

AGENDA
PLANNING COMMISSION REGULAR MEETING
G.L. Gilleland Council Chambers on 2nd Floor
Monday, July 8, 2024, 5:30 P.M.

1. Call to Order
2. Roll Call
3. Invocation and Pledge
4. Announcements
5. Approval of the Agenda
6. Approval of the Minutes
 - Regular Meeting held Monday, June 10, 2024

PUBLIC HEARING

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

PLANNING COMMISSION REPORTS

ADJOURNMENT

The next scheduled Planning Commission meeting is Monday, August 12, 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
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Monday, June 10, 2024

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 Josh Nichols, Ashley Stephenson, City Attorney Kevin Tallant and Spencer Price, Councilmember Liaison Caleb Phillips, City Manager Bob Bolz, Planning Director Ron Haynie, and Zoning Administrative Assistant Stacy Harris. Commission Member Alexis Noggle was absent from the meeting.
3. **INVOCATION AND PLEDGE:** City Manager Bob Bolz led the invocation and pledge.
4. **ANNOUNCEMENTS:** Chairperson Davis introduced and welcomed the new Planning Director Ron Haynie and Planning Commission Member Ashley Stephenson, representing Post 4.
5. **APPROVAL OF THE AGENDA:** Motion to approve the agenda made by J. Nichols; second by A. Stephenson. Vote carried unanimously in favor.
6. **APPROVAL OF THE MINUTES:** Motion to approve the regular meeting minutes held on Monday, December 11, 2023, made by A. Stephenson; second by J. Nichols. Vote carried unanimously in favor.

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 June 10, 2024, and City Council on June 17, 2024. City Council for a decision on July 15, 2024.

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

Planning Director R. Haynie provided the staff analysis and staff recommendations for the amended site plan request.

The following people spoke in favor of the zoning request:

- **Joey Homans, 272 Hwy 9 South, Dawsonville, GA** – Mr. Homans stated that his client would like to amend the current site plan. The property was originally annexed and rezoned R-6 Multiple-Family on October 17, 2022, with a site plan of 195 single family homes. He further stated that the property will not change in density, the amenities, or the entrances. The filing for the site plan change was in accordance with Section 1404 in the city's development code and he pointed that out that because under this section number one (1) stated "Site plan approval required. All multi-family developments including apartments, duplexes, triplex, quadplex, semi-detached residences and townhouses require site plan approval by the Planning Commission in accordance with all procedures and requirements established by the City." Mr. Homans stated that under these circumstances the City Council does not have to approve the site plan. He further stated that his firm filed for this request on April 3, 2024, not because there are any significant changes from the approved site plan. Mr. Homans stated that the amended site plan changes due to the reconfiguration of the multi-family units. Mr. Homans further stated that the staff conditions that were provided by staff, his client agrees with those conditions, and that a variance is not needed for this project. He stated that the site plan approval is different than the site plan specific ordinance that the

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City has as it relates to residential planned comprehensive development under Section 1802 (6) and (7) because those ordinances specify that any changes or revision to the master plan must be reported by a written statement justifying the necessity or the desirability for such revision. Mr. Homas further stated that any change must be reviewed and approved by the Mayor and Council. The ordinance is very specific. Whereas R-6 is not necessarily a site plan specific zoned. It merely requires that you submit a site plan that you are meeting the requirements.

- Jim Chapman, 1956 Riddlemore Road, Smyrna, GA – Mr. Chapman stated that this development was before City Council in October 2022, and what brought him to this area was he completed a similar project very successfully, the Cottage at Dawson Ridge. That community is 98% leased and has similar amenities. This community will be gated and will have 103 parking spaces, plus 24 parking spaces in the amenity area.

No one spoke in opposition to the request.

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

City Attorney Kevin Tallant clarified the statement by Joey Homans, representing Jim Chapman Construction Group regarding the site plan specific. Mr. Tallant stated that there is a provision in the City's code that talks about how the City Council has a stamp of approval on the plans. Therefore, the City Council will hear and vote on the request.

J. Nichols made a motion to approve **ZSP C2400113** with the following staff recommendations:

- Approval of the subject concept plan is contingent upon additional required approvals from Environmental Protection Division and the U.S. Army Corps of Engineers (USACoE).
- 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.

second by A. Stephenson. The vote carried unanimously in favor.

