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|  | <p align="center">City of Dawsonville 415 Highway 53 East, Suite 100 Dawsonville, GA 30534 (706) 265-3256</p> | <p align="center">Zoning Amendment Application C2400135</p> |
|---|---|---|

Application#: _____
 Applicant Name(s): Christopher C. Sipos
 Address: 3165 Park Chase City: Alpharetta, GA Zip: 30022
 Cell Phone: _____ Email: _____
 Signature(s) _____ Date _____

Property Address: 39 Creekstone Lane
 Directions to Property from City Hall: Right on Hwy-53-0.5 Mi. to traffic round-a-bout at Old Courthouse; take Hwy-53-W for 0.6 Mi. to Creekstone Lane on Left; turn into S/D; 3.3 Ac. Parcel along Left

Tax Map Parcel#: 083-020 Current Zoning: P UD
 Land Lot(s): 34, 35, 36, 37 & 38 District: Dawsonville-02 Section: _____
 Subdivision Name: H V Cochran S/D - CREEKSTONE
 Lot # _____ Acres: 3.347 Current use of property: VACANT

Has a past request of Rezone of this property been made before? NO
 The applicant requests the ZA# _____
 Rezoning to Zoning category: N/A Conditional Use permit for: Comm'l Site-specific Use Plan

Proposed use of property if rezoned: 4-Phase; 16 Rental Flex-Offices with work space & Inventory Storage
 Residential # of lots proposed: N/A Minimum lot size proposed N/A (Include Conceptual Plan)

Amenity area proposed N/A, if yes, what _____

If Commercial: total building area proposed: 20,000 sq ft in 4-Bldgs (Include Conceptual Plan) YES

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

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

Road Access/Proposed Access: (Access to the development/area will be provided from) 2-Access Points - from

Roadname: Creekstone Lane and Creekview Lane Type of Surface: Asphalt + Curbs, Walks & Drains

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

X Christopher C Sipos
 Signature of Applicant

dotloop verified
 06/04/24 10:02 AM EDT
 08BE-GGEN-WGTS-QNPA

06/04/2024
 Date

| | |
|--|---|
| Office Use Only | |
| Date Completed Application Rec'd: <u>06.05.24</u> | Amount Paid: \$ <u>500</u> CK <input checked="" type="checkbox"/> Cash <input type="checkbox"/> CC <input type="checkbox"/> |
| Date of Planning Commission Meeting: <u>07.08.24</u> | Dates Advertised: |
| Date of City Council Meeting: | Rescheduled for next Meeting: |
| Date of City Council Meeting: | Approved by City Council: YES NO |
| Approved by Planning Commission: YES NO | Postponed: YES NO Date: |

RECEIVED
 JUN 05 2024
 BY Slane Page

Property Owner Authorization

I / We Piedmont Village Partners, LLC hereby swear that I / we own the property located at (fill in address and/or tax map & parcel #) Parcel 083-020 as shown in the tax maps and/or deed records of Dawson County, Georgia, and which parcel will be affected by the request.

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

Printed Name of Applicant or Agent: Piedmont Village Partners LLC by: Allan Fuisens
Signature of Applicant or Agent: [Signature] Date: 5/31/24
Mailing Address: 2905 Piedmont Ave. Suite A
City: Atlanta Zip: 30305

Sworn and subscribed before me on this 31 day of May 2024

[Signature]
Notary Public, State of Georgia



My Commission Expires: 05/04/2026

EXHIBIT "A"

Legal Description

All that tract or parcel of land lying and being in Land Lot 437 of the 4th District, First Section, Dawson County, Georgia, City of Dawsonville, and being Tract 2B containing 0.8063 acres and Tract 1B containing 2.5410 acres as shown on that certain plat of survey for SBW Development Company by John B. Stubblefield, Georgia Registered Land Surveyor No. 2599, dated June 14, 2006 and being more particularly described as follows:

Beginning at an iron pin set at the intersection of the southerly right of way of State Route 53 (60 foot R/W) and the westerly right of way of Moon Drive (30 foot right of way not open); from said point of beginning running thence South 01 degrees, 46 minutes 58 seconds West a distance of 201.98 feet to a point; running thence North 79 degrees, 59 minutes 53 seconds East a distance of 30.04 feet to a one-inch bar disturbed; running thence North 81 degrees, 33 minutes 28 seconds East a distance of 99.72 feet to a one-half inch rebar found; running thence North 80 degrees, 28 minutes 11 seconds East a distance of 41.02 feet to a one-half inch square rod; running thence South 00 degrees, 34 minutes 27 seconds West a distance of 209.98 feet to a one-half inch square rod; running thence South 02 degrees, 45 minutes 29 seconds East a distance of 117.68 feet to a point; running thence an arc distance of 256.42 feet to a point, said arc being subtended by a chord bearing South 80 degrees, 11 minutes 59 seconds West and having a chord distance of 247.23 feet; running thence an arc distance of 18.59 feet to a point, said arc being subtended by a chord bearing North 35 degrees, 03 minutes 02 seconds West and having a chord distance of 17.25 feet; running thence an arc distance of 141.68 feet to a point, said arc being subtended by a chord bearing North 42 degrees, 06 minutes 35 seconds West and having a chord distance of 127.49 feet; running thence an arc distance of 18.11 feet to a point, said arc being subtended by a chord bearing North 50 degrees, 09 minutes 20 seconds West and having a chord distance of 16.87 feet; running thence an arc distance of 79.73 feet to a point, said arc being subtended by a chord bearing North 04 degrees, 47 minutes 57 seconds West and having a chord distance of 79.45 feet; running thence North 03 degrees, 30 minutes 22 seconds East a distance of 116.15 feet to a point; running thence North 03 degrees, 30 minutes 22 seconds East a distance of 162.71 feet to a point; running thence an arc distance of 21.64 feet to a point, said arc being subtended by a chord bearing North 00 degrees, 24 minutes 23 seconds East and having a chord distance of 21.63 feet; running thence North 56 degrees, 44 minutes 06 seconds East a distance of 45.11 feet to a point on the southerly right of way of State Route 53; running thence along said right of way of State Route 53 North 81 degrees, 09 minutes 45 seconds East a distance of 139.41 feet to the point of beginning.

May 31, 2024

To: City of Dawsonville, Ga; Planning and Zoning Department

PUD AMENDMENT -- LETTER OF INTENT

PROJECT: "DAWSON OLDE TOWNE OFFICE PARK"

3.3 Acs; located at 39 Creekstone Lane and Creekview Lane, City of Dawsonville, GA

Thank you for reading and for considering the approval of this Amendment to the PUD for the Creekstone S/D...

The portion of the S/D that we are addressing today is the "Commercial Outparcel" as noted in the recorded Plat: in Book-70 and Pg-115 and recorded on Sept 22, 2006...

We are before you today to state the intended "Site Specific" use and to Amend the existing PUD for the purposes of Developing and Constructing a 4-Phased project consisting of 16 Rental Units of 1,250 sq ft each, of the Flex-Office Spaces which include their interior work areas along with inventory storage; located in 4- buildings per the submitted Concept Plan ...

As you may note, the Future "Commercial Use" shown; was planned and approved along with the Original Residential Phases of this PUD and our submittal now is for the approval of the required "Site Specific" Concept Plan...

Accordingly, this "Flex-Office Park Commercial use" is Grandfathered in; on the existing Creekstone S/D 's PUD; based on the "Original Plat" for the Creekstone F.K.A. Flat Creek Plat, PUD dated 11-19-2004

Also, you can see, this present layout is for 4-smaller buildings as opposed to a Typical Longer style Retail "Strip Center" with each of these smaller units having only 1,250 sq. ft. of leasable space. As the Project fill-up; we will consider on-site-management...

So, what will the Creekstone residents see as they either enter or leave the S/D??? Well, pretty much what they see now; a fenced, tree lined property with some additional back-up landscaping, as required by the City of Dawsonville Regulations...

As to the Architectural Details for the buildings are intended to blend with the landscape: as the Front Entrance elevations will each have a Storefront door and a large fixed glass window; and will also include; Dry-Stacked Stone Columns, with Dry Stacked Stone located up to 3-ft of height from sidewalk to window sills; that along with Horizontal Hardie Siding for the balance of the fronts; in keeping with the S/D styles...

While the End elevations of the buildings and the rear elevations will have Vertical Steel Panels (Leaf Green in Color) and the Standing Seam roof panels are to be (White in color) ...

DAWSON OLDE TOWNE OFFICE PARK; 39 Creekstone Lane & Creekview Lane

We have had questions asked: Instead of offices could the new owner build Townhomes or some other Residential Rental units???

And the answer, from the City is “NO” as the 3-main residential Phases of the current Creekstone S/D have consumed all of the permitted residential density...

We also have been asked if we have tenants in-hand at the present time; and the answer again is NO...

We do expect that we will see our interested parties upon the commencement of Advertising and Pre-Leasing portions of the Project...

