

**DAWSON COUNTY BOARD OF COMMISSIONERS  
VOTING SESSION AGENDA – THURSDAY, OCTOBER 6, 2022  
DAWSON COUNTY GOVERNMENT CENTER ASSEMBLY ROOM  
25 JUSTICE WAY, DAWSONVILLE, GEORGIA 30534  
TO IMMEDIATELY FOLLOW THE 4:00 PM WORK SESSION**

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**A. ROLL CALL**

**B. INVOCATION AND PLEDGE OF ALLEGIANCE**

**C. ANNOUNCEMENTS**

**D. APPROVAL OF MINUTES**

1. Minutes of the Work Session held on September 15, 2022
2. Minutes of the Voting Session held on September 15, 2022

**E. APPROVAL OF AGENDA**

**F. PUBLIC COMMENT**

**G. ZONING**

1. ZA 22-19 - Jim King requests to rezone TMP 107-053 and 107-272 from RA (Residential Agriculture) to RMF (Residential Multi-Family) for purposes of developing 152 multi-family dwellings (Lee Castleberry Road).  
VR 22-14 - Jim King requests to vary from the Dawson County Land Use Resolution Article III Section 308.C.6.B - vary from the width of driveways in RMF. (*Tabled from the September 15, 2022, Voting Session, at which time a public hearing was held.*)

**H. UNFINISHED BUSINESS**

1. Consideration of Request for Assistant District Attorney Supplement (*Tabled from the September 15, 2022, Voting Session*)

**I. NEW BUSINESS**

1. Consideration of Request for Raffle Fundraiser to Benefit Emergency Services
2. Consideration of Request to Use Special Purpose Local Option Sales Tax VI Funds to Upgrade Fields at Rock Creek Park

**J. PUBLIC COMMENT**

**K. ADJOURNMENT**

*\*An Executive Session may follow the Voting Session meeting.*

*Those with disabilities who require certain 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 ADA Coordinator at 706-344-3666, extension 44514. The county will make reasonable accommodations for those persons.*

**DAWSON COUNTY BOARD OF COMMISSIONERS  
WORK SESSION MINUTES – SEPTEMBER 15, 2022  
DAWSON COUNTY GOVERNMENT CENTER ASSEMBLY ROOM  
25 JUSTICE WAY, DAWSONVILLE, GEORGIA 30534  
4:00 PM**

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*Those present were Chairman Billy Thurmond; Commissioner Sharon Fausett, District 1; Commissioner Chris Gaines, District 2; Commissioner Tim Satterfield, District 3; Commissioner Emory Dooley, District 4; County Manager David Headley; County Attorney Angela Davis; County Clerk Kristen Cloud; and interested citizens of Dawson County.*

**NEW BUSINESS**

1. Presentation of Request for Assistant District Attorney Supplement- District Attorney Lee Darragh  
*This item will be added to the September 15, 2022, Voting Session Agenda.*
2. Presentation of Continuation Application for Victims of Crime Act Grant for FY 2023- District Attorney Lee Darragh  
*This item will be added to the September 15, 2022, Voting Session Agenda.*
3. Presentation of Request for Raffle Fundraiser to Benefit Emergency Services- Interim Emergency Services Director Jason Dooley  
*This item will be placed on the October 6, 2022, Voting Session Agenda.*
4. Presentation of Request to Use Special Purpose Local Option Sales Tax VI Funds to Upgrade Fields at Rock Creek Park- Parks & Recreation Director Matt Payne  
*This item will be placed on the October 6, 2022, Voting Session Agenda.*
5. Presentation of FY 2023 Intergovernmental Agreement between Dawson County and the Board of Education Concerning School Resource Officers- County Attorney  
*This item, presented by County Attorney Davis, will be added to the September 15, 2022, Voting Session Agenda.*
6. County Manager Report  
*This item was for information only.*
7. County Attorney Report  
*County Attorney Davis had no information to report.*

APPROVE:

ATTEST:

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Billy Thurmond, Chairman

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Kristen Cloud, County Clerk

**DAWSON COUNTY BOARD OF COMMISSIONERS  
VOTING SESSION MINUTES – SEPTEMBER 15, 2022  
DAWSON COUNTY GOVERNMENT CENTER ASSEMBLY ROOM  
25 JUSTICE WAY, DAWSONVILLE, GEORGIA 30534  
IMMEDIATELY FOLLOWING THE 4:00 PM WORK SESSION**

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**ROLL CALL:** Those present were Chairman Billy Thurmond; Commissioner Sharon Fausett, District 1; Commissioner Chris Gaines, District 2; Commissioner Tim Satterfield, District 3; Commissioner Emory Dooley, District 4; County Manager David Headley; County Attorney Angela Davis; County Clerk Kristen Cloud; and interested citizens of Dawson County.

**INVOCATION AND PLEDGE OF ALLEGIANCE:** Chairman Thurmond

**ANNOUNCEMENTS:**

Chairman Thurmond announced that the next Board of Commissioners (BOC) meeting would be held on October 6, 2022.

**APPROVAL OF MINUTES:**

Motion passed 3-1 to approve the Minutes of the Work Session held on September 1, 2022. Fausett/Gaines- Commissioner Dooley abstained

Motion passed 3-1 to approve the Minutes of the Voting Session held on September 1, 2022. Satterfield/Gaines- Commissioner Dooley abstained

**APPROVAL OF AGENDA:**

Motion passed 4-0 to approve the agenda with the following change:

- Addition of Nos. 7-9 under New Business:
  - Request for Assistant District Attorney Supplement
  - Continuation Application for Victims of Crime Act Grant for FY 2023
  - FY 2023 Intergovernmental Agreement between Dawson County and the Board of Education Concerning School Resource Officers

Fausett/Dooley

**PUBLIC COMMENT:**

None

**ZONINGS:**

Chairman Thurmond announced that if anyone contributed more than \$250 to the commissioners or chairman in the past two years and wished to speak they would have to fill out a disclosure form, which would be made available to them. Under normal program, 10 minutes is given to those who wish to speak in favor of or opposition to with some redirect, time permitting.

*ZA 22-15 - Jim King requests to rezone TMP 097-017 from RSR (Residential Sub-Rural) to RPC (Residential Planned Community) for purposes of developing a 332-lot subdivision with amenities area (Grizzle Road).*

Planning & Development Director Sharon Farrell said the applicant requested to withdraw the application.

Motion passed 4-0 to accept a withdrawal request for ZA 22-15. Satterfield/Dooley

ZA 22-19 - Jim King requests to rezone TMP 107-053 and 107-272 from RA (Residential Agriculture) to RMF (Residential Multi-Family) for purposes of developing 152 multi-family dwellings (Lee Castleberry Road).

VR 22-14 - Jim King requests to vary from the Dawson County Land Use Resolution Article III Section 308.C.6.B - vary from the width of driveways in RMF.

Planning & Development Director Sharon Farrell said the Planning Commission recommended approval of the application with “one change to our [staff-recommended] stipulations, and it certainly was a legitimate change and that was just in the number of lots with a certain width...” Farrell read aloud the proposed stipulations.

Jim King, representing the applicant, Billy Stark, said the proposed development is “a mixture of townhomes and single-family detached dwellings. If you recall last year, this board rezoned 8 acres at the corner of Lee Castleberry Road and Stacie Lane to Multi-Family for the development of 48 townhomes. Since then, my client was able to assemble another 25 acres that is adjacent to that piece, and we’d like to expand his development with the additional 152 townhomes for a total of 200 townhomes for the total piece of property. As was the original 8 acres on the Future Land Use plan designated as Multi-Family, the additional 25 acres is designated as Commercial Highway Business, which includes Multi-Family uses.”

Applicant Billy Stark said, “As Jim mentioned, yes, we are adding on to a product that was approved last October. The total project will be 160 townhomes and 40 single-family lots.” Stark added, “We think this is a great place for this... from the far-south border of the county, we’re right next to 400. So, from a traffic standpoint, a lot of our residents will be going south on 400 and not impacting traffic in the rest of the county, and then they can take Lumpkin Campground Road up north to go shop and eat at the outlets and wherever.” Stark said, if the rezoning is approved, “we’re offering to widen and repave Lee Castleberry Road from 400 all the way to the new roundabout at Lumpkin Campground Road. That was a voluntary item we’re paying for at our cost.” He estimated the total public improvements to cost between \$1 million and \$1.3 million.

Attorney Simon Bloom said he represented Stark Development Land Group. He said, “This is the right way to land plan a development. ... This is one of those projects that makes complete land-use sense, which is why you have Planning staff recommending approval with minimal conditions. You have the Planning Commission recommending approval with minimal conditions and, in fact, the Future Land Use map calls for this type of development here...” Bloom added, “The value as it’s currently zoned is not good. It cries for a conditional rezoning, Planning staff approval, Planning Commission approval, Future Land Use map approval. All of those things drive toward an answer of ‘yes’ to approve this rezoning application.” He said, “Not very often do I see a million-three. I hope you wrote that number down: a million-three of voluntary infrastructure improvements being made by the developer. That doesn’t happen very often. Agreeing to all the conditions, yeah, that happens often, but the million-three and, in addition to that, the impact fees that are required scream that this is a responsible developer that you’ll be proud of. You won’t hear neighborhood complaints or neighbor complaints about this particular project. ... This is a smart land use plan with a smart location within the county, and then the project itself is one I think you’ll be proud of.”

Chairman Thurmond opened the hearing by asking if there was anyone present who wished to speak either for or against the application.

The following spoke in favor of the application:

- Robert Edwards, Dawsonville, Georgia

None spoke in opposition of the application.

Chairman Thurmond asked if there was anyone else present who wished to speak on the application and, hearing none, closed the hearing.

Motion passed 3-1 to table ZA 22-19 and VR 22-14 until October 6, 2022. Gaines/Dooley-Commissioner Satterfield opposed the motion

ZA 22-20 - Miles, Hansford & Tallant LLC on behalf of Dawson Yards LLC requests to rezone TMP 113-017, 113-018 and 113-096 from RSRMM (Residential Sub-Rural Manufactured Moved) and CHB (Commercial Highway Business) to CIR (Commercial Industrial Restricted) for purposes of developing office/warehouse space (Highway 53 East).

Planning & Development Director Sharon Farrell said, “This property has a combination of residential mobile home and commercial highway business. The applicant proposes to come in with much needed office and warehouse use with access to Highway 53. She said the Planning Commission recommended approval of the application with stipulations.

Attorney Jonathan Beard of Miles Hansford & Tallant in Cumming, Georgia, representing the applicant, said, “The subject property consists of three tax parcels - the complete portion of tax parcel 113-017 and 096, but it does consist of a portion of parcel ending in 018. This is located at Dawsonville Gun & Pawn; it abuts that to the west and to the north...” Beard said plans call for some buildings on the property to be removed and some to be remodeled, “but, in the end, we feel like this is going to be an improvement for the property, particularly located on Highway 53, where there’s a lot of traffic.” Beard noted the proposal includes approximately 45,000 square feet of new construction.

Chairman Thurmond opened the hearing by asking if there was anyone present who wished to speak either for or against the application and, hearing none, closed the hearing.

Motion passed 4-0 to approve ZA 22-20 with the following stipulations:

**1. Land Use**

The property shall be developed as office warehouse units for non-retail uses; and those uses allowed in the Commercial Highway Business zoning district as established by the Land Use Resolution.

**Prohibited uses:**

- (a) Fuel tank lease and sales establishments.
- (b) Vehicle sales and dealerships.

- (c) Tire dealers.
- (d) General rental centers.
- (e) The keeping of any goods, material or merchandise outside of a business, building or establishment or in an area visible from a public right-of-way, for display or advertisement.

**2. Site Elements**

- (a) All activities, mechanical equipment, outdoor storage, and refuse areas for parcels with frontage along Highway 53, and those parcels with visibility to Highway to 53, shall be within an enclosed building or screened by a solid wall at least 6 feet in height.
- (b) Retaining walls shall be faced with stone and brick when visible from the right-of-way.
- (c) The side setback when abutting a residential district shall be 35 feet.

**3. Landscape**

- (a) A minimum 20-foot-wide landscape strip shall be installed along existing or proposed rights of way along Highway 53. Landscape strips shall be located behind utility easements so plant material will not be disturbed after installment.
- (b) Due to the adjacency to overhead utility lines, the tree replacement/landscape plan for the Highway 53 plantings shall incorporate understory trees; and which shall have a minimum 2-inch caliper and at least 8-foot height at time of installation.
- (c) A minimum of 40 percent of all trees and shrubs shall be evergreen plant material. The percentage shall be based on the total number of installed trees and shrubs.
- (d) Tree preservation and/or replacement plans shall be prepared by a registered landscape architect, urban forester or arborist, in accordance with “Buffers, Landscaping and Trees” of the Dawson County Code.
- (e) All proposed shrubs shall be a minimum of 2 feet high at the time of planting.
- (f) Landscaping may be informal with multiple species arrayed in naturalistic clusters.