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 D093 043, 093 044, 093 046, 093 047). Public Hearing Dates: Planning Commission on Monday, June 10, 2024.

Joey Homans stated that his client Jim Chapman Construction Group would like to officially withdraw the request for **VAR C2400124**.

9. **ZA C2400125:** Davis Engineering & Surveying has petitioned a zoning amendment for TMP D03 014 and 92B 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 decision on Monday, July 15, 2024.

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

Planning Director R. Haynie provided the staff analysis and staff recommendations for the rezoning request.

The following people spoke in favor of the zoning request:

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- Rachel Burton with Davis Engineering and Surveying, 24 Dawson Village Way South, Dawsonville, GA – Ms. Burton stated that she is here on behalf of her clients, Kevin Tanner and Rex Gravitt. She stated that Mr. Tanner and Mr. Gravitt are requesting a rezone of the property to R-6 multi-family and the intent is to build 25 townhomes. Ms. Burton stated that the adjacent property has already been zoned R-6 with a similar townhome development. The townhomes would consist of one car garage and 1,659 heated square feet.

No one spoke in opposition to the request.

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

After discussion among the Commission Members J. Nichols made a motion to approve **ZA C2400125** with the following staff recommendations:

- 1) Install privacy fence along the property lines of lots 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

second by A. Stephenson. The vote carried unanimously in favor.

PLANNING COMMISSION REPORTS: Next Planning Commission Meeting is Monday, July 8, 2024.

ADJOURNMENT: Motion to adjourn the meeting at 6:06 p.m. made by J. Nichols; second by A. Stephenson. 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

Ashley Stephenson, Planning Commissioner Post 4

Attested: _____
Stacy Harris, Zoning Administrative Assistant



CITY OF DAWSONVILLE

PLANNING STAFF REPORT

APPLICANT:Christopher Sipos

AMENDMENT #.....ZSP C2400135

REQUESTAmend the current Site Plan

CURRENT ZONINGPUD - Planned Unit Development District

SIZE.....+/- 3.347 Acres

LOCATION39 Creekstone Lane

TAX PARCEL083-020

PLANNING COMMISSION PUBLIC HEARING DATE ...Monday, July 8, 2024

CITY COUNCIL DATE PUBLIC HEARING DATE.....Monday July 15, 2024

APPLICANT PROPOSAL

The applicant is seeking to amend the existing site plan for the purpose of developing 16 Flex-Office spaces, in four (4) phase projects.

SURROUNDING PROPERTIES

| <i>Adjacent Land Uses</i> | <i>Existing zoning</i> | <i>Existing Use</i> |
|---------------------------|------------------------|---------------------------|
| North | HB & County RA | Commercial & Residential |
| South | PUD | Mixed Use / Residential t |
| East | R-1 | Residential |
| West | County RSR | Residential Sub-Rural |

HISTORY

- (ANX 026-2-16) Annexation for TMP 083 026, 083 020, 083 016 from R-A (Residential Agricultural) to PUD (Planned Unit Development) approved June 7, 2004. The City Council approved the annexation of 92 acres for TMP 083 026, 083 020, and 083 016 and rezoning from RA to PUD. The development will consist of residential with a swimming pool and cabana and commercial business with the following stipulations:

- a) Public passive park will be developed as green space and will include walking trails along the stream bed. Public parking will be included. Hours of use will be generally dawn to dusk with signs posted noting such
- b) A private active facility will be installed for the exclusive use of the homeowners and will include a swimming pool, cabana, TOT lot, parking.
- c) Sidewalks will be provided in the right of way on both sides of the street. It is intended that a utility corridor be provided in the right of way between the street curb and the sidewalk.
- d) A homeowner's association will be created, and all lots/homeowners will be required to join the association.
- e) All exterior building walls abutting side property lines will meet a one (1) hour fire rating.
- f) The commercial parcel within the PUD will be developed under the Commercial Highway Business zoning classification.
- g) The maximum density will be three (3) units per gross acre. The residential acreage is approximately 90 acres.

