

**AGENDA**  
**PLANNING COMMISSION REGULAR MEETING**  
**G.L. Gilleland Council Chambers on 2<sup>nd</sup> Floor**  
**Monday, June 10, 2024, 5:30 P.M.**

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1. Call to Order
2. Roll Call
3. Invocation and Pledge
4. Announcements
5. Approval of the Agenda
6. Approval of the Minutes
  - Regular Meeting held Monday, December 11, 2023

**PUBLIC HEARING**

7. **ZSP C2400113**: Jim Chapman Construction Group has petitioned to amend the site plan; located at 796 HWY 53 East and 2120 Perimeter Road (TMP 093 043; 093 044, 093 046, 093 047). Public Hearing Dates: Planning Commission on Monday, June 10, 2024, and City Council Monday, June 17, 2024. City Council for a decision on Monday, July 15, 2024.
8. **VAR C2400124**: Jim Chapman Construction Group has requested to reduce the front building setback from 30 feet to 10 feet; located at 796 HWY 53 East and 2120 Perimeter Road (TMP 093 043, 093 044, 093 046, 093 047). Public Hearing Dates: Planning Commission on Monday, June 10, 2024.
9. **ZA C2400125**: Davis Engineering & Surveying has petitioned a zoning amendment for TMP D03 014 and 092B 011; located at 401 HWY 9 North from HB (Highway Business) and LI (Light Industrial) to R-6 (Multiple-Family Residential). Public Hearing Dates: Planning Commission on Monday, June 10, 2024, and City Council Monday, June 17, 2024. City Council for a decision on Monday, July 15, 2024.

**PLANNING COMMISSION REPORTS**

**ADJOURNMENT**

*The next scheduled Planning Commission meeting is Monday, July 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.*

**MINUTES**  
**PLANNING COMMISSION REGULAR MEETING**  
**G.L. Gilleland Council Chambers on 2<sup>nd</sup> Floor**  
**Monday, December 11, 2023**

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1. **CALL TO ORDER:** Chairperson Randy Davis called the meeting to order at 5:30 p.m.
2. **ROLL CALL:** Present were Planning Commission Members, Sandy Sawyer, Josh Nichols, Alexis Noggle, Anna Tobolski, City Attorney Kevin Tallant, Councilmember Liaisons Caleb Phillips and John Walden, City Manager Bob Bolz, Building Inspector Clay Moss, and Zoning Administrative Assistant Stacy Harris.
3. **INVOCATION AND PLEDGE:** City Manager Bob Bolz led invocation and pledge.
4. **ANNOUNCEMENTS:** None
5. **APPROVAL OF THE AGENDA:** Motion to approve the agenda made by A. Tobolski; second by A. Noggle. Vote carried unanimously in favor.
6. **APPROVAL OF THE MINUTES:** Motion to approve the regular meeting minutes held on Monday, October 9, 2023, made by J. Nichols; second by S. Sawyer. Vote carried unanimously in favor.

**PUBLIC HEARING**

7. **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.

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

No one spoke in favor of the request.

No one spoke in opposition of the request.

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

Commission Member Tobolski had a couple of questions for the Planning Department. She asked if Dawson County Board of Commissioner (BOC) opposed the annexation request. Ms. Harris stated the BOC considered the request on November 16<sup>th</sup> and they had no objections to the annexation. Commission Member Tobolski asked the petition to annex into the city was made by Board of Education. Ms. Harris said yes it was.

J. Nichols made a motion to approve ANX-C2400048; second by A. Noggle. The vote carried three in favor (Noggle, Nichols, Sawyer) with one opposed (Tobolski).

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.

Chairperson Davis read the petition to amend the current site plan and conducted the public hearing. Motion to open the public hearing made by J. Nichols; second by A. Noggle. Vote carried unanimously in favor.

The following people spoke in favor of the zoning request:

**MINUTES**  
**PLANNING COMMISSION REGULAR MEETING**  
**G.L. Gilleland Council Chambers on 2<sup>nd</sup> Floor**  
**Monday, December 11, 2023**

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- Joey Homans, 272 Hwy 9 South, Dawsonville, GA – Mr. Homans stated that his client would like to revise the current site plan to convert the takeout kitchen at the go-kart clubhouse to a restaurant. He further stated that his client would like to have the option of a restaurant at the conference center.
- Jeremy Porter, 20 Duck Thurmond Rd, Dawsonville, GA – Mr. Porter stated that the application for the restaurant was for 50-100 seats. He stated that the actual number of seats would be 40, due to the limitations of the septic design and grease traps. Mr. Porter stated that they were applying for a restaurant at the go-kart clubhouse, and they would like the opportunity in the future to have a restaurant at the conference center. They have no design or concept plan.

The following person spoke in opposition to the request:

- Dr. West Hamryka, 683 Duck Thurmond Road, Dawsonville, GA – Dr. Hamryka stated that the additional traffic on Duck Thurmond and Highway 53 West cannot handle this request. He also stated that he would like to invite the Planning Commission out to his farm and hear how loud the noise is and see how it rattles his windows in his home.

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

Commission Member J. Nichols asked Mr. Porter and Mr. Homans the hours of operation for the restaurant and would the restaurant be open to members only or the public. Mr. Homans stated that his client would follow the city ordinance and the stipulations that were approved at the September 18, 2023, City Council Meeting. He further stated that the restaurant would be open to the public.

Commission Member S. Sawyer asked Mr. Porter if it would be a sit-down dining style restaurant and would alcohol be served. Mr. Porter stated that yes, it would be a sit-down restaurant at the go-kart clubhouse, with a simple menu. The restaurant at the conference center is a catering kitchen and that would be the base kitchen and in the future move to a sit-down dining. Mr. Porter further stated that alcohol would be served, and they will apply and follow the state and local alcohol permits and regulations. Commission Member S. Sawyer asked if the environmental health had approved of the restaurant's use. Mr. Porter said no since the plans were not approved through the Planning Department.

Chairperson Davis asked Mr. Porter if alcohol would be served in the restaurant only. Mr. Porter said that is correct.

Commission Member A. Noggle asked Mr. Porter to clarify his request regarding the restaurant at the go-kart clubhouse or the conference center. Mr. Porter stated that he is requesting two restaurants; one at the conference center and the other at the go-kart clubhouse. He stated that at the present time he does not know what the restaurant at the conference center would look like or how many seats it would have. No plans have been designed for this restaurant.

A. Tobolski made a motion for approval for the requested restaurant specifically for the go-kart clubhouse center that will be based on the city guidelines; second by A. Noggle. Vote carried unanimously in favor.

**MINUTES**  
**PLANNING COMMISSION REGULAR MEETING**  
**G.L. Gilleland Council Chambers on 2<sup>nd</sup> Floor**  
**Monday, December 11, 2023**

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**PLANNING COMMISSION REPORTS:** Next Planning Commission Meeting is Monday, January 8, 2024. Sandy Sawyer stated that this would be her last Planning Commission Meeting. She will be serving on the City Council Post 3. Ms. Sawyer stated that she was thankful for the time served on the Planning Commission and looks forward to serving on City Council.

**ADJOURNMENT:** Motion to adjourn the meeting at 6:20 p.m. made by A. Tobolski; second by A. Noggle. Vote carried unanimously in favor.

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2024

\_\_\_\_\_  
Randy Davis, Commission Chairperson

\_\_\_\_\_  
Alexis Noggle, Planning Commissioner Post 1

\_\_\_\_\_  
Josh Nichols, Planning Commissioner Post 2

\_\_\_\_\_  
, Planning Commissioner Post 3

\_\_\_\_\_  
Anna Tobolski, Planning Commissioner Post 4

Attested: \_\_\_\_\_  
Stacy Harris, Zoning Administrative Assistant





# CITY OF DAWSONVILLE

## PLANNING STAFF REPORT

**APPLICANT:** .....Jim Chapman Construction Group

**AMENDMENT #**.....ZSP C2400113

**REQUEST** .....Amend the current Site Plan

**CURRENT ZONING** .....R-6 Multiple-Family Residential District

**SIZE**.....+/- 33.98 Acres

**LOCATION** .....2120 Perimeter Road

**TAX PARCEL** .....093-047, 093 046, 093 -044, 093 043

**PLANNING COMMISSION PUBLIC HEARING DATE** ...Monday, June 10, 2024

**CITY COUNCIL DATE PUBLIC HEARING DATE** .....Monday June 17, 2024

**APPLICANT PROPOSAL**

The applicant is seeking to amend the current site plan to relocate residential units to make the development feasible without changing the number of approved units, entrance, or amenities.

**SURROUNDING PROPERTIES**

<i>Adjacent Land Uses</i>	<i>Existing zoning</i>	<i>Existing Use</i>
North	R-1	Residential
South	R-6	Multiple Family Residential t
East	HB & R-1	Commercial & Residential
West	PUD	Mixed Use / Residential

**HISTORY**

- ❖ (ANX 5-013) Annexation for TMP 093 043 approved on 01.09.2006
- ❖ (ANX 13-005 & ZA 07-13-227) Annexation and Rezoned for TMP 093 047 from County RSR to R1 approved on 09.09.2013

- ❖ (ANX 13-005 & ZA 07-13-226) Annexation and Rezoned for TMP 093 044 from County RSR to R1 approved on 09.09.2013
- ❖ (ANX C2200122) Annexation for TMP 093 046 approved on 10.17.2022
- ❖ (ZA C2200123) Rezoned for TMP 093 046 from R1- R6 with conditions on 10.17.2022:
  - 1) Installation of sanitary lines and sewer manholes up to Perimeter Road right-of-way for future sewer outfall service for TMPs 093 041, 093 063 and 093 033.
  - 2) The applicant will donate funds for future intersection improvements at Perimeter Road and Hwy 9 South. Funds in the amount of \$1,000.00 per unit shall be donated prior to each building permit approval. Funds shall be eligible for future impact fee credits if the City adopts said fees in the future.
  - 3) The applicant will donate funds for the future intersection improvements at Perimeter Road and Hwy 53 East. Funds in the amount of \$500.00 per unit shall be donated prior to each building permit approval. Funds shall be eligible for future impact fee credits if the City adopts said fees in the future. Condition warranted due to proposed right turn movement of 230 vehicles/day is 92% of 250 vehicles/day threshold. The study did not include future bypass road passenger and truck traffic.
  - 4) Condition warranted due to proposed left turn on Perimeter Road and development driveway #1. Condition warranted due to proposed left turn movement of 215 vehicles/day is 86% of 250 vehicles/day threshold. The study did not include future bypass road passenger and truck traffic. Sec 109.46 requires lane for safe operations.

## **ANALYSIS**

- 195 Single Family Homes that will be permitted as apartments
- Homes will range from 1,000 to 1,500 square feet, mixture of 2 to 3 bedrooms
- Clubhouse, Pool, and Dog Park
- 33.98 acres with a density of 5.74 units per acre

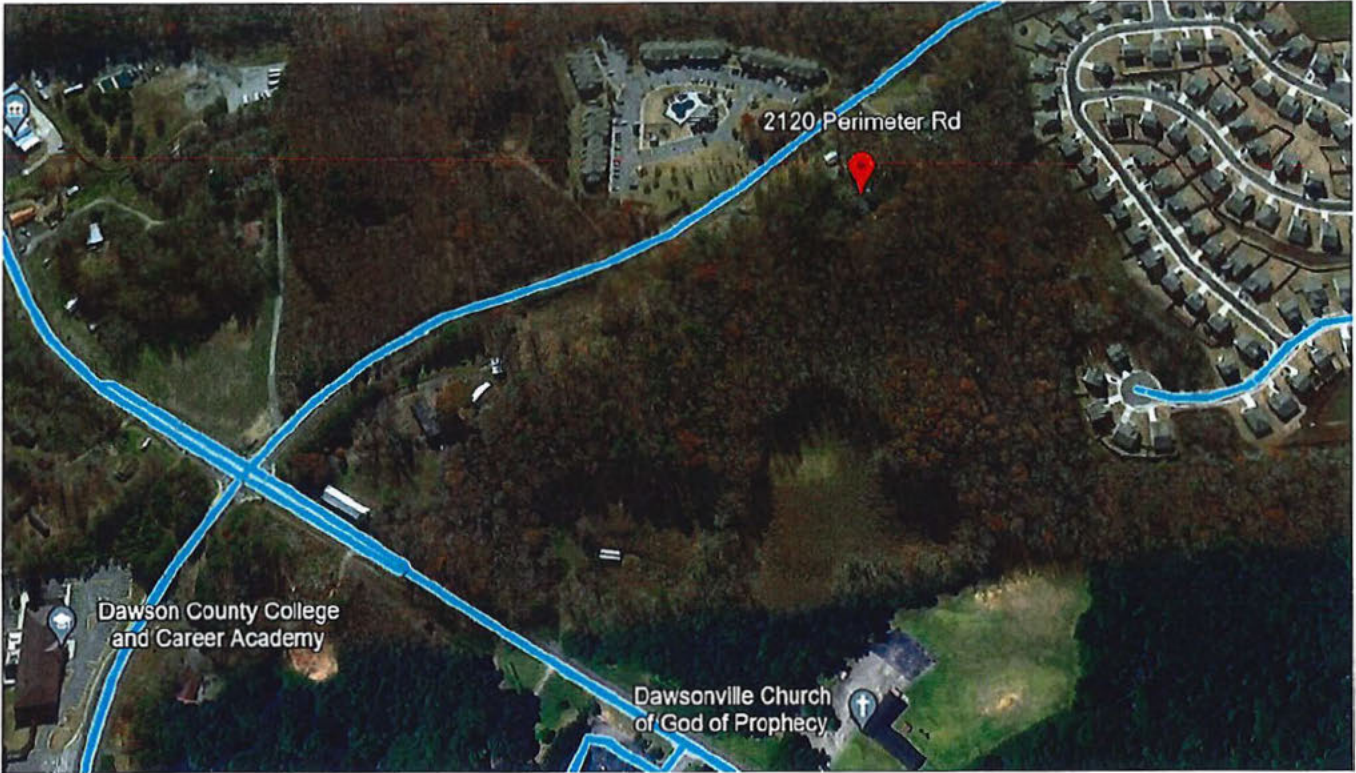
## **RECOMMENDATIONS**

Staff recommends approval of the site plan with the following condition:

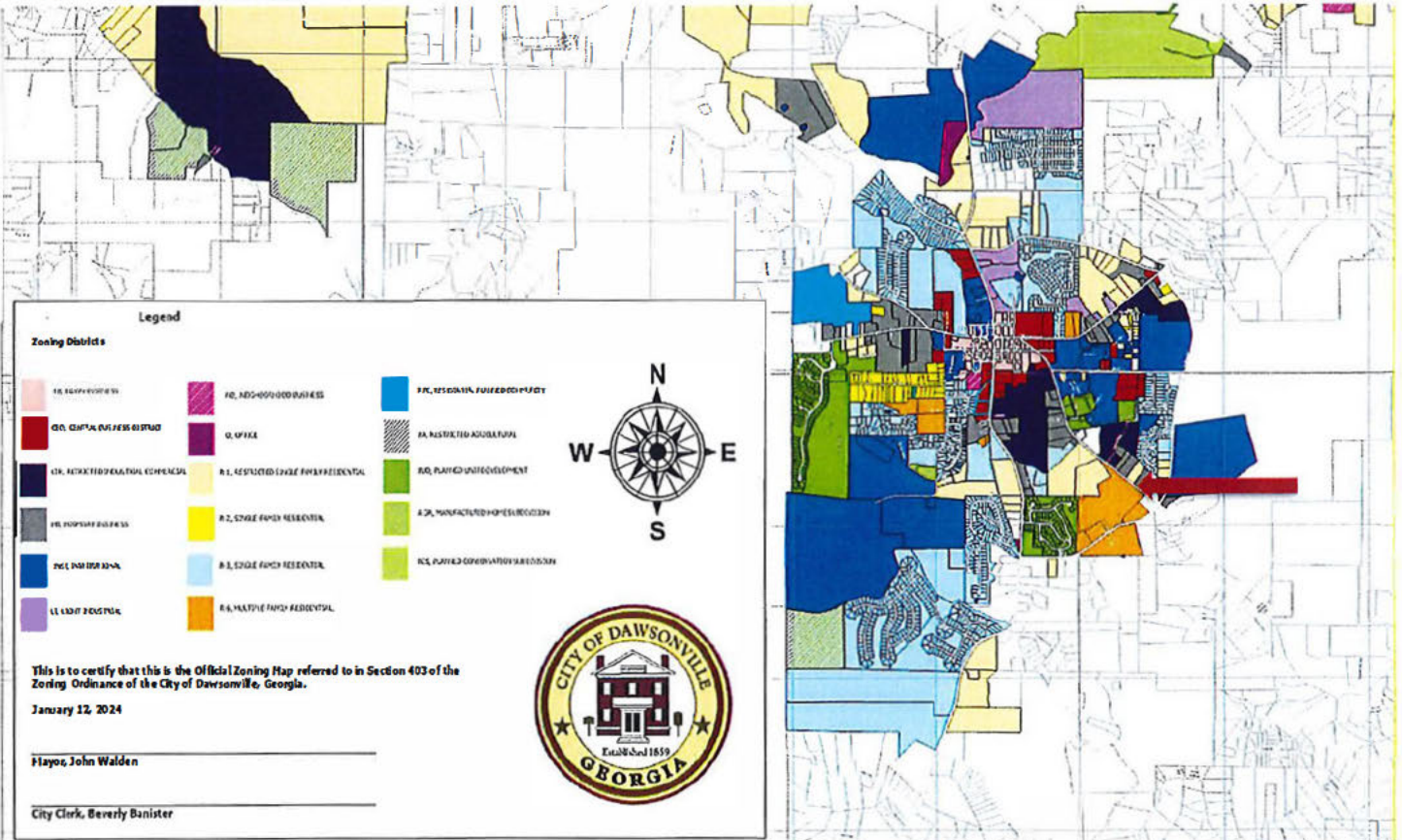
- 1) Approval of the subject concept plan is contingent upon additional required approvals from Environmental Protection Division (EPD) and the U.S. Army Corps of Engineers (USACoE).
- 2) Approval of this concept plan is not an approval of any variances excluded from this request or other code non-compliance. Engineered plans must demonstrate compliance with all relevant City or other applicable jurisdiction codes.



