

**DAWSON COUNTY PLANNING COMMISSION**  
**MEETING Agenda – Tuesday, September 17, 2024**  
**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 not be a Planning Commission meeting In October.

**F. APPROVAL OF MINUTES:**

- 1. June 18, 2024 meeting

**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. VR 24-10 - Variance request of Roberta Hastreiter-Heady, Overlook Subdivision

**Application for Rezoning:**

- 2. Presentation of ZA24-05 Kurt Trump, 126 Oak Grove Road - RSR to CIR
- 3. Presentation of ZA24-06 Chad Kimbral, GA Hwy 9 S - RSR to CHB
- 4. Presentation of ZA24-07 Davis Engineering on behalf of Will Wade, RSR to C-CB

**J. 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*

JUNE 18, 2024  
DAWSON COUNTY PLANNING COMMISSION MEETING  
DAWSON COUNTY GOVERNMENT CENTER

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

Neil Hornsey gave the invocation. Chairman Hamby led the Pledge of Allegiance.

Members present: Jason Hamby, District 1 Chairman; John Maloney, District 2; Shelton Townley, District 3; Neil Hornsey, District 4; Steve Sanvi, Chairman Appointee. Staff present: Harmony Gee and Sharon Farrell.

Chairman Hamby requested a motion to approve the minutes from the May 21st, 2024 minutes as prepared. Motion passed by a vote of 5-0 Hornsey/Maloney

Chairman Hamby asked for a motion to approve the agenda presented by staff. The motion passed by a vote of 5-0. Hornsey/Maloney.

Chairman Hamby announced that anyone who wishes to speak in favor of or oppose any application must complete a statement of disclosure of campaign contributions of \$250 or more.

**New Business:**

VR 24-07 Henry Graphics o/b/o Awesomeville Pie is requesting to vary from the Dawson County Sign Ordinance Section 129-224 additional wall signs.

Chairman Hamby asked if anyone could speak on behalf of the application. Jon Oswald and Kevin Byrd of Gainesville, Georgia, spoke to the application. They stated that they are seeking what other businesses along the 400 Corridor have been granted with the additional wall signage. Mr. Oswald stated that the business would not have a monument sign and that the 8' mushroom sign would be needed for brand recognition.

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 to the application. There were none.

Chairman Hamby closed the Board for discussion.

Chairman Hamby asked for a motion.

Motion to approve the variance was passed 4-0 1 abstention Maloney/Sanvi Hamby

SU 24-01 Allie Phillips and Dean Goswick request a Special Use of placing a manufactured home on less than 3 acres in R-A TMP 105-041. (Grizzle Road)

Chairman Hamby asked if anyone could speak on behalf of the application. Allie Phillips and Dean Goswick, both of Dawsonville, Georgia, spoke on behalf of the application. Ms. Phillips stated that her grandparents had gifted them the 1.55-acre parcel, and she and her fiancé were purchasing a new manufactured home to be placed on the land.

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 to the application. There were none.

Chairman Hamby closed the Board for discussion.

DAWSON COUNTY PLANNING COMMISSION  
MEETING HELD JUNE 18, 2024  
DAWSON COUNTY GOVERNMENT CENTER

Chairman Hamby asked for a motion.

Motion to recommend approval of the request passed 4-0 1 abstention Sanvi/Hornsey Hamby.

ZA 24-04 Big Dog Drilling and Auger Service, LLC is requesting to rezone 6.85 acres of TMP 106-064 & 106-065 from C-CB to C-IR. (Dawson Forest Road & G.W. Taffar Road)

Chairman Hamby asked if anyone could speak on behalf of the application. Bill Goforth of Dawsonville, Georgia, talked regarding the application. He stated that he rezoned the parcels in 2014 and that the business had grown. The company now needs a larger space for a welding shop and to come into zoning compliance.

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 to the application. There were none.

Chairman Hamby closed the Board for discussion.

Chairman Hamby asked for a motion.

Motion to recommend approval of the request passed 4-0 1 abstention, Maloney/Hornsey Hamby.

Chairman Hamby asked if there were updates from Planning and Development. Director Sharon Farrell stated that the office has processed over 100 residential permits for the third month and that the department will be fully staffed as of Monday.

There being no further business to discuss, the meeting was adjourned at 6:14 p.m.

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Jason Hamby, Chairman

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Date



## VR 24-10

Planning Commission Hearing September 17, 2024

### VARIANCE STAFF REPORT

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**Proposal:** The applicant requests a variance to the Dawson County Land Use Resolution side setback requirements for the remodeling and addition to a residence seven feet from the side property line.

Applicant	Roberta Hastreiter-Heady
The development standard and requirements to be varied	Land Use Code, Article III Section 121-67
Zoning	Vacation Cottage Restricted
Acreage	.369 acres
Plat	Minor Plat approved 2024 (original plat 1978)
Road Classification	Local Residential
Right-of-Way	40 feet
Tax Parcel	L10 079
Commission District	District 3

Direction	Zoning	Existing Use
North	VCR	Single Family Residential
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. Eight hundred square feet (heated).

Minimum setbacks.

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

**Side yard - 15 feet;**

Rear yard - 20 feet.

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



*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:**

Planning and Development: The applicant has a lengthy history of frustration regarding property boundaries; however, the owner's actions in designing the addition create hardship.

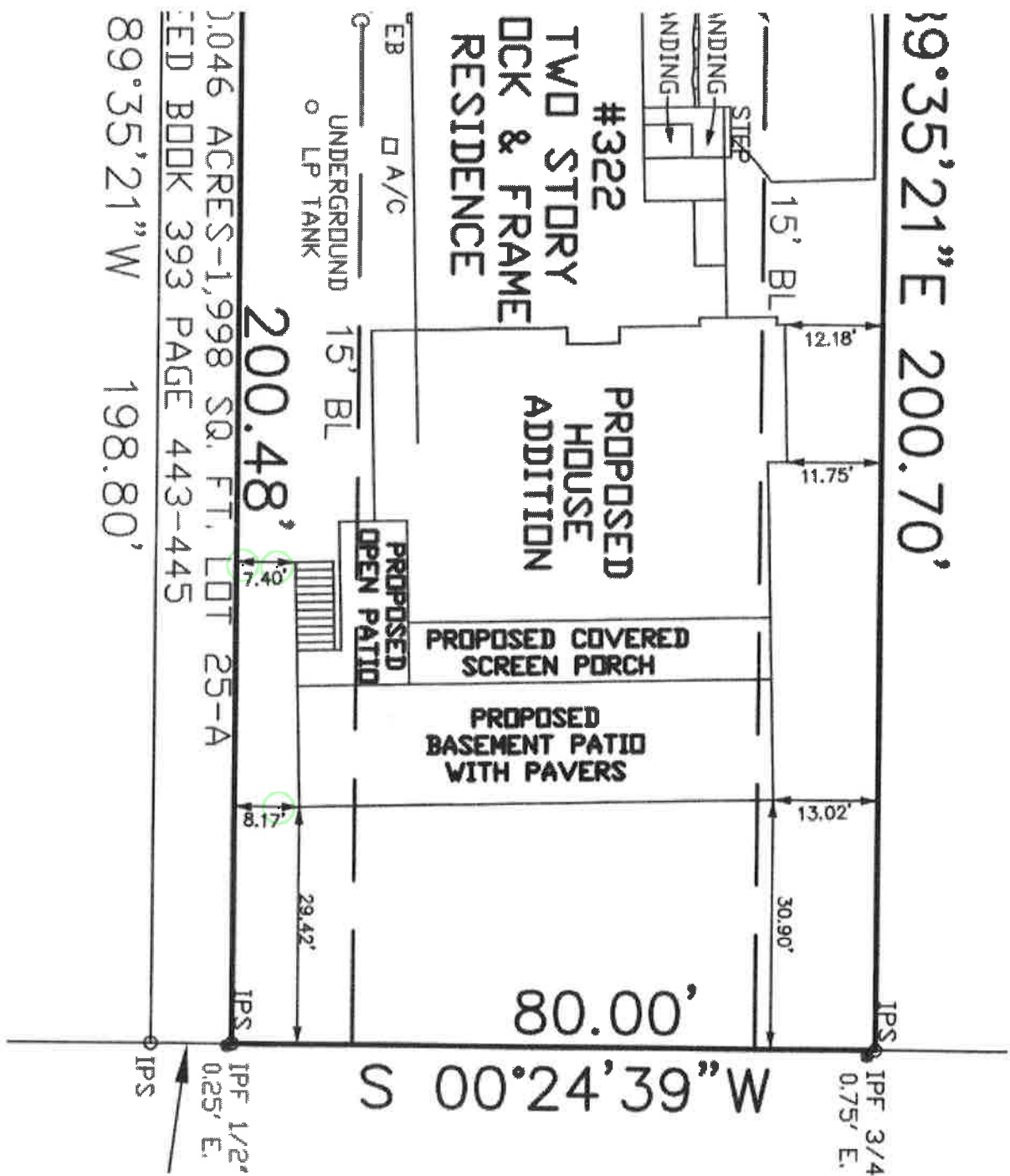
Public Works Department: No comment

Emergency Services: No comment

#### **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.







## DAWSON COUNTY VARIANCE APPLICATION

25 Justice Way, Dawsonville, Georgia 30534

### APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Roberla L. Hastreiter-Heady TTEE, Hastreiter Family GST Exempt Trust, and Dale E. Heady

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

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

Status: ☒ Owner ☐ Authorized Agent ☐ Lessee

### PROPERTY INFORMATION

Street Address of Property:

322 Overlook Circle, Dawsonville, GA 30534

Land Lot(s): 325 District: South Half 13th District Section: 1st Section

Subdivision/Lot: Overlook Subdivision / 26

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 \_\_\_\_\_ feet to allow the structure to: ☒ be constructed; ☐ remain a distance of 7.4 feet from the ☒ property line, or ☐ other : \_\_\_\_\_ instead of the required distance of 15 feet as required by the regulations.

☐ 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:**

Please see the extra sheets attached for a detailed

answer to this question (page 1-2). The situation is complicated.

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

Please see the extra sheets attached for a detailed answer to this question (page 1-2).

The situation is complicated.

**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:**

This request is for a 7.6' variance on the south side of the proposed addition,

and is for the lowest portion of an outside staircase.

(The highest portion of the outside staircase is attached to an upper (2nd floor) outside deck.)

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

It is only the lowest portion of an outside staircase (attached to an outside deck) that is at issue in this variance request,

which would not deter a use of the property, or of the adjacent property, by others. In contrast,

such staircase would make the property far more safe (as a fire escape from the 2nd floor of the proposed addition).

Add extra sheets if necessary.

**Additional Sheets – Dawson County Variance Application – June 21, 2024**

**(322 Overlook Circle, Dawsonville, GA 30534)**

**(Owner: Hastreiter Family GST Exempt Trust; Roberta L. Hastreiter-Heady, Trustee)**

**Introduction:**

We have been consistently working on a very large and expensive proposed addition to our above-identified property, which we purchased on **July 9, 2002 (22 years ago)** from J. Clint Hood. There have been some very complex issues that we have had to overcome (discussed hereinbelow), which have caused a series of separate setbacks, and many delays. We have selected a builder, and we are ready to have the proposed addition commenced in the next several months.

This “Dawson County Variance Application” is for the **south side** of our proposed addition (at the **south side** of the property, and at the **left side** of the property when facing the street, Overlook Circle), and is for **the lowest portion of an outside staircase (ground level)**. The most upper portion of such staircase is to be attached to a 2<sup>nd</sup>-floor outdoor deck at the rear of the property (facing Lake Lanier).

**Answers to Questions 1. and 2. of the “Dawson County Variance Application”**

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

Our architect finalized our architectural plans for a large addition to this property in **December of 2021**, which was long prior to the **April of 2023** change in the Dawson County side yard setback requirements (10' to 15'). We would be unable to construct an outside staircase (attached to an outside 2<sup>nd</sup>-floor deck) that functions as a fire escape, and a ground access, from the 2nd floor of the property on the south side of the proposed addition. Also, see the section below.