- Property was split and sold 2006
- Currently residential building is active in Creekstone Phase 2

ANALYSIS

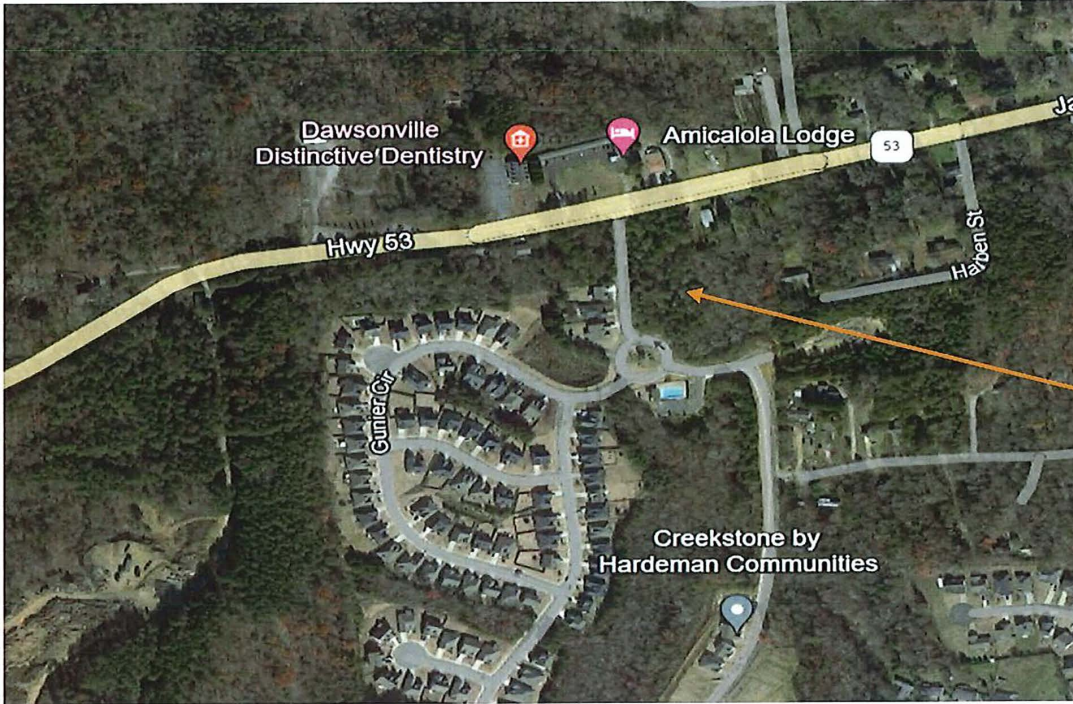
- 16 Flex – Office spaces will be constructed in four (4) phases
- 1,250 square feet per office space
- The architectural façade will consist of large, fixed glass windows, dry stacked stone columns, dry stacked stone up to three (3) feet of height on the buildings. Hardie siding for the front and steel panels (leaf green color) on the sides.
- Office, commercial and /or industrial uses are permitted in the PUD development.

RECOMMENDATIONS

Should the Planning Commission choose to grant the amended existing site plan, the following conditions are recommended by the Planning Department:

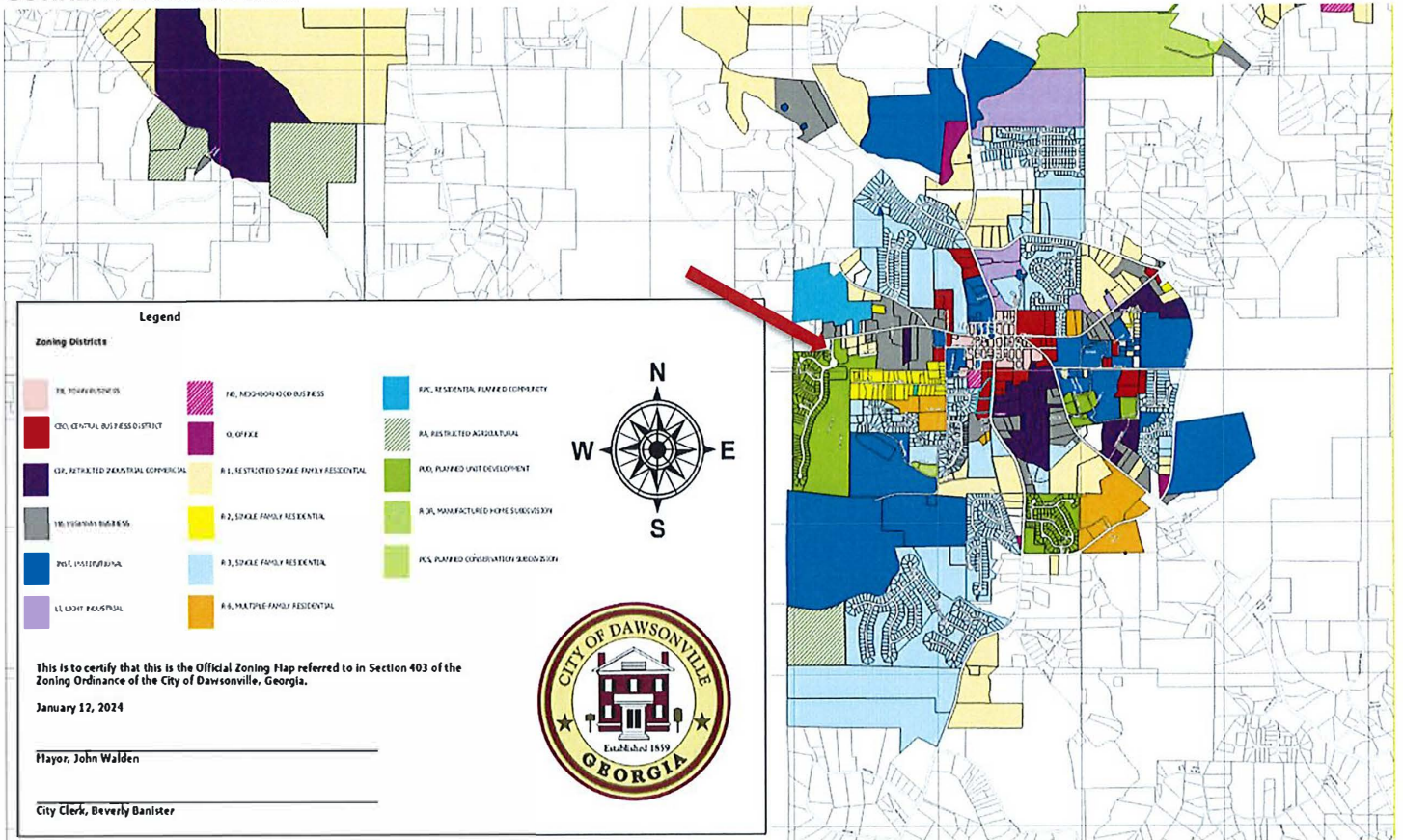
1. Development will abide by the Highway Business District zoning ordinance and Article VIII. – Buffer, Landscape, Screening and Open Space Requirements ordinance.
2. Architectural façade will consist of:
 - a. Hardie siding on the front and sides elevations painted earthtone in color
 - b. Steel panels on the rear elevation earthtone in color
 - c. Stone and/or brick water table on front and sides of building
3. Work hours will be standard business hours, excluding Sunday.