**PICTURE OF PROPERTY**




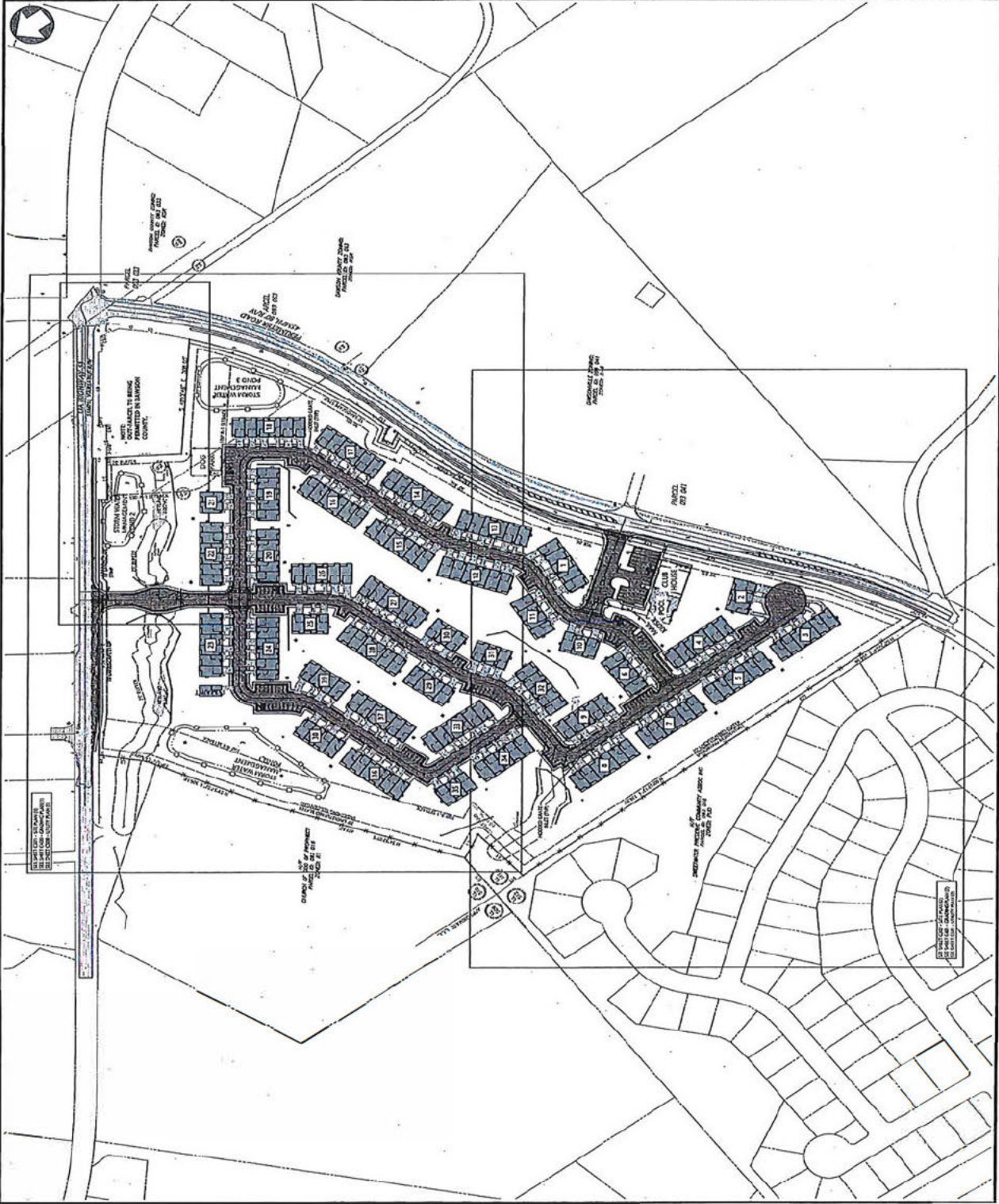
**CURRENT ZONING MAP**





SITE PLAN

 ATWELL RESIDENTIAL DEVELOPMENT GROUP 1000 PROGRESS BLVD, SUITE 400 DALLAS, TEXAS 75201 TEL: 214.416.1000 WWW.ATWELL.COM	4TH DISTRICT, 1ST SECTION	DAWSON COUNTY, GA	PROJECT PLANS	OVERALL PLAN	11M CHARMAH CONSTRUCTION GROUP	DATE: 02/20/2024	SCALE: AS SHOWN	PROJECT NO: C300	CLIENT: #00022	DATE: 02/20/2024	SCALE: AS SHOWN	PROJECT NO: C300
	COTTAGES AT DAWSONVILLE											
	11M CHARMAH CONSTRUCTION GROUP											



THIS PLAN IS THE PROPERTY OF ATWELL AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ATWELL.

	<b>City of Dawsonville</b> 415 Highway 53 East, Suite 100 Dawsonville, GA 30534 (706) 265-3256	<b>Zoning Amendment Application</b>
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Application#: ZSP C2400113

Applicant Name(s): Jim Chapman Construction Group

Address: 2700 Cumberland Parkway SE City: Atlanta Zip: 30339

Cell Phone: [REDACTED] Email: [REDACTED]

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

Property Address: 2120 Perimeter Road, Dawsonville, GA 30534

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

Tax Map Parcel #: 093 047; 093-044; 093-046; 093-043 Current Zoning: R-6

Land Lot(s): LL 56 511 District: \_\_\_\_\_ Section: \_\_\_\_\_

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

Acres: 33.98 Current use of property: Single Family Residential

Has a past request of Rezone of this property been made before? Yes If yes, provide ZA# C2200123

**The applicant request:**

Rezoning to Zoning category: Amend Site Plan Conditional Use permit for: \_\_\_\_\_

Proposed use of property if rezoned: R-6

Residential # of lots proposed: \_\_\_\_\_ Minimum lot size proposed \_\_\_\_\_ (Include Conceptual Plan)

Amenity area proposed Yes, if yes, what \_\_\_\_\_

If Commercial: total building area proposed: \_\_\_\_\_ (Include Conceptual Plan)

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

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

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

Road name: \_\_\_\_\_ Type of Surface: \_\_\_\_\_

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

[Signature]  
Signature of Applicant

April 3, 2024  
Date

Office Use Only			
Date Completed Application Rec'd: <u>04.18.2024</u>	Amount Paid: \$	CK	Cash CC
Date of Planning Commission Meeting:	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:		



**Property Owner Authorization**

I / We Jim Chapman Construction Group hereby swear that I / we own the property located at (fill in address and/or tax map & parcel #) 093-047; 093-044; 093-046;093-047 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 Joseph A. Homans, Attorney  
Signature of Applicant or Agent [Handwritten Signature] Date 04/03/2024  
Mailing Address P.O.Box 477  
City Dawsonville State GA Zip 30534

Sworn and subscribed before me on this  
3rd day of April 2024

[Handwritten Signature]  
Notary Public, State of Georgia

My Commission Expires: 9-12-2027



**Notice of Residential-Agricultural District (R-A) Adjacency**

Agricultural districts include uses of land primarily for active farming activities and result in odors, noise, dust, and other effects, which may not be compatible with adjacent development. Future abutting developers which are not in R-A land use districts shall be provided with this "Notice of R-A Adjacency" prior to administrative action on either the land use district or the issuance of a building or occupancy permit.

Prior to administrative action the applicant shall be required to sign this waiver which indicates that applicant understands that a use is ongoing adjacent to his use which will produce odors, noise, dust and other effects which may not be compatible with the applicant's development. Nevertheless, understanding the effects of the adjacent R-A use, the applicant agrees by executing this form to waive any objection to those effects and understands that his district change and / or his permits are issued and processed in reliance on his agreement not to bring any action asserting that the adjacent uses in the R-A district constitute a nuisance against local governments and adjoining landowners whose property is located in an R-A district.

This notice and acknowledgement shall be public record.

Joseph H. [Signature]  
Signature of Applicant / Representative of Applicant

04/03/2024  
Date

Sworn to and subscribed before me on this  
3rd day of April 2024

[Signature]  
Notary Public, State of Georgia

My Commission Expires: 9-12-2027

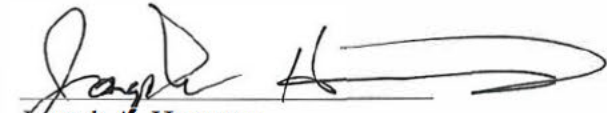


**CITY OF DAWSONVILLE**

Jim Chapman Construction Group submitted a proposed site plan with the application filed on April 3, 2024 and hereby submits the revised proposed site plan subject to the instant application to amend site plan.

This 11th day of April, 2024.

**JOSEPH A. HOMANS, P.C.**



Joseph A. Homans

Attorney for Jim Chapman Construction Group  
Georgia State Bar No 364647

P.O.Box 477  
Dawsonville, GA 30534



**RECEIVED**  
APR 11 2024  
BY: *SW*



## **LETTER OF INTENT**

Jim Chapman Construction Group (“Jim Chapman”) submits this letter of intent regarding an amended site plan.

The City approved the current site plan and zoning district on October 17, 2022. The proposed site plan amendment allows Jim Chapman Construction Group to proceed with the development consistent with the spirit and intent of the approved site plan.

Jim Chapman intends to amend the site plan to relocate residential units to make the development feasible without changing the number of approved units, entrances, or amenities.

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DATE: 11/15/2011



PROJECT NO.

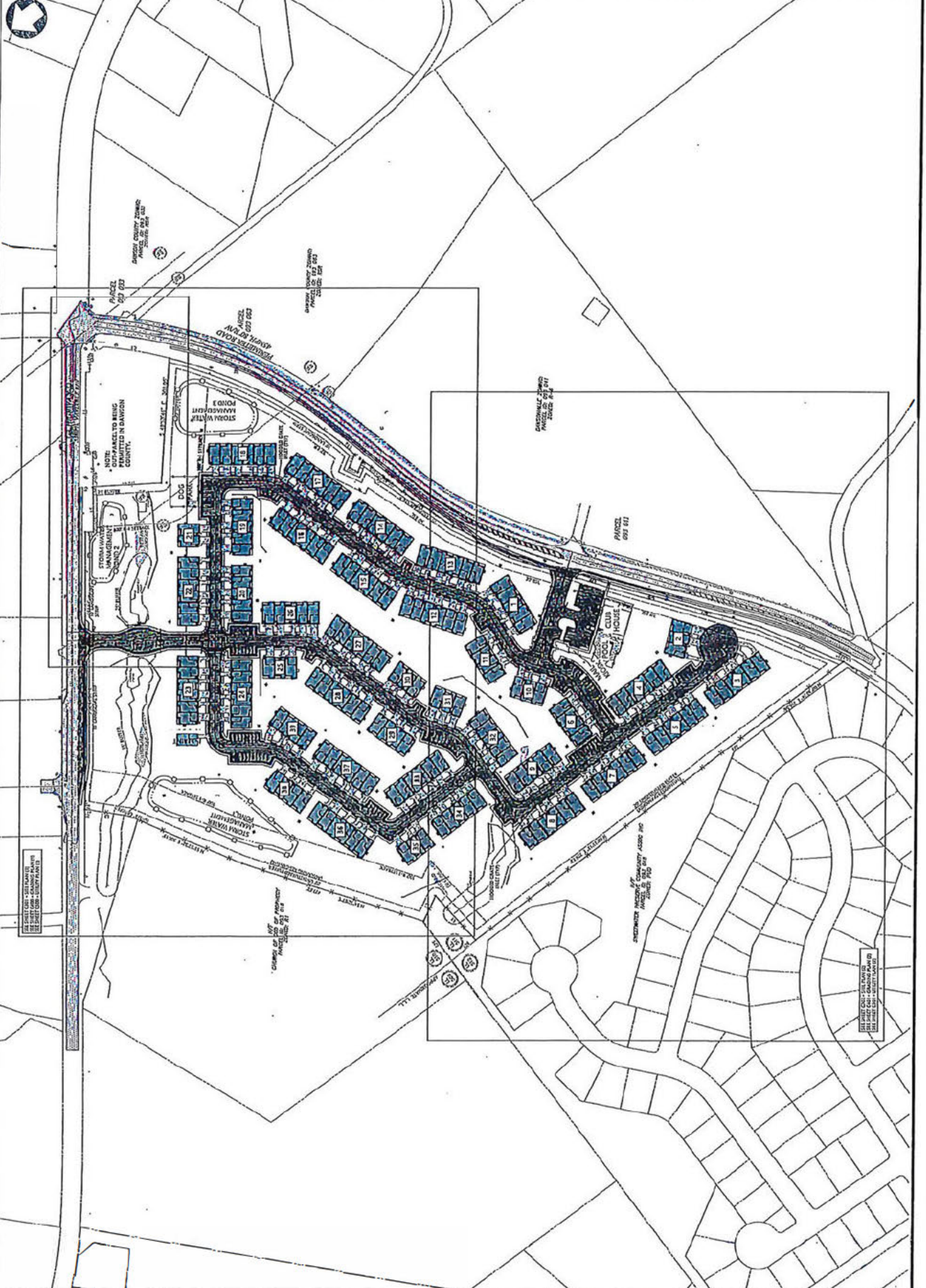
DATE: 11/15/2011

JIM CHAPMAN CONSTRUCTION GROUP  
RESIDENT PLANS  
OVERALL PLAN

4TH DISTRICT, 1ST SECTION  
DAWSONVILLE  
DAWSONVILLE  
HAYES ROAD  
DAWSON COURT, GA.



118  
NOTE: PLEASE READ THE ENTIRE SET OF PLANS CAREFULLY BEFORE YOU BEGIN CONSTRUCTION. ANY CHANGES TO THE PLANS MUST BE APPROVED BY THE ENGINEER. THE ENGINEER'S OFFICE IS NOT RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE CONSTRUCTION OF THIS PROJECT.



NOTE: ALL UTILITIES TO BE LOCATED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.

NOTE: THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.



## CITY OF DAWSONVILLE

Jim Chapman Construction Group submitted a proposed site plan with the application filed on April 3, 2024 and a revised proposed site plan on April 11, 2024. City Staff provided the following comments after reviewing the application to amend the site plan and the revised proposed site plan:

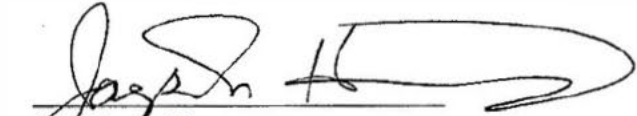
- 1) southwest portion of site (adjacent to Unit 3-01) private road terminates without turn-around (cul-de-sac);
- 2) private road providing access to Maintenance Building between Unit 2-01 and Unit 4-06 terminates without turn-around (cul-de-sac);
- 3) Unit 36-01 is depicted within the setback;
- 4) Units 09-01 through 09-05 are depicted within wetlands; and
- 5) sidewalks depicted without 2' beauty strip.

Jim Chapman Construction Group hereby submits the second revised site plan and this amendment with attachments to address Staff's comments.

- 1) The second revised site plan depicts the Dead End Fire Apparatus Turnaround detail, which was designed in accord with the 2018 International Fire Code that applies pursuant to Section 102-19 of the City of Dawsonville Code; road sections of less than 150' do not require a turn-around (cul-de-sac). See "Exhibit A" attached hereto.
- 2) The second revised site plan depicts the private road providing access to the Maintenance Building as a driveway less than 150', and the Fire Code and City Code do not require a turn-around (cul-de-sac). See "Exhibit A" attached hereto.
- 3) The second revised site plan depicts Unit 36-01 outside the setback.
- 4) The second revised site plat removes the wetland designation. Jim Chapman Construction Group has filed preconstruction notification for the Group's nationwide permit with the Corps of Engineers to disturb the wetland area and cannot disturb the wetland area without approval from the Corps of Engineers and compliance with any permit issued for that purpose.
- 5) The City's former Planning Director approved the site plan with 5' sidewalks without the 2' beauty strip as shown by "Exhibit B", which includes the October 18, 2023 site plan that specifies "5.0 Conc. Sidewalk No Beauty Strip" and email communications that include approval of the October 18, 2023 site plan on November 1, 2023. Jim Chapman Construction Group revised the site plan thereafter for reasons unrelated to the sidewalks/beauty strip, but approval of the site plan without the beauty strip should be permitted based upon prior approval.

This 18<sup>th</sup> day of April, 2024.

**JOSEPH A. HOMANS, P.C.**

  
Joseph A. Homans  
Attorney for Jim Chapman Construction Group  
Georgia State Bar No 364647

P.O.Box 477  
Dawsonville, GA 30534





Old Site Plan

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APR 03 2024

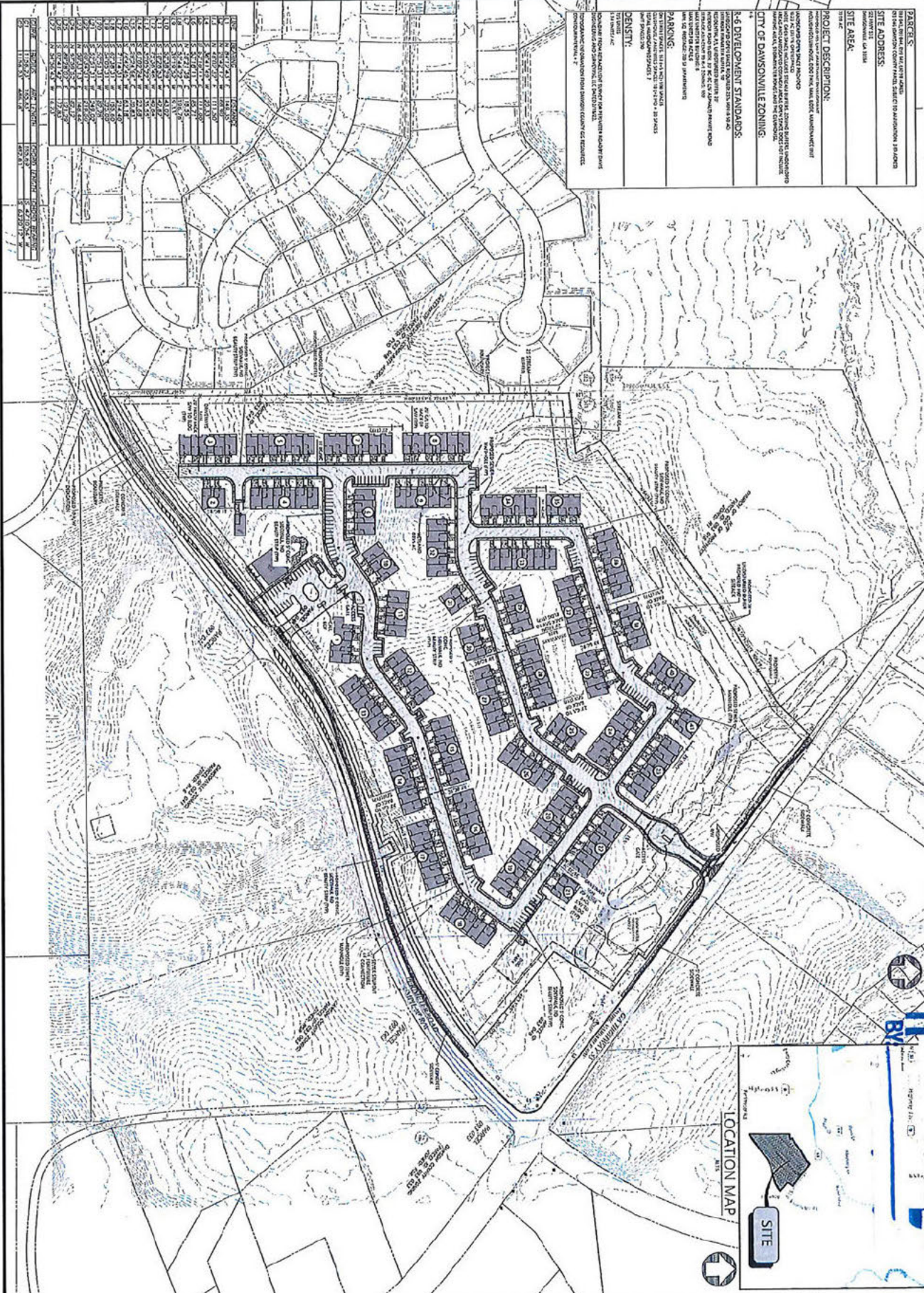
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Call before you dig  
www.811.com

**PARTICLE**  
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**PROJECT DESCRIPTION:**  
PERIMETER ROAD APARTMENTS  
JIM CHAPMAN CONSTRUCTION GROUP

**DEVELOPMENT STANDARDS:**  
1-6 DEVELOPMENT STANDARDS

**DENSITY:**  
1-6 DENSITY



LOCATION MAP



**ATWELL**  
800.850.4200 www.atwell.com  
1000 W. MARKET PLACE, SUITE 100  
DALLAS, TX 75201  
214.742.0000

SECTION # 44.00  
HWY 53 ROAD  
DAWSONVILLE  
DAWSON COUNTY, GA

PERIMETER ROAD APARTMENTS  
JIM CHAPMAN CONSTRUCTION GROUP  
ZONING SITE PLAN

DATE: 04/03/2024  
SCALE: AS SHOWN  
PROJECT NO: C220



To: [REDACTED]

Cc: [REDACTED]

Subject: RE: Site Plan Amendment Application - City of Dawsonville

Mimecast Attachment Protection has deemed this file to be safe, but always exercise caution when opening files.