We hope that the City will see this project as a Business Incubator as well as an inexpensive location for many small Start-up Businesses who cannot afford the larger available commercial spaces...

We welcome established businesses also, who require a place for their Secretarial and Bookkeeping work to be done and they can keep the supplies of their trades on-hand... The uses are only limited by the City's issuances of Business licenses...

Thank you for your time and consideration of this Amendment to the PUD...

Respectfully submitted,

Christopher C. Sipos; Applicant

City Council:

Caleb Phillips, Post 1
William Illg, Post 2
Sandy Sawyer, Post 3
Mark French, Post 4



John Walden
Mayor

Robert Bolz
City Manager

Beverly Banister
City Clerk

Planning Commission:

Randy Davis, Chairperson
Alexis Noggle, Post 1
Josh Nichols, Post 2
Vacant, Post 3
Ashley Stephenson, Post 4

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

Ron Haynie
Planning Director
Stacy Harris
Zoning Admin Assistant

PUBLIC NOTICE

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

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ZSP C2400135: Christopher Sipos has petitioned to amend the existing site plan; located at 39 Creekstone Lane (TMP 083 020). Public Hearing Dates: Planning Commission on Monday, July 8, 2024, and City Council Monday, July 15, 2024. City Council for a decision on Monday, August 5, 2024.

If you wish to speak on the request(s), please contact City Hall for a Campaign Disclosure form. ***This form only needed if you have made campaign contributions in the amount of \$250 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 706-65-3256 at least two (2) business days prior to the meeting.

PROJECT DESCRIPTION:

THE PROPOSED DEVELOPMENT CONSISTS OF ADDING 16 OFFICE UNITS AND ALL REQUIRED IMPROVEMENTS.

EACH UNIT PROPOSED IS 1250 SF

ADDRESS: 39 CREEKSTONE LANE, DAWSONVILLE, GA 30534

PARCEL: 083-020

JURISDICTION: CITY OF DAWSONVILLE

TOTAL AREA= 3.347 ACRES

BOUNDARY FROM SURVEY FOR PDK PARTNERS, LLC, BY McCLURE SURVEYING, INC. DATED 12/16/2019

EXISTING SITE CONDITIONS SHOWN HEREON ARE APPROXIMATE. FIELD VERIFICATION IS REQUIRED PRIOR TO SITE DESIGN.

ZONING INFORMATION:

CURRENT ZONING: PUD

UTILITY INFORMATION:

SEWER: CITY OF DAWSONVILLE

WATER: CITY OF DAWSONVILLE

PARKING CALCULATIONS:

PARKING REQUIREMENTS:

OFFICE, GENERAL OR PROFESSIONAL REQUIRES
1 SPACE PER 250 SF OF GROSS FLOOR AREA.

HANDICAPPED PARKING REQUIREMENTS:

6-25 PARKING SPACES REQUIRES 1 H/C SPACE

EACH UNIT = 25'x20' (500 SF) OFFICE AREA PROPOSED WITH THE REMAINDER OF THE BUILDING BEING ALLOCATED FOR WAREHOUSE/STORAGE:
500 SF / 250 SF = 2 SPACES PER UNIT REQUIRED

