

AGENDA
PLANNING COMMISSION REGULAR MEETING
G.L. Gilleland Council Chambers on 2nd Floor
Monday, September 9, 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, July 8, 2024

BUSINESS

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 postponed the public hearing until Monday, September 16, 2024. City Council for a decision on Monday, September 30, 2024.

PLANNING COMMISSION REPORTS

ADJOURNMENT

The next scheduled Planning Commission meeting is Monday, October 14, 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 2nd Floor
Monday, July 8, 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, Alexis Noggle, City Attorney Kevin Tallant, Councilmember Liaison Caleb Phillips, City Manager Bob Bolz, Planning Director Ron Haynie, and Zoning Administrative Assistant Stacy Harris.
3. **INVOCATION AND PLEDGE:** City Manager Bob Bolz led the invocation and pledge.
4. **ANNOUNCEMENTS:** None.
5. **APPROVAL OF THE AGENDA:** Motion to approve the agenda made by J. Nichols; second by A. Noggle. Vote carried unanimously in favor.
6. **APPROVAL OF THE MINUTES:** Motion to approve the regular meeting minutes held on Monday, June 10, 2024, made by A. Noggle; second by A. Stephenson. Vote carried unanimously in favor.

PUBLIC HEARING

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

Chairperson Davis read the zoning site plan request and conducted the public hearing. Motion to open the public hearing made by A. Noggle; 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:

- Terrence Sicilia 215 Red Hawk Drive, Dawsonville, GA – Mr. Sicilia stated that his client would like to amend the current site plan. The property was originally annexed and rezoned to PUD (Planned Unit Development) in 2004, with a site plan of commercial development to be built in front of the residential development with a 60,000 square feet of strip mall. His client would like to decrease the density of the building to 20,000 square feet with 16 flex office spaces constructed in four (4) phases with offices leased to plumbers, electricians, antique shop, etc. The development will have additional landscaping and planted buffer.
- Christopher Sipos, 3165 Park Chase, Alpharetta, GA – Mr. Sipos stated the purpose of this project is to develop commercial suites that will be leased to individuals, who will be HVAC, Electricians and Car repair businesses in the downtown Dawsonville area. It's very hard to find an office building to lease for everyday blue-collar work.

The following people spoke in opposition to the request:

- Davida Simpson, 312 Flowing Trail, Dawsonville, GA – Ms. Simpson stated that she has lived in Dawson County for 20 years. She further stated that since this property has already been zoned PUD and how could the Creekstone Subdivision coexist and have a successful relationship with the commercial part of the development. Ms. Simpson was concerned about the parking with the 16 flex units and according to the plans that is only 32 parking spaces for 16 units. She is requested the commission to reduce the number of flex units to eight. The reduction in units would decrease light and traffic pollution. Ms. Simpson was

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concerned with the business types that are allowed in the PUD district, such as vape shops, drug treatment facilities, etc. and would be in close vicinity of the pool area and bus stop. She further stated she was concerned about the business hours and the entrance and exit of the development. She would like to see that the entrance be by the round about in the subdivision and the exit would be closer to Hwy 53. The development needs to provide a traffic study.

- Stephen Schult 46 Creekstone Lane, Dawsonville, GA – Mr. Schultz stated that Creekstone currently has 180-200 single family homes and contributes between \$500,000 to \$750,000 in property taxes. He further stated that a petition has been signed by 100 people to block this development from entering their subdivision for access. Mr. Schultz stated that the 2023 Comprehensive Plan states the vision for Dawsonville expresses the following values: Dawsonville is a unique destination, safe, attractive and welcoming place to live, work and play.

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

- Mr. Schultz continued by stating the application was incorrect. He further stated that he has been in contact with the GDOT, and they cannot find a traffic study.
- Mariah Larkin 60 Creekstone Lane, Dawsonville, GA – Ms. Larkin stated she was concerned about what this development will do to the value of her home. She has seen an increase in traffic in the last seven years. Ms. Larkin was concerned about light pollution and signage for development.
- Megan Morris 75 Flowing Trail, Dawsonville, GA – Ms. Morris stated that she rents the same buildings in Alpharetta, GA, and knows what kind of businesses are coming and was concerned about those types of businesses in the neighborhood. She was concerned about the truck traffic.
- Saba Haeringer 58 Timber Ridge, Dawsonville, GA – Ms. Haeringer stated that she was concerned with the safety issues regarding the kids at the bus stop and pool area. The entrance of the subdivision is already congested with traffic.
- Shelby Argento 213 Timber Ridge, Dawsonville, GA – Ms. Argento stated that she was concerned about the subdivision only having one entrance and exit. There is a second entrance and exit with a gate and it is locked.
- Diana Wolski 72 Creekstone Lane, Dawsonville, GA – Ms. Wolski stated they would like to request additional setbacks, privacy fence and/or landscaping along the perimeter of the development.
- Dan Laubler 196 Gunier Circle, Dawsonville, GA – Mr. Laubler stated he spoke with Jason Dykes from GDOT, he suggested that the City investigate TSPLOST and / or grants that would help for additional turning lanes into the subdivision.
- Jessica Huntley 640 Brookstone Trail, Dawsonville, GA – Ms. Huntley stated she is concerned about the safety of the children in the subdivision, with the unknown of what businesses will be in the commercial business units.

Mr. Sicilia stated that he has heard the concerns of the residents. The original zoning approved for a 60,000 square foot strip mall. His client is proposing 20,000 square foot flex units. This development will be geared toward small business owners.

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Mr. Sipos stated that this development is for sole proprietors. He further stated that he would be open to ideas for other entrance and exit of the commercial site.

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

Commission Members asked Mr. Sipos and Mr. Sicilia questions regarding the signage, lighting, dumpsters, decrease units and entrance off of Highway 53.

After a discussion amongst the Commission Members, a motion was made to table the discussion until September 9, 2024, made by A. Noggle; second by A. Stephenson. Vote carried unanimously in favor.

PLANNING COMMISSION REPORTS: Commission Member Noggle announced that this would be her last meeting, she is moving out of the city, and it has been an honor to serve on this commission. Ms. Noggle stated she would still be very involved in the community. Chairperson Davis and Commission Members Stephenson and Nichols thanked Ms. Noggle for her service.

Next Planning Commission Meeting is August 12, 2024.

ADJOURNMENT: Motion to adjourn the meeting at 6:35 p.m. made by J. Nichols; second by A. Noggle. Vote carried unanimously in favor.

