

**DAWSON COUNTY PLANNING COMMISSION**  
**MEETING Agenda – Tuesday, June 20, 2023**  
**DAWSON COUNTY GOVERNMENT CENTER ASSEMBLY ROOM**  
**25 JUSTICE WAY, DAWSONVILLE GEORGIA 30534**  
**6:00 PM**

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**A. MEETING CALLED TO ORDER**

**B. INVOCATION**

**C. PLEDGE OF ALLEGIANCE**

**D. ROLL CALL**

**E. ANNOUNCEMENTS:**

There will be a Planning Commission Meeting July 18<sup>th</sup>

**F. APPROVAL OF MINUTES:**

May 16th 2023

**G. APPROVAL OF THE AGENDA**

**H. STATEMENT OF DISCLOSURE:**

*For speakers in favor or opposition to any application who have made contributions more than \$250.00 to any local official campaign.*

**I. OLD BUSINESS:**

1. Presentation of VR 23-04 Eric Kumpel (Public Hearing held May 16, 2023)

**J. NEW BUSINESS:**

**Application for Variance:**

1. Presentation of VR 23-05 Jacob Reichel
2. Presentation of VR 23-06 Meritage Homes of Georgia, Inc.
3. Presentation of VR 23-07 James Callas

**Application for Special Use and Rezoning:**

4. Presentation of SU 23-01 Shannon Elzey
5. Presentation of ZA 23-04 Keith Mulkey obo Gladys Voyles
6. Presentation of ZA 23-05 Jim King obo Tiger Den Storage

**K. UPDATES BY PLANNING & DEVELOPMENT:**

**L. ADJOURNMENT**

*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*



VR 23-04

Eric Kumpel

Planning Commission Hearing May 16, 2023

VARIANCE STAFF REPORT

**Proposal:** The applicant is requesting a variance to the West (left) side setback. A reduction of 8 feet is requested to construct a two-story garage with a basement with a footprint of 576 square feet connected to the primary residence 2 feet from of the left property line.

Applicant	Eric Kumpel
The development standard and requirement to be varied	Land Use Code, Article III Section 121-67 3.d
Zoning	Vacation Cottage Restricted
Acreage	.33
Plat	Plat Book 10 Page 125
Road Classification	Public-Local
Right-of-Way	40 feet
Tax Parcel	L08 031
Commission District	3

Direction	Zoning	Existing Use
North	Corps Property	Lake Lanier
South	VCR	Single Family Residential
East	VCR	Single Family Residential
West	VCR	Single Family Residential

***Unless a variance is approved the minimum requirements for the VCR Land Use District are:***

Minimum square footage. 800 square feet (heated).

Minimum setbacks Primary Structure (Home)

Front yard - 100 feet on parkways, 60 feet on state highways, 40 feet on others;

Side yard - 10 feet;

Rear yard - 20 feet.

Front yard setback applies to all frontages on publicly maintained streets.

Minimum setbacks for accessory structures:

Front yard - 100 feet on parkways, 60 feet on state highways, 40 feet on others;  
Side yard - 5 feet; and Rear yard - 10 feet.

If a principal residential structure is located less than 15 feet from any property line, then local fire codes impose certain requirements.

*A variance should be granted only after evidence is presented and accepted that enforcement of all of the required standards on the property in question would render the property useless.*

*Reasonable conditions may be imposed in connection with a variance as deemed necessary to protect the best interests of the surrounding property or neighborhood, and otherwise secure the purpose and requirements of this article. Guarantees and evidence may be required that such conditions will be and are being complied with.*

*Variations in accordance with this article should not ordinarily be granted if the special circumstances on which the applicant relies are a result of the actions of the applicant or owner or previous owners.*

**County Agency Comments:**

Emergency Services: Appropriate fire codes will be required to be met at construction.

Environmental Health Department: A construction permit has been issued to the applicant for an addition to the existing system.

Etowah Water & Sewer Authority: Existing water on site-no comments necessary.

Planning and Development: There have been three variances approved since 1993 along this street for front and side setback reductions ranging from 3'6" to 5'. The lots along this established lake community are small in size and narrow in width. Due to the topography, size and shape of the lots surrounding the lake, it can be difficult to meet the required building setbacks.

Public Works Department: No comments necessary.

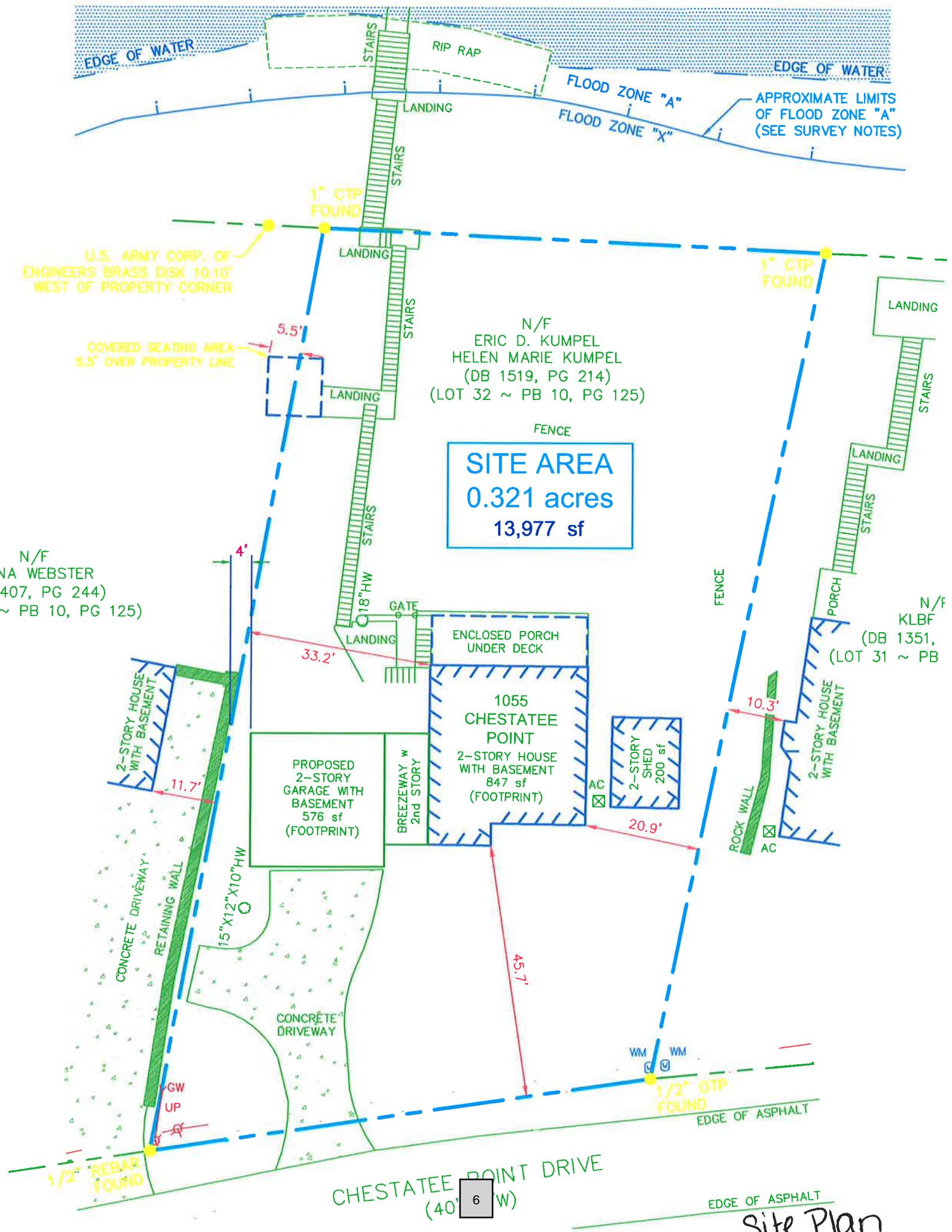
- INSERT PHOTO -



**Criteria for granting variances.**

**THE PLANNING COMMISSION SHALL MAKE ITS RECOMMENDATIONS BASED ON ALL FOUR EXPRESSLY WRITTEN FINDINGS:**

- (1) That a strict or literal interpretation and enforcement of the specified standard or requirement would result in practical difficulty or unnecessary hardship; and**
- (2) That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property which do not apply generally to other properties in the same district; and**
- (3) That the granting of the variance will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the near vicinity; and**
- (4) That the granting of the variance would support general objectives contained within the Land Use Chapter of the code.**



N/F  
 ERIC D. KUMPEL  
 HELEN MARIE KUMPEL  
 (DB 1519, PG 214)  
 (LOT 32 ~ PB 10, PG 125)

FENCE

**SITE AREA**  
**0.321 acres**  
**13,977 sf**

1055  
**CHESTATEE  
 POINT**  
 2-STORY HOUSE  
 WITH BASEMENT  
 847 sf  
 (FOOTPRINT)

PROPOSED  
 2-STORY  
 GARAGE WITH  
 BASEMENT  
 576 sf  
 (FOOTPRINT)

2-STORY  
 SHED  
 200 sf

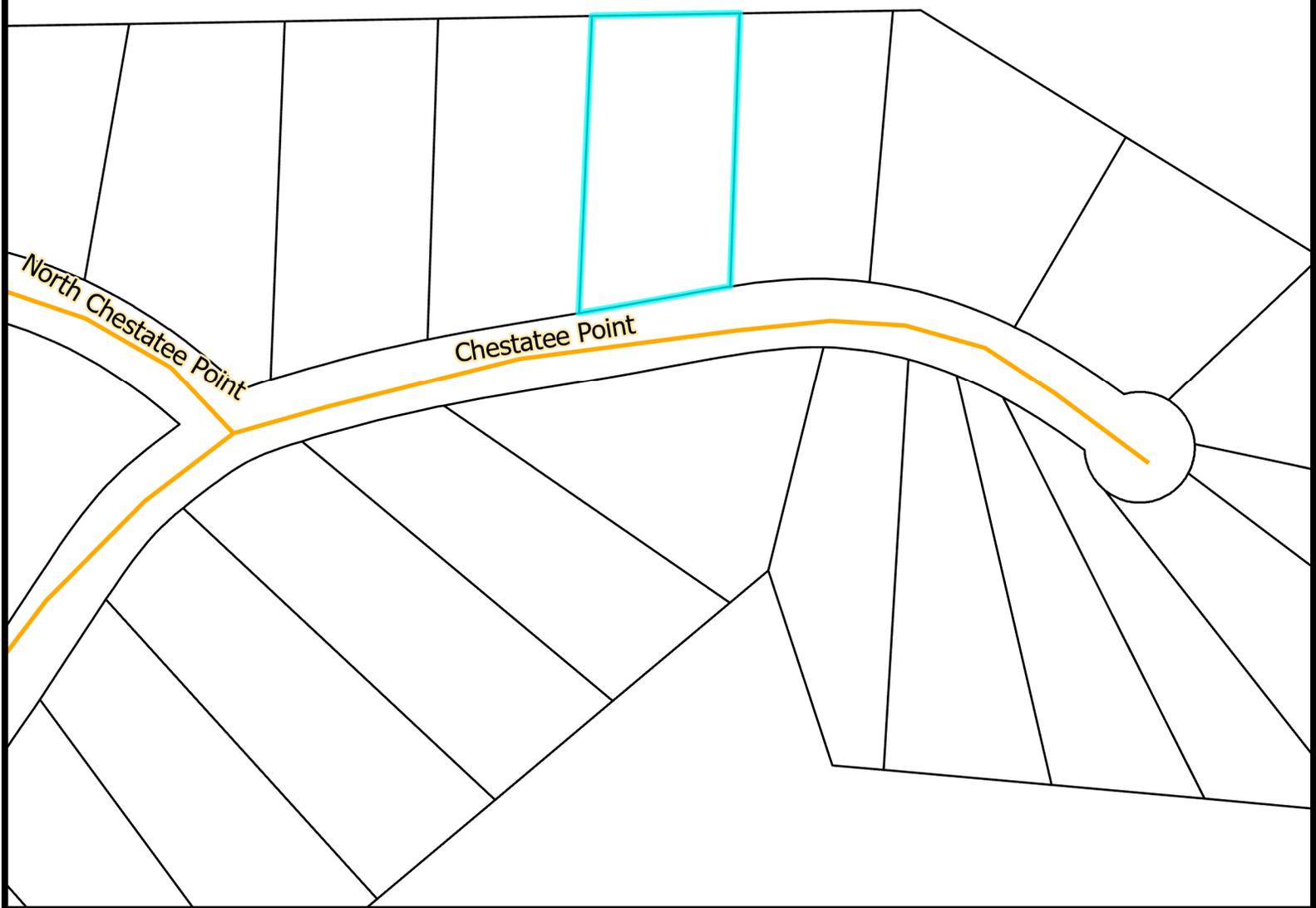
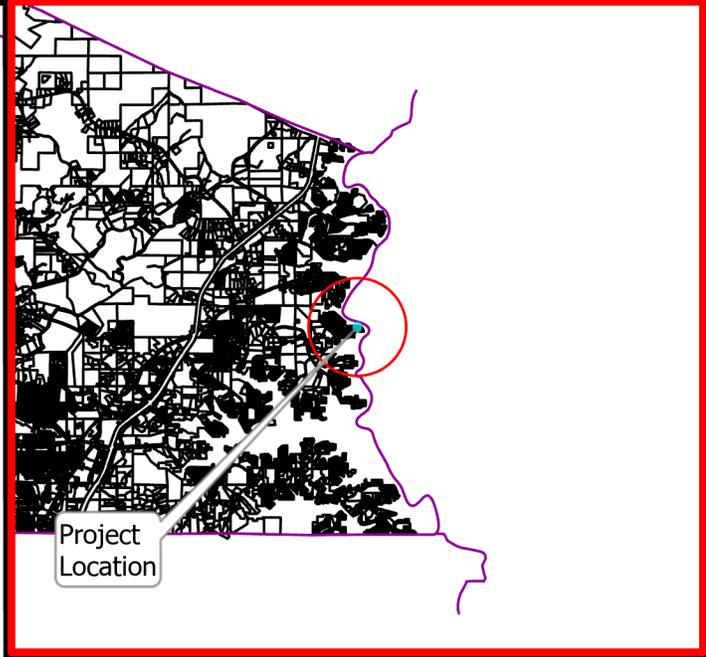
BREEZEWAY w  
 2nd STORY

2-STORY HOUSE  
 WITH BASEMENT

2-STORY HOUSE  
 WITH BASEMENT

CHESTATEE POINT DRIVE  
 (40' W)

Site Plan



DAWSON COUNTY  
DISCLAIMS ANY  
RESPONSIBILITIES,  
LIABILITIES OR  
DAMAGES FROM THE USE  
OF THIS MAP. THIS MAP  
IS ONLY FOR DISPLAY  
PURPOSES.



Dawson County  
Planning and Development  
Staff Report: Exhibit

7

Parcel#: L08-031  
Current Zoning: VCR  
FLU: RL  
Application #: VR 23-04



Current Zoning



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Dawson County

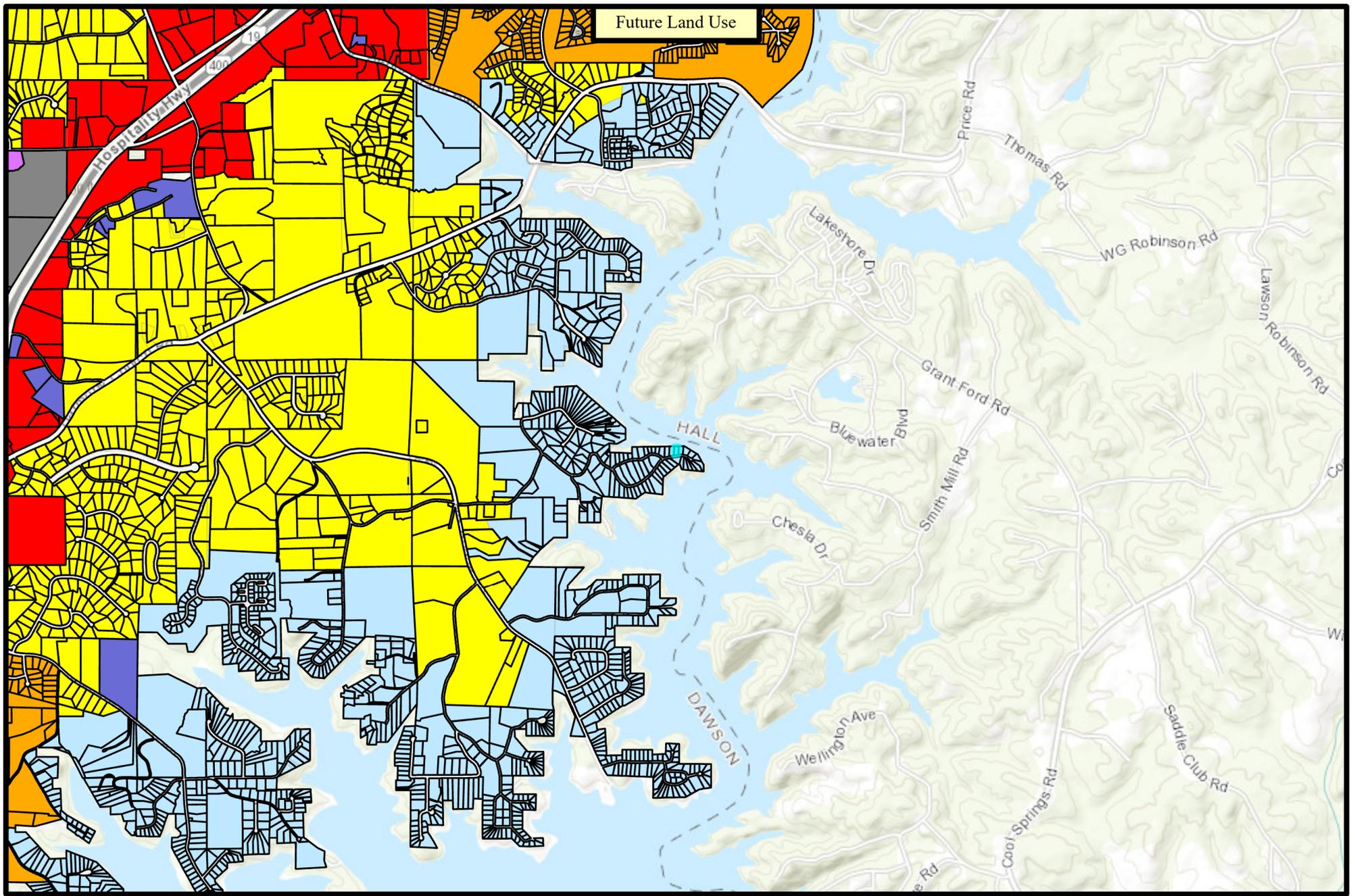
Planning and Development

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Staff Report

Legend	
	VCR
	Parcels

Parcel#:L08-031
Current Zoning: VCR
FLU: RL
Application #:VR 23-04



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Dawson County

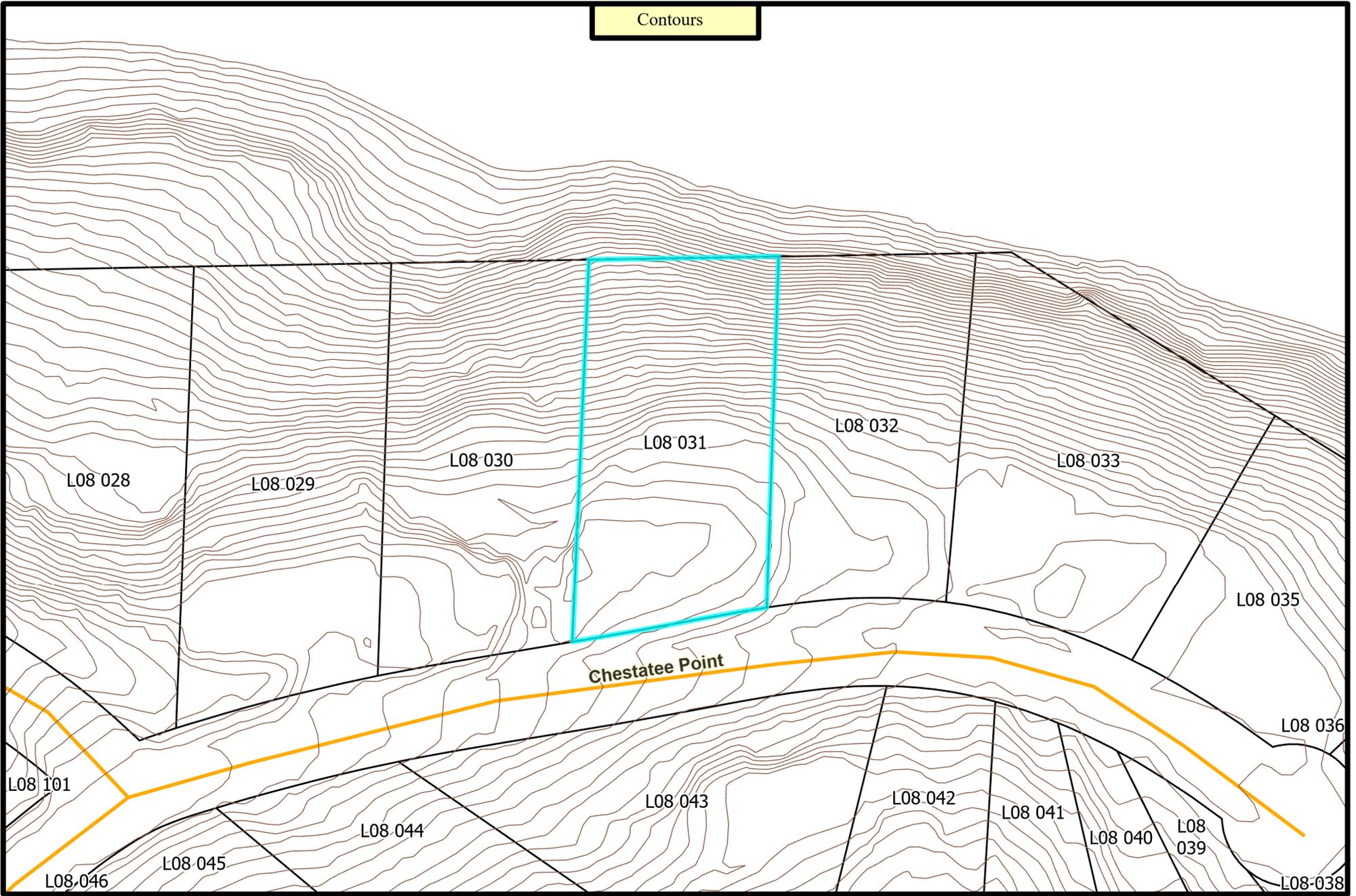
Planning and Development

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Staff Report

Parcel#: L08-031  
 Current Zoning: VCR  
 FLU: RL  
 Application #: VR 23-04

Contours



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N



Scale: 1:857

Dawson County

Planning and Development

10

Staff Report

Parcel#: L08-031  
Current Zoning: VCR  
FLU: RL  
Application #: VR 23-04



**DAWSON COUNTY VARIANCE APPLICATION**

25 Justice Way, Dawsonville, Georgia 30534

**APPLICANT INFORMATION** (or Authorized Representative)

Printed Name: Eric Kumpel

Address: 1055 Chestatee Point, Dawsonville, GA 30534

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

Status:  Owner  Authorized Agent  Lessee

**PROPERTY INFORMATION**

Street Address of Property:

1055 Chestatee Point, Dawsonville, GA 30534

Land Lot(s): 151 District: 13TH Section: 1ST

Subdivision/Lot: CHSTEE PT / LT 32

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

**REQUESTED ACTION**

A Variance is requested from the requirements of Article # III Section # 121-67 of the Land Use Resolution/Sign Ordinance/Subdivision Regulations/Other.

Front Yard setback  Side Yard setback  Rear Yard setback variance of 6 feet to allow the structure to:  be constructed;  remain a distance of 4 feet from the  property line, or  other: (left side) instead of the required distance of 10 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:

\_\_\_\_\_



## DAWSON COUNTY VARIANCE APPLICATION

25 Justice Way, Dawsonville, Georgia 30534

Variations to standards and requirements of the Regulations, with respect to setbacks, 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:**

Due to the requirement of a 10' side yard set back, the property is unable to accommodate an attached 2 car garage for the protected storage of owner's vehicles

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

The combination of the prior owner's placement of the main dwelling and the septic field, as well as the steep slope of much of the yard, make it impossible to place the garage in another location

**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:**

The intended purpose of the residential garage space is to store only non-commercial vehicles. Additionally, we have spoken to the neighbor bordering on the property line in question and he takes no issue with the location of the garage

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

The regulation's purpose is to protect homeowners from unwanted encroachment of their property. In this scenario, the neighbor affected has no problems and is actually a proponent of the proposal

Add extra sheets if necessary.



## DAWSON COUNTY VARIANCE APPLICATION

25 Justice Way, Dawsonville, Georgia 30534

### 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 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 and Parcel Number listing of any parcel(s) adjoining or adjacent to parcel where variance or zoning is being requested. Please add additional sheets if necessary.