**4. Architectural Design.**

- (a) All sides of a building visible from Highway 53 shall have an architectural finish of brick and stone. The front facades shall be a minimum of 75 percent brick and stone, and the side facades shall be at least 50 percent brick and stone. Rear facades do not have a minimum requirement for primary materials.
- (b) Exterior building materials on any structure shall not include smooth-faced concrete block, tilt-up concrete panels, or prefabricated steel panels.

**5. Lighting.**

- (a) A freestanding pole-mounted light utilizing LED fixtures shall not exceed 30 feet in height and shall have a black metal finish.
- (b) The use of LED garland or string lights to outline windows, buildings, signs and similar features is prohibited.

(c) Building-mounted lighting shall highlight architectural features and not illuminate the entire building façade.

Gaines/Fausett

**NEW BUSINESS:**

Consideration of Request to Use County Facility Parking Lots During Mountain Moonshine Festival and Use of Transfer Station Following Festival

Motion passed 4-0 to approve a Request to Use County Facility Parking Lots During the Mountain Moonshine Festival and Use of Transfer Station Following the Festival. Fausett/Dooley

Consideration of Shop with a Cop Fundraiser

Motion passed 4-0 to approve a Shop with a Cop Fundraiser. Satterfield/Dooley

Consideration of RFP #406-22 - Debris Removal and Disposal Services Results

Motion passed 4-0 to approve RFP #406-22 - Debris Removal and Disposal Services Results; to accept the proposals submitted and award a contract to DRC Emergency Services. Gaines/Satterfield

Consideration of 2023 Payroll and Holiday Calendar

Motion passed 4-0 to approve a 2023 Payroll and Holiday Calendar; the holiday calendar includes the county's observance of two additional holidays: Good Friday and Juneteenth. Fausett/Satterfield

Consideration of 2023 Board of Commissioners Meeting Schedule

Motion passed 4-0 to approve a 2023 Board of Commissioners Meeting Schedule. Fausett/Gaines

Consideration of Annexation C2200122

Motion passed 4-0 to authorize the BOC chairman to send a letter to the City of Dawsonville communicating Dawson County's request for the city to deny the annexation petition application concerning Annexation C2200122. Satterfield/Dooley

Consideration of Request for Assistant District Attorney Supplement

Motion passed 4-0 to table a Request for an Assistant District Attorney Supplement for Robert Gardner until October 6, 2022. Gaines/Fausett

Consideration of Continuation Application for Victims of Crime Act Grant for FY 2023

Motion passed 4-0 to approve a Continuation Application for a Victims of Crime Act Grant for FY 2023. Fausett/Dooley

Consideration of FY 2023 Intergovernmental Agreement between Dawson County and the Board of Education Concerning School Resource Officers

Motion passed 3-1 to approve a FY 2023 Intergovernmental Agreement between Dawson County and the Board of Education Concerning School Resource Officers. Gaines/Dooley- Commissioner Satterfield opposed the motion

**PUBLIC COMMENT:**

None

**ADJOURNMENT:**

APPROVE:

ATTEST:

\_\_\_\_\_  
Billy Thurmond, Chairman

\_\_\_\_\_  
Kristen Cloud, County Clerk

DRAFT



# Dawson County Rezoning Application

FOR STAFF USE ONLY  
DATE & TIME STAMP

## APPLICANT INFORMATION (or Authorized Representative)

If applicant is other than owner, enclosed Property Owner Authorization form must be completed.

Printed Name: Jim King

Address: 131 Prominence Court, Suite 230 Dawsonville GA 30534

Phone (Listed/Unlisted): \_\_\_\_\_

Email (Business/Personal): \_\_\_\_\_

Status:  Owner  Authorized Agent  Lessee  Option to purchase

I have  / have not  participated in a Pre-application meeting with Planning Staff.

If not, I agree  /disagree  to schedule a meeting the week following the submittal deadline.

Meeting Date: \_\_\_\_\_ Applicant Signature: \_\_\_\_\_

## REQUESTED ACTION & DETAILS OF PROPOSED USE

Rezoning to: RMF  Special Use Permit for: \_\_\_\_\_

Proposed Use: Townhome and Semi-Detached Residential Neighborhood

Existing Utilities:  Water  Sewer  Gas  Electric

Proposed Utilities:  Water  Sewer  Gas  Electric

### RESIDENTIAL

No. of Lots: 152 Minimum Lot Size: \_\_\_\_\_ (acres) No. of Units: 152

Minimum Heated Floor Area: 1,600 sq. ft. Density/Acre: \_\_\_\_\_

Type:  Apartments  Condominiums  Townhomes  Single-family  Other

Is an Amenity Area proposed: Yes; if yes, what? Community Pavilion & Passive Parks

### COMMERCIAL & INDUSTRIAL

Building area: \_\_\_\_\_ No. of Parking Spaces: \_\_\_\_\_

# Property Owner/ Property Information

Name: Robert A. Edwards

Street Address of Property being rezoned: 117 Lee Castleberry Rd Dawsonville GA 30534

Rezoning from: RA to: RMF Total acreage being rezoned: 25.35

Directions to Property (if no address):

Ga 400 to Lee Castleberry Rd, West on Lee Castleberry for 1 Block. Property extends on North side of Lee Castleberry Rd all the way to Lumpkin Campground Rd

Subdivision Name (if applicable): N/A Lot(s) #: \_\_\_\_\_

Current Use of Property: Residential

**Does this proposal reach DRI thresholds?** Yes If yes, the application will require transportation studies and additional review by the Georgia Mountains Regional Planning Commission. This adds several weeks to the review and processing.

**Please refer to Dawson County's Georgia 400 Corridor Guidelines and Maps to answer the following:**

Does the plan lie within the Georgia 400 Corridor? yes (yes/no)

If yes, what section?  North  South

### SURROUNDING PROPERTY ZONING CLASSIFICATION:

North RA South RMF East RMF West RA & RPC

Future Land Use Map Designation: C-HB, but immediately adjacent to RMF on eastern boundary

Access to the development will be provided from:

Road Name: Lee Castleberry Rd Type of Surface: Asphalt

# Applicant Certification

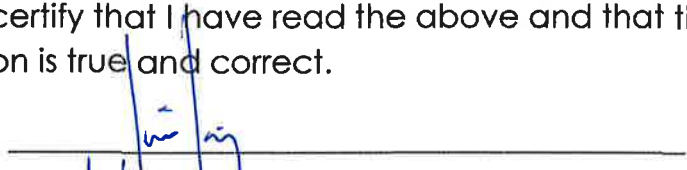
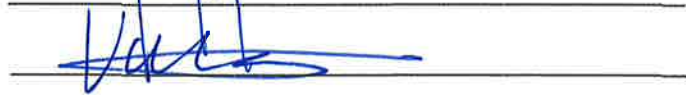
I hereby request the action contained within this application relative to the property shown on the attached plats and site plan and further request that this item be placed on both the Planning Commission and Board of Commissioners agenda(s) for a public hearing.

I understand that the Planning & Development staff may either accept or reject my request upon review. My request will be rejected if all the necessary data is not presented.

I understand that I have the obligation to present all data necessary and required by statute to enable the Planning Commission and the Board of Commissioners to make an informed determination on my request. I will seek the advice of an attorney or a land use professional if I am not familiar with the zoning and land use requirements.

I understand that my request will be acted upon at the Planning Commission and Board of Commissioner hearings and that I am required to be present or to be represented by someone able to present all facts. I understand that failure to appear at a public hearing may result in the postponement or denial of my rezoning of special use application. **I further understand that it is my responsibility to be aware of relevant public hearing dates and times regardless of notification from Dawson County.**

I hereby certify that I have read the above and that the above information as well as the attached information is true and correct.

Signature  Date 05/12/2022  
Witness  Date 05/12/2022

# DISCLOSURE OF CAMPAIGN CONTRIBUTIONS (APPLICANT(S) AND REPRESENTATIVE(S) OF REZONING)

Pursuant to O.C.G.A. Section 36-67 A-3.A, the following disclosure is mandatory when an applicant or any representation of application for rezoning has been made within two (2) years immediately preceding the filing of the applicant's request for rezoning, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application for rezoning.

It shall be the duty of the applicant and the attorney representing the applicant to file a disclosure with the governing authority of the respective local government showing the following:

1. Name of local official to whom campaign contribution was made:

N/A

2. The dollar amount and description of each campaign contribution made by the opponent to the local government official during the two (2) years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.

Amount \$ \_\_\_\_\_ Date: \_\_\_\_\_

Enumeration and description of each gift when the total value of all gifts is \$250.00 or more made to the local government official during the two (2) years immediately preceding the filing of application for rezoning:

\_\_\_\_\_  
Signature of Applicant/Representative of Applicant

\_\_\_\_\_  
Date

**BY NOT COMPLETING THIS FORM YOU ARE MAKING A STATEMENT THAT NO  
DISCLOSURE IS REQUIRED**

This form may be copied for each applicant. Please attach additional sheets if needed.

# NOTICE OF RESIDENTIAL EXURBAN/ AGRICULTURAL DISTRICT (R-A) ADJACENCY

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

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

This notice and acknowledgement shall be public record.

Applicant Signature: \_\_\_\_\_

Applicant Printed Name: Jim King

Application Number: \_\_\_\_\_

Date Signed: \_\_\_\_\_

Sworn and subscribed before me

this 13 day of May, 2022.

[Signature]  
Notary Public

My Commission Expires: June 10 2024



**PROPERTY OWNER AUTHORIZATION**

I / we Robert A. Edwards hereby swear that I / we own the property located at (fill in address and / or tax map & parcel #):

117 + 209 Lee Castleberry Rd. Dawsonville, GA

as shown in the tax maps and / or deed records of Dawson County, Georgia, and which parcel will be affected by this request.

I hereby authorize the person named below to act as the applicant or agent in pursuit of the variance requested on this property. I understand that any variance granted, and / or conditions placed on the property will be binding upon the property regardless of ownership. The under signer below is authorized to make this application. The under signer 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 Board of Commissioners.

Printed name of applicant or agent: JIM KING

Signature of applicant or agent: [Signature] Date: 4-5-2022

Printed Name of Owner(s): Robert A. Edwards

Signature of Owner(s): [Signature] Date 4-5-2022

Sworn and subscribed before me this 05th day of April, 2022.