Approved this _____ *day of* _____, 2024

Randy Davis, Commission Chairperson

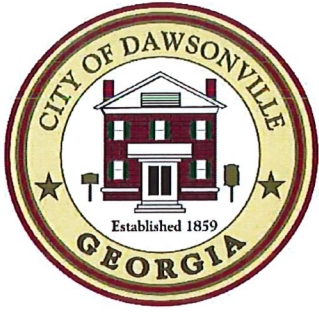
Vacant, Planning Commissioner Post 1

Josh Nichols, Planning Commissioner Post 2

Vacant, 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 – *Tabled until September 9, 2024*
CITY COUNCIL DATE PUBLIC HEARING DATE.....Monday, September 16, 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

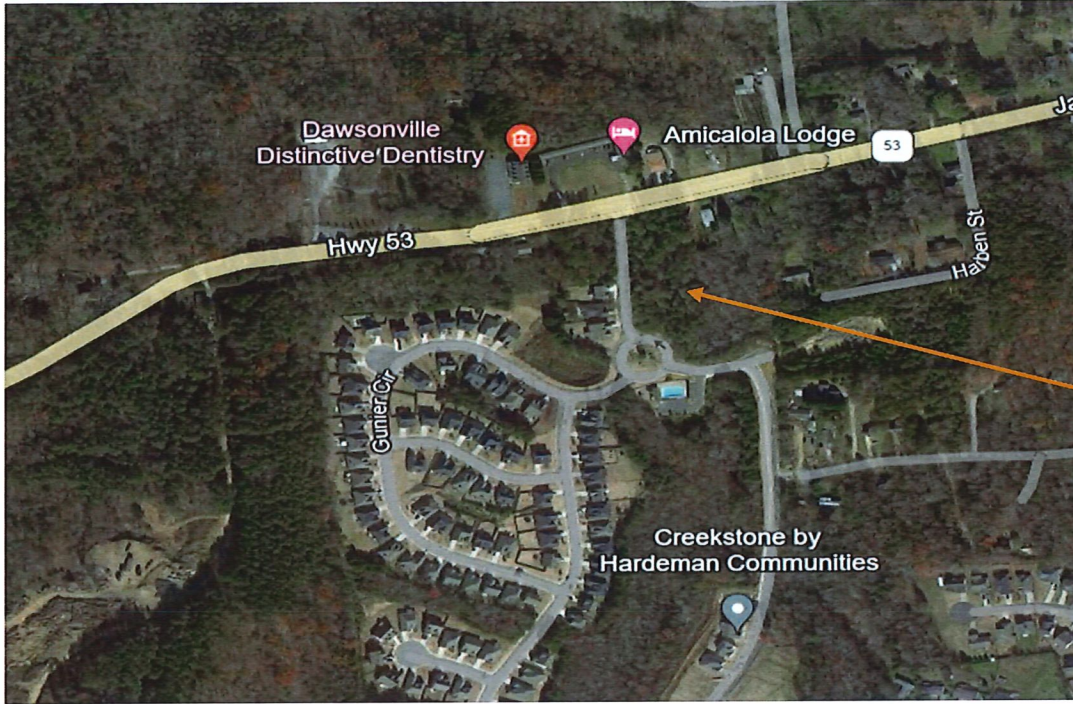
- Planning Commission tabled until September 9, 2024.
- 16 Flex – Office spaces will be constructed in four (4) phases, 1,250 square feet per office space.
- The original application stated 60,000 square feet strip commercial building.
- The architectural façade will consist of large, fixed glass windows, 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:

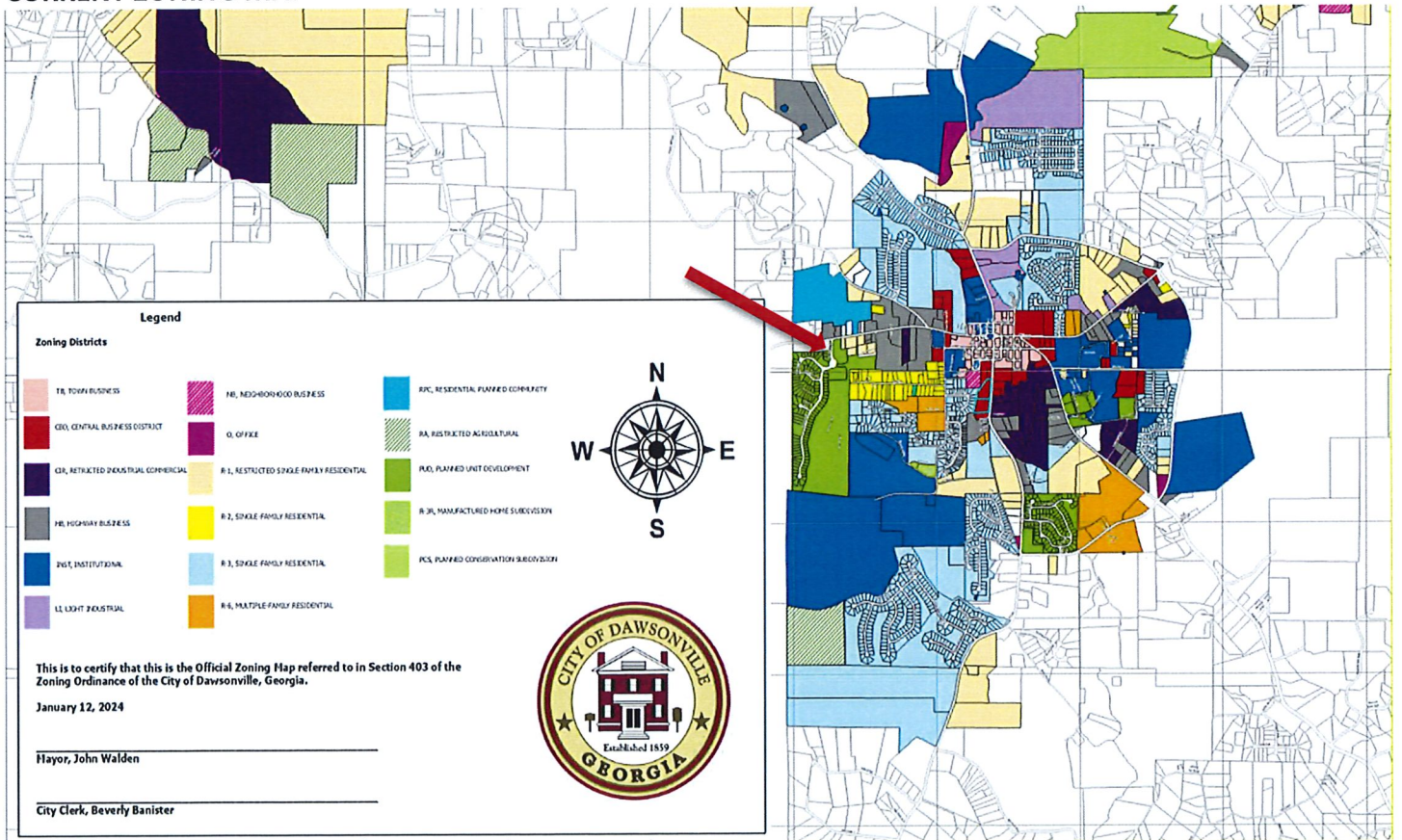
1. Development will abide by the Highway Business District zoning ordinance and Article VIII. – Buffer, Landscape, Screening and Open Space Requirements ordinance.
2. Architectural façade will consist of:
 - a. Hardie siding on the front and sides elevations painted earthtone in color
 - b. Steel panels 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

PROJECT INFORMATION:
 THE PROPOSED DEVELOPMENT CONSISTS OF ADDING 18 OFFICE UNITS AND ALL RELATED IMPROVEMENTS.
 EXISTING PROPERTY IS USED BY:
 ADDRESS: 39 GREENEY LANE, DAWSONVILLE, GA 30210
 PARCEL: 081-010
 JURISDICTION: CITY OF DAWSONVILLE
 TOTAL AREA: 1.37 ACRES
 READILY AVAILABLE FOR PARKING, USE BY RESIDENTS, SUPERMARKET, AND OTHER ACTIVITIES.
 EXISTING USE: OFFICE/STORAGE
 THE PROPOSED DEVELOPMENT IS APPROXIMATE. FIELD SURVEY AND CONSTRUCTION OF THE PROPOSED ARE REQUIRED PRIOR TO THE BEGINNING.