Kevin:

We have attached an updated plan along with the original, approved plan for you to review.

Our responses to the City's comments are found below.

- 1) The internal street referenced in the bullet point has a dead-end fire apparatus turnaround that has been designed in general accordance with the 2018 International Fire Code (IFC). The code also stipulates that dead end road sections of less than 150' do not require a turn around. Section 102-19 of The City of Dawsonville Code refers to enforcing the International Fire Code. Applicable portions of the IFC are included below.
- 2) The internal street that dead-ends at the maintenance building is actually considered a driveway. It is narrower than the main streets (20' instead of 26') Furthermore the total length of the driveway is less than 150' & therefore is not required to have a turnaround according to Table D103.4 (shown below)

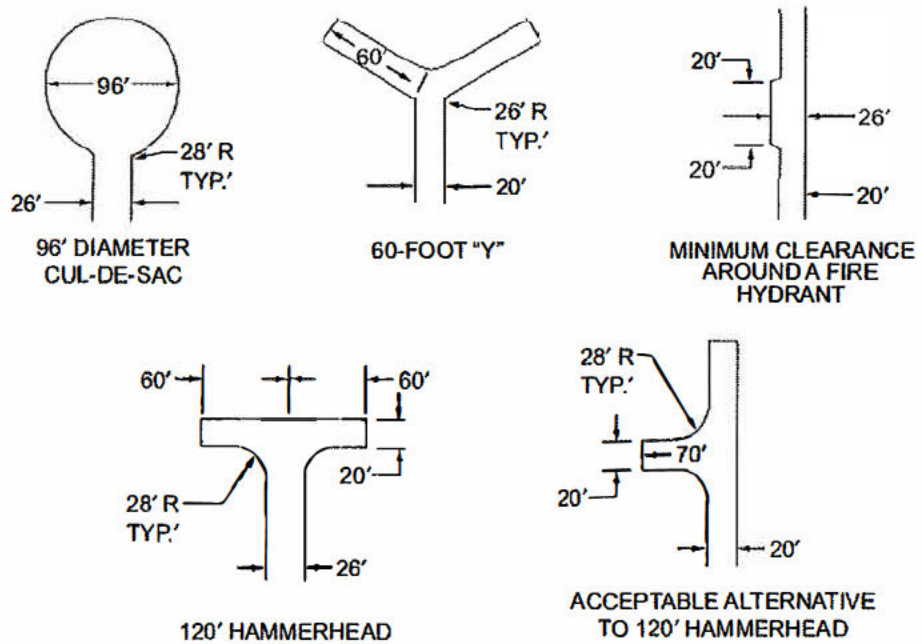
**TABLE D103.4 REQUIREMENTS FOR DEAD-END FIRE APPARATUS ACCESS ROAD**

LENGTH (feet)	WIDTH (feet)	TURNAROUNDS F
0-150	20	None required
151-500	20	120-foot Hammerhead, 60-foot "Y" or 96-foot diameter cul-de-sac in accordance with Figure D103.1
501-750	26	120-foot Hammerhead, 60-foot "Y" or 96-foot diameter cul-de-sac in accordance with Figure D103.1
Over 750		Special approval required

For SI: 1 foot = 304.8 mm.

### D103.1 Access road width with a hydrant.

Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), e (see Figure D103.1).



For SI: 1 foot = 304.8 mm.

**FIGURE D103.1 DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND**

- 3) We could not find a location where development in a wetland is prohibited provided that you have the required permits. We have added a note in in the Project Description Table regarding the impacts, permitting, construction & notification with regards to the wetlands. Please see the note below. Please advise Atwell if you think the added note will address the City's comments.

ALL PROPOSED IMPACTS TO THE ONSITE WETLANDS ARE BEING PERMITTED THROUGH THE APPROPRIATE AGENCIES. NO CONSTRUCTION WILL TAKE PLACE IN THE WETLAND AREAS UNTIL THE REQUIRED PERMITS ARE IN PLACE. COPIES OF THE REQUIRED PERMITS WILL BE FORWARDED TO THE CITY UPON RECEIPT.

- 4) The line thickness of the building has been modified to show that the building does not extend beyond the building setback line.

Filed in Office: 03/25/2013 01:00PM  
Deed Doc: ESTD  
Bk 01065 Pg 0506-0506  
Georgia Transfer Tax Paid : \$0.00  
Justin Power Clerk of Court  
Dawson County  
0422013000306

Document prepared by and when  
recorded return to:

Polatty & Sullivan  
P.O. Box 56  
Dawsonville, Georgia 30534

**POLATTY & SULLIVAN**  
Attorneys at Law

965 Canton Street  
Roanwell, Georgia 30076  
(770) 992-3480

Public Square  
Dawsonville, Ga. 30534  
(706) 285-3281

**EXECUTOR'S DEED**

**STATE OF GEORGIA**

**COUNTY OF DAWSON**

THIS INDENTURE, made the 19<sup>th</sup> day of March in the year  
two thousand thirteen (2013), between

CURTIS R. ANDERSON and KAREN A. McCORD

as Co-Executors of the last will and testament of JOHN BEV ANDERSON, a/k/a J.B. ANDERSON, late of the State of Georgia, and County of Dawson, deceased, of the First Part, hereinafter called Grantor, and

CURTIS R. ANDERSON and KAREN A. McCORD

of the State of Georgia and County of Dawson, of the Second Part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: That the said Grantor (acting under and by virtue of the power and authority contained in the said will, the same having been duly probated and recorded in the Probate Court of Dawson County, Georgia), for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof 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:

Tract 1:

All that tract or parcel of land lying and being in Land Lots 510 and 511 of the 4<sup>th</sup> District of Dawson County, Georgia, and being more particularly described as follows:

BEGINNING at an iron pin set at a fence corner on the West line of Land Lot 511, which iron pin set is 77.8 feet South of the Northwest corner of Land Lot 511 and going thence South 00 degrees 16 minutes East 1141.8 feet along a fence line to an iron pin set on the North right-of-way of the Dawsonville By-Pass; going thence along the North right-of-way of the Dawsonville By-Pass North 59 degrees 46 minutes East 219.2 feet to a point; North 52 degrees 03 minutes East 331.3 feet to an iron pin set; North 53 degrees 17 minutes East 325.0 feet to an iron pin set; North 61 degrees 50 minutes East 155.6 feet to a point; North 70 degrees 26 minutes East 214.4 feet to an iron pin set; going thence North 55 degrees 46 minutes West 216.0 feet to an iron pin found; going thence North 71 degrees 40 minutes East along a fence line 379.4 feet to an iron pin found; going thence North 33 degrees 22 minutes East 444.8 feet to an iron pin found on the South right-of-way of Highway #53; going thence along the South right-of-way of Highway #53 North 53 degrees 29 minutes West 792.8 feet to a point; North 53 degrees 30 minutes West 487.9 feet to an iron pin found; going thence South 40 degrees 20 minutes East 179.3 feet to an iron pin found; going thence South 40 degrees 20 minutes East 304.2 feet to an iron pin found; going thence along a hedge South 59 degrees 10 minutes West 306.3 feet to an iron pin found; going thence South 13 degrees 27 minutes East 268.9 feet to an iron pin set at a fence corner; going thence South 80 degrees 54 minutes West 101.6 feet to an iron pin set; going thence South 89 degrees 28 minutes West 348.7 feet to a rock; going thence South 27 degrees 35 minutes East 68.9 feet to a railroad iron; going thence along a fence South 83 degrees 20 minutes West 149.3 feet to an iron pin set in a fence corner on the West line of Land Lot 511, which iron pin set is the POINT OF BEGINNING.

For descriptive purposes reference is made to survey for J.B. Anderson by Charles H. Carver, P.C.S.



Tract 2:

All that tract or parcel of land lying and being in Land Lot 510 of the 4<sup>th</sup> District, 1<sup>st</sup> Section of Dawson County, Georgia, containing 1.42 acres and being a part of the property shown on a plat of the property of Church of God of Prophecy recorded in Plat Book 10, Page 21, Dawson County Records, being more particularly described as follows:

BEGINNING at a rock corner located N 89-28 E 121.3 feet from a rock at the original Southwest corner of Land Lot 510; thence N 53-59 E 477.7 feet to an iron pin at the intersection of a hedge row and old fence line; thence S 13-27 E 268.9 feet to an iron pin; thence S 80-54 W 101.6 feet to an iron pin; thence S 89-28 W 348.7 feet to the point of beginning, being a part of the property conveyed by Willie G. Vaughters to Church of God of Prophecy by deed recorded in Dawson County Deed Records.

The above-described property (Tract 1 and Tract 2) is the same property conveyed in a General Warranty Deed from J.B. Anderson, a/k/a John B. Anderson, to J.B. Anderson and Marjorie V. Anderson dated April 15, 2004, and recorded in Deed Book 591, Pages 471-472, Dawson County, Georgia Records.

The Co-Executors of the Estate of JOHN BEV ANDERSON, a/k/a J.B. ANDERSON, being Grantor herein, hereby state under oath that this Executor's Deed is made pursuant to Item IV of the Last Will and Testament of JOHN BEV ANDERSON, a/k/a J.B. ANDERSON; that no application for a year's support has been made; that the property remains in the hands of the Co-Executors for administration; that federal estate taxes cannot result in a lien against the property; and that all debts of the Estate have been paid in full.

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 FEW SIMPLE: in as full and ample a manner as the same was held, possessed and enjoyed, or might have been held, possessed and enjoyed, by the said deceased.

IN WITNESS WHEREOF, each Grantor herein has hereunto set his hand and seal, the day and year first above written.

Signed, sealed and delivered in the presence of:

Robert W. Polatty  
Unofficial Witness

Curtis R. Anderson (SEAL)  
CURTIS R. ANDERSON, Co-Executor of the  
Estate of JOHN BEV ANDERSON, a/k/a J.B. ANDERSON

Lynn M. Hicks  
Notary Public  
(Affix Seal)

Karen A. McCord (SEAL)  
KAREN A. McCORD, Co-Executor of the  
Estate of JOHN BEV ANDERSON, a/k/a J.B. ANDERSON

My Comm. Exp.: 8-16-2014  
Date Notarized: 3-19-2013



After recording return to:  
Home & Home, P.C.  
P.O. Box 37  
Dahionega, Georgia 30533

GEORGIA, DAWSON COUNTY  
CLERK'S OFFICE, SUPERIOR COURT  
FILED FOR RECORD

AT 8:00A M 4-7-03  
Recorded in Deed Book 506 Page 81-82  
This 7 day of April 2003  
Duby McCord Clerk

DAWSON COUNTY, GEORGIA  
REAL ESTATE TRANSFER TAX  
PAID \$ 12  
DATE 7-7-03  
Duby McCord  
DUBY MCCORD, CLERK  
SUPERIOR COURT

**SURVIVORSHIP WARRANTY DEED**

STATE OF GEORGIA,  
COUNTY OF LUMPKIN.

THIS INDENTURE, Made this 31<sup>st</sup> day of March in the Year of Our Lord Two Thousand Three (2003), between Harold McCord and Karen McCord, of the State of Georgia, and County of Dawson, of the first part, and Harold McCord and Karen McCord, of the State of Georgia, and County of Dawson, of the second part,

WITNESSETH: That said parties of the first part, for and in consideration of the sum of TEN AND 00/100s DOLLARS (\$10.00) and Other Valuable Consideration, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed and by these presents do grant, bargain, sell and convey unto the said parties of the second part as tenants in common, for and during their joint lives, and, upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor, the following described property:

All that tract or parcel of land lying and being in Land Lot 511 of the 4th District of Dawson County, Georgia, consisting of 2.09 acres, more or less, together with all improvements located thereon, and being more particularly set out as Tract 3 on a plat of survey prepared for J. B. Anderson by Charles H. Carver, P.C.S. This plat is recorded in Plat Book 8, Page 119, Dawson County Records, and is incorporated herein by reference for a more detailed description.

This is that same property which was conveyed to the Grantors by Warranty Deed dated June 12, 1979, recorded in Deed Book 48, Page 156, Dawson County Records.

This property is conveyed subject to all easements for roads and utilities in use or of record.

TO HAVE AND TO HOLD the said described 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 parties of the second part, as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor.

AND THE SAID parties of the first part, for their heirs, executors and administrators, will warrant and forever defend the right and title to the above described property, unto the said parties of the second part, as hereinabove provided, against the claims of all persons whomsoever.

Page Two

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals the day and year above written.

Signed, sealed and delivered  
in our presence this 31<sup>st</sup> day  
of March, 2003.

[Signature]  
Unofficial Witness

[Signature]  
Notary Public  
Commission Expires



[Signature] (SEAL)  
Harold McCord

[Signature] (SEAL)  
Karen McCord





POLATTY & SULLIVAN  
Attorneys at Law

627-F Holcomb Bridge Road  
Roswell, Georgia 30075  
404-992-3480

PUBLIC SQUARE  
Dawsonville, Ga. 30534  
404-265-3281

WARRANTY DEED

STATE OF GEORGIA COUNTY OF DAWSON

THIS INDENTURE, Made the 5<sup>th</sup> day of May, in the year one thousand nine hundred eighty-three, between

J.B. ANDERSON

of the County of Dawson, and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

CURTIS R. ANDERSON

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATIONS--- (\$10.00) ~~XXXXXXXX~~ in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, all that tract or parcel of land lying and being in Land Lot 511 of the 4th District of Dawson County, Georgia, and being more particularly described as follows:

BEGINNING at an iron pin set at the intersection of the North right-of-way of the Dawsonville By-Pass with the West line of Land Lot 511 and going thence along the West line of Land Lot 511 North 00 degrees 16 minutes West 415.0 feet to a point; going thence North 67 degrees 14 minutes East 217.6 feet to an iron pin set; going thence South 38 degrees 29 minutes East 300.8 feet to an iron pin set on the North right-of-way of the Dawsonville By-Pass; going thence along the North right-of-way of the Dawsonville By-Pass South 52 degrees 03 minutes West 249.3 feet to a point; going thence along the North right-of-way of the Dawsonville By-Pass South 59 degrees 46 minutes West 219.2 feet to an iron pin set, which iron pin set is the POINT OF BEGINNING.

The above-described property being labeled as Tract #4 and containing 2.64 acres according to plat for J.B. Anderson by Charles H. Carver, dated April 26, 1983.

DAWSON COUNTY, GEORGIA  
REAL ESTATE TRANSFER TAX  
PAID: None  
DATE: 5-5-83  
Ralph Maddox  
RALPH MADDOX, CLERK  
SUPERIOR COURT

GEORGIA, DAWSON COUNTY  
CLERK'S OFFICE, SUPERIOR COURT  
FILED FOR RECORD  
of 3:25 p.m. 5-5-83  
Recorded in Book 65 Page 600  
this 5 day of May 1983  
Ralph Maddox  
RALPH MADDOX, CLERK

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 whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in presence of:  
Robert W. Polatty \_\_\_\_\_ (Seal)  
Witness  
J.B. Anderson \_\_\_\_\_ (Seal)  
S.B. ANDERSON \_\_\_\_\_ (Seal)  
Ralph Maddox \_\_\_\_\_ (Seal)  
Notary Public  
V.M. McCormick, Exp. 9-15-86

William S. Wade, Manager *WSW*

**ESCROW AGENT:**

Date:   /  /  2021  
Company

Old Republic National Title Insurance

By: \_\_\_\_\_

Carrie Tullis

**EXHIBIT "A-1"**

**Description of the Land**

All that tract or parcel of land lying and being in Land Lot 511 and in Fractional Land Lot 56 of the 4<sup>th</sup> District, 1<sup>st</sup> Section of Dawson County, Georgia, being 4.47 acres as depicted on a survey prepared for JSW Gee Comer, LLC, dated April 29, 2020, by Davis Engineering & Surveying, bearing the seal and certification of Jason D. Watkins, Georgia Registered Land Surveyor No. 3241, which survey is incorporated herein by reference for a more complete description of the Property, and said Property being more particularly described as follows in accordance with said survey:

BEGINNING at a Right of Way Monument located on the Northernmost point of the mitered intersection of the Southwesterly right of way line of Georgia Highway 53 (variable right of way) and the Northwesterly right of way line of Perimeter Road (variable right of way); thence proceed along the mitered intersection of the Southwesterly right of way line of Georgia Highway 53 and the Northwesterly right of way line of Perimeter Road South 10 degrees 26 minutes 53 seconds West a distance of 42.62 feet to a point which is the Southernmost point of the mitered intersection of the Southwesterly right of way line of Georgia Highway 53 and the Northwesterly right of way line of Perimeter Road; thence proceed along the Northwesterly right of way line of Perimeter Road the following courses and distances: along the arc of a 1156.23-foot radius curve to the right, an arc distance of 652.01 feet to a Right of Way Monument (said arc being subtended by a chord bearing South 59 degrees 13 minutes 41 seconds West, a chord distance of 643.41 feet); South 78 degrees 36 minutes 46 seconds West a distance of 40.64 feet to a Right of Way Monument; North 30 degrees 05 minutes 22 seconds West a distance of 35.55 feet to a Right of Way Monument; South 63 degrees 02 minutes 24 seconds West a distance of 23.68 feet to a Right of Way Monument; South 28 degrees 24 minutes 56 seconds East a distance of 30.83 feet to a Right of Way Monument; and, South 72 degrees 42 minutes 45 seconds West a distance of 63.16 feet to a point; thence leave the Northwesterly right of way line of Perimeter Road and proceed North 54 degrees 56 minutes 43 seconds West a distance of 222.31 feet to an Iron Pin Found (1/2" Crimp Top Pipe); thence proceed North 72 degrees 40 minutes 06 seconds East a distance of 379.45 feet to an Iron Pin Found (Axle at 1/2" Open Top Pipe); thence proceed North 34 degrees 22 minutes 06 seconds East a distance of 425.55 feet to an Iron Pin Set (1/2" Rebar) on the Southwesterly right of way line of Georgia Highway 53; thence proceed along the Southwesterly right of way line of Georgia Highway 53 the following courses and distances: South 53 degrees 18 minutes 11 seconds East a distance of 85.71 feet to a Right of Way Monument; North 38 degrees 21 minutes 38 seconds East a distance of 18.55 feet to a Right of Way Monument; South 52 degrees 44 minutes 22 seconds East a distance of 196.76 feet to

*WSW*  
*JBC*



a Right of Way Monument; South 39 degrees 19 minutes 52 seconds West a distance of 9.33 feet to a Right of Way Monument; and, South 52 38 29 seconds East a distance of 43.02 feet to a Right of Way Monument located on the on the Northernmost point of the mitered intersection of the Southwesterly right of way line of Georgia Highway 53 and the Northwesterly right of way line of Perimeter Road and the POINT OF BEGINNING.

