

DAWSON COUNTY PLANNING COMMISSION
MEETING Agenda – Tuesday, September 20, 2022
DAWSON COUNTY GOVERNMENT CENTER ASSEMBLY ROOM
25 JUSTICE WAY, DAWSONVILLE GEORGIA 30534
6:00 PM

A. MEETING CALLED TO ORDER

B. INVOCATION

C. PLEDGE OF ALLEGIANCE

D. ROLL CALL

E. ANNOUNCEMENTS:

There will be a Planning Commission Meeting October 18th 2022

F. APPROVAL OF MINUTES:

August 16th 2022

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. NEW BUSINESS:

Application for Variance:

1. Presentation of VR 22-21 James Callas ABC Sourwood Trl
2. Presentation of VR 22-22 Al Posada Crestline Drive

J. UPDATES BY PLANNING & DEVELOPMENT:

K. 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

The Dawson County Planning Commission meeting was called to order at 6:00 p.m. by Chairman Jason Hamby.

Tim Bennett gave the invocation.
The Pledge of Allegiance was led by Chairman Hamby.

Members present: Jason Hamby, Chairman, District 1; John Maloney, District 2; Tim Bennett, District 3; Neil Hornsey, District 4.

Staff present: Harmony Gee, Zoning Specialist and Sharon O. Farrell, Planning Director.

Chairman Hamby asked for a motion to approve the minutes from the July 19th, 2022 minutes as prepared. Motion passed by a vote of 3-0. Hornsey/ 1 abstention Maloney

Chairman Hamby asked for a motion to approve the agenda as presented by staff. Motion passed by a vote of 4-0. Maloney/Hornsey

Chairman Hamby announced the requirement that a *statement of disclosure of campaign contributions* of \$250 or more must be completed by anyone who wishes to speak in favor or opposition to any application.

New Business:

Application for Variance.

VR 22-17 Wade Phillips is requesting to vary from the Dawson County Land Use Resolution Article III Section 309 C.3 front setback reductions. TMP L17-146 Charles Drive.

Chairman Hamby asked if there was anyone to speak on behalf of the application. Wade Phillips of Gainesville, Georgia, spoke on behalf of the application. He stated that his client was in need of a front setback reduction for the construction of a garage/office space.

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

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

Chairman Hamby then closed the public hearing for Board discussion.

Chairman Hamby asked for a motion. The Motion was made to approve the request as presented 3-0 Maloney/Bennett 1 abstention Hamby

VR 22-18 Mark & Gretchen Weischedel is requesting to vary from the Dawson County Land Use Resolution Article III Section 319 Table 3.2 rear setback reductions. TMP 052-039 Elliott Family Parkway.

Chairman Hamby asked if there was anyone present to speak to the application. Mark & Gretchen Weischedel of Dawsonville, Georgia spoke on behalf of the application. Mr. Weischedel stated that the current home will be demolished upon completion of a new residence and he is seeking a reduction of the setback for the construction.

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

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

Chairman Hamby then closed the public hearing for Board discussion.

Chairman Hamby asked for a motion. The motion was made to approve the request as presented 3-0
Hornsey/Bennett 1 abstention Hamby

VR 22-19 Archie Wanamaker is requesting to vary from the Dawson County Land Use Resolution Article
IV Section 407 C.2 rear setback reductions. TMP 114-032 Northside Dawson Drive

Chairman Hamby asked if there was anyone to speak to the application. Archie Wanamaker of Atlanta,
Georgia spoke on behalf of the application. He stated that the applicant is seeking a rear setback
reduction to accommodate parking for the proposed doctor's office. Mr. Wanamaker also stated that a
variance for the same setback reduction had been granted this year for the parcel directly beside his.

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

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

Chairman Hamby then closed the public hearing for Board discussion.

Chairman Hamby asked for a motion. The motion was made to approve the request as presented 3-0
Maloney/Hornsey 1 abstention Hamby

VR 22-20 Richard Gawlik is requesting to vary from the Dawson County Land Use Resolution Article III
Section 309.C.3 Front setback reductions. TMP L21-100-002 Crestline Drive

Chairman Hamby asked if there was anyone to speak to the application. Richard Gawlik of Gainesville,
Georgia spoke on behalf of the application. Mr. Gawlik stated that a reduction of the front setback was
needed to accommodate a new residence due to the topography of the lot.

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

Chairman Hamby asked if there was anyone to speak in opposition of the application. Heather Dally of
Dawsonville, Georgia stated that she was not opposed or in favor of the application but had a question of
the Board as to what the applicant was requesting. Chairman Hamby explained to Ms. Dally that the
applicant needed approval of the Board to build his home closer to the road because of the zoning
classification.

Chairman Hamby then closed the public hearing for Board discussion.

Chairman Hamby then asked for a motion. The motion was made to approve the request as presented
3-0 Maloney/Bennett 1 abstention Hamby

Application for Rezoning

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

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

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

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

Chairman Hamby then closed the public hearing for Board discussion.

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

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

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

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

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

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

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

Chairman Hamby then closed the Public Hearing for Board discussion.

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

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

passed 3-0 Maloney/Hornsey 1 abstention Hamby

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

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

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

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

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

Chairman Hamby asked if there was anyone to speak in opposition of the application. Sherry Greer of Dawsonville, Georgia stated that she was an adjacent property owner and she had concerns of the clearing of the large trees between her parcel and the parcel being rezoned.

Chairman Hamby then closed the Public Hearing for Board discussion.

A motion to recommend approval with the following stipulations:

1. Land Use.

The property shall be developed as office warehouse units for non-retail uses; and those uses allowed in the C-HB zoning district as established by the land use resolution.

Prohibited Uses:

- (a) Fuel tank lease and sales establishments.
- (b) Vehicle sales and dealerships.
- (c) Tire Dealers
- (d) General Rental Centers
- (e) The keeping of any goods, material, or merchandise outside of a business, building or establishment or in an area visible from a public right-of-way, for display, advertisement.

2. Site Elements.

- (a) All activities, mechanical equipment, outdoor storage, and refuse areas for parcels with frontage along Highway 53, and those parcels with visibility to Highway to 53, shall be within an enclosed building, or screened by a solid wall at least six (6) feet in height.
- (b) Retaining walls shall be faced with stone and brick when visible from the right-of-way.
- (c) The setback when abutting a residential district shall be 50-feet.

3. Landscape.

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

4. Architectural design.

- (a) All sides of a building visible from Highway 53 shall have an architectural finish of brick and stone. The front facades shall be a minimum of 75 percent brick and stone, and the side facades

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shall be at least fifty percent brick and stone. Rear facades do not have a minimum requirement for primary materials.

(b) Exterior building materials on any structure shall not include smooth-faced concrete block, tilt-up concrete panels, or prefabricated steel panels.

5. Lighting.

(a) A freestanding pole-mounted light utilizing LED fixtures shall not exceed 30 feet in height and shall have a black metal finish.

(b) The use of LED garland or string lights to outline windows, buildings, signs, and similar features is prohibited.

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

6. A landscape screening between the commercial development and the adjacent residential parcels.

Passed 3-0 Maloney/Hornsey 1 abstention Hamby

Chairman Hamby asked if there were any updates by Planning and Development. Director Sharon Farrell shared that the County is currently under a residential rezoning moratorium.

There being no further business to discuss, the meeting was adjourned at 7:36 p.m.

Jason Hamby, Chairman

Date

Attest: Harmony Gee

Date



DAWSON COUNTY VARIANCE APPLICATION

25 Justice Way, Dawsonville, Georgia 30534

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: JAMES CALLAS

Address: _____

Contact: email

Telephone # _____

Status: Owner Authorized Agent Lessee

PROPERTY INFORMATION

Street Address of Property:

33 ABC Soudwell Trail

Land Lot: 394 District: 13H Section: ~~121-67~~ 18C

Subdivision/Lot: Athena Boat Club 1 156

Building Permit #: N/A (if applicable)

REQUESTED ACTION

A Variance is requested from the requirements of Article # 3 Section # 121-67 of the Land Use Resolution/Sign Ordinance/Subdivision Regulations/Other.

Front Yard setback Side Yard setback Rear Yard setback variance of Front 27'
LS- 5'
RS 7' 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): _____

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

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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:

With set backs the Home would be too close to septic Field lines. By moving Home closer to street it will leave more room for septic Repair.

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

Most Newer proper are zoned Res. and not VCR most homes in Athens Boat club are over the VCR guide line as they were built before the VCR zoning

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:

moving home forward would be consistent to the majority of homes in the same Neighborhood Existing home has been on lot for around 25-30 years

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

This would allow the home to be built with 2 Bedrooms to match other homes in area zoned VCR

Add extra sheets if necessary.

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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 opposite across the street from your property. Please note this information should be obtained using the Tax Parcel 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 <u>L17-158</u>	1. <u>Bond Mason</u>	<u>7140 Green oak Ridge Cumming 30040</u>
TMP <u>L-17-157</u>	2. <u>Noris Rogers</u>	<u>5290 Whispering Pines Lane Conyers Ga 30012</u>
TMP <u>L-17-155</u>	3. <u>Kelton Auermann</u>	<u>39 Sourwood Trail Dawsonville Ga 30534</u>
TMP <u>L-17-154</u>	4. <u>Belinda Auermann</u>	<u>57 Sourwood Trail Dawsonville Ga 30534</u>
TMP <u>L-17-159</u>	5. <u>Chad Tallent</u>	<u>6520 Oak Valley Dr Cumming - Ga 30040</u>
TMP <u>L-17-160</u>	6. <u>Robin Friction</u>	<u>2970 Francis Rd Alpharetta, Ga 30004</u>
TMP <u>L-17-161</u>	7. <u>John Cummings</u>	<u>761 Leila Lane Lawrenceville Ga 30045</u>
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 regarding this 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 Cella

Date: 8-9-22

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.