			<b>Name</b>	<b>Address</b>
TMP	L08	030	1. DANA WEBSTER, 1047 CHESTATEE PT, DAWSONVILLE, GA 30534	_____
TMP	L08	032	2. KYLE DAVIS, 1075 CHESTATEE PT, DAWSONVILLE, GA 30534	_____
TMP	L08	043	3. NANCY AND WARREN KING, 1038 CHESTATEE PT, DAWSONVILLE, GA 30534	_____
TMP	_____	_____	4. _____	_____
TMP	_____	_____	5. _____	_____
TMP	_____	_____	6. _____	_____
TMP	_____	_____	7. _____	_____
TMP	_____	_____	8. _____	_____
TMP	_____	_____	9. _____	_____

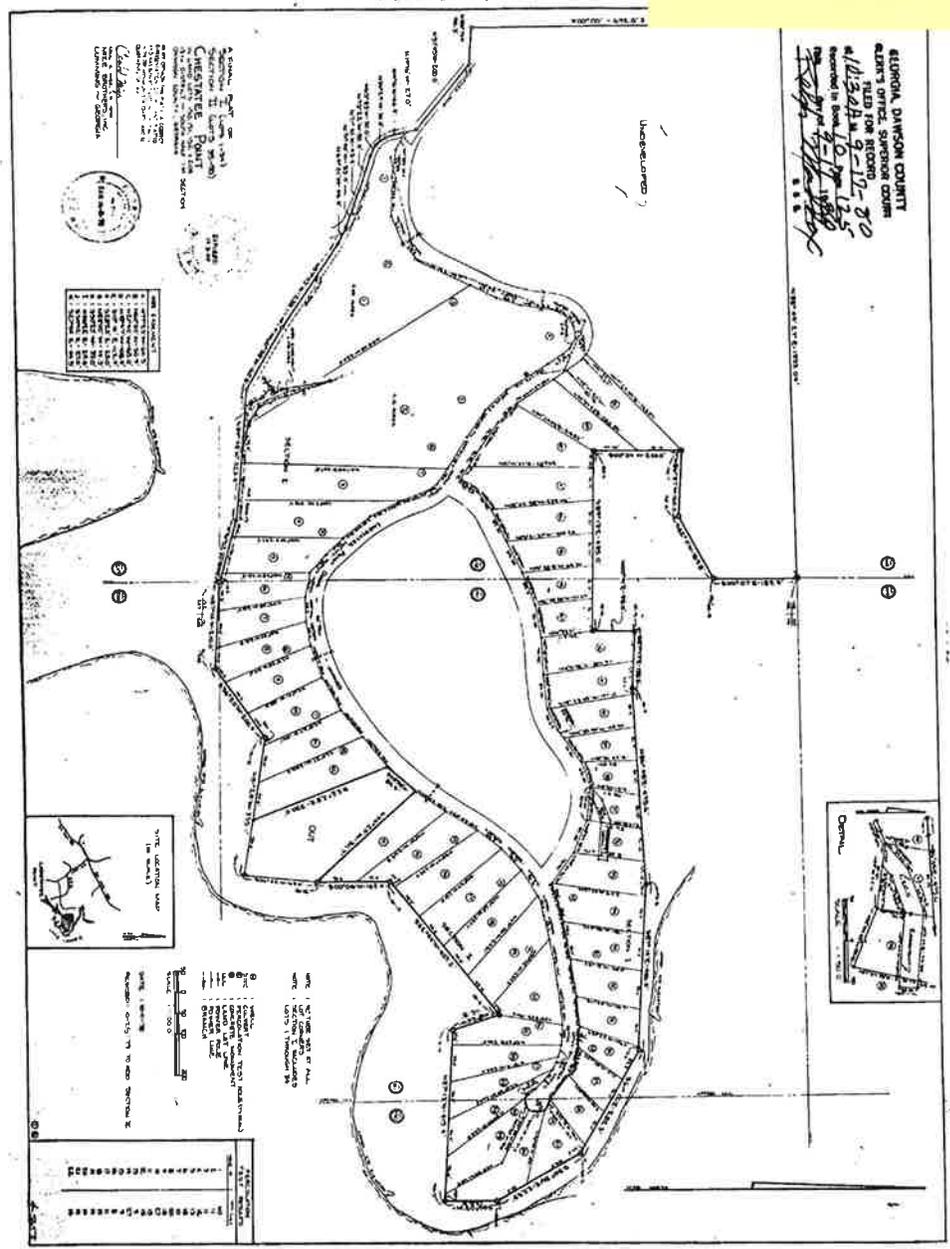
### APPLICANT CERTIFICATION

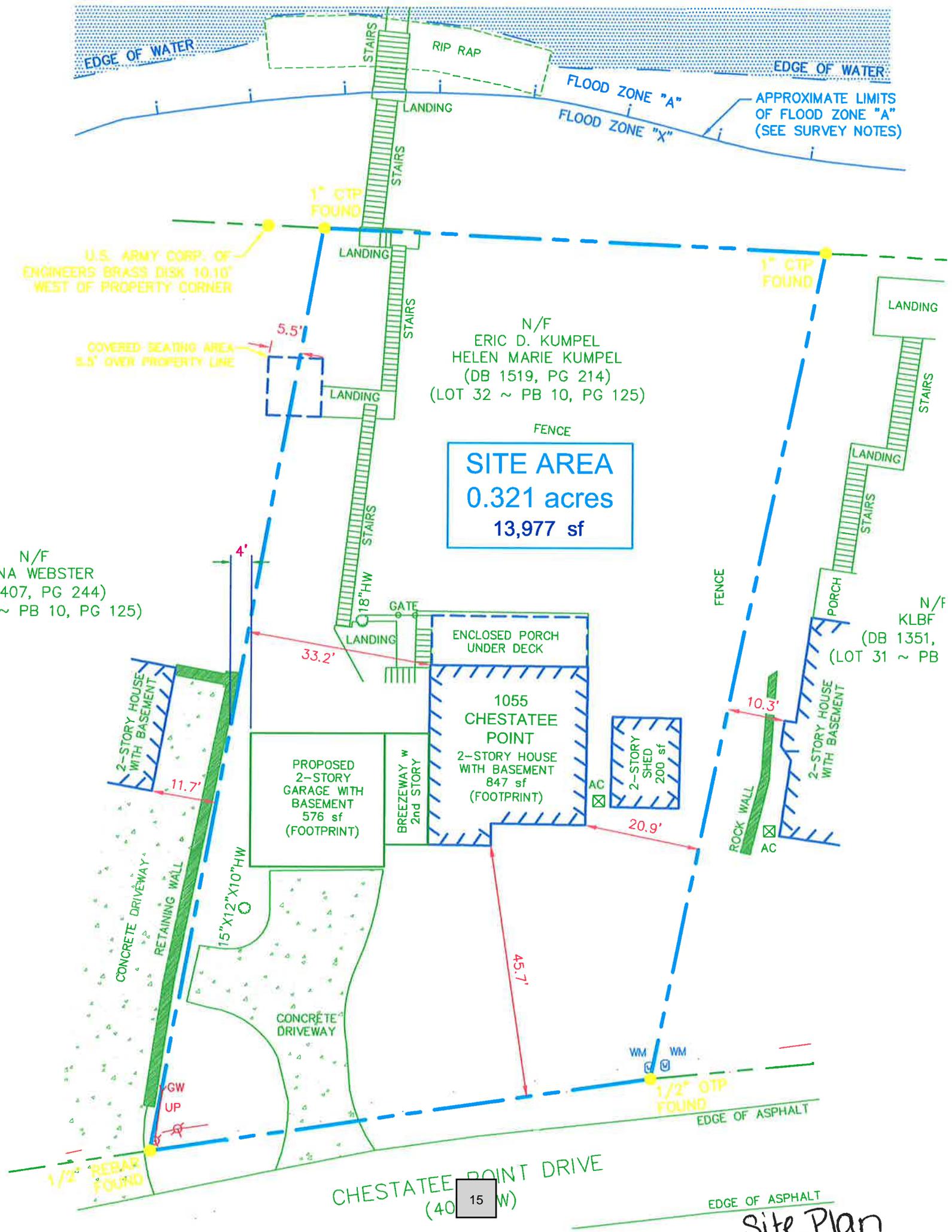
I hereby request the action contained within this application relative to the property shown on the attached plats and site plan and further request that this item be placed on the Planning Commission agenda for a public hearing.

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 may seek the advice of a land use professional if I am not familiar with the zoning and land use requirements.

10/125  
Lot 32





N/F  
 ERIC D. KUMPEL  
 HELEN MARIE KUMPEL  
 (DB 1519, PG 214)  
 (LOT 32 ~ PB 10, PG 125)

FENCE

**SITE AREA**  
**0.321 acres**  
**13,977 sf**

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 2-STORY HOUSE  
 WITH BASEMENT  
 847 sf  
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PROPOSED  
 2-STORY  
 GARAGE WITH  
 BASEMENT  
 576 sf  
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2-STORY  
 SHED  
 200 sf

BREEZEWAY w  
 2nd STORY

2-STORY HOUSE  
 WITH BASEMENT

2-STORY HOUSE  
 WITH BASEMENT

CHESTATEE POINT DRIVE  
 (40' W)

Site Plan



**Official Tax Receipt  
Dawson County  
25 Justice Way, Suite 1222  
Dawsonville, GA 30534  
--Online Receipt--**

**Phone: (706) 344-3520  
Fax: (706) 344-3522**

Trans No	Property ID / District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2022 - 18520	L08 031 / 1 LT 32 CHSTEE PT FMV: 463320	\$3927.35	\$0.00 Fees: \$0.00 \$0.00	\$0.00	\$3927.35	\$0.00
<b>Totals:</b>		<b>\$3927.35</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$3927.35</b>	<b>\$0.00</b>

**Paid Date: 10/27/2022**

**Charge Amount: \$3927.35**

**KUMPEL ERIC D & HELEN MARIE  
1055 CHESTATEE POINT**

**DAWSONVILLE, GA 30534**



Scan this code with your mobile phone to view this bill

# Statement of Hardship

March 30, 2023

To whom it concerns,

The intent of this letter is to describe the limiting factors of my property at 1055 Chestatee Point and the impact those factors have on my intent to add a 2 car garage to the main building.

As with most of the lots in the neighborhood, the lot is just under a 1/3 of an acre and is situated on a sharp drop-off to the lake in the backyard. Between the sharp drop-off, the septic field, and the chosen location for the main dwelling by the prior owner, there is only one location that the garage can be built. Additionally, the existing concrete driveway established by the prior owner further dictates the garage location.

Given these factors, the rear corner of the proposed garage extends over the side yard setback distance of 10', leaving 4' between the corner and my neighbor, Dana Webster's property line. This still leaves 15' of space between Mr. Webster and my garages.

Also worthy of note, Dana, the neighbor who's property line the variance relates to, is a proponent of the building as he understands my need and believes it would be an improvement to the aesthetic of my property and the entire neighborhood.

Sincerely yours,

Eric Kumpel

1055 Chestatee Point

Dawsonville, GA 30534



## VR 23-05

Planning Commission Hearing June 20, 2023

### VARIANCE STAFF REPORT

**Proposal:** The applicant is requesting a variance to the Dawson County Subdivision Regulations by parceling out a 5-acre tract from a 42.345 parent parcel for the purpose of obtaining a loan and mortgage for his primary residence. Mr. Reichel's parcel was a part of the Bohlayer Estate and has been subdivided the maximum number of times within a five-year period. This Bohlayer property was divided in 2021.

Applicant	Jacob Reichel
The development standards and requirements to be varied from	Subdivision Regulations Ordinance Section 133-115 B.1
Alternative standards and requirements proposed	Parceling out 5 acres for the construction of a primary residence
Proposed Use	A primary residence for the applicant
Zoning	R-A
Acreage	5 acres for new parcel 37.345 for the remainder
Location	Cowart Road
Commercial Square footage	n/a
Road Classification	Collector
Tax Parcel	039-012-031
Commission District	1

Direction	Zoning	Existing Use
North	R-A	Vacant Land
South	R-A	Vacant Land

East	R-A	Vacant Land
West	RSR	Single Family Residential

*A variance should be granted only after evidence is presented and accepted that enforcement of all of the required standards on the property in question would render the property useless.*

*Reasonable conditions may be imposed in connection with a variance as deemed necessary to protect the best interests of the surrounding property or neighborhood, and otherwise secure the purpose and requirements of this article. Guarantees and evidence may be required that such conditions will be and are being complied with.*

*Variances in accordance with this article should not ordinarily be granted if the special circumstances on which the applicant relies are a result of the actions of the applicant or owner or previous owners.*

**County Agency Comments:**

Emergency Services: No comments necessary.

Environmental Health Department: No comments necessary.

Etowah Water & Sewer Authority: Parcel is serviced by a private well and septic system. No comments necessary.

Planning and Development: The parent parcel was over 500 acres in assemblance lots of records by the previous owner. The parcel was divided the maximum number of times allowable per the subdivision regulations. Although these are large tracts, to further subdivide a variance is required.

Public Works Department: No comment necessary in regards to this request.

- **INSERT PHOTO** -

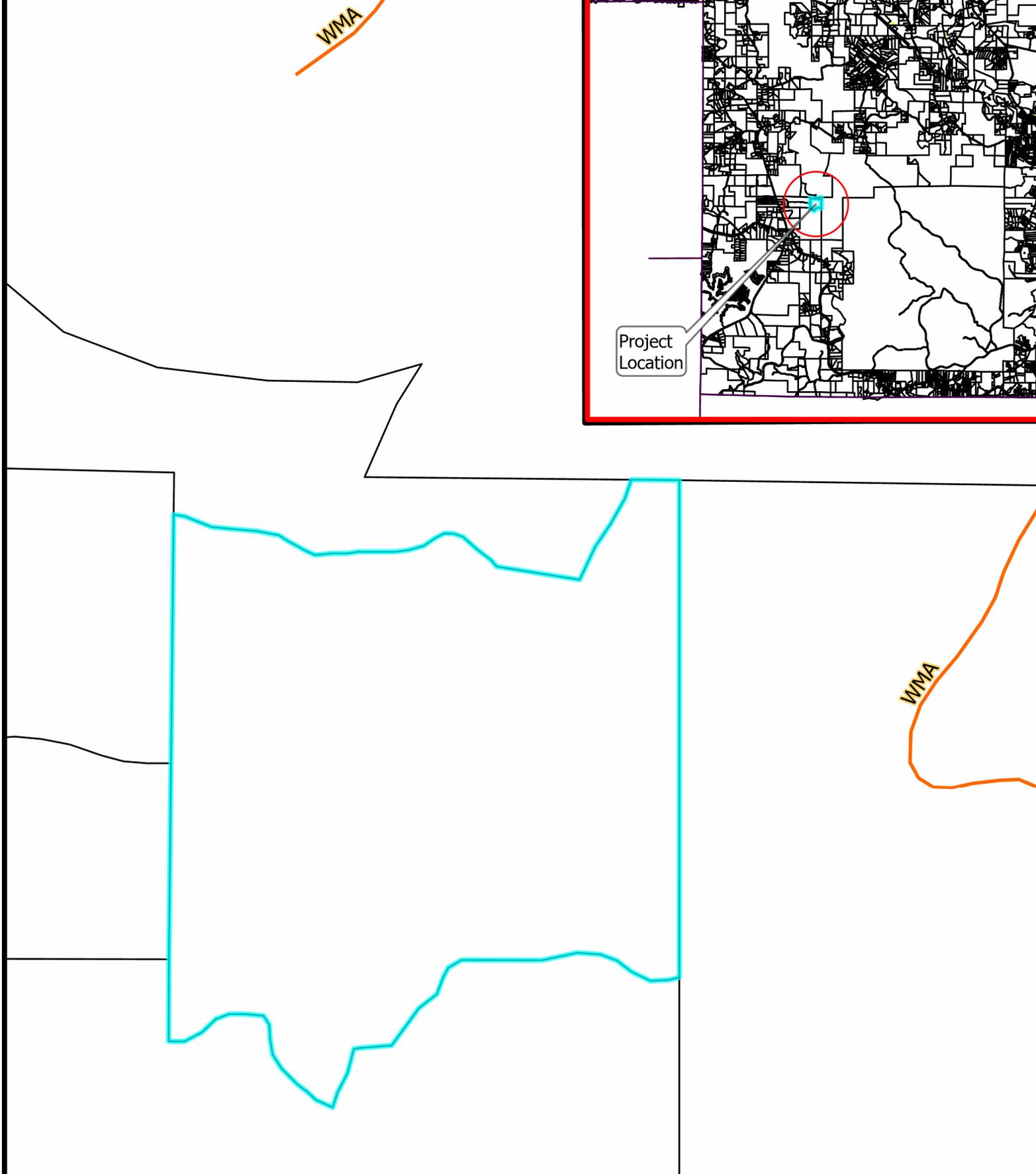


**Criteria for granting variances.**

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- (4) That the granting of the variance would support general objectives contained within the Land Use Chapter of the code.**





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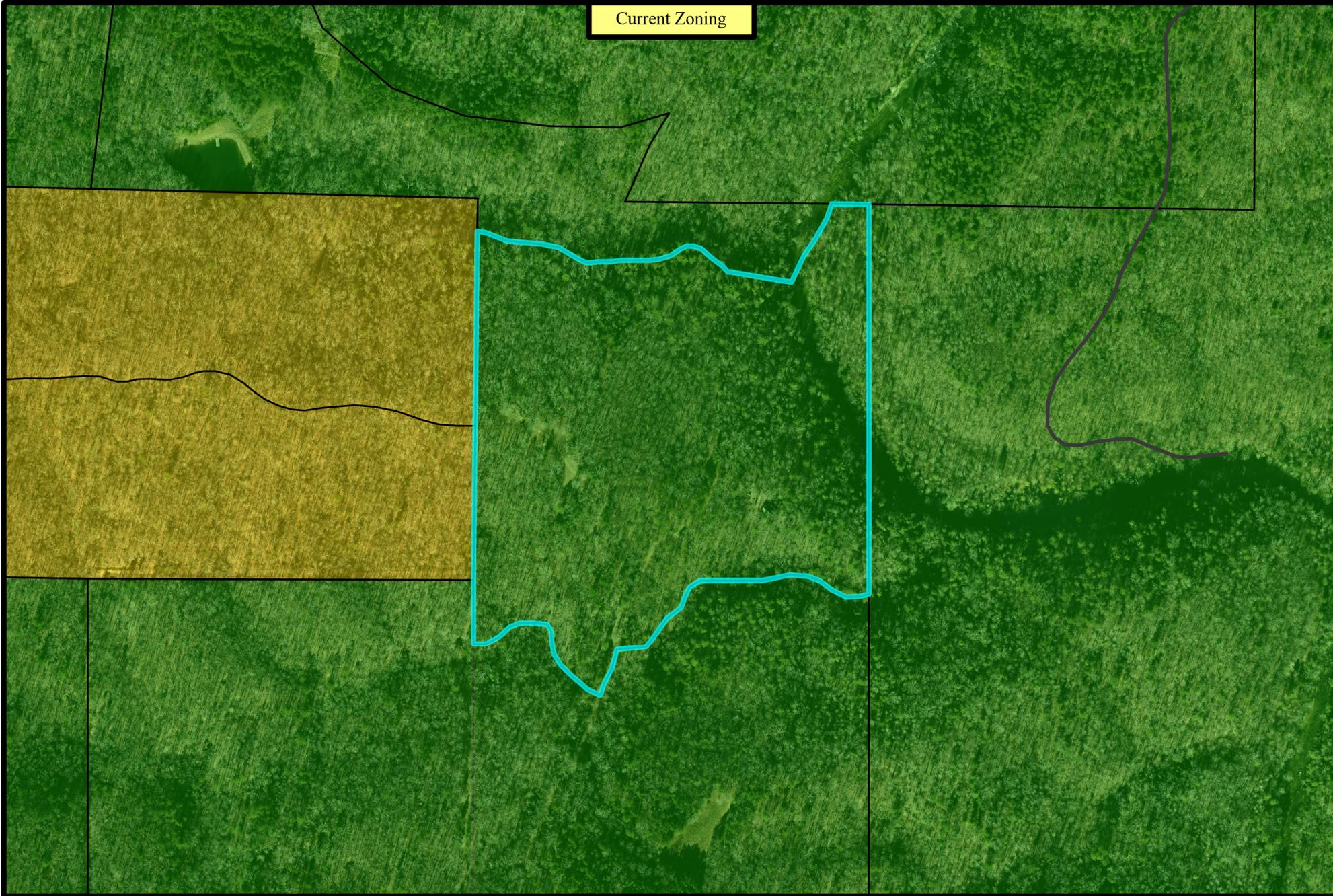


Dawson County  
Plan 23 and Development

Staff Report: Exhibit

Parcel#: 039-012-031  
Current Zoning: RA  
FLU: RA  
Application #: VR 23-05

Current Zoning



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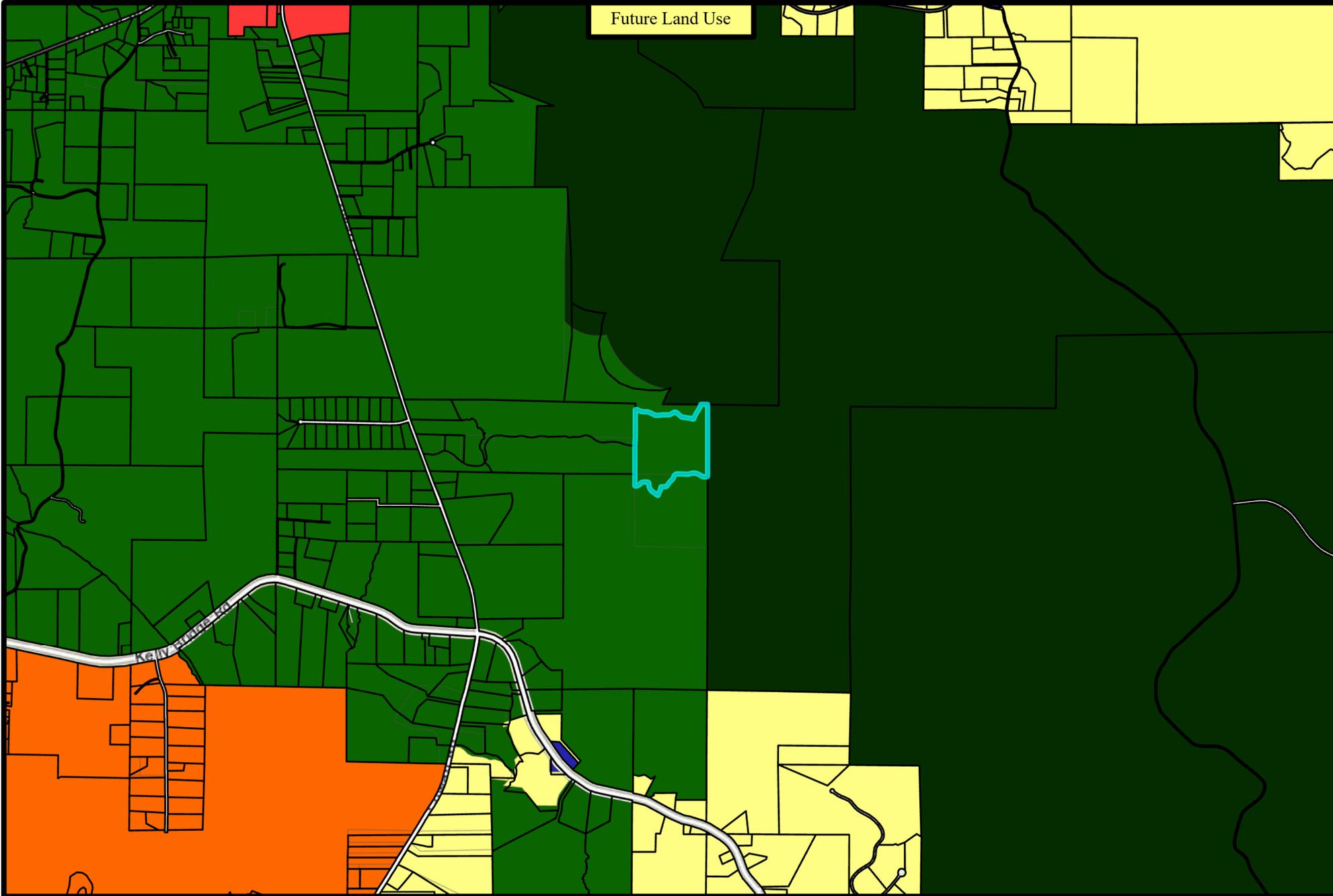
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Dawson County  
 Planning 24 Development

Staff Report

Legend	
	RA
	RSR
	Parcels

Parcel#:039-012-031  
 Current Zoning: RA  
 FLU: RA  
 Application #:VR 23-05



Future Land Use



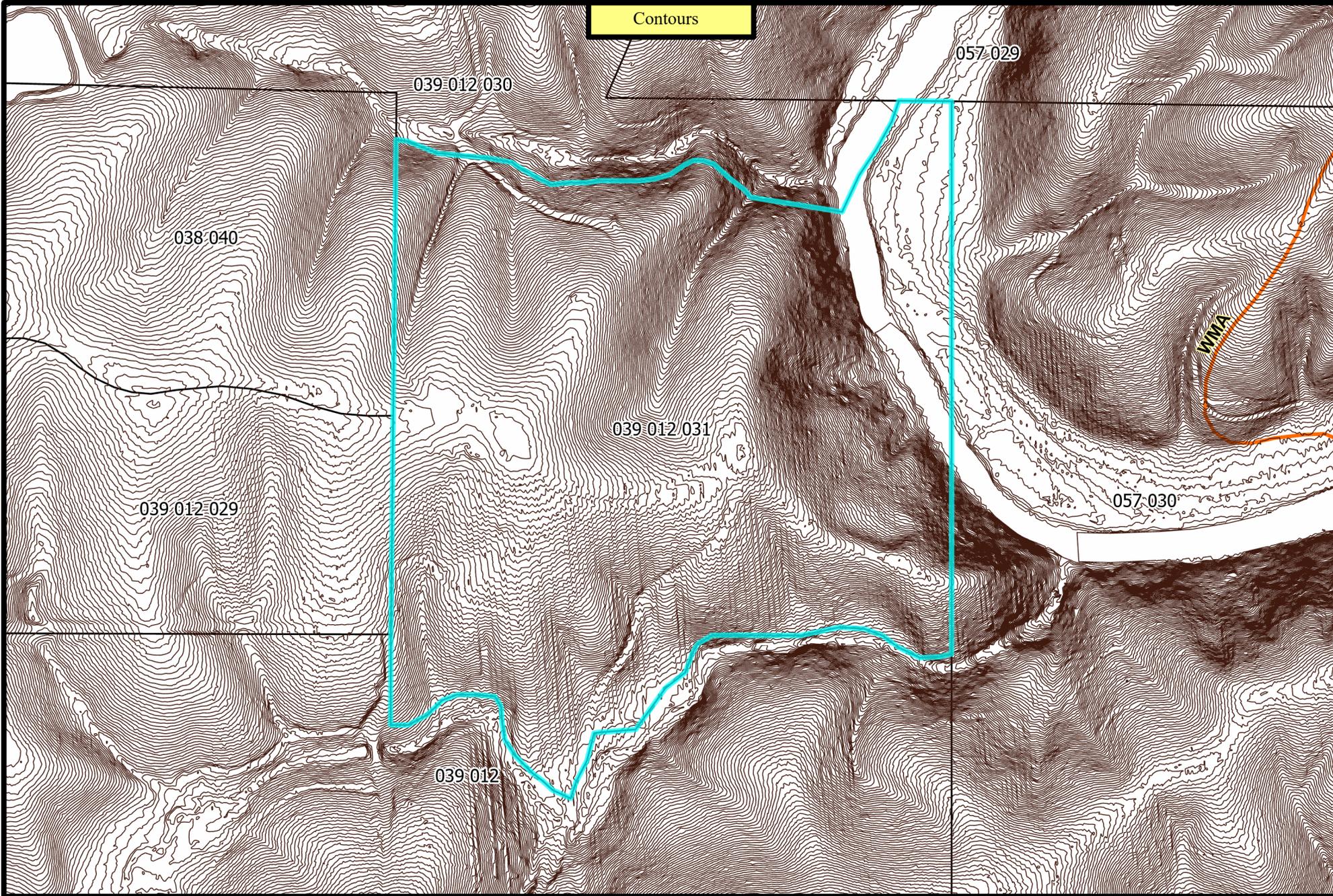
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Dawson County  
Planning 25 Development

Staff Report

Parcel#:039-012-031  
Current Zoning: RA  
FLU: RA  
Application #:VR 23-05



Contours

057-029

039-012-030

038-040

039-012-031

039-012-029

057-030

039-012

WMA



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Scale: 1:4,487

Dawson County  
Planning 26 Development

Staff Report

Parcel#:039-012-031  
Current Zoning: RA  
FLU: RA  
Application #:VR 23-05



# DAWSON COUNTY VARIANCE APPLICATION

25 Justice Way, Dawsonville, Georgia 30534

## APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Jacob Reichel

Address: \_\_\_\_\_

Contact Email: | \_\_\_\_\_ Telephone # \_\_\_\_\_

Status:  Owner  Authorized Agent  Lessee

## PROPERTY INFORMATION

Street Address of Property:

1789 Cowart Rd, Dawsonville, GA 30534

Land Lot(s): 623, 670 District: 4th Section: 1st

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

Building Permit #: N/A (if applicable)

## REQUESTED ACTION

A Variance is requested from the requirements of Article # 133-115 Section # B.1 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 : \_\_\_\_\_

instead of the required distance of \_\_\_\_\_ feet as required by the regulations.

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

Other (explain request): Separate 5 acres from the greater 42.345 acre tract for the purpose of building my personal home.

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

\_\_\_\_\_

27





# DAWSON COUNTY VARIANCE APPLICATION

25 Justice Way, Dawsonville, Georgia 30534

## 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 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 and Parcel Number listing of any parcel(s) adjoining or adjacent to parcel where variance or zoning is being requested. Please add additional sheets if necessary.

	Name	Address
TMP 038 - 040	1. James Collinson	1779 Cowart Rd, Dawsonville, GA 30534
TMP 039 - 012	2. Bear Lake Properties LLC	5715 Cowart Rd, Dawsonville, GA 30534
TMP 039 - 012	3. Six A's Holdings LLC	75 Swan Center Rd, Marble Hill, GA 30148
TMP 039 - 012	4. Six A's Holdings LLC	75 Swan Center Rd, Marble Hill, GA 30148
TMP _____ - _____	5.	_____
TMP _____ - _____	6.	_____
TMP _____ - _____	7.	_____
TMP _____ - _____	8.	_____
TMP _____ - _____	9.	_____

## 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 the Planning Commission agenda 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 may seek the advice of a land use professional if I am not familiar with the zoning and land use requirements.

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# DAWSON COUNTY VARIANCE APPLICATION

25 Justice Way, Dawsonville, Georgia 30534

I understand that my request will be acted upon at the Planning Commission 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: [Handwritten Signature]  
Date: 4/21/23

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.

