also being known as THE TRUE POINT OF BEGINNING; Thence N27°25'27"W a distance of 72,38' to a point; Thence continuing in a Northwesterly direction along the easterly right of way of Duck Thurmond Road along an arc of a curve to the left, an arc distance of 92.75', said curve having a radius of 239.23', a chord bearing of N16°22'31"W, and a chord distance of 92.17' to a point; Thence along an arc of a curve to the left, an arc distance of 122.0', said curve having a radius of 235.52', a chord bearing of N43°01'49"W, and a chord distance of 120.64' to a point; Thence centering along an arc of curve to the left, an arc distance of 135,50', said curve having a radius of 717.57' a chord bearing of N64°31'10"W, and a chord distance of 135.30' to a point, Thence along an arc of a curve to the right, an arc distance of 77.04' said curve having a radius of 865.65', a bearing of N64°38'24"W and a chord distance of 77.01' to a point; Thence N59°11'49"W a distance of 35.59' to a point; Thence N48°59'09"W a distance of 57.89' to a point: Thence along a arc of a curve to the left, an arc distance of 306.54 said curve having a radius of 427.67, a chord bearing of N25°03'10" W and a chord distance of 300.02' to a point; Thence along a curve to the right, an arc distance of 89.48' said curve having a radius of 451.47', a chord bearing of N00°56'15"E and a chord distance of 89.33' to a point; Thence N06°36'19"E a distance of 76.36' to a point, Thence N03°45'50"E a distance of 64.77' to a point, Thence along a arc of a curve to the left, an arc distance of 167.33' said curve having a radius of 234.14', a chord bearing of N21°51'15"W and a chord distance of 163.79' to a point; Thence along an arc of a curve to the left, an arc distance of 119.36' said curve having a radius of 268.53', a chord bearing of N58°25'17"W and a chord distance of 118.38' to a point; Thence along an arc of a curve to the left, an arc distance of 107.86' said curve having a radius of 365.94', a chord bearing of N81°21'57"W and a chord distance of 107.47" to a point; Thence N88°17'01"W a distance of 85.51' to a point; Thence along a arc of curve to the left, an arc distance of 263,70', said curve having a radius of 404.68', a chord bearing of N69°19'12"W and chord distance of 259.06' to a point; Thence N39°59'09"W a distance of 200.48' to a point; Thence along an arc of a curve to the left, an arc distance of 185.77' said curve having a radius of 1111.29', a chord bearing of N48º11'58"W and a chord distance of 185.56' to a point; Thence N49º33'55"W a distance of 218.09' to a point; Thence N51°08'30"W a distance of 95.34' to a point; Thence N55°15'34"W a distance of 119.96' to a point; Thence N52°43'47"W a distance of 51.45' to an iron pin set; Thence along the Land Lot leaving said right of way of Duck Thurmond Road along the Land lot line common to Land Lots 289 and 290 N01°11'09"E a distance of 767.23' to a rock found; At the corner common to Land Lots 255, 256, 289 and 290; Thence N00°06'48"E a distance of 1247,89' to a rock found at the corner common to Land Lots 221, 222, 255 and 256; Thence along the Land Lot Line common to Land Lots 222 and 255, S89°22'14"E a distance of 988.06' to an iron pin set; Thence S00°06'28"W a distance of 367.41' to an iron pin set; Thence S38°57'56"E a distance of 239.24' to an iron pin set; Thence S01°04'21"W a distance of 195.53'