*LSM*

**EXHIBIT "A-2"**

**Depiction of the Property**

*JRC*

1031303v1

[To be attached hereto.]



**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](http://www.dawsonville-ga.gov)

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.

.....

**ZSP C2400113:** Jim Chapman Construction Group has petitioned to amend the site plan; located at 796 HWY 53 East and 2120 Perimeter Road (TMP 093 043; 093 044, 093 046, 093 047). Public Hearing Dates: Planning Commission on Monday, June 10, 2024, and City Council Monday, June 17, 2024. City Council for a decision on Monday, July 15, 2024.

**VAR C2400124:** Jim Chapman Construction Group has requested to reduce the front building setback from 30 feet to 10 feet; located at 796 HWY 53 East and 2120 Perimeter Road (TMP 093 043, 093 044, 093 046, 093 047). Public Hearing Dates: Planning Commission on Monday, June 10, 2024.

**ZA C2400125:** Davis Engineering & Surveying has petitioned a zoning amendment for TMP D03 014 and 092B 011; located at 401 HWY 9 North from HB (Highway Business) and LI (Light Industrial) to R-6 (Multiple-Family Residential). Public Hearing Dates: Planning Commission on Monday, June 10, 2024, and City Council Monday, June 17, 2024. City Council for a decision on Monday, July 15, 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.*





# CITY OF DAWSONVILLE

## PLANNING STAFF REPORT

**APPLICANT:** .....Jim Chapman Construction Group

**AMENDMENT #**.....VAR C2400124

**REQUEST** .....Reduce front building setback from 30 ft to 10 ft

**CURRENT ZONING** .....R-6 Multiple-Family Residential District

**SIZE**.....+/- 33.98 Acres

**LOCATION** .....2120 Perimeter Road

**TAX PARCEL** .....093-047, 093 046, 093 -044, 093 043

**PLANNING COMMISSION PUBLIC HEARING DATE**...Monday, June 10, 2024

**APPLICANT PROPOSAL**

The applicant is seeking a variance request to reduce the front building setback from 30 feet to 10 feet along Perimeter Road as shown on the May 7, 2024 site plan to accommodate a stormwater pond for 85 liner feet and to accommodate a cul-de-sac for 175 linear feet.

**SURROUNDING PROPERTIES**

<i>Adjacent Land Uses</i>	<i>Existing zoning</i>	<i>Existing Use</i>
North	R-1	Residential
South	R-6	Multiple Family Residential t
East	HB & R-1	Commercial & Residential
West	PUD	Mixed Use / Residential

**HISTORY**

- ❖ (ANX 5-013) Annexation for TMP 093 043 approved on 01.09.2006
- ❖ (ANX 13-005 & ZA 07-13-227) Annexation and Rezoned for TMP 093 047 from County RSR to R1 approved on 09.09.2013

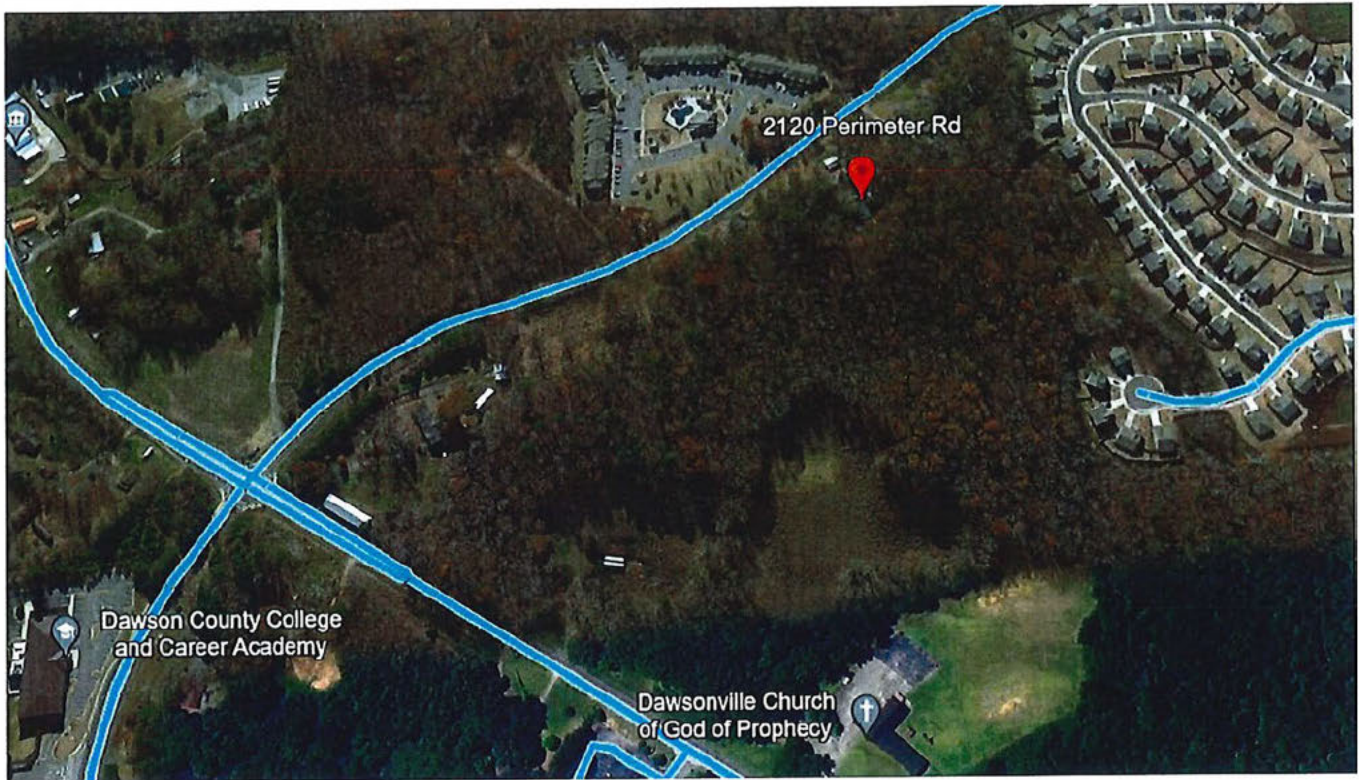
- ❖ (ANX 13-005 & ZA 07-13-226) Annexation and Rezoned for TMP 093 044 from County RSR to R1 approved on 09.09.2013
- ❖ (ANX C2200122) Annexation for TMP 093 046 approved on 10.17.2022
- ❖ (ZA C2200123) Rezoned for TMP 093 046 from R1- R6 with conditions on 10.17.2022:
  - 1) Installation of sanitary lines and sewer manholes up to Perimeter Road right-of-way for future sewer outfall service for TMPs 093 041, 093 063 and 093 033.
  - 2) The applicant will donate funds for future intersection improvements at Perimeter Road and Hwy 9 South. Funds in the amount of \$1,000.00 per unit shall be donated prior to each building permit approval. Funds shall be eligible for future impact fee credits if the City adopts said fees in the future.
  - 3) The applicant will donate funds for the future intersection improvements at Perimeter Road and Hwy 53 East. Funds in the amount of \$500.00 per unit shall be donated prior to each building permit approval. Funds shall be eligible for future impact fee credits if the City adopts said fees in the future. Condition warranted due to proposed right turn movement of 230 vehicles/day is 92% of 250 vehicles/day threshold. The study did not include future bypass road passenger and truck traffic.
  - 4) Condition warranted due to proposed left turn on Perimeter Road and development driveway #1. Condition warranted due to proposed left turn movement of 215 vehicles/day is 86% of 250 vehicles/day threshold. The study did not include future bypass road passenger and truck traffic. Sec 109.46 requires lane for safe operations.

## **ANALYSIS**

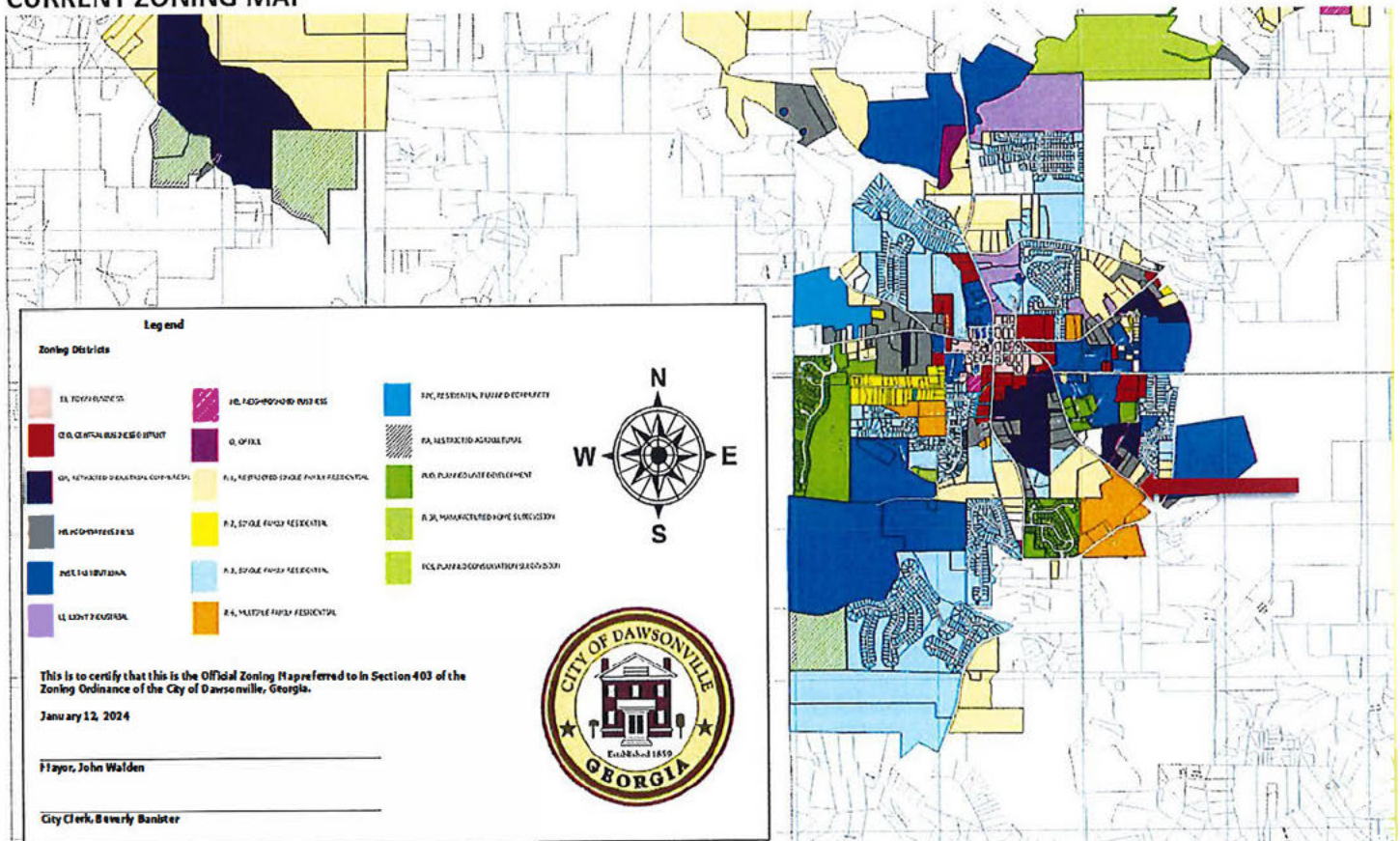
- 195 Single Family Homes that will be permitted as apartments
- Homes will range from 1,000 to 1,500 square feet, mixture of 2 to 3 bedrooms
- Clubhouse, Pool, and Dog Park
- 33.98 acres with a density of 5.74 units per acre



**PICTURE OF PROPERTY**



**CURRENT ZONING MAP**









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

**Variance Application**

*C2400124*

VAR- *C2400124*

Application for:  Appeal     Special Exception     Adjustment

Variance Requested: reduce front building setback to 10 feet (Letter of Intent must fully describe this request)

Applicant Name: Jim Chapman Construction Group Company: \_\_\_\_\_

Address: 2700 Cumberland Parkway S E City: Atlanta Zip: 30339

Cell Phone: [REDACTED] Email: [REDACTED]

Owner Name(s): \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ Zip: \_\_\_\_\_

Cell Phone: \_\_\_\_\_ Email: \_\_\_\_\_

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

Address: 2120 Perimeter Road Lot # \_\_\_\_\_

Present/Proposed Zoning: R-6 Parcel # \_\_\_\_\_

District: 4 Land Lot: 56;511 Tax Map # 093 047; 093-044; 093-046; 093-043

Present and/or Proposed Use of Property: Single Family Residential

**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. Section 907. Variances, conditional uses and map amendments (see page 2 & 3).
- Single Variance authorized by City Council only per Chapter 105 Section 105-8.

**FEE SCHEDULE**

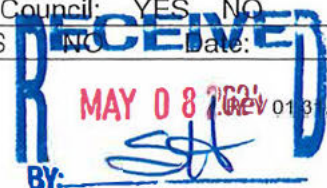
Variance Per Ordinance Amendment	\$300.00
Administrative fee	\$100.00
Appeals and Change of Zoning Conditions	\$500.00
Public Notice Certified Mail	**per adjacent property owner

\*\*price is determined by USPS

*[Signature]*  
 Signature of Applicant

*May 8, 2024*  
 Date

<b>Office Use Only</b>	
Date Completed Application Rec'd:	Amount Paid: \$ _____ CK Cash CK
Date of Planning Commission Meeting:	Dates Advertised:
Approved by Planning Commission: YES NO	Approved by City Council: YES NO
	Postponed: YES NO Date: _____





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

**Does This Proposal Qualify For A Variance?**

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

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

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

**Answer:**

Yes. The topography of the property in question results in a stormwater pond and a cul-de-sac being located within the building setback

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

Yes.

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

No.

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

Yes. The R-6 zoning district is appropriate for the property and the pond and cul-de-sac within the setback will not impact adjacent land.

\_\_\_\_\_ and,

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

**Answer:**

Yes. The Special circumstances result from the specifics characteristics of the property, and best engineering practices.

\_\_\_\_\_ and,

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

**Answer:**

Yes.

\_\_\_\_\_ and,

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

**Answer:**

Yes.

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

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

VAR# C2400124 TMP# \_\_\_\_\_ Applicant's Name: Jim Chapman Construction Group

**Property Owner Authorization**

I / We Jim Chapman Construction Group hereby swear that I / we own the property located at (fill in address and/or tax map & parcel #) 093 047; 093-044; 093-046; 093-047

\_\_\_\_\_ 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 Joseph A. Homans, Attorney  
Signature of Owner [Signature] Date 05/08/2024  
Mailing Address P.O. Box 477  
City Dawsonville State Georgia Zip 30534  
Telephone Number [Redacted]

Sworn to and subscribed before me.  
this 8<sup>th</sup> day of May, 2024.  
Stacy L. Harris  
Notary Public, State of Georgia  
My Commission Expires: 10/26/2025



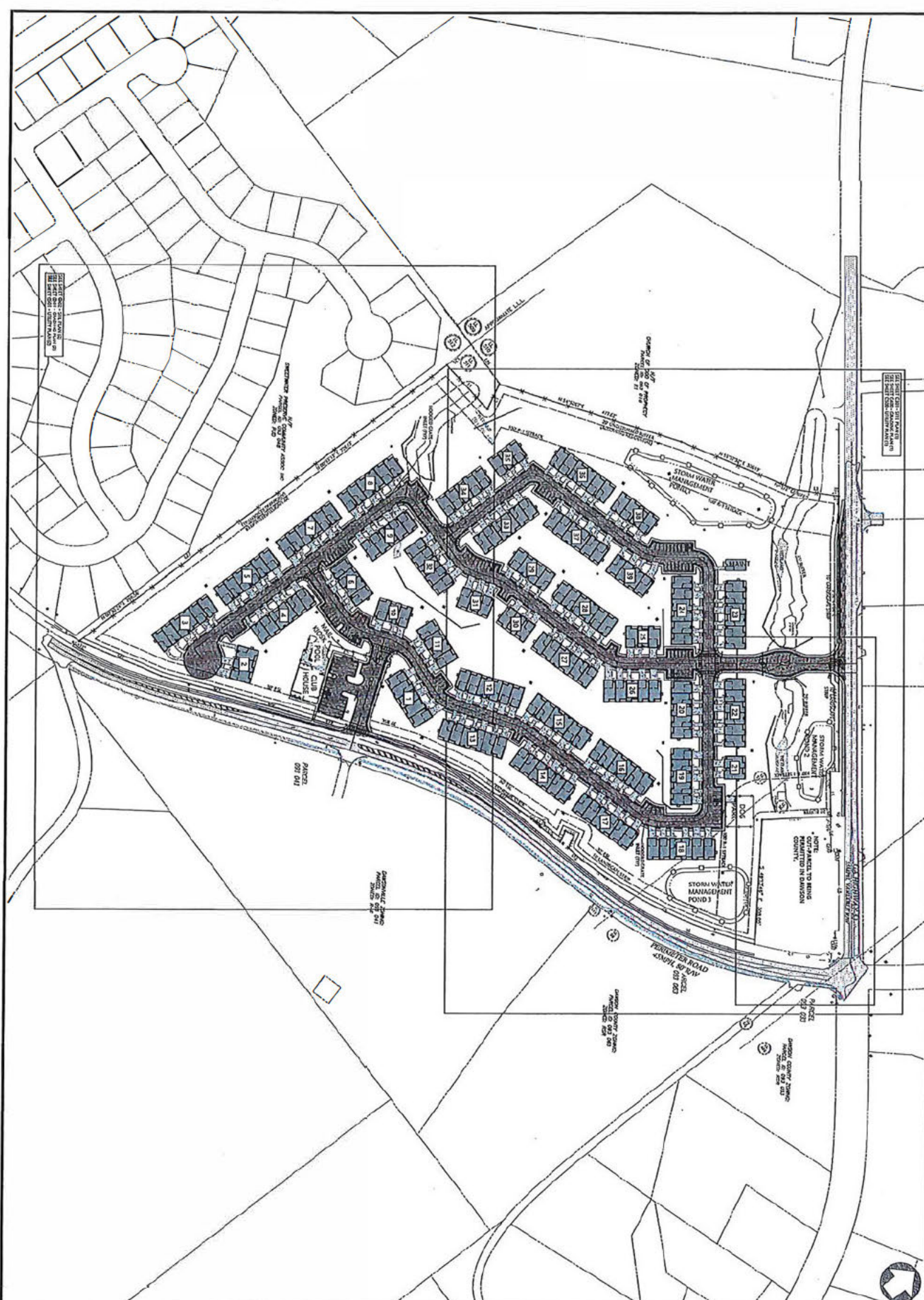
(The complete names of all owners must be listed, if the owner is a partnership, the names of all partners must be listed, if a joint venture, the names of all members must be listed. If a separate sheet is needed to list all names, please have the additional sheet/sheets notarized also.)