**THIS SECTION TO BE COMPLETED BY STAFF.**

VR 22- \_\_\_\_\_ Tax Map & Parcel# \_\_\_\_\_  
Zoning: RA Commission District #: \_\_\_\_\_  
Submittal Date: \_\_\_\_\_ Time: am/pm Received by: [Handwritten Initials] (staff initials)  
Fee Paid: \_\_\_\_\_ Planning Commission Meeting Date: \_\_\_\_/\_\_\_\_/2022

Permit #19479

27 APR 24 3:26 PM

Variances

Property Owner Authorization Form

This form must be signed by the owner(s) as listed on the deed of record for the subject property. If there is more than one property owner, additional affidavits must be provided. **Only an owner or an authorized agent may speak on behalf of the variance at the public hearing.**

Owner's Name: Jacob Reichel

Mailing Address:  
1789 Cowart Rd, Dawsonville, GA 30534

Signature of Owner: [Handwritten Signature] Date: 4/23/23

Signature of Notary: [Handwritten Signature] Date: 04/23/23



3/12/27 [Handwritten Initials]

73 APR 24 3:36 PM



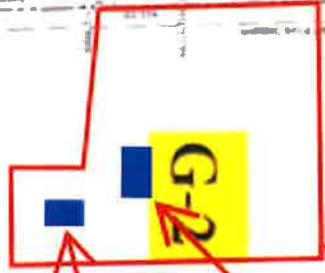
# SITE PLAN

**G-1**

**Proposed 5  
Acre Parcel to  
be subdivided**

**Future Home**

**Future Barn**



LEGEND	
---	Proposed Subdivision
---	Proposed Road
---	Proposed Lot
---	Proposed Structure
---	Proposed Utility
---	Proposed Fencing
---	Proposed Driveway
---	Proposed Parking
---	Proposed Landscaping
---	Proposed Other

Written Statement

To whom it may concern,

I am seeking to subdivide 5 acres from my greater 42.345 acre tract, purchased in December of 2021, for the sole purpose of securing a mortgage and building my personal home. I have been made aware by Dawson County Planning and Zoning that the previous owner's estate subdivided a parent tract into 5 smaller tracts, thus creating the 42 acre tract I purchased. I now understand that dividing my tract further within a 5 year period of the original subdivision would require variance from Article 133-115 Section B.1 of the Subdivision Regulations.

I understand the intent behind this regulation exists to prohibit subdividing in a manner that would circumvent the major subdivision requirements such as the practice of "chain" subdivisions. The purpose for my request for variance is that I purchased the land through a lender that specializes in land loans and not construction loans or mortgage loans. I wish to build a home for myself and my family as a permanent residence on this land. In order to engage a mortgage lender, I will need to release a buildable tract of land from my 42 acre tract with the land lender. This requires that I record a new plat showing the land we will build on, separate from the larger tract. Once released by my land lender, I can then engage a mortgage lender and secure financing to build our home.

If variance is granted, I intend to subdivide only 1, 5 acre tract, which would be in compliance with all building and zoning requirements and start the building process for our home in the near future.

Sincerely,

Jacob Reichel

34



VR 23-06

Meritage Homes of Georgia, Inc.

Planning Commission Hearing June 20, 2023

VARIANCE STAFF REPORT

**Proposal:** The applicant is requesting a variance to a front setback of two separate townhome buildings within The Woods development. The applicant states that they were unaware that buildings constructed on corner lots would be considered to have two road frontages instead of one and did not accommodate the additional setback when laying out the structures.

Applicant	Meritage Homes of Georgia, Inc.
The development standards and requirements to be varied from	Land Use Code, Article III Section 121-66
Alternative standards and requirements proposed	<i>A front setback of 22 feet along any road frontage</i>
Proposed Use	Setback reduction of 12' to accommodate the construction of two townhome buildings, on corner lots
Zoning	RMF
Acreage	19 acres approximately until platted
Location	The Woods: Beech Lane North and Timberland Avenue
Commercial Square footage	n/a
Road Classification	Private
Tax Parcel	106 054 001
Commission District	4

<b>Direction</b>	<b>Zoning</b>	<b>Existing Use</b>
North	CPCD	Single Family Residential
South	CPCD	Single Family Residential
East	RS 3	Single Family Residential
West	CPCD	Residential

*A variance should be granted only after evidence is presented and accepted that enforcement of all of the required standards on the property in question would render the property useless.*

*Reasonable conditions may be imposed in connection with a variance as deemed necessary to protect the best interests of the surrounding property or neighborhood, and otherwise secure the purpose and requirements of this article. Guarantees and evidence may be required that such conditions will be and are being complied with.*

*Variations in accordance with this article should not ordinarily be granted if the special circumstances on which the applicant relies are a result of the actions of the applicant or owner or previous owners.*

**County Agency Comments:**

Emergency Services: No comments for the request.

Environmental Health Department: No comments necessary. Development is on public water and sewer.

Etowah Water & Sewer Authority: "Contact EWSA if sewer or water lines are impacted.:"

Planning and Development: The Dawson County Land Use Resolution states that all principal structures shall be 22' from the front property line. (Sec. 121-663.4.d.1) The Land Use Resolution also states that corner lots are recognized as having two front setbacks and two side setbacks.

Public Works Department: "We want the applicant to provide verification of sufficient sight distance when a vehicle is on Timberland at Beech."

- INSERT PHOTO -

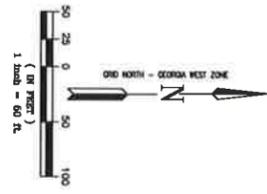


**Criteria for granting variances.**

**THE PLANNING COMMISSION SHALL MAKE ITS RECOMMENDATIONS BASED ON ALL FOUR EXPRESSLY WRITTEN FINDINGS:**

- (1) That a strict or literal interpretation and enforcement of the specified standard or requirement would result in practical difficulty or unnecessary hardship; and**
- (2) That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property which do not apply generally to other properties in the same district; and**
- (3) That the granting of the variance will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the near vicinity; and**
- (4) That the granting of the variance would support general objectives contained within the Land Use Chapter of the code.**

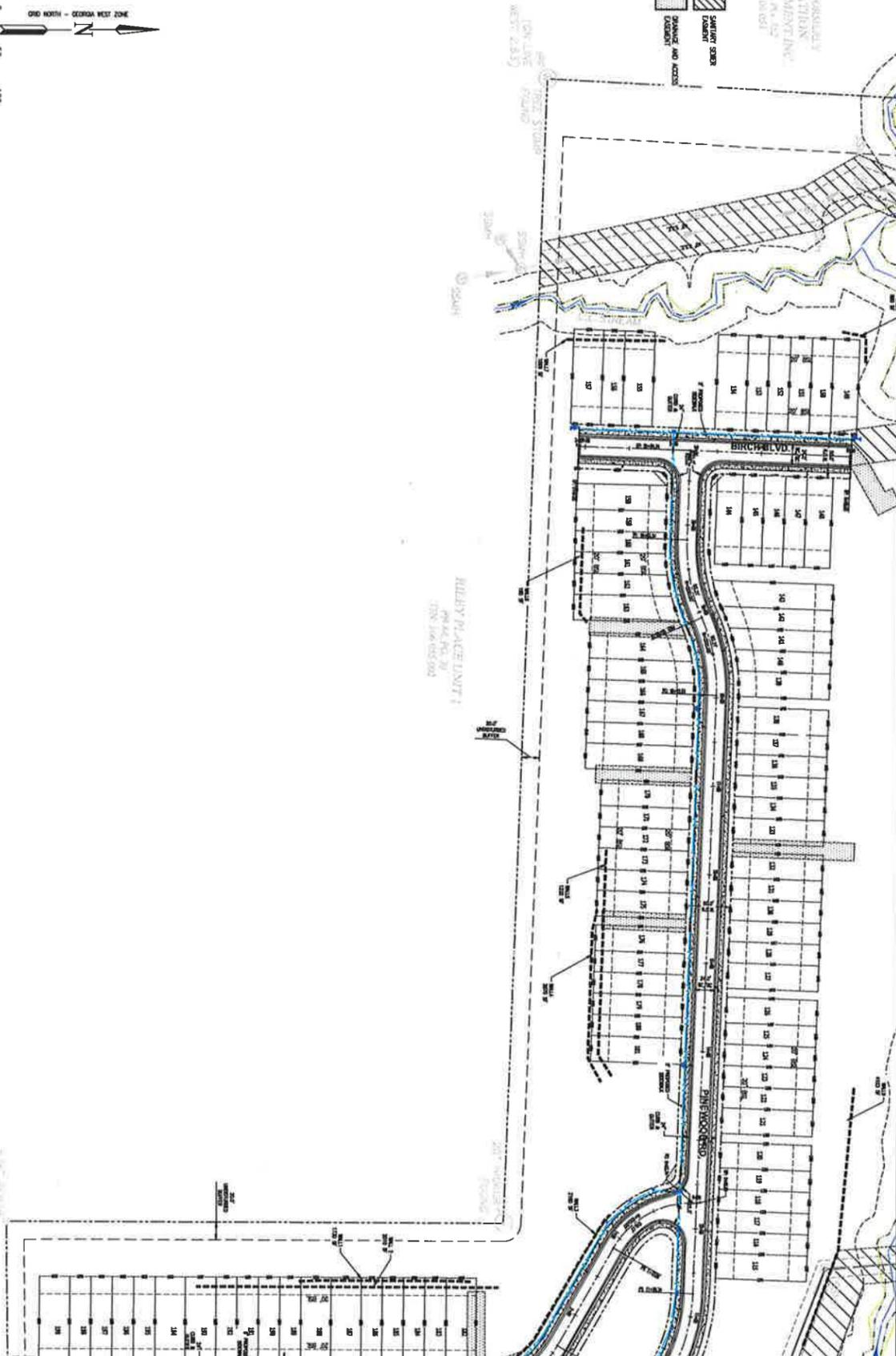
# Attachment B



EXISTING AND ACCESS  
 LAND DISTURBANCE

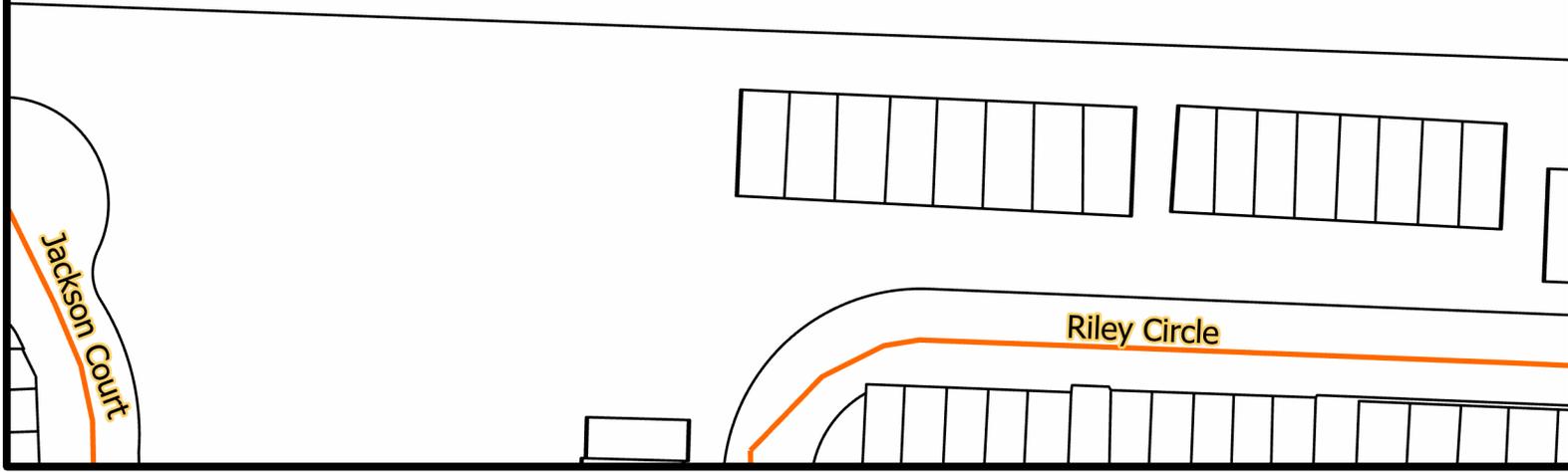
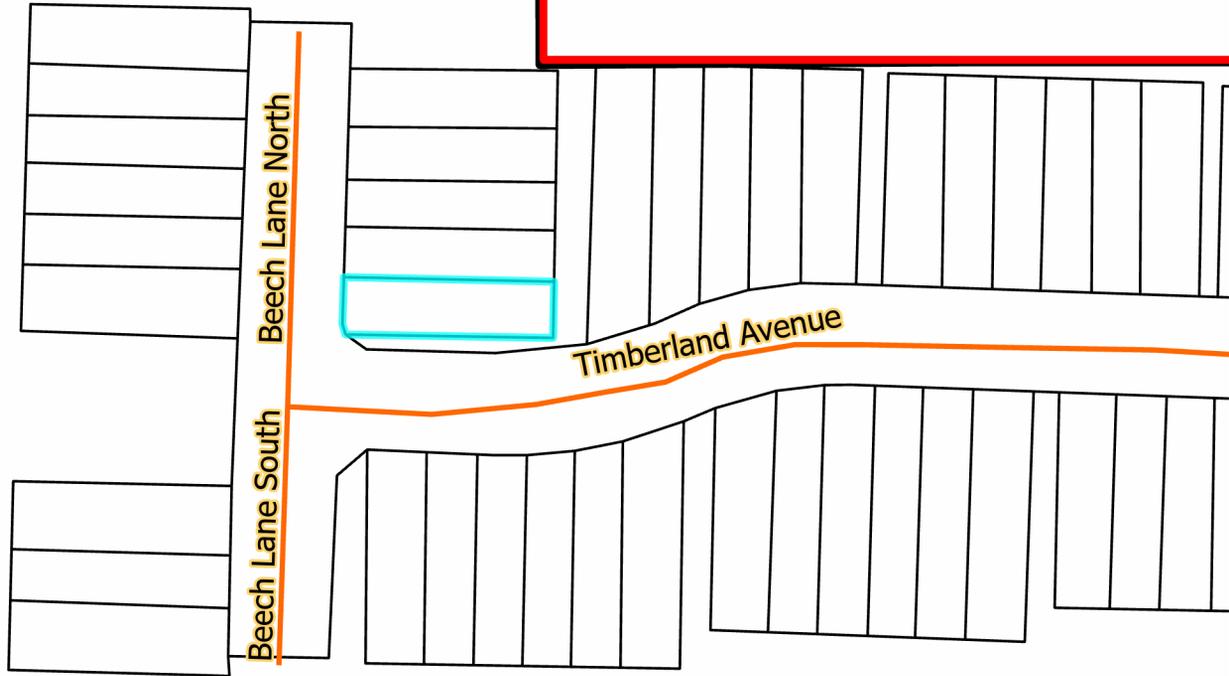
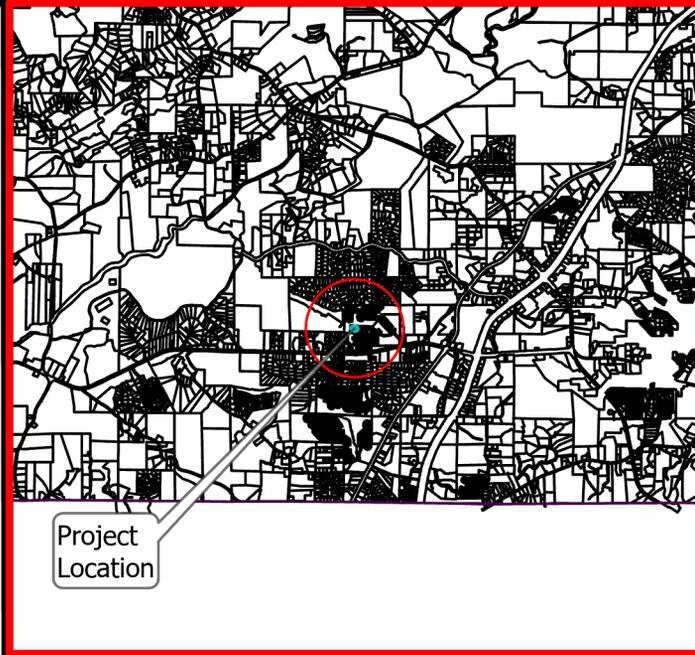
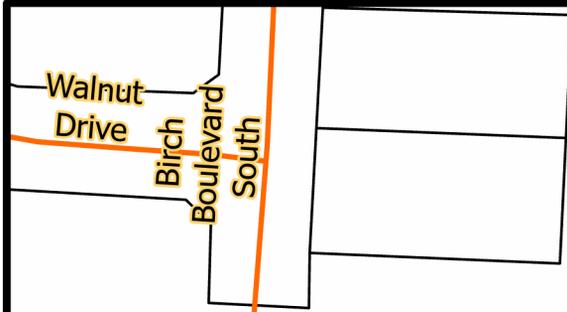
MORGAN NEWMAN  
 ARCHITECTURAL  
 ASSOCIATION  
 1200 W. BURNING WOOD  
 SUITE 100  
 ATLANTA, GA 30337

HILLY PLACE LINT 1  
 1000 W. BURNING WOOD  
 SUITE 100  
 ATLANTA, GA 30337



<b>LAND DISTURBANCE PLANS</b> FOR <b>THE WOODS AT DAWSON (F.K.A: DAWSON FOREST ROAD)</b> LOCATED IN LAND LOT 345, 346, 348 AND 370 DISTRICT 13 SECTION 1 DAWSON COUNTY, GEORGIA <b>SITE PLAN</b>			<b>GREYDEN</b> ENGINEERING 12460 Crabapple Road, Ste. 202-347 Alpharetta, Georgia 30004 PH: 770-573-4801 FAX: 678-302-6362	CLIENT <b>DAWSON FOREST ROAD DEVELOPMENT, LLC</b> 24 HOUR EMERGENCY CONTACT: RICHARD COOPER / 678-403-8287 5755 DUPREE DRIVE NW, ATLANTA, GA 30327
--	--	--	--	---

23 APR 27 11:23 AM



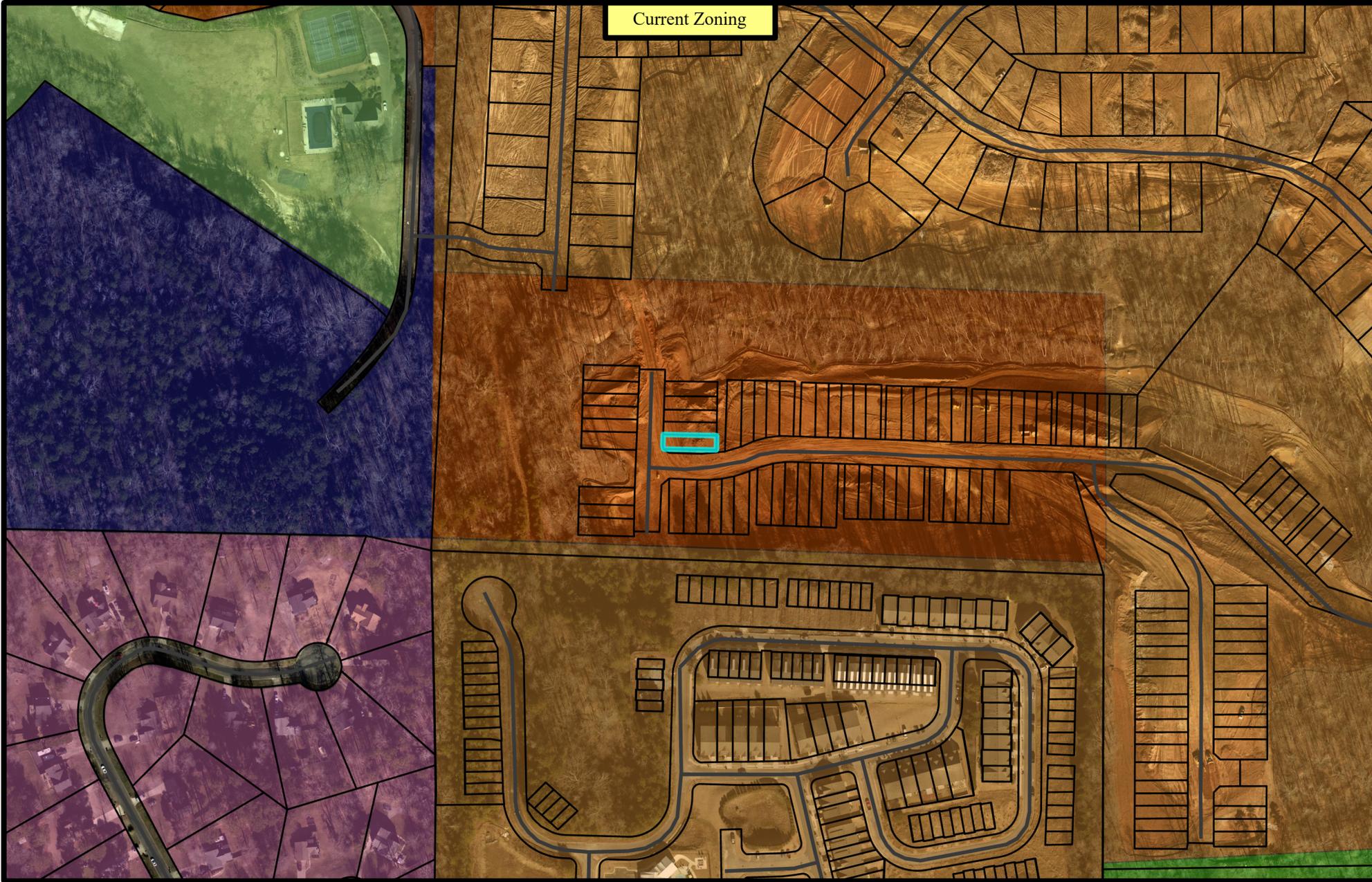
DAWSON COUNTY  
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LIABILITIES OR  
DAMAGES FROM THE USE  
OF THIS MAP. THIS MAP  
IS ONLY FOR DISPLAY  
PURPOSES.



Dawson County  
Plann 40 and Development

Staff Report: Exhibit

Parcel#: 106-054-144  
Current Zoning: RMF  
FLU: RPC  
Application #: VR 23-06



Current Zoning



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Scale: 1:3,684

Dawson County

Planning and Development

41

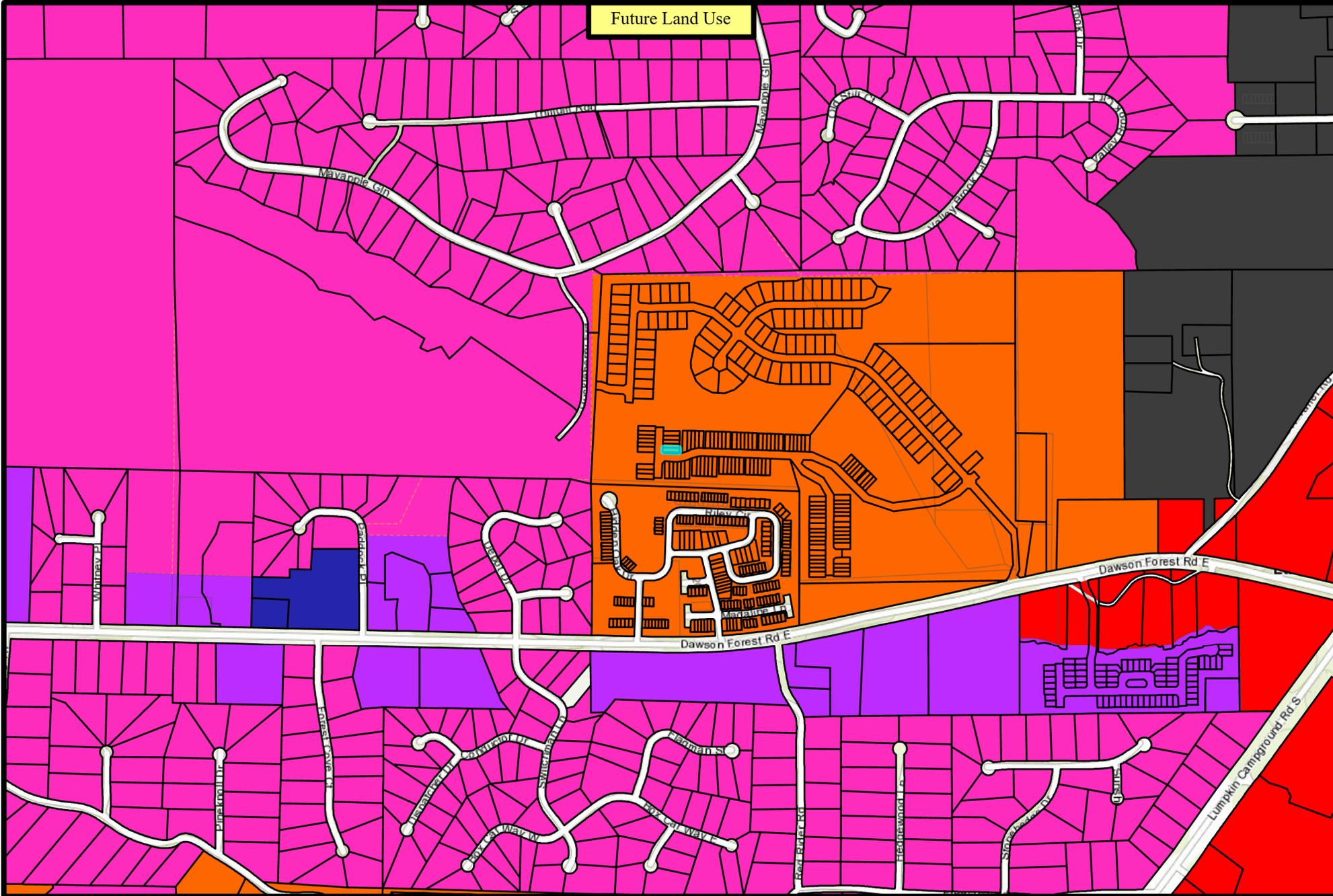
Staff Report

**Legend**

- VCR
- RSRMM
- RPC
- C-PCD
- RS
- RMF
- RS3
- Parcels

Parcel#: 106-054-144  
 Current Zoning: RMF  
 FLU: RPC  
 Application #: VR 23-06

Future Land Use



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N  
  
 Scale: 1:11,553

Dawson County  
 Planning 42 Development

Staff Report

Parcel#: 106-054-144  
 Current Zoning: RMF  
 FLU: RPC  
 Application #: VR 23-06

Contours

106 054

106 054 149

106 054 150

106 054 151

106 054 152

106 054 153

106 054 154

106 054 148

106 054 147

106 054 146

106 054 145

106 054 144

Timberland Avenue

Beech Lane North

Beech Lane South

106 054 155

106 054 156

106 054 157

106  
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170



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N  
Scale: 1:870

Dawson County  
Planning **43** Development

Staff Report

Parcel#: 106-054-144  
Current Zoning: RMF  
FLU: RPC  
Application #: VR 23-06



**DAWSON COUNTY VARIANCE APPLICATION**  
25 Justice Way, Dawsonville, Georgia 30534

**APPLICANT INFORMATION (or Authorized Representative)**

Printed Name: Meritage Homes of Georgia, Inc.

Address: \_\_\_\_\_

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

Status:  Owner  Authorized Agent  Lessee

**PROPERTY INFORMATION**

Street Address of Property:

10 Beech Lane North

Land Lot(s): 348, 349, & 369 District: 13th Section: 1st

Subdivision/Lot: The Woods at Dawson / 144

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

**REQUESTED ACTION**

A Variance is requested from the requirements of Article # III Section # 121-66 of the Land Use Resolution/Sign Ordinance/Subdivision Regulations/Other.

Front Yard setback  Side Yard setback  Rear Yard setback variance of 10 feet to allow the structure to  be constructed;  remain a distance of 10 feet from the  property line, or  other: 50' access and utility easement on Timberland Avenue instead of the required distance of 20 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:  
\_\_\_\_\_

23APR27 1:28PM



**DAWSON COUNTY VARIANCE APPLICATION**  
25 Justice Way, Dawsonville, Georgia 30534

Variances to standards and requirements of the Regulations, with respect to setbacks, 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 current setback will not allow for construction of unit as depicted on permitted Land Disturbance plans and recorded final plat.

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

The unit has two road frontages, one on the side and one on the front. The front of the building is 20' per code. The side was designed, permitted, and platted without a setback because it was not considered a building front.

**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:**

The building would be 10' outside the 50' access easement and would not interfere with any utilities or structures. Building would match with permitted and platted designs.

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

The variance still allows for a separation of the building from the 50' access easement. The 20' Front setback allows for a driveway to the unit. Because this is a side yard of the building, there is no driveway to account for.

**Add extra sheets if necessary.**



**DAWSON COUNTY VARIANCE APPLICATION**  
25 Justice Way, Dawsonville, Georgia 30534

I understand that my request will be acted upon at the Planning Commission 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: 4/26/23

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.