ZONING INFORMATION:
 CURRENT ZONING: PD

UTILITY INFORMATION:
 THE EXISTING UTILITIES ARE LOCATED UNDER THE CITY OF DAWSONVILLE.

PLANNING REGULATIONS:

PARKING REQUIREMENTS:
 OFFICE/STORAGE: 1 SPACE PER 100 SF OF GROSS FLOOR AREA.
 1 SPACE PER 100 SF OF GROSS FLOOR AREA.
 UNDEVELOPED PARKING REQUIREMENTS:
 4-15 PARKING SPACES PER 1 AC. SPACE.

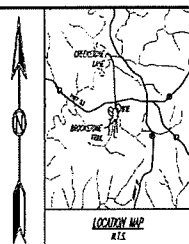
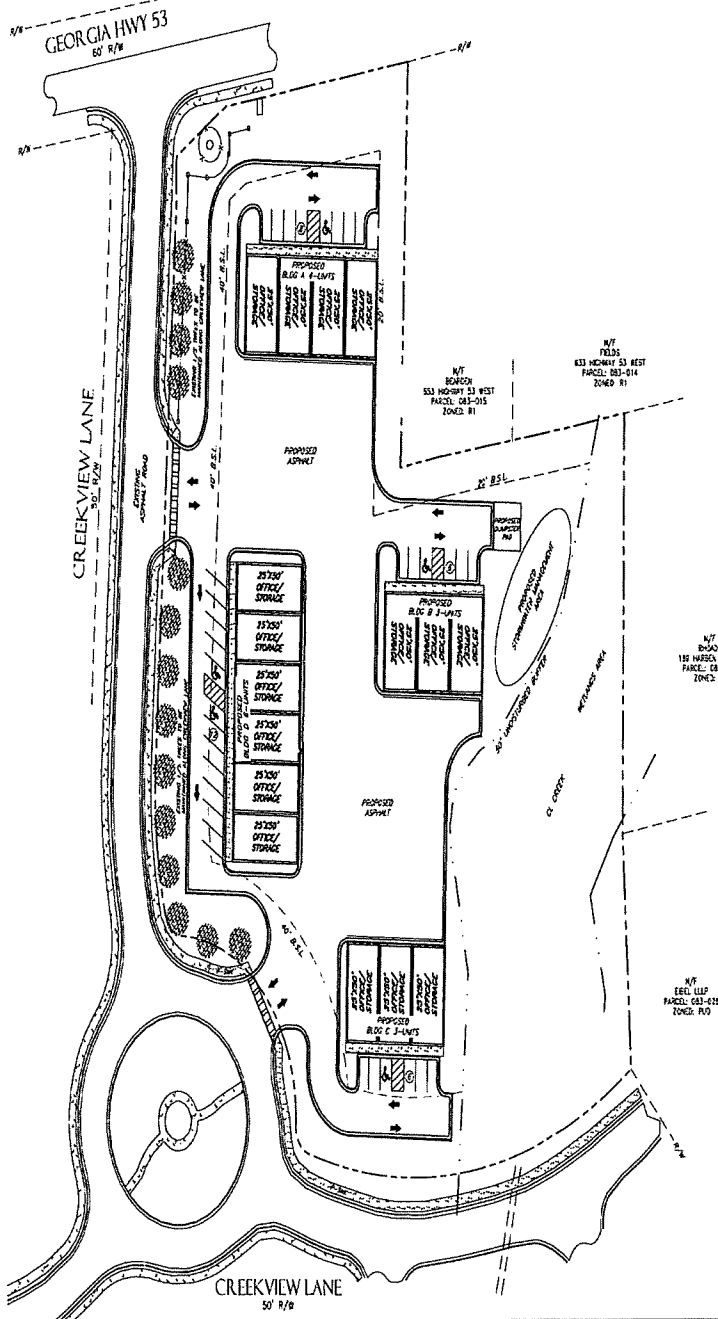
LOADING UNITS: 25'x10' (FOR 50) OFFICE AREA PROPOSED WITH THE REMOVAL OF THE EXISTING BUILDING ALLOCATED FOR WAREHOUSE/STORAGE.
 500 SF / 25'x10' = 2 SPACES PER UNIT REQUIRED

BLDG A = 4 UNITS
 4 UNITS x 2 SPACES/UNIT = 8 SPACES REQUIRED
 8 SPACES x 1 BAYING ARE REQUIRED/PROVIDED

BLDG B = 3 UNITS
 3 UNITS x 2 SPACES/UNIT = 6 SPACES REQUIRED
 6 SPACES x 1 BAYING ARE REQUIRED/PROVIDED

BLDG C = 3 UNITS
 3 UNITS x 2 SPACES/UNIT = 6 SPACES REQUIRED
 6 SPACES x 1 BAYING ARE REQUIRED/PROVIDED

BLDG D = 6 UNITS
 6 UNITS x 2 SPACES/UNIT = 12 SPACES REQUIRED
 12 SPACES x 1 BAYING ARE REQUIRED/PROVIDED



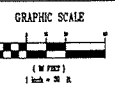
SITE ADDRESS:
 39 GREENEY LANE
 DAWSONVILLE, GA 30210

OWNER/DEVELOPER/DEVELOPER:
 CHRIS SIPOS
 3165 PARKS CHASE
 ALPHARETTA, GA 30022
24-HOUR CONTACT:
 CHRIS SIPOS
 (404) 797-4182
 chrisips@jstbo.com

LEGEND	
○	PROPOSED LOT
□	EXISTING LOT
■	EXISTING BUILDING
▨	PROPOSED BUILDING
▧	PROPOSED ASPHALT
▩	PROPOSED CONCRETE
▪	PROPOSED DRIVEWAY
▫	PROPOSED SIDEWALK
▬	PROPOSED CURB
▮	PROPOSED FENCE
▯	PROPOSED SIGN
▰	PROPOSED LIGHT
▱	PROPOSED UTILITY
▲	PROPOSED TREE
△	PROPOSED PLANT
▴	PROPOSED SIGNAGE
▵	PROPOSED SIGNAGE
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IF ANY CORRECTIONS ARE MADE TO THIS PLAN, THE CORRECTIONS MUST BE MADE TO ALL COPIES OF THIS PLAN. THE CORRECTIONS MUST BE MADE TO ALL COPIES OF THIS PLAN. THE CORRECTIONS MUST BE MADE TO ALL COPIES OF THIS PLAN. THE CORRECTIONS MUST BE MADE TO ALL COPIES OF THIS PLAN.



