

AGENDA
PLANNING COMMISSION REGULAR MEETING
G.L. Gilleland Council Chambers on 2nd Floor
Monday, March 10, 2025, 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, December 10, 2024

PUBLIC HEARING

7. **ANX-C2500090**: Trail & Son, LLC on behalf of Matthew Turner has petitioned to annex into the city limits of Dawsonville the 2.90 acre tract known as TMP 092 042, Located at Perimeter Road, with a County zoning of RA (Residential Exurban / Agricultural) to City zoning R-1 (Restricted Single-Family Residential District). Public Hearing Dates: Planning Commission on Monday, March 10, 2025, and City Council on Monday, April 7, 2025. City Council for a decision on Monday, April 21, 2025.

PLANNING COMMISSION REPORTS

ADJOURNMENT

The next scheduled Planning Commission meeting is Monday, April 14, 2025

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, December 9, 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, Madison Eiberger, Dr. Saba Haeringer, City Attorney Kevin Tallant, Councilmember Liaison Caleb Phillips, Councilmember Sandy Sawyer, City Manager Bob Bolz, Planning Director Ron Haynie, and Zoning Administrative Assistant Stacy Harris.
3. **INVOCATION AND PLEDGE:** Chairperson R. Davis 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. Stephenson. Vote carried unanimously in favor.
6. **APPROVAL OF THE MINUTES:** Motion to approve the regular meeting minutes held on Monday, September 9, 2024, made by M. Eiberger; second by S. Haeringer. Vote carried unanimously in favor.

BUSINESS

7. **2025 Chairperson Appointment:** J. Nichols motioned to nominate Randy Davis as the 2025 Planning Commission Chairperson; second by A. Stephenson. Vote carried unanimously in favor.

PUBLIC HEARING

8. **ZA-C2500044:** Habitat for Humanity – NCG has petitioned to rezone 3.128 acres, Located at Stegall Place (TMP D01 047 005, D01 047 006, D01 047 007, D01 047 008, D01 047 009, & D01 047 010) from R-2 (Single – Family Residential District) to RCT (Residential Cottage). The applicant is proposing 22 cottages. Public Hearing Dates: Planning Commission on Monday, December 9, 2024, and City Council on Monday, December 16, 2024. City Council for a decision on Thursday, January 9, 2025.

Chairperson Davis read the rezoning request. Planning Director R. Haynie provided the staff analysis.

Motion to open the public hearing by A. Stephenson; second by M. Eiberger. Vote carried unanimously in favor.

The following people spoke in favor of the zoning request:

- Hal Stringer, 3594 Morningwood Court, Suwanee, Georgia – Mr. Stringer provided an overview of the business model for Habitat for Humanity. He further explained the supply vs demand housing types.

Motion to add five (5) minutes to the public hearing by S. Haeringer; second by J. Nichols. Vote carried unanimously in favor.

- Caleb Regnier, 7306 Jordan Lane, Dawsonville, Georgia – He advocated for the Habitat for Humanity model claiming it would help meet a need to be able to purchase affordable starter homes within the community.
- Corey Guthrie, 283 Casi Ridge, Dawsonville, Georgia – He stated that he's a civil engineer and has done a lot of different designs in Dawsonville. Mr. Guthrie advocates for this type of development, as it will help fill the needs of our community.

The following people spoke in opposition of the zoning request:

MINUTES
PLANNING COMMISSION REGULAR MEETING
G.L. Gilleland Council Chambers on 2nd Floor
Monday, December 9, 2024

- Shon Geddes, 4085 Copper Leaf Lane, Cumming, Georgia – He stated he owns several investment properties near the site of the proposed development. Mr. Geddes stated that he's not against the rezoning, however, he spoke against the requested variances (not on this agenda) for increase in the square footage of homes and reduction of the required 50-foot buffer. He further stated that a traffic study needs to be done.

Motion to close the public hearing made by S. Haeringer; second by M. Eiberger. Vote carried unanimously in favor.

Chairperson Davis asked Mr. Guthrie about the parking spaces. Mr. Guthrie stated for this particular community, the layout shows 53 parking spaces. Chairperson Davis requested more information on the amenity area. Mr. Guthrie stated that the amenity area would consist of a playground and a community building.

Chairperson Davis asked Mr. Stringer if the houses would be a crawl space or elevated slab. Mr. Stringer stated that the slab would be elevated to keep the friendly environment and the front porch part of the integrated into the living area of the community.

Chairperson Davis asked if there would be investor sales and would the homes be rented. Mr. Stringer stated no investor sales. Habitat for Humanity holds the mortgage. He further stated that a no rental stipulation could be added to the covenants and restrictions.

Commission Member A. Stephenson asked what happens if the individual wants to sell the home before the mortgage is paid off. Mr. Stringer stated that the homeowner could sell at any time, but there is a greater penalty if the mortgage is not paid off. Habitat for Humanity has the first right of refusal.