## **LETTER OF INTENT**

Jim Chapman Construction Group (“Jim Chapman”) submitted a request to amend the site plan on April 3, 2024 and revised the proposed site plan on April 11, 2024 based upon consultation with City staff and engineering review. The City provided detailed comments regarding the proposed site plan on April 18, 2024, and Jim Chapman revised the site plan on May 7, 2024 based upon the detailed comments and engineering review. The variance request seeks to reduce the front building setback from 30 feet to 10 feet along Perimeter Road as shown on the May 7, 2024 site plan to accommodate a stormwater pond for 85 linear feet and to accommodate a cul-de sac for 175 linear feet.

The variance renders the development feasible without changing the number of approved units, entrances, or amenities and will have insignificant (if any) impact upon adjoining property as the variance is from the Perimeter Road setback.



JIM CHAPMAN  
 PROFESSIONAL ENGINEER  
 STATE OF GEORGIA  
 LICENSE NO. 10000

DATE: 06/22/2024  
 PROJECT: COTTAGES AT DAWSONVILLE  
 SHEET: 01 OF 01

**COTTAGES AT DAWSONVILLE**  
**JM CHAPMAN CONSTRUCTION GROUP**  
 PERMIT PLANS  
 OVERALL PLAN

4TH DISTRICT, 1ST SECTION  
 HWY 53 ROAD  
 DAWSONVILLE  
 DAWSON COUNTY, GA

**ATWELL**  
 866.850.4200 [www.atwelleng.com](http://www.atwelleng.com)  
 1500 PARKWAY PLACE, SUITE 400  
 MARIETTA, GA 30067  
 (770) 270-0000

24 HOUR  
 DAILY SERVICE  
 CALL US TODAY



**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](http://www.dawsonville-ga.gov)

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.

.....

**ZSP C2400113:** Jim Chapman Construction Group has petitioned to amend the site plan; located at 796 HWY 53 East and 2120 Perimeter Road (TMP 093 043; 093 044, 093 046, 093 047). Public Hearing Dates: Planning Commission on Monday, June 10, 2024, and City Council Monday, June 17, 2024. City Council for a decision on Monday, July 15, 2024.

**VAR C2400124:** Jim Chapman Construction Group has requested to reduce the front building setback from 30 feet to 10 feet; located at 796 HWY 53 East and 2120 Perimeter Road (TMP 093 043, 093 044, 093 046, 093 047). Public Hearing Dates: Planning Commission on Monday, June 10, 2024.

**ZA C2400125:** Davis Engineering & Surveying has petitioned a zoning amendment for TMP D03 014 and 092B 011; located at 401 HWY 9 North from HB (Highway Business) and LI (Light Industrial) to R-6 (Multiple-Family Residential). Public Hearing Dates: Planning Commission on Monday, June 10, 2024, and City Council Monday, June 17, 2024. City Council for a decision on Monday, July 15, 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.*





# CITY OF DAWSONVILLE

## PLANNING STAFF REPORT

**APPLICANT:** .....Davis Engineering & Surveying  
**AMENDMENT #**.....ZA C2400125  
**REQUEST** .....Rezoning request from Highway Business (HB) & Light Industrial (LI) to Residential Multiple-Family (R-6)  
**CURRENT ZONING** .....Highway Business (HB) & Light Industrial (LI)  
**SIZE**.....+/- 4.68 acres  
**LOCATION** .....401 Hwy 9 North  
**TAX PARCEL** .....D03 014 & 092B 011  
**PLANNING COMMISSION PUBLIC HEARING DATE**...Monday, June 10, 2024  
**CITY COUNCIL DATE PUBLIC HEARING DATE**.....Monday June 17, 2024

**APPLICANT PROPOSAL**

The applicant is seeking a rezoning request from Highway Business (HB) and Light Industrial (LI) to Residential Multiple-Family (R-6). The proposed development will consist of two-story townhomes with garages. The conceptual plan includes 25 lots.

**SURROUNDING PROPERTIES**

<i>Adjacent Land Uses</i>	<i>Existing zoning</i>	<i>Existing Use</i>
North	R-3	Single Family Residential
South	INST & HB	Institutional & Commercial
East	HB & R-1	Commercial & Residential
West	R-6	Multiple-Family Residential

**HISTORY**

This 4.68-acre site is currently developed with one dwelling that is vacant for several years and will be demolished, while the remaining property is undeveloped. Parcels to the North and Northwest are zoned R-3 Single-Family Residential and parcel to the Southwest is zoned R-6 Residential Multiple-Family and is currently being developed with townhomes. Parcels to the Southeast are zoned Highway Business (HB) with existing residences.

## **ANALYSIS**

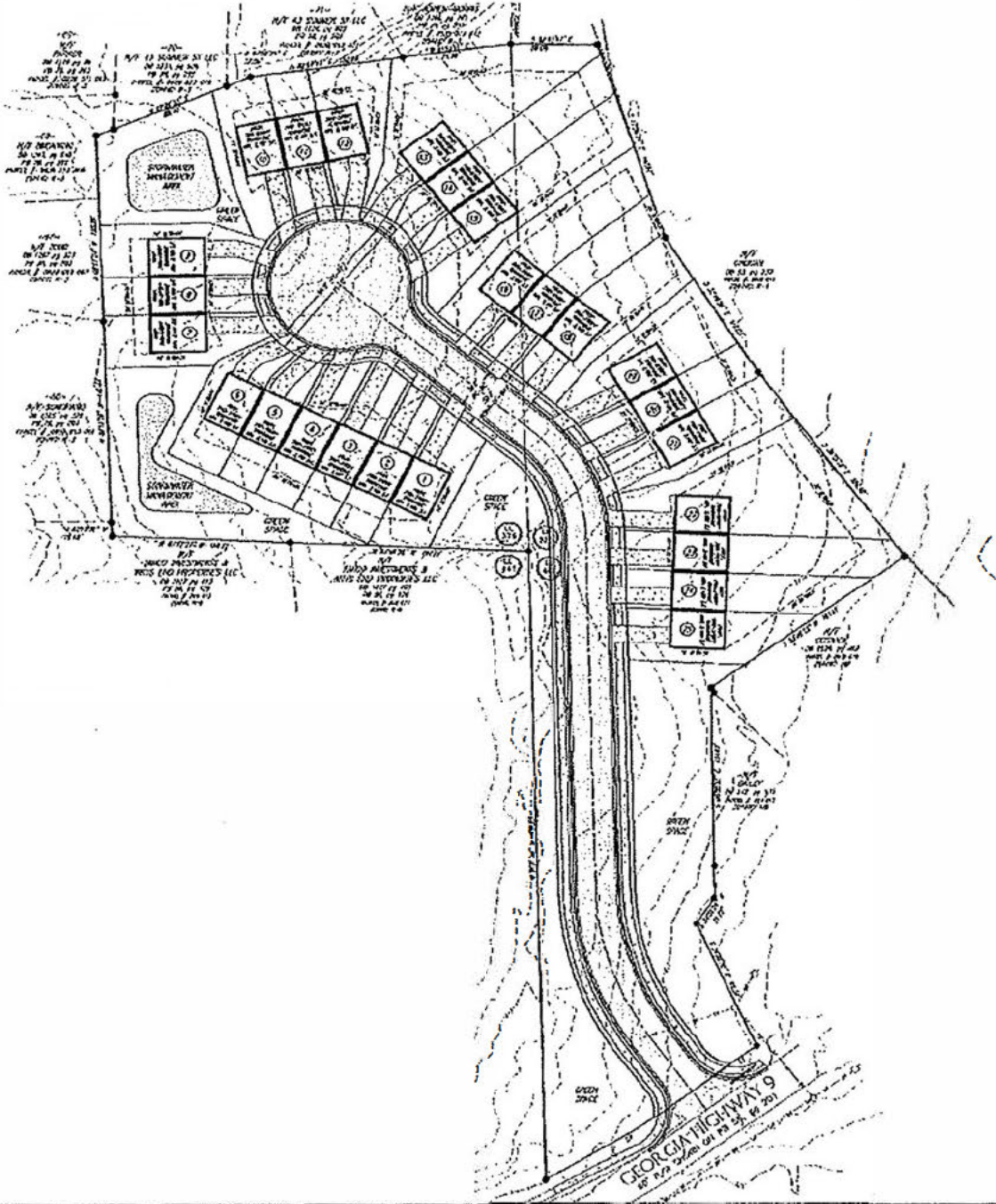
- 25 two-story Townhomes
- Minimum 2,100 square footage per unit with garage
- 4.68 acres with a density of 5.34 units per acre
- The development will require a driveway permit through the Georgia Department of Transportation (GDOT).

## **RECOMMENDATIONS**

Should the Planning Commission choose to grant the R-6 rezoning for this project, the following conditions are recommended by the Planning Department:

1. Install privacy fence along the front, sides, and rear lot lines 1 – 25
2. Install privacy fence and a planted buffer along TMP D03 015
3. Install a planted buffer along Northwest LL 441
4. Install brick and/or rock water table façade on the front of the townhomes
5. Entrance monument shall be the same brick and/or rock material
6. Townhomes shall be a minimum of 1,600 sq feet heated floor space

**SITE PLAN**



1



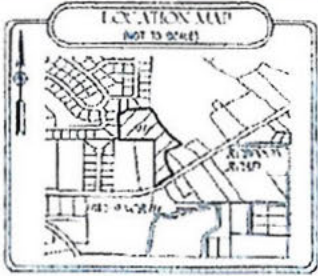
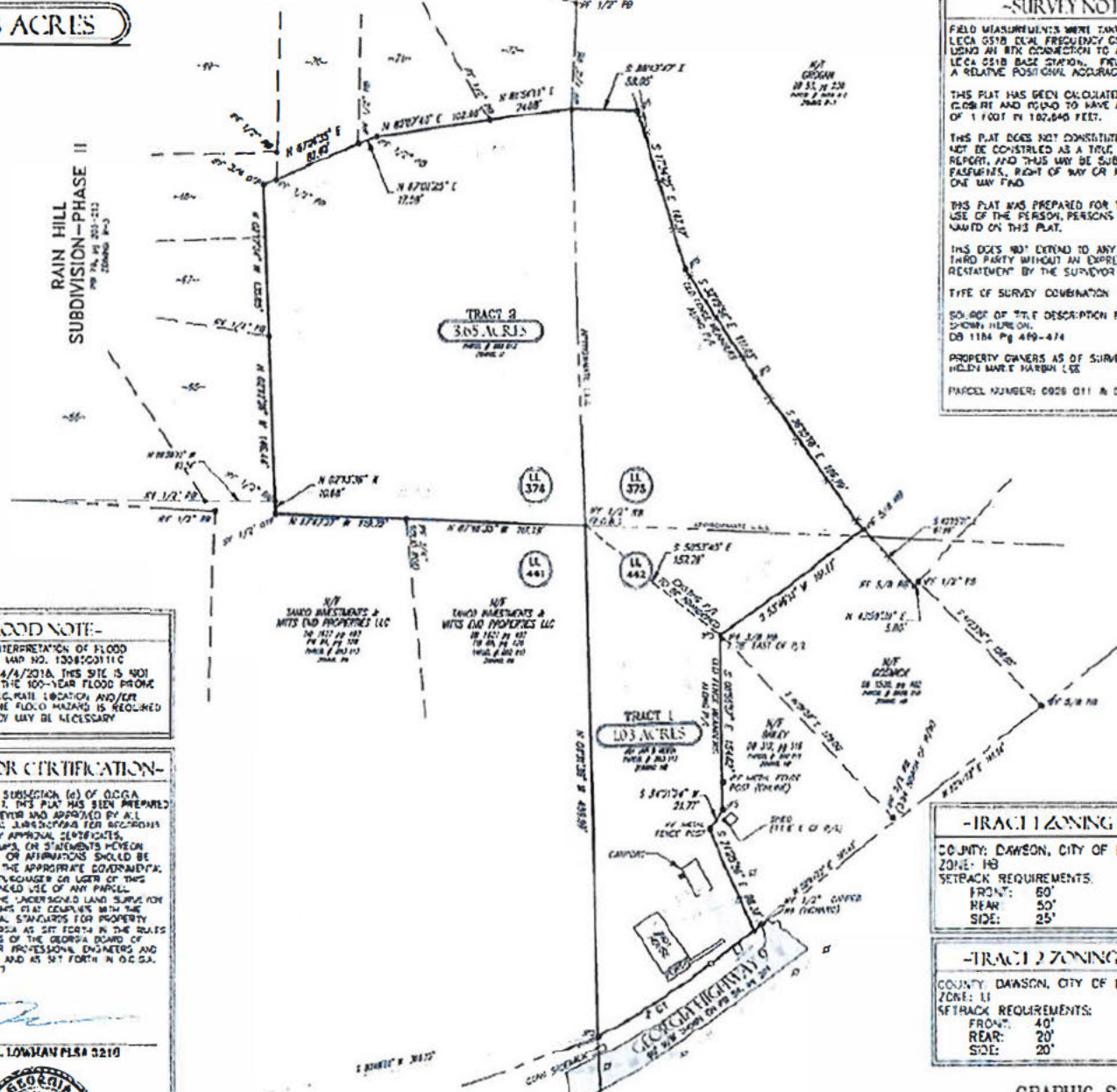
THIS BOOK REFERRED FOR THE CLERK OF THE SUPERIOR COURT

TOTAL AREA  
4.68 ACRES

**-LEGEND-**

○ CACRANT'S POSITION	— RIBBON
○ WIRE PIN FOUND/NOT FOUND	— SOLID ROD
— UNUSUAL	— DCS
— COATED TOP PIPE	— CORRUGATED PLASTIC
— OPEN TOP PIPE	— GRATE ALLEY
— PLAT BOOK	— SANITARY SEWER
— PROPERTY LINE	— LIGHTPOLE
— TELEPHONE PDS (TOP)	— ALL PDS ARE 1/2" OR "CAPPED" UNLESS OTHERWISE LABELED
— FIRE HYDRANT (H)	— ADJACENT
— WATER METER (M)	— LAND LOT (LINE/LL)
— POWER BOX (PB)	— RIGHT OF WAY (R/W)
— POWER POLE (PP)	— FENCE
	— OTHER

**RAIN HILL SUBDIVISION—PHASE II**  
PG 18, 29 210-212 TOWNSHIP 02



**-SURVEY NOTES-**

FIELD MEASUREMENTS WERE TAKEN WITH A LEICA 5510 DUAL FREQUENCY GNSS RECEIVER, USING AN RTK CONNECTION TO AN ON SITE LEICA 5510 BASE STATION. FIELD DATA HAS A RELATIVE POSITIONAL ACCURACY OF 0.1\"/>

THIS PLAT HAS BEEN CALCULATED FOR CLOSED AND FOUND TO HAVE A PRECISION OF 1 FOOT IN 102,640 FEET.

THIS PLAT DOES NOT CONSTITUTE AND SHALL NOT BE CONSIDERED AS A TITLE SEARCH OR REPORT, AND THIS MAY BE SUBJECT TO ANY EASEMENTS, RIGHT OF WAY OR RESTRICTIONS ONE MAY FIND.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED ON THIS PLAT.

THIS DOES NOT EXTEND TO ANY UNLAWED THIRD PARTY WITHOUT AN EXPRESSED REPRESENTATION BY THE SURVEYOR.

TYPE OF SURVEY CONVEYANCE

SO. OF OF TITLE DESCRIPTION FOR PROPERTY OWNED HEREON:  
DB 1184 Pg 469-474

PROPERTY OWNERS AS OF SURVEY DATE:  
HOLLY MARIE HARBIN LEE

PARCEL NUMBER: 0026 011 & 003 014

**-FLOOD NOTE-**

BASED ON AN INTERPRETATION OF FLOOD INSURANCE RATE MAP NO. 1308500111C EFFECTIVE DATE 4/1/2010. THIS SITE IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PROBE AREA. IF THE ACCURATE LOCATION AND/OR ELEVATION OF THE FLOOD HAZARD IS REQUIRED A DETAILED STUDY MAY BE NECESSARY.

**-SURVEYOR CERTIFICATION-**

AS REQUIRED BY SUBSECTION (c) OF OCGA SECTION 15-6-17, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY A LOCAL AFFIDAVIT LOCAL JURISDICTION FOR SURVEYORS AS EMPLOYED BY APPROVAL CERTIFICATES, SOUTHERN STAMPS OR STATEMENTS BEFORE SUCH APPROVALS OR AFFIDAVITS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODY BY ANY ENCUMBRANCE ON LOTS OF THIS PLAT AS TO PROHIBITED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF SURVEYING FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-17.

*[Signature]*  
RUSTY L. LOWMAN PLSA 3210

**-TRACT 1 ZONING INFO-**

COUNTY: DAWSON, CITY OF DAWSONVILLE  
ZONE: I-3  
SETBACK REQUIREMENTS:  
FRONT: 60'  
REAR: 50'  
SIDE: 25'

**-TRACT 2 ZONING INFO-**

COUNTY: DAWSON, CITY OF DAWSONVILLE  
ZONE: U1  
SETBACK REQUIREMENTS:  
FRONT: 40'  
REAR: 20'  
SIDE: 20'