DES DAVIS
 REGISTERED ARCHITECTS
 214 DAWSONVILLE
 DAWSONVILLE, GA 30210
 PHONE: (706) 284-1234
 FAX: (706) 284-1235

**CONCEPTUAL LAYOUT FOR:
 DAWSON OLDE TOWNE OFFICE PARK**

LAND LOT: 437
 40'x100'x100' DAWSONVILLE
 DAWSON COUNTY, GEORGIA

DATE: 08/11/2024
BY: S/M/2024
CHECKED BY: P/S
LAND LIT: 4/27
REVISED: 08
REVISION: 1
DRAWN BY: M/2024
DATE: 5/26/2024

SHEET NO:
 1 of 1

PROJECT NO:
 24-234

TOTAL = 3.347 ACRES
145,783.826 SQUARE FEET

APPROVED
CITY OF DAWSONVILLE
JUN 04 2024
FOR RECORDING

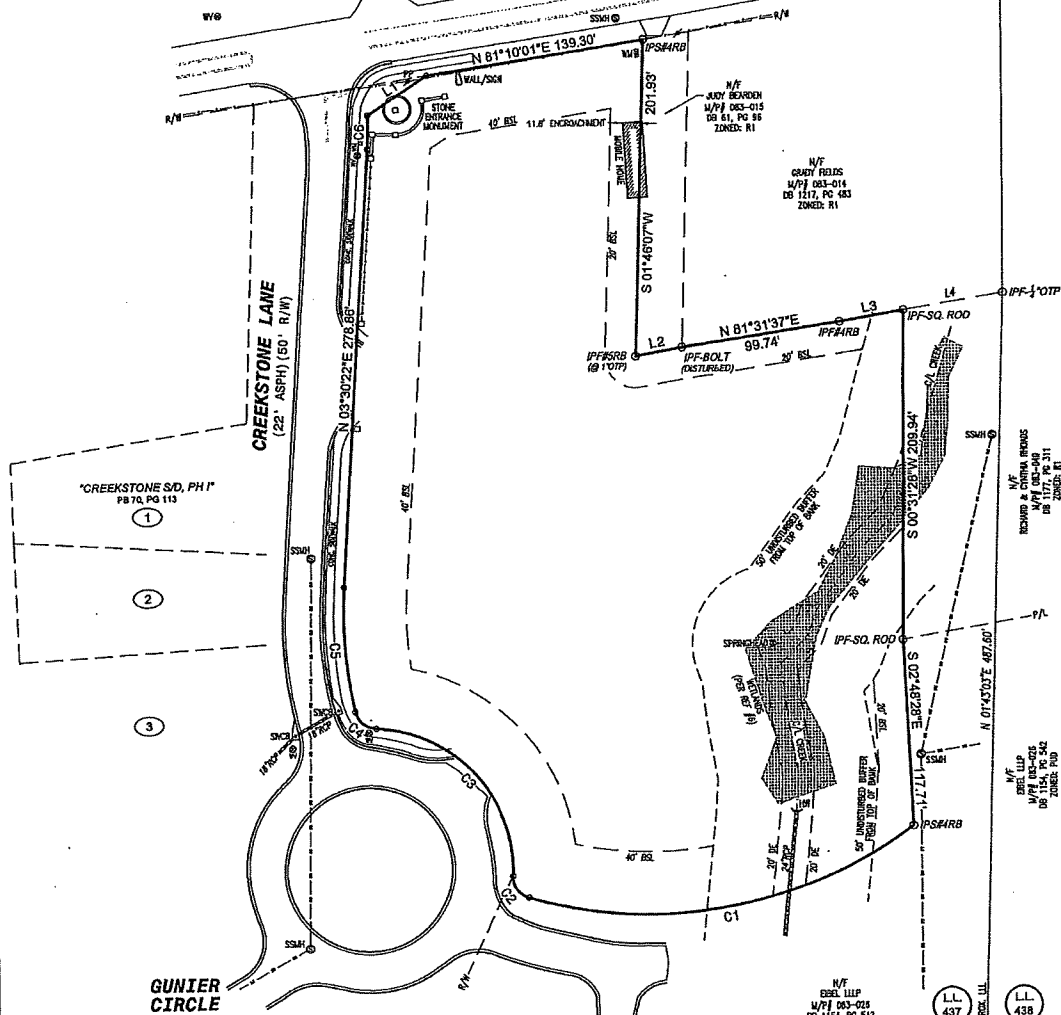


Filed 06/04/2024 10:10AM
Bk. 00590 Pg. 0132
Plat. Dec. PLAT
Penalty: \$0.00 Interest: \$0.00
Purchaser: PEACHTREE VILLAGE PARTNERS, LLC
JUSTIN POWERS, Clerk of Superior
Court
DAWSON COUNTY, Georgia

THIS BLOCK RESERVED FOR THE
CLERK OF SUPERIOR COURT

- LEGEND**
- ROG = ROCK OF CURB
 - BLK = BUILDING setback LINE
 - P/L = PROPERTY LINE
 - R/W = RIGHT OF WAY
 - LL = LAND USE LINE
 - N/W = NAIL LINE
 - N/F = NAIL LINE FORMERLY
 - N/S = NAIL LINE FORMERLY
 - N/T = NAIL LINE FORMERLY
 - N/B = NAIL LINE FORMERLY
 - N/C = NAIL LINE FORMERLY
 - N/D = NAIL LINE FORMERLY
 - N/E = NAIL LINE FORMERLY
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 - N/E = NAIL LINE FORMERLY

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

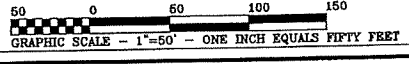


Curve	Radius	Length	Chord	Chord Bear.
C1	276.02'	256.52'	247.32'	S 80°11'24" W
C2	14.00'	18.59'	17.25'	N 35°03'04" W
C3	90.00'	141.67'	127.49'	N 42°06'32" W
C4	14.00'	18.11'	16.87'	N 50°09'20" W
C5	276.00'	79.73'	79.45'	N 04°47'57" W
C6	200.00'	21.64'	21.63'	N 00°24'23" E

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 FRONT DOES NOT CONSTITUTE A TITLE SEARCH OR TITLE OPINION BY MCCLURE SURVEYING, INC. AS LAND SURVEYORS. ALL DATA USED FOR THE LOCATION OF PROPERTY CORNERS, LOCATIONS, ADJACENT OWNERS, ETC. HAS GAINED FROM PUBLIC RECORDS, THE CLIENT, OR OTHER SOURCES AS REFERENCED. NO ABSTRACT OF TITLE OR TITLE COVENANTS, NOR RESULTS OF TITLE SEARCHES WERE PROVIDED TO THE SURVEYOR, UNLESS OTHERWISE NOTED. OTHER DOCUMENTS OR OPINIONS MAY EXIST THAT MIGHT AFFECT THIS PROPERTY, AS WITH ANY LAND TRANSACTION A TITLE SEARCH AND CERTIFICATE IS RECOMMENDED IN CONJUNCTION WITH THIS SURVEY. IF YOU MUST OBTAIN A COMPLETE TITLE ABSTRACT.

THIS SURVEY WAS PREPARED IN CONFORMANCE WITH THE TECHNICAL STANDARDS OF PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 188-7 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. 13-6-47, AUTHORITY O.C.G.A. SECS. 15-6-87, 13-10-4, 13-15-4, 13-15-19, 13-15-22.

PROPERTY OWNER ACKNOWLEDGES THAT ANY SEPTIC SYSTEM CONFORMS TO ALL STATE REQUIREMENTS. APPROVAL OF PLAT DOES NOT GUARANTEE THAT THE ADJACENT COUNTY HEALTH DEPARTMENT WILL ISSUE A SEPTIC SYSTEM PERMIT.

DATE OF SURVEY: DECEMBER 8-12, 2019

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PROVISION OF ONE FOOT IN 168,112 FEET AN ANGULAR ERROR OF 20 SECONDS PER ANGULAR FOOT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 162,102 FEET.

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

THE EQUIPMENT USED FOR ANGLE AND DISTANCE MEASUREMENTS WAS A LEICA DISTO TOTAL STATION 1512.