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

The prior owner of this property, J. Clint Hood, **never** disclosed to us, or to our closing attorney, or to our title insurance company, a deed showing that he had sold 0.05 acres of the property (on the south side of our house) to the direct next-door neighbor, Jerome Pulman (now deceased), even though he clearly **knew** very well about such deed (he executed it, and he did so only about one year prior to our purchasing the property from him). Very unfortunately, this deed was **never** discovered by any of several different professionals that we had hired, and paid for: (1) our closing attorney, Russell Hippee Esq., that we hired in **2002**; (2) our title insurance company, Chicago Title Insurance Company, that we hired in **2002**; **or** (3) a survey company that we hired in **2015**, Trail & Son, Inc., and paid, to prepare and record a Plat of Survey of the property with

the Dawson County Planning and Development Department. As a result of the forgoing, such survey, and the acreage that is stated in our deed to the property, are **both incorrect**. (We had a **new** (2<sup>nd</sup>) Plat of Survey, which is now **correct**, prepared, and recorded with the Dawson County Planning and Development Department on **April 16, 2024**.) We learned about the foregoing sale and deed from our next-door neighbor (at the south side of our house), Mitchell Domit, on or about **May 9, 2023** (***about 21 YEARS AFTER we had purchased the property from J. Clint Hood, and about 1.5 YEARS AFTER the architectural plans for our proposed addition had been completed***). We then had to pay to have a **2nd** Plat of Survey for the property prepared and recorded (very expensive), and there were two related matters, which resulted in many months of delays. (See the more detailed discussion hereinbelow.)

### **Professionals Hired / Work Performed by them:**

We have spent the following funds to date hiring various professionals to help us with a variety of aspects of our proposed addition.

- \$5,500.00 - **Architectural Plans**, Completed by Homes of Atlanta Unlimited Inc., Architect Ron Carter, <https://www.homesofatlanta.com>, [ron@homesofatlanta.com](mailto:ron@homesofatlanta.com), (678) 393-9985); Paid: (1) \$2,000.00 **September 12, 2021** via Bank of America Check #8661; (2) \$2,000.00 **November 12, 2021** via Bank of America Check #8669; and (3) \$1,500.00 **December 15, 2021** via Bank of America Check #8676)
- \$3,500.00 – **Structural Engineering Analysis and Report**  
(Koblasz & Kennison Engineering, PC (Invoice #G6583) ([support@kk-eng.com](mailto:support@kk-eng.com)) (333 Creekstone Ridge, Woodstock, GA 30188) ((404) 860-2600)  
(Paid **December 28, 2022** – Bank of America Direct Draft)
- \$650.00 - **Soil Testing in Back Yard (for Septic System Analysis)**  
Temmel Homebuilder / John Temmel (275 Wood Shoals Court, Alpharetta, GA 30022; Cell: (770) 833-3911; [john@temmelhomes.com](mailto:john@temmelhomes.com) (Paid **May 31, 2023**; Bank of America On Line Bill Pay)
- \$5,289.40 - **Septic Engineering Field Work and Design (for a NEW Septic System)**  
Thomas Martin (Monarch Engineering and Consulting, Inc.) ((404) 408-1955) (PO Box 2083, Cumming, GA 30028) ((1) \$2,500.00 Paid **February 8, 2024** Bank of America Zelle, Initial Retainer; (2) \$2,789.40 Paid **June 2, 2024** via Bank of America Zelle, Invoice #3364) \*

\* **This NEW septic system plan has been approved by Dawson County.**

- \$4,017.50 - **Preparation of a new (2<sup>nd</sup>) Plat of Survey**, which was recorded with the Dawson County Planning and Development Department on **April 16, 2024** (DB 90 PG 99) (Surveyor: Trail & Son, Inc.; (706) 216-8980; 3898 War Hill Park Road, Dawsonville, GA 30534; [btrail@windstream.net](mailto:btrail@windstream.net); Paid: (1) \$1,760.00 on **March 25, 2024** via Bank of America Check #8867; and (2)

\$2,257.50 on **April 22, 2024** via Bank of America On Line Bill Pay) \*

\* **NOTE:** We had paid Trail & Son, Inc. \$770.00 to prepare an original (1<sup>st</sup>) **Plat of Survey** on or about **January 13, 2016** (Invoice #1593, Paid via Bank of America Check #1287), which it filed with the Dawson County Planning & Development Department on **January 7, 2016** (Plat Book 82, Page 11).

### **2<sup>nd</sup> Plat of Survey for the Property (Requirement for, and Related Issues)**

Around **May of 2023**, the next-door neighbor of our property (at its south side), Mitchell Domit (11 View Point Dr., Dawsonville, GA 30534), saw one or more of the professionals that we had hired in relation to our proposed addition performing work in the back yard of our property. Mitchell subsequently informed us (in a nice neighborly manner) that the survey markers that were present in the backyard of our property were not correctly positioned. We asked him why he thought the foregoing, and he informed us that J. Clint Hood, the former owner of our property (who sold our property to us), had sold 0.05 acres of land at the south side of our property (in Lot 26) to Jerome Pulman (now deceased), the former owner of Mitchell Domit's property, and that the positions of the survey markers were not consistent with such sale. We informed Mitchell that we were not aware of such sale, and we asked him if he had any documentation showing the same. Mitchell subsequently provided us with a copy of the deed of sale.

As a result of the above-described deed, *which we first learned about from Mitchell Domit, and reviewed, on or about May 9, 2023 (21 years after we had purchased the property from J. Clint Hood)*, we subsequently traveled to the Dawson County Recorder of Deeds Office, and we worked with its personnel to determine whether or not such deed had been recorded in the deed books in that office. After many hours of research at that office, we were able to locate such deed, which is for a sale of 0.05 acres of the land present in our Lot 26 (at its south side) by J. Clint Hood to Jerome Pulman **on July 31, 2001 (about one year prior to the sale by J. Clint Hood of our property to us)** (see Deed Book 00393, Pages 0443-0445). We then knew that the above-described **original** (1<sup>st</sup>) Plat of Survey of our property that we had paid for in **2016 was likely not correct**, and that we would need to have a **new** (2<sup>nd</sup>) Plat of Survey prepared and recorded with the Dawson County Planning and Development Department, which was done on **April 16, 2024**.

There were two significant issues, which were **not in our control**, in regard to our procuring the **new** (2<sup>nd</sup>) Plat of Survey for our property, *which caused almost a year of delay*. First, and very unfortunately, after we hired Ben Trail (a solo surveyor), of Trail & Son, Inc., to prepare, and record with the Dawson County Planning and Development Department, the new (2<sup>nd</sup>) Plat of Survey, Ben had a heart attack, and required a pacemaker. As a result, and of course, Ben was unavailable to work for many months. Second, when Ben eventually did prepare the new (2<sup>nd</sup>) Plat of Survey of our property, he was **not** aware that the Dawson County side yard setback requirements had changed from 10' to 15'. As a result, he provided us with a new (2<sup>nd</sup>) survey showing a 10' setback, which was **not correct**. We subsequently informed Ben about the change



in the side yard setback, and he had to significantly revised the new (2<sup>nd</sup>) Plat of Survey that he had prepared for us, thereby causing additional delay.

Further, even though J. Clint Hood clearly knew about the above-described deed (he executed it and apparently received money for the 0.05 acres of land present in Lot 26 from Jerome Pulman), he never disclosed such deed to us, to our closing attorney, Russell H. Hippe, Esq. (of Russell H. Hippe & Associates, P.C., Suite 620, 5605 Glenridge Drive, Atlanta, GA), OR to our title insurance company (Chicago Title Insurance Company (Policy #72106-337331), now Fidelity National Financial), ever at any time. Further, none of the numerous professionals that we hired, and paid for (closing attorney, title insurance company, survey company) ever discovered such deed. None of us would ever have known about such deed if Mitchell Domit had not informed us about it, and provided a copy of it to us, 21 years after we purchased the property from J. Clint Hood.

It appears to us from a review of the deed of sale of our property from J. Clint Hood to us that he sold, and collected money for, the same 0.05 acres of land to both Jerome Pulman and us (i.e., it appears to us that we both paid for such 0.05 acres of land). Our deed (page 2), which is executed by J. Clint Hood, discusses “**0.41 ACRES**” of Land, which clearly is not correct, as can be seen from the new (2<sup>nd</sup>) Plat of Survey that we had prepared and recorded.

*The above situation has created an unimaginable amount of work and expense for us, which should never have been necessary, and has also interfered with our architectural plans for our proposed addition (which had been finalized, and paid for, about a year and a half before we learned from Mitchell Domit about the sale and deed of 0.05 acres of land in our Lot 26 from J. Clint Hood to Jerome Pulman).*

#### **Change of Side Yard Setback by Dawson County (from 10' to 15') (April of 2023)**

*About 16 months after the architectural plans for the proposed addition to our property had been finalized (in **December 2021**), but during the period of time that we have been addressing the numerous, and very complicated, issues that are described hereinabove, the Dawson County side yard setback requirements changed in **April of 2023** from 10' to 15', thereby putting our proposed addition in a far more complicated position, and requiring that this present variance request be for 5 additional feet more than would have been previously required (for 7.4' as opposed to 2.4'). We had no idea that this change was going to occur, and apparently nor did Ben Trail, of Trail & Son, Inc.*

### **Health Issues of Trustee**

In addition to all of the numerous, and very complicated, property issues that are discussed hereinabove, Roberta L. Hastreiter-Heady, trustee, has had some *totally unexpected*, and *very serious*, health issues, which have required her to focus upon her health.

On **May 19, 2023**, Roberta was violently rear-ended on 85 South in Atlanta by an SUV driven by a 21-year old distracted driver. Roberta's Chevrolet Suburban (a huge sturdy SUV) was hit so forcefully that it was "totaled," and her right knee was badly insured, requiring her to spend the next year plus seeing a wide variety of orthopedic surgeons, physical therapists, chiropractors, and others for treatment. Roberta's right knee not having improved after months of such treatment, she had surgery on it on **October 17, 2023**, having months of subsequent recovery, and follow-up orthopedic surgeon, physical therapy, and chiropractic treatment (still occurring).

Roberta had two additional, unrelated, surgeries in **May of 2024**, and in **June of 2024**, respectively.

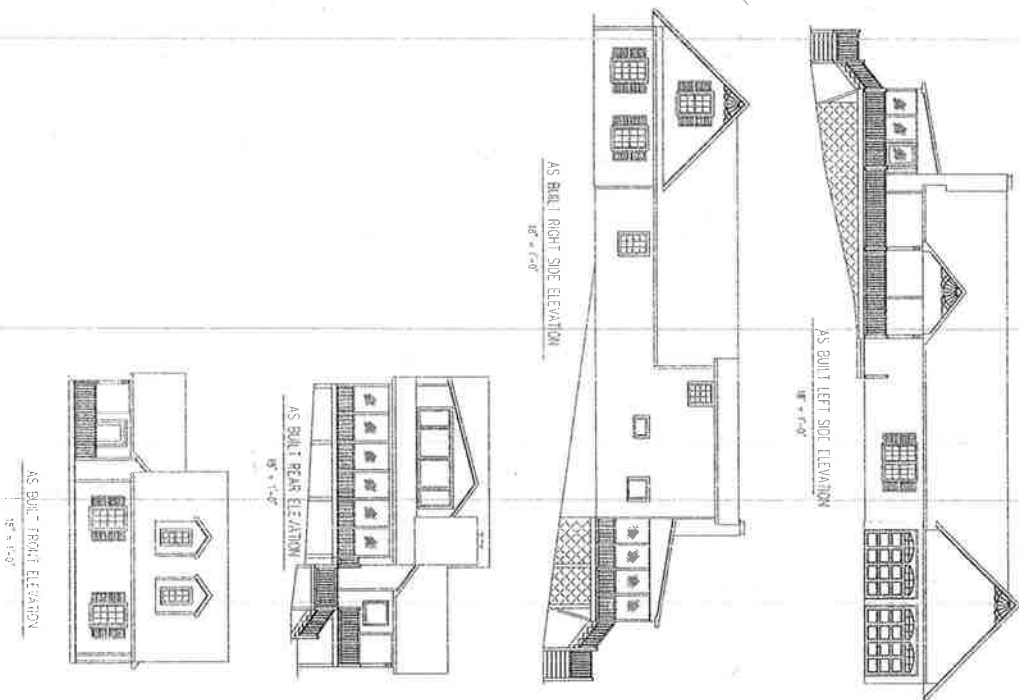
## DAWSONVILLE, GA. 30534

## DAWSONVILLE, GA. 30534

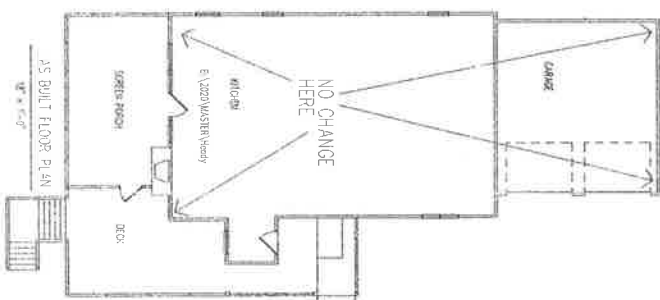
## DAWSONVILLE, GA. 30534

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© 2023 HOMES OF ATLANTA



NOTE TO CONTRACTOR:  
FIELD-VERRY ALL MEASUREMENTS  
BEFORE STARTING DEMOLITION OR  
CONSTRUCTION. ALL BEAMS, JOISTS,  
FOOTINGS, COLUMNS, ETC., TO BE SIZED  
OR VERIFIED BY STRUCTURAL ENGINEER.