BLDG A = 4 UNITS

4 UNITS X 2 SPACES/UNIT: 8 SPACES REQUIRED
8 SPACES WITH 1 BEING H/C PROVIDED

BLDG B = 3 UNITS

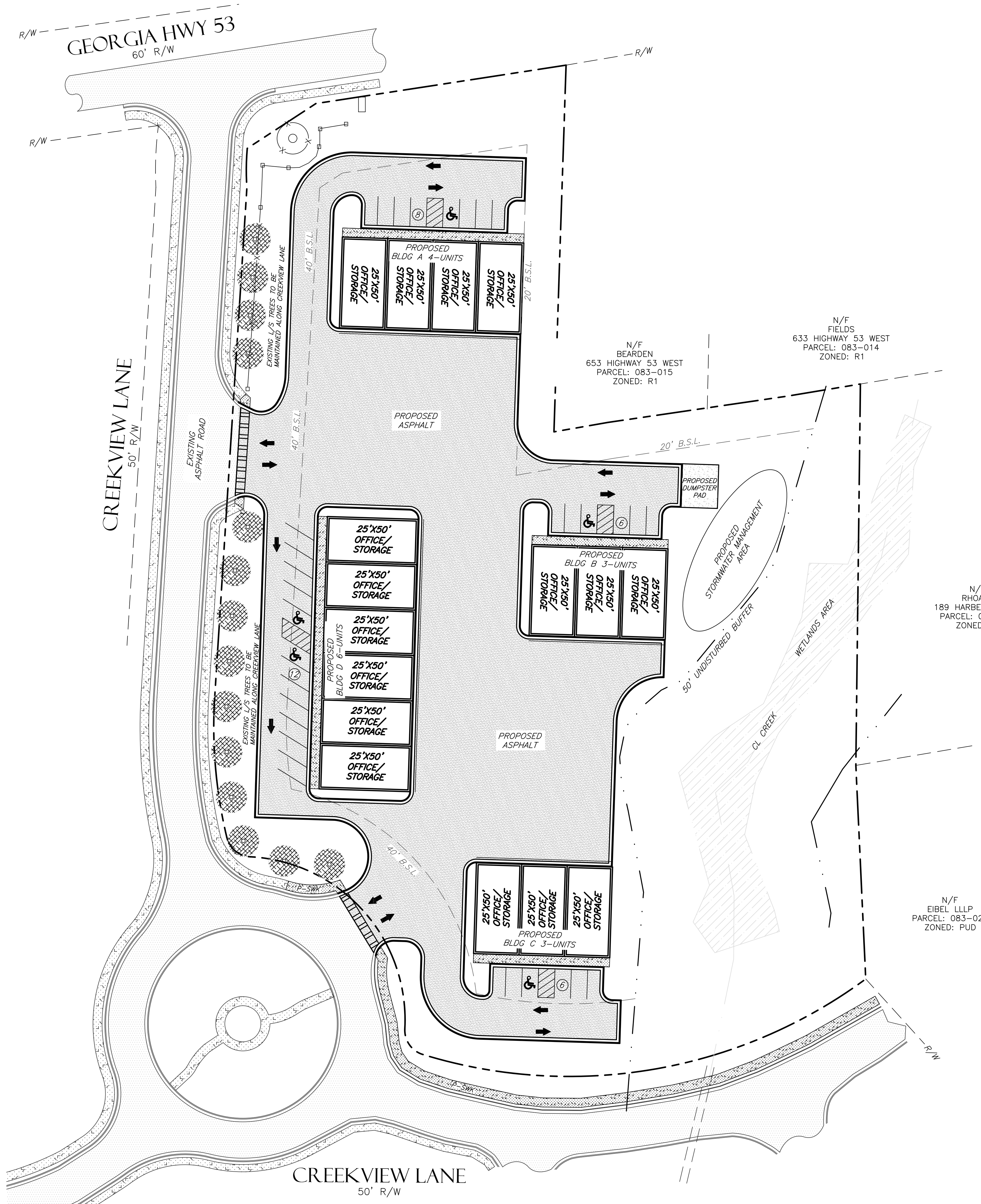
3 UNITS X 2 SPACES/UNIT: 6 SPACES REQUIRED
6 SPACES WITH 1 BEING H/C REQUIRED/PROVIDED