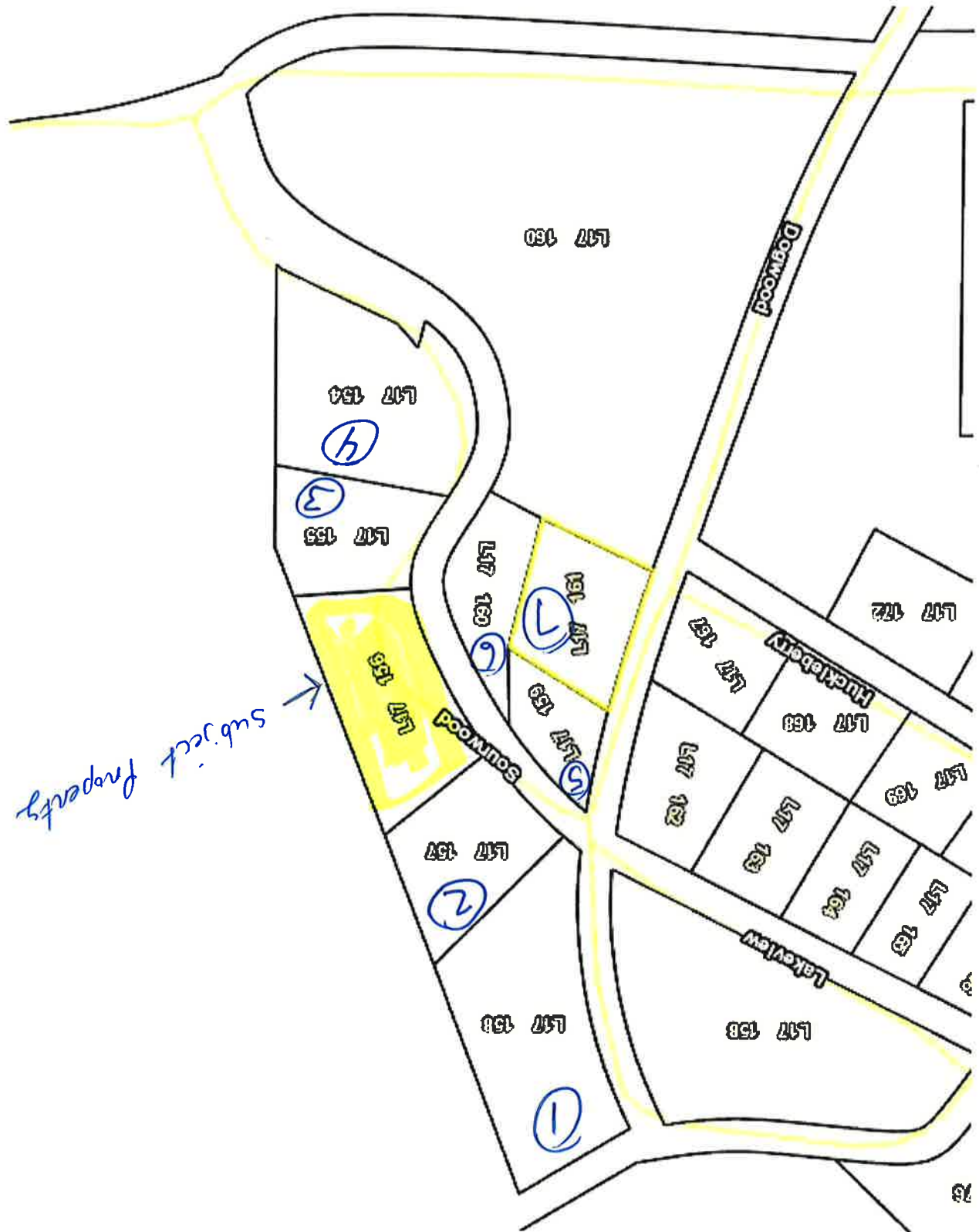
VR #: _____ Tax Map & Parcel# _____

Zoning: _____ Commission District #: _____

Submital Date _____ Time: am/pm Received by: _____ (staff initials)

Fee Paid: _____ Planning Commission Meeting Date: ____/____/2022

22AUG 9 2:15PM





Summary

Parcel Number L17 158
Location Address 7 SOURWOOD TRAIL
Legal Description LL 394 LD 13-1
 (Note: Not to be used on legal documents)
Class R1-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
Tax District UNINCORPORATED (District 01)
Millage Rate 23.663
Acres 0.78
Neighborhood UL - Lake Lanier - Athens Boat Club (289900)
Homestead Exemption No (S0)
Landlot/District N/A

[View Map](#)



Owner

[BOND MASON S](#)
 7140 GREEN OAK RIDGE
 CUMMING, GA 30040

Mobile Homes

Style	Manufacturer	Model	Year Built	Width Length	Serial Number	Condition	Value
Mobile Homes	UNKNOWN	UNKNOWN	1960	10 x 50		Average	\$86,540

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Paving: Concrete	2003	10x50 / 0	0	\$1,200
Paving: Asphalt	2003	10x40 / 0	0	\$480
Canopy	1997	10x50 / 0	1	\$2,800
Homesite Imp: 3 Avg	1997	1x0 / 1	1	\$5,000

Permits

Permit Date	Permit Number	Type
04/18/2007	3450	ADDITION

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
5/25/2018	1294 426		\$0	Title	DOOLEY THOMAS J JR	BOND MASON S
5/22/2018	1294 11		\$0	Title	DOOLEY TIMOTHY J JR	BOND MASON S

Valuation

	2022	2021	2020	2019	2018
Previous Value	\$95,520	\$95,520	\$95,520	\$95,520	\$68,572
Land Value	\$0	\$0	\$0	\$0	\$0
+ Improvement Value	\$86,540	\$86,540	\$86,540	\$86,540	\$86,540
+ Accessory Value	\$9,480	\$8,980	\$8,980	\$8,980	\$8,980
= Current Value	\$96,020	\$95,520	\$95,520	\$95,520	\$95,520

Photos

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Summary

Parcel Number L17 157
 Location Address 23 SOURWOOD TRAIL
 Legal Description LEASE ATHENS BOAT CLUB
 (Note: Not to be used on legal documents)
 Class R1-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Tax District UNINCORPORATED (District 01)
 Millage Rate 23.663
 Acres 0.16
 Neighborhood UL - Lake Lanier - Athens Boat Club (289900)
 Homestead Exemption No (S0)
 Landlot/District N/A

[View Map](#)

*Has Been Purchased
 by Rogers Norris*



Owner

ROGERS NORRIS
 5290 WHISPERING PINES LANE
 CONYERS, GA 30012

Mobile Homes

Style	Manufacturer	Model	Year Built	Width Length	Serial Number	Condition	Value
Mobile Homes	UNKNOWN	UNKNOWN	1960	10 x 48		Good	\$61,480

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Homesite Imp: 3 Avg	1997	1x0 / 1	1	\$5,000
Garage: with FAT	1997	24x24 / 0	1	\$17,500
Living Space: Inside Accessory	1997	24x24 / 0	0	\$8,100

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
1/1/2022			\$0	Contract		ROGERS NORRIS

Valuation

	2022	2021	2020	2019	2018
Previous Value	\$89,180	\$89,180	\$89,180	\$89,880	\$59,677
Land Value	\$0	\$0	\$0	\$0	\$0
+ Improvement Value	\$61,480	\$61,480	\$61,480	\$61,480	\$62,180
+ Accessory Value	\$30,600	\$27,700	\$27,700	\$27,700	\$27,700
= Current Value	\$92,080	\$89,180	\$89,180	\$89,180	\$89,880

Photos



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Summary

Parcel Number L17 155
 Location Address 39 SOURWOOD TRAIL
 Legal Description LL 394 LD 13-1
 (Note: Not to be used on legal documents)
 Class R1-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Tax District UNINCORPORATED (District 01)
 Millage Rate 23.663
 Acres 0.14
 Neighborhood UL - Lake Lanier - Athens Boat Club (289900)
 Homestead Exemption No (S0)
 Landlot/District N/A

[View Map](#)



Owner

AUVERMANN KELTON
 39 SOURWOOD TRAIL
 DAWSONVILLE, GA 30534

Residential Improvement Information

Style One Family (Detached)
 Heated Square Feet 1487
 Interior Walls Sheetrock
 Exterior Walls Wood/Cedar
 Foundation Piers
 Attic Square Feet 0
 Basement Square Feet 0
 Year Built 1964
 Roof Type Asphalt Shingles
 Flooring Type Carpet/Hrdwd/Tile
 Heating Type Central Heat/AC
 Number Of Rooms 5
 Number Of Bedrooms 3
 Number Of Full Bathrooms 1
 Number Of Half Bathrooms 1
 Number Of Plumbing Extras 2
 Value \$133,200
 Condition Average
 House Address 39 SOURWOOD TRAIL

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Homesite Imp: 3 Avg	1964	1x0 / 1	1	\$5,000

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
3/23/2020	1400 77	70 79	\$0	Gift	AUVERMANN CHARLES A & BELINDA & KELTON	AUVERMANN KELTON
7/27/2017	1253 496	70 79	\$0	Gift	AUVERMANN CHARLES	AUVERMANN CHARLES A & BELINDA & KELTON

Valuation

	2022	2021	2020	2019	2018
Previous Value	\$112,700	\$109,900	\$90,500	\$90,500	\$73,854
Land Value	\$0	\$0	\$0	\$0	\$0
+ Improvement Value	\$133,200	\$107,700	\$104,900	\$85,500	\$85,500
+ Accessory Value	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
= Current Value	\$138,200	\$112,700	\$109,900	\$90,500	\$90,500

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Photos

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Summary

Parcel Number L17 154
 Location Address 57 SOURWOOD TRAIL
 Legal Description LEASE
 (Note: Not to be used on legal documents)
 Class R1-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Tax District UNINCORPORATED (District 01)
 Millage Rate 23.663
 Acres 0.28
 Neighborhood UL - Lake Lanier - Athens Boat Club (289900)
 Homestead Exemption Yes (S1)
 Landlot/District N/A

[View Map](#)



Owner

AUVERMANN BELINDA
 57 SOURWOOD TRAIL
 DAWSONVILLE, GA 30534

Residential Improvement Information

Style One Family (Detached)
 Heated Square Feet 2883
 Interior Walls Sheetrock
 Exterior Walls Cement Fiber/Brick/Stone
 Foundation Basement
 Attic Square Feet 0
 Basement Square Feet 1461 Unfinished
 Year Built 2007
 Roof Type Architectural Shingles
 Flooring Type Carpet/Hrdwd/Tile
 Heating Type Central Heat/AC
 Number Of Rooms 5
 Number Of Bedrooms 3
 Number Of Full Bathrooms 2
 Number Of Half Bathrooms 1
 Number Of Plumbing Extras 7
 Value \$348,400
 Condition Average
 Fireplaces\Appliances Pre-fab 2 sty 1 Box 1
 House Address 57 SOURWOOD TRAIL

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Storage Building: Frame	2011	10x16 / 0	0	\$1,700
Paving: Concrete	2007	20x60 / 0	0	\$3,200
Storage Building: Frame	2006	10x16 / 0	0	\$1,400
Storage Building: 2 Story	2003	16x31 / 0	0	\$6,800
Deck	2003	8x16 / 0	0	\$1,300
Lean-To: No-Slab	2003	9x16 / 0	0	\$270
Homesite Imp: 3 Avg	1998	1x0 / 1	1	\$5,000

Permits

Permit Date	Permit Number	Type
05/12/2021	15996	HEAT/FURN/HVAC
05/28/2008	4575	WOOD DECK
10/31/2006	2943	SINGLE FAMILY
09/07/2006	2814	STORAGE SHED
04/21/2006	2390	DEMOLITION

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5

Summary

Parcel Number L17 159
Location Address 222 DOGWOOD DR
Legal Description LEASE
 (Note: Not to be used on legal documents)
Class R1-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
Tax District UNINCORPORATED (District 01)
Millage Rate 23.663
Acres 0.08
Neighborhood UL - Lake Lanier - Athens Boat Club (289900)
Homestead Exemption No (S0)
Landlot/District N/A

[View Map](#)



Owner

TALLENT MICHAEL CHAD
 6520 OAK VALLEY DR
 CUMMING, GA 30040

Mobile Homes

Style	Manufacturer	Model	Year Built	Width Length	Serial Number	Condition	Value
Mobile Homes	UNKNOWN	UNKNOWN	1969	12 x 60		Excellent	\$73,710

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Paving: Concrete	1997	24x24 / 0	0	\$1,000
Canopy	1997	12x60 / 0	1	\$4,000
Homesite Imp: 3 Avg	1997	1x0 / 1	1	\$5,000
Storage Building: Frame	1996	10x10 / 0	0	\$550
Garage: (Detached)	1993	23x30 / 0	1	\$21,800