**THIS SECTION TO BE COMPLETED BY STAFF**

VR 22- \_\_\_\_\_ Tax Map & Parcel# \_\_\_\_\_

Zoning: \_\_\_\_\_ Commission District #: \_\_\_\_\_

Submittal Date: \_\_\_\_\_ Time: am/pm Received by: \_\_\_\_\_ (staff Initials)

Fee Paid: \_\_\_\_\_ Planning Commission Meeting Date: \_\_\_\_/\_\_\_\_/2022

23 APR 27 11:29 AM



4/26/2023

Dawson County Planning and Development  
25 Justice Way  
Dawsonville, GA 30534

RE: Statement of Hardship and Proposed Resolution for Lot 144 at The Woods at Dawson

Dawson County Planning and Development,

Below details the background, hardship and proposed resolution for Meritage Homes' Variance Request to reduce the Front Setback along Unit 144 along Timberland Avenue at the Woods at Dawson. We greatly appreciate your consideration for this variance request.

**Background**

Lot 144 at the Woods at Dawson was designed and permitted at the corner of Beech Lane North and Timberland Avenue. Since Lot 144 is part of a townhome building that consists of five units (144 – 148), the side of the building along Timberland Avenue was not considered to have a Front Setback of 20'. When the plans were permitted by Dawson County on July 23, 2020, the setback was purposely left off the side of the Unit 144 because the front of the building faces Beech Lane North. The site was developed with all storm, sewer, water, grading, curb and paving per the permitted plans. Also power, gas, phone and cable were installed per the designed layout of building 144-148. The Woods at Dawson Phase 2 Final Plat, recorded October 3, 2022, also did not show a setback next to lot 144 along Timberland Avenue because it was not considered the front of the building.

**Hardship**

Lots 144 through 148 were developed and platted per the permitted plans which did not include a 20' front setback along the buildings right side because the front of the building is not along Timberland Avenue. In order to accommodate a 20' setback along the side of the building, either Unit 144 would have to be eliminated or the entire building would need to be shifted from the permitted and platted location 9.5'.

This shifting of the building will require the installed water services, sewer laterals and pad grading will need to be moved from what was originally permitted and platted. To complete this work, Beech Lane North would be open cut to tie in the sewer laterals and the asphalt replaced. The relocation of the laterals would require coordination with gas, power and cable lines that are installed within the 50' access and utility easement. Further, Sawnee EMC would have to relocate their transformers next to Unit 148 to accommodate the shift of the building. The cost associated with making these adjustments from the permitted plans will cost approximately \$90,000 and require permitting and revision on the final plat through Dawson County and Etowah Water and Sewer Authority.

25 APR 27 11:29 AM

Currently \$73,500 has been spent to purchase and develop Lot 144. That cost plus the revenue for the sale of approximately \$400,000 for Unit 144 would be lost if the lot was eliminated. Also the architectural plans for the building would need to be revised for a four unit building instead of a five unit building. The water and sewer services for Unit 144 would have to be abandoned per Etowah Water and Sewer Authority standards. Finally, the Woods at Dawson Final Plat would have to be revised and recorded with Dawson County and Etowah Water and Sewer Authority to remove lot 144.

**Proposed Resolution**

Meritage proposes that instead of a 20' Front Setback there be a 10' Front Setback on Timberland Avenue along Unit 144. This is the side of the building so no driveway will be provided along Timberland Avenue. This will match the permitted Land Disturbance Plans and the recorded Final Plat for the Woods at Dawson.

Sincerely,



Clay Kirkley  
Vice President Land Development  
Meritage Homes

**Attachments:**

- A) Variance Exhibit which shows proposed building with 10' Setback along Timberland Avenue
- B) Sheet C203 Site Plan from July 23, 2020, Dawson County permitted Land Disturbance Plans which shows Unit 144
- C) Sheet 5 of 5 of Dawson County Final Plat, recorded Bk 00088 Pg 0085-0089 which shows Unit 144

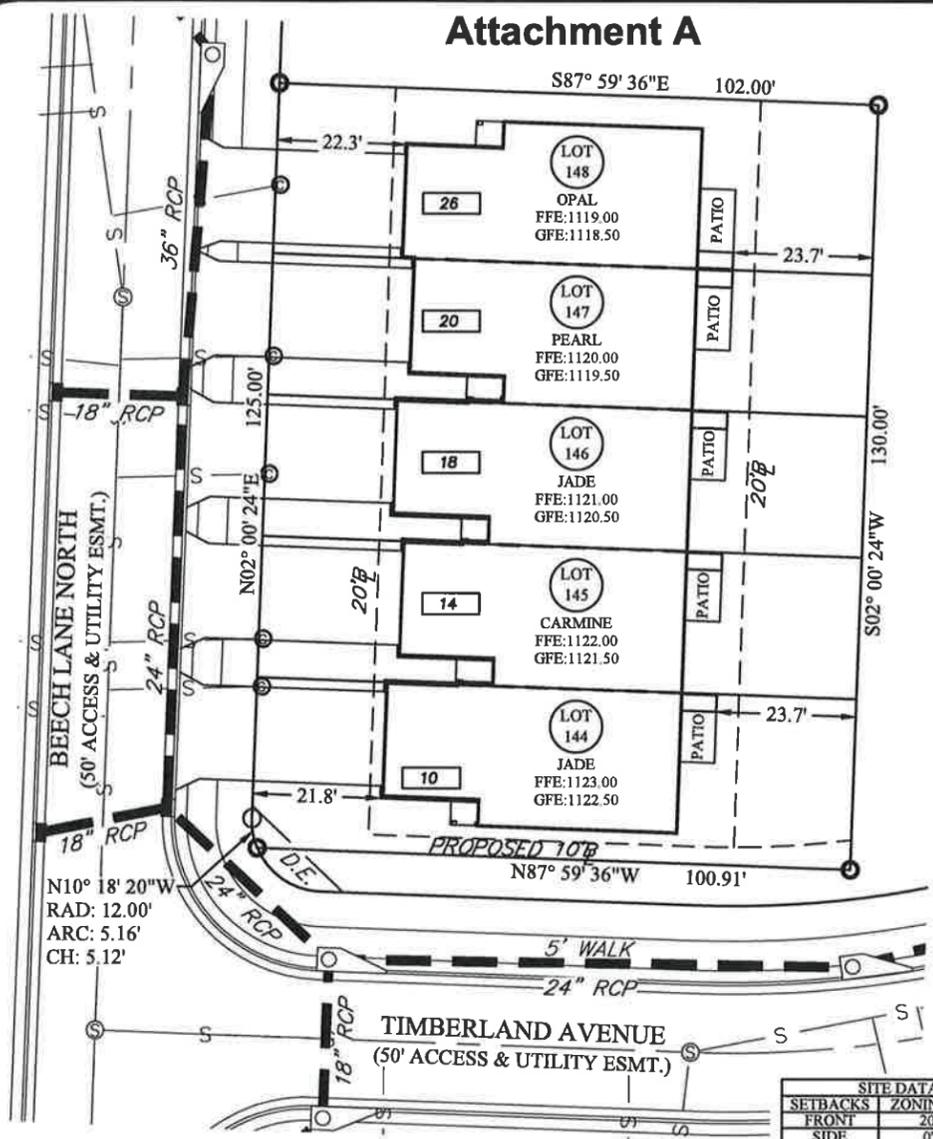
Attachment A



GRID NORTH  
GEORGIA WEST ZONE  
NAD 1983

VARIANCE EXHIBIT

PREPARED FOR: MERITAGE HOMES  
LAND LOT 349, DISTRICT 13, SECTION 1  
LOTS 144-148, THE WOODS AT DAWSON,  
10, 14, 18, 20, 26 BEECH LANE NORTH  
DAWSONVILLE, GEORGIA 30534  
4/7/2023



SITE DATA	
SETBACKS	ZONING: C-PCD
FRONT	20' MIN
SIDE	0' MIN
REAR	20' MIN

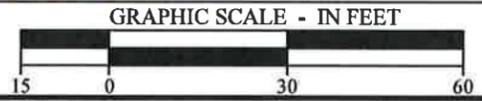
- NO FIELD WORK HAS BEEN PERFORMED
- THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL EASEMENTS AND RESTRICTIONS OF RECORD
- BOUNDARY ZONE IS UNABLE TO WARRANT THE ACCURACY OF THE BOUNDARY INFORMATION, STRUCTURE, EASEMENTS AND BUFFERS THAT ARE ILLUSTRATED ON THE SUBDIVISION PLAT.
- UTILITY EASEMENTS HAVE NOT BEEN VERIFIED BY SURVEYOR.
- DIMENSIONS FROM HOUSE TO PROPERTY LINES SHOULD NOT BE USED TO ESTABLISH FENCES.
- LOTS MAY HAVE A RESERVE STRIP FOR DRAINAGE CONTROL, 5' ON EITHER SIDE OF PROPERTY LINES, DEPENDANT ON ZONING CONDITIONS AND/OR COUNTY REGULATIONS
- BUILDER TO HAVE BOX CHECKED PRIOR TO INSTALLATION OF PLUMBING.
- THIS DRAWING DOES NOT CONSTITUTE A SURVEY, THIS DRAWING DOES NOT REFLECT AS-BUILT INFORMATION.
- BUILDER IS RESPONSIBLE FOR ANY ENCROACHMENTS INVOLVING FEATURES NOT CLEARLY AND ACCURATELY SPECIFIED IN ON PROVIDED ARCHITECTURAL PLANS. HOUSE DIMENSIONS ARE FROM OUTSIDE EDGE OF FRAMING AND DOES NOT INCLUDE EAVES/OVERHANGS, FOOTING/FOUNDATION AND FACADE MATERIALS, WHICH MAY CAUSE ENCROACHMENTS ON BUILDING SETBACK LINES. BUILDER WILL NEED TO APPLY FOR VARIANCE WHERE ENCROACHMENT OCCURS.
- THE ISSUANCE OF A BUILDING PERMIT DOES NOT ASSURE THAT THE BUILDING SETBACKS HAVE BEEN MET OR THAT THE STRUCTURE DOES NOT ENCROACH ON AN EASEMENT, OF BUFFER, THE OWNER AND/OR PERMIT HOLDER HAVE THE SOLE RESPONSIBILITY OF DETERMINING COMPLIANCE WITH SETBACKS AND NON-ENCROACHMENT OF EASEMENT AND BUFFERS.

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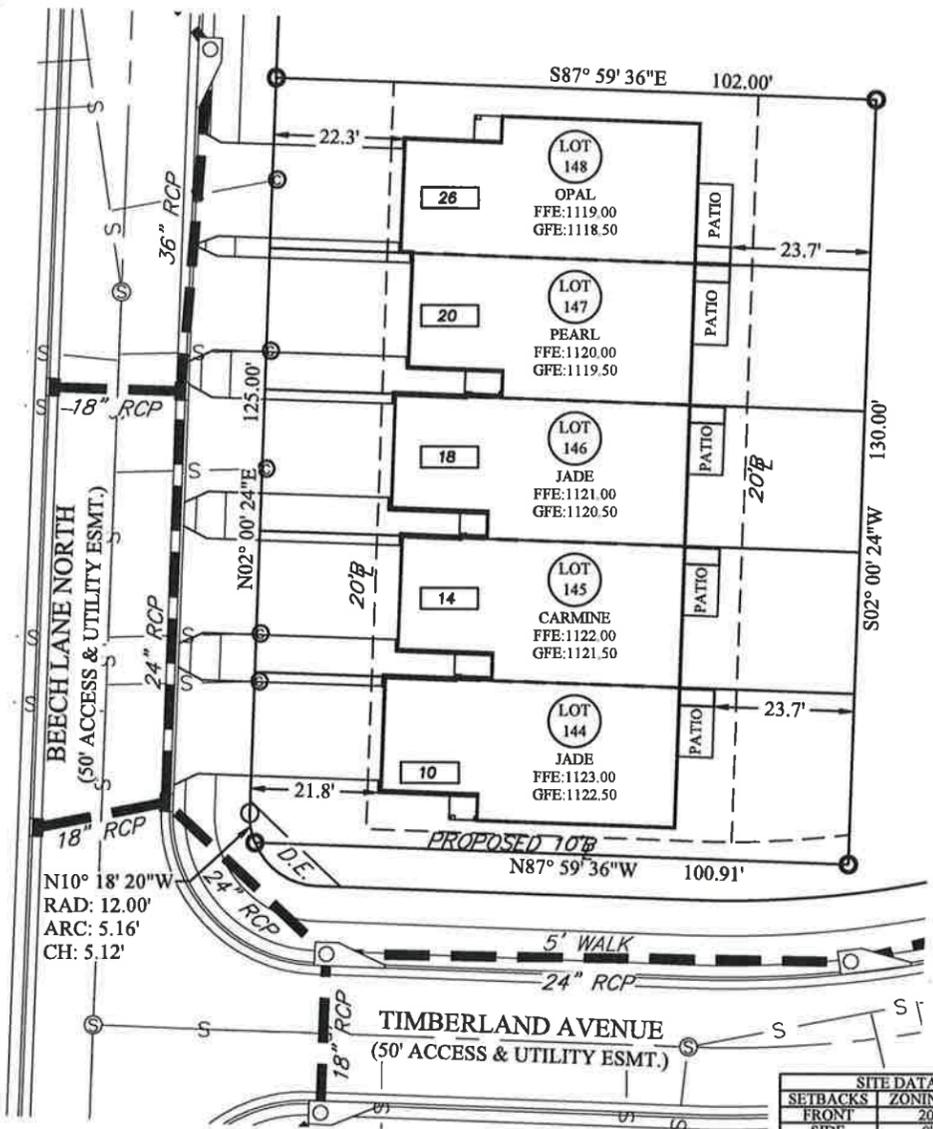
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800 SATELLITE BLVD  
SUWANEE, GEORGIA 30024  
  
ATLANTA (404) 446-8180  
1100 PEACHTREE ST, SUITE 200  
ATLANTA, GEORGIA 30309  
  
KENNESAW (678) 730-4393  
125 TOWNPARK DR, SUITE 300  
KENNESAW, GEORGIA 30144



PROJECT  
2368302  
+  
SHEET  
1 OF 1



**VARIANCE EXHIBIT**  
 PREPARED FOR: MERITAGE HOMES  
 LAND LOT 349, DISTRICT 13, SECTION 1  
 LOTS 144-148, THE WOODS AT DAWSON,  
 10, 14, 18, 20, 26 BEECH LANE NORTH  
 DAWSONVILLE, GEORGIA 30534  
 4/7/2023

SITE DATA	
SETBACKS	ZONING, C-PCD
FRONT	20' MIN.
SIDE	0' MIN.
REAR	20' MIN.

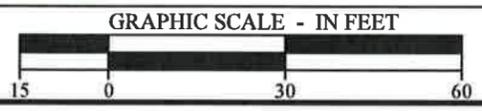
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 ATLANTA, GEORGIA 30309  
 KENNESAW (678) 730-4393  
 125 TOWNPARK DR, SUITE 300  
 KENNESAW, GEORGIA 30144



PROJECT  
 2368302  
 SHEET  
 1 OF 1

Filed 10/03/2022 04:53PM  
 BK 00088 Pg 0085-0089  
 Plat Doc: PLAT  
 Penalty: \$0.00 Interest: \$0.00  
 Participants: 0046780811  
 JUSTIN POWER, Clerk of Superior  
 Court  
 DAWSON County, Georgia

LOCATED IN:  
 LAND LOTS 348, 349, & 369  
 13TH DISTRICT ~ 1ST SECTION  
 DAWSON COUNTY, GEORGIA

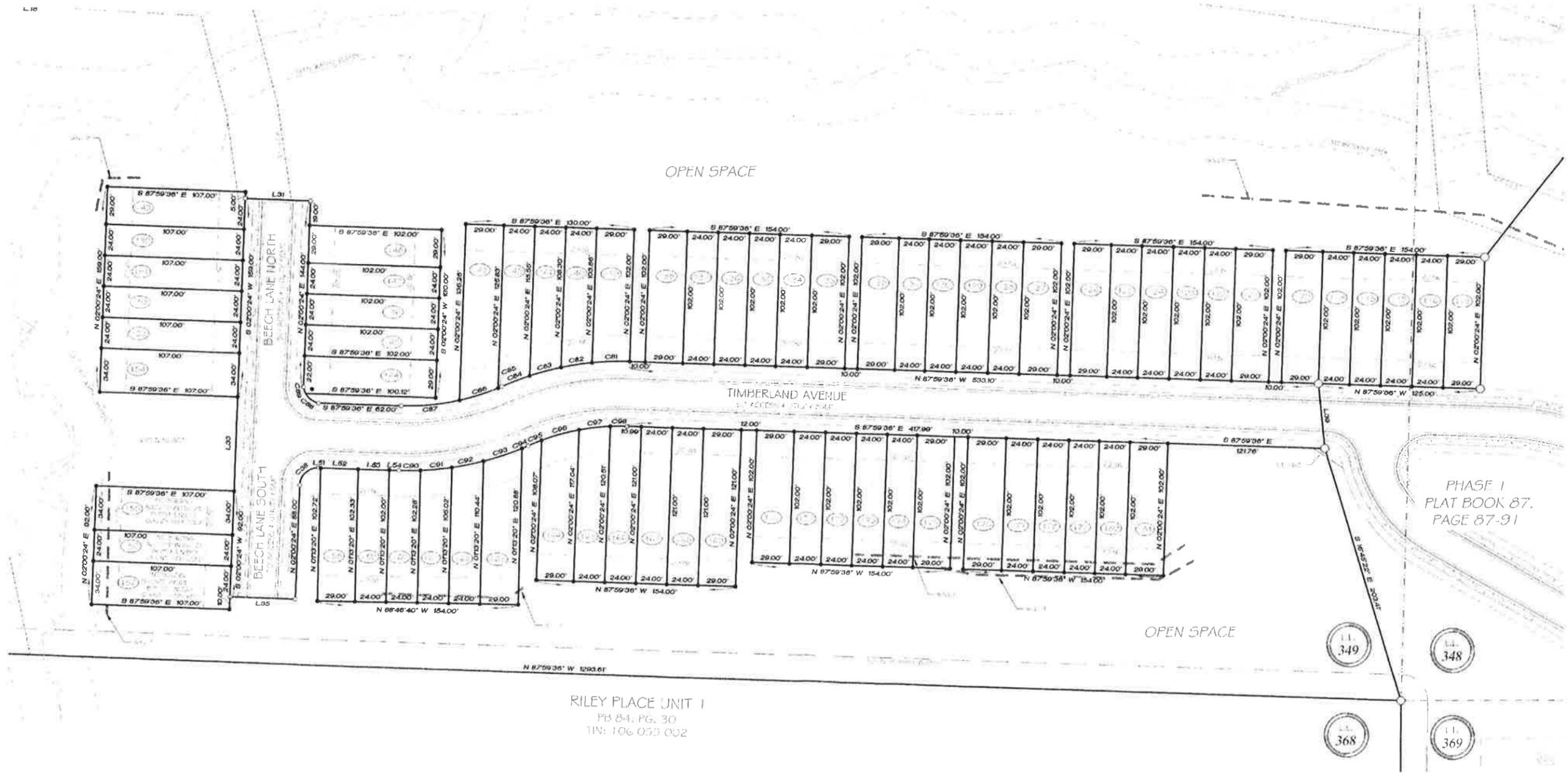
FINAL PLAT  
 THE WOODS AT DAWSON  
 PHASE 2  
 FOR  
 MERITAGE HOMES OF GEORGIA INC.

DATE	DESCRIPTION

PREPARED BY: JAW  
 CHECKED BY: DWA  
 PROJECT #: 201908



Know what's below.  
 Call before you dig





VR 23-07

James Callas

Planning Commission Hearing June 20, 2023

VARIANCE STAFF REPORT

**Proposal:** The applicant is requesting a variance to the Dawson County Land Use Resolution for front, right and left side setback reductions for the construction of a residence upon the completion of the demolition of the existing residence.

Applicant	James Callas
The development standard and requirement to be varied	Land Use Code, Section 121-67
Zoning	Vacation Cottage Restricted
Acreage	.16
Plat	Submitted for recording to update ownership
Road Classification	Private
Right-of-Way	Unknown
Tax Parcel	L17-157
Commission District	3

Direction	Zoning	Existing Use
North	VCR	Open Space for Athens Boat Club
South	VCR	Single Family Residence
East	VCR	Single Family Residence
West	VCR	Single Family Residence

***Unless a variance is approved the minimum requirements for the VCR Land Use District are:***

Minimum square footage. 800 square feet (heated).

Minimum setbacks.

Front yard - 100 feet on parkways, 60 feet on state highways, 35 feet on others;

Side yard - 10 feet;

Rear yard - 20 feet n/a if property backs up to the Army Corps of Engineers

Front yard setback applies to all frontages on publicly maintained streets.

Minimum setbacks for accessory structures:

Front yard - 100 feet on parkways, 60 feet on state highways, 40 feet on others;  
Side yard - 10 feet; and Rear yard - 10 feet.

If a principal residential structure is located less than 15 feet from any property line, then local fire codes impose certain requirements.

*A variance should be granted only after evidence is presented and accepted that enforcement of all of the required standards on the property in question would render the property useless.*

*Reasonable conditions may be imposed in connection with a variance as deemed necessary to protect the best interests of the surrounding property or neighborhood, and otherwise secure the purpose and requirements of this article. Guarantees and evidence may be required that such conditions will be and are being complied with.*

*Variations in accordance with this article should not ordinarily be granted if the special circumstances on which the applicant relies are a result of the actions of the applicant or owner or previous owners.*

**County Agency Comments:**

Emergency Services: Please see the attached.

Environmental Health Department: A septic system construction permit was issued in November 2021. Lake Lanier is adjacent and the Corps Line must not be crossed. A 50' setback from the waters edge to a drain field is also required.

Etowah Water & Sewer Authority: "Athens Boat Club is serviced by a private well system and septic systems."

Planning and Development: To date there has been over 30 variance requests within the Athens Boat Club development all of which were reductions in the setbacks of structures. This development was platted in the 1960's prior to any zoning regulations being adopted by the County. The lots are small in size, any improvements to structures within the development trigger the need of a variance.

Public Works Department: No comment in regards to this request.



# Dawson County Emergency Services

Troy Leist, Emergency Services Director/Fire Chief  
Johnny Irvin, Division Chief Operations/Training  
Justin Mitchell, Division Chief EMS/Administration  
Jeff Bailey, Division Chief Fire Marshal

393 Memory Lane  
Dawsonville, Georgia 30534  
(706) 344-3666 Office  
(706) 344-3669 Fax

---

June 8, 2023

To: Dawson County Planning Commission  
Re: VR 23-07  
Athens Boat Club set back variance

I do not support the repeated practice of granting setback variances inside of Athens Boat Club (ABC). This type of variance request has become almost routine inside ABC, and approval is generally anticipated (if not expected). I do not see where repeatedly allowing reduced setbacks serves to promote or enhance the public's safety, in fact, such a practice increases risks to both property and life. The State of Georgia and Dawson County have both adopted building codes and ordinances that establish what the setbacks **should be**, yet the granting of variances/exceptions inside ABC appears to be fairly common practice. Approvals to build should be predicated on the adopted codes in force at the time the request is considered, not on what has become "common practice" or landowner convenience.

The recurring rationale I see from landowners in ABC requesting setback variances is, "*It will allow me to build the home I want,*" on a lot that is not large enough to properly accommodate such a structure. I am not aware of any legitimate vested right claim for expecting these variances to be granted, in fact, I would argue that State and locally adopted building codes are in conflict with such practice. There are multiple reasons setbacks should be both established and enforced. Foremost is the enhanced safety to property and life afforded by clear space between occupied buildings. Also, setbacks serve to provide adequate space between structures for ease of access to infrastructure components such as underground and overhead utilities, septic systems, enhanced privacy, improved ventilation, as well as for aesthetic purposes.

I would like to challenge the Planning Commission and the BOC to collectively consider alternative solutions to the practice of routinely granting exception to the codes and ordinances they have adopted and are charged with enforcing. Simply stated, variances are meant to be the exception to the rule, not the norm.

---

## Mission Statement

Dawson County Emergency Services is committed to the preservation of life and protection of property of the citizens of Dawson County.

- INSERT PHOTO -

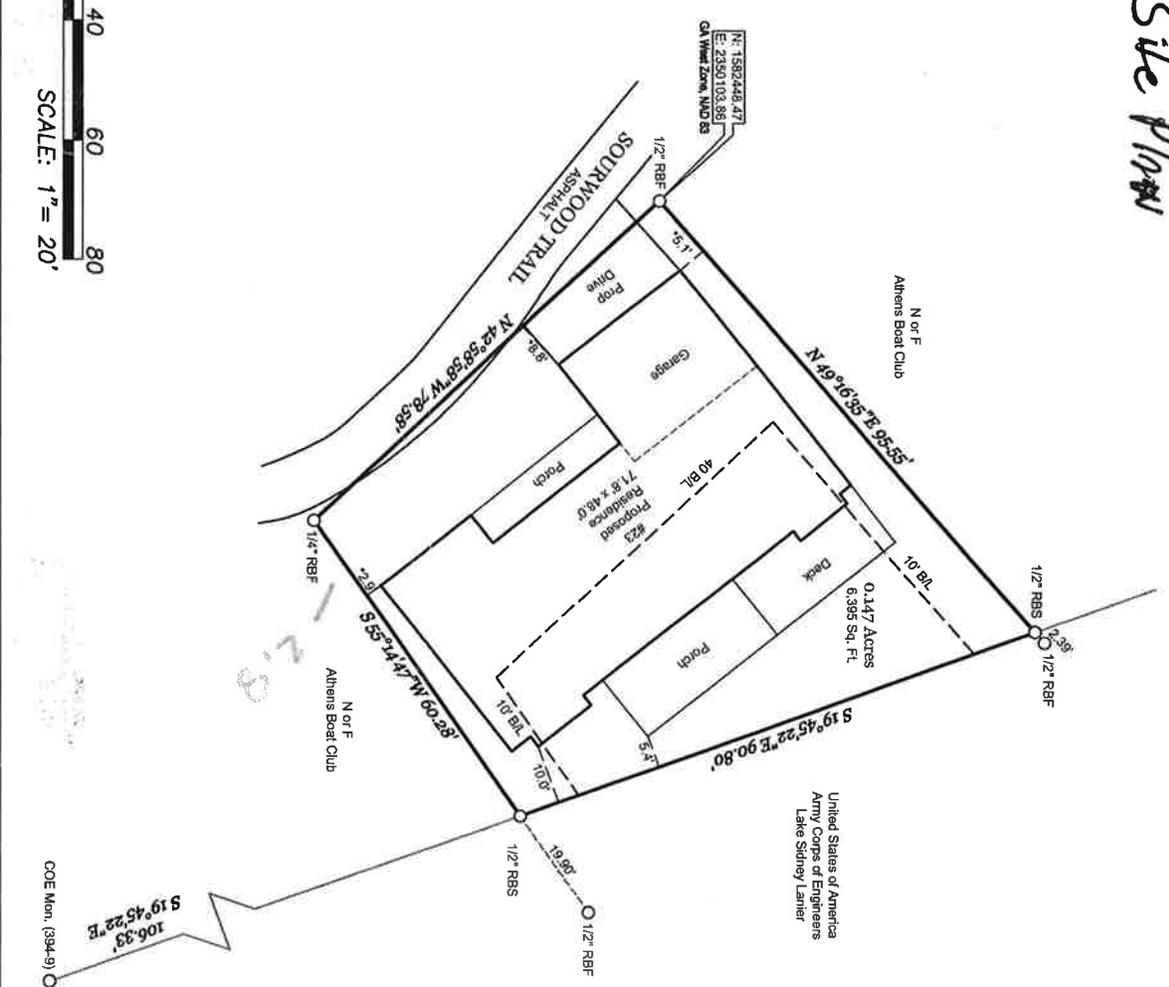
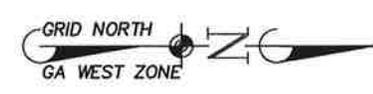


**Criteria for granting variances.**

**THE PLANNING COMMISSION SHALL MAKE ITS RECOMMENDATIONS BASED ON ALL FOUR EXPRESSLY WRITTEN FINDINGS:**

- (1) That a strict or literal interpretation and enforcement of the specified standard or requirement would result in practical difficulty or unnecessary hardship; and**
- (2) That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property which do not apply generally to other properties in the same district; and**
- (3) That the granting of the variance will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the near vicinity; and**
- (4) That the granting of the variance would support general objectives contained within the Land Use Chapter of the code.**