THIS PROPERTY IS NOT LOCATED WITHIN THE 100-YEAR FLOOD HAZARD AREA AS PER FLOOD INSURANCE RATE MAP NO. 130550022C DATED 4-4-18.

- NOTES & REFERENCES**
1. TAX MAP/PARCEL #083-020
 2. PARCEL IS ZONED HB
 3. SETBACKS
FRONT - 40 FEET
SIDE - 20 FEET
REAR - 20 FEET
 4. PLAT BOOK 36 PAGE 199
 5. PLAT BOOK 36 PAGE 211
 6. PLAT BOOK 70 PAGE 113

Surveyor's Certificate

"I, the undersigned, Nathan M. McClure, do hereby certify that all measurements and improvements shown herein accurately exist, except as otherwise indicated and that their locations, size, type, and material are correctly shown."

By: *Nathan M. McClure*

Registered Georgia Land Surveyor No. 3086

OWNER: PEACHTREE VILLAGE PARTNERS, LLC
2905 PIEDMONT ROAD
ATLANTA, GA 30305

JOB NO. 19361

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

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
Vacant, 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 postponed the public hearing until Monday, September 16, 2024. City Council for a decision on Monday, September 30, 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.

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

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

X Christopher C Sipos dotloop verified
06/04/24 10:02 AM EDT
DBBE-GGEN-WGT5-QNPA

 Signature of Applicant

06/04/2024

 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
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 BY Slam
 21 Page

Property Owner Authorization

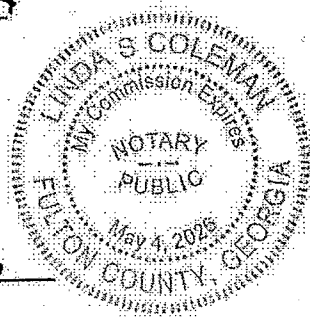
I/We Peachtree Village Partners, LLC hereby swear that I/we own the property located at (fill in address and/or tax map & parcel #) Parcel 083-020 as shown in the tax maps and/or deed records of Dawson County, Georgia, and which parcel will be affected by the request.

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

Printed Name of Applicant or Agent Peachtree Village Partners, LLC by: Allen Fuisem
Signature of Applicant or Agent [Signature] Date 5/31/24
Mailing Address 2905 Piedmont Rd. 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

Notary Seal

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

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.

COVER SHEET

ZSP – C-240013539 – 39 Creekstone Lane, Dawsonville, GA

PROJECT LOCATION -- I.D. -- 083 020

“DAWSON OLDE TOWNE OFFICE PARK”

“COMMENTS and RESPONSES”; Submitted for Consideration

to the Mayor; The City Commission; and

to the Planning Staff and Planning Commission

As concerns Public Hearing comments – July 8, 2024

Developer: Mr. Christopher Sipos

DAWSON OLDE TOWNE OFFICE PARK – I.D. -- 083 020
39 Creekstone Lane, Dawsonville, GA – ZSP – C-2400135

COMMENTS and RESPONSES as concerns Public Hearing – July 8, 2024

Thank you for the opportunity to offer the outcomes of our work on the issues that were brought-up during that Public Meeting...

The #3 Bus Stop Location at the Southern End of the Proposed “Office Park” and the Route for the pick-up and return of our students... There are 3-locations within the Creekstone S/D and the #3-Stop has always been located at the Southern end of the 3.347 Acs of the Proposed Office Park, ...

Solution: was from Ms. P.J., Director of Transportation for the Bussing System: and based upon a copy of the “Route Map” provided indicating the 3-bus-stops, in particular #3; then, Ms. P.J. saw an immediate solution that: did not interrupt her Routing and also provided the children with the same level of safety as the original location...

She offered that the Children could assemble across the street (Creekview Lane) on the sidewalk and/or in the parking lot for the Swimming Pool... See Routing Map attached... She also said that had we not brought this to her attention; her drivers would have reported the Commencement of Construction for the Office Park and would have suggested the new Pick-up location across the street...

Please note that the Elementary aged children must have a parent or guardian with them at all times; until they are safely on and off the bus; further, all pick-ups are completed by 8:00 A M...

Residents were never made aware, prior to Purchasing a home in the Creekstone S/D, that the Vacant parcel all along the Eastern R.O.W. of Creekstone Lane; the entrance to the S/D was established and approved as a “Future Commercial Outparcel” for 60,000 sq. ft. for a “Future Commercial Strip Center”; which is a customary Convenience for the then Future Residents of the 2004 approved PUD...(Current application for 20,000 only)

Solution: Said Customary Commercial Outparcel, in the Approved PUD, is further explained in the “Attached - Comments to the Mayor, City Council and Planning Commission Members” that was written by Mr. Ron Haynie, Planning Director... Please consider that this portion of the PUD is zoned and will be utilized by someone as it is zoned; as Commercial Property...

Pg-2 DAWSON OLDE TOWNE OFFICE PARK; Comments n Responses

Project Lighting; Types, Intensity and Orientation: Apparently, the Original Developer/Builder installed High Intensity Yellow Lighting along the main streets and many of those early homeowners had to utilized some form of “Block-out” window treatments; as the rooms facing the streets were illuminated all night long...

Solution: the Office Park Project will utilize, “Low Intensity, Solar, LED, fixtures that will be directed onto and into the property; and that can be adjusted should they bother any resident...

There was concerns about the ingress and egress for the Project that could impact the Traffic load on Creekstone Lane; and that the heavy construction trucks would damage the road surface...

Solution: The City has reviewed and stamped the survey for the project; which Survey has been recorded in the County records, and which Survey lays-out the two Platted and existing Curb Cuts: one along Creekstone Lane and the second along Creekview Lane at the Round-a-bout; which review, approval and Recording was according to the Regulations for the Proposed use of the parcel...

The Road Surface, by observation, has been in service for Prox. 20-yrs and has had continuous heavy vehicle use, regularly as the project has been developed and the homes have been constructed... There is no expectation that the Road Surface will break down now; even with the gradual completion of Phase-II on Brookstone Trail and the upcoming Development and construction of Phase-III for those 27 Town Homes; on Creekview Lane...

Alleviation of some of the traffic load from Creekstone Lane at Hwy-53 W. could be accomplished by the opening of the existing roadway access point along the Eastern R.O.W. of Brookstone Trail at the Cul-de-sac for the Western end of Stegall Place...

The question of why could the Project not apply and obtain a GDOT Permit to access Hwy-53 W, from the north end of the parcel...

GDOT has apparently previously declined to issue a Permit even for a Deceleration Lane for the entrance to the Main Creekstone S/D; and that is another reason to pursue the available Emergency Vehicle access point at the Western End of Stegall Place...

Questions on the Landscaping and appearance of the Completed Project:

Solution: We invite all members of the Planning Commission, City Commission and others to drive out to the Project and notice the Stacked Stone details at the Entrance as well as the decorative Fencing with Mature trees along the Easterly side of the Creekstone Lane R.O.W. ...

Now the developer will be adding other Landscape treatments to the project as required by the City's Regulations; and the Project's new trees will be strategically placed on-site and in between the existing mature trees to form somewhat of a visual barrier to the Office Park... Also, the Offices will have Stacked Stone Columns and knee walls with Hardie Cement Horizontal Siding as their finished facades; Architectural Plans to follow...