RELEASED FOR CONSTRUCTION

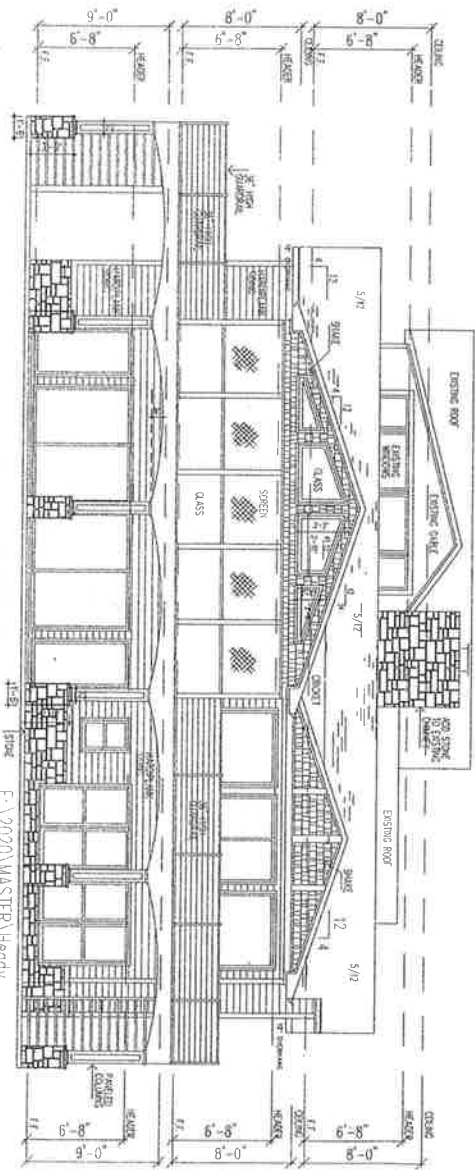
PLANS BY:  
HOMES OF ATLANTA  
200 HARRISON ST  
ATLANTA, GA 30303  
TEL: 404-525-2811 FAX:  
404-525-2812  
WWW.HOMESOFATLANTA.COM  
DATE: 08/03/23  
SHEET 1 OF 1

RENOVATION PLANS FOR:  
DALE & ROBERTA HEADY  
322 OVERLOOK CIRCLE  
DAWSONVILLE, GA 30534  
E:\2020\MASTER\Heady  
COPYRIGHT © 2023 HOMES OF ATLANTA



FRONT ELEVATION

1/4" = 1'-0"



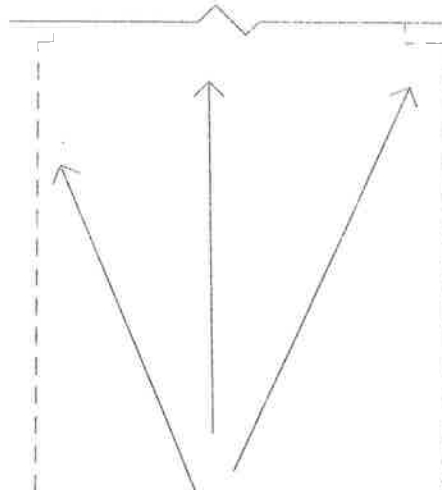
REAR ELEVATION

1/4" = 1'-0"

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RELEASED FOR CONSTRUCTION





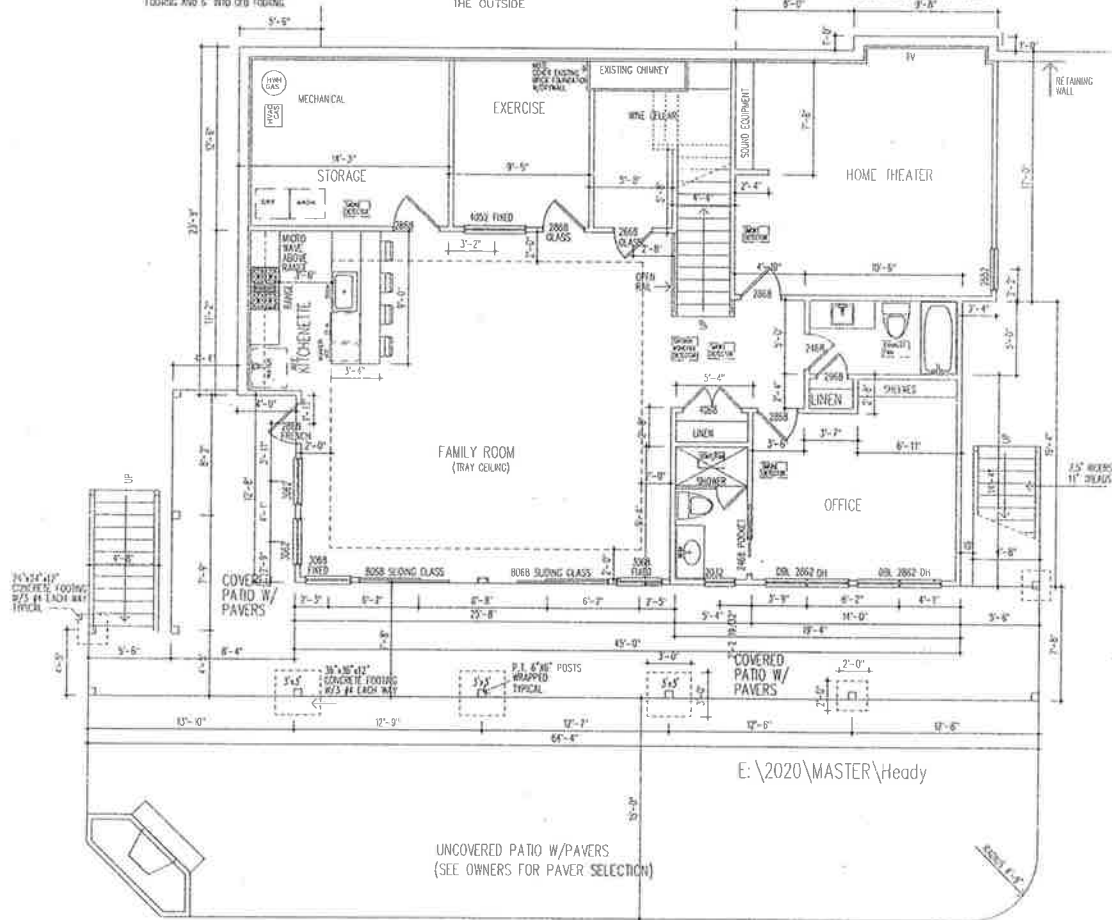
EXISTING HOUSE

NOTE:  
WHERE NEW FOOTING MEETS OLD FOOTING  
DRILL THREE HOLES 6" INTO EXISTING  
FOUNDATION AT EACH LOCATION  
AND INSERT 3/4" STEEL  
DOWELS AND SEAL W/POXY. DOWELS  
TO EXTEND 12" INTO NEW CONCRETE  
FOOTING AND 6" INTO OLD FOOTING.

NOTE:  
ANY ROOM USED AS A  
BEDROOM MUST HAVE  
INGRESS AND EGRESS  
THROUGH A WINDOW OR  
A DOOR DIRECTLY TO  
THE OUTSIDE

NOTE TO CONTRACTOR:  
FIELD-VERIFY ALL MEASUREMENTS  
BEFORE STARTING DEMOLITION OR  
CONSTRUCTION. ALL BEAMS, JOISTS,  
FOOTINGS, COLUMNS, ETC., TO BE SIZED  
OR VERIFIED BY STRUCTURAL ENGINEER.

NOTE:  
WHERE NEW FOOTING MEETS OLD FOOTING  
DRILL THREE HOLES 6" INTO EXISTING  
FOUNDATION AT EACH LOCATION  
AND INSERT 3/4" STEEL  
DOWELS AND SEAL W/POXY. DOWELS  
TO EXTEND 12" INTO NEW CONCRETE  
FOOTING AND 6" INTO OLD FOOTING.



SEE STRUCTURAL PLAN  
FOR FOUNDATION DETAILS.

### BASEMENT PLAN

1/4" = 1'-0"

1779 SQ FT

RELEASED FOR CONSTRUCTION

A-4

SHEET

D.T.E. : 04/2023

PLANS BY:  
HOMES OF ATLANTA  
1008 LINDEN CT  
ALPHARETTA, GA  
404-583-3888 FAX  
http://www.homesofatlanta.com  
RON CAPRERA

RENOVATION PLANS FOR:  
DALE & ROBERTA HEADY  
322 OVERLOOK CIRCLE  
DAWSONVILLE, GA 30534

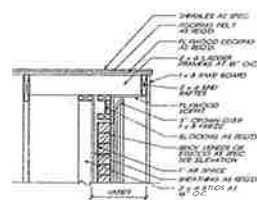
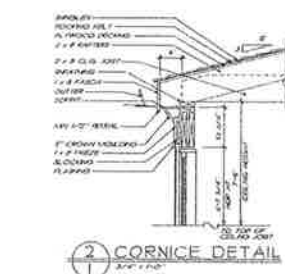
E:\2020\MASTER\Heady

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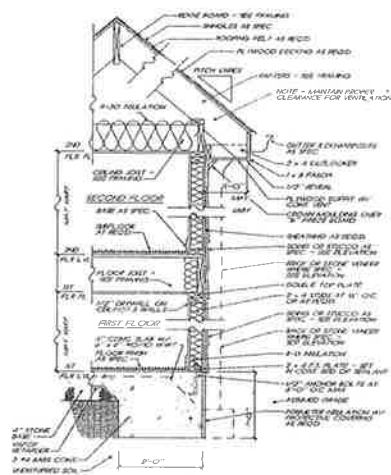
$$1/4'' = 1'-0 \quad 1458 \text{ SQ. FT.}$$