# Site Plan



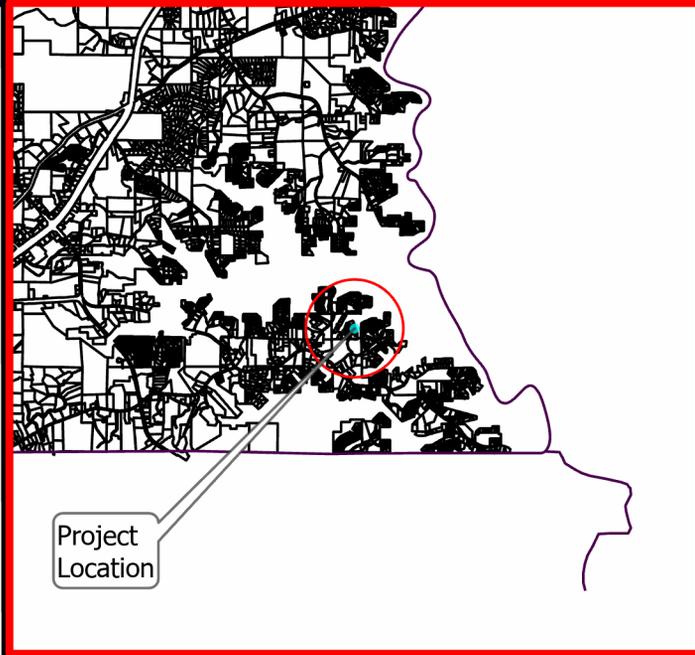
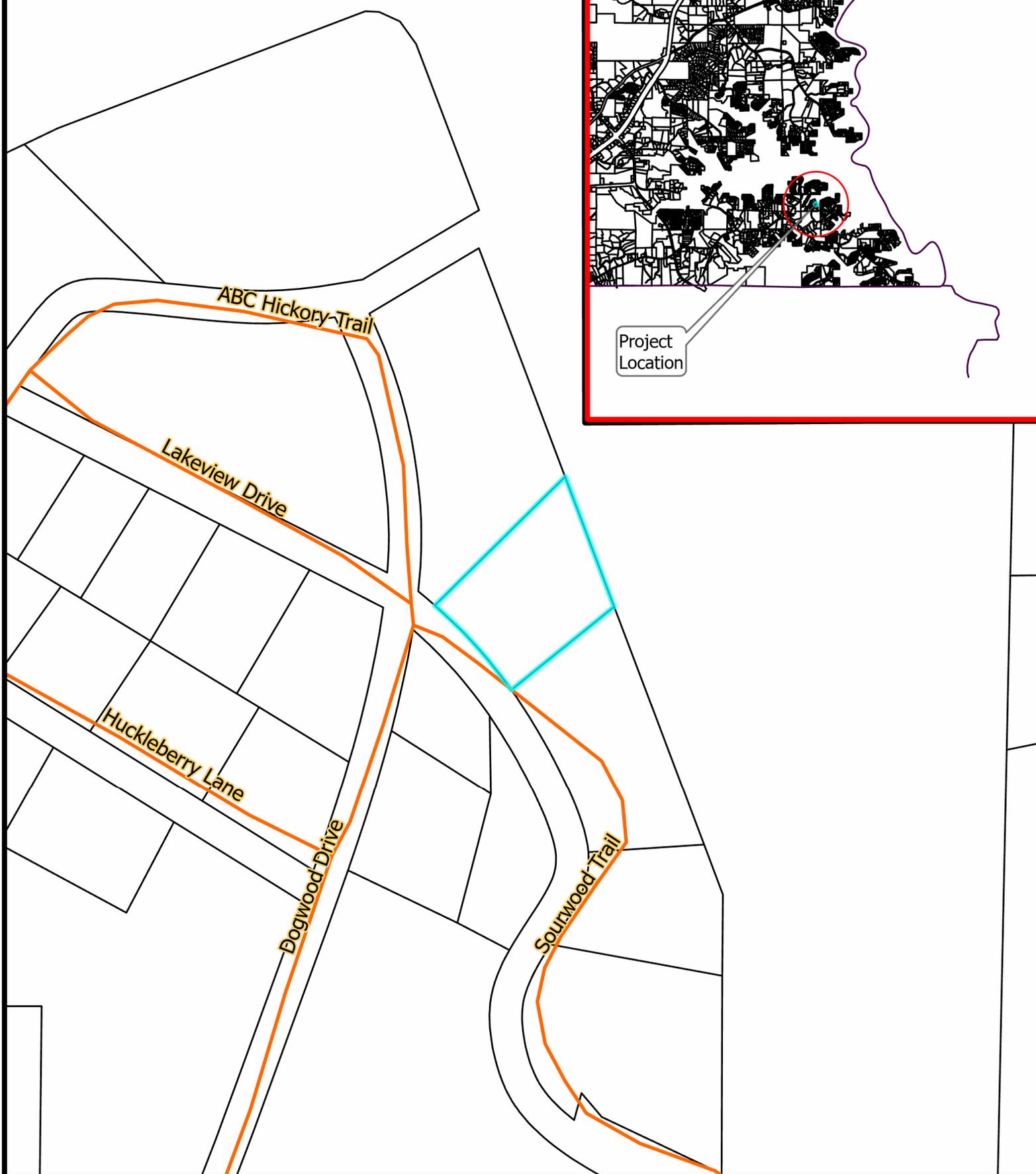
NOTES:  
 1.) Boundary information is based on a Survey of Athens Boat Club Lot A-21 for Susan Colman dated 07-11-2022 by Mcwhorter and Anderson.  
 2.) The purpose of this plan is to show the proposed location of the house and driveway for a variance and was prepared at the request of Jim Callers

Zoning VCR  
 Front : 40' \* Variance to be applied for to reduce setback  
 Side : 10' \* Variance to be applied for to reduce setback  
 Rear : N/A

Variance Site Plan of Athens Boat Club, Lot A19, for:  
**CHAD TALLANT**  
 Land Lot 394, South Half of the 13th Dist, 1st Sect.  
 Dawson County, Georgia  
 04-28-2023

**Mcwhorter & Anderson**  
 LAND SURVEYING & CIVIL ENGINEERING

416 Pickle Ferry Road  
 Building H, Unit 300  
 Cumming, GA 30040  
 (770) 889-9430  
 www.mga-se.com  
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 FILE: 12124sou231V



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PURPOSES.

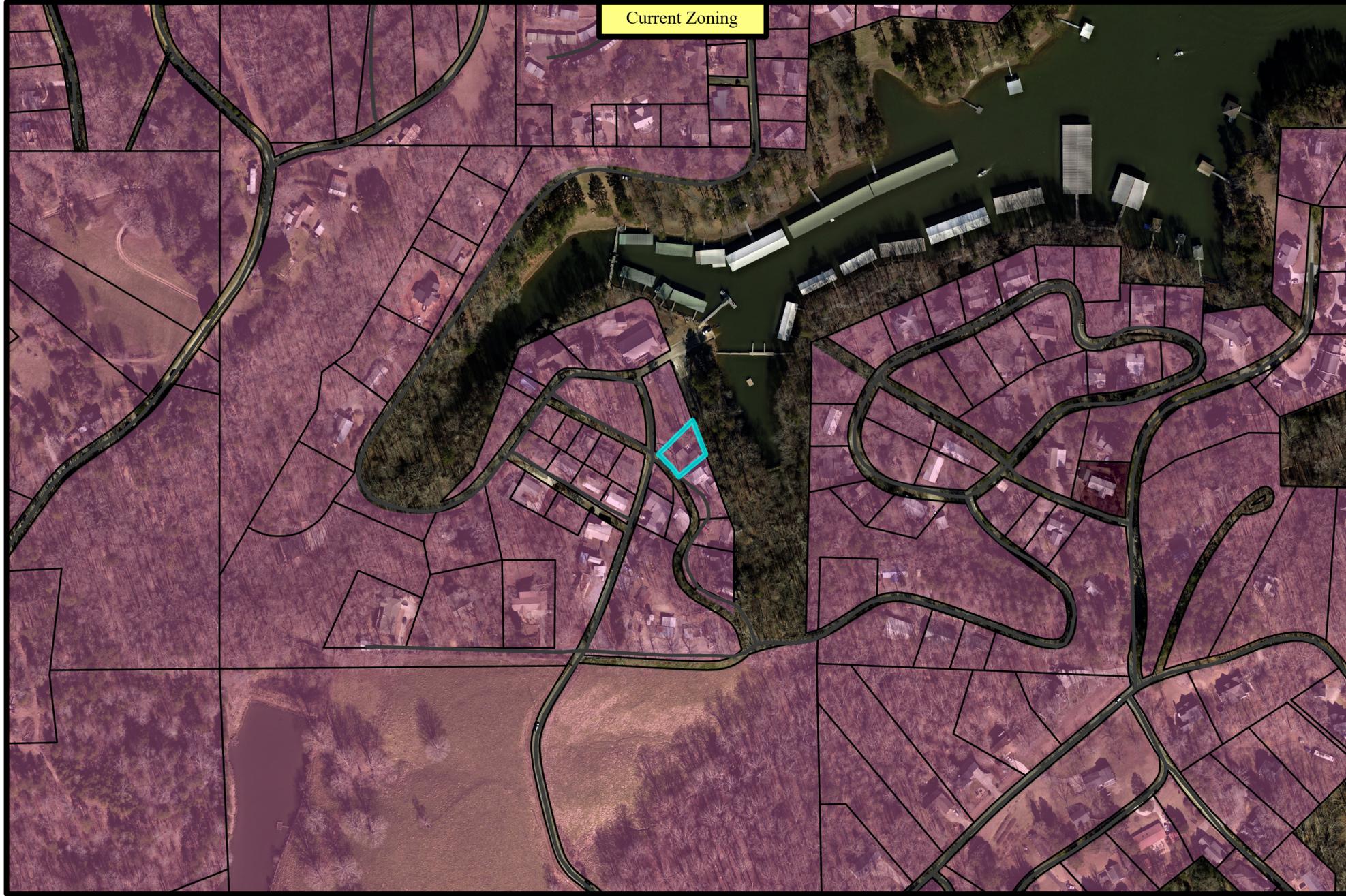


Dawson County  
Plann 58 nd Development

Staff Report: Exhibit

Parcel#: L17-157  
Current Zoning: VCR  
FLU: RL  
Application #: VR 23-07

Current Zoning



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N  
Scale: 1:4,421

Dawson County  
Planning **59** Development

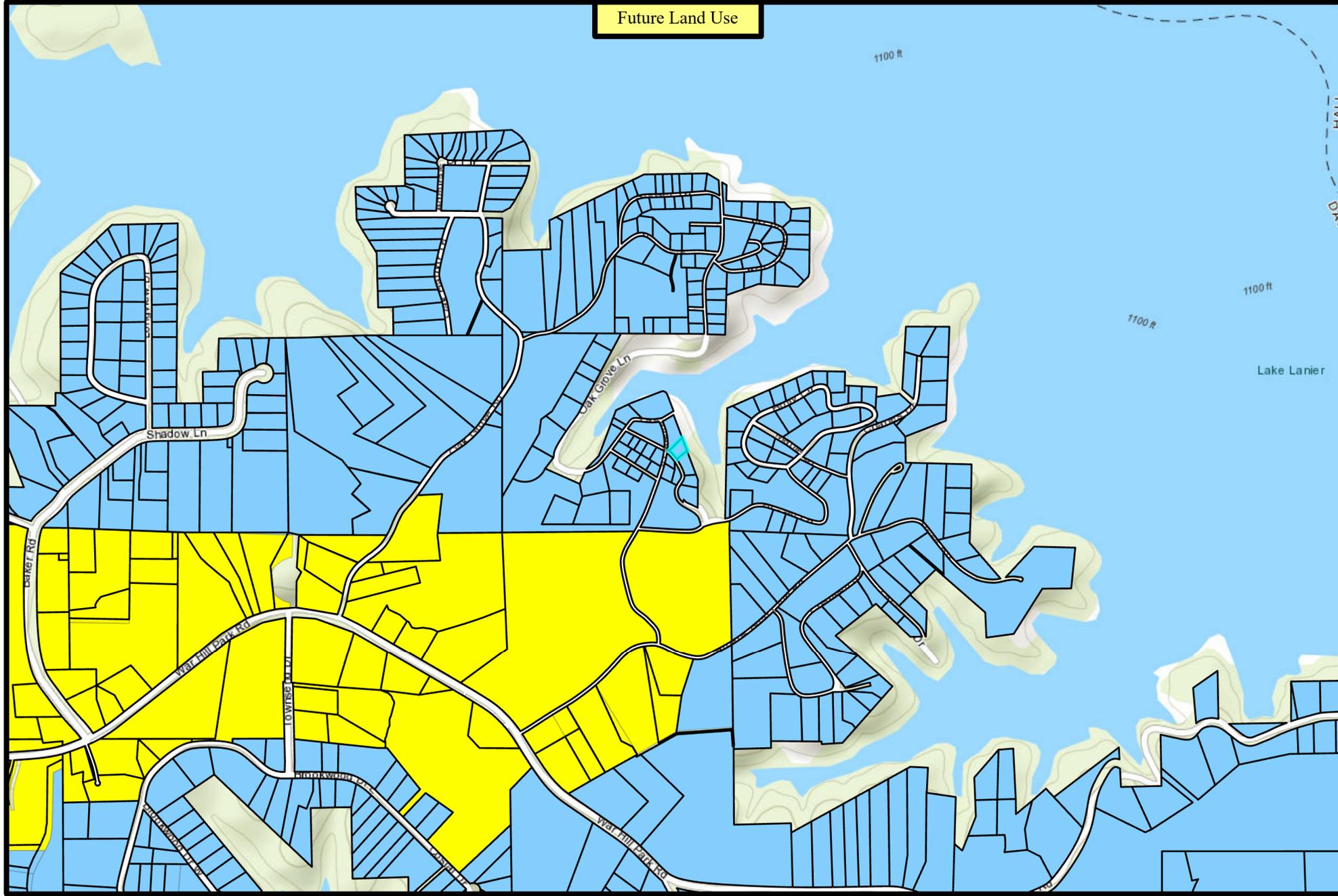
Staff Report

**Legend**

-  VCR
-  VC
-  Parcels

Parcel#: L17-157  
Current Zoning: VCR  
FLU: RL  
Application #: VR 23-07

Future Land Use



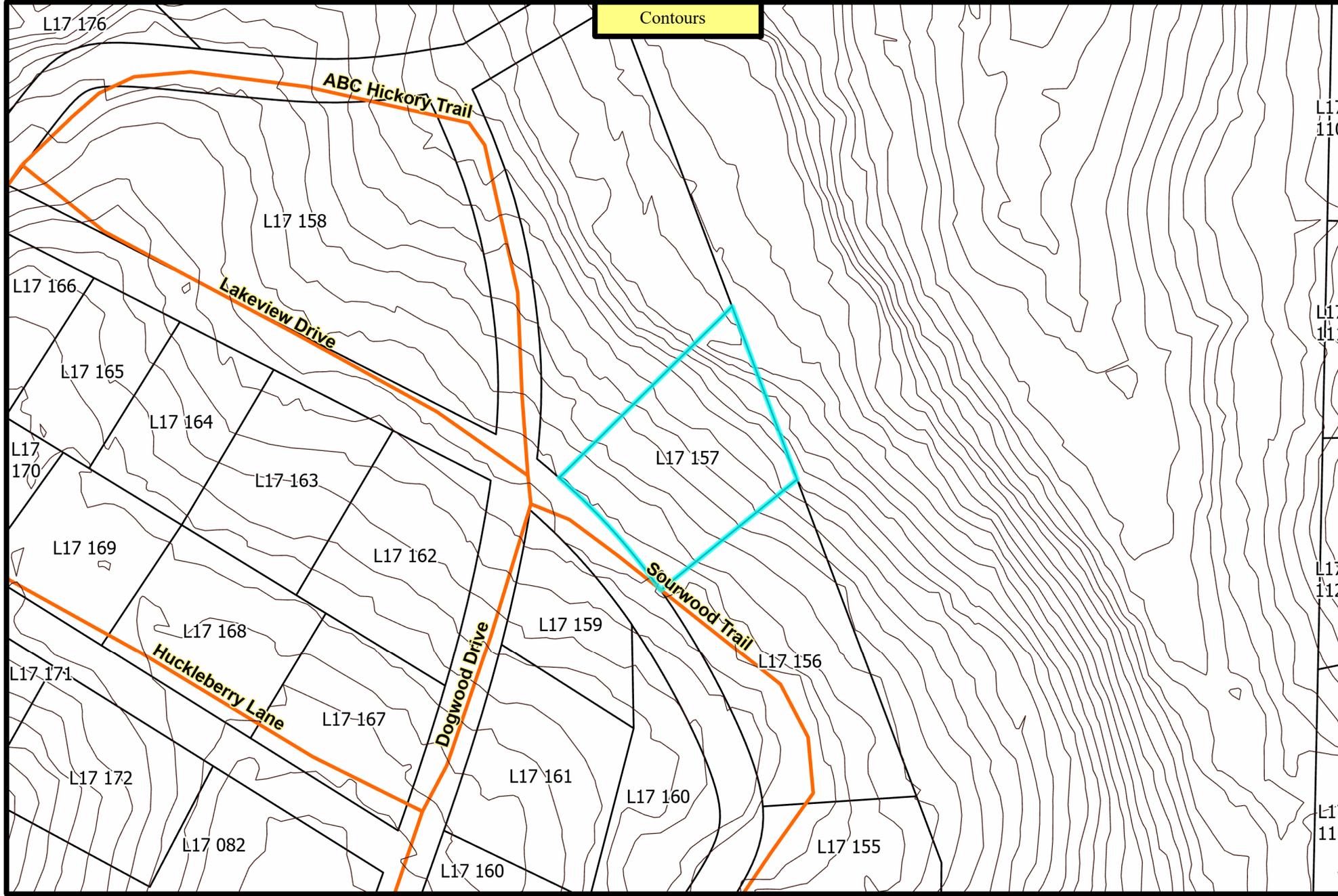
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N  
  
 Scale: 1:11,553

Dawson County  
 Planning Development  
 Staff Report

Parcel#: L17-157  
 Current Zoning: VCR  
 FLU: RL  
 Application #: VR 23-07

Contours



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N  
  
 Scale: 1:870

Dawson County  
 Planning 61 Development  
 Staff Report

Parcel#: L17-157  
 Current Zoning: VCR  
 FLU: RL  
 Application #: VR 23-07



**DAWSON COUNTY VARIANCE APPLICATION**

25 Justice Way, Dawsonville, Georgia 30534

**APPLICANT INFORMATION** (or Authorized Representative)

Printed Name: Simply Southern Consturction LLC (James Callas)

Address: \_\_\_\_\_

Dawsonville, Ga. 30534

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

Status:  Owner  Authorized Agent  Lessee

**PROPERTY INFORMATION**

Street Address of Property:

23 Sourwood Trail Dawsonville Ga. 30534

Land Lot(s): 394 District: 13 Section: 1

Subdivision/Lot: Athens Boat Club / \_\_\_\_\_

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

**REQUESTED ACTION**

A Variance is requested from the requirements of Article # 121 Section # 121-67 of the Land Use Resolution/Sign Ordinance/Subdivision Regulations/Other.

Front Yard setback  Side Yard setback  Rear Yard setback variance of 32 front feet to allow the structure to:  be constructed;  remain a distance of 8' feet from the  property line, or  other: Right Side 2' Variance Three Left 1' Variance ONE instead of the required distance of 5 side 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:

Left Side Variance - One ft - so 4 ft off side  
Right Side Variance - Three ft - so 2 ft off side.

'23 APR 28 2:17 PM



## DAWSON COUNTY VARIANCE APPLICATION

25 Justice Way, Dawsonville, Georgia 30534

Variations to standards and requirements of the Regulations, with respect to setbacks, 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:**

Because of the location of the septic system and the room needed for the system the home must be over the required setback lines. We using the garage part of the footprint for the addition and some front and side lines.

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

Being the home was build and the footprint made before the county inforced the restrictions that are in place today. By adding new to the old part, the varainece will bring every thing to be certified by the county.

**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:**

There has been a home on this lot for over 50 years with no public problems with the same footprint.

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

By granting this variance it would bring the home up to county standards for the neighborhood, and the standards for the neighborhood.

Add extra sheets if necessary.



## DAWSON COUNTY VARIANCE APPLICATION

25 Justice Way, Dawsonville, Georgia 30534

I understand that my request will be acted upon at the Planning Commission 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: \_\_\_\_\_

*James Cullen*

Date: 4-27-23

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.

### **THIS SECTION TO BE COMPLETED BY STAFF.**

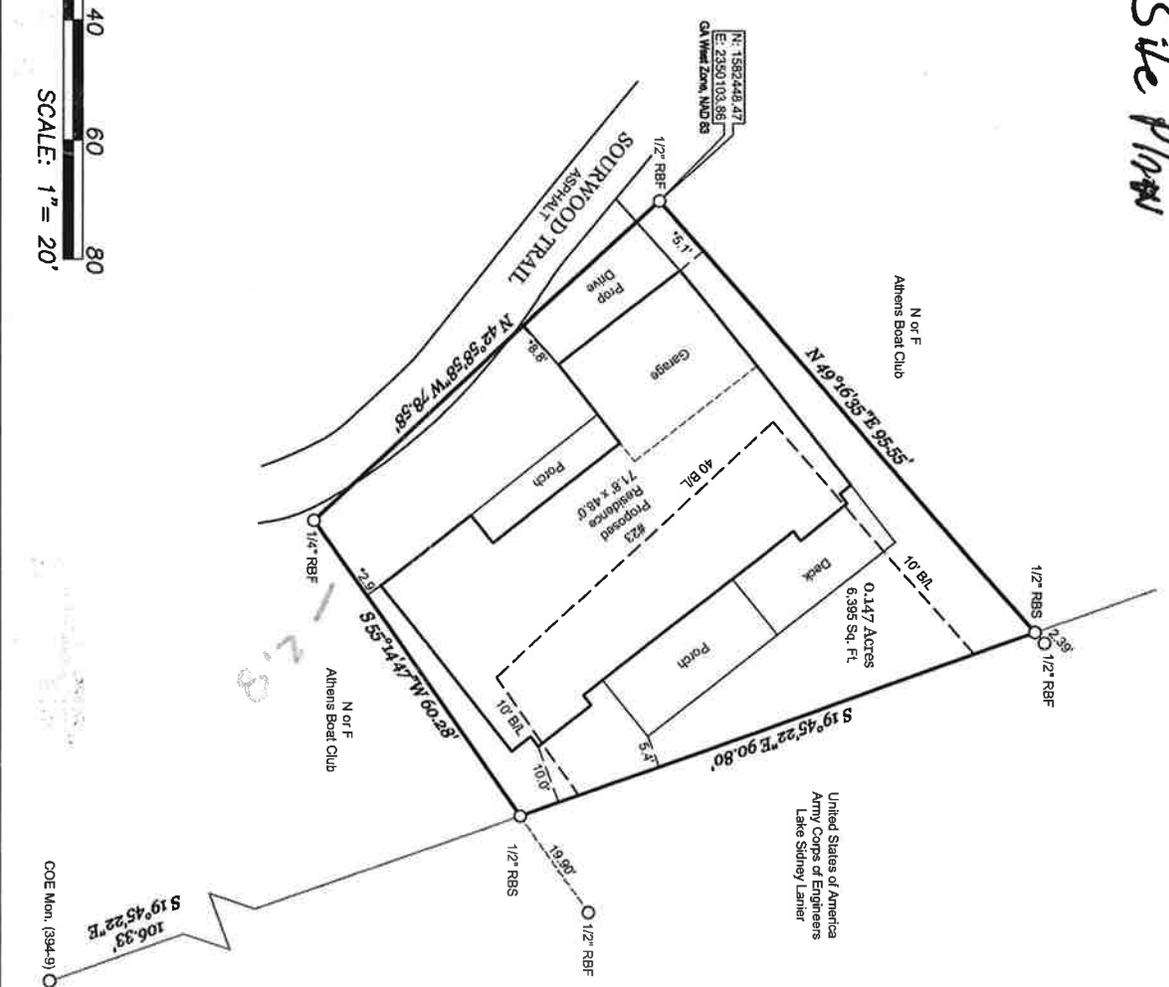
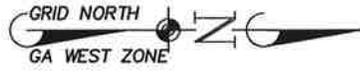
VR 22- \_\_\_\_\_ Tax Map & Parcel# \_\_\_\_\_

Zoning: \_\_\_\_\_ Commission District #: \_\_\_\_\_

Submittal Date: \_\_\_\_\_ Time: am/pm Received by: \_\_\_\_\_ (staff initials)

Fee Paid: \_\_\_\_\_ Planning Commission Meeting Date: \_\_\_\_/\_\_\_\_/2022

Side Plan



NOTES:  
 1.) Boundary information is based on a Survey of Athens Boat Club Lot A-21 for Susan Colman dated 07-11-2022 by Mcwhorter and Anderson.  
 2.) The purpose of this plan is to show the proposed location of the house and driveway for a variance and was prepared at the request of Jim Callers

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**Statement of Hardship.**

This home has been on this lot for a long time. It was built back before Dawson County had the zoning restrictions. It is in Athens Boat Club which is a Leased property which was formed before the zoning of VCR. Because it is a leased property there were not lot lines recorded and lots were marked by an acting board member at the time. This was done by driving a pin in the ground and measuring with a tape. At the time they did not go by any zoning restrictions, as there were none. This puts a hardship on the owners currently, so to help bring them up to the current zoning requirements the only option they have is to ask for variances in the requirements. They are doing surveys by a certified surveyor and having it recorded so that they county and Athens Boat Club will have a record of the property. This has been a great help to clear up each lot and to give everyone a chance to improve their property. automobiles, and to remove the existing trailer to build a new home with a garage. Moving it closer to he road will help with any future septic issues if needed.



## SU 23-01

Shannon Elzey

Planning Commission Meeting June 20, 2023

Board of Commission Hearing July 20, 2023

### Applicant Proposal

The applicant is seeking to obtain a Special Use of the property to place a manufactured home on a Residential Agriculture zoned parcel that is less than 3 acres in size. The parcel was created through a family density exception.

<b>Applicant</b>	Shannon Elzey
<b>Amendment #</b>	SU 23-01
<b>Request</b>	Place a manufactured home on a Residential Agriculture parcel less than 3 acres in size.
<b>Proposed Use</b>	Single Family Residential
<b>Current Zoning</b>	Residential Agricultural
<b>Future Land Use</b>	Rural Agricultural
<b>Acreage</b>	2
<b>Location</b>	Tanner Hall Road
<b>Commercial Square footage</b>	n/a
<b>Road Classification</b>	Public
<b>Tax Parcel</b>	079-019 platted in 2014
<b>Dawson Trail Segment</b>	n/a
<b>Commission District</b>	1
<b>DRI</b>	No
<b>Planning Commission Recommendation</b>	

Direction	Existing Zoning	Existing Use
North	R-A	Single Family Residential
South	R-A	Single Family Residential
East	R-A	Single Family Residential
West	R-A	Single Family Residential

**According to the Comprehensive Plan and accompanying Future Land Use Plan**, the subject property is identified as Rural Agricultural. The exurban residential area is neither exclusively agricultural nor exclusively residential. Much of this area is rural, agricultural, steeply sloping, and/or forest land. The minimum lot size of five (5) acres is the least amount of land that is considered necessary to sustain viable agricultural or forestry operations. Most of the land in this future land use classification has steeply sloping mountain and hillside topography. It is attractive from a residential market standpoint for Rural Agricultural development, given the scenic mountain views. This area is well beyond the projected limits of development during the 20-year planning horizon (to 2028). In the context of growth management, a five-acre minimum lot for subdivisions is expected to prevent suburban subdivision development, though amenities-driven (i.e., mountain views) exurban development is still likely despite the five-acre minimum lot size. Although most agriculture shown on the future land use plan map is cropland, some agricultural operations such as poultry houses may result in odors, dust, noise, or other effects which can be incompatible with single-lot residential development, which is permitted in this land use category. Although designated as Rural Agriculture, property owners continue to have low-density residential subdivision rights. Within the designated agricultural belt along the west side of the Etowah River, subdivision for detached, single-family residences may be appropriate if developed at lot sizes of five acres or more. If subdivided, lands in the agricultural belt should adhere to conservation subdivision principles in order to retain as much of the belt as possible, thereby protecting sensitive habitat along the river and also contributing to objectives of protecting the existing water supply watershed.

Land Uses: Rural Residential, Parks, Recreation and Conservation, Forestry, Agriculture Agricultural Retail  
Zoning Districts: Residential Agriculture, Agriculture

**County Agency Comments:**

Environmental Health Department: “The application states that an existing well will be used. The applicant will need to apply for a septic system construction permit. We will perform a site evaluation once an application for a septic system permit has been submitted.”