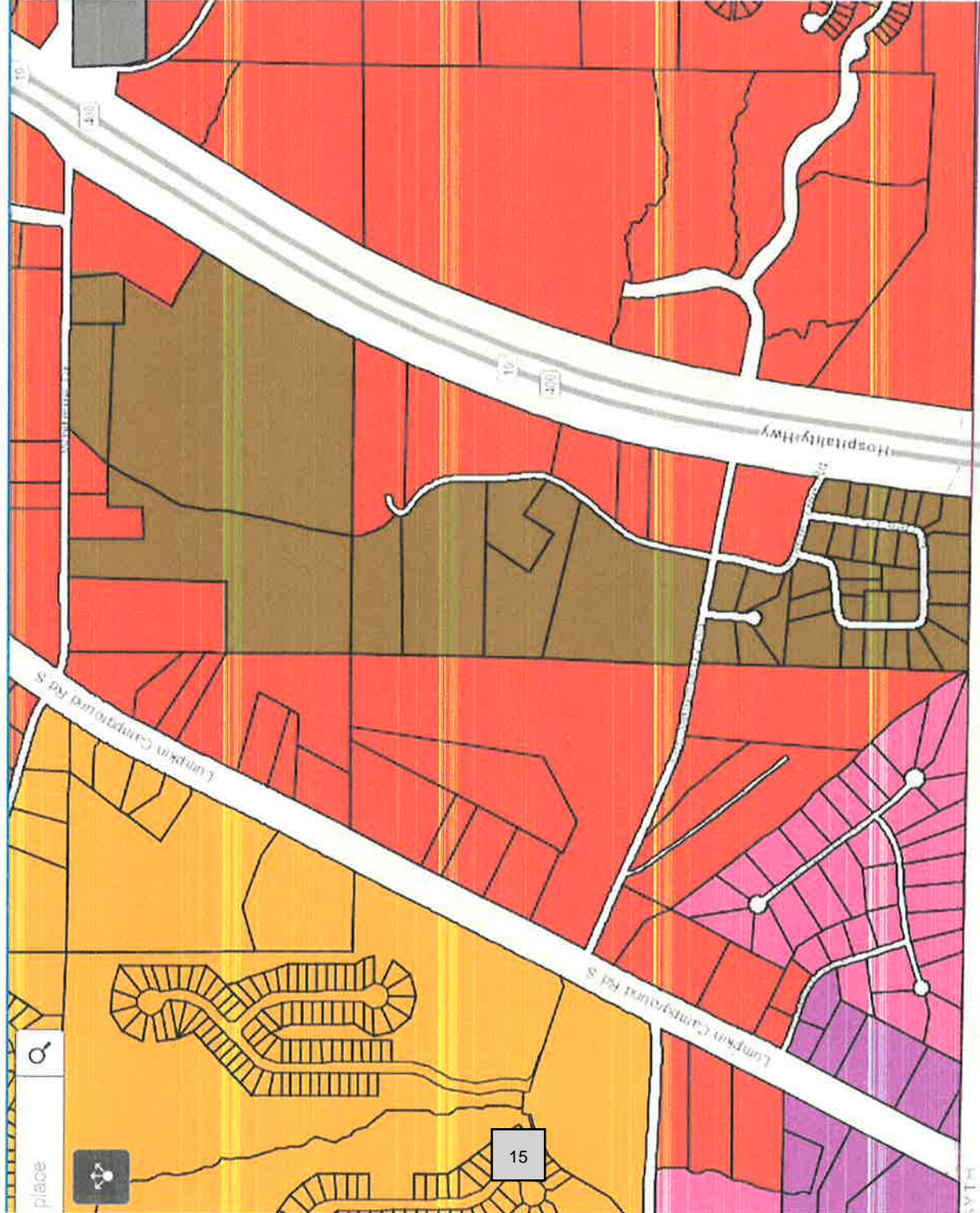
Jonathan Gutierrez  
Notary Public

My Commission Expires: 12/15/24

(Seal) **JONATHAN GUTIERREZ**  
NOTARY PUBLIC  
Hall County  
State of Georgia  
My Comm. Expires Dec. 15, 2024

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

place



### Legend

Dawsonville City Limits



Parcels



FLU

RPC-Residential Planned Community

SRR-Sub-Rural Residential

RL-Residential-Lakefront

RA-Residential Agriculture

SR-Suburban Residential

RR-Rural Residential

CHB-Commercial Highway Business

LI-Light Industrial

MFR-Multiple Family Residential

PI-Public/Institutional

RT-Residential Town

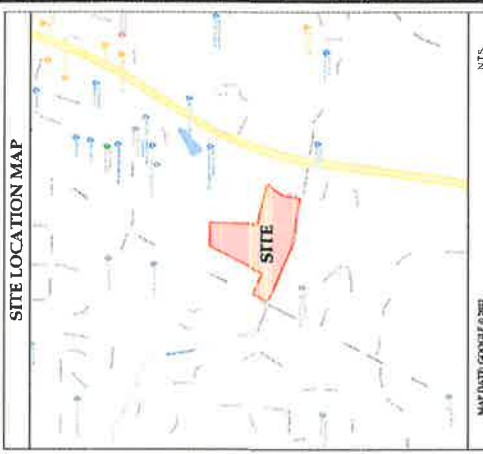
CC-Crossroads Commercial

OP-Office Professional

MUV-Mixed Use Village

TCU-Transportation Communication Utilities

PARK-Parks/Conservation



**PROPOSED ZONING APPLICATION**

Parcel: 107 003.4 & 107 272  
 Total Site Area: 25.35 ac

**Proposed Zoning: RMF Residential Medium Density**

Area: 25.35 ac  
 Site: 132.22 (5.18 Acre/lot)  
 Total Lots: 40  
 Density: 1.56 lots/acre  
 Sublots: 17  
 Density: 1.00 lots/acre

**EXISTING DEVELOPMENT**

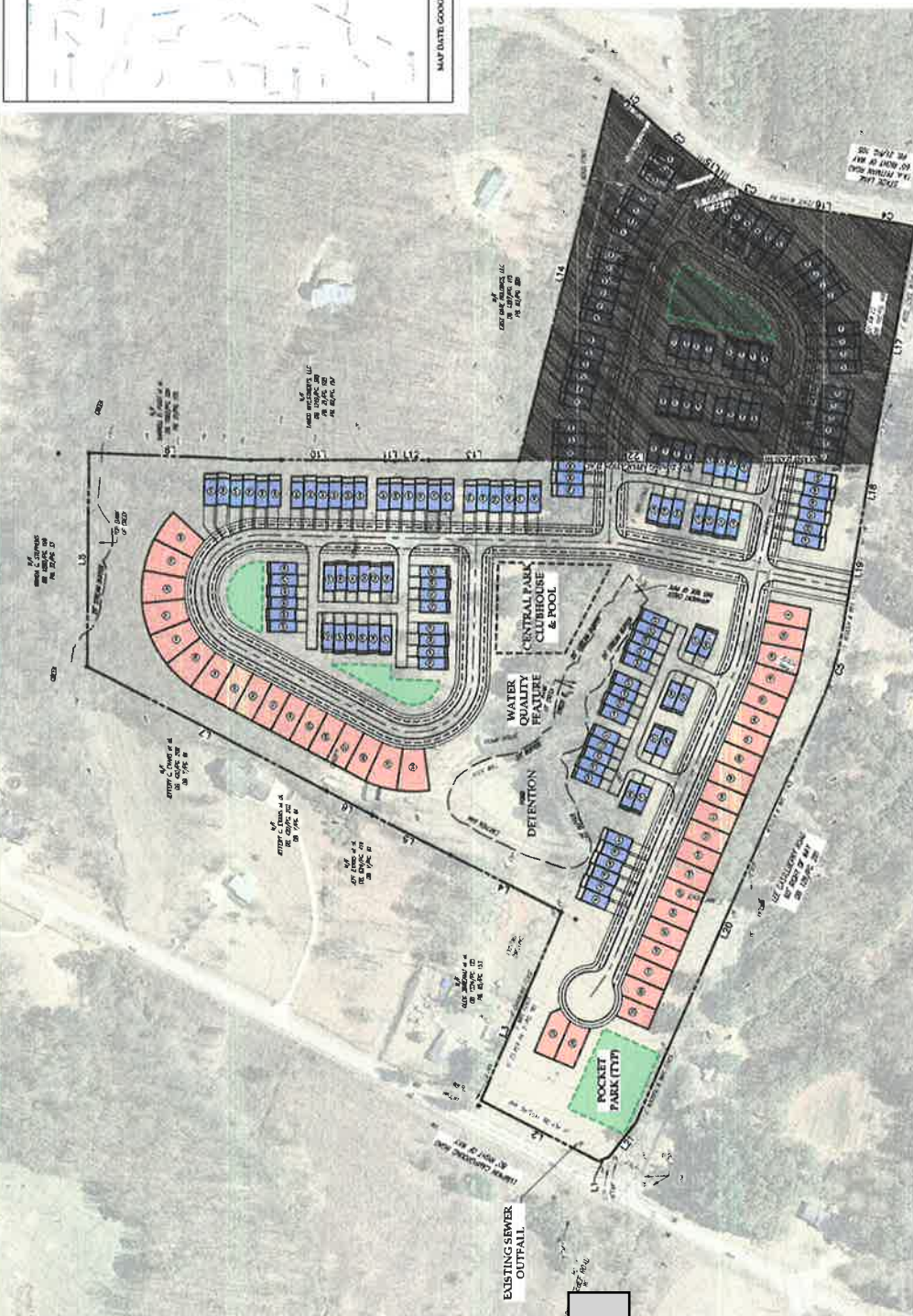
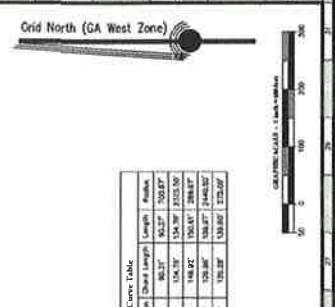
NOT INCLUDING IN ZONING APPLICATION

Existing Zoning: RMF  
 Land Lots: 498 & 544

Area: 8.772 ac  
 Total Lots: 43  
 Density: 4.90 lots/acre

**TOTAL DEVELOPMENT**

Total Site Area: 32.202 ac  
 Open Space: 25%  
 Total Lots: 200  
 Density: 6.0 lots/acre

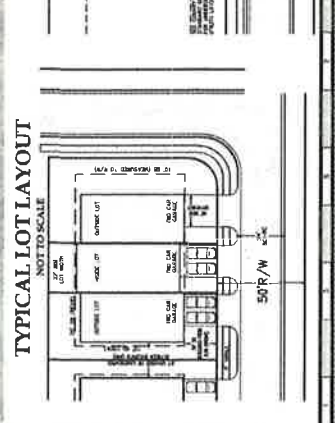
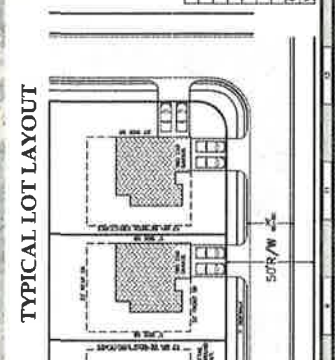


**Curve Table**

Curve #	Start Station	End Station	Length	Radius
C1	5+00.00	5+25.00	25.00	100.00
C2	5+25.00	5+50.00	25.00	100.00
C3	5+50.00	5+75.00	25.00	100.00
C4	5+75.00	6+00.00	25.00	100.00
C5	6+00.00	6+25.00	25.00	100.00
C6	6+25.00	6+50.00	25.00	100.00
C7	6+50.00	6+75.00	25.00	100.00
C8	6+75.00	7+00.00	25.00	100.00

**Line Table**

Line #	Direction	Length	Line #	Direction	Length
L1	107 003.4	107 272	L12	107 272	107 003.4
L2	107 003.4	107 272	L13	107 272	107 003.4
L3	107 003.4	107 272	L14	107 272	107 003.4
L4	107 003.4	107 272	L15	107 272	107 003.4
L5	107 003.4	107 272	L16	107 272	107 003.4
L6	107 003.4	107 272	L17	107 272	107 003.4
L7	107 003.4	107 272	L18	107 272	107 003.4
L8	107 003.4	107 272	L19	107 272	107 003.4
L9	107 003.4	107 272	L20	107 272	107 003.4
L10	107 003.4	107 272	L21	107 272	107 003.4
L11	107 003.4	107 272	L22	107 272	107 003.4





# NOTICE OF RESIDENTIAL EXURBAN/AGRICULTURAL DISTRICT (R-A) ADJACENCY

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

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

This notice and acknowledgement shall be public record.