20

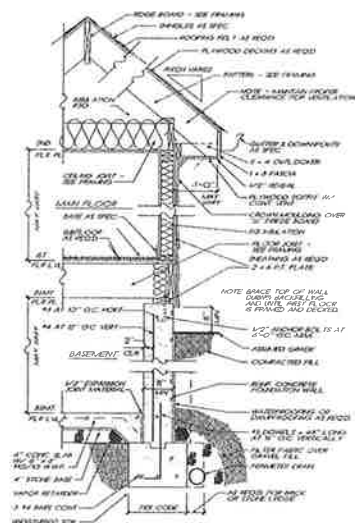




RAKE DETAIL

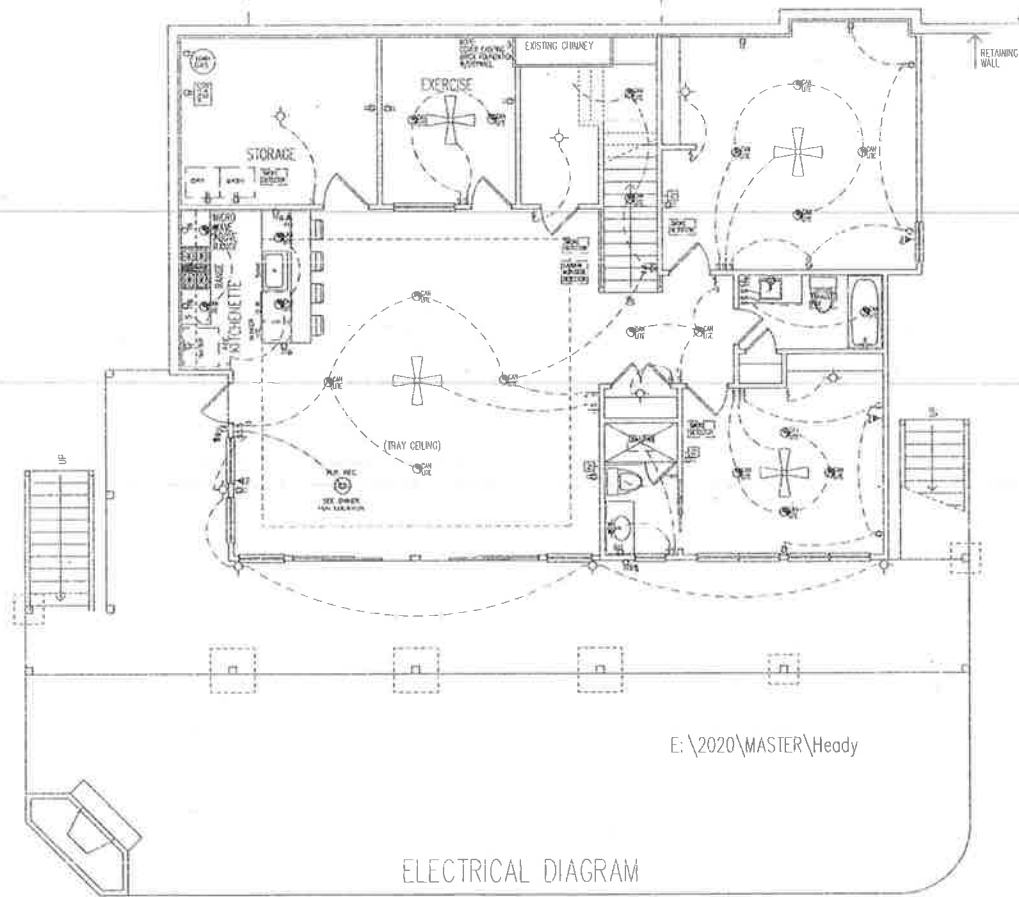
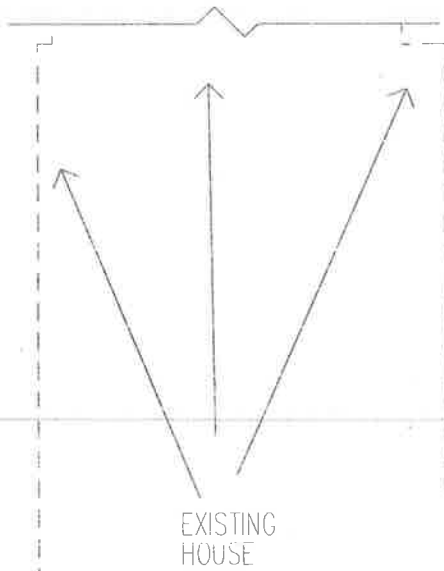


TYP. WALL SECTION



TYP. WALL SECTION

RELEASED FOR CONSTRUCTION



E:\2020\MASTER\Heady

# ELECTRICAL DIAGRAM

SEE STRUCTURAL PLAN  
FOR FOUNDATION DETAILS.

## BASEMENT PLAN

1/4" = 1'-0" 1779 SQ. FT.

RELEASED FOR CONSTRUCTION

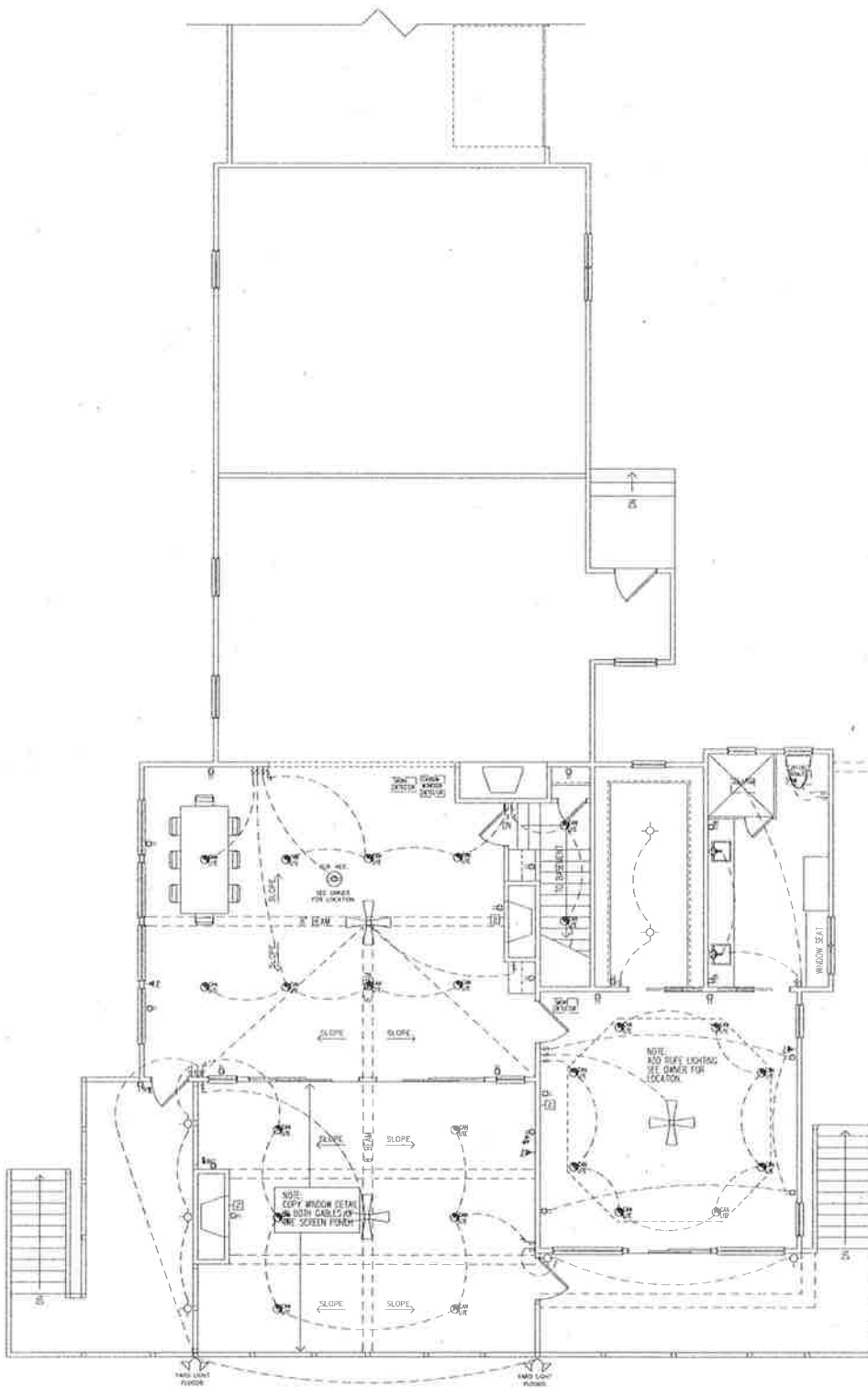
1-1

SHEET 1 OF 1

RENOVATION PLANS FOR:  
DALE & ROBERTA HEADY  
322 OVERLOOK CIRCLE  
DAWSONVILLE, GA 30534

RENOVATION PLANS FOR:  
DALE & ROBERTA HEADY  
322 OVERLOOK CIRCLE  
DAWSONVILLE, GA 30534

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RELEASED FOR CONSTRUCTION



# LAND USE AMENDMENT STAFF REPORT

## PLANNING & DEVELOPMENT

ZA Number: **24-05**  
Public Meetings: Planning Commission Hearing September 17, 2024  
Board of Commission Hearing October 17, 2024  
Project Name: Boat Storage (Open)  
Owner: Kurt Trump  
Applicant: Kurt Trump  
Requested Action: Special Use Permit and rezoning to CIR

### Planning Commission Recommendation:

Property Size: 3.13 acres (Survey of July 2024)  
Location: Oak Grove Road off of War Hill Park Road  
Commission District: District 3  
Parcel I.D. Number: L17 189  
Zoning District: VCR  
Road Classification: Paved residential  
Proposed Zoning District: Commercial Industrial Restricted  
Character Area: Lanier  
Dawson Trail Segment: n/a  
Environmental Constraints: n/a

	Character Area	Zoning	Existing Use	Status
<b>Site</b>	Lanier	VCR	Residential	homesite
<b>North</b>	Lanier	VCR	Residential	vacant
<b>South</b>	Lanier	VCR	Residential	vacant
<b>East</b>	Lanier	VCR	Residential	homesite
<b>West</b>	Lanier	VCR	Residential	homesite

## Letter of Intent

In regards to commercializing parcel/ Land lot LL 117- 189 land currently zoned VCR to commercial use at 126 Oak Grove Rd. where my home is currently located on 1.89 acres This will allow me to convert roughly 1 to 1.2 acre of my land into a private, gated, covered selfserve boat yard. Hidden behind 8-9 foot abrivita rows will be roughly 35 10x20 overhead covered storage slips or parking spots on asphalt millings and gateing will be solar with dc back up provided though a meter base.

This will allow me more finacial freedom to continue to improve this parcel. My propasal includes removing the old shop. Which in another time has decent bones but is a far cry from a fit for work, astheticaly pleasing or costeffective member of my property or the value of surronding properties. That being said I will also be applying for a demo permit and building permit for a 24x 30 pole barn/ garage.

I have been working third shift through the remodle of my home. Which has been a bit of improvement to the area. and this will allow me to continue that and help grow myself finacially and the community with a private more secure storage option. convienient to the the Boat ramps at Warhill Park. I have communicated with Mauldin grading for providing the proposed grading and retention pond in accordance with the plans and surveys provided by Davis engineering whom Ive employed to provide the appicable surveys and geological appurtenances of this proposal.

I would also add that rearranging the drive way and front of my own home to include the mail box, shrubbery and foilage will allow for me to donate or give up much need road frontage on Oak grove it may be a small amout.. how ever 12 to 14 inches over a100-200ftshould be ample to allow for safe egress stripping and to alieviate the surrounding community from being scared to pass one another across the face of my parcel/land, from my mail box which has been hit twice to the next on the opposing side of the road. I would also move my mail box uoon approval from the post office to a pull off location to alow freer flow to the traffic and safty to the Mail man.

Thank you for your considerations, good day and god bless.

Kurt Trump

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: KURT TRUMP

Address: 126 OAK GROVE RD, DAWSONVILLE

Phone (Listed only please) ---

Email (Business/Personal): TRUMPSMAILBOX@YAHOO.COM

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: 27 NOV 23 Applicant Signature: Kurt Trump

**REQUESTED ACTION & DETAILS OF PROPOSED USE**

☒ Rezoning to: CR ☐ 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: 1.83 (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: 1.83

No. of Parking Spaces: 35 STORAGE

# Property Owner/ Property Information

Name: KURT TRUMP

Street Address of Property being rezoned: 126 OAK GROVE RD, DANSONVILLE GA

Rezoning from: VCR to: CBD Total acreage being rezoned: 1.83

Directions to Property (if no address):

400NB LEFT ON 53 EB 2.3 MILE TO WARHILL LEFT 1.3 MILE TO  
OAK GROVE RD. FIRST DEVELOPED PROPERTY ON RIGHT

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

Current Use of Property: RESIDENTIAL

**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 RCV South RCV East RCV West RCV

Future Land Use Map Designation: \_\_\_\_\_

Access to the development will be provided from:

Road Name: OAK GROVE Type of Surface: GRAVEL/MILLINGS



THIS BLOCK RESERVED FOR THE CLERK  
OF THE SUPERIOR COURT

THIS PLAY HAS BEEN CALCULATED FOR CLOSURE  
AND FOUND TO HAVE A PRECISION OF 1 FOOT IN  
320,454 FEET.

THIS PLAY DOES NOT CONSTITUTE AND SHALL NOT BE CONSTRUED AS A TITLE SEARCH OR REPORT, AND THIS MAY BE SUBJECT TO ANY VARIATIONS, RIGHT OF WAY OR RESTRICTIONS ONE MAY FIND.

THIS PLAY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED ON THIS PLAY.

THIS DOES NOT EXTEND TO ANY UNNAMED THIRD PARTY WITHOUT AN EXPRESSED RESTATEMENT BY THE SURETOR.

TYPE OF SURVEY: RECONFIGURATION

SOURCE OF TITLE DESCRIPTION FOR PROPERTY SHOWN HEREON:  
DB 1567 pg1 PARCEL L19 006  
DB 1450 pg 342 PARCEL L17 189  
PROPERTY OWNERS AS OF SURVEY DATE:  
KAREN PAULSON, KURT TRUMP  
PARCEL NUMBERS: L17 189 & A PORTION  
OF L19 006

Approved For Recording  
*W. Spee*  
 Director (County) Planning and Development

PLAT BOOK 85, pg. 194 CALLS FOR A 40' R/W AS SHOWN HEREON. ADJOINING INFORMATION AND THE DAWSON COUNTY RD. INDEX AS SUPPLIED BY DAWSON COUNTY PUBLIC WORKS CALL FOR A 30' R/W. R/W SUBJECT TO THE DISCOVERY OF ADDITIONAL INFORMATION.