PICTURE OF PROPERTY

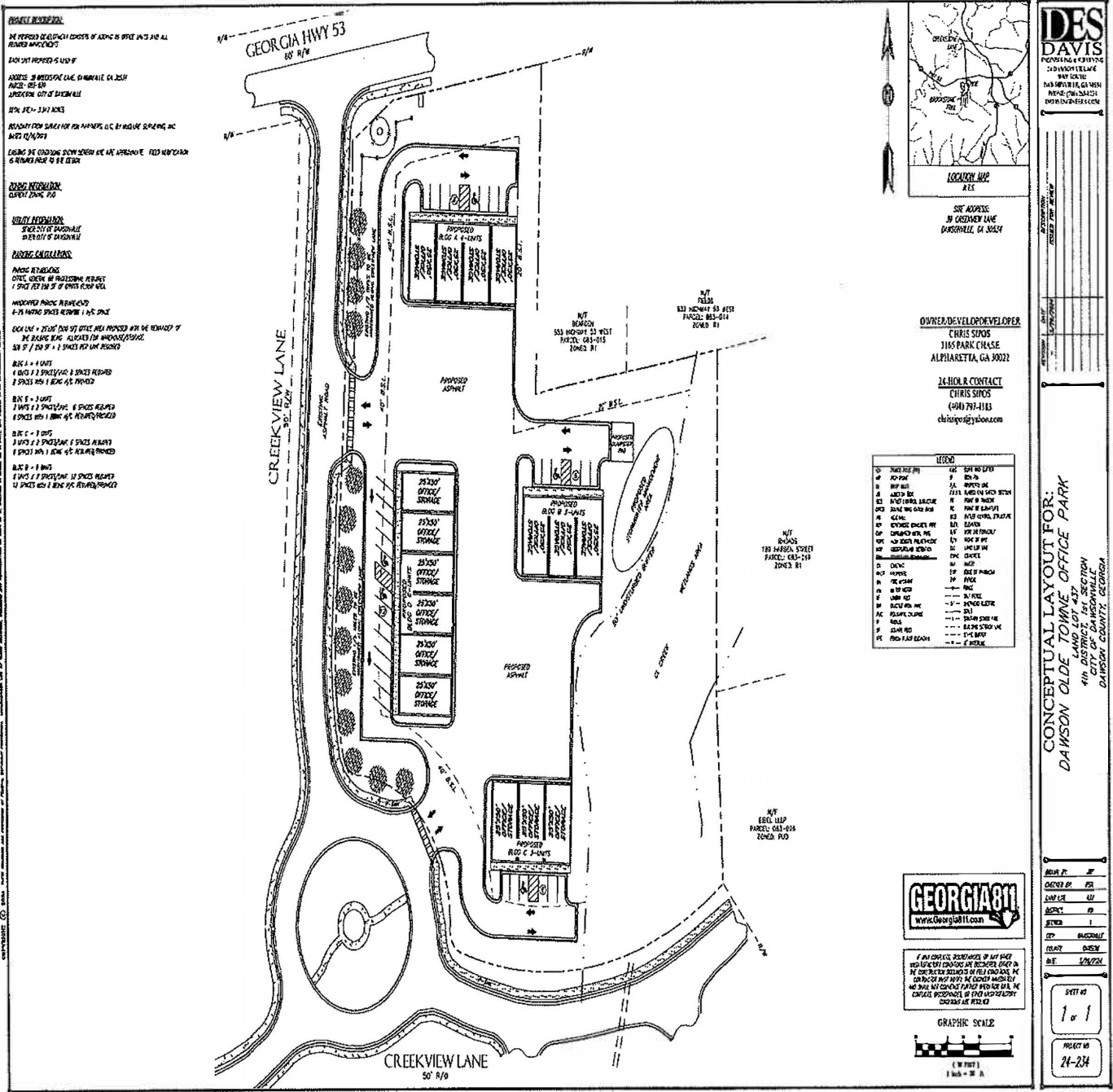


Proposed Development

CURRENT ZONING MAP



SITE PLAN



| | | |
|---|---|--|
|  | <p align="center">City of Dawsonville 415 Highway 53 East, Suite 100 Dawsonville, GA 30534 (706) 265-3256</p> | <p align="center">Zoning Amendment Application C24 00135</p> |
|---|---|--|

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

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

Tax Map Parcel #: 083-020 Current Zoning: PUD
 Land Lot(s): 34, 35, 36, 37 & 38 District: Dawsonville-02 Section: _____
 Subdivision Name: H V Cochran S/D Lot#: _____
 Acres: 3.347 Current use of property: VACANT
 Has a past request of Rezone of this property been made before? NO If yes, provide ZA# _____

The applicant request:
 Rezoning to Zoning category: N/A Conditional Use permit for: Comm'l Site-specific Use Plan
 Proposed use of property if rezoned: 4-Phase; 16 Rental Flex-Offices with work space & Inventory Storage
 Residential # of lots proposed: N/A Minimum lot size proposed N/A (Include Conceptual Plan)
 Amenity area proposed N/A if yes, what _____
 If Commercial: total building area proposed: 20,000 sq ft in 4- Bldgs (Include Conceptual Plan) YES
 Utilities:(utilities readily available at the road frontage): X Water X Sewer X Electric X Natural Gas
 Proposed Utilities:(utilities developer intends to provide) ___ Water ___ Sewer ___ Electric ___ Natural Gas
 Road Access/Proposed Access: (Access to the development/area will be provided from) 2- Access Points - from
 Road name: Creekstone Lane and Creekview Lane Type of Surface: Asphalt + Curbs, Walks & Drains