Applicant Signature: \_\_\_\_\_

Applicant Printed Name: JIM KING

Application Number: \_\_\_\_\_

Date Signed: \_\_\_\_\_

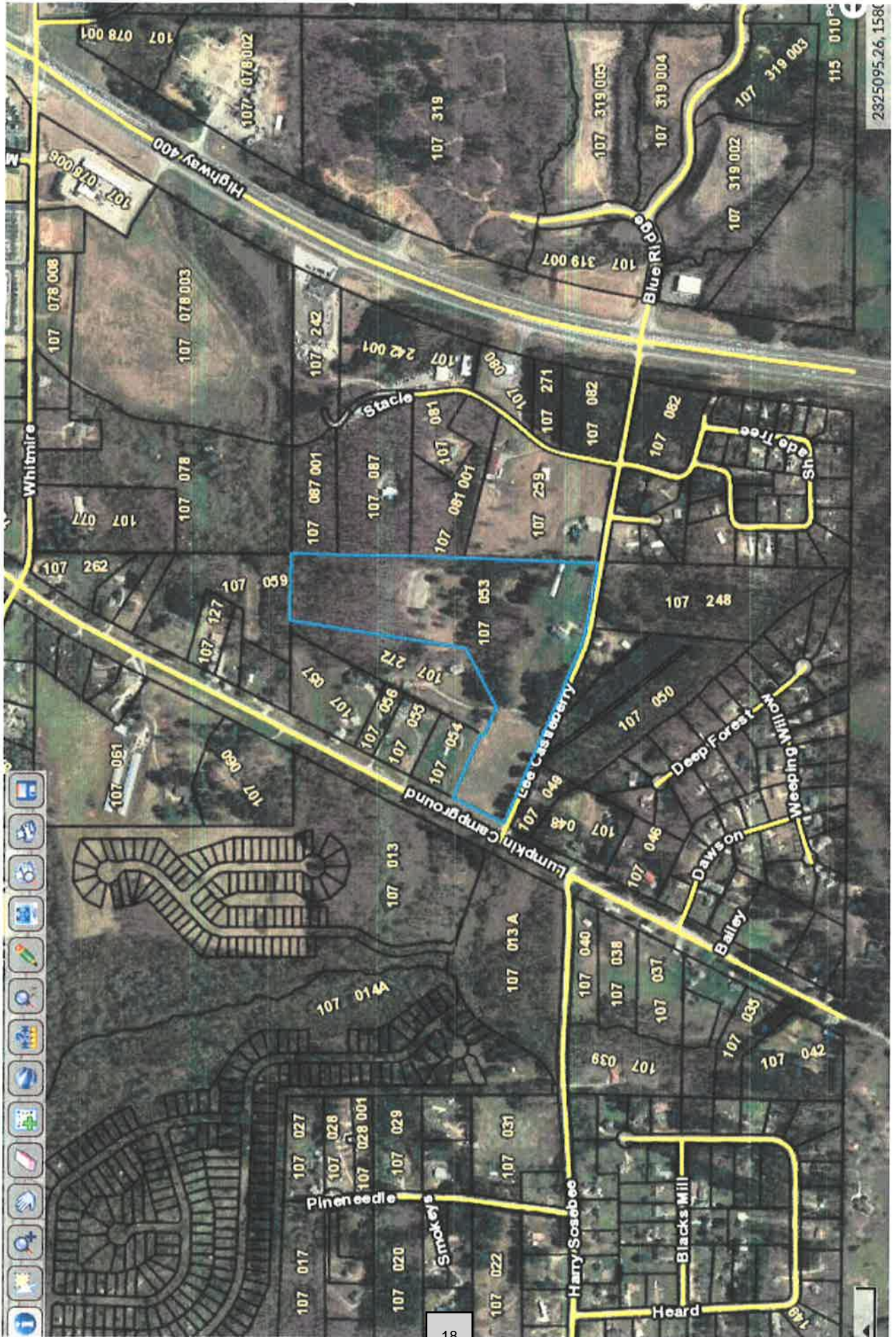
Sworn and subscribed before me

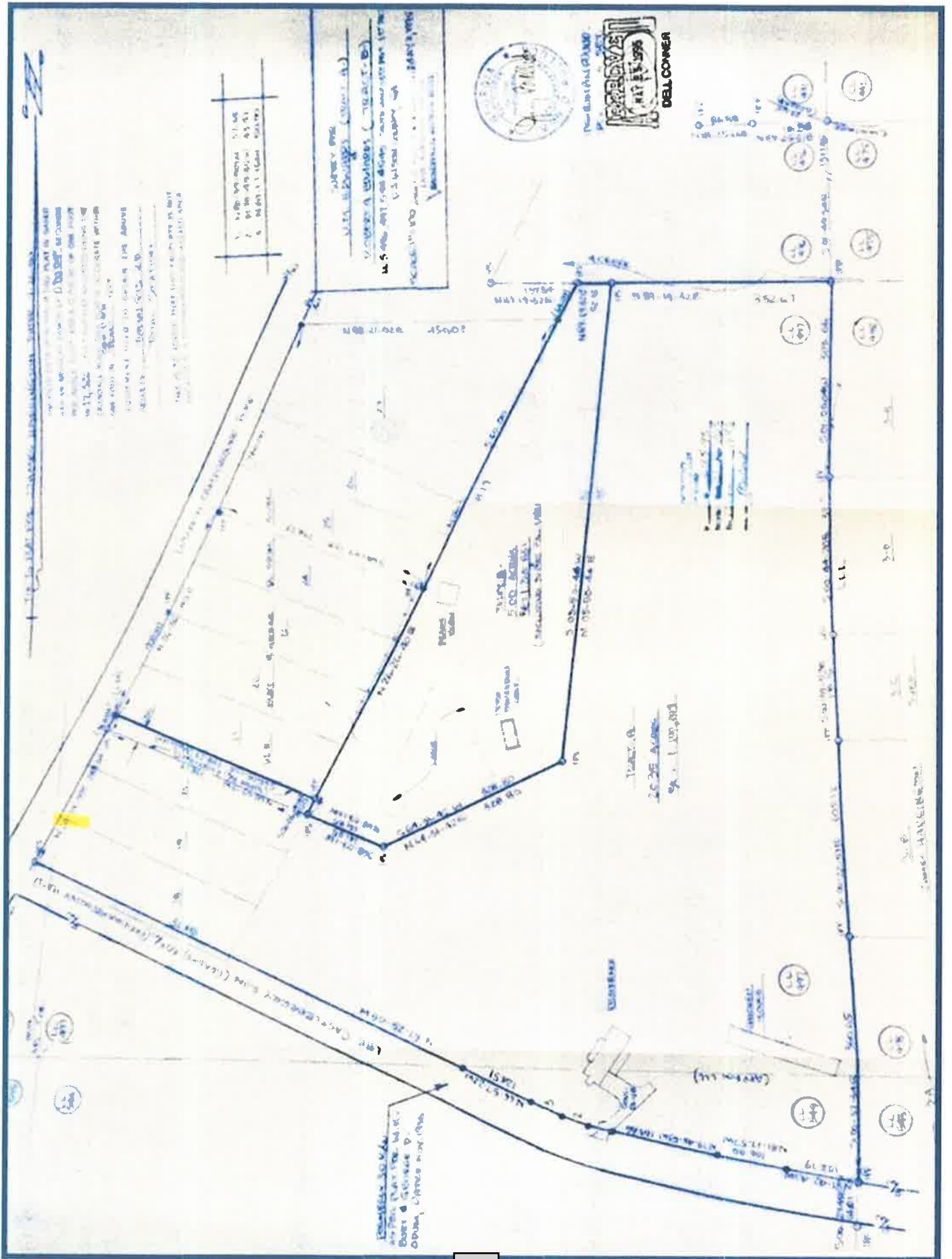
this 13 day of May, 2022.

[Signature]  
Notary Public

My Commission Expires: June 10 2024







**Dawson County, Georgia Board of Commissioners**  
**Affidavit for Issuance of a Public Benefit**  
**As Required by the Georgia Illegal Immigration Reform and Enforcement Act of 2011**

By executing this affidavit under oath, as an applicant for a Dawson County Business License, Out of County Business Registration, Alcohol License, or other public benefit as referenced in the Georgia Illegal Immigration Reform and Enforcement Act of 2011 [O.C.G.A. § 50-36-1(e)(2)], I am stating the following with respect to my application for such Dawson County public benefit.

- I am a United States citizen.
- I am a legal permanent resident of the United States. *(FOR NON-CITIZENS)*
- I am a qualified alien or non-immigrant under the Federal Immigration and Nationality Act with an alien number issued by the Department of Homeland Security or other federal immigration agency. *(FOR NON-CITIZENS)*

My alien number issued by the Department of Homeland Security or other federal immigration agency is:  
\_\_\_\_\_

The undersigned applicant also hereby verifies that he or she is 18 years of age or older and has provided at least one **secure and verifiable document**, as required by O.C.G.A. § 50-36-1(e)(1), with this affidavit. *(See reverse side of this affidavit for a list of secure and verifiable documents.)*

The secure and verifiable document provided with this affidavit can best be classified as:  
\_\_\_\_\_

In making the above representation under oath, I understand that any person who knowingly and willfully makes a false, fictitious, or fraudulent statement or representation in an affidavit shall be guilty of a violation of O.C.G.A. § 16-10-20 and face criminal penalties as allowed by such criminal statute.

Executed in Dawsonville (city), GA (state)  
\_\_\_\_\_  
Signature of Applicant Jim Kinz Date 5/13/2022  
\_\_\_\_\_  
Printed Name JIM KINZ Name of Business \_\_\_\_\_

SUBSCRIBED AND SWORN BEFORE ME ON  
THIS 13 DAY OF May, 20 22  
[Signature] Notary Public  
My Commission Expires: June 10 2024



### Secure and Verifiable Documents Under O.C.G.A. § 50-36-2

The following list of secure and verifiable documents, published under the authority of O.C.G.A. § 50-36-2, contains documents that are verifiable for identification purposes, and documents on this list may not necessarily be indicative of residency or immigration status.

- A **United States Passport or Passport Card** [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **United States Military Identification card** [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **Driver's License** issued by one of the United States, the District of Columbia, the Commonwealth of Puerto Rico, Guam, the Commonwealth of the Northern Marianas Islands, the United States Virgin Island, American Samoa, or the Swain Islands, provided that it contains a photograph of the bearer or lists sufficient identifying information regarding the bearer, such as name, date of birth, gender, height, eye color, and address to enable the identification of the bearer [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- An **Identification Card** issued by one of the United States, the District of Columbia, the Commonwealth of Puerto Rico, Guam, the Commonwealth of the Northern Marianas Islands, the United States Virgin Island, American Samoa, or the Swain Islands, provided that it contains a photograph of the bearer or lists sufficient identifying information regarding the bearer, such as name, date of birth, gender, height, eye color, and address to enable the identification of the bearer [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **Tribal Identification Card** of a federally recognized Native American tribe, provided that it contains a photograph of the bearer or lists sufficient identifying information regarding the bearer, such as name, date of birth, gender, height, eye color, and address to enable the identification of the bearer. A listing of federally recognized Native American tribes may be found at:  
<http://www.bia.gov/WhoWeAre/BIA/OIS/TribalGovernmentServices/TribalDirectory/index.htm>  
[O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **United States Permanent Resident Card or Alien Registration Receipt Card** [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- An **Employment Authorization Document** that contains a photograph of the bearer [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **Passport Issued by a Foreign Government** [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **Merchant Mariner Document or Merchant Mariner Credential** issued by the United States Coast Guard [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **Free and Secure Trade (FAST) card** [O.C.G.A. § 50-36-2(b)(3); 22 CFR § 41.2]
- A **NEXUS Card** [O.C.G.A. § 50-36-2(b)(3); 22 CFR § 41.2]
- A **Secure Electronic Network for Travelers Rapid Inspection (SENTRI) card** [O.C.G.A. § 50-36-2(b)(3); 22 CFR § 41.2]
- A **Driver's License issued by a Canadian Government Authority** [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **Certificate of Citizenship** issued by the United States Department of Citizenship and Immigration Services (USCIS) (Form N-560 or Form N-561) [O.C.G.A. § 50-36-2(b)(3); 6 CFR § 37.11]
- A **Certificate of Naturalization** issued by the United States Department of Citizenship and Immigration Services (USCIS) (Form N-550 or Form N-570) [O.C.G.A. § 50-36-2(b)(3); 6 CFR § 37.11]

**List of Adjacent Property Owners**

It is the responsibility of the Applicant to provide a list of adjacent property owners. This list must include the name and mailing address of anyone who has property touching your property or who has property directly across the street from your property.

**\*\*Please note this information should be obtained using the Tax Map & Parcel (TMP) listing for any parcel(s) adjoining or adjacent to the parcel where a variance or rezone is being requested.**

	<u>Name</u>	<u>Address</u>
TMP <u>107 259</u>	1. Stark Properties (the Applicant)	
TMP <u>107 057</u>	2. Jeffery Evans 2303 Lumpkin Campground Rd	Dawsonville GA 30534
TMP <u>107 059</u>	3. Wanda Stephens 125 Riverbend Rd	Dawsonville GA 30534
TMP <u>107 087 001</u>	4. Nicky Gilleland & Darrell Pugh 236 Blue Ridge Overlook	Dawsonville GA 30534
TMP <u>107 078</u>	5. Pittman Family LLLP 339 Whitmire Dr	Dawsonville GA 30534
TMP <u>107 087</u>	6. Tanco Investments, LLC 4217 Hwy 136 West,	Dawsonville GA 30534
TMP <u>107 081 001</u>	7. Eastgate Holdings 102 Kelly Mill Road,	Cumming GA 30040
TMP <u>107 052</u>	8. Forest Quarels 186 Lee Castleberry Rd	Dawsonville GA 30534
TMP <u>107 054</u>	9. Oleg & Marianna Zbireanu 2315 Lumpkin Campground Rd	Dawsonville GA
TMP <u>107 055</u>	10. Jeff & Denise Evans 2203 Lumpkin Campground Rd	Dawsonville GA
TMP <u>107 056</u>	11. Jeff & Denise Evans 2203 Lumpkin Campground Rd	Dawsoinville
TMP <u>107 050</u>	12. PR Land Investments, LLC 285 Parkway 575	Woodstock GA 30188
TMP <u>107 248</u>	13. PR Land Investments, LLC 285 Parkway 575	Woodstock GA 30188
TMP <u>107 113</u>	14. PR Land Investments, LLC 285 Parkway 575	Woodstock GA 30188
TMP _____	15. _____	_____

Use additional sheets if necessary.