0	●	CALLED POSITION	1	●	PORTABLE
1	●	MOON (P/F) SET	2	●	POSSIBLE NAME
2	●	CONJUNCTION	3	●	HAVE
3	●	W/	4	●	QAS MEET
4	●	N/	5	●	QAS LINE
5	●	NOW OR FOREVER	6	●	QAS LINE
6	●	DEED BOOK	7	●	QAS LINE
7	●	PLACED	8	●	QAS LINE
8	●	PROPERTY LINE	9	●	QAS LINE
9	●	CONNECTED TOP PIPE	10	●	QAS LINE
10	●	SET IN A BUS	11	●	QAS LINE
11	●	SOIL ROAD	12	●	QAS LINE
12	●	ACCESS	13	●	QAS LINE
13	●	UTILITY	14	●	QAS LINE
14	●	ASSIGNMENT	15	●	QAS LINE
15	●	THREATEN (P)	16	●	QAS LINE
16	●	WATER	17	●	QAS LINE
17	●	WATER VALVE (W)	18	●	QAS LINE
18	●	POSSIBLE	19	●	QAS LINE
19	●	ROCK (P/F)	20	●	QAS LINE
20	●	ROCK (P/F)	21	●	QAS LINE
21	●	ROCK (P/F)	22	●	QAS LINE
22	●	ROCK (P/F)	23	●	QAS LINE
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79	●	ROCK (P/F)	80	●	QAS LINE
80	●	ROCK (P/F)	81	●	QAS LINE
81	●	ROCK (P/F)	82	●	QAS LINE
82	●	ROCK (P/F)	83	●	QAS LINE

COUNTY: DAWSON  
ZONE: VCR  
SETBACK REQUIREMENTS  
FRONT: 35'  
REAR: 20'  
SIDE: 10'

THE PURPOSE OF THIS SURVEY IS TO TAKE A PORTION OF EXISTING PARCEL # L19 006 AND COMBINE IT WITH EXISTING PARCEL # L17 189.

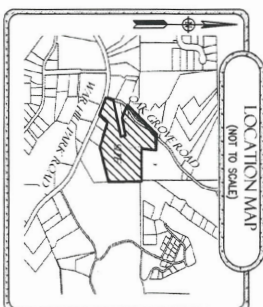
NO APPARENT STATE WATERS PRESENT AT TIME  
AND DATE OF FIELD SURVEY. SUBJECT TO  
SEASONAL CHANGES.

BASED ON AN INTERPRETATION OF FLOOD INSURANCE RATE MAP NO. 13085000250C, EFFECTIVE DATE 4/4/2018, THIS SITE IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PRONE AREA. IF THE ACCURATE LOCATION AND/OR ELEVATION OF THE FLOOD HAZARD IS REQUIRED A DETAILED STUDY MAY BE NECESSARY.

GRID NORTH

SPC - GA WEST ZONE

(NOT TO SCALE)



CERTIFICATE OF AUTHORIZATION NUMBER: LSF 001057

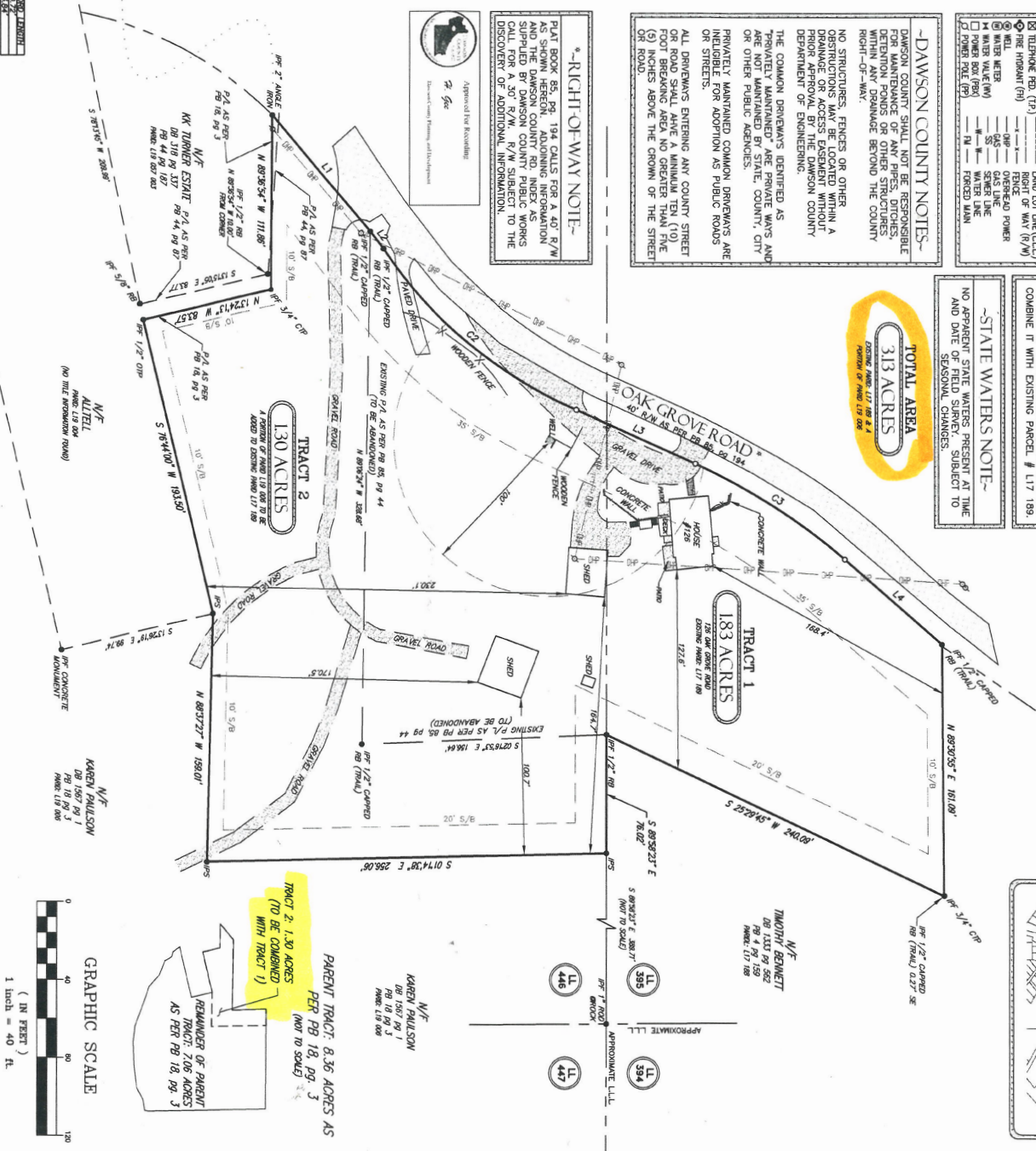
**DAVIS**  
ENGINEERING & SURVEYING  
24 DAWSON VILLAGE  
WAY SOUTH  
DAWSONVILLE, GA 30534  
PHONE: (706) 265-1234  
DAVISENGINEERS.COM

KURT DANIEL TRUMP  
LAND LOTS 395 & 446  
13TH ST, 1st SECTION  
DAWSON COUNTY, GEORGIA

DUSTY L. LOWMAN PLS# 3216



N 55°47'58" E 475.24' TO HYDRANT  
NEAR THE INTERSECTION OF MAP HILL  
RD AND THOMPSON RD



GRAPHIC SCALE

( IN FEET )  
1 inch = 40 ft

24-051

11 of 11

SHEET NO.

FILE: 24-051R

REV BY: AM

REV DATE: 03/25/2011

DRAWN BY: JCM

PLAT DATE: 03/18/2018

FIELD CREW: JCH

FILE: 24-051R





## -Analysis-

The applicant proposes to develop an open storage facility with up to 35 spaces. Oak Grove Road is an established residential area with various sizes of properties and homes. The subject property is located on a local residential street with insufficient infrastructure for commercial development.

The comprehensive plan designates the property within the Lanier Character area. One of the principal strategies of the plan's character area designation is to retain the low-intensity residential community character. Dawson County's comprehensive plan provides various other areas supporting commercial and industrial growth. The Lanier Character Area is not associated with commercial or industrial development. The applicant's request is inconsistent with the comprehensive plan.

### Sec. 121-313. Guidelines to be considered when granting an amendment.

Whenever consideration is being given to an amendment to the Land Use Code, the planning commission shall make its recommendations, and the board of commissioners shall make its decision 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) Whether the requested zoning would result in a use that could create an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools;

#### Public Works Department

- Paved residential road less than 25 feet in width
- Proposed access is not adequate for commercial use
- The width of the road is inadequate for significant commercial development
- Minimal standard of 24' width and radii to accommodate trailers
- Requires a paved apron in the right of way
- Requires a stormwater Management Plan

Transportation Level of Service: No road improvements are planned.

#### Etowah Water and Sewer Authority

Per EWSA's current records, a 6" PVC water main is on the opposite side of the road from this property. The water main is suitable for domestic service; if fire protection is needed, EWSA must conduct a flow test and model. We require the owner/developer to pay a fee for this service. If it is required, the owner/developer should contact me directly.

If road work improvements are required for developing the property and the work will encroach on the existing water main, it will be the responsibility of the owner/developer to relocate/upgrade the water main as required by EWSA at their cost. Engineered plans designed per EWSA specifications will be required for review and approval for this type of work. All water main relocations/upgrades must be designed and installed per EWSA specifications at the expense of the owner/developer.

If additional water service is needed for the property for development purposes for domestic and/or fire service, upgrades must be designed and installed per EWSA specifications at the expense of the owner/developer.

There is no sanitary sewer in this area. Septic is the only option.

#### Emergency Services

Commercial development requires the Fire Marshal's office to review LDP and architectural plans. The applicant must show the calculated minimum required fire flow availability and how it will be achieved.

- (8) Whether the proposal is in conformity with the policy and intent of the future land use plan; and
- (9) The specific, unusual, or unique facts of each case that give rise to special hardships incurred by the applicant and/or surrounding property owners.

## Lanier

Constructed by the U.S. Army Corps of Engineers in the 1950s, Lake Lanier is a multi-purpose lake authorized for flood protection, power production, water supply, navigation, recreation, and fish and wildlife management. The Lanier character area comprises property adjacent to or near the county's 47 miles of Lake Lanier shoreline.

In the 1970s, people building weekend cabins and second homes developed the lake's northwestern shore. Many of these structures have been modernized, expanded, or upgraded since. The Lanier character area is comprised almost exclusively of detached, single-family housing and conservation land protected by the U.S. Army Corps of Engineers (USACE). Housing here is predominantly in older, established communities along Lake Lanier—residential uses vary wildly in age, size, and character. With few exceptions, these areas are not served by sewer service; however, central water is available. With about 12 million visitors last year, Lake Lanier is one of the nation's most-visited USACE-built lakes.

Table 3-13. Lanier Character Area Land Uses

LAND USES	LAND USE DESIGNATION
Residential Uses	Lakefront Residential (RL)
Places of Worship	Residential Sub-Rural (RSR)
Small scale agriculture	Residential Rural Estate (RRE)
Public Parks	Residential Suburban (RS)
Existing commercial	Commercial Rural Business (C-RB)

### MITIGATION STRATEGIES:

- Strategy 3.1: Evaluate options for Dawson County to take over the management of (Corps of Engineers) USACE lake parks during the development of the Parks Master Plan (2025)
- Strategy 3.2: Commercial and mixed-use development should be concentrated along Hwy 53.
- Strategy 3.3 Develop systems and processes to improve policies that support eliminating substandard housing, including community resources, to accomplish compliance.
- Strategy 3.4: Ensure that commercial centers do not encroach near residential development
- Strategy 3.5: Increase public access to the lake by revamping conservation lands, i.e., Toto Creek Park, Thompson Creek, and Nix Park.
- Strategy 3.6: Open storage yards, open-air businesses, and automobile sales are inappropriate within the Lanier Character Area.
- Strategy 3.7: Retain low-intensity residential community character.
- Strategy 3.8: The Warhill Park Road commercial uses should not expand beyond the existing commercial structures at the intersection with Highway 53 to remain at the residential community scale.
- Strategy 3.9: New residential development should provide pedestrian access via sidewalks, multi-use trails, and walkways.
- Strategy 3.10: Update the county's regulations to address drainage, driveway, and impervious surface requirements.
- Strategy 3.11: Vehicle service establishments are inappropriate within the Lanier Character Area.
- Strategy 3.12: Evaluate options to establish regulations for the inspection of septic systems.
- Strategy 3.13: Support the upgrade of infrastructure, i.e., water mains, to improve the fire safety of the lakeside communities.