Commission Member S. Haeringer asked the price range of the homes. Mr. Stringer stated the homes would be around \$300K + however what they are proposing to build on this property appraised for \$295K in Forsyth County and \$350K in Cherokee County.

Commission Member M. Eiberger asked if the applicant could explain the HOA guidelines and parking in the neighborhood. Mr. Stringer stated that the HOA would make sure the neighborhood remains sustainable and the maintenance, so it looks maintained all time. He further stated that the streets would remain private, and the streets would be emergency accessible.

Commission Member A. Stephenson asked if the Fire Marshal looked at the current site plan, undisturbed 50-foot buffer between each cluster of homes, and privacy of the units. Mr. Guthrie stated that the Fire Marshal would have to approve the layout and that it would go through an LDP process. He further stated that the initial layout was submitted to look at, but did not get any response. Mr. Guthrie stated that he would work with the Planning Department on the undisturbed buffer between the cluster of homes. He further stated that this RCT zoning is relatively new and there are a lot of details to work out.

Motion to approve ZA-C2500044 made by J. Nichols; second by M. Eiberger. Vote carried three in favor (Nichols, Eiberger, Davis) with two opposed (Stephenson, Haeringer).

PLANNING COMMISSION REPORTS: Next Planning Commission Meeting is Monday, January 13, 2025.

MINUTES
PLANNING COMMISSION REGULAR MEETING
G.L. Gilleland Council Chambers on 2nd Floor
Monday, December 9, 2024

ADJOURNMENT: Motion to adjourn the meeting at 6:36 p.m. made by A. Stephenson; second by S. Haeringer. Vote carried unanimously in favor.

Approved this _____ day of _____, 2025

Dr. Saba Haeringer, Planning Commission At Large

Madison Elberger, Planning Commissioner Post 1

Josh Nichols, Planning Commissioner Post 2

Randy Davis, Chairperson Post 3

Ashley Stephenson, Planning Commissioner Post 4

Attested: _____
Stacy Harris, Zoning Administrative Assistant

DRAFT



CITY OF DAWSONVILLE

Planning Staff Report

APPLICANT: Trail & Son, LLC on behalf of Matthew Turner

CASE #: ANX – C2500099

REQUEST: Annex into the City

LOT SIZE: +/- 2.90 acres

CO CURRENT ZONING: RA (Residential Exurban / Agriculture)

PROPOSED ZONING R-1 (Restricted Single-Family Residential District)

LOCATION: Perimeter Road

TAX MAP PARCEL: 092 042

PUBLIC HEARING DATES: Planning Commission Monday, March 10, 2025, and City Council Monday, April 7, 2025

APPLICANT PROPOSAL

Trail & Son, LLC on behalf of Matthew Turner has petitioned to annex into the city limits of Dawsonville the 2.90 acre tract known as TMP 092 042, Located at Perimeter Road, with a County zoning of RA (Residential Exurban / Agricultural) to City zoning R-1 (Restricted Single-Family Residential District).

SURROUNDING PROPERTIES

Adjacent Land Uses	Existing zoning	Existing Use
North	RA	Residential Exurban / Agriculture
South	R-1	Restricted Single - Family Residential District
East	RA	Residential Exurban / Agriculture
West	RA	Residential Exurban / Agriculture