Further, it has already been advised by the Planning Dept. that the buildings are to be Earth Tones that will blend-in with the character of the S/D; and we will be utilizing the Color Pallets and Paint store that have been approved by the S/D's HOA.....

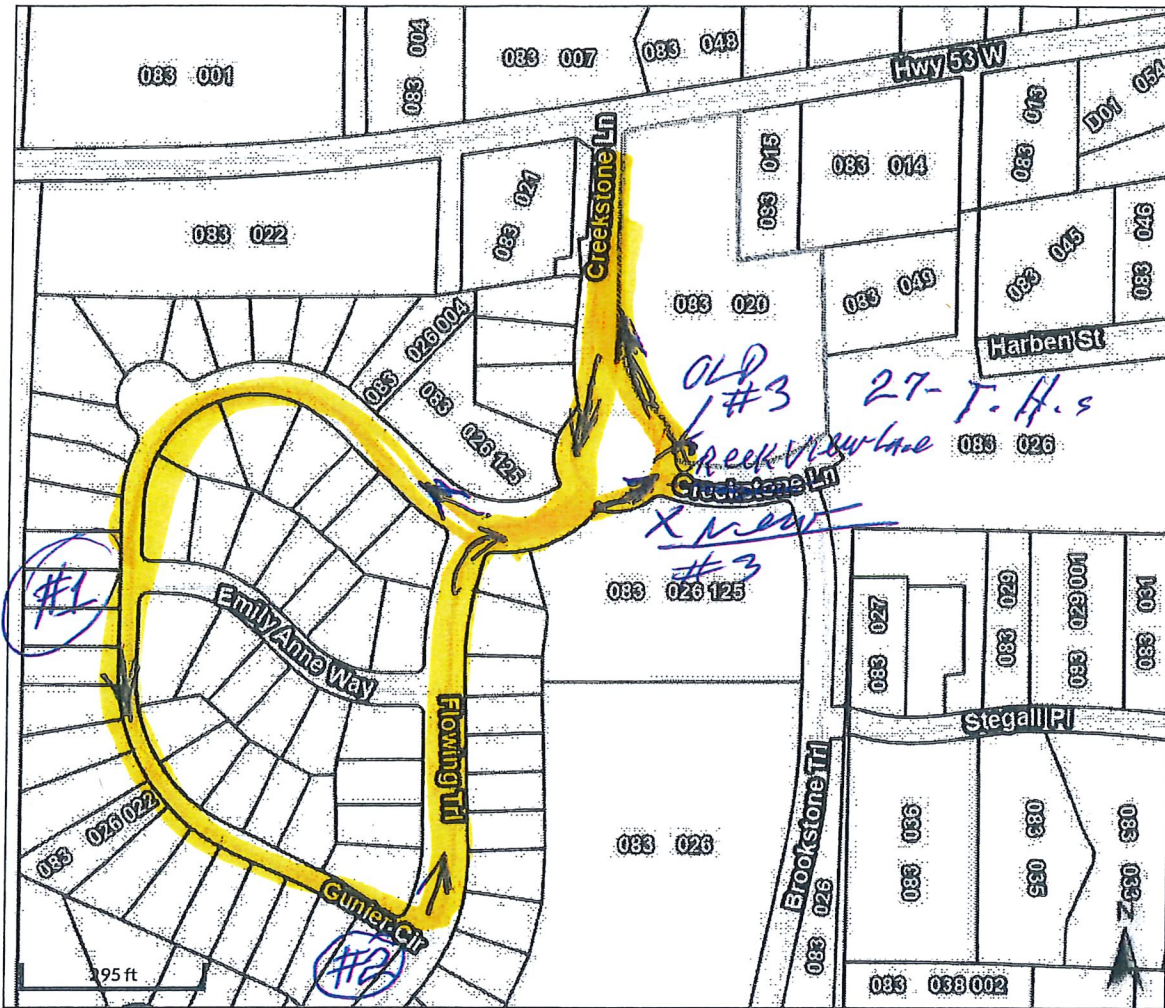
Should anyone have any additional questions; please advise, that we may have an opportunity to provide the answers: terrence@bgelitehomes.com or TEXT to- 706-429-6255 – Your email and/or call will be returned as quickly as possible

Respectfully submitted; for your Consideration...

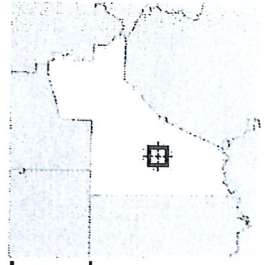
Attachments;

1. Map of the Bus stop locations with #3-Old and #3 new; indicated...
2. Original S/D Plat of the PUD that states the "Commercial Out Parcel"
3. Stamped and recorded Survey of the subject "Commercial Out Parcel.
4. "Site Specific Plan", as required, by Regulations for the 16-units...
5. Planning Director's Comments to: "the Mayor, City Council and Planning Commission" ...

cc: John Walden, Mayor; Caleb Phillips, Council Memb. -Post 1; Wm. Ilig, Council Memb. -Post 2; Sandy Sawyer Council Memb.; Mark French, Council Memb. -Post 4; Ron Haynie, Planning Dir.; Planning Commission: Josh Nicols, Post-2; Ashley Stephenson, Post-4; Randy Davis, At Large



Overview



Legend

□ Parcels

(Exhibit - #1)

Parcel ID: 083 020
Alt ID: 5836
Owner: PEACHTREE VILLAGE PARTNERS, LLC
Assessed Value: \$108000

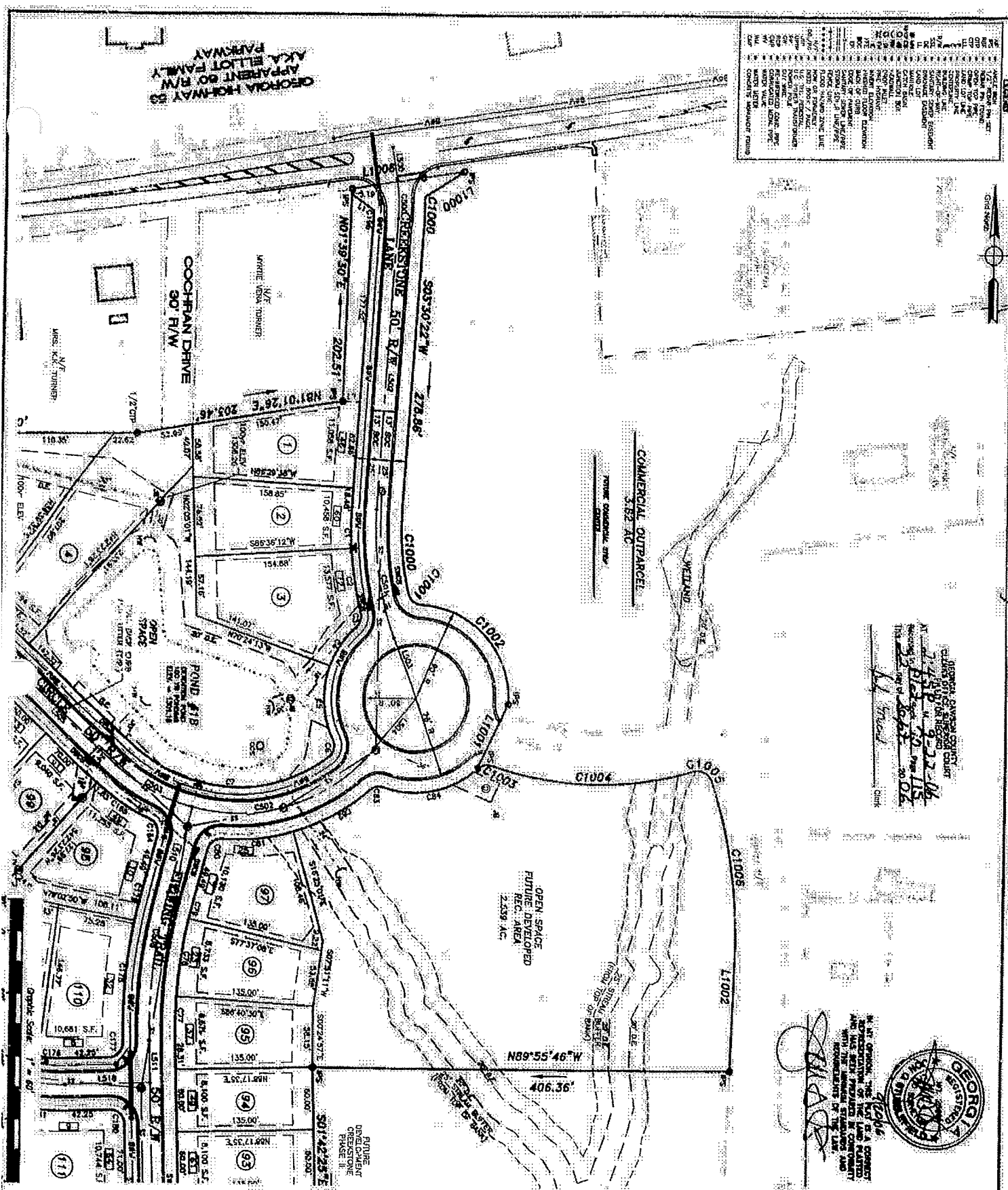
Date created: 7/28/2024
Last Data Uploaded: 7/27/2024 10:07:28 PM