Figure 3-7. Example of Lanier Character Area





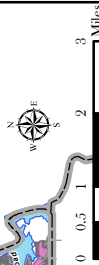
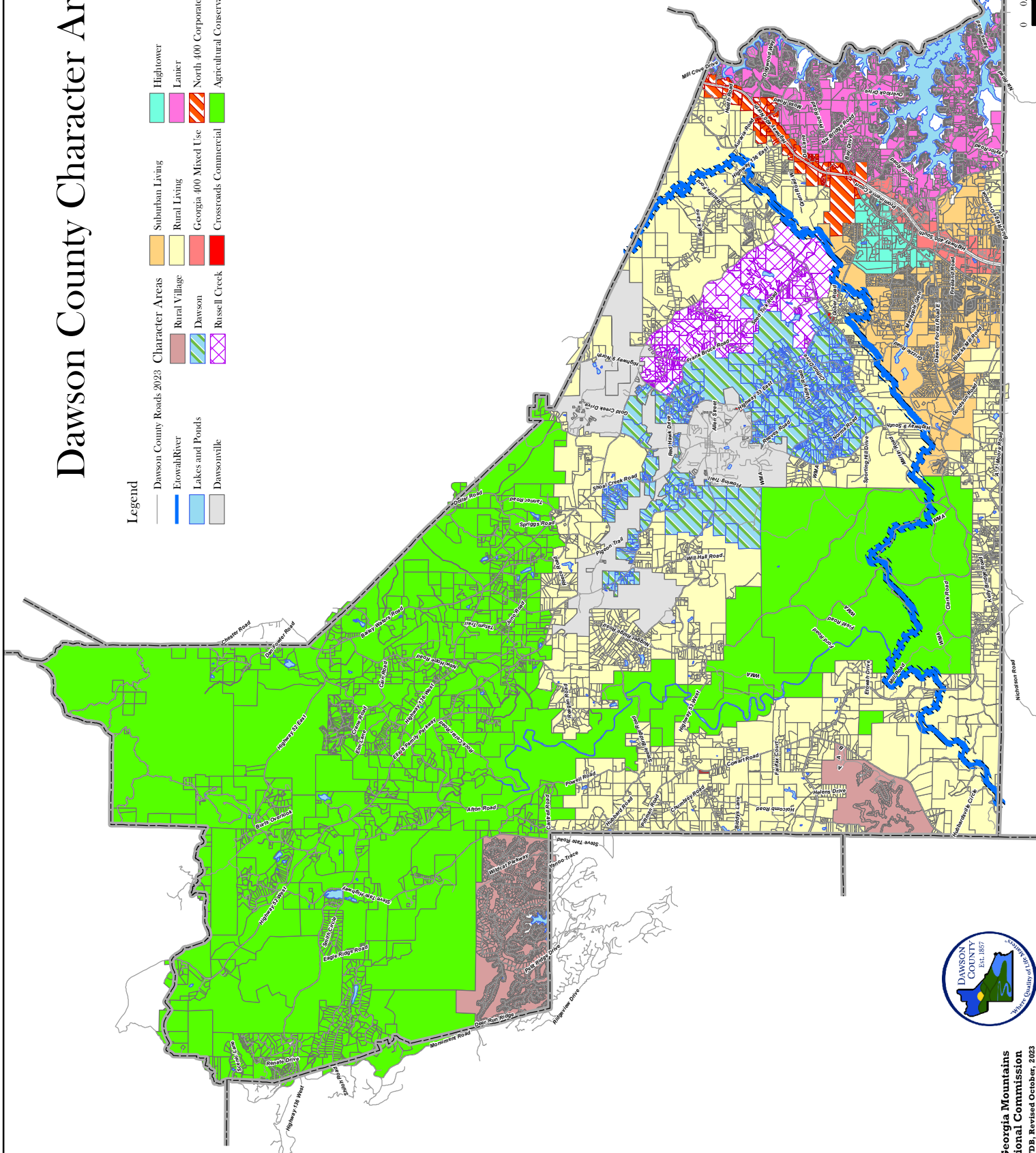




# Dawson County Character Areas

## Legend

- |                            |                 |                       |                           |       |
|----------------------------|-----------------|-----------------------|---------------------------|-------|
| — Dawson County Roads 2023 | Character Areas | Suburban Living       | Hightower                 | Eowah |
| — Eowah River              | Rural Village   | Rural Living          | Lanier                    |       |
| — Lakes and Ponds          | Dawson          | Georgia 400 Mixed Use | North 400 Corporate Park  |       |
| — Dawsonville              | Russell Creek   | Crossroads Commercial | Agricultural Conservation |       |





# LAND USE AMENDMENT STAFF REPORT

## PLANNING & DEVELOPMENT

---

**ZA Number:** **24-06**

**Public Meetings:** Planning Commission Hearing September 17, 2024  
Board of Commission Hearing October 17, 2024

**Project Name:** Kimbral Garage

**Owner:** Chad Kimbral

**Applicant:** Lipscomb Johnson, LLP , Cumming GA

**Requested Action:** The Applicant proposes to develop approximately 3,200 square foot automotive service/repair facilities.

### **Planning Commission Recommendation:**

**Property Size:** 2.83 acres

**Location:** Highway 9 South

**Commission District:** District 4

**Parcel I.D. Number:** 088 108 004

**Zoning District:** RSR ZA21-23

**Road Classification:** State Highway

**Requested Zoning District:** Commercial -CHB

**Character Area:** Rural Living

**Dawson Trail Segment:** N/A

**Environmental Constraint:** Etowah Watershed

Location	Character Area	Zoning	Existing Use	Status
Site	Rural Living	RSR	wooded	vacant
North	Rural Living	RA	Residential	Single-family
South	Rural Living	RA/RSR	Landscape Company	Supplies in the wooded area
East	Rural Living	RA	Residential	Single-family
West	Rural Living	RA	Residential	Single-family

---

# APPLICANT INTENT

---

## Applicant's Request (Letter of Intent):

### LETTER OF INTENT

APPLICANT: Chad Kimbarl

SUBJECT PROPERTY: Map and Parcel 088-108-004

CURRENT ZONING: RA – Residential Exurban/Agricultural

PROPOSED ZONING: C-HB – Highway Business Commercial District

PROPOSED USE: General and Specialty Automotive Repair/Maintenance

APPLICATION: 1) Rezoning from R1 to C-HB

ROW ACCESS: 2) Highway 9

### PROPOSED USE:

The Applicant proposes to development approximately 3,200 square footage automotive service/repair facility on the subject property. The proposed use will have 7 parking spaces.

The Applicant is an individual that is seeking to construct the facility on the subject property in order provide automobile services. Such services will include but aren't limited to oil changes, brake services and other uses as provided. The Applicant will provide adequate buffering to adjacent properties. The property to the east is encumbered by a stream which will provide additional protection to the rear of the property, making subject property suitable for the proposed C-HB zoning.

The proposed amendment and intended use of the subject property meets the demonstrated changes in Dawson County community needs and although differs from the Dawson County Future Development Map is suitable for the area. Facts and evidence would show that there are similar commercial uses in the area and this proposal would be consistent with the population, economic, and land use data upon which the future land use map was based.

Water, power will be provided to the subject property. The Applicant is seeking to utilize public sewer service when it becomes available. The impact on public utilities will be minimal.

The construction and development schedule will depend on the availability of public sewer; however, the small scale of the development should allow for a short build-out schedule.

A refusal by Dawson County to approve this Application, so as to permit viable economic use of the property, would be unconstitutional and would discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and the owners of similarly situated property in violation of Article I, Section 1, Paragraph 2 of the Constitution of the State of Georgia and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Furthermore, a decision denying the Application would constitute an arbitrary and irrational abuse of discretion and constitute an unreasonable application of local land use authority bearing no relationship to the public health, safety, morality or general welfare of the public in violation of Article I, Section 1, Paragraph 1 of the Constitution of the State of Georgia and the Due Process Clause of the Fifth and Fourteenth Amendments to the Constitution of the United States. The Applicant maintains that a refusal to approve the Application as requested would be an abuse of discretion under the power granted to local governments by the Georgia Constitution and the Zoning Procedures Law, O.C.G.A. Section 36-66-1, et seq.

The Applicant reserves all other rights and privileges under the Constitutions of the United States and the State of Georgia, and available at law and in equity, in the event that Dawson County refuses to approve this Application as requested by the Applicant. The Applicant respectfully asks that the Application be approved as requested and reserves the right to amend this Letter of Intent and the Application by supplementing additional responses and documents

Sincerely,

Sean Courtney

(or attach the write up)





# Dawson County

## PUBLIC HEARING APPLICATION- LAND USE AMENDMENT

A short summary of the proposed use:

The applicant purposes to develop an approximately 3,200 square footage automotive service/repair facility on the subject property.

### Contact Information:

Contact Name: Chad Kimbarl

Address: 2922 Dawson Forest Road. E

Suite: \_\_\_\_\_

City Dawsonville

State: GA

Zip: 30534

Telephone 706-429-0277

PLEASE DO NOT PROVIDE UNLISTED NUMBER

Email: kktowing56@yahoo.com

### Subject Property Information:

Address: Georgia Highway 9

Current Zoning: RA

District: 4

Section: 1

Land Lot: 1193

Parcel ID: 088-108-004

Proposed Zoning: C-HB

Current Use: vacant

### This Application Is For (Check All That Apply):

☐ Appeal of Administrative Decision

☐ Master Plan Review - MUV

Other: \_\_\_\_\_

☒ Rezoning (Land Use change)

☐ Amendment of Master Plan

☐ Special Use

☐ Amendment of Stipulations

Filed 05/05/2022 01:05PM  
Bk 00087 Pg 0158  
Plat Doc: PLAT

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

THIS BLOCK RESERVED FOR THE CLERK OF SUPERIOR COURT

LEGEND  
BOC = BACK OF CURB  
BSL = BUILDING SETBACK LINE  
C/L = PROPERTY LINE  
R/W = RIGHT OF WAY  
LL = LAND LOT  
N/F = NOW OR FORMERLY  
M/P# = TAX MAP / PARCEL NO.  
POS = POINT OF BEGINNING  
INTS = NOT TO SCALE  
IPF = IRON PIN FOUND  
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COR MON = USCO MONUMENT  
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CIP = CONCRETE TOP PIPE  
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FI = FIRE HYDRANT  
GAS = GAS LINE  
SEWER = SEWER LINE  
SF = SANITARY FORCE MAIN  
TEL = TELEPHONE LINE  
WATER = WATER LINE  
FENCE = FENCE LINE



Approved For Recording

R. Joe

Dawson County, Georgia

**TOTAL = 8.519 ACRES**

371,103.217 SQUARE FEET



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, DEGREES, 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 100-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN GEORGIA PLAT ACT O.C.G.A. 15-1-67, AUTHORITY O.C.G.A. SECS 15-1-67, 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.

DATE OF SURVEY: APRIL 2-5, 2021

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 63,994. FEET AN ANGULAR ERROR OF 00 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARE METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 816,664. FEET.

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

THE EQUIPMENT USED FOR ANGULAR AND DISTANCE MEASUREMENTS WAS A LEICA ROBOTIC TOTAL STATION, TS12.

THIS PROPERTY IS NOT LOCATED WITHIN THE 100-YEAR FLOOD HAZARD AREA AS PER FLOOD INSURANCE RATE MAP NO. 13085C0203C, DATED 4-4-18.

DAWSON COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF ANY PIPES, DITCHES, DETENTION PONDS OR OTHER STRUCTURES WITHIN ANY DRAINAGE EXCEPT BEYOND THE COUNTY RIGHT-OF-WAY.

NO STRUCTURES, FENCES OR OTHER OBSTRUCTIONS MAY BE LOCATED WITHIN A DRAINAGE OR ACCESS EXCEPT WITHOUT PRIOR APPROVAL BY THE DAWSON COUNTY DEPARTMENT OF ENGINEERING.

THE COMMON DRAINAGE IDENTIFIED AS "PRIVATELY MAINTAINED" ARE PRIVATE WAYS AND ARE NOT MAINTAINED BY STATE, COUNTY, CITY OR OTHER PUBLIC AGENCIES.

PRIVATELY MAINTAINED COMMON DRAINAGES ARE DELIVERABLE FOR ADOPTION AS PUBLIC ROADS OR STREETS.

ALL DRAINAGES EXISTING ANY COUNTY STREET OR ROAD SHALL HAVE A MINIMUM TEN (10) FOOT BRACING AREA NO GREATER THAN FIVE (5) INCHES ABOVE THE CROWN OF THE STREET OR ROAD.