Emergency Services: No comments necessary per Chief Bailey.

Etowah Water & Sewer Authority: “Wells & Septic only available at this site.”

Planning and Development: This parcel is located in the Northern, rural portion of the County where there are several large poultry farms, large estate lots, and a mixture of larger homes and smaller cottages. Mr. Elzey has gifted his son a 2-acre portion of his 5-acre tract. The Family Density Lot Exception (Section 133-337) for the creation of not more than five total lots (including the parent tract) for a bona fide intra-family transfer such that adherence to the minimum lot dimensions for the land use category or zoning district where the lots are located is not required. For example, a family density exception may be approved such that a five-acre parcel, zoned RA residential exurban, may be subdivided into a three-acre lot and a two-acre lot for a bona fide intra-family transfer. The applicant proposes to have a new 1800 square foot manufactured home on the rear portion of the parent parcel. The property is such that no structures are visible from the public road. The applicant’s “stick built” home will be on the remainder of parcel on the 3.02 tract. The request is not completely out of character for the area. (Over the past two years, the department has processed five applications for this type of request. All of which were approved by the Board of Commissioners.)

Public Works Department: No comments necessary.

**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 Parcel:



**NOTES:**

- SOME UNDERGROUND UTILITIES MAY NOT BE SHOWN. THIS SURVEY IS SUBJECT TO ALL RIGHTS-OF-WAY & EASEMENTS, BOTH RECORDED AND UN-RECORDED.
- SOME FENCE LINES ARE NOT SHOWN.
- NO WETLANDS WERE OBSERVED ON THIS PROPERTY.
- NO LIVE STREAMS WERE OBSERVED ON THIS PROPERTY.

Penalty: \$0.00 Interest: \$0.00  
 Participants: 2538135907  
 JUSTIN POWERS, Clerk of Superior Court  
 DAWSON County, Georgia



- FIELD BOOK LINE PAGE TO FILE #612
- LEGEND:**
- 1) I.F.S. - IRON PIN SET (MSR.)
  - 2) I.P.F. - IRON PIN FOUND
  - 3) R. - RODDING BAR
  - 4) A - ARC
  - 5) RAD. - RADIAL
  - 6) RS - RADIAL
  - 7) NR - NOT RADIAL
  - 8) MA - MANHOLE
  - 9) DL - DROP WILET
  - 10) BL - BUILDING LINE
  - 11) R/W - RIGHT OF WAY
  - 12) AB - ARJUNCTION BOX
  - 13) F.H. - FIRE HYDRANT
  - 14) L.L.L. - LANE LOT LINE
  - 15) CL - CHORD BEARING
  - 16) C.D. - CHORD DISTANCE
  - 17) N.F. - NOW OR FORMERLY
  - 18) S.S. - SANITARY SEWER
  - 19) P.B. - POWER BOX
  - 20) P.P. - POWER & (MS) PHONE POLE
  - 21) D.E. - DRAINAGE EASEMENT
  - 22) C. - CENTERLINE
  - 23) P. - PROPERTY LINE
  - 24) - OVERHEAD POWER LINE
  - 25) - OVERHEAD PHONE LINE
  - 26) - FENCE (APPROX. LOC.)
  - 27) - E. STREAM (APPROX. LOC.)
  - 28) - E. DITCH (APPROX. LOC.)
  - 29) - [Symbol] - INDICATES STREET NUMBER
  - 30) C.M.P. - CORRUGATED METAL PIPE
  - 31) N.T.S. - NOT TO SCALE
  - 32) C.T. - CRIMP TOP
  - 33) S.W.B. - STATE WATERS BUFFER
  - 34) S.B. - STREAM BANK BUFFER
  - 35) S.F.P. - STEEL FENCE POST
  - 36) D.B. - DEED BOOK
  - 37) P.G. - PAGE
  - 38)
  - 39)

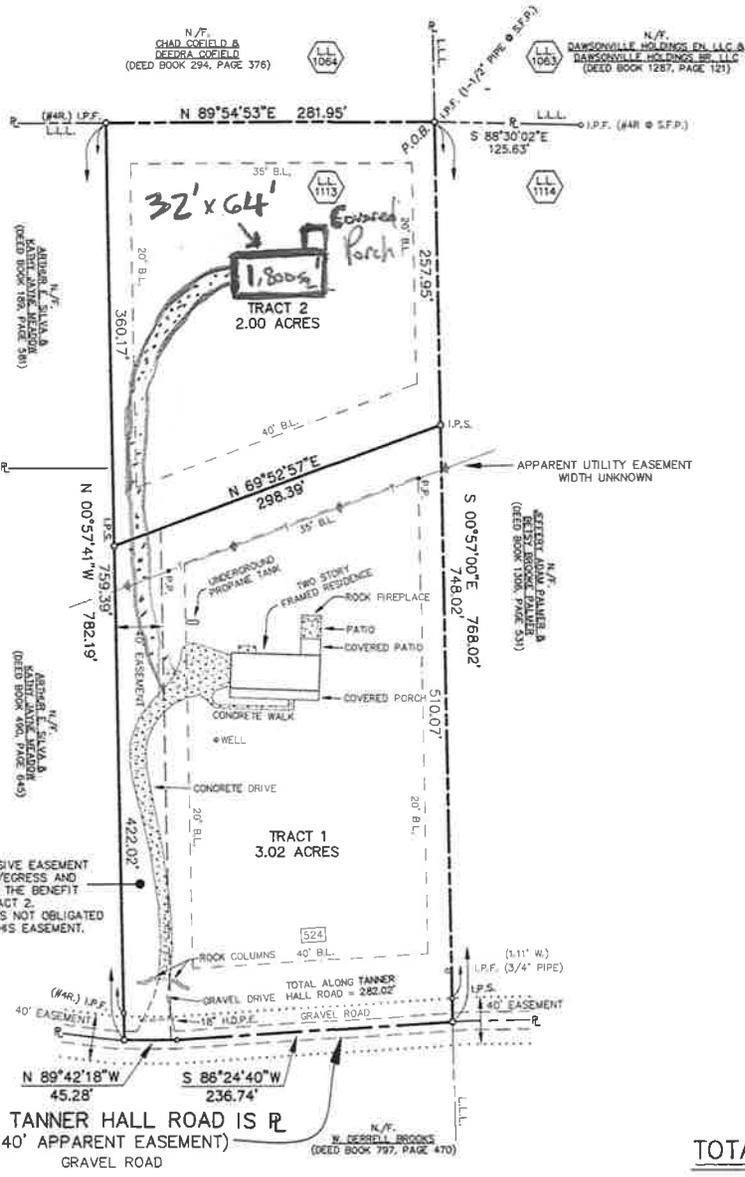
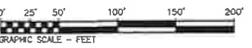
**DAWSON COUNTY NOTES:**

- DAWSON COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF ANY PIPES, DITCHES, DETENTION PONDS OR OTHER STRUCTURES WITHIN ANY DRAINAGE EASEMENT BEYOND THE COUNTY RIGHT-OF-WAY.
- NO STRUCTURES, FENCES OR OTHER OBSTRUCTIONS MAY BE LOCATED WITHIN A DRAINAGE OR ACCESS EASEMENT WITHOUT PRIOR APPROVAL BY THE DAWSON COUNTY DEPARTMENT OF ENGINEERING.
- THE COMMON DRIVEWAYS IDENTIFIED AS "PRIVATELY MAINTAINED" ARE PRIVATE WAYS AND ARE NOT MAINTAINED BY STATE, COUNTY, CITY OR OTHER PUBLIC AGENCIES, DEPARTMENT OF ENGINEERING.
- PRIVATELY MAINTAINED COMMON DRIVEWAYS ARE INELIGIBLE FOR ADOPTION AS PUBLIC ROADS OR STREETS. ALL DRIVEWAYS ENTERING ANY COUNTY STREET OR ROAD SHALL HAVE A MINIMUM TEN (10) FOOT BRAKING AREA NO GREATER THAN FIVE (5) INCHES ABOVE THE CROWN OF THE STREET OR ROAD.
- THE MINOR SUBDIVISION SHALL NOT RENDER ANY LOTS FROM THE ORIGINAL TRACT UNUSABLE WITH REGARD TO LOT SIZE, AND SHALL NOT CONFLICT WITH ANY PROVISION OR PORTION OF THE COUNTY CODES, OFFICIAL MAPS, OR LAND USE RESOLUTION.

**SURVEYOR'S CERTIFICATIONS**

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.G.G.A. SECTION 15-6-67.

Brett Sisson  
 MARCH 22, 2023  
 BRETT SISSON REGISTERED LAND SURVEYOR NO. 3158 DATE



"F.E.M.A. OFFICIAL FLOOD HAZARD MAP"  
 COMMUNITY NO. 130304, PAGE 100C DATED 4/4/2018,  
 SHOWS THIS PROPERTY TO NOT BE IN AN AREA HAVING SPECIAL FLOOD HAZARDS.



- REFERENCE PLATS:**
- SURVEY FOR: ROBERT WEISCHEDEL, BY: OWEN PATTON, GA. R.L.S. NO. 1324, DATED: FEBRUARY 5, 1986, RECORDED IN PLAT BOOK 16, PAGE 111.
  - SURVEY FOR: PHILLIP B. MESSINA & CAROL G. MESSINA, BY: OWEN PATTON, GA. R.L.S. NO. 1324, DATED: FEBRUARY 6, 1986, RECORDED IN PLAT BOOK 21, PAGE 155.
  - SURVEY FOR: DEEDRA ANN HARBEN, BY: J.A. PAGE, JR. AND ASSOC., DATED: FEBRUARY 28, 1998, RECORDED IN PLAT BOOK 45, PAGE 59.
  - BOUNDARY SURVEY FOR: ROBERT W. WEISCHEDEL & KAREN S. WEISCHEDEL, BY: YOUNGBLANK SURVEYING, INC., DATED: MARCH 17, 1998, RECORDED IN PLAT BOOK 48, PAGE 197.

NO STATE WATERS PRESENT  
 NO FIRE HYDRANTS WERE OBSERVED WITHIN ONE MILE OF THIS PROPERTY.

**REVISION NOTE:**  
 1) THIS PLAT WAS REVISED ON: 4-4-2023, TO ADDRESS COUNTY REVIEW COMMENTS.

THE INTENT OF THIS PLAT IS SPLIT TAX PARCEL 079 019, AT THE REQUEST OF THE CLIENT.

(TRACTS 1 & 2)  
**TOTAL AREA = 5.02 ACRES**

TAX PARCEL: 079 019



THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN \_\_\_\_\_ FEET AND AN ANGULAR ERROR OF \_\_\_\_\_ PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN \_\_\_\_\_ FEET.

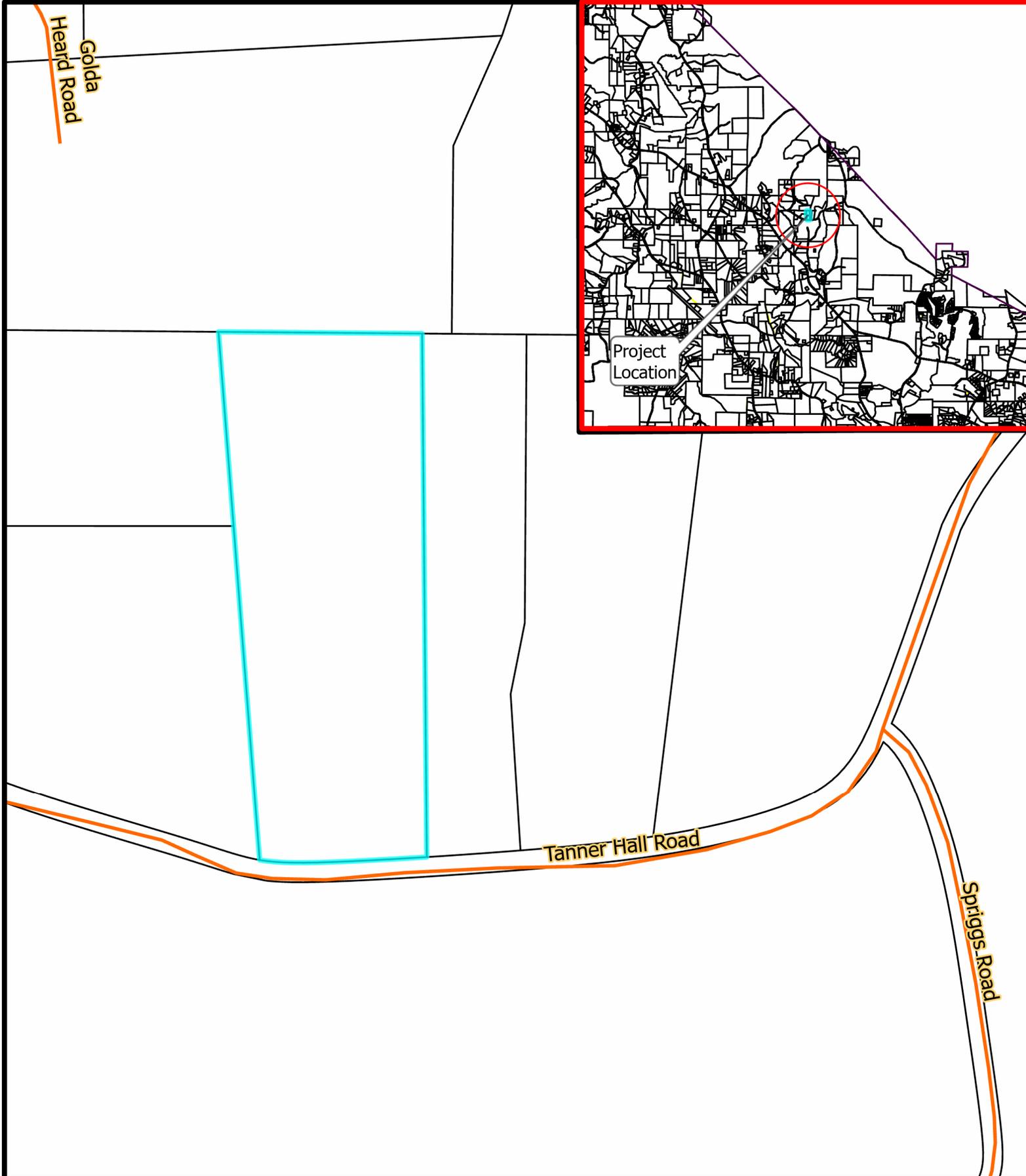
EQUIPMENT USED FOR MEASUREMENTS:  
 GEOMAX ZOOM 90

\*ALL MATTERS OF TITLE ARE EXCEPTED\*

BOUNDARY SURVEY	
-FOR-	
SHANNON L. ELZEY HEATHER KATHLEEN ELZEY	
LAND LOT(S) - 1113	DISTRICT - S, SECTION - 1
CITY: DAWSON COUNTY, GEORGIA	PREPARED: MARCH 22, 2023
SCALE: 1" = 50 FEET	LAST REVISED DEC 4-4-2023
DWG FILE: 23-4612-07D	GA LSF 000080
DRAWING NO. 23-4612-07D	

STREET ADDRESS: 524 TANNER HALL ROAD

72  
 Site Plan



DAWSON COUNTY  
DISCLAIMS ANY  
RESPONSIBILITIES,  
LIABILITIES OR  
DAMAGES FROM THE USE  
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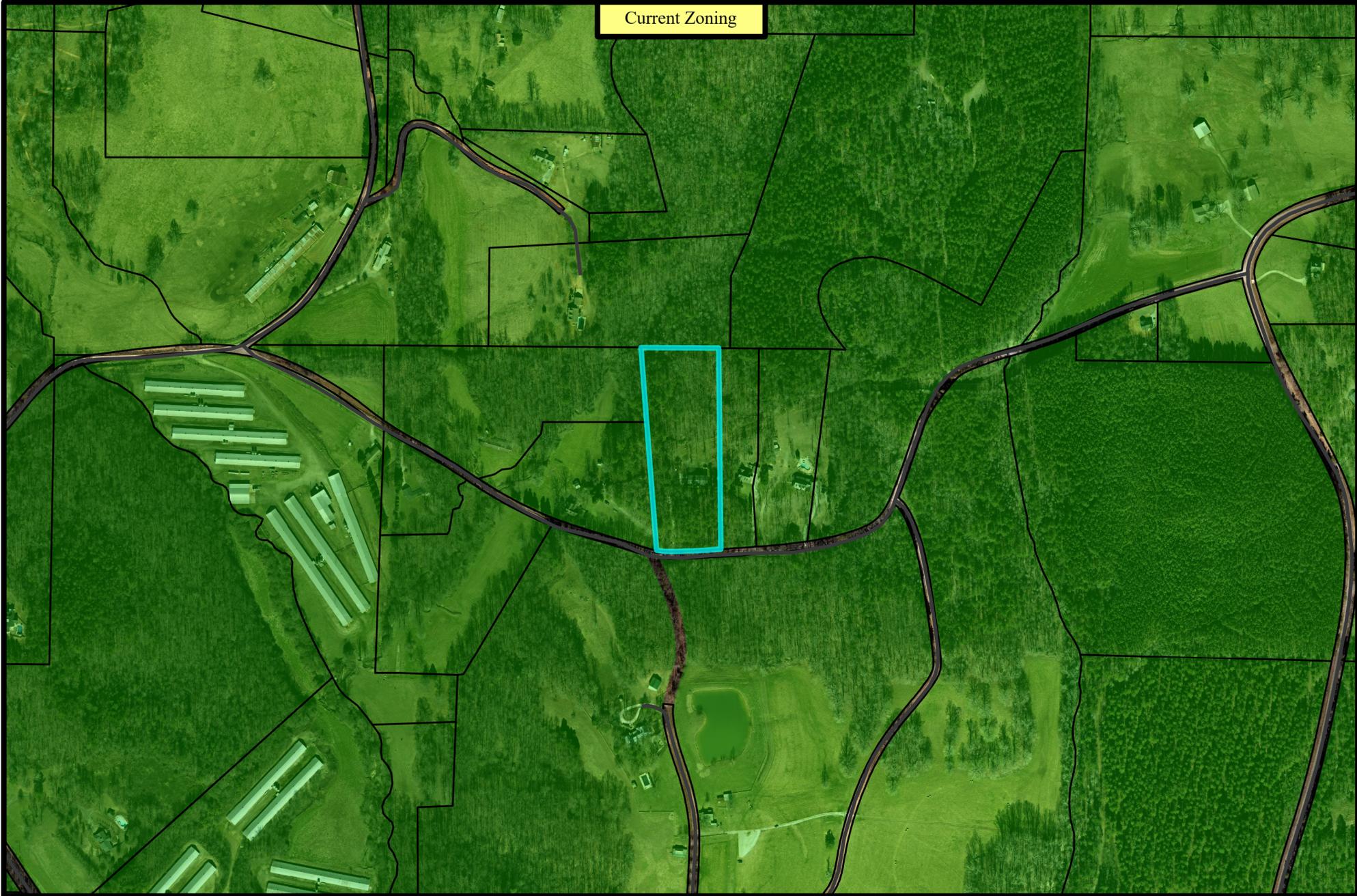


Dawson County  
Plann 73 and Development

Staff Report: Exhibit

Parcel#:079-019  
Current Zoning: RA  
FLU: RR  
Application #:SU 23-01

Current Zoning



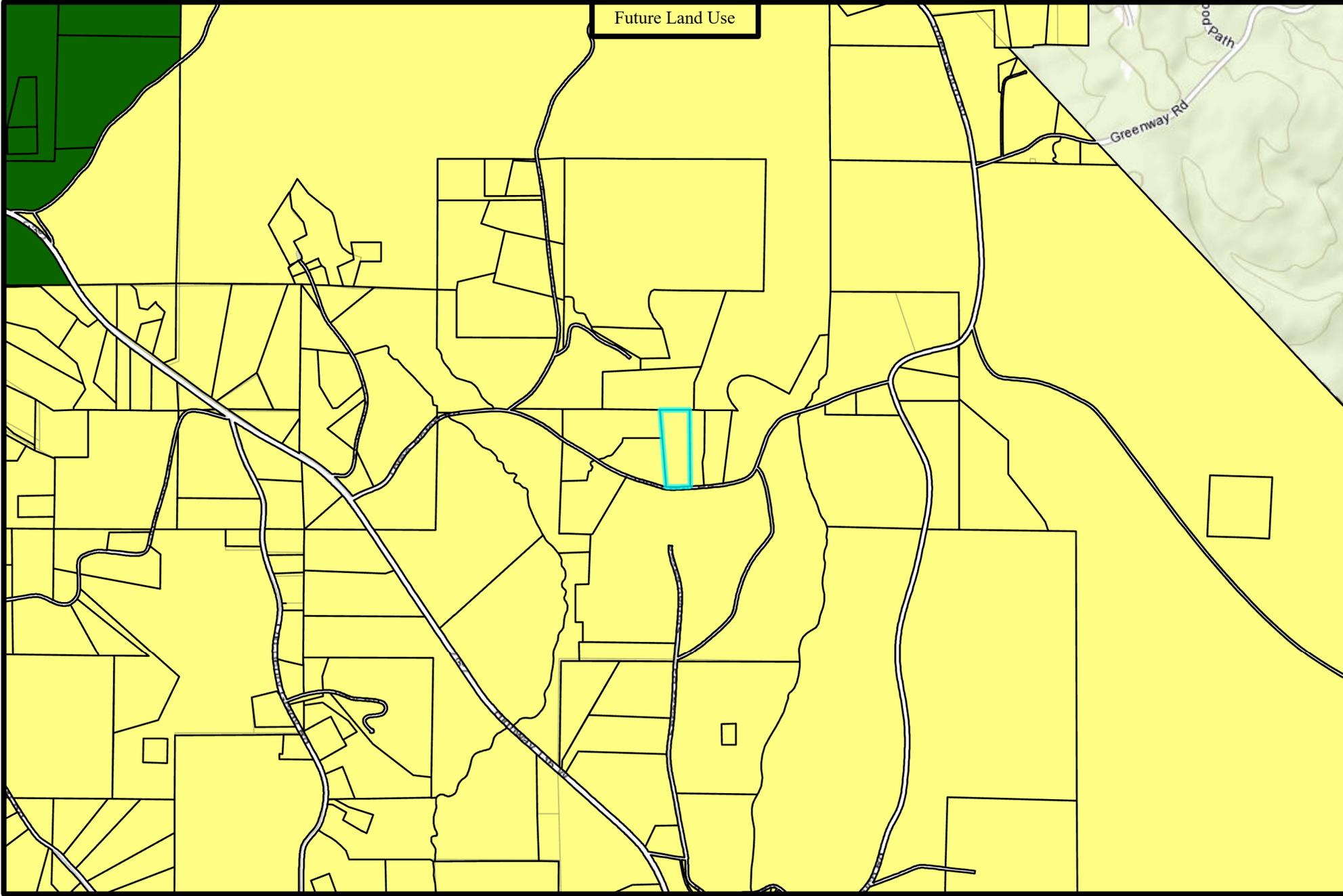
DAWSON COUNTY DISCLAIMS ANY RESPONSIBILITIES, LIABILITIES OR DAMAGES FROM THE USE OF THIS MAP. THIS MAP IS ONLY FOR DISPLAY PURPOSES.

N  
  
 Scale: 1:7,640

Dawson County  
 Planning  Development  
 Staff Report

**Legend**  
 RA  
 Parcels

Parcel#:079-019  
 Current Zoning: RA  
 FLU: RR  
 Application #:SU 23-01



Future Land Use

Greenway Rd  
 000 path

75



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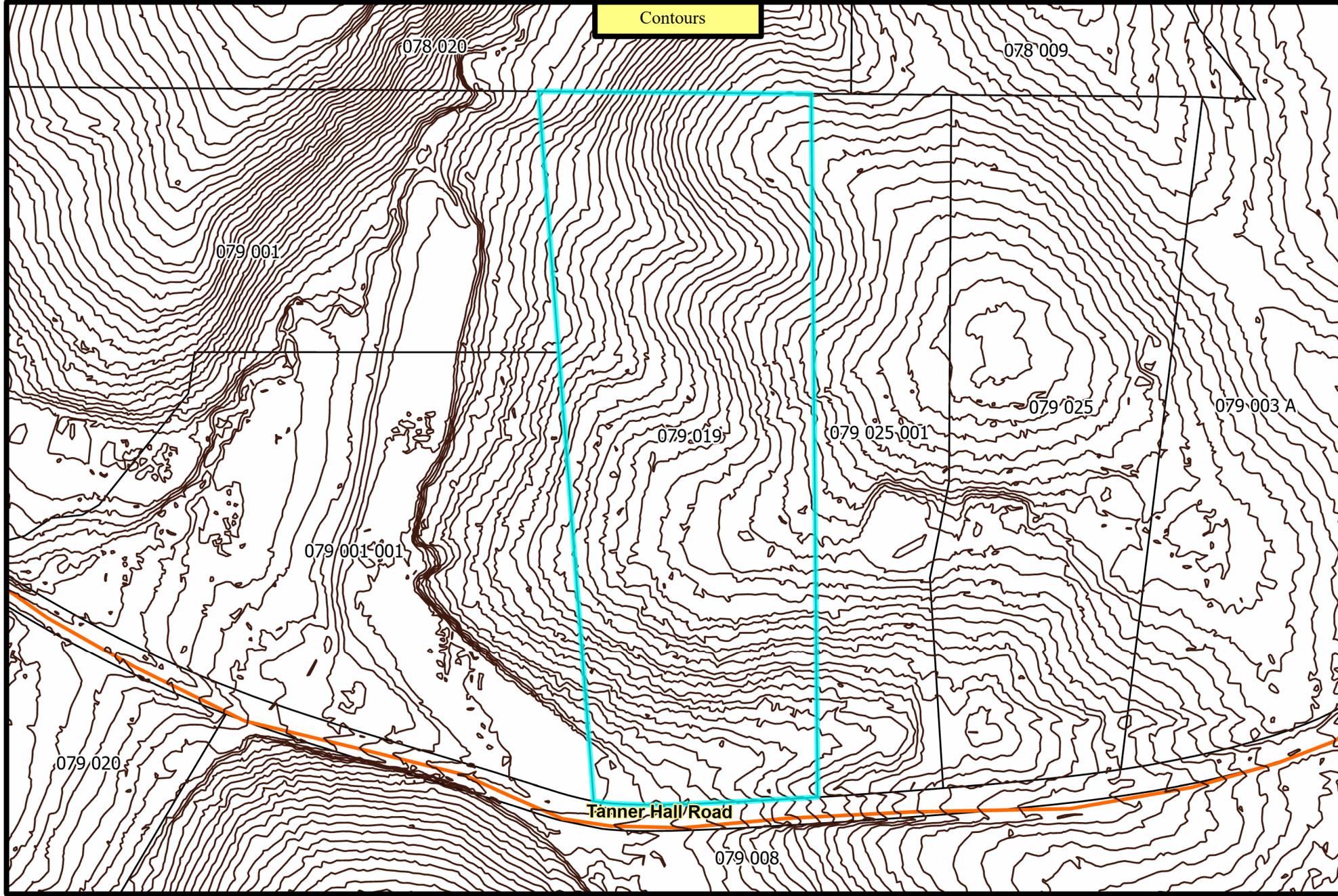
N  
 Scale: 1:19,964

Dawson County  
 Planning 75 Development

Staff Report

Parcel#:079-019  
 Current Zoning: RA  
 FLU: RR  
 Application #:SU 23-01

Contours



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N  
  
 Scale: 1:2,164

Dawson County  
 Planning 76 Development

Staff Report

Parcel#:079-019  
 Current Zoning: RA  
 FLU: RR  
 Application #:SU 23-01

Dawson County  
Rezoning Application  
(AMENDMENT TO LAND USE MAP)

**APPLICANT INFORMATION (or Authorized Representative)**

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

Printed Name: Mr. Shannon L. Elzey

Address: 524 Tanner Hall Rd. Dawsonville, GA 30534

Phone (Listed only please) \_\_\_\_\_

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: 4.21.23 Applicant Signature: Shannon L. Elzey

**REQUESTED ACTION & DETAILS OF PROPOSED USE**

Rezoning to: \_\_\_\_\_  Special Use Permit for: manufactured home on less than 5 acres

Proposed Use:

Existing Utilities:  <sup>well</sup> Water  Sewer  Gas  Electric

Proposed Utilities:  Water  Sewer  Gas  Electric - For mobile home

**RESIDENTIAL**

No. of Lots: \_\_\_\_\_ Minimum Lot Size: 2 (acres) No. of Units: 1

Minimum Heated Floor Area: 1800 sq. ft. Density/Acre: \_\_\_\_\_ - on 2 acres

Type:  Apartments  Condominiums  Townhomes  Single-family  Other

Type of Amenity: \_\_\_\_\_ Amount of Open Space: \_\_\_\_\_

**COMMERCIAL & RESTRICTED INDUSTRIAL:**

Building area: \_\_\_\_\_

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

# Property Owner/ Property Information

Name: Shannon Elzey

Street Address of Property being rezoned: 524 Tanner Hall Rd.