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

X Christopher C Sipos dotloop verified 06/04/24 10:02 AM EDT 0BBE-GGEN-WGT5-QNPA _____
 Signature of Applicant Date

| | |
|--|---|
| Office Use Only | |
| Date Completed Application Rec'd: <u>06.05.24</u> | Amount Paid: \$ <u>500</u> CK <u>20</u> Cash CC |
| Date of Planning Commission Meeting: <u>07.08.24</u> | Dates Advertised: |
| Date of City Council Meeting: <u>07.15.2024</u> | Rescheduled for next Meeting: |
| Date of City Council Meeting: <u>08.05.2024</u> | Approved by City Council: YES NO |
| Approved by Planning Commission: YES NO | Postponed: YES NO Date _____ |

RECEIVED
 JUN 05 2024
 BY S. Lane Page

Property Owner Authorization

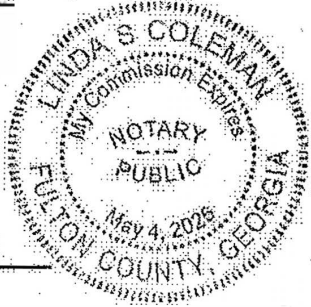
I / We Peachtree Village Partners, LLC hereby swear that I / we own the property located at (fill in address and/or tax map & parcel #) Parcel 093-020 as shown in the tax maps and/or deed records of Dawson County, Georgia, and which parcel will be affected by the request.

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

Printed Name of Applicant or Agent Peachtree Village Partners, LLC by: Allen Fuisen
Signature of Applicant or Agent [Signature] Date 5/31/24
Mailing Address 2905 Piedmont Row, Suite A
City Atlanta State GA Zip 30305

Sworn and subscribed before me on this
31 day of May 20 24

[Signature]
Notary Public, State of Georgia



My Commission Expires: 05/04/2026

July 1, 2024

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

PUD AMENDMENT -- LETTER OF INTENT

PROJECT: "DAWSON OLDE TOWNE OFFICE PARK"

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

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

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

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

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

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

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

So, what will the Creekstone residents see as they either enter or leave the S/D???

Well, pretty much what they see now; a fenced, tree lined property with some additional back-up landscaping, as required by the City of Dawsonville Regulations...