NOTES & REFERENCES

1. TAX MAP/PARCEL #088-109 & #088-108-002
2. PARCELS ARE ZONED RSR & C-HB
3. RSR SETBACKS  
FRONT - 60 FEET  
SIDE - 20 FEET  
REAR - 35 FEET
3. C-HB SETBACKS  
FRONT - 40 FEET  
SIDE - 25 FEET  
REAR - 50 FEET
4. DEED BOOK 1238 PAGE 639
5. DEED BOOK 1238 PAGE 641
6. PLAT BOOK 80 PAGE 2
7. PLAT BOOK 80 PAGE 3

#### Surveyor's Certificate

"It is hereby certified that all monuments and improvements shown hereon actually exist except as otherwise indicated and that their locations, size, type, and material are correctly shown."

By: *Nathan M. McClure*

Registered Georgia Land Surveyor No. 3086



JOB NO. 21104

Curve	Radius	Length	Chord	Chord Bear.
C1	963.44'	257.45'	256.68'	N 01°41'31" W
C2	963.44'	145.90'	145.76'	N 05°00'32" W
C3	963.44'	111.54'	111.48'	N 02°38'47" E

SUBDIVISION SURVEY FOR:

**STANLEY HOOD**

LAND LOT 1193

4TH DISTRICT

1ST SECTION

DAWSON COUNTY, GEORGIA

PLAT DATE: JUNE 10, 2021

REVISIONS: MAY 5, 2022 - ZONING TRACT 2



**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



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

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DATE OF SURVEY: APRIL 2-5, 2021

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#### NOTES & REFERENCES

- TAX MAP/PARCEL #088-108-004
- PLAT BOOK 87 PAGE 158
- CURRENT ZONING RA  
PROPOSED ZONING C-HB
- PROPOSED SETBACKS  
FRONT = 60'  
SIDE = 25'  
REAR = 50'
- PROPOSED USE - AUTO REPAIR
- PARKING REQUIREMENTS  
MAX: 4 SPACES PER 1000 FT<sup>2</sup>  
MAX = 12  
MIN: 2 SPACES PER 1000 FT<sup>2</sup>  
MIN = 6  
6 SPACES SHOWN PLUS ONE ACCESSIBLE SPACE
- SITE WILL CONNECT TO FUTURE SEWER

Curve	Radius	Length	Chord	Chord Bear.
C1	963.44'	111.54'	111.48'	N 02°38'47" E

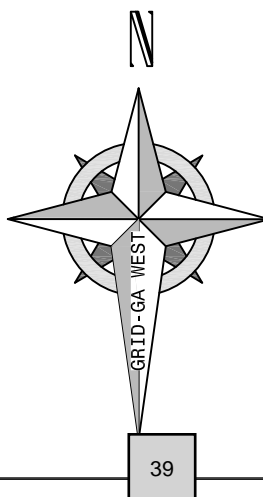
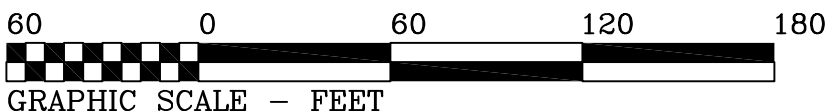
REZONING PLAN FOR:

**CHAD KIMBRAL  
& RANDY KIMBRAL**

TRACT 2 - PLAT BOOK 87 PAGE 158  
LAND LOT 1193  
4TH DISTRICT  
1ST SECTION  
DAWSON COUNTY, GEORGIA  
PLAT DATE: JULY 24, 2024  
REVISION DATE:

**TOTAL = 2.826 ACRES**  
123,119.213 SQUARE FEET

OWNER INFO:  
CHAD KIMBARL & RANDY KIMBARL  
6015 JETT ROAD  
DAWSONVILLE, GA 30534



LEGEND  
BOC = BACK OF CURB  
BSL = BUILDING SETBACK LINE  
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--FM-- = SANITARY FORCE MAIN  
--T-- = TELEPHONE LINE  
--W-- = WATER LINE  
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**McCLURE**  
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Surveyor's Certificate  
"It is hereby certified that all monuments and improvements shown hereon actually exist except as otherwise indicated and that their locations, size, type, and material are correctly shown."  
By: *Nathan M. McClure*  
Registered Georgia Land Surveyor No. 3086  
**JOB NO. 24179**

## -Analysis-

The applicant proposes constructing a 3200-square-foot automotive service facility on State Highway 9 South. The existing uses and classification of nearby property are almost exclusively RA, with a single-family use. Some neighboring lots are nonconforming as to the minimum RA district lot size. The adjacent non-residential use is a landscape installation company, and the property is wooded. The nearest commercial use, over 500 feet away, is the Dollar General retail store to the south.

Stanley Hood (Amendment #ZA 21-23) zoned this parcel from R-A (Residential Agriculture) to RSR (Residential Sub-Rural). The proposed use presented in that application was to subdivide the RA parcel into two parcels for residential construction. Subsequently, the county approved a minor plat, creating two lots from the parcel.

The property is located within the Rural Living Character area as delineated on the Character Area Map adopted in October of 2023 by Dawson County. **C-RB** Community Rural Business is the only permitted commercial designation within the Rural Living character area.

The Land Use Resolution directs automotive repair services to the C-HB Highway Business, C-HI Highway Intense, and C-IR Industrial Restricted districts. As requested, the application is not consistent with the Comprehensive Plan.

The crossroads of Hwy 9 South and Banister Road are within the Forsyth County Etowah Character Area.

After consideration of Sec. 121-313. Guidelines to be considered when granting an amendment, the commission grants this request, staff recommends the following:

1. Zone the property to **C-RB** – consistent with the Comprehensive Plan 2023.
2. Direct staff to amend the Land Development Code, **Table 3.3, Principal Use Table** to allow automotive repair in facilities less than 3500 square feet along state roads within the C-RB and C-CB district.
3. Define *Automobile services* as - An indoor establishment with fully enclosed service bay(s) with operable door(s) for performing indoor vehicle repair and maintenance, including but not limited to brakes, oil changes, lubrication, transmission, engine, belts, hoses, inspections, and tire mounting and installation. Towing services shall constitute a permissible accessory use to this establishment, provided no open storage yard or impound storage occurs on the property.
4. A landscape strip of 25 feet along State Highway 9 S must be planted.
5. Chain link fence is prohibited in the front yard of the business; chain link visible from the right-of-way shall be coated black.

## **Sec. 121-313. Guidelines to be considered when Granting an Amendment.**

Whenever consideration is being given to an amendment to the Land Use Code, the planning commission shall make its recommendations, and the board of commissioners shall make its decision based on the following criteria:

1. The existing uses and classification of nearby property.
2. The extent to which the particular land use classification diminishes property values;
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. Whether the requested zoning would result in a use that could create an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools;

### Public Works Department:

Road access is good. The property is within the Etowah watershed and has an unnamed tributary.

### Etowah Water and Sewer Authority

Per EWSA's current records, a 6" PVC water main is on the opposite side of the road from this property. The water main is suitable for providing domestic service, but if fire protection is needed, EWSA must conduct a flow test and model. We require the owner/developer to pay a fee for this service. If it is needed, the owner/developer should contact me directly.

If road work improvements are required for developing the property and the work will encroach on the existing water main, it will be the responsibility of the owner/developer to relocate/upgrade the water main as required by EWSA at their cost. Engineered plans designed per EWSA specifications will be required for review and approval for this type of work. All water main relocations/upgrades must be designed and installed per EWSA specifications at the expense of the owner/developer.

If additional water service is needed for the property for development purposes for domestic and/or fire service, upgrades must be designed and installed per EWSA specifications at the owner's/developer's expense. There is no sanitary sewer in this area; septic is the only option.

### Emergency Services

The applicant must submit LDP and architectural plans for the Fire Marshal's office's approval. A calculated minimum fire flow is required to demonstrate how that will be achieved. The details provided in the architectural plan submittal will determine any potential requirements for a fire sprinkler system.

### GDOT

An access permit subject to our standards on driveway spacing, sight distance certification and first internal movements to name a few of the requirements for driveway on Hwy 9..

8. Whether the proposal conforms with the policy and intent of the future land use plan; and
9. The specific, unusual, or unique facts of each case that give rise to special hardships incurred by the applicant and/or surrounding property owners.

### **Rural Living**

The Rural Living character area seeks to preserve the pastoral landscape of the county, celebrating the natural landscape that remains both a scenic value to the community and a critical facet of supporting the environment and natural resources. This character area corresponds to lands near the forested greenbelt. This area includes rural residences, farms, and privately owned forested tracts. These areas are located outside of established sewer service areas. A five-acre lot size ensures that this area remains rural and has very low-density residential development to prevent the need to extend facilities and services to that area. Some sites may have access to central water.

Table 3-18. Rural Living Character Area Land Uses

LAND USES	LAND USE DESIGNATION
Residential homesteads	Rural Agriculture (RA) Rural Residential Estate (RRE) Community Rural Business (C-RB)
Places of worship	
Agricultural Uses	
Forestry	
Wildlife Management Areas	
Passive Recreation	
County Parks	

### **MITIGATION STRATEGIES:**

- Strategy 8.1: Retain and conserve the rural character of the area.
- Strategy 8.2: Small-scale retail services serving nearby residents are appropriate around intersections (crossroads).
- Strategy 8.3: Coordinate with the local office of the United States Department of Agriculture (USDA) Natural Resources Conservation Office to eliminate improper stream crossings that can result in erosion and the introduction of sediment into a stream, affecting water quality.
- Strategy 8.4: Support existing and proposed agricultural activities and venues such as equestrian-related uses, wedding venues, and landscape nurseries.
- Strategy 8.5: Update the regulations to address access management (shared drives) for all property divisions.
- Strategy 8.6: Require trail construction or payment instead of for those land uses adjacent to the trail.



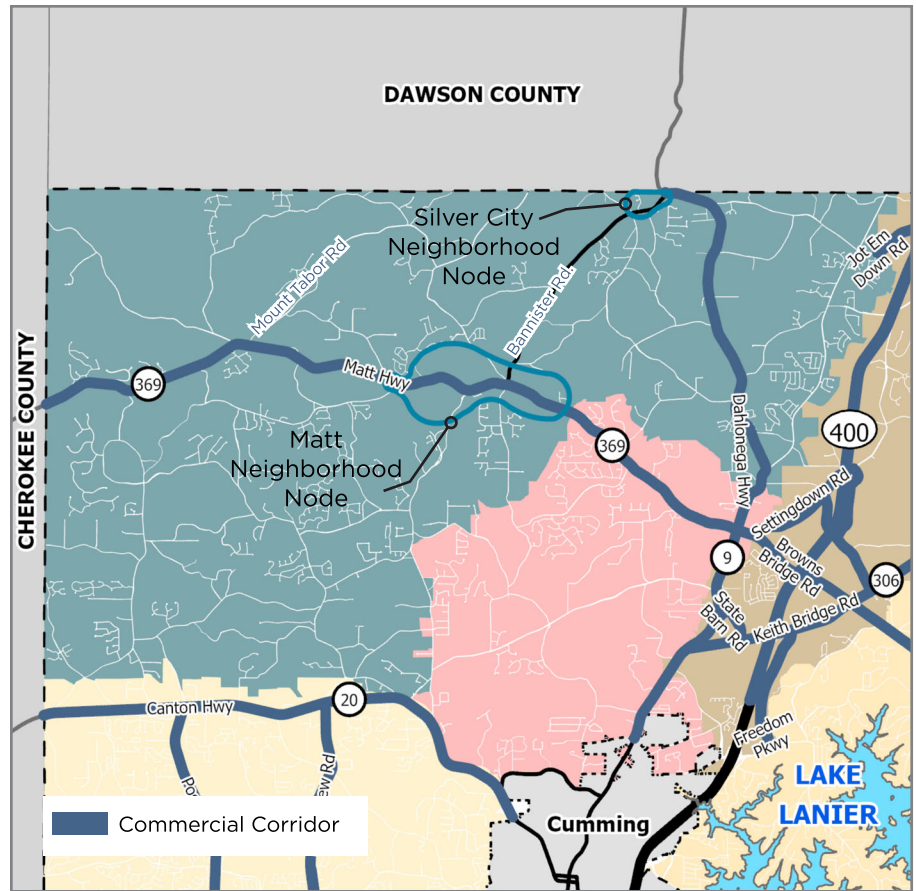
## FORSYTH COUNTY

# 10

## ETOWAH

### Location

The Etowah character area covers the majority of the northwestern corner of Forsyth County.



### Character Today

This character area is largely undeveloped or agricultural land with some new and existing single-family subdivisions. Residential development in this character area today is a mix of non-subdivision homes and new neighborhoods - both with single family large lot development.

### Character Area Goals

- Preserve the rural character of the area.
- Create a business and industry node on Highway 369.
- Encourage low- to medium-intensity residential development.
- Encourage gradual transitions between intensities of development to protect the character.