**Owner Information**

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EDWARDS ROBERT ALAN  
117 LEE CASTLEBERRY ROAD  
DAWSONVILLE, GA 30534

**Payment Information**

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<b>Status</b>	Paid
<b>Last Payment Date</b>	10/07/2021
<b>Amount Paid</b>	\$229.22

**Property Information**

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<b>Parcel Number</b>	107 053
<b>District</b>	1 DAWSON COUNTY UNINCORPORATED
<b>Acres</b>	20.35
<b>Description</b>	LL 497 544 LD 13-S
<b>Property Address</b>	209 LEE CASTLEBERRY RD
<b>Assessed Value</b>	\$304,028
<b>Appraised Value</b>	\$760,070

**Bill Information**

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<b>Record Type</b>	Property
<b>Tax Year</b>	2021
<b>Bill Number</b>	4405
<b>Account Number</b>	7735EDW
<b>Due Date</b>	12/01/2021

**Taxes**

---

<b>Base Taxes</b>	\$229.22
<b>Penalty</b>	\$0.00
<b>Interest</b>	\$0.00
<b>Total Due</b>	<b>\$0.00</b>

**Owner Information**

EDWARDS ROBERT ALAN  
117 LEE CASTLEBERRY RD  
DAWSONVILLE, GA 30534

**Payment Information**

Status	Paid
Last Payment Date	11/05/2021
Amount Paid	\$1,143.92

**Property Information**

Parcel Number	107 272
District	1 DAWSON COUNTY UNINCORPORATED
Acres	5
Description	LL 497 LD 13S
Property Address	117 LEE CASTLEBERRY RD
Assessed Value	\$117,560
Appraised Value	\$293,900

**Bill Information**

Record Type	Property
Tax Year	2021
Bill Number	4408
Account Number	38944
Due Date	12/01/2021

**Taxes**

Base Taxes	\$1,143.92
Penalty	\$0.00
Interest	\$0.00
<b>Total Due</b>	<b>\$0.00</b>



## **CONSTRUCTION & DEVELOPMENT SCHEDULE**

Entitlement Process: May 2022 - August 2022

Engineering Design: October 2022 – January 2023

Land Development Ph1: April 2023 – October 2023

Home Construction Ph1: October 2023 – October 2024

Land Development Ph2: August 2024 – March 2024

Home Construction Ph2: April 2024 – April 2025

**PROPERTY OWNER AUTHORIZATION**

I/we, Robert A Edwards, hereby swear that I/we own the property located at (fill in address and/or tax map & parcel #):

117 + 209 Lee Castleberry Rd Dawsonville, GA

as shown in the tax maps and/or deed records of Dawson County, Georgia, and which parcel will be affected by this request.

I hereby authorize the person 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 under signer is aware that no application or reapplication affecting the same land shall be acted upon within six (6) months from the date of the last action by the Board of Commissioners.

Printed Name of applicant or agent: \_\_\_\_\_

Signature of applicant or agent: \_\_\_\_\_ Date: \_\_\_\_\_

\*\*\*\*\*

Printed Name of Owner(s): Robert A Edwards

Signature of Owner(s): \_\_\_\_\_ Date: 4-5-2022

Mailing address: \_\_\_\_\_

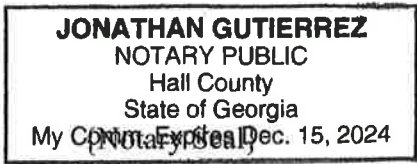
City, State, Zip: \_\_\_\_\_

Telephone Number: \_\_\_\_\_

Sworn and subscribed before me this 05<sup>th</sup> day of April, 2022.

Jonathan Gutierrez  
Notary Public

My Commission Expires: 12/15/24



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

THE ABOVE PROPERTY IS BEING PLACED IN TRUST  
 FOR THE BENEFIT OF THE CHILDREN OF THE DECEASED  
 OF THE ESTATE OF [Name] DECEASED  
 BY WILL DATED [Date] AND IS TO BE HELD  
 FOR THE USE AND BENEFIT OF THE CHILDREN  
 OF THE DECEASED AND TO BE DIVIDED  
 EQUALLY AMONGST THEM AT THE END OF  
 THE TERM IN THE WILL.

TO HAVE AND TO HOLD THE ABOVE PROPERTY  
 TOGETHER WITH THE PROFITS THEREOF TO THE  
 CHILDREN OF THE DECEASED AND TO BE DIVIDED  
 EQUALLY AMONGST THEM AT THE END OF  
 THE TERM IN THE WILL.

1	1100 1/2 ACRES	11.00
2	1100 1/2 ACRES	11.00
3	1100 1/2 ACRES	11.00

TRUSTEES AND  
 MANAGERS (TRUSTEES)  
 W.S. [Name] [Address]  
 [Address]  
 [Address]



PREPARED BY  
 [Name]  
 [Address]  
 [Address]



30

25

20

15

10

5

0

22 MAY 13 9:33 AM



# DAWSON COUNTY VARIANCE APPLICATION

25 Justice Way, Dawsonville, Georgia 30534

### APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Jim King

Address: 131 Prominence Court, Suite 230 Dawsonville GA 30534

Contact Email \_\_\_\_\_ Telephone # \_\_\_\_\_

Status:  Owner  Authorized Agent  Lessee

### PROPERTY INFORMATION

Street Address of Property:

117 Lee Castleberry Rd Dawsonville GA 30534

Land Lot(s): 497, 498, 543 & 544 District: 13th Section: 1st

Subdivision/Lot: NA / \_\_\_\_\_

Building Permit #: \_\_\_\_\_ (if applicable)

### REQUESTED ACTION

A Variance is requested from the requirements of Article # 3 Section # 308.C.6.B of the Land Use Resolution/Sign Ordinance/Subdivision Regulations/Other.

Front Yard setback  Side Yard setback  Rear Yard setback variance of \_\_\_\_\_ feet to allow the structure to:  be constructed;  remain a distance of \_\_\_\_\_ feet from the  property line, or  other : Article III Section 308.C.6.B - Vary the driveway width instead of the required distance of \_\_\_\_\_ feet as required by the regulations.

Home Occupation Variance: \_\_\_\_\_

Other (explain request): \_\_\_\_\_

If there are other variance requests for this site in past, please list case # and nature of variance:

Article III Section 308.C.6.B - Vary the driveway width

# DAWSON COUNTY VARIANCE APPLICATION

**\*\*This portion to be completed by Zoning Administrator\*\***

VR \_\_\_\_\_ Tax Map & Parcel # (TMP): \_\_\_\_\_  
 Current Zoning: \_\_\_\_\_ Commission District #: 4  
 Submittal Date: 5-13-20 Time: 9:54 (am/pm) Received by: \_\_\_\_\_ (staff initials)  
 Fees Assessed: \_\_\_\_\_ Paid: \_\_\_\_\_  
 Planning Commission Meeting Date: \_\_\_\_\_

## APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Jim King  
 Address: \_\_\_\_\_  
 Phone: Listed / Unlisted \_\_\_\_\_ Email: Business / Personal \_\_\_\_\_  
 Status: [ ] Owner  Authorized Agent [ ] Lessee [ ] Option to purchase

**Notice: If applicant is other than owner, enclosed Property Owner Authorization form must be completed.**

I have  /have not \_\_\_\_\_ participated in a Pre-application meeting with Planning Staff.  
 If not, I agree \_\_\_\_\_ /disagree \_\_\_\_\_ to schedule a meeting the week following the submittal deadline.  
 Meeting Date: \_\_\_\_\_ Applicant Signature: [Signature]

## PROPERTY INFORMATION

Street Address of Property: 117 Lee Castleberry Rd Dawsonville GA 30534  
 Land Lot(s): 497, 498, 543 & 544 District: 13TH Section: 1ST  
 Subdivision/Lot: \_\_\_\_\_ Building Permit #: \_\_\_\_\_ (if applicable)

Directions to the Property: Ga 400 to Lee Castleberry Rd, West on Lee Castleberry for 1 Block. Property extends on North side of Lee Castleberry Rd all the way to Lumpkin Campground Rd

**REQUESTED ACTION**

A Variance is requested from the requirements of Article # See Below Section # \_\_\_\_\_ of the Land Use Resolution/Sign Ordinance/Subdivision Regulations/Other (circle one).

If other, please describe: Article III Section 308.C.6.B - Vary the driveway width

Type of Variance requested:

- Front Yard  Side Yard  Rear Yard variance of \_\_\_\_\_ feet to allow the structure to:
- be constructed;  remain a distance of \_\_\_\_\_ feet from the: \_\_\_\_\_
- property line,  road right of way, or  other (explain below):

Instead of the required distance of \_\_\_\_\_ required by the regulations.

Lot Size Request for a reduction in the minimum lot size from \_\_\_\_\_ to \_\_\_\_\_

Sign Variance for: \_\_\_\_\_

Home Occupation Variance to operate: \_\_\_\_\_ business

Other (explain request): Vary from the required 10' driveway width. Adequate Parking will be provide via a 2-car garage and a driveway capable of supporting 2 additional guest parking.

If there are other variance requests for this site in past, please list case # and nature of variance: \_\_\_\_\_

Variations to standards and requirements of the Regulations, with respect to open area, setbacks, yard area, lot coverage, height, and other quantitative requirements may be granted if, on the basis of the application, investigation, and other evidence submitted by the applicant, all four (4) expressly written findings below are made:

1. Describe why a strict and literal enforcement of the standards would result in a practical difficulty or unnecessary hardship: The RMF ordinance states that there must be a driveway width no greater than 10 feet. This requirement would preclude any home from having a double garage, which is industry standard in today's society. We are providing a double garage with a 20'-wide driveway which will allow 2 additional cars to be parked in front if necessary for guests. By doing this, there will not be a need for additional on-street parking:

2. Describe the exceptional and extraordinary conditions applicable to this property which do not apply to other properties in the same district: Described above in #1

3. Describe why granting a variance would not be detrimental to the public health, safety, morals or welfare and not be materially injurious to properties in the near vicinity: \_\_\_\_\_

It does not harm anyone. 2-car garages and driveways capable of parking 2 guests are todays standard

4. Describe why granting this variance would support the general objectives within this Resolution:

Because the Resolution should not impose hardships on others. This variance seeks to correct that issue

**Submit clear explanation of all four questions above. You may add sheets if necessary.**

(Variances should not be granted if the need arises as a result of action by the applicant or previous owner.)

ZA \_\_\_\_\_

TMP#: 107 053 & 107 272

### List of Adjacent Property Owners

It is the responsibility of the Applicant to provide a list of adjacent property owners. This list must include the name and mailing address of anyone who has property touching your property or who has property directly across the street from your property.

**\*\*Please note this information should be obtained using the Tax Map & Parcel (TMP) listing for any parcel(s) adjoining or adjacent to the parcel where a variance or rezone is being requested.**

	<u>Name</u>	<u>Address</u>
TMP <u>107 259</u>	1. Stark Properties (the Applicant)	
TMP <u>107 057</u>	2. Jeffery Evans 2303 Lumpkin Campground Rd Dawsonville GA 30534	
TMP <u>107 059</u>	3. Wanda Stephens 125 Riverbend Rd Dawsonville GA 30534	
TMP <u>107 087 001</u>	4. Nicky Gilleland & Darrell Pugh 236 Blue Ridge Overlook Dawsonville GA 30534	
TMP <u>107 078</u>	5. Pittman Family LLLP 339 Whitmire Dr Dawsonville GA 30534	
TMP <u>107 087</u>	6. Tanco Investments, LLC 4217 Hwy 136 West, Dawsonville GA 30534	
TMP <u>107 081 001</u>	7. Eastgate Holdings 102 Kelly Mill Road, Cumming GA 30040	
TMP <u>107 052</u>	8. Forest Quarels 186 Lee Castleberry Rd Dawsonville GA 30534	
TMP <u>107 054</u>	9. Oleg & Marianna Zbireanu 2315 Lumpkin Campground Rd Dawsonville GA	
TMP <u>107 055</u>	10. Jeff & Denise Evans 2203 Lumpkin Campground Rd Dawsonville GA	
TMP <u>107 056</u>	11. Jeff & Denise Evans 2203 Lumpkin Campground Rd Dawsonville	
TMP <u>107 050</u>	12. PR Land Investments, LLC 285 Parkway 575 Woodstock GA 30188	
TMP <u>107 248</u>	13. PR Land Investments, LLC 285 Parkway 575 Woodstock GA 30188	
TMP <u>107 113</u>	14. PR Land Investments, LLC 285 Parkway 575 Woodstock GA 30188	
TMP _____	15. _____	

Use additional sheets if necessary.