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to an iron pin set; Thence S09°41'37'E a distance of 146.38' to an iron pin set; Thence S28°09'13"E a distance of 117.40' to an iron pin set; Thence S47°34'44"E a distance of 123.20' to a 1/2' rebar found; Along the Land Lot Lines common to 255 thence S42°59'17"E a distance of 142.96' to an iron pin set; Thence S82°09'02"E a distance of 104.04' to an iron pin set; Thence S85°40'48"E a distance of 448.49" to an iron pin set; Thence S82°42'58"E a distance of 112.60" to an iron pin set; Thence S59°43'10"E a distance of 196.76' to an iron pin set; Thence S80°54'24"E a distance of 147.32' to an iron pin set; Thence S47°00'05"E a distance of 279.11' to an iron pin set; Thence S51°17'15"E a distance of 472.47' to an iron pin set; Thence S32°20'16"E a distance of 502.47' to an iron pin set; Thence S42°40'23 "E a distance of 392.39' to an iron pin set; Thence N88°44'11"W a distance of 950.92' to a 3/8" rebar found; Thence S00°40'09"W, a distance of 1320.28' to a 3/4" rebar found at the corner common to Land Lots 321, 322, 359 and 360; Thence along the Land Lot Lines common to Land Lots 322 and 359, N88°53'58"W a distance of 375,50' to an iron pin set on the northerly right of way of State Route #53; Thence along the Right of Way of State Route 53 N64°03'00"W, a distance of 71.54 to a point; Thence along an arc of a curve to the left, an arc distance of 136.25' said curve having a radius of 588.36', a chord bearing of N72°50'36"W and a chord distance of 135.95' to a point; Thence along an arc of a curve to the left, an arc distance of 208.53', said curve having a radius of 531,42', a chord bearing of S87°54'08"W and a chord distance of 207.20' to a 1/2" iron rebar set also being known as THE TRUE POINT OF BEGINNING.

Said Tract Containing 6,627,155 square feet or 152.139 acres, more or less.

All as more particularly shown on that certain ALTA/AC\$M Survey for First American Title Insurance Company, EHK Investments, LLC, a Georgia limited liability company, Atlanta Motorsports Park, LLC, a Georgia limited liability company, dated July 13, 2009, bearing the seal of Seaton G. Shepherd, Jr., Ga. R.L.S. No. 2136, which survey is incorporated by reference herein.

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# City Council:

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

## 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 Mike Eason Mayor

Robert Bolz City Manager

Beverly Banister City Clerk

Stacy Harris Zoning Admin Assistant

# PUBLIC NOTICE

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

**<u>ZSP C2400063</u>**: Atlanta Motorsports Park, LLC has petitioned to amend the site plan to convert the takeout kitchen to a restaurant; located at 20 Duck Thurmond Road (TMP 070 049 001). Public Hearing Dates: Planning Commission on Monday, December 11, 2023, and City Council Monday, December 18, 2023. City Council for a decision on Thursday, January 11, 2024.

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.

#### Wednesday, November 22, 2023

IS ESTABLISHED PROCEED NCE N 89 DEGREES 49 IUTES 55 SECONDS E \$43.68 T TO A POINT LOCATED ON WESTERLY RIGHT OF WAY DAK GROVE ROAD A 50 FEET IT OF WAY; THENCE ALONG URVE ON THE WESTERLY D (50 FEET RIGHT OF WAY) **'ING A RADIUS 293.58 FEET** AN ARC LENGTH OF 176.52 I, BEING SUBTENDED BY HORD S 42 DEGREES 38 UTES 42 SECONDS W A RD LENGTH OF 173.67 FEET A POINT ON THE WESTERLY IT OF WAY LINE OF OAK IVE ROAD (50 FEET RIGHT VAY);THENCE S 52 DEGREES **AINUTES 37 SECONDS W A** ANCE OF 50.75 TO A POINT THE WESTERLY RIGHT OF LINE OF OAK GROVE D (50 FEET RIGHT OF WAY); NCE ALONG A CURVE ON Westerly right of way **JAK GROVE ROAD (50 FEET** IT OF WAY) HAVING A IUS 266.03 FEET AND AN LENGTH OF 260.62 FEET IG SUBTENDED BY A CHORD DEGREES 47 MINUTES 45 ONDS W A CHORD LENGTH 50.32 FEET, TO A POINT ON WESTERLY RIGHT OF WAY OF OAK GROVE BOAD (50 RIGHT OF WAY); THENCE 4 DEGREES 44 MINUTES SECONDS W A DISTANCE 3.47 FEET TO A POINT ON WESTERLY RIGHT OF WAY OF OAK GROVE ROAD (50 RIGHT OF WAY); THENCE NG A CURVE ON THE TERLY RIGHT OF WAY OF GROVE ROAD (50 FEET IT OF WAY) HAVING A IUS 201.24 FEET AND AN LENGTH OF 101.32; BEING *(ENDED BY A CHORD S* DEGREES 26 MINUTES 29 INDS W A CHORD LENGTH 00.25 FEET, TO A POINT ON WESTERLY RIGHT OF WAY OF OAK GROVE ROAD (50 **RIGHT OF WAY); THENCE** VG A CURVE HAVING A US 30.00 FEET AND AN LENGTH OF 35.52 FEET. G SUBTENDED BY A CHORD DEGREES 47 MINUTES 02 NDS W A CHORD LENGTH 3.48 FEET, TO A POINT ON NORTHERLY SIDE OF WAR PARK ROAD A '60 FEET T OF WAY: THENCE ALONG **JRVE ON THE NORTHERLY** T OF WAY OF WAR HILL ROAD (60 FEET RIGHT WAY) HAVING A RADIUS TH OF 205.06 FEET, BEING ENDED BY A CHORD N EGREES 46 MINUTES 59 INDS W A CHORD I ENGTH 104.43 FEET, TO A POINT THE NORTHERLY RIGHT NORTHERLY WAY LINE OF WAR HILL ROAD (60 FEET RIGHT OF THENCE N 01 DEGREES INUTES 29 SECONDS E A NCE OF 169.97 FEET TO A NCH PIPE FOUND; THENCE DEGREES 02 MINUTES 13 NDS E A DISTANCE OF FEET TO AN IRON PIN