Developed by Schneider
GEOSPATIAL

School Bus (3-stops)

EL 2418.7-2

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Handwritten signature and notes.

PROJECT INFORMATION: PROJECT NAME: CHICKSTONE PHASE I FKA FLAT CREEK TRACT T.A.S.C. FINAL SUBDIVISION PLAT		PREPARED FOR: SBW DEVELOPMENT COMPANY, L.L.C. 91 WEST HIGHTOWER DR. DAWSONVILLE, GA 30534 24 HR. CONTACT MR. GLEN HORNE (706) 216-7288	
DATE: 11/15/11		PROJECT INFORMATION: PROJECT NAME: CHICKSTONE PHASE I FKA FLAT CREEK TRACT T.A.S.C. FINAL SUBDIVISION PLAT	
DATE: 11/15/11		PROJECT INFORMATION: PROJECT NAME: CHICKSTONE PHASE I FKA FLAT CREEK TRACT T.A.S.C. FINAL SUBDIVISION PLAT	
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DATE: 11/15/11		PROJECT INFORMATION: PROJECT NAME: CHICKSTONE PHASE I FKA FLAT CREEK TRACT T.A.S.C. FINAL SUBDIVISION PLAT	

TOTAL = 3.347 ACRES
145,783.826 SQUARE FEET

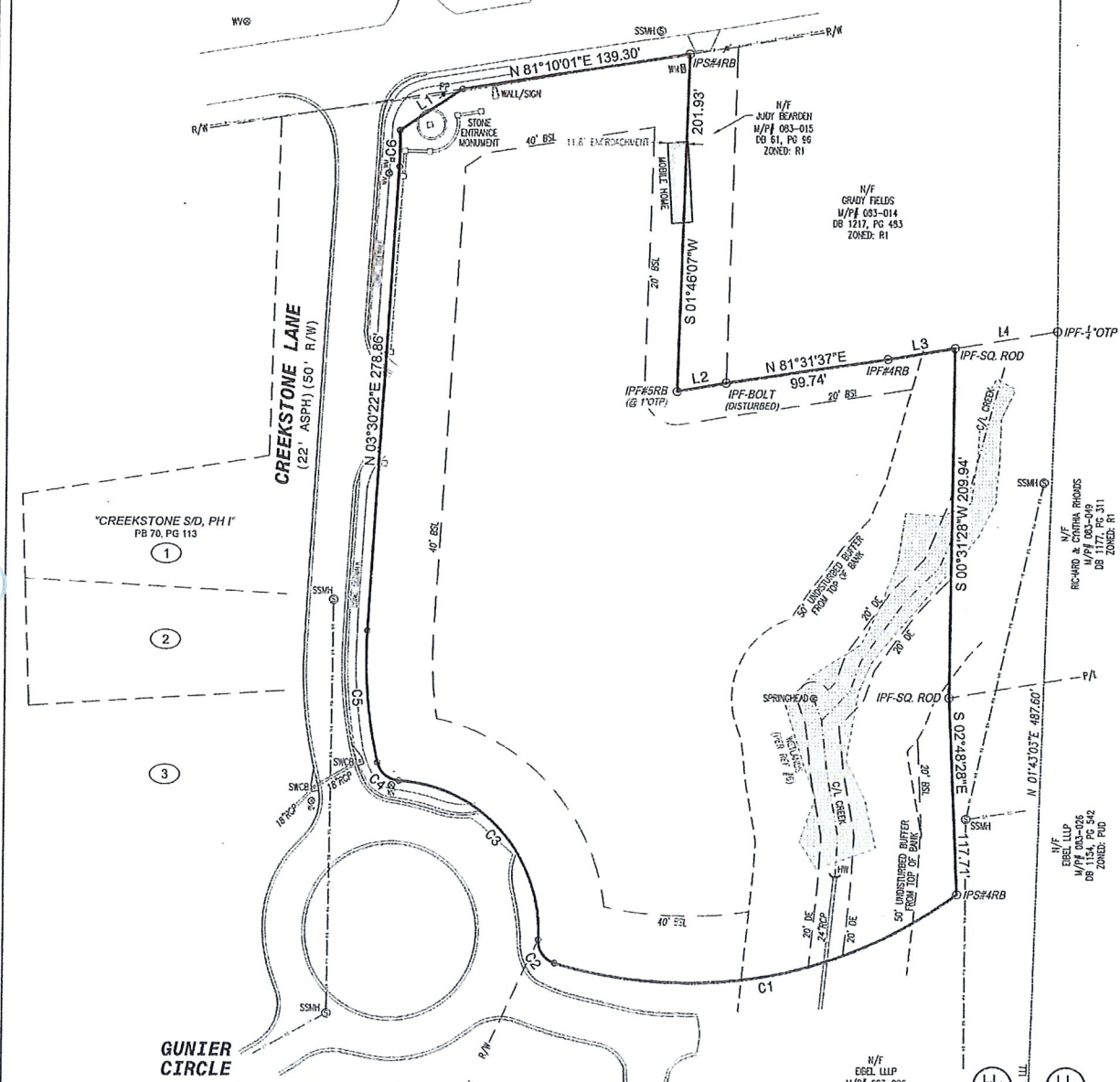
APPROVED
CITY OF DAWSONVILLE
JUN 04 2021
FOR RECORDING



- LEGEND**
- BOC = BACK OF CURB
 - BSL = BUILDING SETBACK LINE
 - P/L = PROPERTY LINE
 - R/W = RIGHT OF WAY
 - LL = LAND LOT
 - LLL = LAND LOT LINE
 - N/F = NOW OR FORMERLY
 - M/P/F = TAX MAP / PARCEL NO.
 - FID = FRONT OF DISTRICT
 - NTS = NOT TO SCALE
 - IF = IRON PIN FOUND
 - IPS = IRON PIN SET
 - COR MON = CONCRETE MONUMENT
 - RE = REBAR
 - CTP = CRAMP TOP PIPE
 - OTF = OPEN TOP PIPE
 - SR RD = SQUARE ROAD
 - AF = ANGLE IRON FOUND
 - CMP = CORRUGATED METAL PIPE
 - RCP = REINFORCED CONC. PIPE
- LEGEND**
- WM = WATER METER
 - WV = WATER VALVE
 - PP = POWER POLE
 - LP = LIGHT POLE
 - SP = SERVICE POLE
 - PHBOX = PHONE BOX
 - U/G = UNDERGROUND
 - CO = CEMER CLEAN-OUT
 - MB = MULEBOX
 - SS = SANITARY SEWER
 - HW = HAN W/LE
 - FTE = FINISHED FLOOR ELEV.
 - FN = FINE STRAW
 - = GAS LINE
 - P- = POWER LINE
 - S- = SANITARY SEWER LINE
 - FM- = SANITARY FORCE MAIN
 - T- = TELEPHONE LINE
 - W- = WATER LINE
 - X- = TIECK LINE

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

THIS BLOCK RESERVED FOR THE CLERK OF SUPERIOR COURT

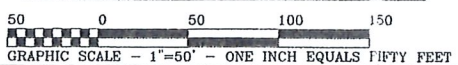


Curve	Radius	Length	Chord	Chord Bear.
C1	275.02'	256.52'	247.32'	S 80°11'24" W
C2	14.00'	18.59'	17.25'	N 35°03'04" W
C3	90.00'	141.67'	127.49'	N 42°06'32" W
C4	14.00'	18.11'	16.87'	N 50°09'20" W
C5	275.00'	79.73'	79.45'	N 04°47'57" W
C6	200.00'	21.64'	21.63'	N 00°24'23" E

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'



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

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 GAINED 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 THIS PROPERTY, AS WITH ANY LAND TRANSACTION, A TITLE SEARCH AND CERTIFICATE IS RECOMMENDED IN CONJUNCTION WITH THIS SURVEY, OR YOU MUST CONSULT A COMPETENT TITLE ATTORNEY.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS OF PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 189-7 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. 15-6-67, AUTHORITY O.C.G.A. SECS 15-6-67, 13-15-4, 43-15-6, 43-15-19, 43-15-22.

PROPERTY OWNER ACKNOWLEDGES THAT ANY SEPTIC SYSTEMS CONFORM TO ALL SETBACK REQUIREMENTS. APPROVAL OF PLAT DOES NOT GUARANTEE THAT THE DAWSON COUNTY HEALTH DEPARTMENT 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 69,812 FEET AN ANGULAR ERROR OF 00 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 162,109 FEET.

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

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. 13085500920, DATED 4-4-18.

- NOTES & REFERENCES**
1. TAX MAP/PARCEL #083-020
 2. PARCEL IS ZONED HB
 3. SETBACKS
FRONT - 40 FEET
SIDE - 20 FEET
REAR - 20 FEET
 4. PLAT BOOK 35 PAGE 199
 5. PLAT BOOK 36 PAGE 211
 6. 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, size, type, and material are correctly shown.
By: *Nathan M. McClure*
Registered Georgia Land Surveyor No. 3095
OWNER INFO:
2905 PIEDMONT ROAD
ATLANTA, GA 30305



EKL 1 B.T - #3

JOB NO. 19361

Dear Mayor, City Council and Planning Commission members.

The residents of Creekstone subdivision represented several concerns regarding the pre-approved commercial aspect to their PUD community during the 07/08/2024 Planning Commission public hearing.

Below is a summary of **voiced concerns** and *possible solutions*.