Rezoning from: \_\_\_\_\_ to: \_\_\_\_\_ Total acreage being rezoned: \_\_\_\_\_

Directions to Property (if no address):

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

Current Use of Property: \_\_\_\_\_

**Does this proposal reach DRI thresholds?** \_\_\_\_\_ If yes, the application will require submittal of a transportation study. DRIs require an in depth review by County agencies, and regional impact review by the Georgia Mountains Regional Planning staff. This adds several weeks to processing; additionally, the applicant is responsible for the expense of third party review of the required technical studies associated with the project.

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

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

### SURROUNDING PROPERTY ZONING CLASSIFICATION:

North B.A South B.A East B.A West R-A

Future Land Use Map Designation: Rural Residential

Access to the development will be provided from:

Road Name: Tanner Hall Rd. Type of Surface: Dirt road

2018 APR 25 10:25 AM

22 April 2023

Letter of Intent

Applicant Names : Shannon and Heather Elzey

Subject Property : 524 Tanner Hall Road Dawsonville, Georgia

The applicant's plan is to break off 2 acres of the existing 5.02 acres for my son. Survey has been completed. The lender on current home has approved splitting off the 2 acres from the 5 acres. A brand new 2023 mobile home would be placed on the 2 acres for my son and his family and it would meet all county requirements. My existing house will be on the 3.02 acre tract.

The home that would be placed on the 2 acre tract for my son will be a 4 bed 2 bath- approx 1800 sqft - higher end manufactured home. Home would be on septic and well water (plan is to tap into the existing well) and all planning and environmental requirements will be met.

Thank you ,

Shannon S. Elzey

2023 APR 22 10 51 AM





Shannon + Heather Elzey  
Variance Request

22 April 2023

### \* Construction and Development Schedule:

- March 15, 2023: Land survey completed.
- March 22, 2023: Soil test completed.
- April 22, 2023: Met with Harmony Gee at County Office @ 10:00 am.
- June 20<sup>th</sup> - Meet with Dawson County Board of Commissioners (BOC) Submit variance application
- July 20<sup>th</sup> - Meet with BOC  
Hopefully receive variance approval.
- July 21<sup>st</sup> - Contact mobile home company in Jasper, GA to place order for the double wide home.
- Last week of July - Contracted grader will remove (2-3 weeks) trees, build out gravel road, + prepare site for double wide.
- August (mid-to-late) - Water line connected to existing well.
- September - Power lines + Septic tank installed.  
(2 weeks)

- ⊙ September - Septic tank inspection  
Dawson County final inspection
- ⊙ October - Projected move-in date.



## ZA 23-04

Planning Commission Meeting June 20, 2023

Board of Commission Hearing July 20, 2023

### **Applicant Proposal**

The applicant is seeking to zone a 3.18-acre portion of the parcel from R-A to RSR for the purpose of subdividing the property.

<b>Applicant</b>	Keith Mulkey obo Gladys Voyles
<b>Amendment #</b>	ZA 23-04
<b>Request</b>	Rezone Property from R-A to RSR
<b>Proposed Use</b>	To subdivide a 3.18-acre portion of the parent parcel
<b>Current Zoning</b>	R-A
<b>Future Land Use</b>	Rural Agricultural
<b>Acreage</b>	3.18 of a 30.72 acre parcel
<b>Location</b>	8924 Kelly Bridge Road
<b>Commercial Square footage</b>	n/a
<b>Road Classification</b>	Public
<b>Tax Parcel</b>	039 011
<b>Dawson Trail Segment</b>	n/a
<b>Commission District</b>	1
<b>DRI</b>	No
<b>Planning Commission Recommendation</b>	

Direction	Existing Zoning	Existing Use
North	R-A	Single Family Residential
South	R-A	Single Family Residential
East	R-A	Single Family Residential
West	R-A	Vacant Land

**According to the Comprehensive Plan and accompanying Future Land Use Plan**, the subject property is identified as Rural Agricultural. The exurban residential area is neither exclusively agricultural nor exclusively residential. Much of this area is rural, agricultural, steeply sloping, and/or forest land. The minimum lot size of five (5) acres is the least amount of land that is considered necessary to sustain viable agricultural or forestry operations. Most of the land in this future land use classification has steeply sloping mountain and hillside topography. It is attractive from a residential market standpoint for Rural Agricultural development, given the scenic mountain views. This area is well beyond the projected limits of development during the 20-year planning horizon (to 2028). In the context of growth management, a five-acre minimum lot for subdivisions is expected to prevent suburban subdivision development, though amenities-driven (i.e., mountain views) exurban development is still likely despite the five-acre minimum lot size. Although most agriculture shown on the future land use plan map is cropland, some agricultural operations such as poultry houses may result in odors, dust, noise, or other effects which can be incompatible with single-lot residential development, which is permitted in this land use category. Although designated as Rural Agriculture, property owners continue to have low-density residential subdivision rights. Within the designated agricultural belt along the west side of the Etowah River, subdivision for detached, single-family residences may be appropriate if developed at lot sizes of five acres or more. If subdivided, lands in the agricultural belt should adhere to conservation subdivision principles in order to retain as much of the belt as possible, thereby protecting sensitive habitat along the river and also contributing to objectives of protecting the existing water supply watershed.

Land Uses: Rural Residential, Parks, Recreation and Conservation, Forestry, Agriculture Agricultural Retail  
Zoning Districts: Residential Agriculture, Agriculture

**County Agency Comments:**

Environmental Health Department: “The home was built in 1966 and we have no records on file. Septic permitting Dawson County began in 1970. We have not made a site evaluation of the property. We recommend that a septic system re-evaluation be performed by our office to determine the existing septic tank location.”

Emergency Services: No comments necessary.

Etowah Water & Sewer Authority: No public water or sewer available at this site. Wells and septic only.

Planning and Development: The Future Land Use designation of the parcel is Rural Agriculture; the request to rezone to RSR is not consistent with the adopted Land Use. The six parcels within .6 mile range of Kelly Bridge Road range in size from 1.5 acres to 3.78 acres (all zoned R-A) were subdivided prior to 1994, only three of which are platted and recorded. A lot of record is defined as: Whenever a lot or plat has been legally and duly recorded with the County Clerk of Superior Court prior to February 23, 1998 and actually exists as so shown or described, it shall be deemed a lot of record. In addition, lots legally recorded that met zoning standards in place at the time of recordation, but do not meet standards currently in place are also considered lots of record. Although said lot may not contain sufficient land area or lot frontage to meet the minimum lot size requirements of the current zoning such lot may be used as a building site provided that all other requirements of the district are met and that building plans are consistent with all state and local health codes. If the Planning Commission finds the request to be consistent with the existing land (density) patterns; staff would recommend the zoning classification of RRE (Rural Residential Estates) to be more complimentary of area and the Future Land Use designation.

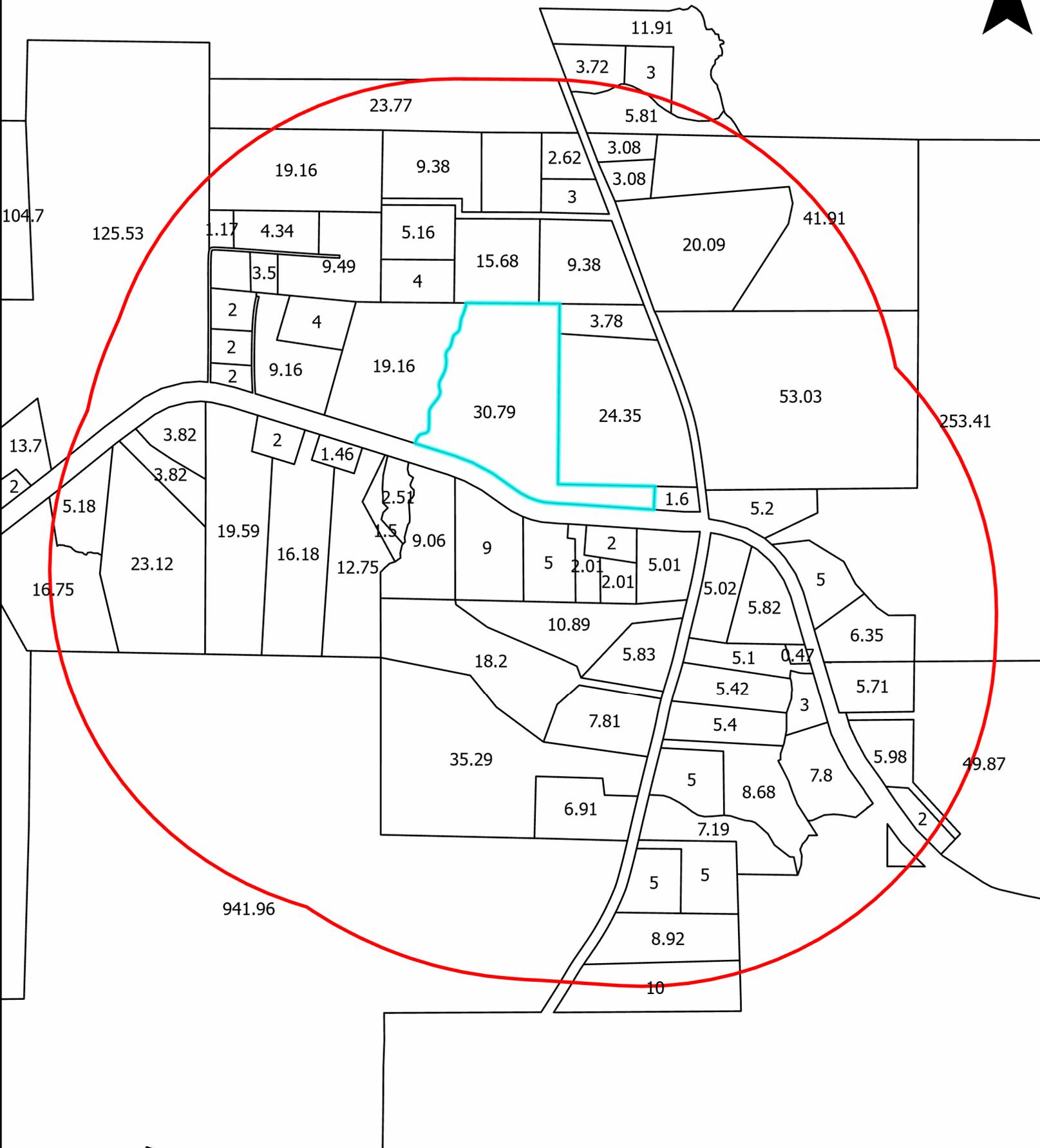
Public Works Department: No comments necessary.

**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.

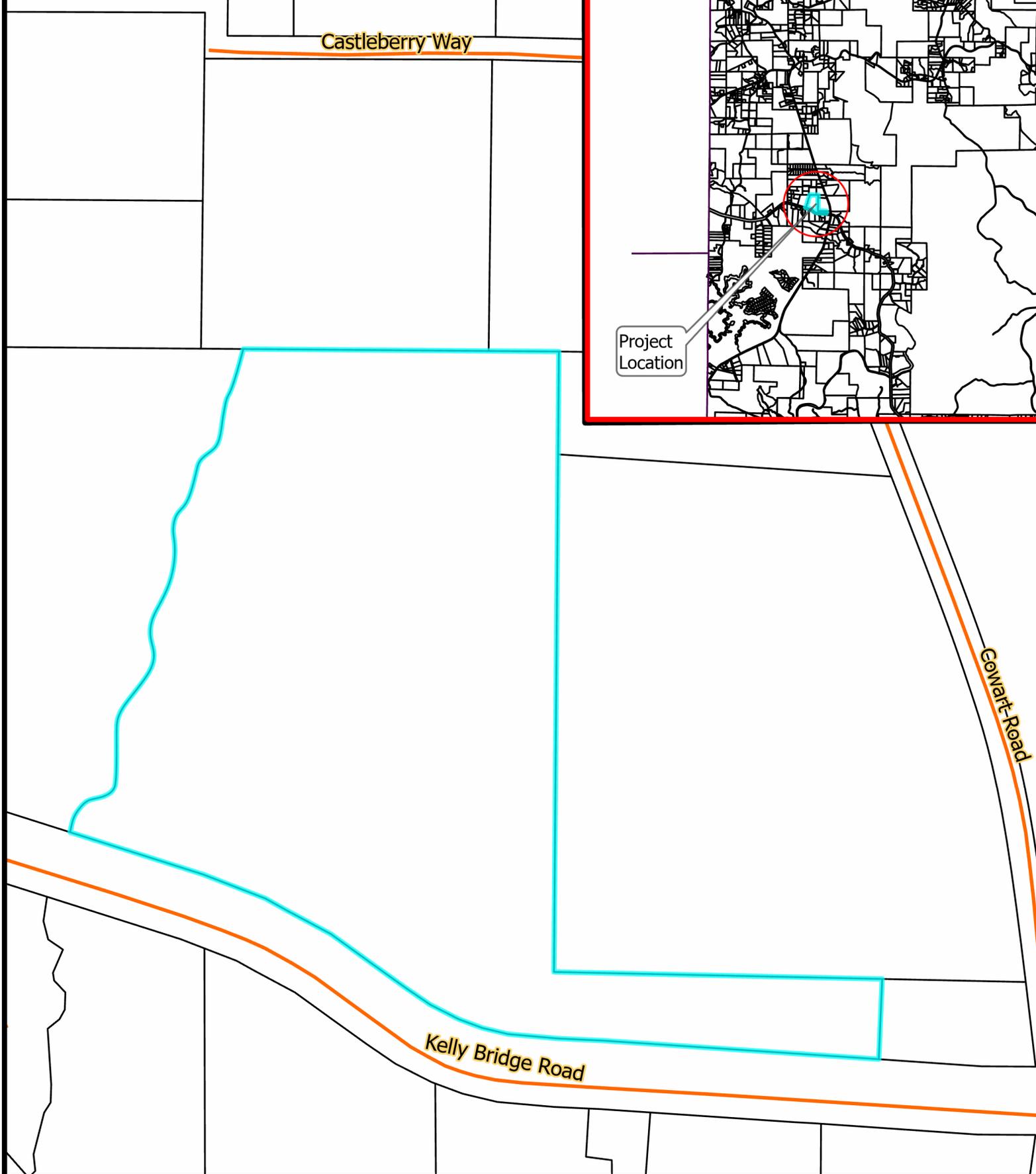






ZA 90 -04  
Parcel: 039-011

0.5 mile buffer  
 Surrounding Parcels



Castleberry Way

Project Location

Cowart Road

Kelly Bridge Road



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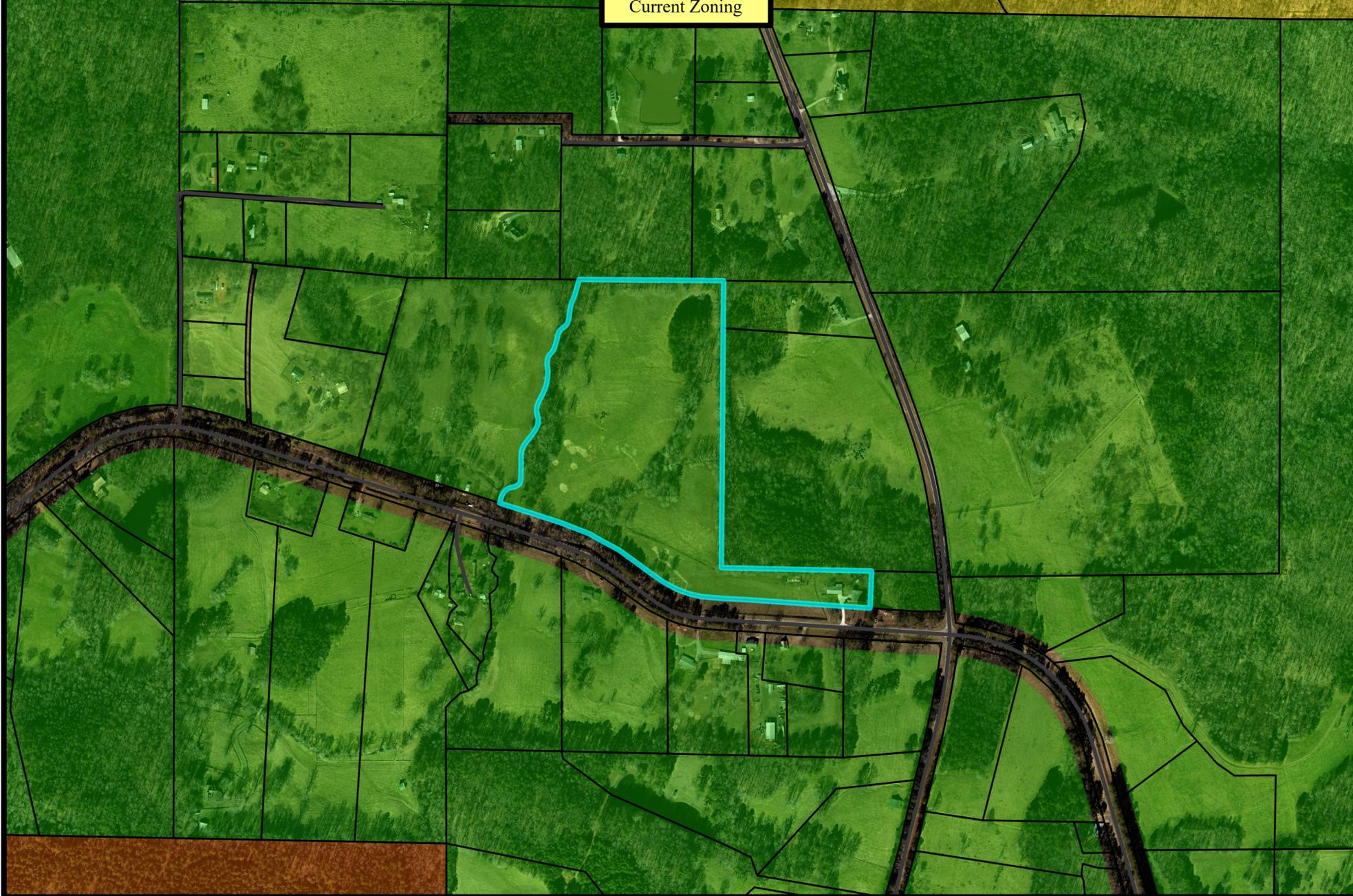


Dawson County  
Plann 91 and Development

Staff Report: Exhibit

Parcel#:039-011  
Current Zoning: RA  
FLU: RA  
Application #:ZA 23-04

Current Zoning



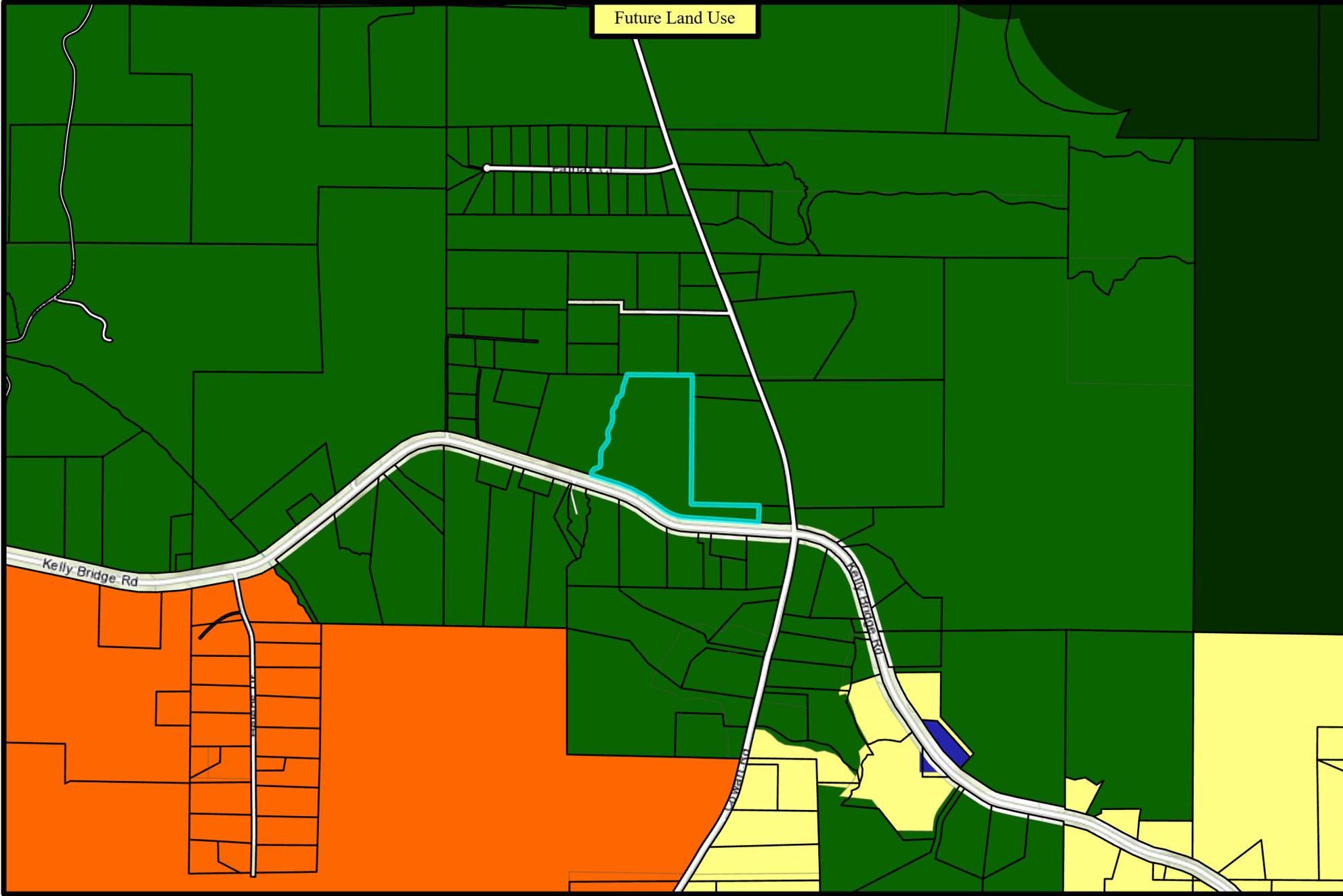
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N  
  
 Scale: 1:9,168

Dawson County  
 Planning & Development  
 92  
 Staff Report

Legend	
	RA
	RSR
	RSRMM
	RPC
	C-IR
	Parcels

Parcel#:039-011  
 Current Zoning: RA  
 FLU: RA  
 Application #:ZA 23-04



Future Land Use

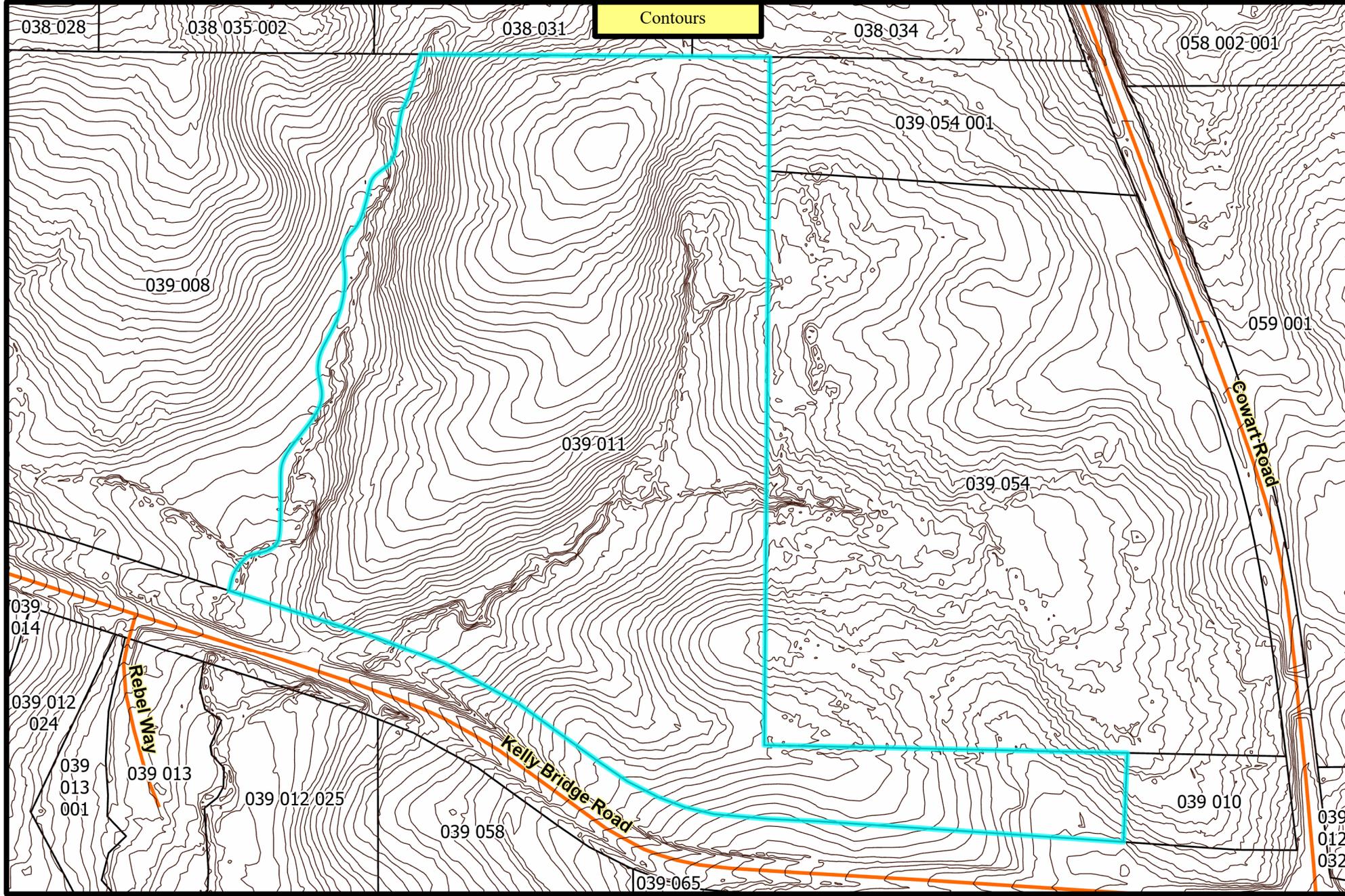


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N  
  
 Scale: 1:19,964

Dawson County  
 Planning Development  
 Staff Report

Parcel#:039-011  
 Current Zoning: RA  
 FLU: RA  
 Application #:ZA 23-04



Contours

038-028    038-035-002    038-031    038-034    058-002-001

039-008    039-054-001

039-011    039-054

039-014    039-012-024    039-013    039-012-025    039-010

039-013-001    039-058    039-065

Rebel Way    Kelly Bridge Road    Cowart Road



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N  
  
 Scale: 1:3,739

Dawson County  
 Planning 94 Development

Staff Report

Parcel#:039-011  
 Current Zoning: RA  
 FLU: RA  
 Application #:ZA 23-04

Dawson County  
Rezoning Application  
(AMENDMENT TO LAND USE MAP)

**APPLICANT INFORMATION (or Authorized Representative)**

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

Printed Name: Gladys Riasby Voxles

Address: \_\_\_\_\_

Phone (Listed on) \_\_\_\_\_

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: RSR  Special Use Permit for: \_\_\_\_\_

Proposed Use:

Existing Utilities:  Water  Sewer  Gas  Electric

Proposed Utilities:  Water  Sewer  Gas  Electric

**RESIDENTIAL**

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

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

Type:  Apartments  Condominiums  Townhomes  Single-family  Other

Type of Amenity: \_\_\_\_\_ Amount of Open Space: \_\_\_\_\_

**COMMERCIAL & RESTRICTED INDUSTRIAL:**

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

Property Owner/  
Property Information

Name: Gladys Rigsby Voyles

Street Address of Property being rezoned: 8924

Rezoning from: RA to: \_\_\_\_\_ Total acreage being rezoned: 3.18 acres

Directions to Property (if no address):

8924 Kelly Bridge Rd.  
Dawsonville, GA

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

Current Use of Property: \_\_\_\_\_

**Does this proposal reach DRI thresholds?** NO If yes, the application will require submittal of a transportation study. DRIs require an in depth review by County agencies, and regional impact review by the Georgia Mountains Regional Planning staff. This adds several weeks to processing; additionally, the applicant is responsible for the expense of third party review of the required technical studies associated with the project.