**CONCEPT DRAWING**

**401 HWY 9 NORTH  
BUILDING A  
(SLAB)  
LOT 19 / LOT 20/ LOT 21**

**DAVID  
PATTERSON  
HOMES**

© 2024, EXPD P 2

**PROJECT NAME**  
**401 HWY 9 NORTH  
3-PLEX  
LOT 19/LOT 20/LOT 21**

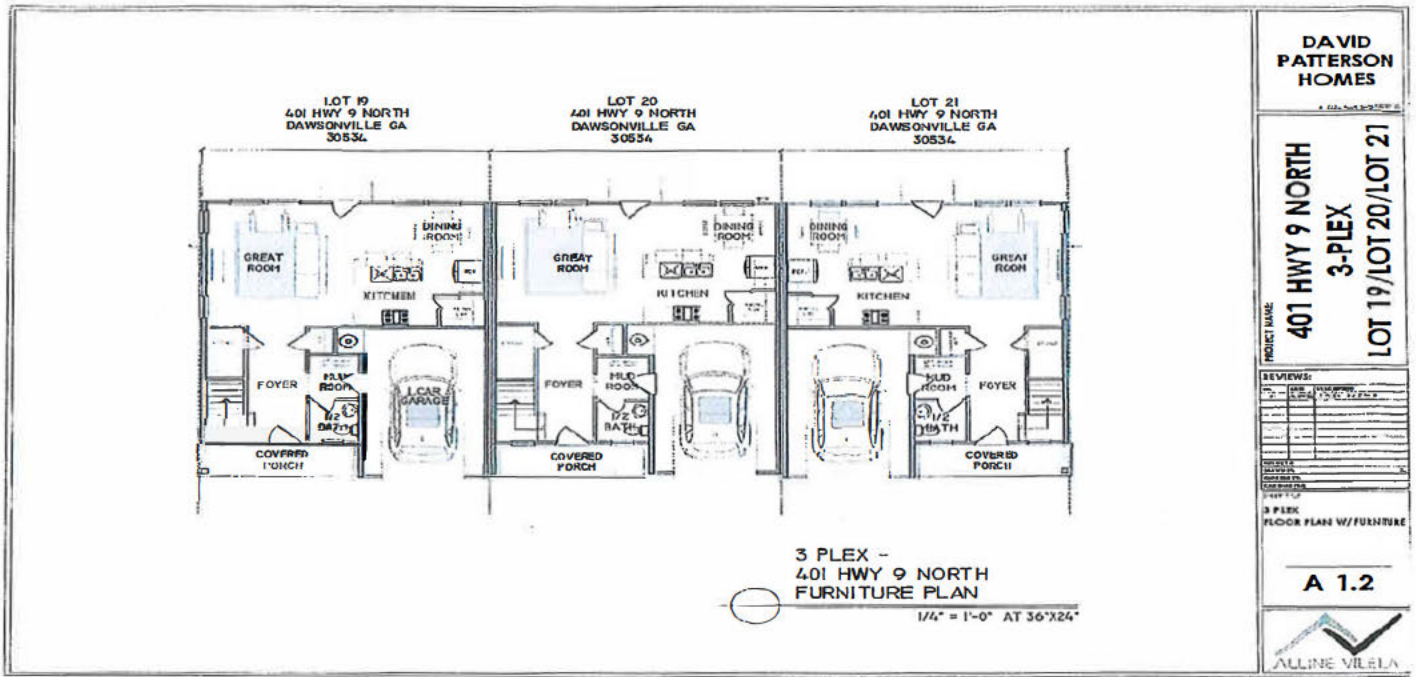


**REVIEWS:**

No.	DATE	REVISION
1.		ISSUE FOR PERMITS

DRAWING INDEX	CURRENT CODES	PROJECT INFO
<p><b>C1 - COVER SHEET</b></p> <ul style="list-style-type: none"> <li>A10 - PROPOSED PLAN</li> <li>A1 - SLOPE PLAN</li> <li>A12 - FOUNDATION PLAN - FRESH WATER</li> <li>A13 - SECOND FLOOR PLAN - FRESH WATER</li> <li>A14 - ROOF PLAN</li> <li>A15 - ELEVATIONS</li> <li>A16 - DETAILS SHS</li> <li>A17 - SECTION</li> </ul> <ul style="list-style-type: none"> <li>B10 - LOT 19 - SOLAR FOOT CAGE</li> <li>B11 - LOT 19 - FENCE PLAN</li> <li>B12 - LOT 19 - ELECTRICAL PLAN</li> <li>B13 - LOT 20 - SOLAR FOOT CAGE</li> <li>B14 - LOT 20 - FENCE PLAN</li> <li>B15 - LOT 20 - ELECTRICAL PLAN</li> <li>B16 - LOT 21 - SOLAR FOOT CAGE</li> <li>B17 - LOT 21 - FENCE PLAN</li> <li>B18 - LOT 21 - ELECTRICAL PLAN</li> </ul> <p>SCALE OF SHEETS: 3</p>	<p><b>BUILDING DATA</b></p> <p>CONSTRUCTION TYPE: V-B          SPRINKLER: NO          STAIRWELLS: NO          FIRE DISTRICT: NO          BUILDING HEIGHT:          STORIES: 2          FLOOD HAZARD: NO</p>	<p><b>TOWNHOME RESIDENTIAL PROJECT</b></p> <p><b>NAME OF PROJECT:</b> 401 HWY 9 NORTH - BUILDING A</p> <p><b>ADDRESSES:</b>          LOT-19:          LOT-20:          LOT-21:</p> <p><b>PROPOSED USE:</b> TOWNHOME DWELLINGS  <b>OWNER:</b> PRIVATE  <b>CODE ENFORCEMENT JURISDICTION:</b></p> <p><b>BUILDER:</b></p> <p><b>CONTACT:</b> DAVID PATTERSON HOMES  <b>PHONE:</b>  <b>EMAIL:</b></p>
		<p><b>COVER SHEET</b></p> <p><b>C.1</b></p> <p><b>ALLINE VILELA</b></p>





**DAVID PATTERSON HOMES**

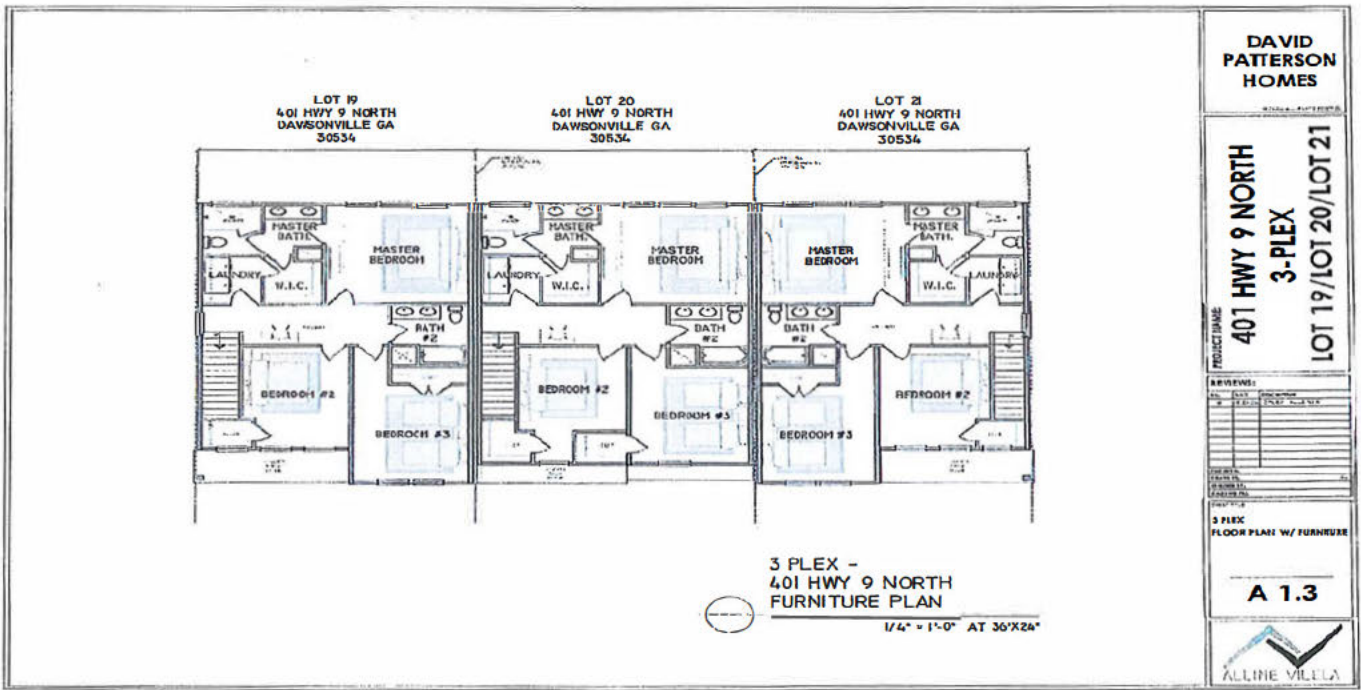
**PROJECT NAME**  
401 HWY 9 NORTH  
3-PLEX  
LOT 19/LOT 20/LOT 21

**REVIEWS:**

NO.	DATE	DESCRIPTION

**PROJECT NO.**  
3 PLEX  
FLOOR PLAN W/ FURNITURE

**A 1.2**



**DAVID PATTERSON HOMES**

**PROJECT NAME**  
401 HWY 9 NORTH  
3-PLEX  
LOT 19/LOT 20/LOT 21

**REVIEWS:**

NO.	DATE	DESCRIPTION

**PROJECT NO.**  
3 PLEX  
FLOOR PLAN W/ FURNITURE

**A 1.3**

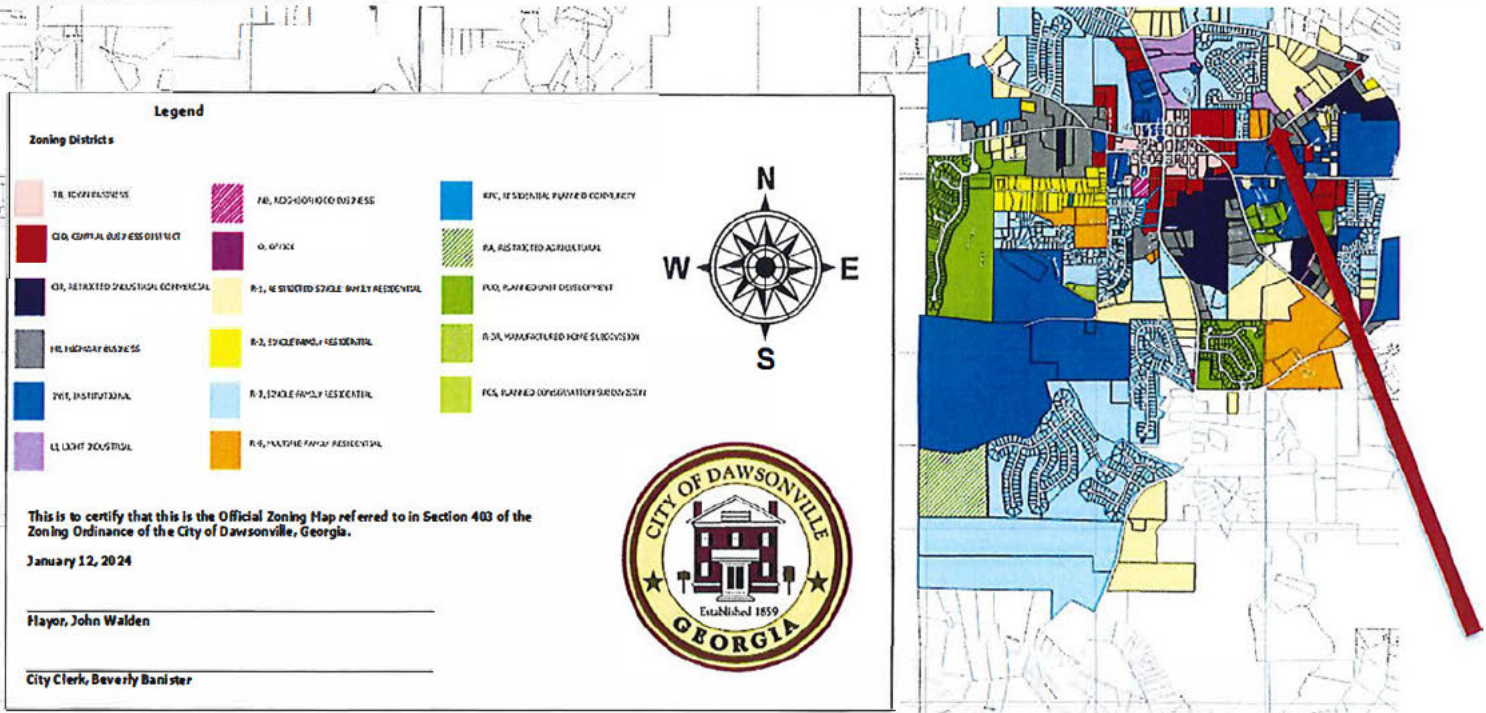




**PICTURE OF PROPERTY**



**CURRENT ZONING MAP**







**City of Dawsonville**

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

**Zoning Amendment  
Application**

Application#: 2A - C2400125

Applicant Name(s): Davis Engineering & Surveying

Address: 24 Dawson Village Way South Dawsonville 30534

Cell Phone: [REDACTED] Email: [REDACTED]

Signature(s) Rachel Burton Date 5/8/2024

Property Address: 401 Hwy 9 North

Directions to Property from City Hall: From City Hall take Hwy 53 W. right onto Hwy 9 N. Subject property will be on your left.

Tax Map Parcel #: D03-014 & 092B-011 Current Zoning: HB & LI

Land Lot(s): 376, 375, 442 District: 4th Section: 1st

Subdivision Name: \_\_\_\_\_ Lot# 28 max.

Acres: 4.68 Current use of property: Residential and undeveloped

Has a past request of Rezone of this property been made before? \_\_\_\_\_ If yes, provide ZA # \_\_\_\_\_

**The applicant request:**

Rezoning to Zoning category: R-6 MFR Conditional Use permit for: \_\_\_\_\_

Proposed use of property if rezoned: Townhouse Development

Residential # of lots proposed: 28 max. Minimum lot size proposed 28'x100' (Include Conceptual Plan)

Amenity area proposed No, if yes, what \_\_\_\_\_

If Commercial: total building area proposed: \_\_\_\_\_ (Include Conceptual Plan)

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

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

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

Roadname: Hwy. 9 Type of Surface: Asphalt

- ◆ 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.

Rachel Burton  
Signature of Applicant

5-8-24  
Date

Office Use Only	
Date Completed Application Rec'd:	Amount Paid: \$ _____ CK Cash CC
Date of Planning Commission Meeting:	Dates Advertised:
Date of City Council Meeting:	Rescheduled for next Meeting:
Date of City Council Meeting:	Approved by City Council: YES <u>NO</u>
Approved by Planning Commission: YES NO	Postponed: YES NO Date: _____

**RECEIVED**  
MAY 08 2024  
Sth  
revised 01 31 2023

**Property Owner Authorization**

I / We Rex E Gravitte hereby swear that I / we own the property located at (fill in address and/or tax map & parcel #) 401 Hwy. 9 N., TMPs D03-014 & 092B-011 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 Rex E Gravitte  
Signature of Applicant or Agent Rex E Gravitte Date 5-8-24  
Mailing Address 2415 State Barn Rd Suite 103  
City Cumming State Ga Zip 30040

Sworn and subscribed before me on this

8<sup>th</sup> day of May 20 24

Jessica Claire Pearson  
Notary Public, State of Georgia

My Commission Expires: 1/19/2027



Notary Seal



**Property Owner Authorization**

I / We Kevir K Tanner hereby swear that I / we own the property located at (fill in address and/or tax map & parcel #) 401 Hwy. 9 N., TMPs D03-014 & 092B-011 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 Kevir K Tanner  
Signature of Applicant or Agent [Signature] Date 5-8-24  
Mailing Address PO Box 1885 Dawsonville Ga 30534  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Sworn and subscribed before me on this  
8<sup>th</sup> day of May 2024

Jessica Claire Pearson  
Notary Public, State of Georgia

My Commission Expires: 1/19/2027





DAVIS ENGINEERING  
& SURVEYING

Esr. 2009

CIVIL ENGINEERING | LAND SURVEYING | CONSTRUCTION LAYOUT

May 8, 2024

City of Dawsonville Planning & Zoning Department  
415 Highway 53 East, Suite 100  
Dawsonville, GA 30534

RE: Letter of Intent – Rezoning Application for TMPs D03-014 and 092B-011

To whom it may concern:

Davis Engineering & Surveying has prepared the enclosed plan for Tanco Investments, LLC. This project is located off Highway 9 North within the City of Dawsonville parcels D03-014 and 092B-011. This 4.68 acre site is currently developed with one residence that is proposed to be demolished while the remainder of the property is undeveloped. The proposed development consists of the construction of two-story townhomes (min. 2,100 S.F./unit) with garages and concrete driveways. The development will have an asphalt road, concrete sidewalks, necessary stormwater management ponds, and landscaping to meet City ordinance requirements.

The current zoning for these parcels is Highway Business and Light Industrial. The rezoning request is for Residential Multi-family (R-6). The proposed density requested for this development is 6 units/acre per the zoning district. The conceptual plan includes 25 lots, however potential reconfiguring during the construction document phase could allow for additional lots. The development will require a driveway permit through the Georgia Department of Transportation.

The parcels to the north and northwest are zoned R-3 Single Family Residential and have residential homes. The parcels to the southwest are zoned R-6 Residential Multi-family with a proposed townhome development under construction. The parcel to the northeast is zoned R-1 Restricted Single Family Residential and has an existing residence on the property. The parcels to the southeast are zoned HB Highway Business with existing residences on the parcels as well.

The 2023 Dawsonville Comprehensive Plan shows the subject property as Residential (092B-011) and Gateway Corridors (D03-014).

Water, sanitary sewer, gas, and electricity providers are currently available to the subject property. The impact to the existing utilities will be consistent with the area.

If you have any questions regarding this project, please contact our office at 706-265-1234.

Thank you,

Rachel Burton, PLA

Davis Engineering & Surveying, LLC | 24 Dawson Village Way S | Dawsonville, GA 30534  
Ph: 706.265.1234 | Web: [www.DavisEngineers.com](http://www.DavisEngineers.com)

Filed in Office: 02/22/2016 12:00PM  
Deed Doc: WD  
Bk 01184 Pg 0466-0468  
Georgia Transfer Tax Paid : \$0.00  
Justin Power Clerk of Court  
Dawson County  
0422016000219

AFTER RECORDING RETURN TO:  
T. Wesley Robinson  
Hulsey, Oliver & Mahar, LLP  
PO Box 1457  
Gainesville, GA 30503

DEED ONLY, NO TITLE WORK

#### LIMITED WARRANTY DEED

STATE OF GEORGIA  
COUNTY OF HALL

This indenture, made this 17 day of February, 2016, between **RALPH ERNEST HARBEN, JR.**, (hereinafter called "Grantor") and **HELEN MARIE HARBEN LEE**, (hereinafter called "Grantee").

(The words "Grantor" and "Grantee" shall include their respective heirs, successors and assigns, where the context requires or permits, and shall include the singular and plural, and the masculine, feminine, and neuter, as the context requires).

WITNESSETH that Grantor, for and in consideration of a transfer from one entity to another with common ownership, and other good and valuable consideration, the receipt of which is hereby acknowledged, has bargained, sold, and does by these presents, bargain, sell, remise, release, and forever quitclaim to Grantee all the right, title, interest, claim, or demand which the Grantor has or may have in and to the following described Property, to wit:



---

All that tract or parcel of land lying and being in the city of Dawsonville, lying in Land Lots 442, 375 and 376 of the 4<sup>th</sup> District, 1<sup>st</sup> Section of Dawson County, Georgia being more particularly described as follows:

Begin at a point on the North right of way of Highway 9 North, also known as State Highway 9, (having a 60 foot right of way) at the intersection of said right of way with the west line of Land Lot 442, run thence North following said Land Lot Line 460 feet to an iron pin at the northwest corner of said land lot, being the intersection of Land Lots 441, 442, 375, and 376, running thence westerly following the south line of Land Lot 376 a distance of 281 feet to an iron pipe at a point, run thence North 02 degrees, 30 minutes west 282.26 feet to an iron pin; run thence North 67 degrees 08 minutes, 22 seconds east 111.79 feet to and iron pin; run thence North 81 degrees 49 minutes, 02 seconds East 176.86 feet to an iron pin; run thence easterly 55 feet to a point at the property now or formerly belong to H. A. Grogan; run thence southeasterly following said property line 152 feet to a point; running thence southeasterly 294 feet along the property now or formerly belonging to H.A. Grogan to a point at property now or formerly belonging to Sarah West; run thence southwesterly flowing property now or formerly belonging to Sarah West 162 feet to a point at property now or formerly belonging to Hubert Bailey; running thence southwesterly 172 feet following property now or formerly owned by Huber Bailey to a point; run thence south 29.5 feet following property now or formerly of Hubert Bailey to a point; running thence 98 feet in a southeasterly direction following the line of property owned by Hubert Bailey to a point on the northern right of way of said Highway 9 North; running thence westerly following the northern right of way of Highway 9 North to its intersection with the western line of Land Lot 442 and the point of beginning. Said property consisting of four acres and known as 401 Highway 9 North.

Said property being the same property described in a Deed of Assent from Ralph Ernest Harben, as the executor of the estate of Lois Harben to Helen Marie Harben Lee and Ralph Ernest Harben, Jr. dated December 7, 2012, recorded at Deed Book 1050, Page 444-446 and re-recorded at Deed Book 1096, Page 350-352, aforesaid records.