BLDG C = 3 UNITS

3 UNITS X 2 SPACES/UNIT: 6 SPACES REQUIRED
6 SPACES WITH 1 BEING H/C REQUIRED/PROVIDED

BLDG D = 6 UNITS

6 UNITS X 2 SPACES/UNIT: 12 SPACES REQUIRED
12 SPACES WITH 2 BEING H/C REQUIRED/PROVIDED

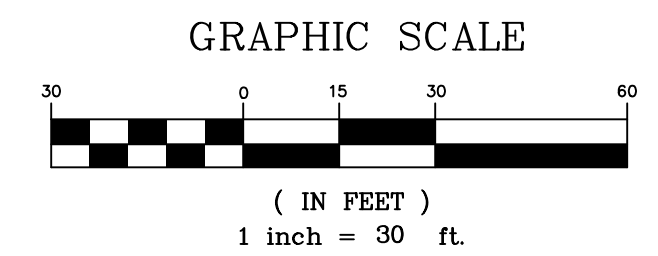


LEGEND

| | | | |
|-------|---------------------------|----------|---------------------------|
| ○ | POWER POLE (PP) | C&G | CURB AND GUTTER |
| HP | HIGH POINT | IP | IRON PIN |
| DI | DROP INLET | P/L | PROPERTY LINE |
| JB | JUNCTION BOX | F.E.S.S. | FLARED END SAFETY SECTION |
| OCS | OUTLET CONTROL STRUCTURE | PT | POINT OF TANGENT |
| DWCB | DOUBLE WING CATCH BASIN | PC | POINT OF CURVATURE |
| HW | HEADWALL | OCS | OUTLET CONTROL STRUCTURE |
| RCP | REINFORCED CONCRETE PIPE | ELEV. | ELEVATION |
| CMP | CORRUGATED METAL PIPE | N/F | NOW OR FORMERLY |
| HDPE | HIGH DENSITY POLYETHYLENE | R/W | RIGHT OF WAY |
| UGD | UNDERGROUND DETENTION | LLL | LAND LOT LINE |
| TBM | TEMPORARY BENCHMARK | CONC. | CONCRETE |
| EX | EXISTING | INV | INVERT |
| PROP. | PROPOSED | EQP | EDGE OF PAVEMENT |
| FI | FIRE HYDRANT | TYR. | TYPICAL |
| WM | WATER METER | — | FENCE |
| LF | LINEAR FEET | — | SILT FENCE |
| DIP | DUCTILE IRON PIPE | — | OVERHEAD ELECTRIC |
| PVC | POLYVINYL CHLORIDE | — | SOILS |
| R | RADIUS | — | SANITARY SEWER LINE |
| SF | SQUARE FEET | — | BUILDING SETBACK LINE |
| FFE | FINISH FLOOR ELEVATION | — | STATE BUFFER |
| | | — | 8" WATERLINE |



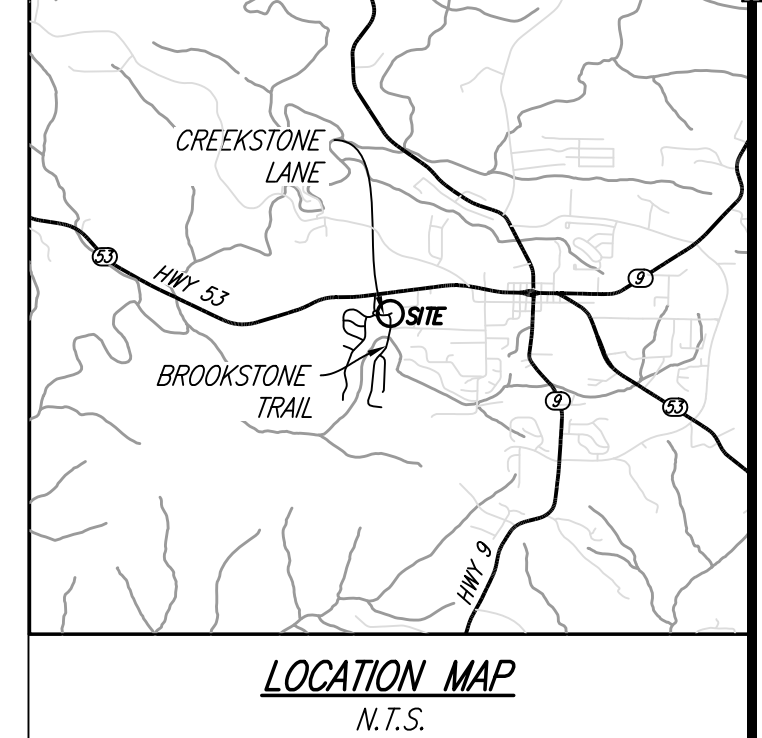
IF ANY CONFLICTS, DISCREPANCIES, OR ANY OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON THE CONSTRUCTION DOCUMENTS OR FIELD CONDITIONS, THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY AND SHALL NOT COMMENCE FURTHER OPERATION UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.



OWNER/DEVELOPER
CHRIS SIPOS
3165 PARK CHASE
ALPHARETTA, GA 30022

24-HOUR CONTACT
CHRIS SIPOS
(404) 797-4383
chrispos@yahoo.com

SITE ADDRESS:
39 CREEKVIEW LANE
DAWSONVILLE, GA 30534



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| REVISION | DATE | DESCRIPTION |
|----------|-----------|-------------------|
| 1 | 5/29/2024 | ISSUED FOR REVIEW |

CONCEPTUAL LAYOUT FOR:
DAWSON OLDE TOWNE OFFICE PARK
LAND LOT 437
4th DISTRICT, 1st SECTION
CITY OF DAWSONVILLE
DAWSON COUNTY, GEORGIA

DRAWN BY: JMT
CHECKED BY: PSA
LAND LOT: 437
DISTRICT: 4th
SECTION: 1
CITY: DAWSONVILLE
COUNTY: DAWSON
DATE: 5/29/2024

SHEET NO.
1 OF 1

PROJECT NO.
24-234