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

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

**SURROUNDING PROPERTY ZONING CLASSIFICATION:**

North RA South RA East RA West RA

Future Land Use Map Designation: RA

Access to the development will be provided from:

Road Name: Kelly Bridge Rd Type of Surface: asphalt

# Applicant Certification

I hereby request the action contained within this application relative to the property shown on the attached survey, plat, 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. The staff will send notices to adjacent property owners advising of the request and proposed use prior to the public hearing.

I understand that I have the obligation to present all data necessary and required by code 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 or 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 X Gladys Biggs Wayles Date 4-11-2023  
Witness Deborah Parker Date 4-11-2023

# Property Owner Authorization

I/we, Gladys Riggsby Voyles, hereby swear that I/we own the property located at (fill in address and/or tax map parcel #s):

Street Address of Property being rezoned:

TMP#:

as shown in the tax maps and/or deed records of Dawson County, Georgia, and which parcel or parcels 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: Keith Mulkey

Signature of applicant or agent: Keith Mulkey Date: 4-11-23

\*\*\*\*\*

Printed Name of Owner(s): Gladys Riggsby Voyles

Signature of Owner(s): Gladys Riggsby Voyles Date: 4-11-23

Mailing address: \_

City, State, Zip. GA

Phone (Listed/Unlis

Sworn and subscribed before me  
this 11 day of April, 2023

Teresa H Worley  
Notary Public

My Commission Expires: 12/22/2023



(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.)

# 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 acknowledgment shall be public record.

Applicant Signature: x Gladys Rigby Voyles

Applicant Printed Name: Gladys Rigby Voyles

Date Signed: 4-11-23

Sworn and subscribed before me

this 11 day of April, 2023

Teresa H Worley  
Notary Public

My Commission Expires: 12-22-23



Application Number (by staff): \_\_\_\_\_

## Rezoning Letter of Intent

**Applicant:** Gladys Rigsby Voyles  
**Subject Property:** 8924 Kelly Br Rd, Dawsonville, Ga 30534  
**Current Zoning:** RA  
**Proposed Zoning** RSR  
**Application:** Rezone 3.18 Acres from RA to RSR

### Proposed Use

Applicant proposes to rezone 3.18 acres (Tract "C") to allow her to maintain the residency on a less than 5 acre lot in order to sell 26.45 acres (Tract "B")

Printed: 4/10/2023 3:33:46 PM



Official Tax Receipt  
Dawson County  
25 Justice Way, Suite 1222  
Dawsonville, GA 30534  
--Online Receipt--

Phone: (706) 344-3520  
Fax: (706) 344-3522

Trans No	Property ID / District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2022 - 25383	039 011 / 1 LL 741 LD 4 FMV: 395640	\$3347.40	\$0.00 Fees: \$0.00 \$0.00	\$0.00	\$3347.40	\$0.00
<b>Totals:</b>		<b>\$3347.40</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$3347.40</b>	<b>\$0.00</b>

Paid Date: 11/29/2022

Charge Amount: \$3347.40

VOYLES LENTON  
8924 KELLY BIDGE RD

DAWSONVILLE, GA 30534



Scan this code with your mobile phone to view this bill





## ZA 23-05

Planning Commission Meeting June 20, 2023

Board of Commission Hearing July 20, 2023

### Applicant Proposal

The applicant is seeking to zone the property from R-A (Residential Agriculture) to C-HB (Commercial Highway Business) to develop a self-storage facility.

<b>Applicant</b>	Jim King obo Tiger Den Storage
<b>Amendment #</b>	ZA 23-05
<b>Request</b>	Rezone Property from R-A to C-HB
<b>Proposed Use</b>	Self-Storage Facility
<b>Current Zoning</b>	R-A
<b>Future Land Use</b>	C-OI (Commercial Office Institutional)
<b>Acreage</b>	8.32 acres
<b>Location</b>	Dawson Forest Road
<b>Commercial Square footage</b>	109,850
<b>Road Classification</b>	County Collector
<b>Tax Parcel</b>	106 057 002
<b>Dawson Trail Segment</b>	n/a
<b>Commission District</b>	4
<b>DRI</b>	No
<b>Planning Commission Recommendation</b>	

Direction	Zoning	Existing Use
North	RSRMM & CPCD	Single and Multi-Family Residential
South	RS	Single Family Residential
East	CPCD & C-HB	Child Care Facility & Single Family Residential
West	R-A	Single Family Residential

**According to the Comprehensive Plan of Dawson County this parcel is identified as Office Professional.**

This category is for land dedicated to business and service establishments that do not have retail sales and which operate in an office or intuitional environment. It is a subset of commercial land use. For the purpose of this plan, office land uses are addressed separately from commercial uses because they are more compatible with residential land uses and can serve as a transitional land use between commercial and residential areas.

These developments typically feature commercial or service-related operations with public access, but the customer base is not as heavy or frequent as with retail and there is minimal need for dynamic signage. These developments should feature little/no nuisance activity and employ designs with extensive landscaping, minimal parking, and architectural elements like masonry and pitched roofs that are compatible with suburban residential settings.

**Land Uses**

Office buildings • Business parks • Neighborhood commercial • Medical facilities • Churches

**Zoning Districts**

Office - Professional

**County Agency Comments:**

Engineering Department:

Environmental Health Department: "Application states that there is public water and sewer available at the site. No health hazards in the area in which we are aware."

Emergency Services: No comments returned as of 6.9.2023

Etowah Water & Sewer Authority: "Water is available across the street (for domestic use). If water main is impacted, contact EWSA. Sewer is available across the street. If sewer main is impacted, contact EWSA."

Planning and Development: The request for self-storage is of a service nature and provides a low intensity use as a transition between commercial along Dawson Forest to residential. The concept plan depicts open space and buffers.

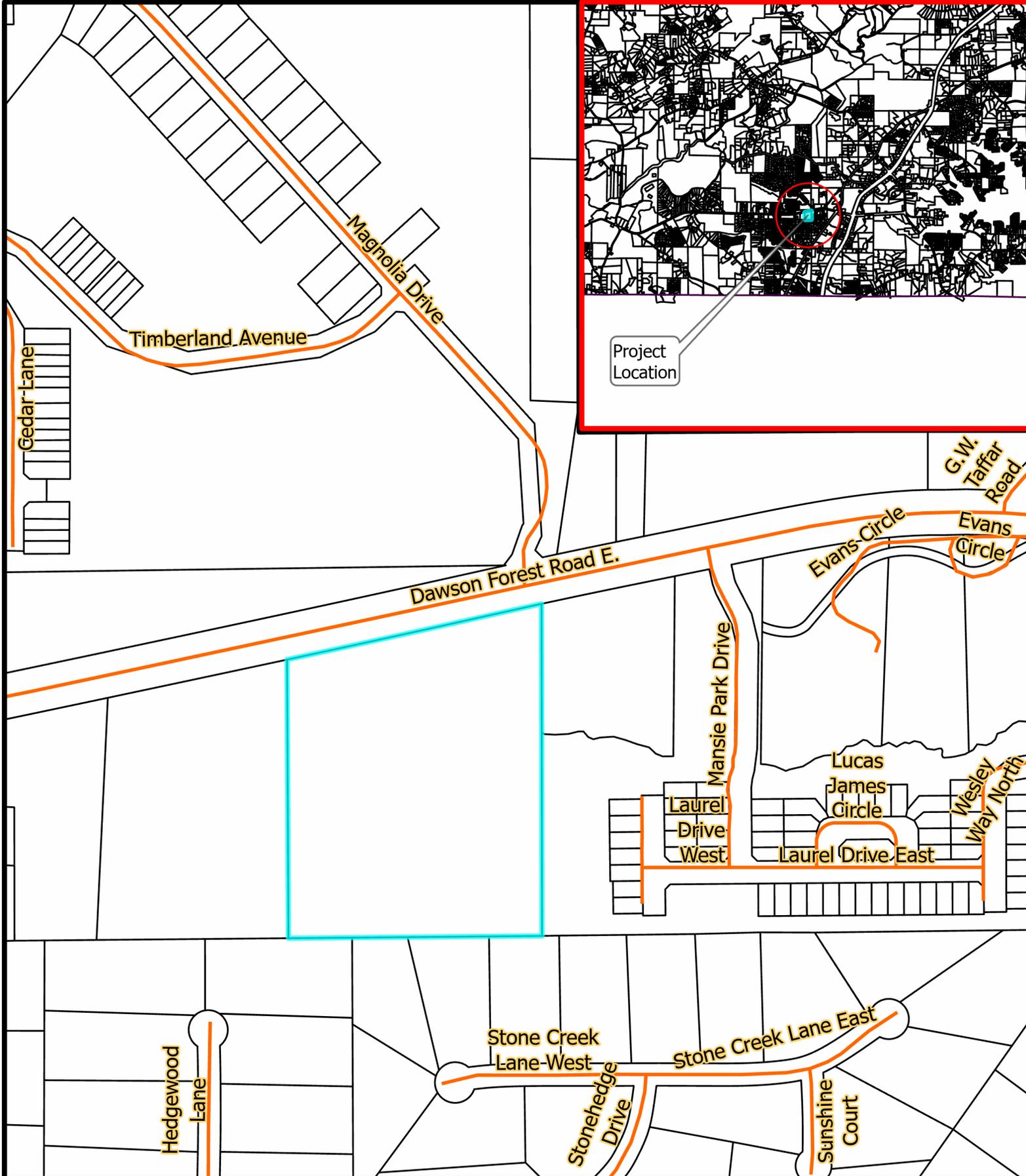
**THE PLANNING COMMISSION SHALL MAKE ITS RECOMMENDATIONS BASED ON THE FOLLOWING CRITERIA:**

- (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 the Parcel-







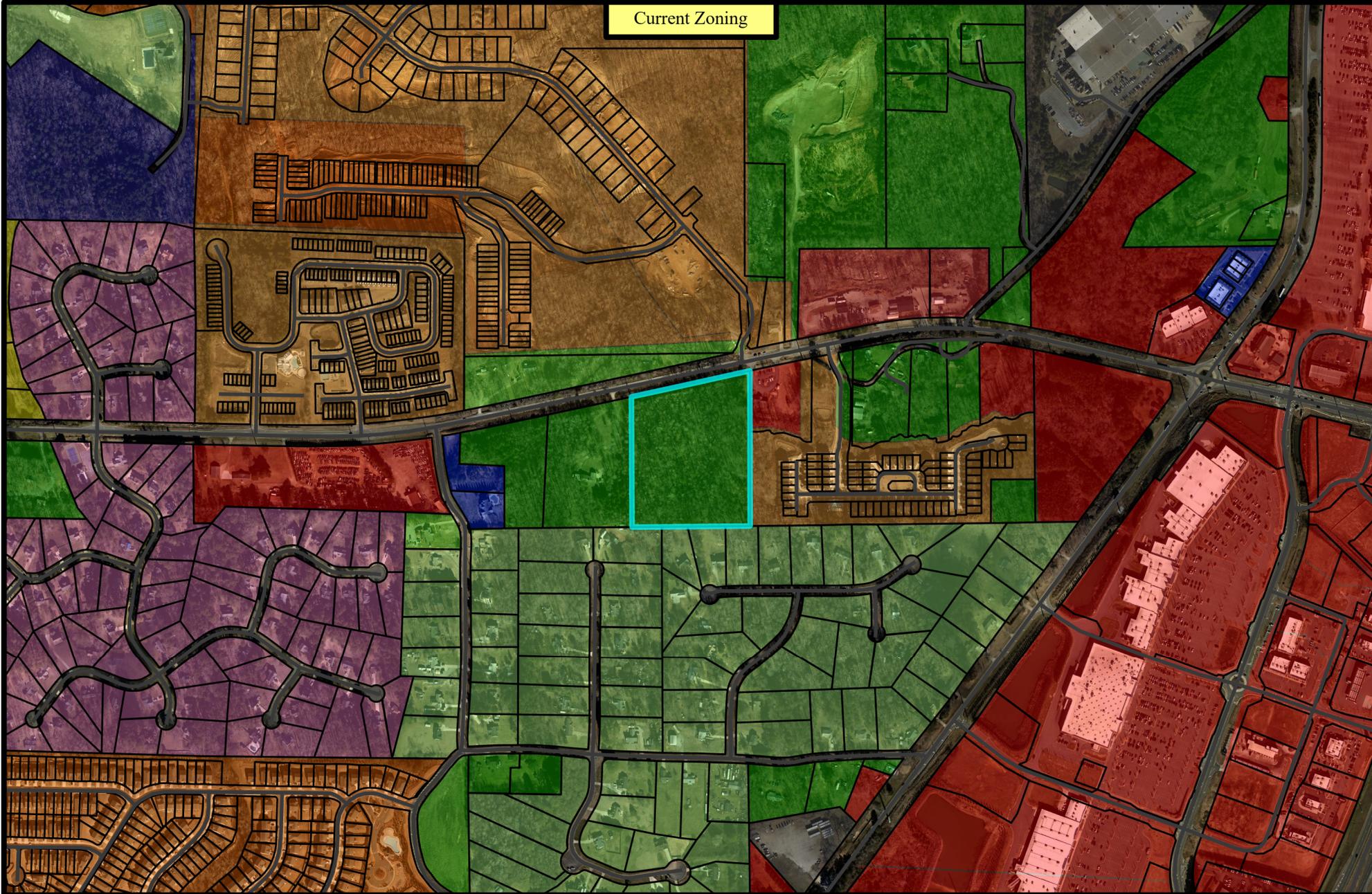
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PURPOSES.



Dawson County  
Plan 109 d Development

Staff Report: Exhibit

Parcel#: 106-057-002  
Current Zoning: RA  
FLU: OP  
Application #: ZA 23-05



Current Zoning



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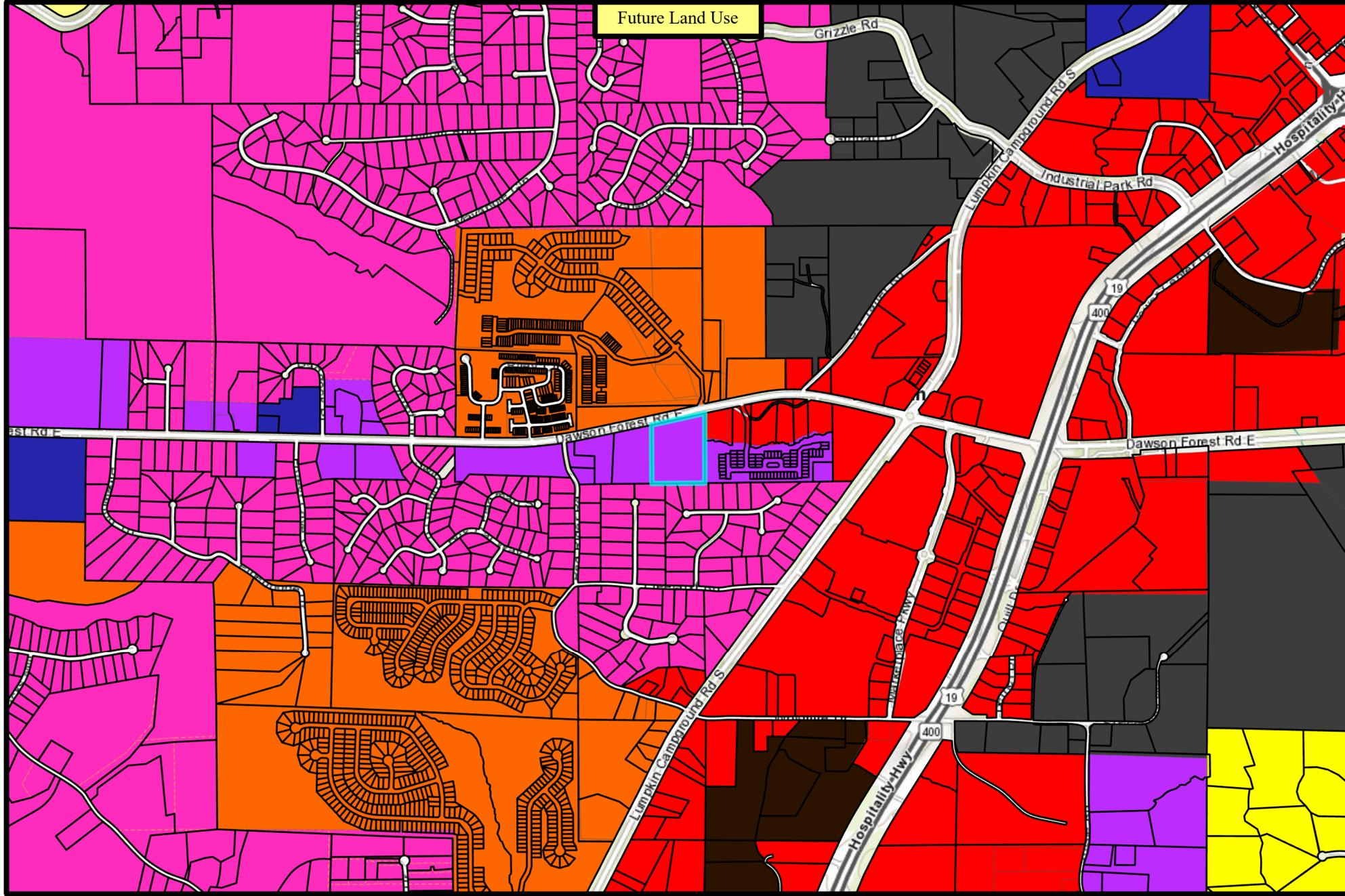
Scale: 1:9,168

Dawson County  
 Planning and Development  
 Staff Report

110

Legend		
<span style="color: green;">■</span>	RA	<span style="background-color: grey; border: 1px solid black; width: 15px; height: 10px; display: inline-block;"></span> C-IR
<span style="color: yellow;">■</span>	RSR	<span style="background-color: orange; border: 1px solid black; width: 15px; height: 10px; display: inline-block;"></span> C-PCD
<span style="color: pink;">■</span>	VCR	<span style="background-color: lightgreen; border: 1px solid black; width: 15px; height: 10px; display: inline-block;"></span> RS
<span style="color: lightgreen;">■</span>	C-HB	<span style="background-color: blue; border: 1px solid black; width: 15px; height: 10px; display: inline-block;"></span> C-OI
<span style="color: orange;">■</span>	RSRMM	<span style="background-color: lightblue; border: 1px solid black; width: 15px; height: 10px; display: inline-block;"></span> RMF
<span style="color: lightblue;">■</span>	RPC	<span style="background-color: purple; border: 1px solid black; width: 15px; height: 10px; display: inline-block;"></span> RS3
<span style="color: red;">■</span>	C-CB	<span style="border: 1px solid black; width: 15px; height: 10px; display: inline-block;"></span> Parcels

Parcel#: 106-057-002  
 Current Zoning: RA  
 FLU: OP  
 Application #: ZA 23-05



Future Land Use

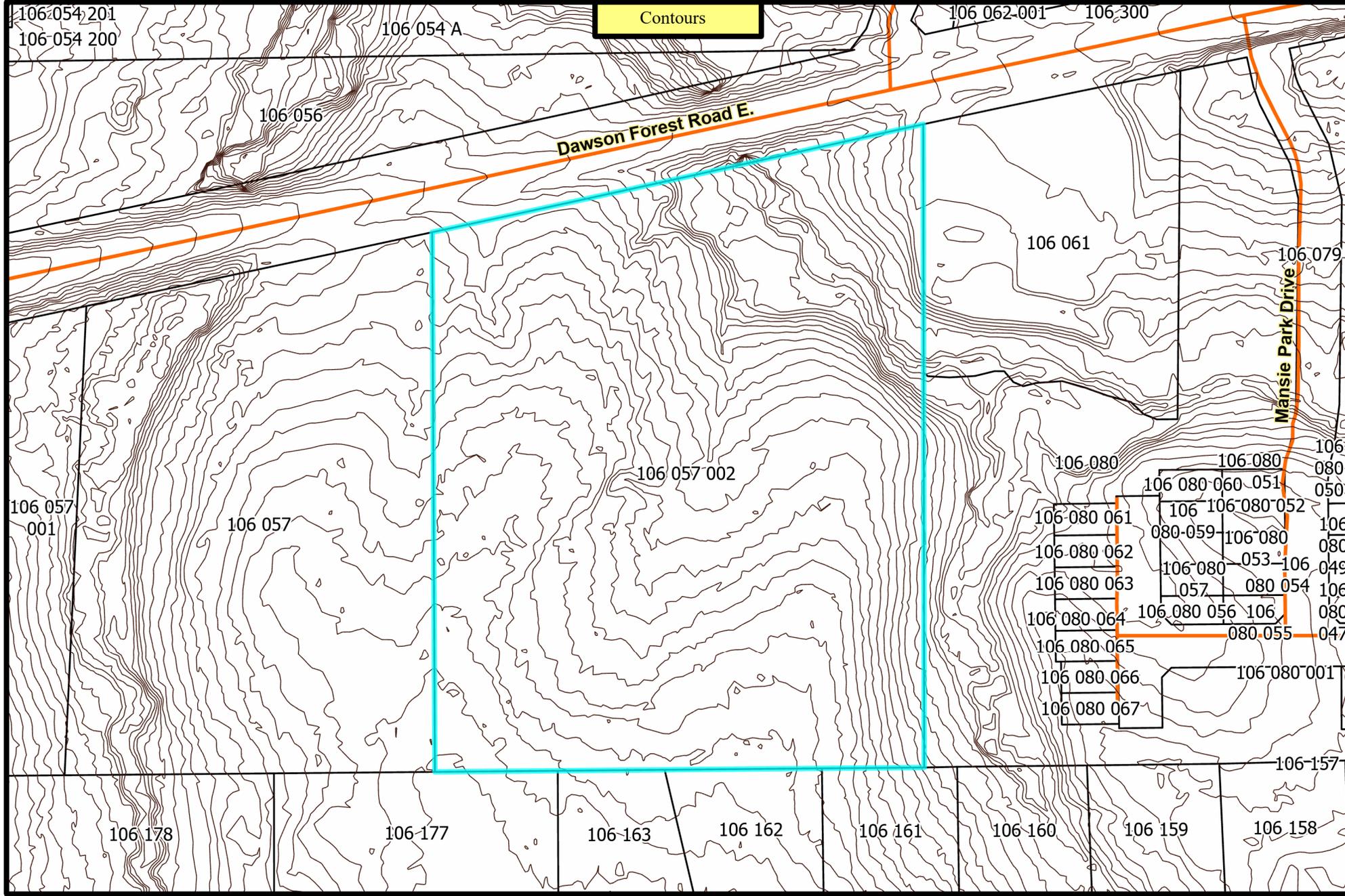


DAWSON COUNTY DISCLAIMS ANY RESPONSIBILITIES, LIABILITIES OR DAMAGES FROM THE USE OF THIS MAP. THIS MAP IS ONLY FOR DISPLAY PURPOSES.

N  
  
 Scale: 1:19,964

Dawson County  
 Planning 111 Development  
 Staff Report

Parcel#: 106-057-002  
 Current Zoning: RA  
 FLU: OP  
 Application #: ZA 23-05



DAWSON COUNTY DISCLAIMS ANY RESPONSIBILITIES, LIABILITIES OR DAMAGES FROM THE USE OF THIS MAP. THIS MAP IS ONLY FOR DISPLAY PURPOSES.

N  
  
 Scale: 1:2,164

Dawson County  
 Planning 112 Development  
 Staff Report

Parcel#: 106-057-002  
 Current Zoning: RA  
 FLU: OP  
 Application #: ZA 23-05

Dawson County  
Rezoning Application  
(AMENDMENT TO LAND USE MAP)

**APPLICANT INFORMATION (or Authorized Representative)**

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

Printed Name: Jim King

Address: \_\_\_\_\_

Phone (Listed only please) \_\_\_\_\_

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: Jim King

Digitally signed by Jim King  
DN: cn=Jim King, o=cc, email=jim@kingconsulting.info, c=US  
Date: 2023.04.26 08:01:48 -0400

**REQUESTED ACTION & DETAILS OF PROPOSED USE**

Rezoning to: C-HB  Special Use Permit for: \_\_\_\_\_

Proposed Use: Self Storage

Existing Utilities:  Water  Sewer  Gas  Electric

Proposed Utilities:  Water  Sewer  Gas  Electric

**RESIDENTIAL**

No. of Lots: n/a Minimum Lot Size: \_\_\_\_\_ (acres) No. of Units: \_\_\_\_\_

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

Type:  Apartments  Condominiums  Townhomes  Single-family  Other

Type of Amenity: \_\_\_\_\_ Amount of Open Space: \_\_\_\_\_

**COMMERCIAL & RESTRICTED INDUSTRIAL:**

Building area: 109,850

No. of Parking Spaces: 6

# Property Owner/ Property Information

Name: Lynda Crane

Street Address of Property being rezoned: Dawson Forest Rd E

Rezoning from: RA to: C-HB Total acreage being rezoned: 8.322

Directions to Property (if no address):

From Dawsonville, SR 9 South to Dawson Forest Rd. Turn left at double round-a-bouts continuing on Dawson Forest Rd towards GA 400. Parcel is about 1/4 mile past Red Rider Rd on the right.

Subdivision Name (if applicable): n/a Lot(s) #: \_\_\_\_\_

Current Use of Property: Undeveloped/wooded

**Does this proposal reach DRI thresholds?** no If yes, the application will require submittal of a transportation study. DRIs require an in depth review by County agencies, and regional impact review by the Georgia Mountains Regional Planning staff. This adds several weeks to processing; additionally, the applicant is responsible for the expense of third party review of the required technical studies associated with the project.

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

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

## SURROUNDING PROPERTY ZONING CLASSIFICATION:

North RA/RMF South RSRMM East C-HB/C-PCF West RA

Future Land Use Map Designation: OP

Access to the development will be provided from:

Road Name: Dawson Forest Rd Type of Surface: Asphalt

## LETTER OF INTENT

The applicant requests a Rezoning for Parcel Number: 106 057 002 from Residential Agriculture (RA) to Commercial Hwy Business (C-HB) in order to develop a Self-Storage warehouse facility on 8.32 acres, approximately 3/4 mile west of GA 400 on Dawson Forest Road. The property is currently zoned RA (Residential Agriculture). It is bordered on the west by another Residential Agricultural Property, owned by the same long-time owner, Lynda Crane, who endorses the rezoning and re-use of this subject property. It is bordered to the east by C-HB (Commercial Highway Business) at the front ("Char's Daycare", which will be physically separated by our new fenced storm-retention pond, and the required creek buffers), and RMF (Residential Multi-Family) at the rear (behind Char's), and to the south by RSRMM (Residential Sub-Rural Manufactured/Moved). Additional Commercial properties are nearby on Dawson Forest Road: Big Dog Drilling (300' to the east), and Crane Auto Salvage (800' to the west).

The property is designated as Office Professional on the Future Land Use Plan and the proposed development is actually less impactful (from a traffic & noise perspective) than the designated Office Use, or other residential uses.

The proposed Self Storage development does not generate significant traffic. Parking requirements for Self Storage are only a fraction of that needed for General Warehouse or Office Warehouse. For this reason, we are providing 6 total parking spaces for the office outside of the fenced area. Tenants park in front of their unit while loading and unloading in the paved area provided. Numerous studies have shown that this is sufficient for Self-Storage facilities, due to their low traffic.

The proposed facility will be constructed in a total of 2 or 3 phases. The proposed development will add to the County's tax base, as well as provide a much-needed service for the residents of Dawson County. The proposed location on Dawson Forest Rd will provide convenient access for the new residential developments all along Dawson Forest and therefore reduce traffic that would be associated with the tenants travelling to the existing Self Storage facilities along Ga 400.

Thank you for your consideration.

'23 APR 25 10:49 AM

## ***Tiger Den Storage***

### **CONSTRUCTION & DEVELOPMENT SCHEDULE**

Entitlement Process: May 2023 – July 2023

Engineering Design: July 2023 – October 2023

Land Development Ph1: November 2023 – April 2024

Vertical Construction Ph1: May 2024 - November 2024

Land Development Ph2: June 2025 – August 2025

Vertical Construction Ph2: August 2025- January 2026

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