Permits

Permit Date	Permit Number	Type
11/29/2021	16773	ALTERATIONS
03/30/2010		ROOF

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
2/5/2018			\$135,000	Contract	WORKMAN SHIRLEY C/O JANE MABRY	TALLENT MICHAEL CHAD

Valuation

	2022	2021	2020	2019	2018
Previous Value	\$101,680	\$101,680	\$101,680	\$101,680	\$51,049
Land Value	\$0	\$0	\$0	\$0	\$0
+ Improvement Value	\$73,710	\$73,710	\$73,710	\$73,710	\$73,710
+ Accessory Value	\$32,350	\$27,970	\$27,970	\$27,970	\$27,970
= Current Value	\$106,060	\$101,680	\$101,680	\$101,680	\$101,680

Photos

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Summary

Parcel Number L17 160
Location Address 22 SOURWOOD TRAIL
Legal Description LL 394 LD 13-1 LEASE
 (Note: Not to be used on legal documents)
Class R1-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
Tax District UNINCORPORATED (District 01)
Millage Rate 23.663
Acres 1.45
Neighborhood UL - Lake Lanier - Athens Boat Club (289900)
Homestead Exemption No (S0)
Landlot/District N/A

[View Map](#)



Owner

FRICTON ROBIN
2970 FRANCIS RD
ALPHARETTA, GA 30004

Mobile Homes

Style	Manufacturer	Model	Year Built	Width Length	Serial Number	Condition	Value
Mobile Homes	UNKNOWN	UNKNOWN	1964	10 x 40		Good	\$26,910

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Storage Building: Frame	2017	0x0 / 1	0	\$0
Canopy	1997	11x39 / 0	1	\$2,400
Homesite Imp: 3 Avg	1997	1x0 / 1	1	\$5,000

Valuation

	2022	2021	2020	2019	2018
Previous Value	\$33,910	\$33,910	\$33,910	\$34,210	\$22,556
Land Value	\$0	\$0	\$0	\$0	\$0
+ Improvement Value	\$26,910	\$26,910	\$26,910	\$26,910	\$27,210
+ Accessory Value	\$7,400	\$7,000	\$7,000	\$7,000	\$7,000
= Current Value	\$34,310	\$33,910	\$33,910	\$33,910	\$34,210

Photos



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Sketches

7

Summary

Parcel Number L17 161
 Location Address 208 DOGWOOD DR
 Legal Description LL 394 LD 13-1
 (Note: Not to be used on legal documents)
 Class R1-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Tax District UNINCORPORATED (District 01)
 Millage Rate 23.663
 Acres 0.14
 Neighborhood UL - Lake Lanier - Athens Boat Club (289900)
 Homestead Exemption No (S0)
 Landlot/District N/A

[View Map](#)



Owner

CUMMINS JOHN P SR
 761 LEILA LANE
 LAWRENCEVILLE, GA 30045

Mobile Homes

Style	Manufacturer	Model	Year Built	Width Length	Serial Number	Condition	Value
Mobile Homes	UNKNOWN	UNKNOWN	1960	10 x 48	0023731	Good	\$36,270

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Porch: Open	1997	4x6 / 0	0	\$270
Storage Building: Frame	1997	12x16 / 0	1	\$1,200
Homesite Imp: 3 Avg	1997	1x0 / 1	1	\$5,000
Canopy	1980	10x48 / 0	0	\$1,100

Permits

Permit Date	Permit Number	Type
01/07/2020	14047	ALTERATIONS

Valuation

	2022	2021	2020	2019	2018
Previous Value	\$43,450	\$34,630	\$34,630	\$35,630	\$25,345
Land Value	\$0	\$0	\$0	\$0	\$0
+ Improvement Value	\$36,270	\$36,270	\$27,450	\$27,450	\$28,450
+ Accessory Value	\$7,570	\$7,180	\$7,180	\$7,180	\$7,180
= Current Value	\$43,840	\$43,450	\$34,630	\$34,630	\$35,630

Photos



TOTAL = 0.086 ACRE
3,772.109 SQUARE FEET

Filed 07/27/2022 02:44PM
Bk 00087 Pg 0220
Plat Doc: PLAT

Penalty: \$0.00 Interest: \$0.00
Participants: 3892914031
JUSTIN POWER, Clerk of Superior Court
DAWSON County, Georgia

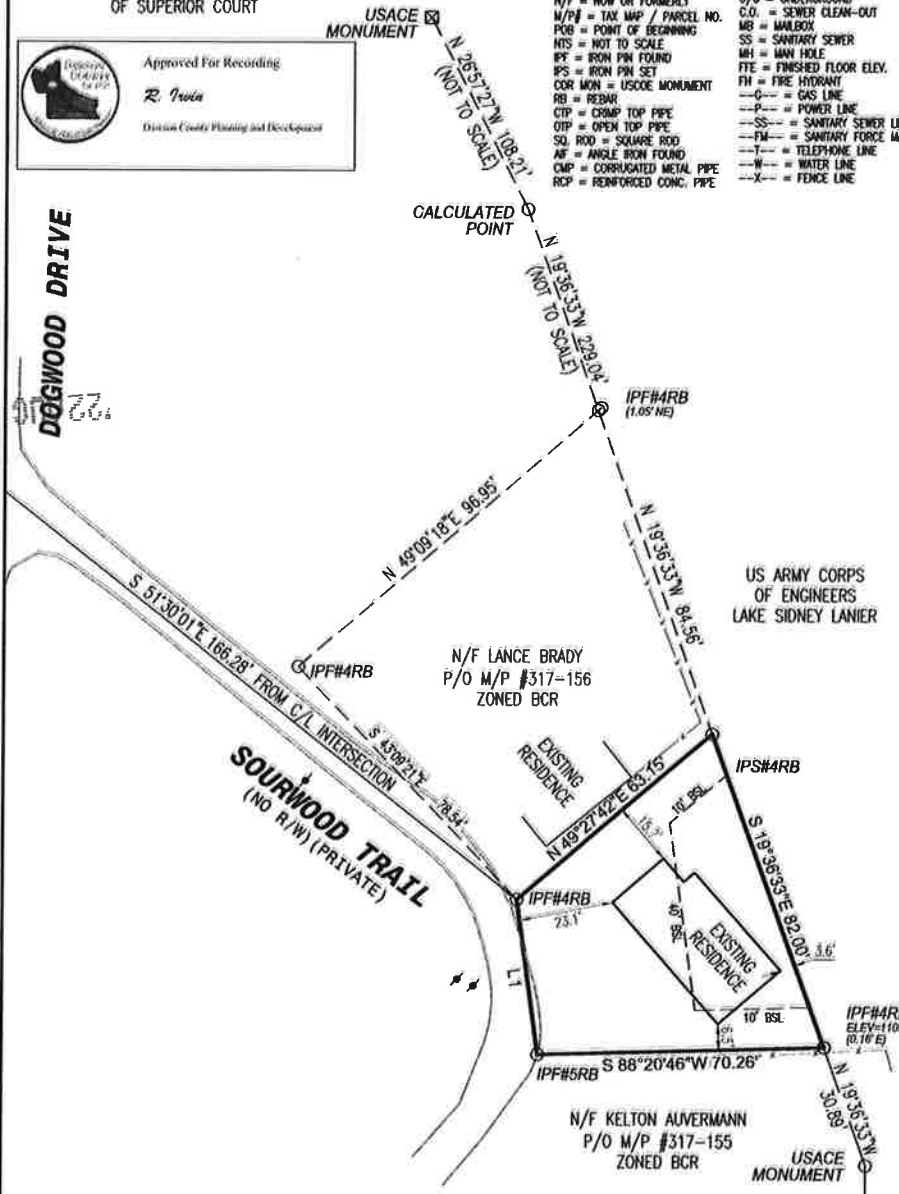
Course	Bearing	Distance
L1	N 07°52'41" W	38.59'



THIS BLOCK RESERVED FOR THE CLERK OF SUPERIOR COURT



- LEGEND**
- BOC = BACK OF CURB
 - BSL = BUILDING SETBACK LINE
 - P/L = PROPERTY LINE
 - R/W = RIGHT OF WAY
 - LL = LAND LOT
 - LLL = LAND LOT LINE
 - N/F = NOW OR FORMERLY
 - M/P# = TAX MAP / PARCEL NO.
 - POB = POINT OF BEGINNING
 - N/S = NOT TO SCALE
 - IPF = IRON PIN FOUND
 - R/S = IRON PIN SET
 - CR MON = USCOE MONUMENT
 - RB = REBAR
 - CTP = CRAMP TOP PIPE
 - OTP = OPEN TOP PIPE
 - SQ. ROD = SQUARE ROD
 - AF = ANGLE IRON FOUND
 - CMP = CORRUGATED METAL PIPE
 - RCP = REINFORCED CONC. PIPE
- LEGEND**
- WM = WATER METER
 - WV = WATER VALVE
 - PP = POWER POLE
 - LP = LIGHT POLE
 - SP = SERVICE POLE
 - PHBOX = PHONE BOX
 - U/G = UNDERGROUND
 - C.O. = SEWER CLEAN-OUT
 - MB = MAILBOX
 - SS = SANITARY SEWER
 - FTE = FINISHED FLOOR ELEV.
 - FM = FIRE HYDRANT
 - G = GAS LINE
 - P = POWER LINE
 - SS = SANITARY SEWER LINE
 - FM = SANITARY FORCE MAIN
 - T = TELEPHONE LINE
 - W = WATER LINE
 - X = FENCE LINE



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

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS OF PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN GEORGIA PLAT ACT O.C.G.A. 15-6-67. AUTHORITY O.C.G.A. SECS 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

PROPERTY OWNER ACKNOWLEDGES THAT ANY SEPTIC SYSTEMS CONFORM TO ALL SETBACK REQUIREMENTS. APPROVAL OF PLAT DOES NOT GUARANTEE THAT THE DAWSON COUNTY HEALTH DEPARTMENT WILL ISSUE A SEPTIC SYSTEM PERMIT. STATE WATERS ARE NOT LOCATED ON THIS PROPERTY.

DATE OF SURVEY: FEBRUARY 25, 2022
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 29,370 FEET.

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

THE EQUIPMENT USED FOR THIS SURVEY WAS CARLSON BROX BASE/ROVER PAIRED WITH LEICA SMARTNET NETWORK FOR CORRECTIONS.

THIS PROPERTY IS NOT LOCATED WITHIN THE 100-YEAR FLOOD HAZARD AREA AS PER FLOOD INSURANCE RATE MAP NO. 13085C0250C, DATED 4/4/18.

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.

"PRIVATELY MAINTAINED COMMON DRIVEWAYS ARE INELIGIBLE FOR ADOPTION AS PUBLIC ROADS OR STREETS."

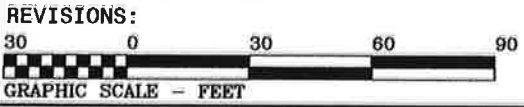
"ALL DRIVEWAYS ENTERING ANY COUNTY STREET OR ROAD SHALL HAVE A MINIMUM TEN (10) FOOT BRAKING AREA NO GREATER THAN FIVE (5) INCHES ABOVE THE CROWN OF THE STREET OR ROAD."