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

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

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

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

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

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

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

Respectfully submitted,

Christopher C. Sipos; Applicant

TOTAL = 3.347 ACRES

145,783.826 SQUARE FEET

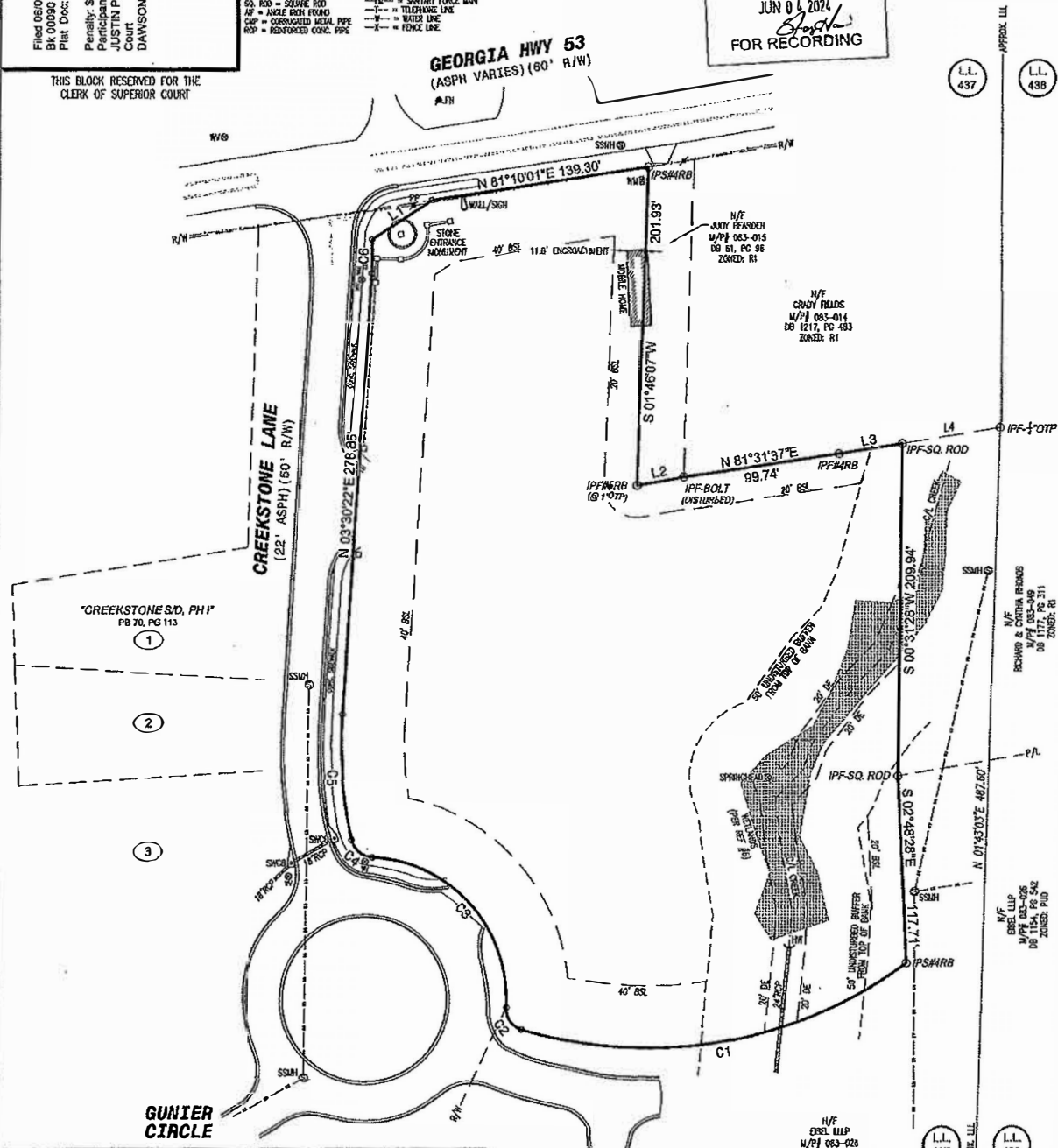


APPROVED
CITY OF DAWSONVILLE
JUN 0 6 2024
FOR RECORDING

Filed 06/04/2024 10:10AM
BK 00090 PG 0132
Plat Doc: PLAT
Partially: \$0.00 Interest, \$0.00
Participants: \$244369665
JUSTIN POWERS, Clerk of Superior
Court
DAWSON County, Georgia

THIS BLOCK RESERVED FOR THE
CLERK OF SUPERIOR COURT

GEORGIA HWY 53
(ASPH VARIES) (60' R/W)

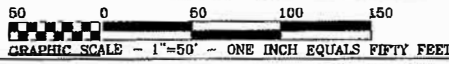


| Curve | Radius | Length | Chord | Chord Bear. |
|-------|---------|---------|---------|---------------|
| C1 | 275.02' | 256.52' | 247.32' | S 80°11'24" W |
| C2 | 14.00' | 18.59' | 17.25' | N 35°03'04" W |
| C3 | 90.00' | 141.67' | 127.49' | N 42°06'32" W |
| C4 | 14.00' | 18.11' | 16.87' | N 60°09'20" W |
| C5 | 275.00' | 79.73' | 79.45' | N 04°47'57" W |
| C6 | 200.00' | 21.64' | 21.63' | N 00°24'23" E |

SURVEY FOR:
PEACHTREE VILLAGE PARTNERS, LLC

LOTS 34-38 HV COCHRAN S/D
LAND LOT 437
4TH DISTRICT
1ST SECTION
CITY OF DAWSONVILLE
DAWSON COUNTY, GEORGIA
PLAT DATE: DECEMBER 16, 2019
REVISIONS: JANUARY 15, 2020 (NAME)

| Course | Bearing | Distance |
|--------|---------------|----------|
| L1 | N 56°44'06" E | 45.11' |
| L2 | N 79°57'42" E | 30.01' |
| L3 | N 80°29'32" E | 40.87' |
| L4 | S 80°27'51" W | 62.80' |