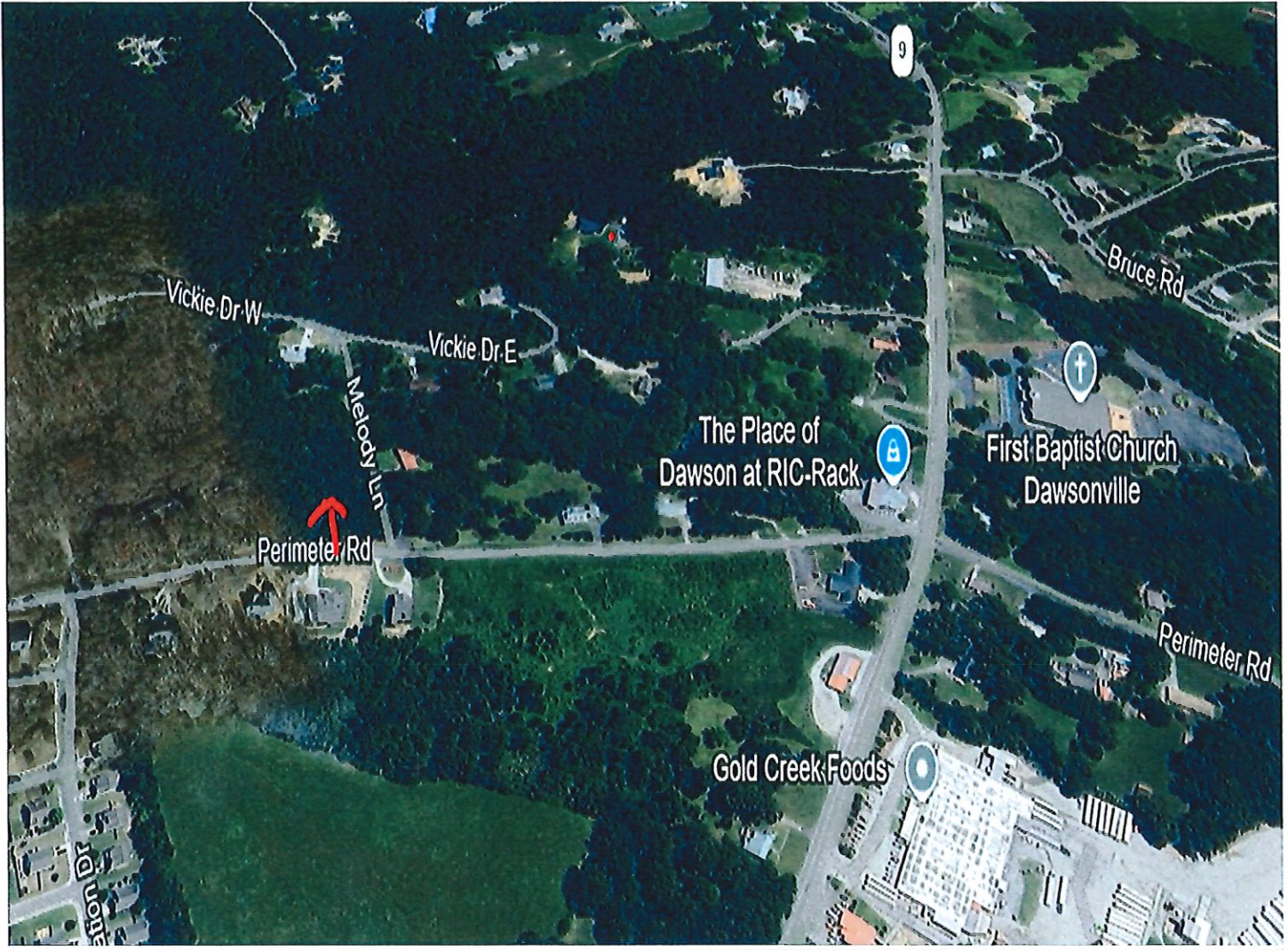
HISTORY

Property is located on Perimeter Road on the outskirts of the city limits. The 2.90-acre tract is a vacant lot with hardwood trees. The property is currently county zoning of RA (Residential Exurban / Agricultural). The surrounding property is single family dwelling residential units. Dawson County Board of Commissioner will consider the annexation request on Thursday, March 6, 2025.

PICTURES OF PROPERTY



AERIAL VIEW





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

Annexation Petition
 Application

ANNEXATION # C2500099

ZONING AMENDMENT APPLICATION AND FEES RECEIVED ? YES NO

Applicant Name(s): TRAIL & SON, INC.
 Address: 3898 WAR HILL POOK RD City: Dawsonville State: GEORGIA Zip: 30534
 E-Mail: _____

Cell Number(s): _____
 Property Owner's Name(s): MATTHEW TURNER
 Address: 3208 HWY 53 EAST City: Dawsonville State: GEORGIA Zip: 30534
 E-Mail: _____

Property Owner's Telephone Number(s): _____
 Address of Property to be Annexed: 092-042

TMP #: 092-042 Acre(s): 2.900 Survey Recorded in Plat Book # Page #:
 Land Lot #: 374-4 375 District #: 4TH Section # 1st Legal Recorded in Deed Book # Page #: 81684 P253

Current Use of Property: vacant Land
 County Zoning Classification: RA City Zoning Classification: R-1

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

Petition **MUST** include a completed application with signatures and **ALL** attachments.

- An 8 1/2 x 11 copy of the current RECORDED BOUNDARY SURVEY of said property showing the contiguity of said property to the existing corporate limits of the City of Dawsonville, GA.
- A copy of the current metes and bounds LEGAL DESCRIPTION that matches the boundary survey of the property being annexed.
- Survey must be signed and sealed by a Registered Land Surveyor.
- Survey must be signed, stamped recorded by Dawson County Clerk's of the Court office.