STATE WATERS ARE NOT PRESENT ON THIS PARCEL

- NOTES & REFERENCES**
- TAX MAP/PARCEL P/O #L17-156
 - PARCEL IS ZONED VCR
 - SETBACKS
FRONT - 40 FEET
SIDE - 10 FEET
REAR - 0 FEET (USAGE)
 - USACE TAKE SHEET.
 - SKETCHES PROVIDED BY ATHENS BOAT CLUB.
 - PLAT BOOK 70 PAGE 79
 - SETBACKS MAY DIFFER FROM ATHENS BOAT CLUB REQUIREMENTS. SETBACKS SHOWN PER DAWSON CO.
 - NO FIRE HYDRANT WITHIN 500' OF THIS PARCEL

RE-TRACEMENT SURVEY FOR:
SUSAN COLEMAN

LOT A-21 ATHENS BOAT CLUB
LAND LOT 394
SOUTH 1/2 13TH DISTRICT
1ST SECTION
DAWSON COUNTY, GEORGIA
PLAT DATE: JULY 11, 2022

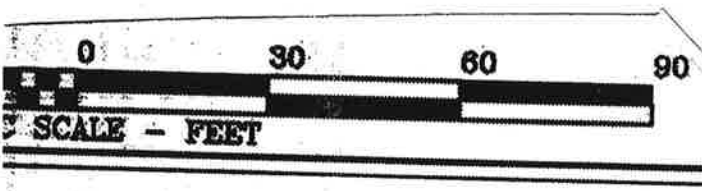
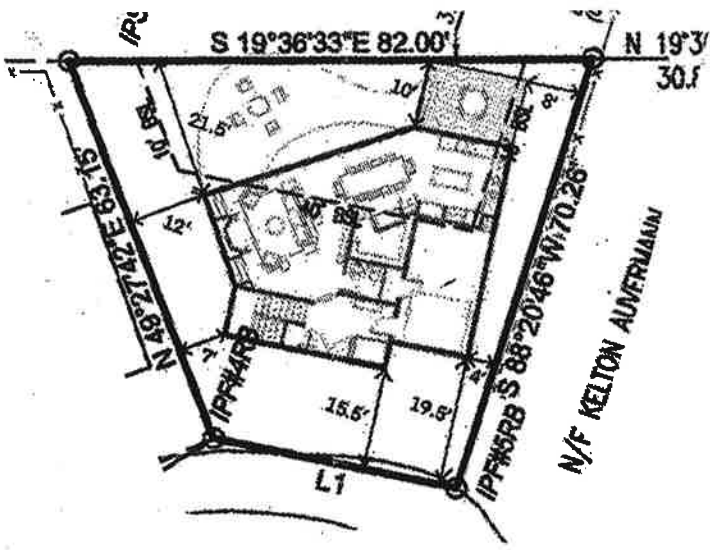


Surveyor's Certificate
It is hereby certified that all monuments and improvements shown herein actually exist except as otherwise indicated and that their locations, size, type, and material are correctly shown.

By: *N.M. McClure*
Nathan M. McClure
Registered Land Surveyor No. 3086

McCLURE SURVEYING, INC.
2505 JOHNSON DRIVE - SUITE D
CUMMING, GA 30040
O: (470) 297-5592 O: (770) 889-0281
CERTIFICATE OF AUTHORIZATION: LSF001203
NATHAN@MCCLURESURVEYING.COM
WWW.MCCLURESURVEYING.COM

JOB NO. 22091



22 AUG 9 2:17 PM

25 Justice Way Suite 1222
Dawsonville, GA 30534

Trans No	Property ID/District Description	Original Due	Interest & Penalty	Prev Paid	Amount Due	Amount Paid	Transaction Balance
10159 Year-Bill No 2021 - 1602	L17 156 / 001 LL 394 LD 13-1 FMV: \$23,550.00	213.12	2.22 Fees 0.00	0.00	215.34	215.34	0.00
						Paid Date 1/7/2022 13:58:30	Current Due 0.00
Transactions:	10159 - 10159 Totals	213.12	2.22	0.00	215.34	215.34	0.00

Paid By :

BRADY LANCE

Paid by Kevin Garland from web.

Ref No: 6E449483LT4367925

Auth

Code:7E61710BC849489C4961

Cash Amt: 0.00

Check Amt: 0.00

Charge Amt: 215.34

Change Amt: 0.00

Check No

Refund Amt: 0.00

Charge Acct

0

Overpay Amt: 0.00

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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.

'22AUG 9 2:17PM



Public Health
Prevent. Promote. Protect.

Dawson County Environmental Health

189 Hwy. 53 W., Ste. 102, Dawsonville, GA 30534
PH: 706-265-2930 FAX: 706-265-7529 • www.phdistrict2.org

Zachary Taylor, M.D., M.S., Health Director

January 13, 2022

Susan Coleman

Re: Pre-purchase Evaluation of 33 Sourwood Trail, Athens Boat Club, Dawson County, GA

Ms. Coleman,

After meeting with you at the property and observing the site conditions, we believe that if you maintain a 5' setback distance from the septic tank, that you can connect to the existing septic system to build a maximum two-bedroom home at the referenced location, with removal of the existing home. There are no signs of a septic system malfunction.

Since there are no septic system records on file for the property, we do not know the location or design of the drainfield. See the attached site sketch for the location of the septic tank. Banks Septic performed a location confirmation of the septic tank and noted that it is a concrete 750-gallon tank (form attached). The lot slopes down from the road to the U.S. Corps of Engineer's Line at the rear of the property.

Due to the small lot size (.21 acre) if a repair is needed in the future, this may be a difficult process and could include the need for a non-conforming system. There is a small area in the front of the home that would require the use of a pump to move the sewage to a higher elevation from the existing septic tank. During development, you will want to leave as much room as is possible for a future septic system repair area.

Do not hesitate to contact me if you have any questions.

Thank you,


George W. "Bill" Ringle
Environmental Health Manager

Please note: This is not a permit. A preliminary site inspection has been performed on the basis of information provided by the applicant, the current site conditions, and on current regulations and policies. If the information, site conditions, regulations, and/or policies, etc. change after the date inspected, these recommendations or comments will be invalidated. The comments provided are not considered a permit approval or guarantee of permit issuance.

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: Susan Coleman

Mailing Address: _____

Signature of Owner: Susan Coleman Date: 8/9/22

Signature of Notary: [Signature] Date: 08/09/2022



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VR 22-21 James Callas
22 ABC Sourwood Trail

Planning Commission Hearing September 20, 2022

VARIANCE STAFF REPORT

Proposal: The applicant is requesting a variance to the front, side and rear setback for the construction of a residence.

Applicant	James Callas
The development standard and requirement to be varied	Land Use Code Article III Section 309.C.3
Zoning	Vacation Cottage Restricted
Acreage	.21
Plat	Yes, Recorded 7/27/2022
Road Classification	Private
Tax Parcel	L17 156
Commission District	3

Direction	Zoning	Existing Use
North	VCR	Single Family Residence
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. 1,200 square feet (heated).

Minimum setbacks.

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.

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 returned as of 9.8.2022

Environmental Health Department: From a pre-purchase meeting with the owner,

“After meeting with you at the property and observing the site conditions, we believe that if you maintain a 5’ setback distance from the septic tank, that you can connect to the existing septic system to build a maximum two-bedroom home at the referenced location, with removal of the existing home. There are no signs of a septic system malfunction.

Since there are no septic system records on file for the property, we do not know the location or design of the drain field.

Due to the small lot size (.21 acre) if a repair is needed in the future, this may be a difficult process and could include the need for a non-conforming system.”

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 28 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 comments returned as of 9.8.2022

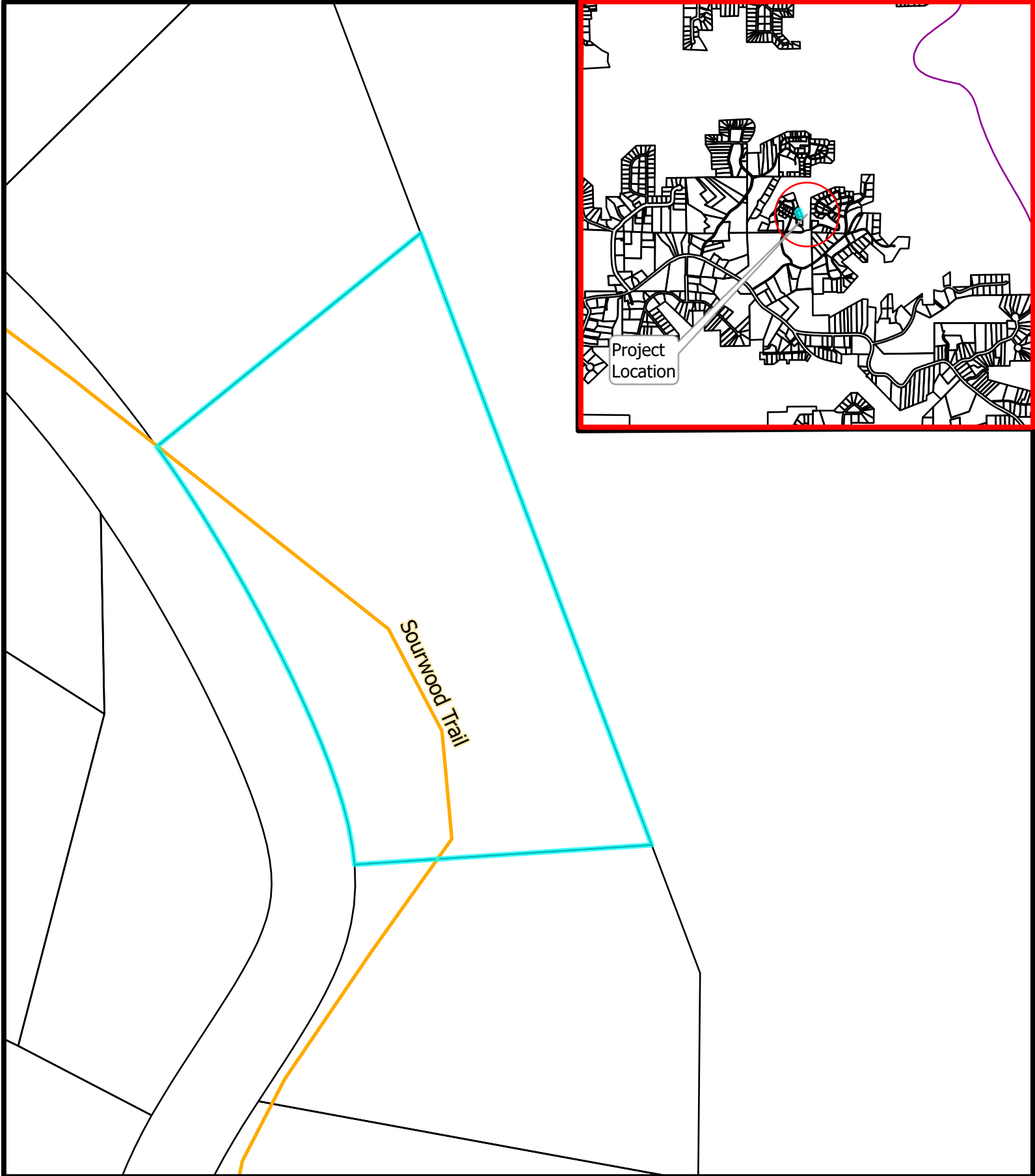
PHOTO OF PROPERTY:



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.**



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



Dawson County
Planning and Development
Staff Report: Exhibit

30

Parcel #: L17-156
Current Zoning: VCR
FLU: RL
Application #: VR 22-21

Aerial View



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Scale: 1:1,000

Dawson County

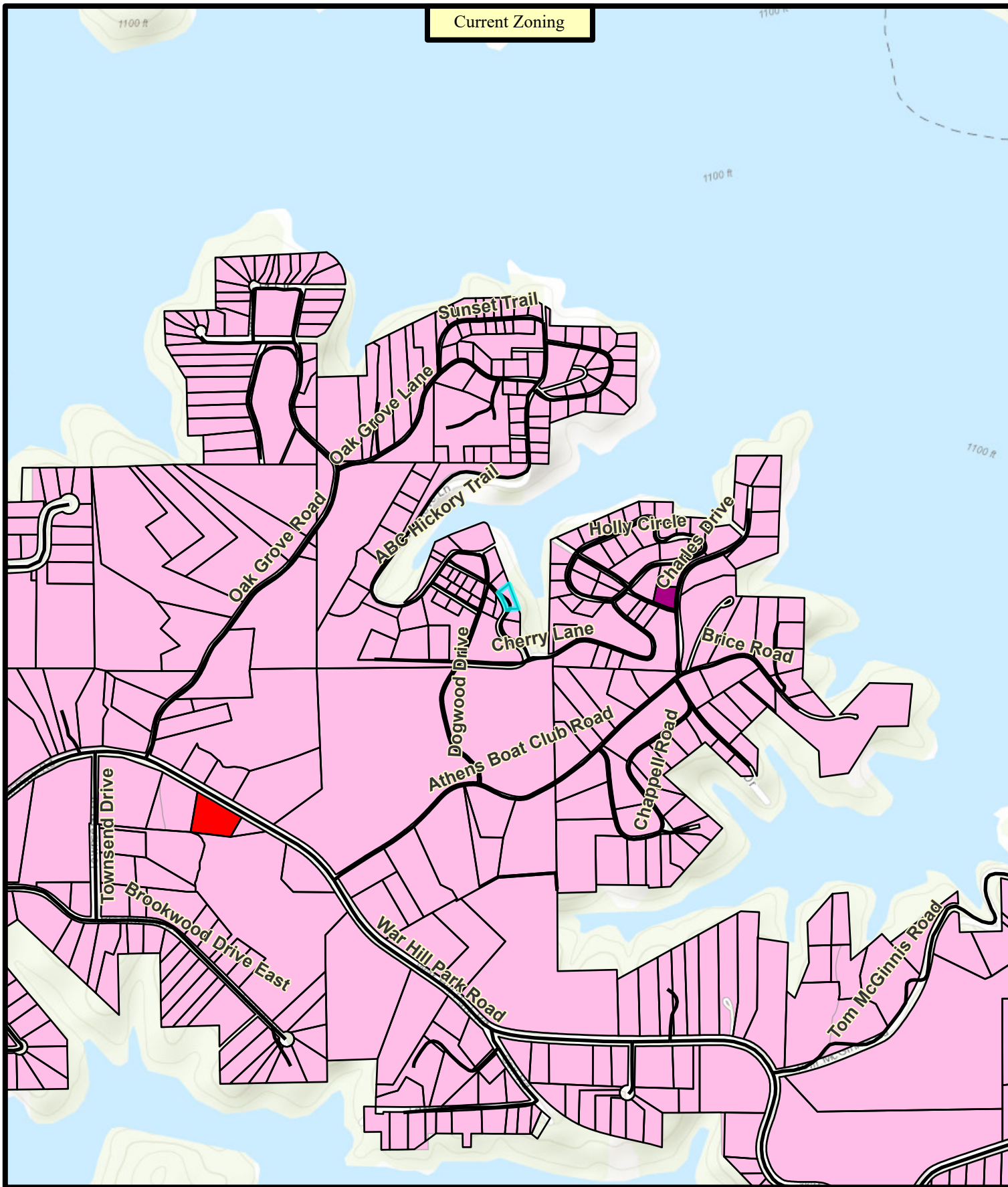
Planning and Development

31

Report

Parcel #: L17-156
Current Zoning: VCR
FLU: RL
Application #: VR 22-21

Current Zoning



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Scale: 1:11,047

Dawson County

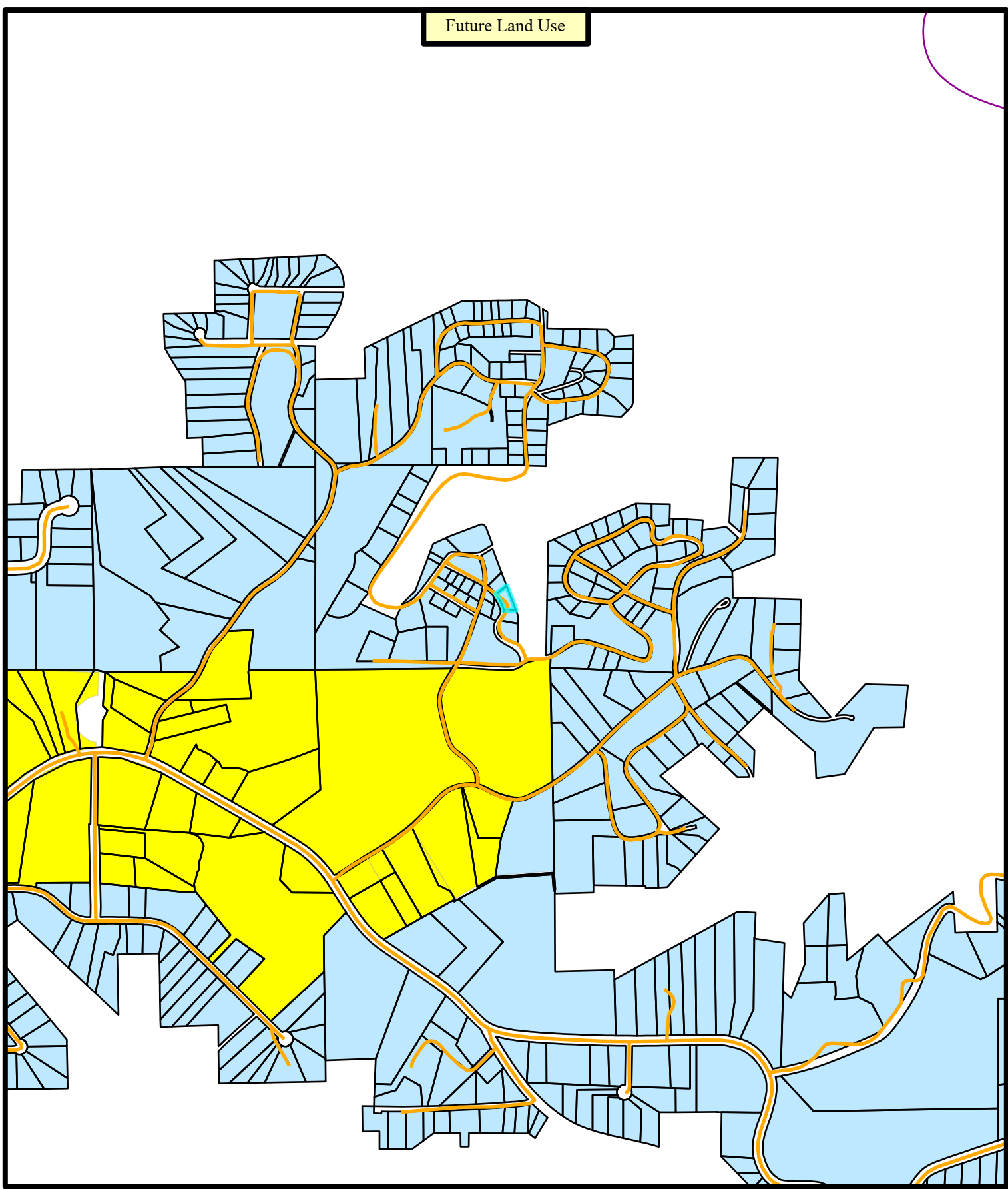
Planning and Development

32

Report

Parcel #: L17-156
Current Zoning: VCR
FLU: RL
Application #: VR 22-21

Future Land Use



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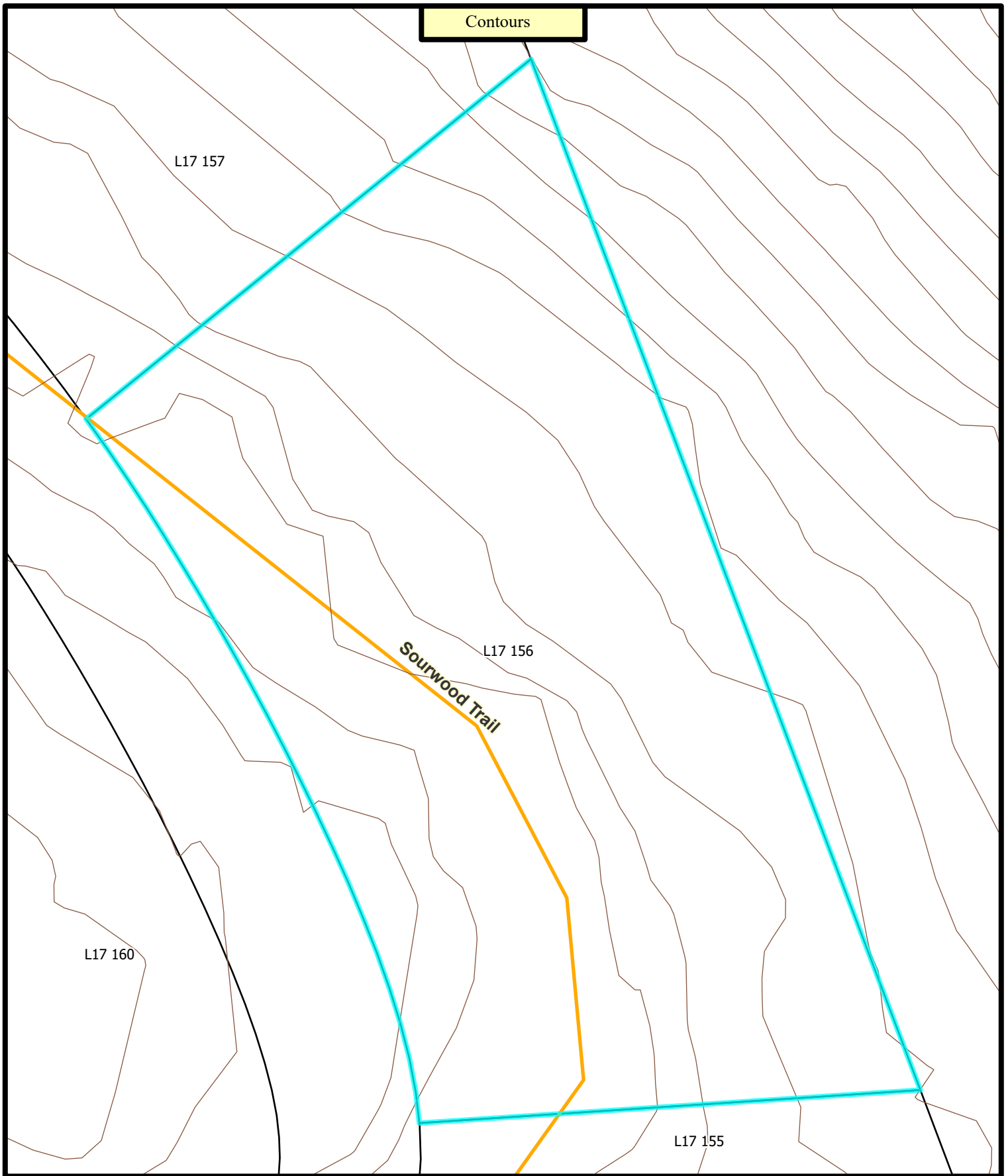
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Dawson County
Planning and Development