**The intent of this conveyance is to convey all that property located at 401 Highway 9 North, including but not limited to all of tax parcel nos. D03 014 and 092B 011.**

TO HAVE AND TO HOLD the said Property unto the said Grantee so that neither the Grantor nor its successors or assigns nor any other person or persons claiming under Grantor shall at any time claim or demand any right, title, or interest to the said

or its appurtenances,

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 whomsoever claiming under and through the said Grantor.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed the day and year above written

Signed, sealed and delivered in the presence of:

Elizabeth B. Bower  
Unofficial Witness

Ralph Ernest Harben, Jr. (SEAL)  
Ralph Ernest Harben, Jr.

Michael A. O'Neill  
Notary Public

My Commission Expires: 10-5-17  
(NOTARY SEAL)



Filed in Office: 02/22/2016 12:00PM  
Deed Doc: QCD  
Bk 01184 Pg 0469-0474  
Georgia Transfer Tax Paid : \$0.00  
Justin Power Clerk of Court  
Dawson County  
0422016000220

AFTER RECORDING RETURN TO:  
T. Wesley Robinson  
Hulsey, Oliver & Mahar, LLP  
PO Box 1457  
Gainesville, GA 30503

DEED ONLY, NO TITLE WORK

### QUITCLAIM DEED

STATE OF GEORGIA  
COUNTY OF HALL

This indenture, made this 17 day of February, 2016, between **RALPH ERNEST HARBEN, JR.**, (hereinafter called "Grantor") and **HELEN MARIE HARBEN LEE**, (hereinafter called "Grantee").

(The words "Grantor" and "Grantee" shall include their respective heirs, successors and assigns, where the context requires or permits, and shall include the singular and plural, and the masculine, feminine, and neuter, as the context requires).

WITNESSETH that Grantor, for and in consideration of a transfer from one entity to another with common ownership, and other good and valuable consideration, the receipt of which is hereby acknowledged, has bargained, sold, and does by these presents, bargain, sell, remise, release, and forever quitclaim to Grantee all the right, title, interest, claim, or demand which the Grantor has or may have in and to the following described Property, to wit:

The following tracts of land:

**Tract 1(a):**

All that tract or parcel of land lying and being in the town of Dawsonville, originally known as part of lot of Land number 440, and bounded as follows: beginning where the original line crosses the Dahlonega Highway; thence north along said highway one hundred sixty-eight (168) feet; thence Northwest eighty-five (85) feet; then North One Hundred seventy-two (172) feet; thence north-west one hundred fifty-eight (158) feet to said original line; thence South along said original line to the point of beginning.



Beginning at a stake on the Northwest side of the right-of-way of State Highway No. 9 at the present property line between the parties herein; thence Southwest along said right-of-way a distance of ten (10) feet; thence in a northwesterly direction a distance of Ninety-eight (98) feet to a stake corner; thence in a Northerly direction a distance of twenty-nine and one-half (29 ½) feet, to the post on the property line of said parties of the second part; thence in a southerly direction along the present property line of said parties to the point of beginning. Said deed from Grady Shoemaker to W. Carson Britt and Irene Britt recorded in Deed Book "T" page 587. Deed from W. Carson Britt and Irene Britt to Sara Taylor and B. R. Taylor, Jr. being recorded in Deed Book "U," page 367 all of the records of Dawson County, Ga.

This being the property described in a Warranty Deed from W. Carson Britt and Irene Britt to Ralph E. Harben, dated June 19, 1944, recorded in Deed Book U, pages 554-55, Dawson County Records.

**Tract 1(b):**

All that tract or parcel of land being in the town of Dawsonville, originally known as part of the lot of land Number 442, and bounded as follows: Beginning where the original line crosses the Dahlonega Highway; thence north along said highway one hundred sixty-eight (168) feet; thence north-west eighty-five (85) feet; thence north one hundred seventy-two (172) feet; thence northwest one hundred fifty-eight (158) feet to said original line; thence South along said original line to the point of beginning. This being the same property described in a deed from Grady Shoemaker to W. Carson Britt and Irene Britt except a strip in the Southeast corner of said property deed by W. Carson Britt and Irene Britt to B. R. Taylor, Jr. and Sara W. Taylor described as follows: Beginning at a stake on the Northwest side of the right-of-way of State Highway No. 9 at the present property line between the parties herein; thence Southwest along said right-of-way a distance of ten (10) feet; thence in a Northerly direction a distance of Ninety-eight (98) feet; to a stake corner; thence in a Northerly direction a distance of twenty-nine and one-half (29 ½) feet to a post on the property line of said parties of the second part; thence in a Southerly direction along the present property line of said parties to the point of beginning.

This being the property described in a Warranty Deed from Ralph E. Harben to Lois P. Harben, dated August 23, 1947, recorded in Deed Book V, page 352, Dawson County records.

Tracts 1(a) and 1(b) each describe the same approximately one (1) acre parcel of land, commonly known as 401 Highway 9 North, Dawsonville, GA, currently designated as tax parcel D03 014, on which the home formerly belonging to Ernest Harben, Sr. and Lois Harben is located.

**Tract 2(a):**

All that tract or parcel of land lying and being in Land Lots 442, 375, and 376 of the 4<sup>th</sup> District and 1<sup>st</sup> Section of Dawson County, Georgia and being more particularly described as follows:

Beginning at the point at the corner of the intersection of Land Lots 441, 442, 375 and 376, said District and Section, said point being the point where property now or formerly belonging to Mrs. G. D. Castleberry intersections with the property now belonging to Lois P. Harben and the property of Mrs. Sarah L. West being conveyed herein; running thence in a westerly direction along the property formerly belonging to Mrs. G. D. Castelberry and the lands now or formerly belonging to G. A. Findley and Dorothy Findley and following the Land Lot line common to Land Lots 441 and 376 a distance of 281 feet to a rock corner at the land formerly owned by Homer Newton under deed recorded in Deed Book W page 99, Dawson County records; running thence in a northerly direction along said land formerly belonging to Homer Newton a distance of 293 feet to a point at a rock corner; running thence in a northeasterly direction along said land formerly belonging to Homer Newton a distance of 343 feet to a point at the intersection of land now or formerly belonging to N. A. Grogan; running thence in a southeasterly direction along said land formerly belonging to N. A. Grogan 152 feet along a fence line to a pine tree; thence along said lands formerly belonging to N. A. Grogan following the fence line 294 feet to a fence corner; run thence in a southwest direction following a fence line 162 feet to a point at land of Lois P. Harben, said point being a fence corner and being located 164 feet in a \_\_\_\_\_ direction as measured along said lands of Mrs. Lois P. Harben and following the fence line 164 feet to the point of beginning. The property being herein conveyed being part of the same property conveyed to Mrs. Sarah L. West by deed from Hoyt Brannon dated October 23, 1919, recorded in Deed Book B, page 262, Dawson County Records, and being part of the property conveyed to W. R. Sleuder by deed recorded in a Deed Book O, page 180, Dawson County Records, and containing three acres more or less.

This is the same property described in a Warranty Deed from Sarah West to Ralph E. Harben, dated May 26, 1973, recorded at Deed Book 22, page 351-352, Dawson County Records.

**Tract 2(b):**

All that tract or parcel of land lying and being in the City of Dawsonville, lying in Land Lots 442, 375, and 376 of the 4<sup>th</sup> District, 1<sup>st</sup> Section, Dawson County, Georgia, being more particularly described as follows:

TO FIND THE POINT OF BEGINNING, BEGIN at a point on the north right of way of Highway 9 North, also known as State Highway 9, (having a 60 foot right of way) at the intersection of said right of way with the west line of Land Lot 442, run thence North following said Land Lot Line 460 feet to an iron pin at the northwest corner of said land lot, being the intersection of Land Lots 441, 442, 375, and 376, and being the TRUE POINT OF BEGINNING; running thence westerly following the south line of Land Lot 376 a distance of 281 feet to an iron pipe at a point, run thence North 02°30' West 282.26 feet to an iron pin; run thence North 67°08'22" East 111.79 feet to an iron pin; run thence North 81°49'02" East 176.86 feet to an iron pin; run thence easterly 55 feet to a point at the property now or formerly belong to H. A. Grogan; run thence southeasterly following said property line 152 feet to a point; running thence southeasterly 294 feet along the property now or formerly belonging to H. A. Grogan to a point at property now or formerly belonging to Sarah West; run thence southwesterly following property now or formerly belonging to Sarah West 162 feet to a point at property now or formerly belonging to Hubert Bailey; running thence in a northwest direction 164 feet following the line of property now or formerly belonging to Lois Harben to the POINT OF BEGINNING.

This being the same property described in a Deed of Assent from Ralph Ernest Harben, as the executor of the estate of Ralph Ernest Harben, filed of record December 10, 2012 recorded in Deed Book 1050, pages 447-448, Dawson County records, and re-recorded on February 20, 2013 at Deed Book 1096, Page 350-352, aforesaid records.

Tracts 2(a) and 2(b) each describe the same approximately three (3) acre parcel of land, lying to the north of the property described in 1(a) and 1(b), and currently designated as tax parcel 092B 011.

**Tract 3:**

All that tract or parcel of land lying and being in the city of Dawsonville, lying in Land Lots 442, 375 and 376 of the 4<sup>th</sup> District, 1<sup>st</sup> Section of Dawson County, Georgia being more particularly described as follows:

Begin at a point on the North right of way of Highway 9 North, also known as State Highway 9, (having a 60 foot right of way) at the intersection of said right of way with the west line of Land Lot 442, run thence North following said Land Lot Line 460 feet to an iron pin at the northwest corner of said land lot, being the intersection of Land Lots 441, 442, 375, and 376, running thence westerly following the south line of Land Lot 376 a distance of 281 feet to an iron pipe at a point, run thence North 02 degrees, 30 minutes west 282.26 feet to an iron pin; run thence North 67



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degrees 08 minutes, 22 seconds east 111.79 feet to and iron pin; run thence North 81 degrees 49 minutes, 02 seconds East 176.86 feet to an iron pin; run thence easterly 55 feet to a point at the property now or formerly belong to H. A. Grogan; run thence southeasterly following said property line 152 feet to a point; running thence southeasterly 294 feet along the property now or formerly belonging to H.A. Grogan to a point at property now or formerly belonging to Sarah West; run thence southwesterly following property now or formerly belonging to Sarah West 162 feet to a point at property now or formerly belonging to Hubert Bailey; running thence southwesterly 172 feet following property now or formerly owned by Huber Bailey to a point; run thence south 29.5 feet following property now or formerly of Hubert Bailey to a point; running thence 98 feet in a southeasterly direction following the line of property owned by Hubert Bailey to a point on the northern right of way of said Highway 9 North; running thence westerly following the northern right of way of Highway 9 North to its intersection with the western line of Land Lot 442 and the point of beginning. Said property consisting of four acres and known as 401 Highway 9 North.

Tract 3 being the same property described on Exhibit "B" in a Deed of Assent from Ralph Ernest Harben, as executor of the estate of Lois Harben to Helen Marie Harben Lee and Ralph Ernest Harben, Jr. dated December 7, 2012, filed of record December 10, 2012 recorded at Deed Book 1050, Page 444-446 and re-recorded on November 20, 2013 at Deed Book 1096, Page 350-352, aforesaid records.

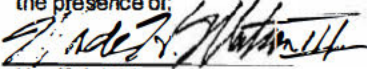
The description of Tract 3 encompasses the land described in Tracts 1(a), 1(b), 2(a) and 2(b) in a single description and contains approximately 4 acres in total.

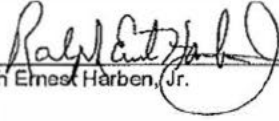
**The intent of this conveyance is to convey all that property located at 401 Highway 9 North, including but not limited to all of tax parcel nos. D03 014 and 092B 011.**

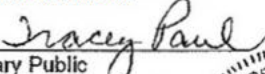
TO HAVE AND TO HOLD the said Property unto the said Grantee so that neither the Grantor nor its successors or assigns nor any other person or persons claiming under Grantor shall at any time claim or demand any right, title, or interest to the said Property or its appurtenances.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed the day and year above written.

Signed, sealed and delivered in the presence of:

  
Unofficial Witness

 (SEAL)  
Ralph Ernest Harben, Jr.

  
Notary Public  
My Commission Expires:  
(NOTARY SEAL)



TWR/mmk/11156/W162137

**-LEGEND-**

○ CALCULATED POSITION	RB REBAR
● IRON PIN FOUND/SET (BY F/S)	SR SOLID ROD
⊕ MONUMENT (BY F/S)	OCS OUTLET CONTROL
○ CENTERLINE	ST STRUCTURE
○ CIP CRIMBED TOP PIPE	CPP CORRUGATED PLASTIC PIPE
DB DEED BOOK	G GRATE INLET
N/T ROW OF FORMERLY OPEN TOP PIPE	DI DROP INLET
PL PLAT BOOK	SC SAGITTARY SCWER (SSM)
PG PAGE	XL LIGHTBOLT
P.A. PROPERTY USE	○ CLEARCUT
⊕ TELEPHONE P.D. (EP) (ALL WPS ARE 1/2" RB "CAPPED" UNLESS OTHERWISE LABELED)	AD ADJUSTER
⊕ BORE INFRANT (BI)	LL LAND LOT LINE (L.L.L.)
⊕ WATER METER (WM)	— RIGHT OF WAY (R/W)
⊕ WATER VALVE (WV)	— FENCE
⊕ POWER BOX (PB)	— OVERHEAD POWER
⊕ POWER POLE (PP)	



THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

**TOTAL AREA**  
4.68 ACRES

**RAIN HILL SUBDIVISION-PHASE II**  
PB 78, PG 203-213  
ZONING: R3

**-SURVEY NOTES-**

FIELD MEASUREMENTS WERE TAKEN WITH A LEICA GS18 DUAL FREQUENCY GNSS RECEIVER, USING AN RTK CONNECTION TO AN ON SITE LEICA GS18 BASE STATION. FIELD DATA HAS A RELATIVE POSITIONAL ACCURACY OF 0.1".

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO HAVE A PRECISION OF 1 FOOT IN 162,646 FEET.

THIS PLAT DOES NOT CONSTITUTE AND SHALL NOT BE CONSTRUED AS A TITLE SEARCH OR REPORT, AND THUS MAY BE SUBJECT TO ANY EASEMENTS, RIGHT OF WAY OR RESTRICTIONS ONE MAY FIND.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED ON THIS PLAT.

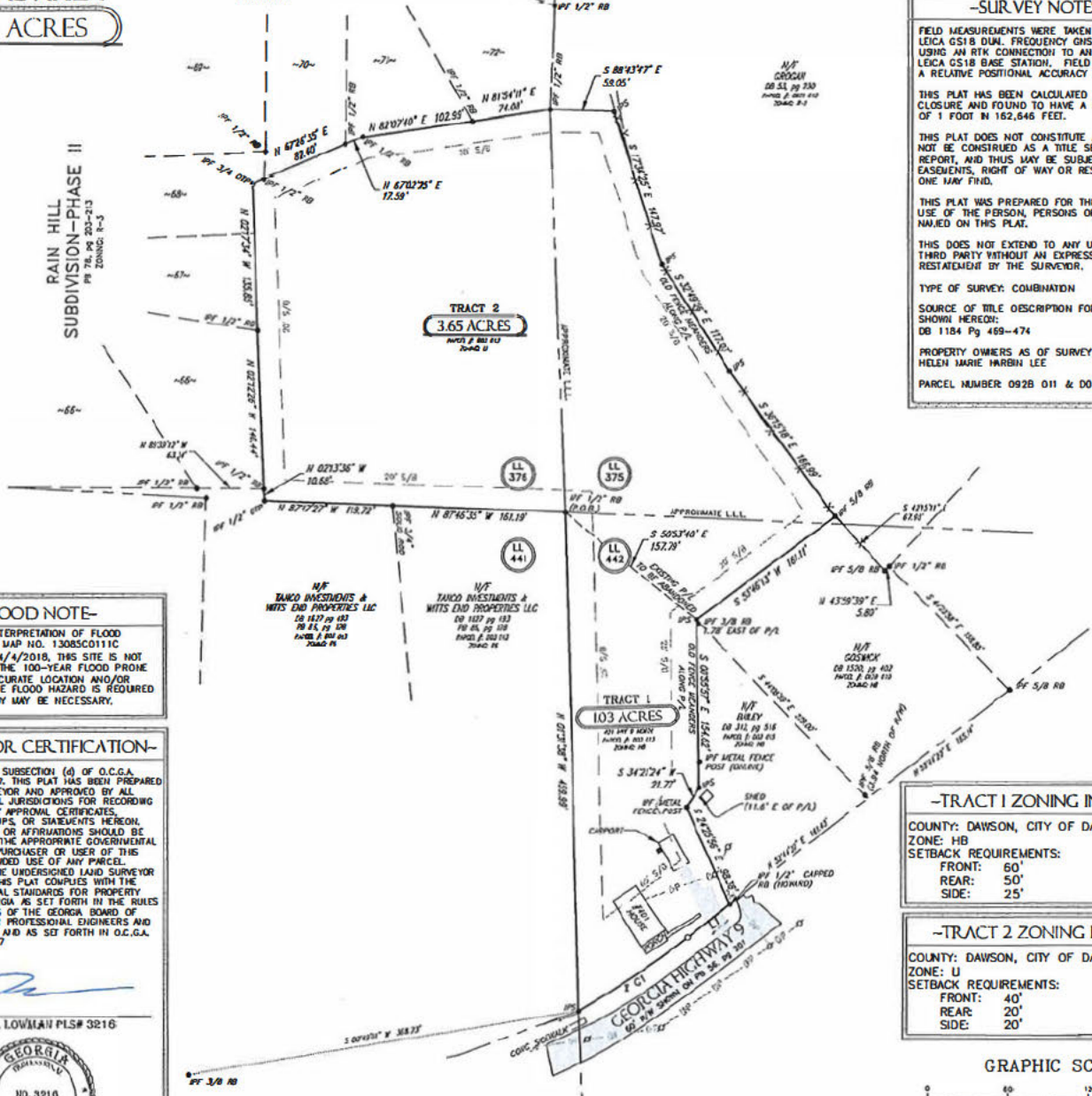
THIS DOES NOT EXTEND TO ANY UNNAMED THIRD PARTY WITHOUT AN EXPRESSED RESTATMENT BY THE SURVEYOR.

TYPE OF SURVEY: COMBINATION

SOURCE OF TITLE DESCRIPTION FOR PROPERTY SHOWN HEREON:  
DB 1184 Pg 469-474

PROPERTY OWNERS AS OF SURVEY DATE:  
HELEN MARIE HARBIN LEE

PARCEL NUMBER 092B 011 & 003 014



**-FLOOD NOTE-**

BASED ON AN INTERPRETATION OF FLOOD INSURANCE RATE MAP NO. 13085C0111C EFFECTIVE DATE 4/4/2018, THIS SITE IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PRONE AREA. IF THE ACCURATE LOCATION AND/OR ELEVATION OF THE FLOOD HAZARD IS REQUIRED A DETAILED STUDY MAY BE NECESSARY.

**-SURVEYOR CERTIFICATION-**

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

DUSTY L. LOWMAN PLS# 3216

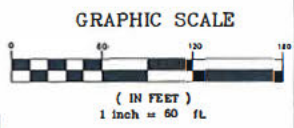
NOTE: THE PURPOSE OF THIS SURVEY IS TO COMBINE PARCEL # 003-014 & PARCEL # 092B-011 INTO A SINGLE TAX PARCEL.