FEE SCHEDULE

Annexation Fee	\$300.00 <u>\$250.00</u>
Administrative fee	\$100.00
Public Notice Certified Mail	**per adjacent property owner

**price is determined by USPS

Office Use Only	
Date Completed Application Rec'd: <u>01.24.2025</u>	Amount Paid: \$ <u>400</u> CK <u>5411</u> Cash CC
Date of Planning Commission Meeting: <u>3.10.2025</u>	Dates Advertised: <u>2.19.2025</u>
Date of City Council Meeting: <u>04.7.2025</u>	Rescheduled for next Meeting:
Date of City Council Meeting: <u>04.21.2025</u>	Approved by City Council: YES NO
Approved by Planning Commission: YES NO	Postponed: YES NO Date:

RECEIVED
JAN 22 2025
 BY: SH



City of Dawsonville
Planning and Zoning Department

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

Annexation Petition
Application

Property Owner(s) Authorization

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

092-042 (Address/Tax Map Parcel), respectfully request that the Mayor and City Council of the City of Dawsonville, Georgia annex this property into the City and extend the City boundaries to include the same.

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

[Signature]
Property Owner Signature

Matthew Turner
Property Owner Printed Name

Property Owner Signature

Property Owner Printed Name

[Signature]
Applicant Signature

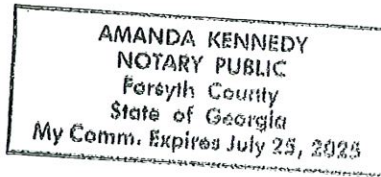
Matthew Turner
Applicant Printed Name

Applicant Signature

Applicant Printed Name

State of Georgia
County of Forsyth

Sworn to and subscribed before me this
this 22 day of Jan 2025



[Signature]
Notary Public, State of Georgia

My Commission Expires: July 25, 2025

Planning Commission Meeting Date: 03.10.2025
Date(s) Advertised: 2.19.2025
1st City Council Reading Date: 4.7.2025
2nd City Council Reading Date: 4.21.2025
Date Certified Mail to: 1/27/25 County Board of Commissioners & Chairman 1/27/25 County Manager 1/27/25 County Attorney
Letter Received from Dawson County Date: _____

Approved: YES NO
1/27/25

Prepared by/Return to:
Shelly Townley Martin
133 Prominence Court
Suite 210
Dawsonville, Georgia 30534

STATE OF GEORGIA
COUNTY OF DAWSON

LIMITED WARRANTY DEED

THIS LIMITED WARRANTY DEED, is made this 29th day of March, 2024 by FAUSETT FARMS ENTERPRISES, L.P. BY FAUSETT, INC. ITS GENERAL PARTNER, (the "Seller") in favor of MATTHEW TURNER, (the "Purchaser") (the words "Seller" and "Purchaser" are used to include their respective legal representative, successors, successors-in-title, transfers and assigns where the context requires or permits).

WITNESSETH:

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

All that tract or parcel of land lying and being in the 4th District, 1st Section of Dawson County, Georgia, and being 3.00 acres, more or less, of original Land Lots 374 and 375, a shown on a plat of survey for the Property of Jerry Fausett by Henry Grady Jarrard, Registered Surveyor No. 1182, dated July 16, 1970, recorded in Plat Book 2, Page 209, Dawson County, Georgia Records, and is incorporated herein by reference and being more particularly described as follows:

Beginning at an iron pin which is located at the point where the West Right-of-Way of Melody Lane (unpaved) intersects the North Right-of-Way of Virginia Avenue; thence following the North Right-of-Way of Virginia Avenue North 68 degrees 43 minutes West a distance of 208.7 feet to a point; thence North 71 degrees 03 minutes West a distance of 91.3 feet to an iron pin; thence North 5 degrees 09 minutes East a distance of 446.5 feet to an iron pin; thence South 76 degrees 40 minutes East a distance of 130 feet to a point; thence South 65 degrees 28 minutes East a distance of 86.25 feet to a point; thence South 33 degrees 10 minutes East a distance of 37.25 feet to a point; thence South 54 degrees 57 minutes East a distance of 55.95 feet to an iron pin which is located on the West Right-of-Way of Melody Lane; thence South 7 degrees 55 minutes West a distance of 110.11 feet to a point; thence South 3 degrees 56 minutes West a distance of 165.84 feet; thence South 1 degree 30 minutes West a distance of 147.16 feet to the first mentioned iron pin and the POINT OF BEGINNING.

Said property is currently known as Dawson County, Georgia Map and Parcel Number 092 042.

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

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

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

Signed, sealed and delivered in the presence of:

Fausett Farms Enterprises, L.P.
By Fausett, Inc. Its General Partner

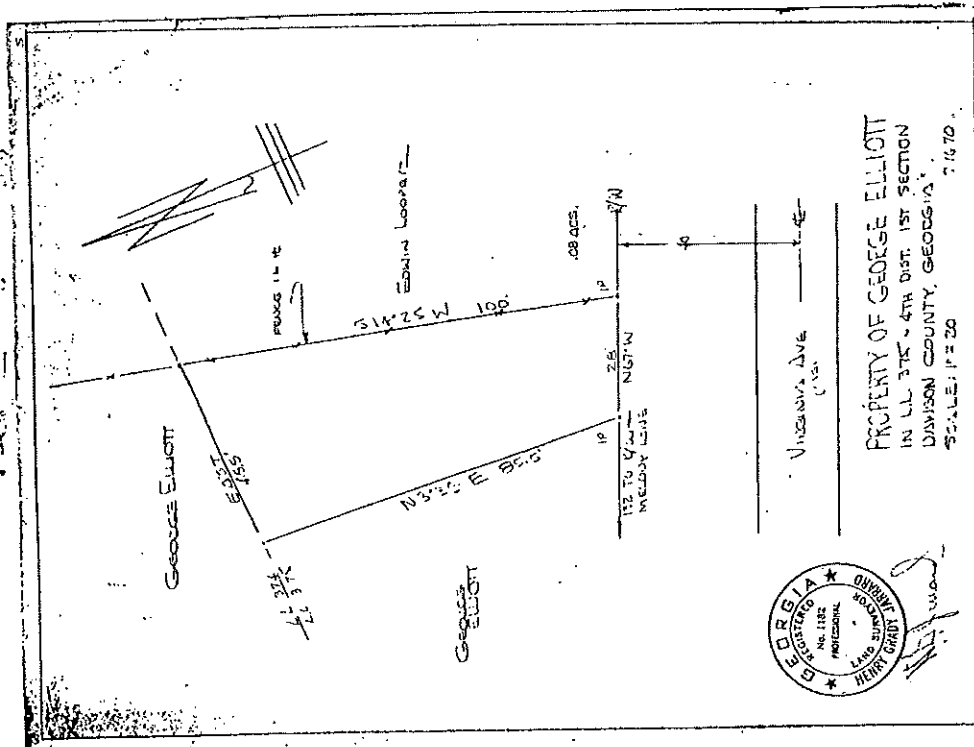
Robin L. Raymond
Unofficial Witness

Sharon R. Fausett
SHARON R. FAUSETT, Secretary

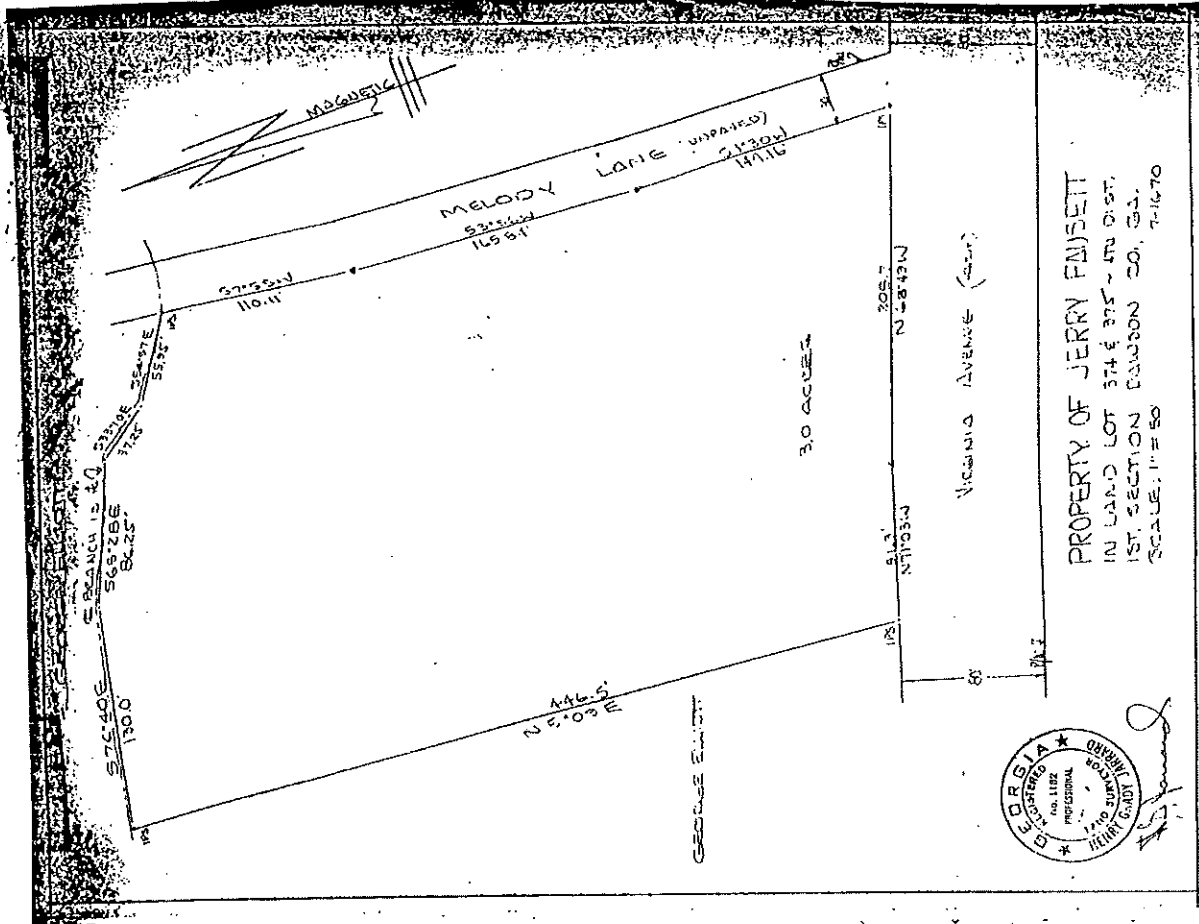
Shelly T. Martin
Notary Public

My commission expires: _____

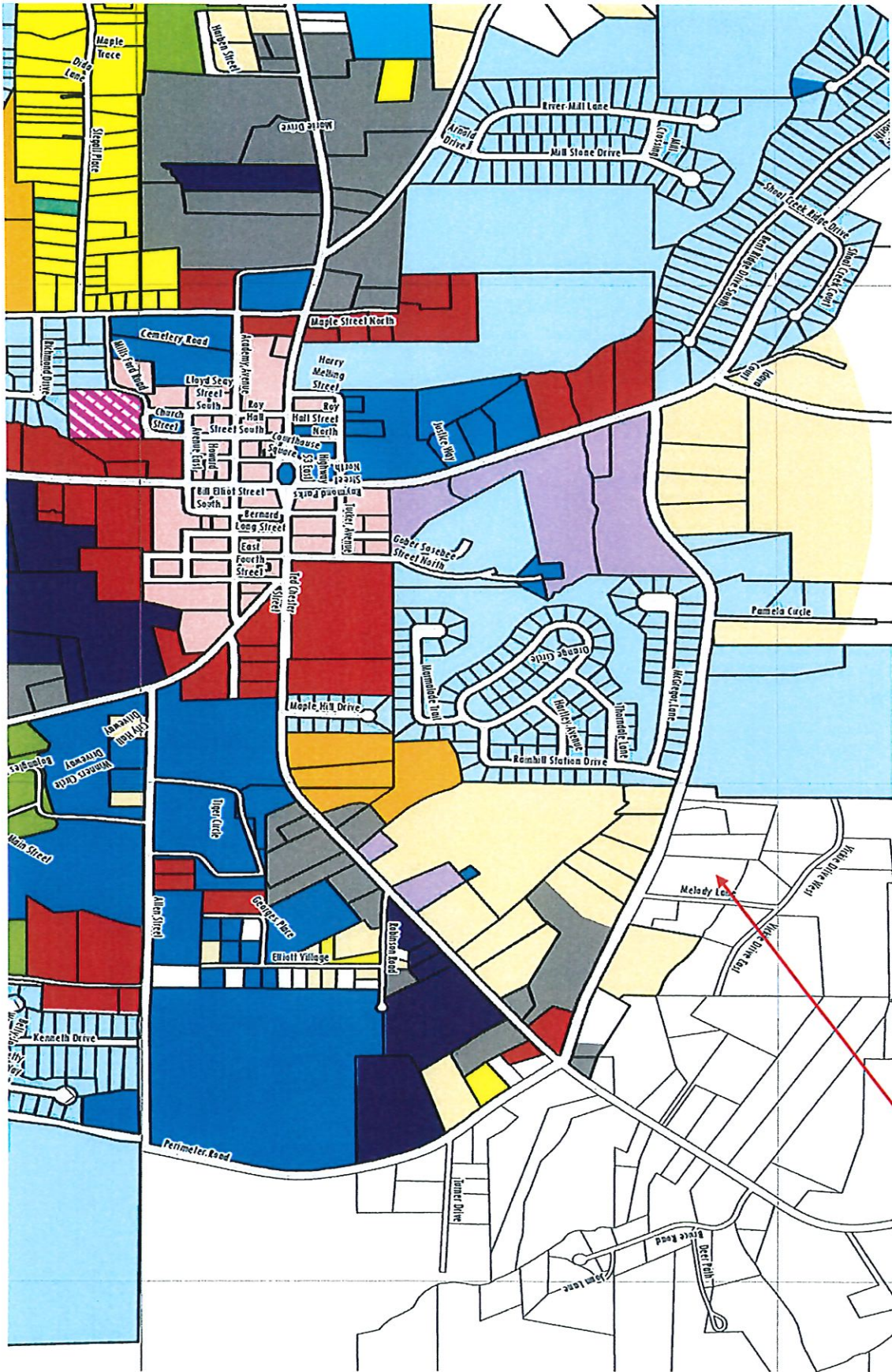




*Filed & Recorded
July 25, 1970
Ralph Madrox*

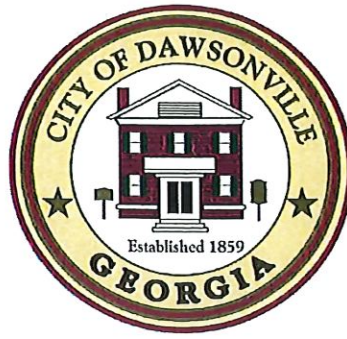


*Filed & Recorded
July 25, 1970
Ralph Madrox, C.S.S.*



TMP 092 042

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



706.203.4923
www.dawsonville-ga.gov

January 27, 2025

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

Re: Annexation of Property of Matthew Turner ANX-C2500099; TMP 092 042; Perimeter Road