33

Report

Parcel #: L17-156
Current Zoning: VCR
FLU: RL
Application #: VR 22-21



DAWSON COUNTY
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Scale: 1:262

Dawson County

Planning and Development

34

Site Report

Parcel #: L17-156
Current Zoning: VCR
FLU: RL
Application #: VR 22-21



DAWSON COUNTY VARIANCE APPLICATION

25 Justice Way, Dawsonville, Georgia 30534

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Al Posada

Address: _____

Contact Email: _____ Telephone # _____

Status: Owner Authorized Agent Lessee

PROPERTY INFORMATION

Street Address of Property:

7495 Crestline Drive, Dawsonville, GA 30534

Land Lot(s): 528 District: 13 Section: _____

Subdivision/Lot: 26 / _____

Building Permit #: _____ (if applicable)

REQUESTED ACTION

A Variance is requested from the requirements of Article # III Section # 308.C.4 of the Land Use Resolution/Sign Ordinance/Subdivision Regulations/Other.

Front Yard setback Side Yard setback Rear Yard setback variance of 10' and 4' feet to allow the structure to: be constructed; remain a distance of 30' and 6' feet from the property line, or other : building line

instead of the required distance of 40' and 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

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:

See "Exhibit A" attached.

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

See "Exhibit A" attached.

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:

See "Exhibit "A" attached

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

See "Exhibit "A" attached

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.

	Name	Address
TMP <u>L21 100 008</u>	1. MISSEY, TRACY LYNN	7420 CRESTLINE DRIVE, DAWSONVILLE, GA 30534
TMP <u>L21 100 011</u>	2. MISSEY, TRACY LYNN	7420 CRESTLINE DRIVE, DAWSONVILLE, GA 30534
TMP <u>L21 100 012</u>	3. ANDERSON, ANTHONY	7460 CRESTLINE DRIVE, DAWSONVILLE, GA 30534
TMP <u>L21 100 020</u>	4. POPE, BRYAN CHRISTOPHER	7550 CRESTLINE DRIVE, DAWSONVILLE, GA 30534
TMP <u>L21 100 025</u>	5. SPANGLER, JON	7535 CRESTLINE DRIVE, DAWSONVILLE, GA 30534
TMP <u>L21 100 027</u>	6. RAY, WILLIAM	7475 CRESTLINE DRIVE, DAWSONVILLE, GA 30534
TMP <u>L21 100 030</u>	7. PROSTAR VENTURES LLC	7445 CRESTLINE DRIVE, DAWSONVILLE, GA 30534
TMP <u>L21 100 034</u>	8. CHIARA COMPANY LLC	7405 CRESTLINE DRIVE, DAWSONVILLE, GA 30534
TMP <u>L21 100 035</u>	9. CARACCILOLO, CHRIS	7395 CRESTLINE DRIVE, DAWSONVILLE, GA 30534

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.

Exhibit A

1. Describe why a strict and literal enforcement of the standards would result in a practical difficulty or unnecessary hardship:

Due to the “pie shape” of the property, it would not be possible to fit the house we’ve planned onto the property as needed. We’ve made specific decisions, such as the garage, to be in the front of the house, instead of the side to help stay as much within the boundary as possible. By raising up the front, we would have less of a drop for the driveway. The driveway would have to go up then back down. After working with the builder and architect, we’ve achieved a plan that would fit our family.

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

Property is “pie shaped” making it difficult to fit a reasonable house on the property within the building lines. The majority of the properties surrounding us are rectangular in shape and do not have the same building line restraints that we have.

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 existing homes in the subdivision do not meet the current setback. The home on L21 100 035 has a front setback of approximately 25’ and abuts the left side property line with a setback near 0’ for nearly the entire depth of the home. The home on L21 100 034 has a front setback of approximately 20’ and abuts the left side property line with a setback near 0’ for nearly the entire depth of the home. The home on L21 100 008 has a front setback of approximately 33’ and abuts the right-side property line with a setback near 0’. The home on L21 100 001 has a front setback of approximately 23’ and the rear 40’ of the home on the right-side property line have a setback tapering from 10’ to near 0’. The positioning of these homes on their lots is more extreme than the variance I am seeking. The existing homes have caused no detriment to the public health, safety, morals or welfare and have not been materially injurious to the properties in the near vicinity. The variance I’m seeking is less intrusive than the existing homes and would not have any negative impact to the public, environment, safety to properties in the near vicinity.

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

Granting this variance would allow us to construct a permanent home that meets current and future needs without being detrimental to the public health, safety, morals or welfare and not be materially injurious to properties in the near vicinity.



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: _____

8/9/22

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

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.**

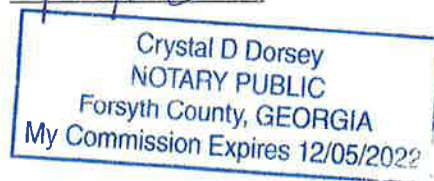
Owner's Name: Scott Morlan

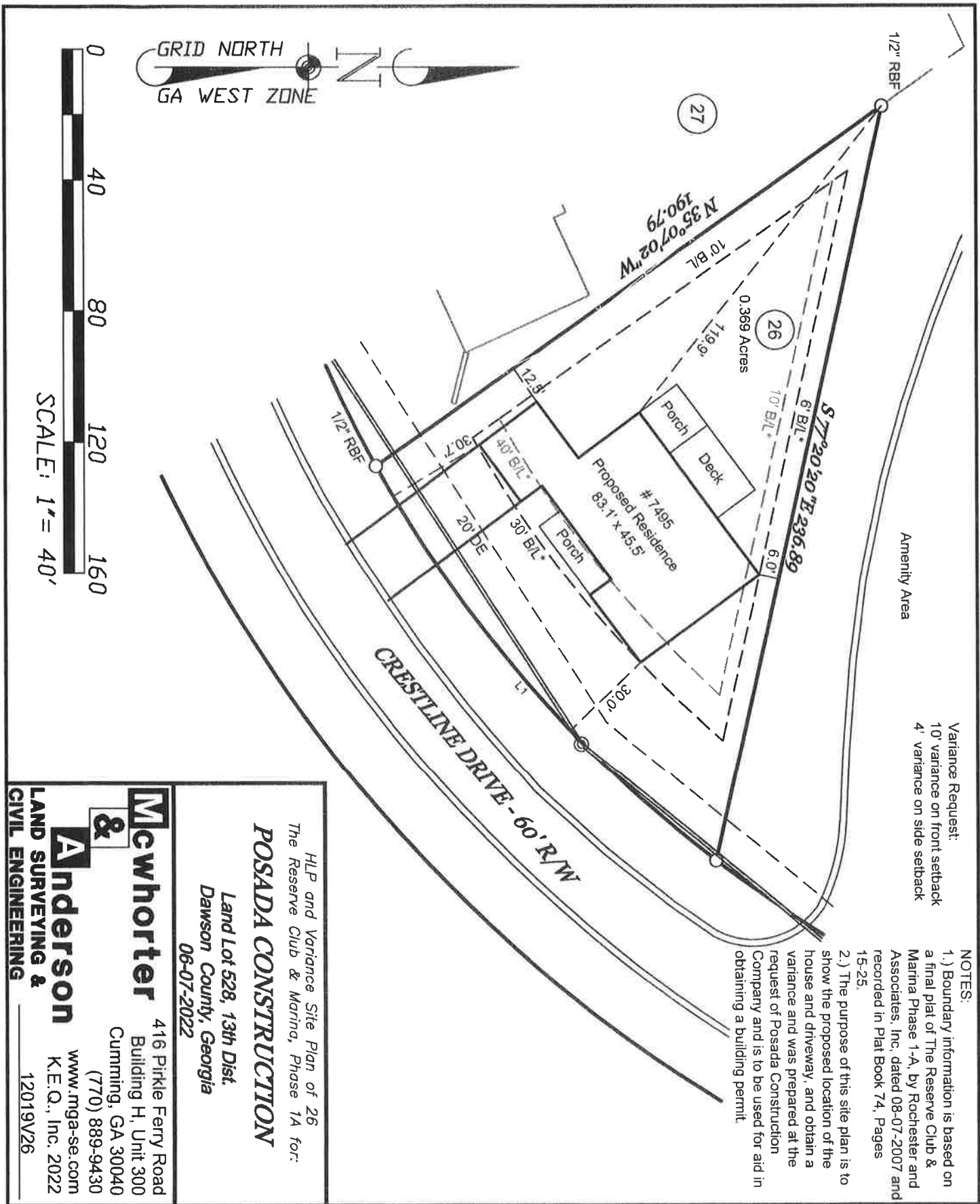
Mailing Address:

Signature of Owner:  Date: 8-8-22

Signature of Notary:  Date: 8/8/22

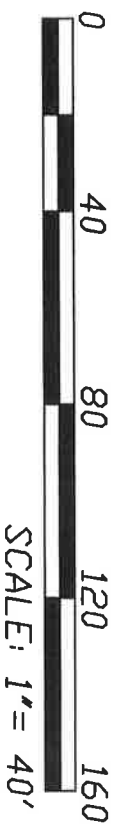
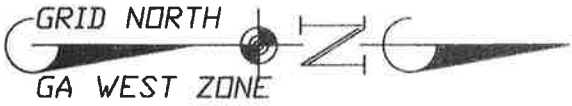
Notary
Stamp





Variance Request:
 10' variance on front setback
 4' variance on side setback

- NOTES:
- 1.) Boundary information is based on a final plat of The Reserve Club & Marina Phase 1-A, by Rochester and Associates, Inc. dated 08-07-2007 and recorded in Plat Book 74, Pages 15-25.
 - 2.) The purpose of this site plan is to show the proposed location of the house and driveway, and obtain a variance and was prepared at the request of Posada Construction Company and is to be used for aid in obtaining a building permit.