SET; THENCE N 24 DEGREES 54 MINUTES 11 SECONDS W A DISTANCE OF 26.55 FEET TO AN IRON PIN SET; THENCE N 21 DEGREES 45 MINUTES 38 SECONDS W A DISTANCE OF 26.79 FEET TO AN IRON PIN SET; THENCE N 18 DEGREES 26 MINUTES 58 SECONDS W A DISTANCE OF 28.57 FEET TO AN IRON PIN SET; THENCE N 18 DEGREES 42 MINUTES 45 SECONDS W A DISTANCE OF 75.50 FEET TO AN IRON PIN SET: THENCE N 00 DEGREES 11 MINUTES 06 SECONDS E A DISTANCE OF 26.79 FEET TO A 1/4 INCH PIPE AND THE POINT OF REGINNING

Said legal description being controlling, however the property is more commonly known as 29 OAK GROVE 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 or 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 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 the property is JOSEPH CERNIGLIA, JR, LINDA K CERNIGLIA, or tenants(s).

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed.

The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Carrington Mortgage Services, LLC, Loss Mitigation Dept., 1600 South Douglass Road Suite 200A, Anaheim, CA 92806, Telephone Number: 800-561 4567. Nothing in O.C.G.A. Section 44 14-162.2 shall be construed to require a secured creditor to negotiate, amend,

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or modify the terms of the mortgage instrument.

CARRINGTON MORTGAGE SERVICES, LLC as Attorney in Fact for JOSEPH CERNIGLIA, JR., LINDA

K CERNIGLIA THE BELOW LAW FIRM MAY BE

HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge, Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. CMS-18-05641 6 Ad Run Dates 10/18/2023, 11/15/2023, 11/08/2023, 11/22/2023, 11/29/2023 rlselaw.com/property-listing 127128, 10/18, 11/8,15,22,29

### Le cal Government

NOTICE OF PUBLIC MÉETINGS Notice is hereby provided that the Dawson County Board of Equalization shall convene on December 18, 19, and 20 beginning at 9:00 a.m. each day in the Grand Jury Room on the third floor of the Dawson County Courthouse located at 25 Justice Way, Dawsonville, rgia for the purpose conducting tax appeal Georgia of appeal hearings. 128467 11/22

IN THE SUPERIOR COURT OF DAWSON COUNTY STATE OF GEORGIA SPECIALIZED LOAN SERVICING, Plaintiff,

JASON A WRIGHT, CARRIE E. WRIGHT, & AHM MORTGAGE **Defendants** CIVIL ACTION FILE NO: 2020-CV-0395

OF SERVICE BY NOTICE PUBLICATION DEFENDANT AHM TO

MORTGAGE notified You are hereby pursuant to an Order for Service

by Publication of Superior Court of Dawson County Judge Kathlene F. Gosselin filed on August 16, 2023, that a Complaint for Reformation and Declaratory Relief with the above referenced style was filed on November 18, 2020 by Specialized Loan Servicing ("Plaintiff"). Should the relief prayed for therein be granted, the Court would issue an Order determining that Plaintiff has a properly assigned first place security interest in the Property described therein. You are hereby commanded and required to file an Answer to the Complaint with the Clerk of Court within 60 days of the date of the Order for Service by Publication serve a copy of said Answer upon Plaintiff's attorney,