- **Some residents believe that there should be no entrance or exit from the commercial portion of the development onto Creekstone Lane.** *The recorded plat for the commercial portion shows road connections with the commercial development at Creekstone Lane and at the roundabout for Creekstone Lane. The actual construction on site includes the road connections through curb cuts in the same locations. The PUD zoning ordinance encourages the commercial portion to be adjacent to a major thoroughfare without resulting in traffic through the residential portion of the development. While patrons of the commercial portion do have to drive past 3 residences to enter the business area, traffic is not required to go through the overwhelming majority of the residential portion. Some residents acknowledge that GDOT is likely not to allow for another entrance into the PUD from HWY 53.*
- **Residents voiced concern about children at play and getting on and off a school bus (bus stop).** *The bus route currently enters the residential portion of the development and makes two stops internally before heading back to the roundabout for its 3rd and last stop. There is the pool and*

Exhibit #5

clubhouse parking lot at this same location which likely serves as a staging area where parents are continuously present until all children are on the bus.

- **Residents had a low level of concern regarding an increase of traffic through the neighborhood.** *All business and commercial traffic during and post construction will be limited to the distance of Creekside Lane from Hwy 53 to the roundabout. The Public Works Director may be open to consider the existing option of connecting to Stegall which all indications confirm a viable option; any dissent on this option from the residents on Stegall may be allayed by providing road improvements and/or speed bumps.*
- **Residents voiced warranted concern over the 55 – 45 mph speed limit as you pass the subdivision entrance from the west on Hwy 53.** *Just prior reaching the subdivision entrance there is a road sign indication a speed reduction from 55 to 45. Average traffic speeds likely are in the 57 -50 mph range as vehicles pass the right turn onto Creekside Lane where there is no decel lane. It would be appropriate to request of GDOT that the speed limit be reduced prior to the subdivision entrance to 35 mph and until such a change may be facilitated perhaps GDOT would give permission for the City or developer to install a flashing yellow light indicating a congested intersection during morning and evening travel times.*

This is by no means an exhaustive representation of all concerns but instead is intended to present thoughts on some of the more consistently voiced concerns with the commercially zoned portion of this development.

It was impressive that so many Dawsonville residents thought so highly of their Creekstone community and desire to play an active

role in crafting the best possible outcome for the commercial development.

Please consider that this commercial component, as first approved in 2004, is intended to add to the quality and character of the existing residential component. Any PUD provides small business owners/entrepreneurs the opportunity to live and work within the same community. The PUD also provides for small retail, convenience and mercantile occupancies to serve the integral residential component therefor offering an occasional opportunity to walk or ride a bike to a neighborhood business.

The PUD approved in 2004 states through ordinance that the commercial portion of the development shall meet the requirements and permitted uses of "Neighborhood Business". The City Council approval stipulates additionally that the commercial component of this specific PUD meet the requirements and permitted uses of "Commercial Highway Business" which translates per today's ordinance into "Highway Business".

Please consider that the overwhelming majority of the uses permitted in Highway Business are likely not appropriate for the context of this specific commercial conceptual proposal provided by Chris Sipos at the July 8th PC hearing, while the majority of uses permitted in Neighborhood Business are more appropriate. This commercial portion was approved for up to 60,000 sf of space in 2004 and Mr. Sipos proposal is for 20,000.

Keep in mind that this hearing was tabled by the PC until 9/09/24 and CC will not vote until their meeting after that.

Any additional thoughts, comments or discussion on this subject is welcome.