HLP and Variance Site Plan of 26
 The Reserve Club & Marina, Phase 1A for:
POSADA CONSTRUCTION
 Land Lot 528, 13th Dist.
 Dawson County, Georgia
 06-07-2022

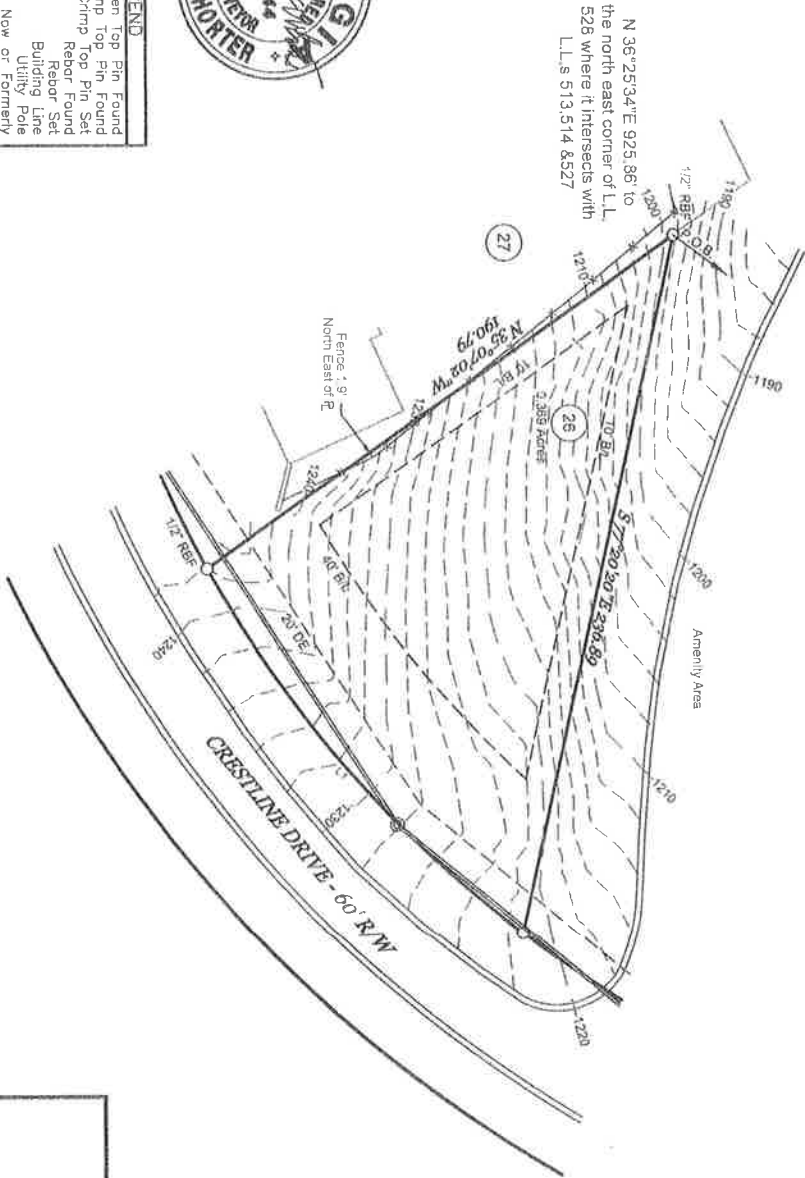
Mcwhorter & Anderson
 LAND SURVEYING &
 CIVIL ENGINEERING

416 Pirkle Ferry Road
 Building H, Unit 300
 Cumming, GA 30040
 (770) 889-9430
 www.mga-se.com
 K.E.Q., Inc. 2022
 12019V26

Course	Bearing	Distance
L1	Rad: 389.99'	A: 161.07'
	Tan: 81.70'	CA: 23°39'49"
	Chd: S 49°22'16" W	159.93'



LEGEND	
OTPF	Open Top Pin Found
CTPF	Crimp Top Pin Found
CTPS	Crimp Top Pin Set
RBF	Rebar Found
RBS	Rebar Set
B/L	Building Line
U/P	Utility Pole
N or F	Now or Formerly
—x—x—	Fence
—x—x—	Overhead Wire
—x—x—	Not to Scale
Δ	Calculated Point



- NOTES:
1. Field Data: Closure Precision - 7/1000", Angular Error - 1/100,000".
 2. Measurements were taken with a Leica TS12 on 06-03-2022 and were balanced using the Compass Rule.
 3. Boundary lines are based on Reference #1.
 4. Plat Precision: 1/164,855.
 5. The public records referenced hereon reflect only those records necessary to establish the boundaries hereon, and reference to the same does not and is not intended to constitute a title opinion.
 6. No Portion of this property is located in a Flood Hazard Area as indicated on F.L.R.M. No. 13085C250C, dated 04-04-2018.
 7. Topographic Contours are field run by McWhorter and Anderson on 06-03-2022. Elevation datum is assumed sea level and should be field verified.

K.E.Q., Inc. Certificate of Authorization Number LSF900275

As Built and Topographic Survey of 26 The Reserve Club & Marina, Phase 1A for:

SCOTT MORLAN
Land Lot 528, 13th Dist
Dawson County, Georgia
06-07-2022

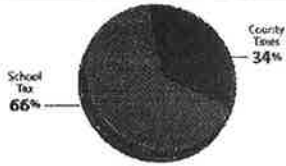
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416 Pirkle Ferry Road
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K.E.Q., Inc 2022
FILE: 12019FTS61DAWSON



PROPERTY OWNER(S)	MAP CODE		LOCATION		BILL #	DISTRICT		
KUNKLE ROBERT L SR & MARCIA P	L21 100 026				2021-8119	1		
	BUILDING VALUE	LAND VALUE	TOTAL FAIR MARKET VALUE	ACRES	EXEMPTIONS	DUE DATE		
	0	135,000	135,000	0.37		12/1/2021		
PROPERTY DESCRIPTION								
LOT 26 THE RESERVE CLUB & MARINA PHASE 1A								
	TOTAL FAIR MARKET VALUE	40% ASSESSED VALUE	LESS EXEMPTIONS	TAXABLE VALUE	MILLAGE RATE	GROSS TAX	LESS CREDITS	NET TAX
STATE TAX	135,000.00	54,000.00	0.00	54,000.00	0	0	0	0
COUNTY M&O	135,000.00	54,000.00	0.00	54,000.00	13.05%	705.4	0	411.75
SALES TAX ROLL BACK	0.00	0.00	0.00	54,000.00	6.43%	0	-293.65	0
SCHOOL M&O	135,000.00	54,000.00	0.00	54,000.00	15	810	0	810
TOTAL					22.02%	1,515.40	-293.65	1,221.75

Please note that your Tax Commissioner is responsible for the billing and collection of tax and is not responsible for the property value or the millage rates which are used to determine the tax amount due.



THE PIE GRAPH SHOWS HOW THE AVERAGE TAX DOLLAR IS DISTRIBUTED AMONG THE VARIOUS GOVERNMENT AGENCIES. (PERCENTAGES MAY VARY DEPENDING ON EXEMPTIONS)



2021 Current Due	1,221.75
Penalty	0.00
Interest	0.00
Other Fees	0.00
Previous Payments	1,221.75
Delinquent Tax*	0.00
TOTAL DUE	0.00

* Please note that delinquent tax due reflects total owed at the time of billing and the amount will change monthly due to interest charges. Please read the state mandated penalties and interest on the back of this bill.

DETACH TOP PORTION TO KEEP FOR YOUR RECORDS AND RETURN BOTTOM PORTION WITH PAYMENT.

Make payable to "Dawson County Tax Office" and include this coupon. Do not staple, tape or attach payment.

DAWSON COUNTY, GEORGIA
2021 TAX BILL

25 Justice Way, Suite 1222
Dawsonville, Georgia 30534



LEGAL DESCRIPTION	MAP ID #	TAX BILL #
LOT 26 THE RESERVE CLUB & MARINA PHASE 1A	L21 100 026	2021-8119

TOTAL DUE December 1, 2021	\$ 0.00
Late fees, interest, and penalties will apply to the unpaid balance at midnight on December 1, 2021.	
<small>PLEASE WRITE THE MAP ID# ABOVE ON YOUR CHECK</small>	

If receipt is desired, please include a self-addressed stamped envelope or print at www.DawsonCountyTax.com. If delinquent taxes are due, please call 706-344-3520 for current amount as interest continues to accrue.

KUNKLE ROBERT L SR & MARCIA P

DAWSONVILLE, GA 30534

Nicole Stewart
TAX COMMISSIONER
25 Justice Way, Suite 1222
Dawsonville, Georgia 30534-3454



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
2021 - 8119	L21 100 026 / 1 LOT 26 THE RESERVE CLUB & MARINA PHASE 1A FMV: 135000	\$1221.75	\$0.00 Fees: \$0.00 \$0.00	\$0.00	\$1221.75	\$0.00
Totals:		\$1221.75	\$0.00	\$0.00	\$1221.75	\$0.00

Paid Date: 11/30/2021

Charge Amount: \$1221.75

KUNKLE ROBERT L SR & MARCIA P

DAWSONVILLE, GA 30534



Scan this code with your
mobile phone to view
this bill



VR 22-22

Al Posada

7495 Crestline Drive

Planning Commission Hearing September 20, 2022

VARIANCE STAFF REPORT

Proposal: The applicant is requesting a variance to the front setback of 10' and side setback of 4' to construct a primary residence on a pie shaped lot with topography concerns.

Applicant	Al Posada
The development standard and requirement to be varied	Land Use Resolution Article III Section 309.C.3
Zoning	Vacation Cottage Restricted
Acreage	.37
Plat	Yes
Road Classification	Private
Tax Parcel	L21 100 026
Commission District	3

Direction	Zoning	Existing Use
North	VCR	Single Family Residential
South	Res2	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. 1,200 square feet (heated).

Minimum setbacks.

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.

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 returned as of 9.8.2022

Environmental Health Department: "Lot is serviced by public water or EPD approved system and a private sewer system."

Etowah Water & Sewer Authority: "Water and sewer service by private system or Forsyth County."

Planning and Development: The topography and shape of this corner lot with two road frontages to contend with make the development of this parcel challenging. To date five other variances have been granted in the Dawson County portion of this subdivision for similar reasons. The cost of backfill and concrete to accommodate the zoning setbacks would be costly for the citizen.