THIS SURVEY AND ITS FINDINGS DOES NOT CONSTITUTE A TITLE SEARCH OR TITLE OPINION BY MCCLURE SURVEYING, INC. AS LAND SURVEYORS. ALL DATA USED FOR THE LOCATION OF PROPERTY LINES, EASEMENTS, ADJOINING OWNERS, ETC. WAS OBTAINED FROM PUBLIC RECORDS, THE CLIENT, OR OTHER SOURCES AS REFERENCED. NO ABSTRACT OF TITLE OR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE PROVIDED TO THE SURVEYOR. UNLESS OTHERWISE NOTED, OTHER DOCUMENTS OR SITUATIONS MAY EXIST THAT WOULD AFFECT THE PROPERTY, AS WITH ANY LAND TRANSACTION, A TITLE SEARCH AND OPINION IS RECOMMENDED IN CONNECTION WITH THIS SURVEY, OR YOU MUST CONSULT A COMPETENT TITLE ATTORNEY.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE ETHICAL STANDARDS OF PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN GEORGIA PLAT ACT O.C.G.A. 15-8-67, AUTHORITY O.C.G.A. 36-3-67, 43-15-4, 43-15-9, 43-15-10, 43-15-22.

PROPERTY OWNER ACKNOWLEDGES THAT ANY SPOT/ SYSTEMS CONFORM TO ALL SETBACK REQUIREMENTS. APPROVAL OF PLAT DOES NOT GUARANTEE THAT THE HAZARDOUS WASTE REMEDIATION WILL ISSUE A SEPTIC SYSTEM PERMIT.

DATE OF SURVEY: DECEMBER 6-12, 2019

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 58,812 FEET AN ANGULAR ERROR OF 00 SECONDS PER ANGLE POINT, AND WAS ADAPTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 167,109 FEET.

BEARINGS SHOWN ARE BASED ON ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION AND ARE SUBJECT TO FIELD VARIATIONS.

THE EQUIPMENT USED FOR ANGULAR AND DISTANCE MEASUREMENTS WAS A LEICA ROBOTIC TOTAL STATION, TS12.

THIS PROPERTY IS NOT LOCATED WITHIN THE 100-YEAR FLOOD HAZARD AREA AS PER FLOOD INSURANCE RATE MAP NO. 130650222A, DATED 4-4-18.

- NOTES & REFERENCES
- TAX MAP/PARCEL #083-020
 - PARCEL IS ZONED HB
 - SETBACKS
FRONT - 40 FEET
SIDE - 20 FEET
REAR - 20 FEET
 - PLAT BOOK 35 PAGE 199
 - PLAT BOOK 36 PAGE 211
 - PLAT BOOK 70 PAGE 113

Surveyor's Certificate
It is hereby certified that all monuments and improvements shown hereon actually exist except as otherwise indicated and that their locations, sizes, type, and material are correctly shown.

By: *Nathan M. McClure*

Registered Georgia Land Surveyor No. 3066
OWNER INFO:
2905 PIEDMONT ROAD
ATLANTA, GA 30305



McCLURE
SURVEYING, INC.
2505 JOHNSON DRIVE - SUITE D
CUMMING, GA 30040
O: (470) 297-5592 O: (770) 889-0281
NATHAN@MCCLURESURVEYING.COM

JOB NO. 19361

EXHIBIT "A"

Legal Description

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

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

City Council:

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



John Walden
Mayor

Robert Bolz
City Manager

Beverly Banister
City Clerk

Planning Commission:

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

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

Ron Haynie
Planning Director
Stacy Harris
Zoning Admin Assistant

PUBLIC NOTICE

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

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

If you wish to speak on the request(s), please contact City Hall for a Campaign Disclosure form. ***This form only needed if you have made campaign contributions in the amount of \$250 or more within 2 years prior to this date.***

Those persons with disabilities who require reasonable accommodations in order to allow them to observe and/or participate in this meeting or who have questions regarding the accessibility of the meeting, should contact the Clerk at Dawsonville City Hall at 706-65-3256 at least two (2) business days prior to the meeting.