Rohan Rupani, Albertelli Law, 100 Galleria Parkway, Suite 960, Atlanta, Georgia 30339. This the 23rd day of October,

2023. /s/ Justin Power Clerk of Superior Court of Dawson County, Georgia 127747, 11/8,15,22,29

#### Public Hearings

**Development Authority of** Dawson County will hold A Special Called Meeting:

A Special Called Meeting Wednesday, December 6, 2023 Location: Chamber of Commerce Conference Room 44 Commerce Drive Dawsonville, GA 30534 Videoconference Capability | By phone: 646-931 3860 | ID 885 1158 6197 | Passcode 1YB85p 128397,11/22

#### Notice of Public Hearing

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

ANX-C2400048: Dawson County BOE has petitioned to annex 1.61 acres of TMP 093 005, Located at 516 Allen Street with a County Zoning of C-CB (Community Business Commercial District) to City Zoning INST (Institutional District). Public Hearing Dates: Planning Commission on December 11, 2023, and City Council on December 18, 2023. City Council for a decision on January 11, 2024

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. 127909, 11/22

#### NOTICE OF SPECIAL CALLED JOINT MEETING

The Dawson County Board of Commissioners and the Dawsonville City Council will hold a Special Called Joint Meeting beginning at 10 a.m. Friday, December 8, 2023, for the purpose of discussing a Transportation Special Special Purpose Local Option Sales Tax (TSPLOST). The meeting

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will be held in the Assembly Room, located on the second floor of the Dawson County Government Center, 25 Justice Way, Dawsonville, GA 30534. The public is invited to attend, 128396,11/22,29

#### Public Sales/Auctions

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 C2400063:

Atlanta Motorsports Park, LLC has petitioned to amend the site plan to convert the takeout kitchen to a restaurant; located at 20 Duck Thurmond Road (TMP 070 049 001). Public Hearing Dates: Planning Hearing Dates: Planning Commission on Monday, December 11, 2023, and City Council Monday, December 18, 2023, City Council for a decision on Thursday, January 11,2024.

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. 128364,11/22

Probate Notices IN THE PROBATE COURT OF DAWSON COUNTY STATE OF GEORGIA IN RE: ESTATE OF KEVIN WILLIAM LANGE, DECEASED ESTATE NO. 2023-ES-34 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

December 6th, 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 swom to before a notary public or qualify to file as an indigent

party. Contact Probate personnel for the rec amount of filing fees. I objections, are filed, a he will be scheduled at a date. If no objections are the Petition may be gr without a hearing.

Judge Jennifer Burt Judge of the Probate Cour By: Allie Phillips Clerk of the Probate Court 25 Justice Way, Suite 4332 Dawsonville, GA 30534 (706)344-3580 128352,11/22

IN THE PROBATE COUR DAWSON COUNTY STATE OF GEORGIA IN RE:

JASON JAMES HAZLETT,

DECEASED ESTATE NO. 2023-ES-152 PETITION FOR LETTERS ADMINISTRATION NOTICE

To whom it may concem: ASHLEY KATRINA HAZ SULLIVAN has petitione be appointed administra of the estate of JASON J<sub>1</sub> HAZLETT, deceased, of county. (The petitioner also applied for waive bond, waiver of reports, w of statements, and/or

of certain powers conti O.C.G.A. § 53-12-261 in interested persons are he notified to show cause why petition should not be gra All objections to the pe must be in writing, se forth the grounds of any objections, and must be with the Court on or b

December 18th, 2023. BE NOTIFIED FURTHER: objections to the Petition be in writing, setting fortl grounds of any such object All objections should be s to before a notary p or before a Probate ( Clerk, and filing fees mu: tendered with your object unless you qualify to fil an indigent party. Co Probate Court personne the required amount of fees. If any objections are a hearing will be schedule a later date. If no objec are filed, the Petition ma

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 128204,11/22,29,12/6,13