Public Works Department: No comments returned as of 9.8.2022

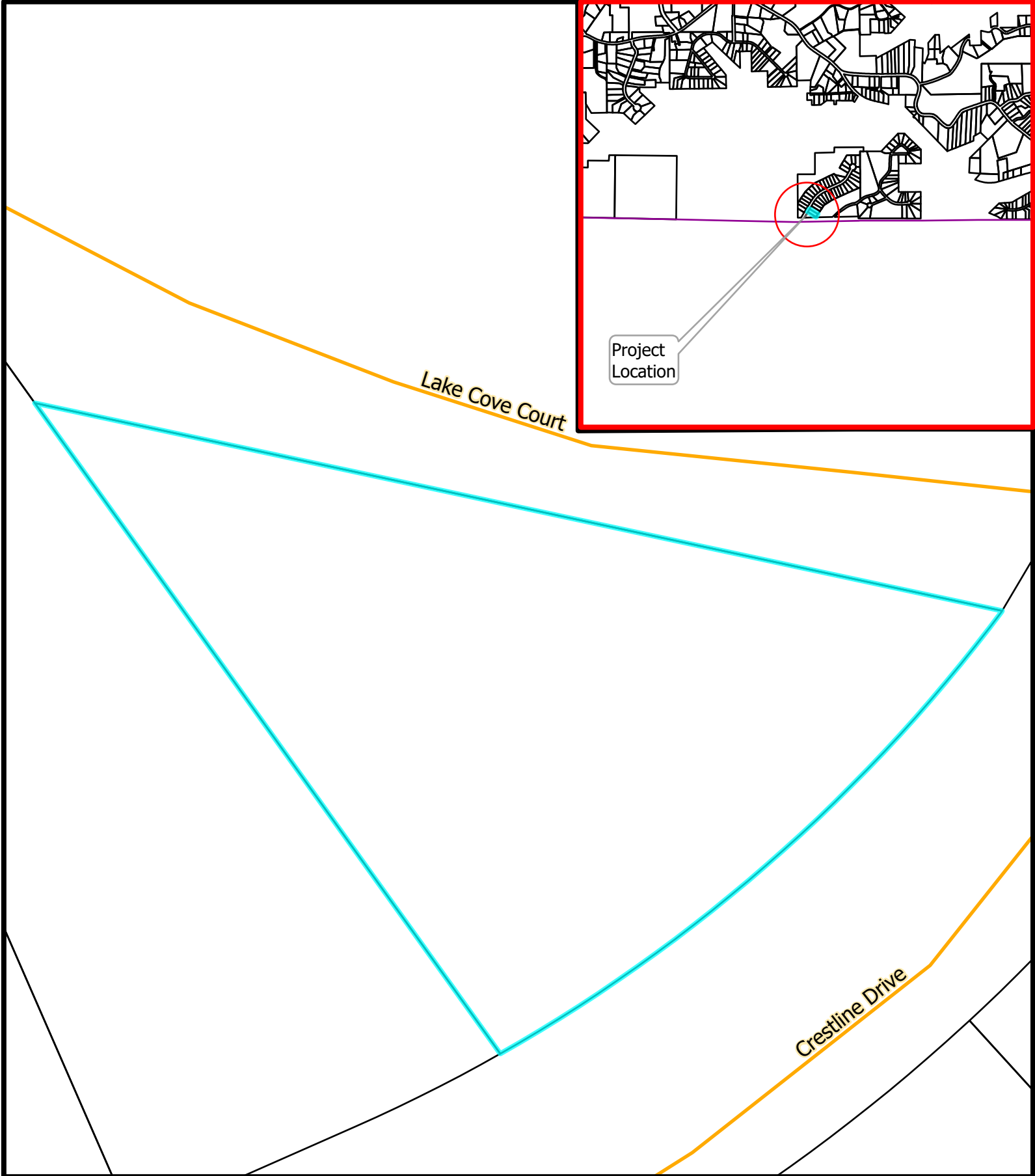
-PHOTO-



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.**



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Dawson County
Planning and Development
Staff Report: Exhibit

50

Parcel #: L21-100-026
Current Zoning: VCR
FLU: RL
Application #: VR 22-22

Aerial View



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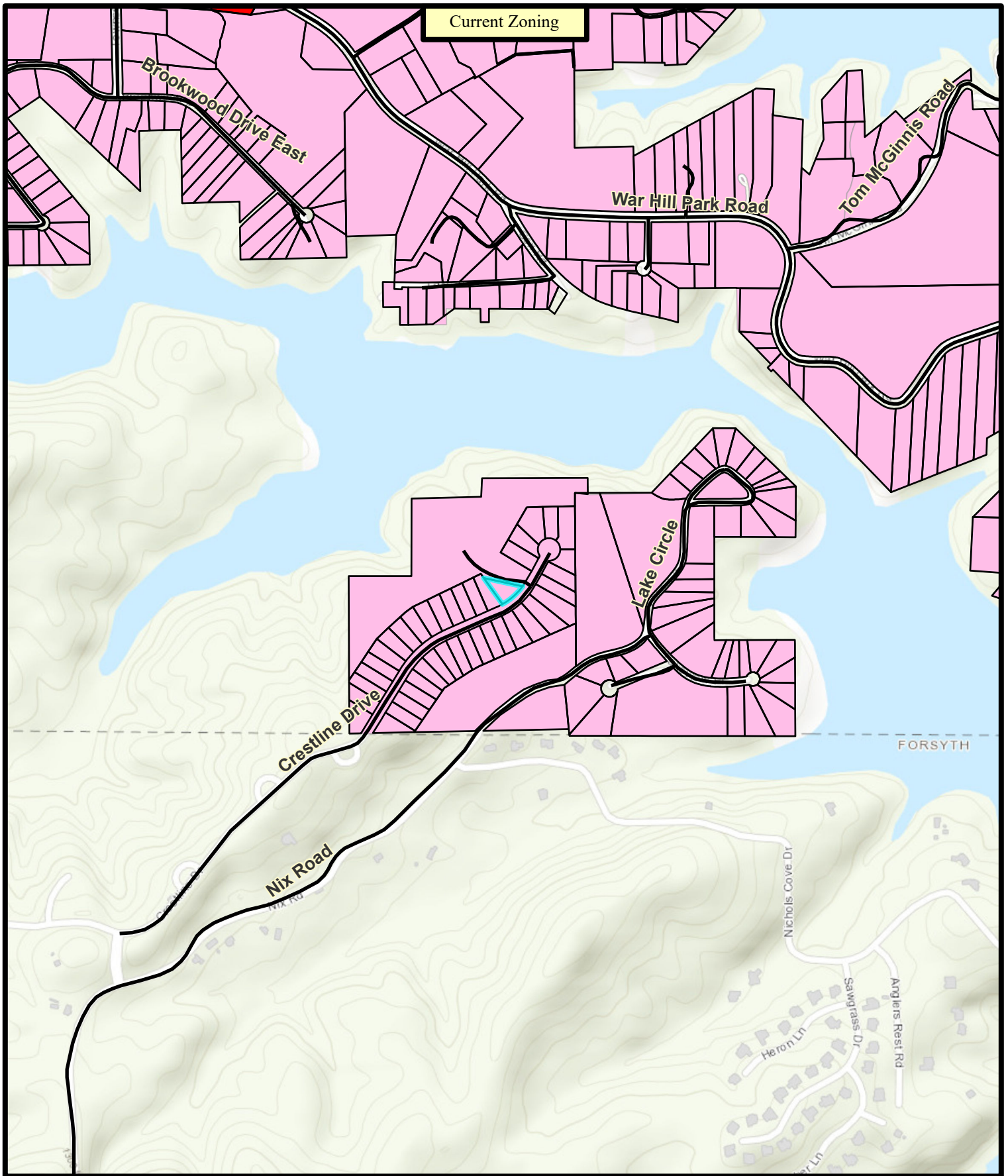
Dawson County

Planning and Development

51

Site Report

Parcel #: L21-100-026
Current Zoning: VCR
FLU: RL
Application #: VR 22-22



Current Zoning

Brookwood Drive East

War Hill Park Road

Tom McGinnis Road

Lake Circle

Crestline Drive

FORSYTH

Nix Road

Nichols Cove Dr

Sawgrass Dr

Anglers Rest Rd

Heron Ln



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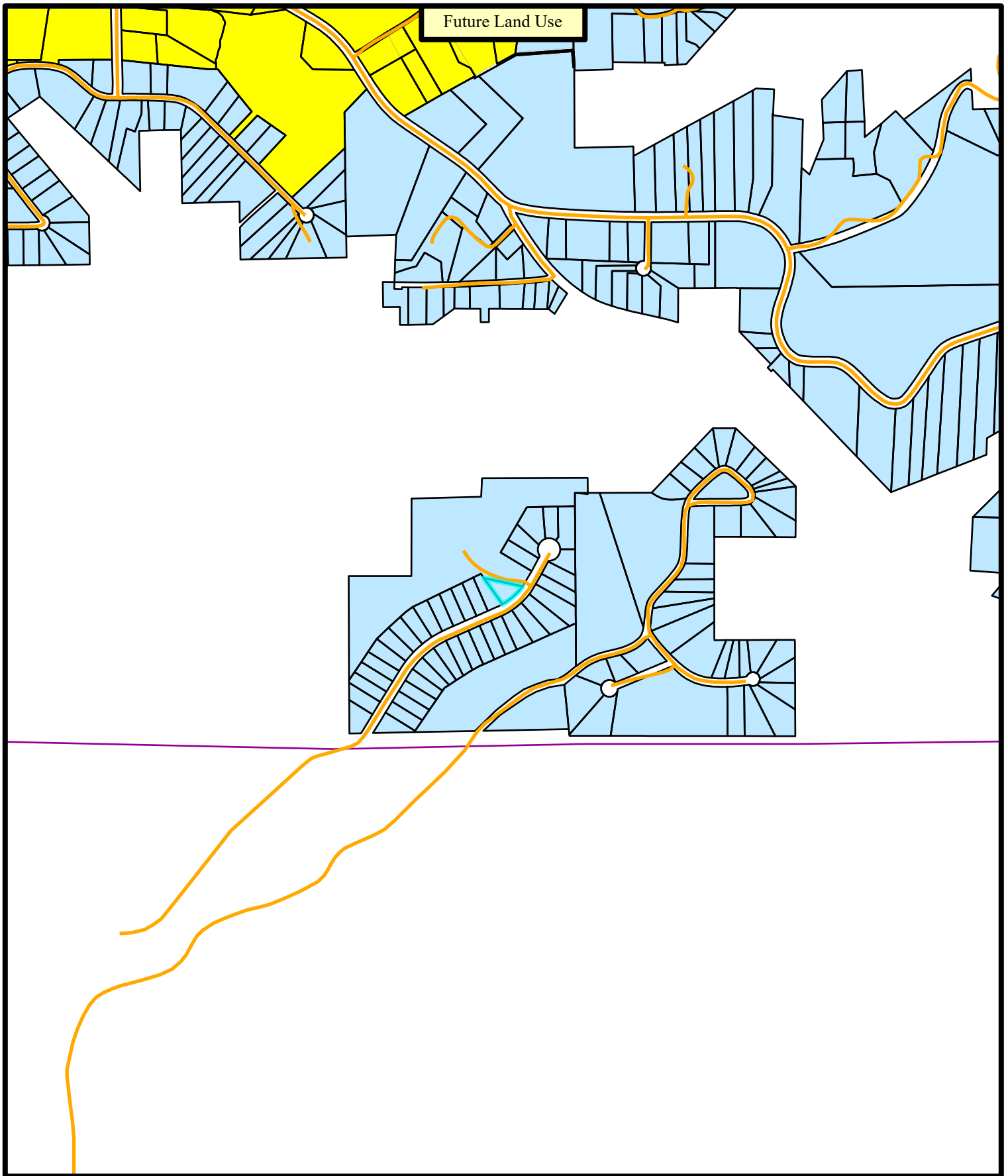
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Planning and Development

52

Report

Parcel #: L21-100-026
Current Zoning: VCR
FLU: RL
Application #: VR 22-22



Future Land Use



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Dawson County
Planning and Development

53

Report

Parcel #: L21-100-026
Current Zoning: VCR
FLU: RL
Application #: VR 22-22

Contours

L21 100
025

L21 100

Lake Cove Court

L21 100-026

L21-100-027

L21 100 028

L21 100
016

Crestline Drive

L21 100 015

L21 100-014

L21 100-013



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Scale: 1:472

Dawson County

Planning and Development

54

Report

Parcel #: L21-100-026
Current Zoning: VCR
FLU: RL
Application #: VR 22-22