**-TRACT 1 ZONING INFO-**

COUNTY: DAWSON, CITY OF DAWSONVILLE  
ZONE: HB  
SETBACK REQUIREMENTS:  
FRONT: 60'  
REAR: 50'  
SIDE: 25'

**-TRACT 2 ZONING INFO-**

COUNTY: DAWSON, CITY OF DAWSONVILLE  
ZONE: U  
SETBACK REQUIREMENTS:  
FRONT: 40'  
REAR: 20'  
SIDE: 20'



DATE RECORDED	RECORD NUMBER	RECORDING FEE
03/18/24	193120	13.00

CERTIFICATE OF AUTHORIZATION NUMBER: LSF 001057

SHEET NO.  
**1 of 1**

PROJECT NO.  
**24-121**

DRAWN BY: JCM  
FIELD CREW: JCM  
PLAT DATE: 5/8/24  
FIELD DATE: 03/18/24  
FILE: 24-121 R

**MINOR PLAT FOR:**  
KEVIN TANNER  
LAND LOT 375, 376 & 442  
4th DISTRICT, 1st SECTION  
CITY OF DAWSONVILLE  
DAWSON COUNTY, GEORGIA

PREPARED BY

**DES DAVIS**  
ENGINEERING & SURVEYING  
34 DAWSON VILLAGE WAY SOUTH  
DAWSONVILLE, GA 30534  
PHONE: (706) 265-1234  
DAVISENGINEERS.COM



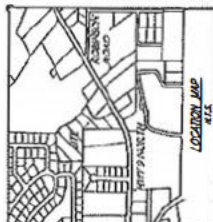


PROFESSIONAL ENGINEERING & SURVEYING  
 1000 W. WASHINGTON STREET  
 DAWSONVILLE, GA 30734  
 (706) 526-1111  
 www.idesga.com

NO. 1	NO. 2	NO. 3	NO. 4	NO. 5	NO. 6	NO. 7	NO. 8	NO. 9	NO. 10

**CONCEPT PLAN**  
 HWY 9 NORTH TOWNHOME DEVELOPMENT  
 LAND LOTS 305, 306, & 442  
 4th DISTRICT, 1st SECTION  
 DAWSON COUNTY, GEORGIA

DATE	2/28/2024
PROJECT NO.	2024-121
SHEET NO.	1 of 1



**LOCATION MAP**  
 ALL  
 HWY 9 NORTH

**SITE ADDRESS**  
 407 HWY 9 NORTH  
 DAWSONVILLE, GA 30734

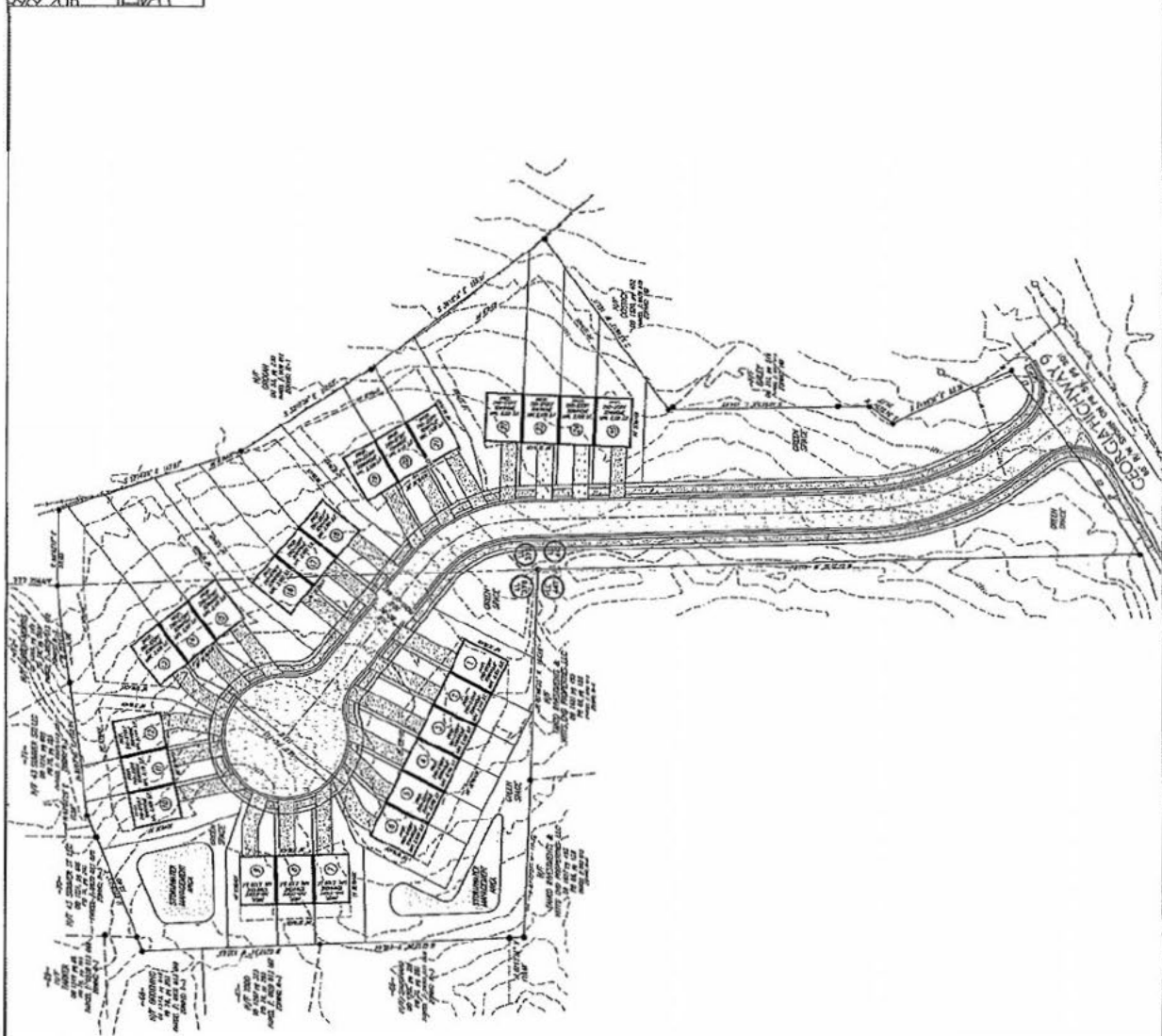
**PARCEL ID**  
 D16-313 & 101E-011

**OWNERS**  
 TANCO INVESTMENTS LLC  
 PO BOX 1885  
 DAWSONVILLE, GA 30734

**24-HOUR CONTACT**  
 TANCOSURVEYING  
 (706) 776-4069  
 tancoinc.com@gmail.com

GRAPHIC SCALE  
 1" = 40' FEET

DATE PLOTTED: 02/28/2024 10:58 AM  
 PLOTTER: HP DesignJet T1200



**NOTICE TO CONTRACTOR:**  
 THIS PLAN IS PREPARED FOR THE EXCLUSIVE USE OF THE CLIENT AND IS NOT TO BE USED FOR ANY OTHER PROJECT OR PURPOSE WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE TOWNHOME DEVELOPMENT SHOWN ON THIS PLAN. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES. THE ENGINEER DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY THE CLIENT OR ANY OTHER SOURCE. THE ENGINEER'S LIABILITY IS LIMITED TO THE DESIGN OF THE TOWNHOME DEVELOPMENT SHOWN ON THIS PLAN.

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NO.	DESCRIPTION	DATE	BY
1	PRELIMINARY PLAN	02/28/2024	TANCO
2	CONCEPT PLAN	02/28/2024	TANCO
3	FINAL PLAN	02/28/2024	TANCO

**401 HWY 9 NORTH  
BUILDING A  
(SLAB)  
LOT 19 / LOT 20/ LOT 21**

**DAVID  
PATTERSON  
HOMES**

© 2024. ALL RIGHTS RESERVED

**PROJECT NAME:  
401 HWY 9 NORTH  
3-PLEX  
LOT 19/LOT 20/LOT 21**



**REVIEWS:**

No.	DATE	DESCRIPTION
01	05/01/24	3-PLEX - BUILDING A

PROJECT #:  
DRAWN BY:  
CHECKED BY:  
DATE SHOWN FILE:

SHEET TITLE

**COVER SHEET**

**C.1**



**DRAWING INDEX**

- C.1 - COVER SHEET
- A.1.0 - PERIMETER PLAN
- A.1.1 - SLAB PLAN
- A.1.2 - FIRST FLOOR PLAN - FURNITURE
- A.1.3 - SECOND FLOOR PLAN - FURNITURE
- A.1.4 - ROOF PLAN
- A.1.5 - ELEVATIONS
- A.1.6 - ELEVATIONS
- A.1.7 - SECTIONS
- U1.0 - LOT 19 - SQUARE FOOTAGE
- U1.1 - LOT 19 - FRAMING PLAN
- U1.2 - LOT 19 - ELECTRICAL PLAN
- U2.0 - LOT 20 - SQUARE FOOTAGE
- U2.1 - LOT 20 - FRAMING PLAN
- U2.2 - LOT 20 - ELECTRICAL PLAN
- U3.0 - LOT 21 - SQUARE FOOTAGE
- U3.1 - LOT 21 - FRAMING PLAN
- U3.2 - LOT 21 - ELECTRICAL PLAN

TOTAL OF SHEETS: 18

**CURRENT CODES**

INTERNATIONAL BUILDING CODE - 2018 EDITION WITH 2020 GEORGIA STATE AMENDMENTS  
 INTERNATIONAL RESIDENTIAL CODE FOR ONE & TWO FAMILY DWELLINGS - 2018 EDITION WITH 2020 GEORGIA STATE AMENDMENTS  
 INTERNATIONAL PLUMBING CODE - 2018 EDITION WITH 2020 GEORGIA STATE AMENDMENTS  
 INTERNATIONAL MECHANICAL CODE - 2018 EDITION WITH 2020 GEORGIA STATE AMENDMENTS  
 INTERNATIONAL FUEL GAS CODE - 2018 EDITION WITH 2020 GEORGIA STATE AMENDMENTS  
 INTERNATIONAL ENERGY CONSERVATION CODE - 2015 EDITION WITH 2020 GEORGIA STATE AMENDMENTS  
 INTERNATIONAL FIRE CODE - 2018 EDITION WITH GEORGIA STATE AMENDMENTS  
 INTERNATIONAL MECHANICAL, ELECTRICAL AND PLUMBING CODE - 2018 WITH 2020 GEORGIA STATE AMENDMENTS  
 NFPA NATIONAL ELECTRICAL CODE - 2017 EDITION

**BUILDING DATA**

CONSTRUCTION TYPE: V-B  
 SPRINKLERS: NO  
 STANDPIPES: NO  
 FIRE DISTRICT: NO  
 BUILDING HEIGHT:  
 STORIES: 2  
 FLOOD HAZARD: NO

**PROJECT INFO**

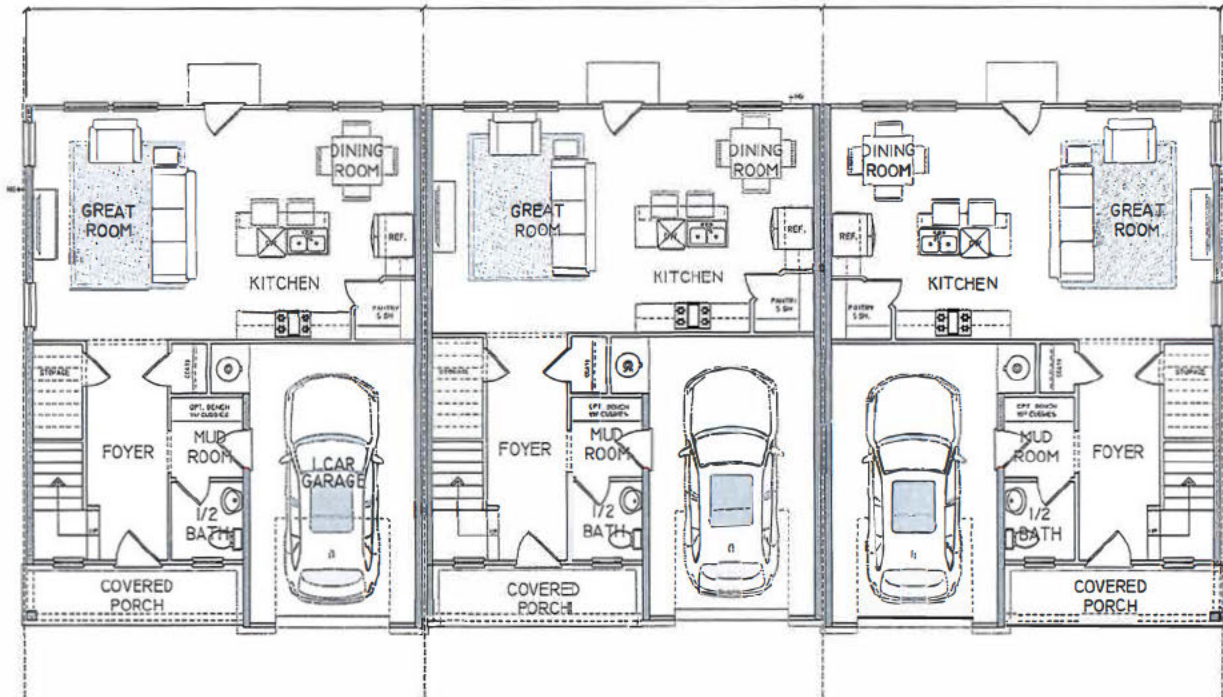
**TOWNHOME RESIDENTIAL PROJECT**  
 NAME OF PROJECT: 401 HWY 9 NORTH - BUILDING A  
 ADDRESSES:  
 LOT-19:  
 LOT-20:  
 LOT-21:  
 PROPOSED USE: TOWNHOME DWELLINGS  
 OWNER: PRIVATE  
 CODE ENFORCEMENT JURISDICTION:  
**BUILDER:**  
 CONTACT: DAVID PATTERSON HOMES  
 PHONE:  
 EMAIL:



LOT 19  
401 HWY 9 NORTH  
DAWSONVILLE GA  
30534

LOT 20  
401 HWY 9 NORTH  
DAWSONVILLE GA  
30534

LOT 21  
401 HWY 9 NORTH  
DAWSONVILLE GA  
30534



3 PLEX -  
401 HWY 9 NORTH  
FURNITURE PLAN



1/4" = 1'-0" AT 36"X24"

PROJECT NAME:  
**401 HWY 9 NORTH  
3-PLEX  
LOT 19/LOT 20/LOT 21**

REVIEWS:

No.	DATE	DESCRIPTION
01	05/20/24	3-PLEX - BUILDING 4

PROJECT #:  
DRAWING BY:  
CHECKED BY:  
CAD FILE:

SHEET TITLE:  
**3 PLEX  
FLOOR PLAN W/ FURNITURE**

**A 1.2**



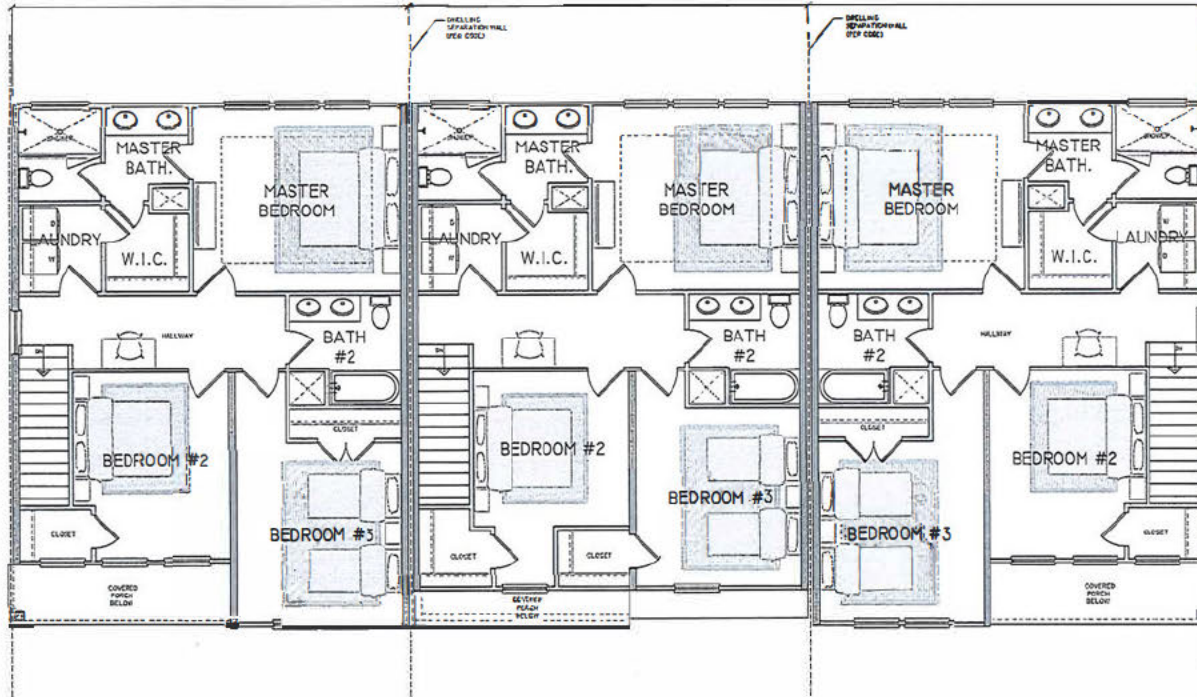
**DAVID  
PATTERSON  
HOMES**

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LOT 19  
401 HWY 9 NORTH  
DAWSONVILLE GA  
30534

LOT 20  
401 HWY 9 NORTH  
DAWSONVILLE GA  
30534

LOT 21  
401 HWY 9 NORTH  
DAWSONVILLE GA  
30534



3 PLEX -  
401 HWY 9 NORTH  
FURNITURE PLAN



1/4" = 1'-0" AT 36"X24"

PROJECT NAME:  
**401 HWY 9 NORTH  
3-PLEX  
LOT 19/LOT 20/LOT 21**

**REVIEWS:**

NO.	DATE	DESCRIPTION
1		ISSUE #1 - BUILDING #

PROJECT:  
DRAWN BY:  
CHECKED BY:  
DATE PLOTTED:

SHEET TITLE  
**3 PLEX  
FLOOR PLAN W/ FURNITURE**

**A 1.3**



**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](http://www.dawsonville-ga.gov)

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 C2400113:** Jim Chapman Construction Group has petitioned to amend the site plan; located at 796 HWY 53 East and 2120 Perimeter Road (TMP 093 043; 093 044, 093 046, 093 047). Public Hearing Dates: Planning Commission on Monday, June 10, 2024, and City Council Monday, June 17, 2024. City Council for a decision on Monday, July 15, 2024.

**VAR C2400124:** Jim Chapman Construction Group has requested to reduce the front building setback from 30 feet to 10 feet; located at 796 HWY 53 East and 2120 Perimeter Road (TMP 093 043, 093 044, 093 046, 093 047). Public Hearing Dates: Planning Commission on Monday, June 10, 2024.

**ZA C2400125:** Davis Engineering & Surveying has petitioned a zoning amendment for TMP D03 014 and 092B 011; located at 401 HWY 9 North from HB (Highway Business) and LI (Light Industrial) to R-6 (Multiple-Family Residential). Public Hearing Dates: Planning Commission on Monday, June 10, 2024, and City Council Monday, June 17, 2024. City Council for a decision on Monday, July 15, 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.*