**APPLICANT CERTIFICATION**

I hereby request the action contained within this application relative to the property shown on the attached plats and site plan and further request that this item be placed on both the Planning Commission and Board of Commissioners agenda(s) for a public hearing.

I understand that the Planning & Development staff may either accept or reject my request upon review. My request will be rejected if all the necessary data is not presented.

I understand that I have the obligation to present all data necessary and required by statute to enable the Planning Commission and Board of Commissioners to make an informed determination on my request. I will seek the advice of an attorney if I am not familiar with the zoning and land use requirements.

I understand that my request will be acted upon at the Planning Commission and Board of Commissioner hearings and that I am required to be present or to be represented by someone able to present all facts. I understand that failure to appear at a public hearing may result in the postponement or denial of my special use or rezoning application. I further understand that it is my responsibility to be aware of relevant public hearing dates and times regardless of notification from Dawson County.

I hereby certify that I have read the above and that the above information as well as the attached information is true and correct.

Signature of Applicant or Agent: \_\_\_\_\_ Date: 05/12/2022

Signature of Witness: David [Signature] \_\_\_\_\_ Date: 5-13-22

\*\*\*\*\*

**WITHDRAWAL**

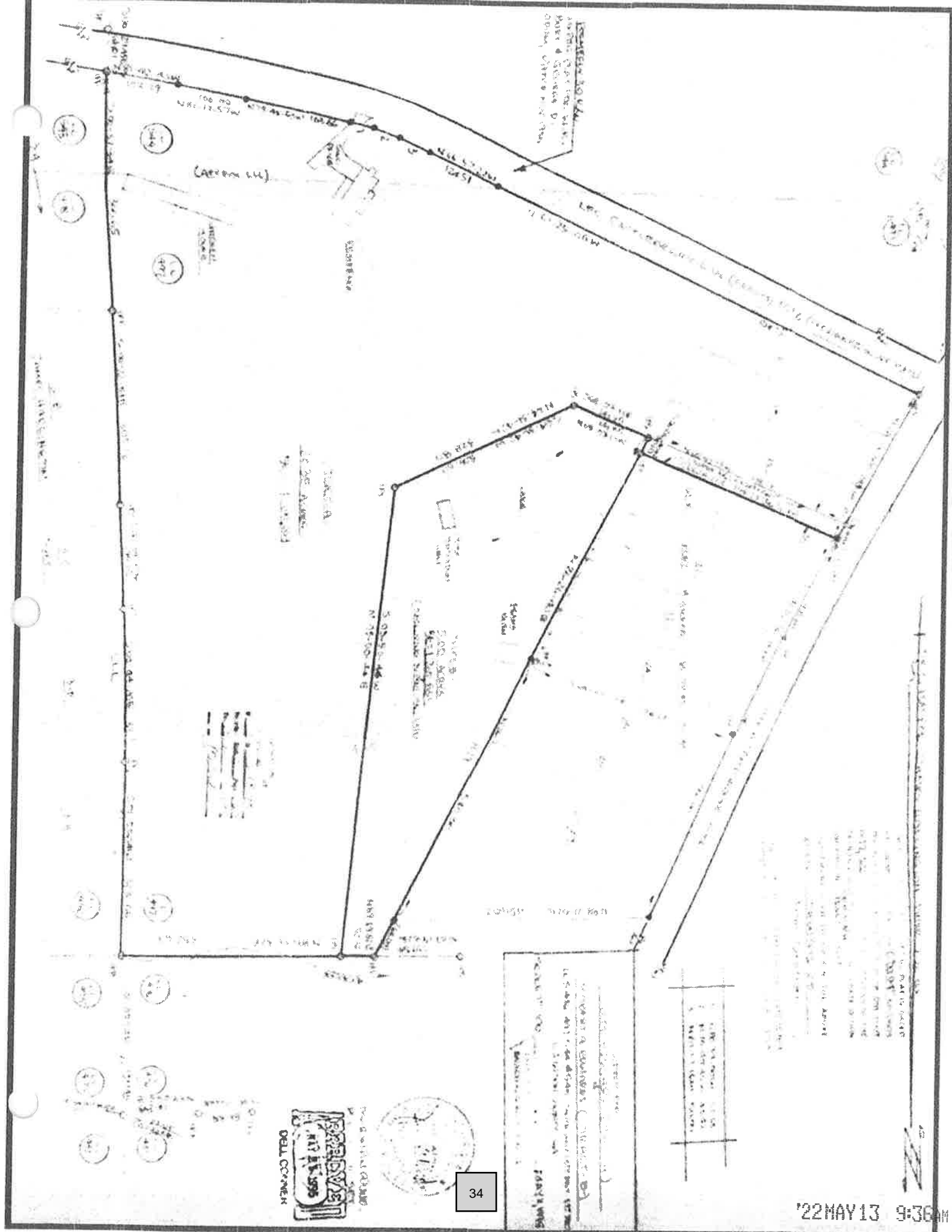
*Notice: This section only to be completed if application is being withdrawn.*

I hereby withdraw application #: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

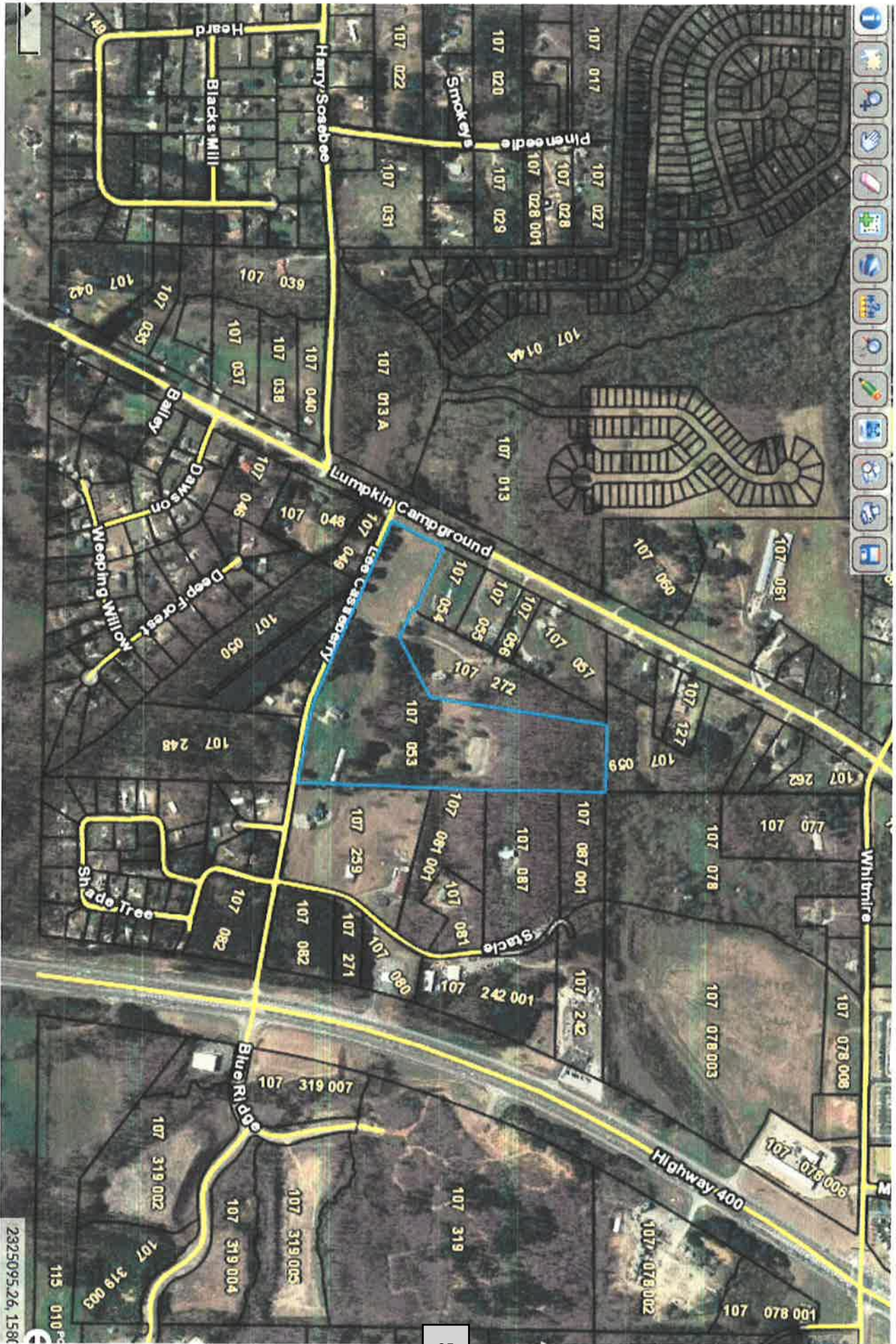
**Withdrawal of Application:**

Withdrawals of any application may be accommodated within the Planning & Development office if requested before the Planning Commission agenda is set. Therefore, withdrawals may not be made after ten (10) days prior to the scheduled Planning Commission meeting hearing, unless accompanied by written request stating specific reasons for withdrawal. This withdrawal request is to be published in the legal organ prior to the meeting. Following that written request and publication the Commission will vote to remove the item from the agenda at the scheduled hearing. Please note that should the withdrawal be denied, the item will receive deliberation and public hearing with a decision by the Commission. Further the applicant is encouraged to be present at the hearing to substantiate reasons for withdrawal. Please note that no refund of application fee may be made unless directed by the Board of Commissioners.



MEMORANDUM  
 FOR THE RECORD  
 SUBJECT: [Illegible]





**PROPERTY OWNER AUTHORIZATION**

I / we Robert A. Edwards hereby swear that I / we own the property located at (fill in address and / or tax map & parcel #):

117 + 209 Lee Castleberry Rd. Dawsonville, GA

as shown in the tax maps and / or deed records of Dawson County, Georgia, and which parcel will be affected by this request.

I hereby authorize the person named below to act as the applicant or agent in pursuit of the variance requested on this property. I understand that any variance granted, and / or conditions placed on the property will be binding upon the property regardless of ownership. The under signer below is authorized to make this application. The under signer 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 Board of Commissioners.

Printed name of applicant or agent: JIM KING

Signature of applicant or agent: [Signature] Date: 4/5/22

Printed Name of Owner(s): Robert A. Edwards

Signature of Owner(s): [Signature] Date 4-5-2022

Sworn and subscribed before me this 05th day of April, 2022.

Jonathan Gutierrez  
Notary Public

My Commission Expires: 12/15/24

(Seal) **JONATHAN GUTIERREZ**  
NOTARY PUBLIC  
Hall County  
State of Georgia  
My Comm. Expires Dec. 15, 2024

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

**Owner Information**

EDWARDS ROBERT ALAN  
117 LEE CASTLEBERRY RD  
DAWSONVILLE, GA 30534

**Payment Information**

<b>Status</b>	Paid
<b>Last Payment Date</b>	11/05/2021
<b>Amount Paid</b>	\$1,143.92

**Property Information**

<b>Parcel Number</b>	107 272
<b>District</b>	1 DAWSON COUNTY UNINCORPORATED
<b>Acres</b>	5
<b>Description</b>	LL 497 LD 13S
<b>Property Address</b>	117 LEE CASTLEBERRY RD
<b>Assessed Value</b>	\$117,560
<b>Appraised Value</b>	\$293,900

**Bill Information**

<b>Record Type</b>	Property
<b>Tax Year</b>	2021
<b>Bill Number</b>	4408
<b>Account Number</b>	38944
<b>Due Date</b>	12/01/2021

**Taxes**

<b>Use Taxes</b>	\$1,143.92
<b>Penalty</b>	\$0.00
<b>Interest</b>	\$0.00
<b>Total Due</b>	<b>\$0.00</b>

**Owner Information**

EDWARDS ROBERT ALAN  
117 LEE CASTLEBERRY ROAD  
DAWSONVILLE, GA 30534

**Payment Information**

<b>Status</b>	Paid
<b>Last Payment Date</b>	10/07/2021
<b>Amount Paid</b>	\$229.22

**Property Information**

<b>Parcel Number</b>	107 053
<b>District</b>	1 DAWSON COUNTY UNINCORPORATED
<b>Acres</b>	20.35
<b>Description</b>	LL 497 544 LD 13-S
<b>Property Address</b>	209 LEE CASTLEBERRY RD
<b>Assessed Value</b>	\$304,028
<b>Appraised Value</b>	\$760,070

**Bill Information**

<b>Record Type</b>	Property
<b>Tax Year</b>	2021
<b>Bill Number</b>	4405
<b>Account Number</b>	7735EDW
<b>Due Date</b>	12/01/2021

**Taxes**

<b>Base Taxes</b>	\$229.22
<b>Penalty</b>	\$0.00
<b>Interest</b>	\$0.00
<b>Total Due</b>	\$0.00

## LETTER OF INTENT

The applicant requests the rezoning of parcel numbers 107 053 and 107 272 from RA to RMF to build a residential neighborhood of 152 homes on 25.284 acres. The property is located at the NE corner of Lee Castleberry Rd and Lumpkin Campground Rd, Dawsonville, GA 30534. It is bounded on the north by residential land, on the south by a townhome subdivision and a mobile home park, on the west by single-family residences, and on the east by a planned residential community that was rezoned to RMF in 2021 (ZA 21-16). This application is an extension of ZA 21-16 and will follow all the conditions approved therein. The tract directly to the south of the subject property was also rezoned to RMF under court order in 2000. Two large parcels directly west of Lumpkin Campground Rd were zoned RPC in 2019 and have since been developed as medium density residential communities.