Dear Mr. Thurmond,

Please be advised that the City of Dawsonville, Georgia, pursuant to authority vested in the Mayor and Council of the City of Dawsonville by Article 2, Chapter 36, Title 36 of the Official Code of Georgia Annotated, received a petition to annex the property referenced above. This annexation petition will be heard during the public hearing segment of the following Planning Commission Monday, March 10, 2025, and City Council on Monday, April 7, 2025. City Council for a decision on Monday, April 21, 2025.

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

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

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

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

Sincerely,

Stacy Harris
Planning and Zoning Department

Enclosures

cc: Joey Leverette, County Manager
Dawson County Attorney

Dawson County, GA

Summary

Parcel Number 092 042
 Location Address PERIMETER
 Legal Description LL 374 LD 4-1
 (Note: Not to be used on legal documents)
 Class R4-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Tax District UNINCORPORATED (District 01)
 Millage Rate 16.263
 Acres 3
 Neighborhood RL-ST - Dawsonville (311000)
 Homestead Exemption No (S0)
 Landlot/District N/A

[View Map](#)

Owner

[FAUSETT FARMS ENTERPRISES](#)
 11524 HWY 136 WEST
 DAWSONVILLE, GA 30534

Assessment Notices

[2024 Assessment Notice \(PDF\)](#)

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	4	1.87
RUR	Small Parcels	Rural	7	1.13

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
3/29/2024	1684 253	2 209	\$100,000	Fair Market Sale (Vacant)	FAUSETT FARMS ENTERP	TURNER MATTHEW
9/21/1998	283 359	2 209	\$634,000	Multi-Improved (ALT)	FAUSETT JERRY	FAUSETT FARMS ENTERP
7/25/1970	12 531		\$2,500	Fair Market Sale (Improved)		FAUSETT JERRY

Valuation

'Current Value' listed below reflects value at time of Assessment
 'Previous Value' listed below reflects changes made after Assessment due to Appeal

	2024	2023	2022	2021	2020
Previous Value	\$83,000	\$64,900	\$64,900	\$70,200	\$70,200
Land Value	\$110,900	\$83,000	\$64,900	\$64,900	\$70,200
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0	\$0
= Current Value	\$110,900	\$83,000	\$64,900	\$64,900	\$70,200

No data available for the following modules: Online Appeal, Land, Conservation Use Rural Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Accessory Information, Prebill Mobile Homes, Photos, Sketches.

The Dawson County Assessor makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change.
[User Privacy Policy](#) | [GDPR Privacy Notice](#)
 Last Data Upload: 1/27/2025, 6:16:57 AM

[Contact Us](#)



ES or tenant(s).
lebt secured by said
ity Deed has been
s hereby declared
nd payable because

Training and Education
Each member of the
Board of Equalization shall
satisfactorily complete
not less than 20 hours

County, Georgia on the
5th day of February, 2025,
praying for change in the
name of petitioner from

days prior to the meeting.
144082 02/19

forth the grounds of any
such objections, and must
be filed with the Court

Government

ent to the
ounty Board of
n
O.C.G.A. S
notice is hereby
hat the March

ounty Grand
ppoint one
r to the
ounty Board of
n as a result
created by
to serve the
of an unexpired
gh December

ualization
all be
and shall serve
O.C.G.A.

it of Dawson
h the
ualifications
ninated for
nt to the
ualization by
a nomination

ins
ualization
must be
id competent
the Grand
own real
Dawson
must be high
uates
f the

authority of a
ncipality, or
d government,
independent
ucation, or
board of tax
all not be
erve as a
the Board of
e of the
rd of tax
the county tax
all be eligible
member of
f Equalization.

required to file an answer
to the Formal Complaint
with the Clerk of the State
Disciplinary Boards within
30 days of February 26,
2025. If you fail to answer,
the facts alleged and
violations charged in the
Formal Complaint shall be
deemed admitted.
144179 02/19,26

Name Changes

**IN THE SUPERIOR COURT
OF DAWSON COUNTY
STATE OF GEORGIA**

Petitioner:
Joseph Micah McCoy
Civil Action No.: 2025-CV-
044-JGB

**NOTICE OF PETITION TO
CHANGE NAME**

Notice is hereby given that
JOSEPH MICAH MCCOY,
filed his petition to the
Superior Court of Dawson
County, Georgia on the
29th day of January, 2025,
praying for change in the
name of petitioner from
JOSEPH MICAH MCCOY to
JOSEPH MICAH STEPP.
Notice is hereby given
pursuant to law to any
interested of affected
party to appear in
said Court and to file
objections to such name
change. Objections must
be filed with said Court
within 30 days of the filing
of said petition.
This 29th day of January,
2025.