This proposed project meets all the recommendations of the Dawson County comprehensive and future land use plan. The Future Land Use Plan designates the subject property as Commercial – Highway/Business (CHB) which recommends RMF zoning. The property is bordered in all directions by residential uses of varying densities. The applicant suggests that the most fitting use is a mixed density residential community that provides a transition between the GA 400 commercial corridor, through the higher-density residential properties (townhomes), and to medium-density residential properties to the west. Additionally, the location of this property directly adjacent to GA 400 and on the southern extremity of the County will assure minimal traffic impact to the rest of the County.

In addition to land planning merits of this proposal, the applicant is committing to improve the entire frontage of Lee Castleberry Road from GA-400 to Lumpkin Campground Road per the ZA 21-16 resolution at its own cost. There will also be a small park fronting the new roundabout on Lumpkin Campground Road. The applicant has met with Etowah Water and Sewer Authority about incorporating their current water and sewer expansion into the proposed development and has received strong support.

The proposed residential neighborhood will be comprised of both townhomes and single-family homes with density tapering off from east to west providing a seamless transition between use types. Townhomes will be 1,600-2,100 square feet and single-family homes will be 1,900-2,600 square feet to accommodate the County's various housing needs. All homes will have a two-car enclosed garage and minimum 24' distance from garage door to sidewalk. Conceptual plans depict a vibrant, walkable community oriented around a central park, clubhouse, and pool. All common areas will be professionally maintained by a mandatory homeowners association. Street frontage along Lee Castleberry Road will be transformed into a linear park that will be accessible to the people of Dawson County as a public amenity. Each detail of the community has been purposefully tailored to appeal to a multi-generational audience and will support net in-migration, tax base expansion, and economic development through job creation for years to come.

The applicant, developer, and their representatives welcome the opportunity to meet with all interested parties.



- 97 FRONT LOADED TOWNHOME
- 63 REAR LOADED TOWNHOME
- 40 SINGLE FAMILY DETACHED

---

- 200 TOTAL UNITS

MONUMENT / PARK

PARK

ALLEY

PARK

CENTRAL PARK / AMENITY CLUB

POND

PARK

ALLEY

PARK

ALLEY

PARK

ALLEY

PARK

SECONDARY ENTRY

STACIE LANE

PUBLIC PARK

MAIN ENTRY

CONTINUOUS ROADWAY IMPROVEMENTS ALONG LEE CASTLEBERRY ROAD TO ROUNDABOUT

ROADWAY IMPROVEMENTS TO EXTEND TO GA 400 CORRIDOR



Dawson County, Ga  
2022.06.10

LEE CASTLEBERRY ROAD ASSEMBLAGE  
Concept Masterplan



# Engineering Services Dawson County

**Case #:** ZA 22-19

**Applicant:** Stark/King  
(Lee Castleberry Tract Traffic Impact Study)

**Present Zoning:** RA

**Proposed Zoning:** RMF

## **TRAFFIC ISSUES:**

County road(s) providing access: Lee Castleberry Road, Stacie Lane

Nearest major thoroughfare: SR 400

Width of road at property: 18' @ 60' ROW, 20' @ 60' ROW Distance to major thoroughfare: Approx. 0.26 Mi, 0.18 Mi

Description of access road(s): Paved two-way two-lane roads (not curbed)

1. Is the proposed access to the development adequate? Appears it will be adequate
2. What is the current condition of this road? (Traffic flow, geometry, etc.) Per 2021 aerial imagery, existing roads appear to be in good condition.
3. If current conditions are inadequate, please answer the following:
  - a. Are improvements planned? (See Traffic improvement plan) Yes, per commitment by applicant.
  - b. Estimated timeframe? Projected timeframe is unknown at this time
  - c. Estimated cost? Unknown at this time
4. Will these improvements create a safe condition for the proposed development?  
Yes

**ADDITIONAL REMARKS:** As a condition for development approval, and per the applicant's letter of intent, improvements to the entire frontage of Lee Castleberry Road from GA-400 to Lumpkin Campground Road are required. Improvements must meet or exceed Dawson County road and street design criteria for a non-curbed minor residential collector. In addition, it is recommended that an eastbound left-turn deceleration lane along Lee Castleberry Road be provided for driveway 1.

## **WATERSHED/EROSION ISSUES:**

Is the property in a floodplain or wetland? Unknown at this time

In what watershed is the project located? Unknown at this time

What streams are likely to be affected? Is it a trout stream? Unknown at this time

Any additional remarks? None

Signature of personnel completing form:

  
Public Works Director

Stark Land and Development, LLC

VIA EMAIL

([hgee@dawsoncountyga.gov](mailto:hgee@dawsoncountyga.gov))

Dawson County Planning Commission and  
Dawson County Board of Commissioners  
c/o Dawson County Zoning Specialist (Harmony Gee)

Re: ZA-22-19 and VR 22-14; Request to rezone approximately 25.35 acres (Tax  
Parcels #107 272 and 107 053) from RA to RMF (the "Application")

Dear Ms. Gee:

Please add this letter to the file of the above case in order to preserve the rights of Stark Land and Development, LLC, Jim King, and Robert A. Edwards (collectively, the "Applicant") in connection with the Application. This Reservation of Constitutional and Other Legal Rights is intended to supplement the Application and to put the Dawson County Board of Commissioners on notice of the Applicant's constitutional and legal rights.

The Application meets all judicial and statutory requirements for approval. The current zoning of the subject property deprives the property and all economic use thereof. Denial of the Application or approval of the Application with conditions unacceptable to the Applicant would be unconstitutional in that it would unreasonably impair and destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

Denial of the Application or approval of the Application with conditions unacceptable to the Applicant would also be unconstitutional, illegal, null and void, constituting a taking of Applicant's property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I, and Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States, by denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

Denial of the Application or approval of the Application with conditions unacceptable to the Applicant would constitute an unreasonable and extreme hardship upon the Applicant, without remotely advancing the public health, safety and welfare and would constitute an arbitrary and capricious act by the Dawson County Commissioner without any rational basis therefore, constituting an abuse of discretion in violation of Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

Denial of the Application or approval of the Application with conditions unacceptable to the Applicant by the Dawson County Commissioner would also violate the Applicant's rights under the First Amendment to the Constitution of the United States and would unconstitutionally discriminate, in an arbitrary, capricious and unreasonable manner, between the Applicant and owners of other similarly situated properties in Dawson County in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States.

Furthermore, the Board of Commissioners cannot lawfully impose more restrictive standards on the Subject Property's development than are presently set forth in the Land Use Resolution of Dawson County. To do so not only will constitute a taking of the Subject Property as set forth above but will also amount to an unlawful delegation of the Board's authority in response to neighborhood opposition, in violation of Article IX, Section II, Paragraph IV of the Georgia Constitution of 1983, as amended. Any zoning conditions or other restrictions imposed on the Subject Property without the consent of the Applicants that do not serve to reasonably ameliorate the negative impacts of the development are invalid and void. As such, the Applicants reserve the right to challenge any such zoning conditions.

The Applicant respectfully requests that the Application be approved as requested by the Applicant and in the manner shown in the Application, which is incorporated herein by reference. If you have any questions or concerns, please do not hesitate to contact me.

Sincerely,



William Stark



## ZA 22-19 & VR 22-14

Planning Commission Meeting August 16, 2022

Board of Commission Hearing September 15, 2022

### Applicant Proposal

The applicant is seeking to zone the property to facilitate development of a single-family community with townhomes and single-family homes.

<b>Applicant</b>	Jim King o/b/o Stark Land Development
<b>Amendment #</b>	ZA 22-19 & VR 22-14
<b>Request</b>	Rezone approximately 25 acres from Residential Agricultural (R-A) to Residential Multi-Family (RMF)
<b>Proposed Use</b>	To develop 152 residences (townhomes and semi-detached)
<b>Current Zoning</b>	Residential Agricultural (R-A)
<b>Future Land Use</b>	Commercial Highway Business
<b>Acreage</b>	25.35
<b>Location</b>	Lee Castleberry Road
<b>Commercial Square footage</b>	0
<b>Road Classification</b>	County Collector
<b>Tax Parcels</b>	107 053 & 107 272
<b>Dawson Trail Segment</b>	n/a
<b>Commission District</b>	4
<b>DRI</b>	Yes; #3723
<b>Planning Commission Recommendation</b>	

Direction	Zoning	Existing Use
North	R-A	Vacant/Residential
South	RMF & R-A	Residential
East	RMF & R-A	Residential
West	RPC	Residential

**According to the Comprehensive Plan and accompanying Future Land Use Plan, the subject property is identified as Commercial Highway.** Development in this area includes developed or undeveloped land on both sides of lands designated along Georgia 9 and 400. This area includes retail centers, office and employment areas usually located on large tracts of land with campus or unified development, mixed use activity centers, multi-family development, light industrial and other associated uses.

**The desired development pattern should seek to:**

- Emphasize connectivity with adjacent subdivisions and/or commercial developments in the layout of new developments; Create a network of interconnected streets and parking lots
- Provide safe facilities for pedestrians, school buses, and bicyclists using the road right-of-way
- Create safe, convenient pedestrian and bicycle connections to neighborhoods and subdivisions that are adjacent to the commercial corridors; • Incorporate sidewalks, crosswalks and bike paths; Require dedicated right-of-way; Limit driveway spacing along the highway frontage and align driveways where needed to improve traffic flow
- Encourage shared driveways and inter-parcel access for adjacent commercial uses
- Require residential subdivisions accessing the highway to be interconnected and to provide at least two entrances; Encourage shared parking lots between uses
- Relate road alignment to topography; Ensure environmental protection

**Land Uses**

Parks, Recreation and Conservation • Urban Residential • Multi-family Residential • Office Professional • Commercial Highway • Light Industrial • Campus-style Business Park • Urban Activity Center •

**Zoning Districts** RMF (multi-family residential 6 units per acre density neutral) • C-OI (Office Professional) • C-HB; C-PCD (Commercial) • C-IR (Light Industrial) • Georgia 400 Corridor Design Overlay

**County Agency Comments:** (or attached memorandum)

**Engineering Department:** See memo of July 11, 2022

Environmental Health Department: No comments as of 8.10.2022

Emergency Services: No comment.

**Etowah Water & Sewer Authority:** “Water main extension required to service development per EWSA specs at the developer’s expense. Sewer main extension required to service development per EWSA specs at developer’s expense.”

**Planning and Development:** This area is one where rapid development or change of land use is likely to occur due to the proximity to Georgia 400. The RMF district is intended to provide for multi and single family attached dwellings that allow options to increase housing variety and opportunities. This application proposes townhouses and small lot homes. Open space should be provided for throughout the development and shall be accessible and available for recreational use by residents. Public water and sanitary sewer are required for developments within RMF districts. The overall density of RMF developments is six units per acre and allows for fee simple townhouses and small lot fee simple homesites as proposed. This district shall be considered appropriate in areas designated as such or Commercial Highway in the Dawson County Comprehensive Plan and where compatible with surrounding land uses, density and performance standards. Environmental concerns and landscape design shall be addressed during the civil plan review. After reviewing all relevant information, should the Planning Commission recommend approval of this rezoning request, staff recommends the attached stipulations.

The applicant’s request includes a variance to Townhouse development regulations regarding driveways – the code limits driveway widths to ten feet (Sec. 121-66(3) f.