/s/ Justin Power
Clerk of Superior Courts
Dawson County, Georgia
143693 02/05,12,19,26

**IN THE SUPERIOR COURT
OF DAWSON COUNTY
STATE OF GEORGIA**

Petitioner:
Tressa Cain Kadkhodalan
Civil Action No.: 2025-CV-
065-CGB

**NOTICE OF PETITION TO
CHANGE NAME**

Notice is hereby given that
Tressa Cain Kadkhodalan,
filed his/her petition to the
Superior Court of Dawson

invited to attend.
144327 02/19,26

Notice of Public Hearing

The following public
hearings will be heard 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 heard
in the Council Chambers
on the second floor at
City Hall located at 415
Hwy 53 East, Dawsonville,
Georgia 30534. The public
is invited to participate.

ANX-C2500099: Trail
& Son, LLC on behalf
of Matthew Turner has
petitioned to annex

into the city limits of
Dawsonville the 2.90 acre
tract known as TMP 092
042, located at Perimeter
Road, with a County
Zoning of RA (Residential
Exurban / Agricultural)
to City Zoning R1
(Restricted Single-Family
Residential District). Public
Hearing Dates: Planning
Commission on Monday,
March 10, 2025, and City
Council on Monday, April
7, 2025. City Council for a
decision on Monday, April
21, 2025.

If you wish to speak on
the requests, please
contact City Hall for a
CAMPAIGN DISCLOSURE
form. This form is only
needed if you have made
campaign contributions in
the amount of \$250.00 or
more within 2 years prior
to this date.

Those persons with
disabilities who
require reasonable
accommodations in order
to allow them to observe
and/or participate in this
meeting or who have
questions regarding
the accessibility of the
meeting, should contact
the Clerk at Dawsonville
City Hall at 706-265-3256
at least two (2) business

Notice of Public Hearing
Dawsonville 42 Grand Rd
E Dawsonville GA 30534
intends to hold a public
sale to sell the property
stored in the following
units stored at the Facility:
The public sale to the
highest bidder will occur
at an online auction via
www.storageauctions.com
on 3/6/2025 at 10:00 AM.
Unless stated otherwise
the description of the
contents are household
goods, furnishings and
garage essentials. Ethan
Welch unit #B05; Helen
Schlueter unit #B27;
Anthony And Shamia
Jones unit #C02; All
property is being stored
at the above self-storage
facility. This sale may be
withdrawn at any time
without notice. Certain
terms and conditions
apply. See manager for
details.
143956 02/19,26

Probate Notices

**IN THE PROBATE COURT
OF DAWSON COUNTY
STATE OF GEORGIA**

IN RE:
STEPHANIE LORRAINE
GRAHAM, DECEASED
ESTATE NO. 2025-ES-19
PETITION FOR LETTERS OF
ADMINISTRATION
NOTICE

To whom it may concern:
KIM SCOTT has petitioned
to be appointed
administrator(s) of the
estate of STEPHANIE
LORRAINE GRAHAM,
deceased, of said county.
(The petitioner has also
applied for waiver of
bond, waiver of reports,
waiver of statements, and/
or grant of certain powers
contained in
O.C.G.A. & 53-12-261.) All
interested persons are
hereby notified to show
cause why said petition
should not be granted. All
objections to the petition
must be in writing, setting

no objections are filed, the
Petition may be granted
without a hearing.
Judge Jennifer Burt
Judge of the Probate Court
By:
Allie Goswick
Clerk of the Probate Court
25 Justice Way, Suite 4332
Dawsonville, GA 30534
706-344-3580
**143374 01/29
02/05,12,19**

Sheriff's/Marshal's Sales

**The Dawson County
Sheriff's Office** is currently
in possession of certain
abandoned or unclaimed
property. If an individual
wishes to claim any item
and can provide proof
of ownership, they may
contact the Dawson
County Sheriff's Office at
706-344-3535 and speak
to the Evidence Custodian
during the hours of 9:00
AM - 5:00 PM. If not
claimed, the items will be
retained by the Dawson
County Sheriff's Office
and declared abandoned
property on or after
February 19, 2025.
Walther P22
Sar Arms-SAR-K2P
Glock 42
Remington 700
Smith & Wesson SD9 VE
Kel-Tec P-11
Springfield XD5
Ruger P90 DC
Charter Arms 357
Ruger LCP 11
143727 02/05,12,19