**THE PLANNING COMMISSION SHALL MAKE ITS RECOMMENDATIONS BASED ON THE FOLLOWING CRITERIA:**

- (1) The existing uses and classification of nearby property;
- (2) The extent to which property values are diminished by the particular land use classification;
- (3) The extent to which the destruction of property values of the applicant promotes the health, safety, morals, or general welfare of the public;
- (4) The relative gain to the public, as compared to the hardship imposed upon the individual property owner;
- (5) The suitability of the subject property for the proposed land use classification;
- (6) The length of time the property has been vacant under the present classification, considered in the context of land development in the area in the vicinity of the property; and
- (7) The specific, unusual, or unique facts of each case, which give rise to special hardships, incurred by the applicant and/or surrounding property owners.



*Photo of Property:*





## ZA 22-19 Castleberry RMF

### Draft Stipulations

1. Owner/Developer shall dedicate 20' of right-of-way along Lee Castleberry Road and make improvements from GA 400 to Lumpkin Campground Road and as recommended by the county engineer.
2. Owner/developer shall be responsible for all improvements required to include the widening of Lee Castleberry and turning lanes off Lee Castleberry Road.
3. An eastbound left-turn deceleration lane along Lee Castleberry Road shall be provided for driveway one.
4. The community shall include a Passive or Active recreation use that is a minimum of five percent of the acreage and shall be under construction prior to the issuance of the first certificate of occupancy.
5. A replanted buffer of at least fifteen feet in width shall be provided and maintained around the entire exterior perimeter of the development.
6. Buffers in which vegetation is nonexistent or is inadequate to meet the screening requirements shall be planted with supplemental plantings to provide a year-round effective visual screen.
7. All landscape design shall incorporate a minimum of forty percent (40%) evergreen plantings (trees, shrubs, and groundcovers).
8. All plant material must be Georgia native.
9. There shall be no vinyl siding.
10. All homes shall have a two-car garage.
11. There shall be a minimum separation of 20-feet between units.
12. There shall be a 24-foot separation between the face of the structure's garage and the curb or sidewalk
13. The minimum lot width for townhouses shall be 24-feet. *(the typical lot lay out on the site plan does not depict this – or the 24-foot front setback for driveway)*

**Application for Rezoning**

ZA 22-15 Jim King is requesting to rezone TMP 097-017 from RSR (Residential Sub-Rural) to RPC (Residential Planned Community) for purposes of developing a 332-lot subdivision with amenities area. Grizzle Road

Chairman Hamby asked if there was anyone to speak on behalf of the application. Jim King of Dawsonville, Georgia spoke on behalf of the applicant.

Chairman Hamby asked if there was anyone to speak in favor of the application. There were none.

Chairman Hamby asked if there was anyone to speak in opposition of the application. Daniel Brownlow, Myron Padgett, Carol Weathers, Joann Hauss, Heather Dally, Lydia Gonzalez, Tonya Bagwell, Jane Gilbertson, Matthew Green, Tony Wilson, Candida Castleberry, Lamar Rucker, Lucy Martinez and Larry Staton all of Dawsonville, Georgia spoke of concerns of: increase of traffic on Dawson Forest Road and Grizzle Road, lack of utilities/infrastructure, lot size in comparison to surrounding parcels, noise concerns, well water depreciation, concerns of river run off into the Etowah, the number of developing neighborhoods along Dawson Forest Road, stress on emergency services, increase of population, school crowding, price point of the homes in comparison to existing homes in the area, the size of the development, being "no benefits to this development but to the property owner", and fear of a recession.

Chairman Hamby then closed the public hearing for Board discussion.

A motion to recommend denial of the request was passed 3-0 Maloney/Bennett 1 abstention Hamby

ZA 22-19 Jim King is requesting to rezone TMP 107-053 & 107-272 from R-A (Residential Agriculture) to RMF (Residential Multi-Family) for purposes of developing a 152 multi-family dwellings Lee Castleberry Road

VR 22-14 Jim King is requesting to vary from the Dawson County Land Use Resolution Article III Section 308.C.6.B vary from the width of driveways in RMF. TMP 107-053 & 107-272 Lee Castleberry Rd.

Chairman Hamby asked if there was anyone to speak on behalf of the application. Jim King of Dawsonville, Georgia spoke on behalf of the application. Mr. King stated that his client had been before the Board earlier this year with a request for the corner of Lee Castleberry Road and Stacey Lane for the a 48-lot townhome development and he has recently acquired another 25 acres adjacent that he would like to develop as well. Chairman Hamby asked for the breakdown on the number of units within the development. Mr. King stated that there would be 40 single family semi-detached homes and 160 units of apartments. Mr. King stated that his client has agreed to make road improvements to Lee Castleberry Road per the Planning Staff's recommendation.

Billy Stark of Flowery Branch, Georgia also spoke to the application as the developer. That the developer would prefer to widen Lee Castleberry to 24' with no curb and gutter and that they would also be installing a sidewalk along Lee Castleberry Road from Lumpkin Campground Road to Georgia Highway 400.

Chairman Hamby asked if there was anyone to speak in favor of the application. There were none.

Chairman Hamby asked if there was anyone to speak in opposition of the application. Carol Weathers and Nerlene Elliott of Dawsonville, Georgia spoke to concerns of the need of widening Lee Castleberry, traffic not only on Lee Castleberry but traffic at the intersection of Lee Castleberry and Georgia 400, concerns of the animals being displaced and Dawson County losing the rural feel.

Chairman Hamby then closed the Public Hearing for Board discussion.

Chairman Hamby asked for a motion. A motion to recommend approval of the request with the staff proposed stipulations

DAWSON COUNTY PLANNING COMMISSION  
MEETING HELD AUGUST 16, 2022  
DAWSON COUNTY GOVERNMENT CENTER

1. Owner/Developer shall dedicate 20' of right-of-way along Lee Castleberry Road and make improvements from GA 400 to Lumpkin Campground Road and as recommended by the county engineer.
2. Owner/developer shall be responsible for all improvements required to include the widening of Lee Castleberry and turning lanes off Lee Castleberry Road.
3. An eastbound left-turn deceleration lane along Lee Castleberry Road shall be provided for driveway one.
4. The community shall include a Passive or Active recreation use that is a minimum of five percent of the acreage and shall be under construction prior to the issuance of the first certificate of occupancy.
5. A replanted buffer of at least fifteen feet in width shall be provided and maintained around the entire exterior perimeter of the development.
6. Buffers in which vegetation is nonexistent or is inadequate to meet the screening requirements shall be planted with supplemental plantings to provide a year-round effective visual screen.
7. All landscape design shall incorporate a minimum of forty percent (40%) evergreen plantings (trees, shrubs, and groundcovers).
8. All plant material must be Georgia native.
9. There shall be no vinyl siding.
10. All homes shall have a two-car garage.
11. There shall be a minimum separation of 20-feet between townhome buildings.
12. There shall be a 24-foot separation between the face of the structure's garage and the curb or sidewalk
13. A maximum of 1/3 of the lots shall be 22' in lot width with the remaining 2/3 of the lots being a minimum lot width for townhouses shall be 24-feet. *(the typical lot lay out on the site plan does not depict this – or the 24-foot front setback for driveway)*

passed 3-0 Maloney/Hornsey 1 abstention Hamby

ZA 22-20 Miles, Hansford & Tallant, LLC obo Dawson Yards, LLC is requesting to rezone TMP 113-017, 113-018 & 113-096 from RSRMM (Residential Sub-Rural Manufactured Moved) and C-HB (Commercial Highway Business) to C-IR (Commercial Industrial Restricted) for purposes of developing office/warehouse space. Hwy 53 East

Chairman Hamby asked if there was anyone to speak on behalf of the application. Jonathan Beard of Miles, Hansford & Tallant, LLC located in Cumming, Georgia spoke on behalf of the application. Mr. Beard stated that he represented the applicant of Dawson Yards, LLC. The request consists of 3 parcels that are located off of Highway 53 and the current zoning of the parcels are Commercial Highway Business and Residential Sub Rural Manufactured Moved. Mr. Beard gave a power point presentation highlighting the parcels as they are currently zoned and the proposed site plan. Mr. Beard stated that some of the existing buildings located behind Dawsonville Gun and Pawn would remain but remodeled.

Greg Paulzbery of Atlanta, Georgia spoke to his application as he is the owner of Dawson Yards, LLC. He stated that he has been in this industry for 25 years. That they specialize in small office spaces with warehouses in the back and that they retain ownership of the structures.

Nathan Fuss of Atlanta, Georgia spoke to the question of any necessary turn lanes into the development. He is with the engineering firm representing Dawson Yards, LLC and stated that they would comply with whatever GDOT required due to the development coming off of a state route.

Chairman Hamby asked if there was anyone to speak in favor of the application. There were none.



# DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: District Attorney

Work Session: September 15, 2022

Prepared By: Lee Darragh

Voting Session: September 15, 2022

Presenter: Lee Darragh

Public Hearing: Yes  No

Agenda Item Title: Two Items: ADA Gardner supplement request.

**Background Information:**

Assistant District Attorney Robert Gardner is a primarily state-paid employee. He had been stationed in Dawson County, with a Dawson supplement (which supplement still shows in position control). Because the Hall County office had lost some ADAs to other positions, we had to move Mr. Gardner to Hall County, where he now gets a Hall County supplement (and not the Dawson one). It has now become necessary to move Mr. Gardner back to Dawson County, receiving a Dawson County supplement. While I had hoped that wouldn't be until January 2023, we need to move him now by October 1, 2022.

**Current Information:**

The Dawson County supplement Mr. Gardner was receiving when he left Dawson was \$11,732. His Hall County supplement he currently receives is \$16,789. Specific request: That as Mr. Gardner moves back to Dawson on first of October, that his Dawson County supplement at least be raised to the \$16,789 level, up to a preferred \$20k level.

Budget Information: Applicable:  Not Applicable:  Budgeted: Yes  No

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

Recommendation/Motion: \_\_\_\_\_

Department Head Authorization: \_\_\_\_\_

Date: \_\_\_\_\_

Finance Dept. Authorization: Vickie Neikirk

Date: 9/9/22

County Manager Authorization: David Headey

Date: 09-09-2022

County Attorney Authorization: \_\_\_\_\_

Date: \_\_\_\_\_

**Comments/Attachments:**

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# DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: **Emergency Services**

Work Session: **9.15.22**

Prepared By: **Jason Dooley**

Voting Session: **10.06.22**

Presenter: **Jason Dooley**

Public Hearing: Yes \_\_\_\_\_ No **X**

Agenda Item Title: **Request for Fundraiser**

Background Information:

**Modern Woodmen of America is the nation’s third-largest fraternal benefit society. They work with their local communities, through local volunteer projects that make a difference where their members live, work and play. Alex Williams has approached Dawson County Fire/EMS about raising money for our department. This event has been held the last two years and has raised over \$30,000 for the department.**

Current Information:

**Modern Woodmen has proposed a 31-Gun raffle. Tickets for \$40.00 will be sold between Jan. 16, 2023, and Feb. 28, 2023, for the chance to win a variety of firearms. Each day a firearm will be raffled off and once completed a portion of the proceeds will go to benefit the fire department. A maximum of 1,000 tickets will be sold.**

Budget Information: Applicable: \_\_\_\_\_ Not Applicable: **X** Budgeted: Yes \_\_\_\_\_ No **X**

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

Recommendation/Motion: **Recommend approval**

Department Head Authorization: **JD**

Date: **9.01.22**

Finance Dept. Authorization: **Vickie Neikirk**

Date: **9/6/22**

County Manager Authorization: **David Headley**

Date: **9-06-2022**

County Attorney Authorization: \_\_\_\_\_

Date: \_\_\_\_\_

Comments/Attachments:



## DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: Parks & Recreation

Work Session: 09/15/2002

Prepared By:                     Matt Payne                    

Voting Session: 10/06/2022

Presenter:             Matt Payne                    

Public Hearing: Yes  No

Agenda Item Title: Presentation of

**Background Information:**

Request by the Parks & Recreation department for SPLOST VI funding to re-grade fields 7 – 12 at Rock Creek Park, to remove sod infields and re-grade for drainage. Also, in same bid, sod entire fields at tee-ball complex fields 13, 14 and 16. Total not to exceed \$150,000.

**Current Information:**

N/A

Budget Information: Applicable:  Not Applicable:  Budgeted: Yes  No

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

Recommendation/Motion:

Department Head Authorization:

Date:

Finance Dept. Authorization: Vickie Neikirk

Date: 9/6/22

County Manager Authorization: David Headley

Date: 9-06-2022

County Attorney Authorization:

Date:

**Comments/Attachments:**

As of 9/6/22, there is currently \$478k remaining in the SPLOST VI allocation for Parks that has not been spent or encumbered. -VN