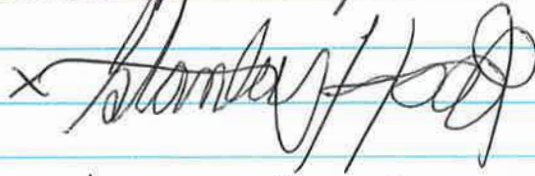




Letter of Intent 10-7-2021

To whom it may concern,

I would like to have my land rezoned for the purpose of building a house. Thank you for your consideration.

x 

Stanley Hood

ZA21-23

21 OCT 8 9:29 AM



# LAND USE AMENDMENT STAFF REPORT

## PLANNING & DEVELOPMENT

**ZA Number:** 24-07  
**Public Meetings:** Planning Commission Meeting September 17, 2024  
 Board of Commission Hearing October 17, 2024  
**Project Name:** Physician's Offices  
**Owner:** Will Wade  
**Applicant:** Davis Engineering  
**Requested Action:** Zone the property for office use.

### Planning Commission Recommendation:

**Property Size:** 1.47 acres  
**Location:** Downtown Dawsonville, Hwy 53 and Perimeter Road  
**Commission District:** District 2  
**Parcel I.D. Number:** A portion of 093 046  
**Zoning District:** RSR Residential  
**Road Classification** State Highway 53  
 Local collector – Perimeter Road  
**Requested Zoning District:** C-CB Commercial  
**Character Area:** Crossroads Commercial  
**Dawson Trail Segment:** n/a  
**Environmental Constraint** n/a

	Character Area	Zoning	Existing Use	Status
<b>Site</b>	Crossroads Commercial	RSR	Block structure	No occupancy
<b>North</b>	Crossroads Commercial	RSR	Residential	
<b>South</b>	Dawson	RSR	vacant	pasture
<b>East</b>	Dawson	City	vacant	pasture
<b>West</b>	City of Dawsonville	R-6	vacant	

---

## APPLICANT INTENT

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### Applicant's Request (Letter of Intent):

Davis Engineering & Surveying has prepared the enclosed plan for Will Wade. This project is located at 922 Hwy 53, parcel 093-06. This 1.47 acre site is currently developed with a service repair garage that is proposed to be demolished. The proposed development consists of the construction of a three-story medical office building. The development will have adequate parking, concrete sidewalks, necessary stormwater management provided on the adjacent parcel, and landscaping/buffers to meet County ordinance requirements.

The current zoning for this parcel is Residential Sub Rural. The rezoning request is for Community Business Commercial (C-CB). The conceptual plan includes a 15,120 s.f. medical office building with a covered drop off entrance. As shown there are a total of 69 parking spaces including 6 ADA spaces. The development will meet any necessary Dawson County and/or Georgia Department of Transportation road improvement requirements.

The parcels to the north and northwest are zoned R-6 Multiple Family Residential within the City of Dawsonville, proposed for construction to begin soon. The vacant parcel to the south is zoned RSR Residential Sub Rural. The parcel to the east is zoned RSR Residential Sub Rural with an existing residence.

The 2023 Dawson County Comprehensive Plan shows the subject property as Crossroads Commercial.

Water, sanitary sewer, gas, and electricity providers are currently available to the subject property. The impact to the existing utilities will be consistent with the area.

(or attach the write up)



# Dawson County

## PUBLIC HEARING APPLICATION- LAND USE AMENDMENT

A short summary of the proposed use:

The proposed use for this parcel is physician offices. The requested zoning is C-CB.

### Contact Information:

Contact Name: Will Wade

Address: 23 Nugget Lane Suite: \_\_\_\_\_

City: Dawsonville State: GA Zip: 30534

Telephone: \_\_\_\_\_ Email: \_\_\_\_\_  
PLEASE DO NOT PROVIDE UNLISTED NUMBER

### Subject Property Information:

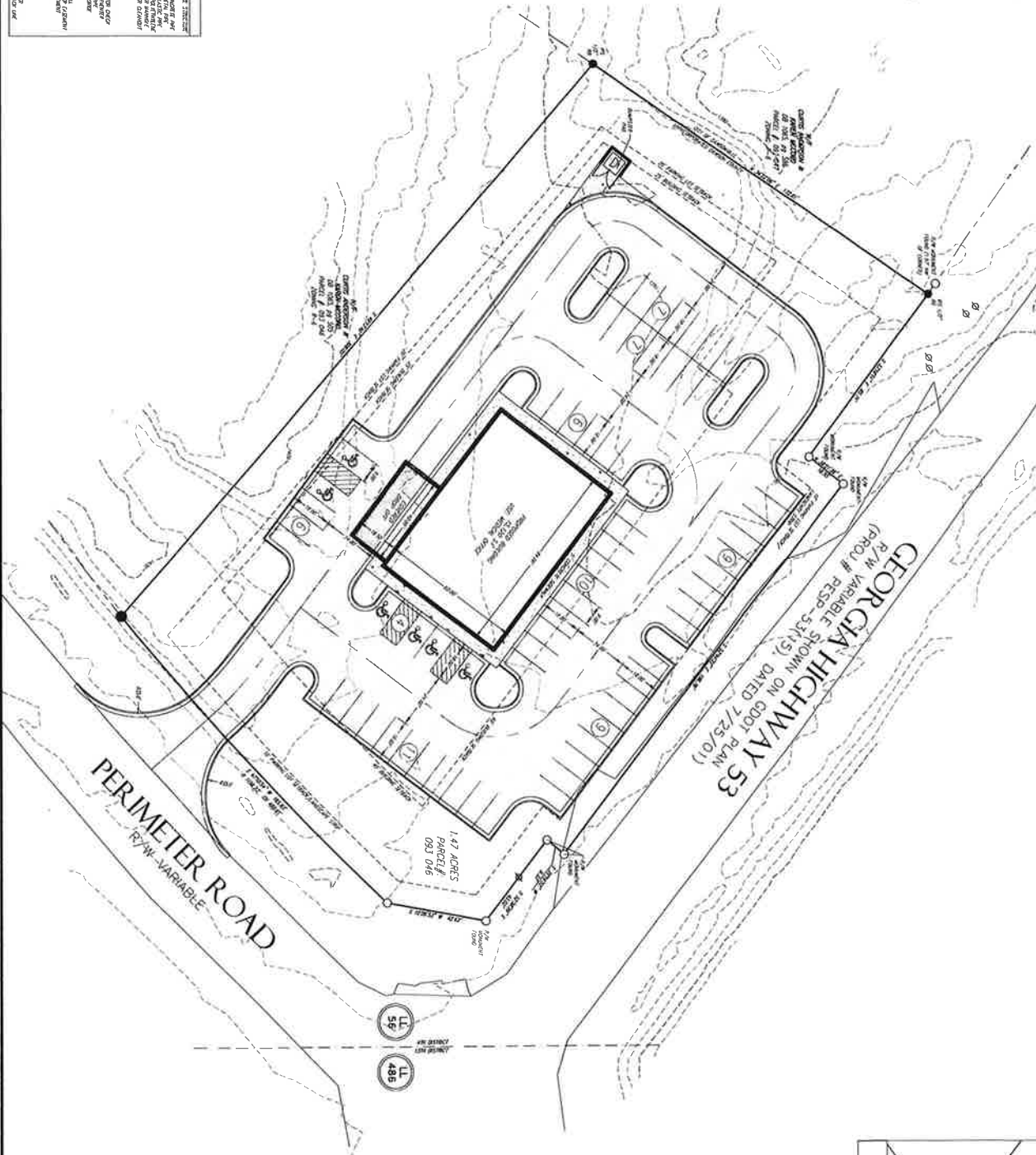
Address: 922 Highway 53, Dawsonville, GA 30534 Current Zoning: RSR

District: 4th Section: 1st Land Lot: 56 Parcel ID: 093-046

Proposed Zoning: C-CB Current Use: Service Repair Garage

### This Application Is For (Check All That Apply):

- |  |  |              |
|--|--|--------------|
| <input type="checkbox"/> Appeal of Administrative Decision     | <input type="checkbox"/> Master Plan Review - MUV  | Other: _____ |
| <input checked="" type="checkbox"/> Rezoning (Land Use change) | <input type="checkbox"/> Amendment of Master Plan  |              |
| <input type="checkbox"/> Special Use                           | <input type="checkbox"/> Amendment of Stipulations |              |

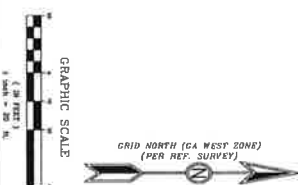


**SITE ADDRESS**  
HWY 53 E  
DAWSONVILLE, GA 30534

**PARCEL ID**  
003 046

**OWNERS**  
JSW GEE CORNER LLC  
922 HWY 53 E  
DAWSONVILLE, GA 30534

**24-HOUR CONTACT**  
WILL WADE  
(678) 776-3395  
WMSWADE@GMAIL.COM



**CONCEPT PLAN**  
PHYSICIAN OFFICES  
GA HWY 53/PERIMETER ROAD  
LAND LOT 56  
4th DISTRICT, 1st SECTION  
DAWSON COUNTY, GEORGIA

[illegible]

**DESIGN**  
ENGINEERING & SURVEYING  
25 DAWSONVILLE  
WAY SUITE 117  
DAWSONVILLE, GA 30534  
PHONE: (706) 266-1294  
DAVIN@ENRINTERS.ETRN

DRYIN BT	MCB
CHARGED BY	JMD
LAND LOT:	56
DISTRICT:	4TH
SECTION:	1ST
QTY:	-
QUANTITY:	DIVISION
DATE:	7/26/2014
SHEET NO	
1 of 1	
PROJECT NO	
2020-079	

## -Analysis-

The property lies within the Crossroads Commercial Character area at State Highway 53 and Perimeter Road intersect. Zoning the parcel to Commercial Community Business (C-CB) for professional offices is consistent with the comprehensive plan.

The establishment of additional office space is connected to the success of service businesses, housing, and entertainment. It is essential in promoting a community where people can live, work, and play. Office space is a component of a lively downtown because it generates employment and daytime activity, which supports other downtown businesses such as restaurants, retail, and personal and professional service businesses. Downtown office space also supports housing and lodging development, which can help bring patrons to the downtown outside regular working hours.

### Staff recommends the following stipulations:

1. The widening Perimeter Road will allow a full center left turn lane.
2. Provide sidewalks on both frontages.

*Requiring pedestrian access between land uses is important because people and students walking and bicycling are at greater risk of injury and death if they are involved in a collision with a vehicle.*

3. Exterior building materials visible from the rights-of-way shall consist of a minimum of 70 percent per vertical wall plane of brick, natural or precast stone, stucco, prefinished colored architectural masonry with a rough-hewn texture, and glass.  
Accent wall materials do not exceed 30 percent per vertical wall plane. Accent building materials include, but are not limited to, stucco and thin brick. Smooth-faced or painted concrete masonry units, aluminum siding, vinyl siding, and corrugated steel are prohibited. Metal coping and metal framing for windows and doors are acceptable.
4. Building colors should emphasize earth tones.

*To promote architectural and site design treatments that enhance the appearance of the built environment, create an image of commercial quality, and provide visual interest and a sense of place.*

**Sec. 121-313. Guidelines to be considered when granting an amendment.**

Whenever consideration is being given to an amendment to the Land Use Code, the planning commission shall make its recommendations, and the board of commissioners shall make its decision 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) Whether the requested zoning would result in a use that could create an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools;

**Public Works Department**

Recommend widening Perimeter Road to allow a full center left turn lane and sidewalks on both frontages.

**Etowah Water and Sewer Authority**

EWSA does not service this particular piece of property. It is inside the City of Dawsonville's water and sewer service area. Please get in touch with City Hall.

**Emergency Services**

The Fire Marshal's Office must review the LDP and architectural plans. This building data must show the calculated required minimum fire flow and demonstrate how that will be provided. Also, as the proposed building is described, it must be sprinkled with a deferred plan submittal under a separate permit.

- (8) Whether the proposal is in conformity with the policy and intent of the future land use plan; and
- (9) The specific, unusual, or unique facts of each case that give rise to special hardships incurred by the applicant and/or surrounding property owners.



### Crossroads Commercial

This character area is for small nodes (2-8 acres) of commercial development at intersections, primarily in rural and suburban areas along corridors. Crossroads Commercial nodes are inappropriate for automobile sales, service establishments, or other highway commercial uses. Instead, they are intended to be limited to small, enclosed trade and service establishments serving the immediate area. Crossroads Commercial maintains and creates access to goods and services at designated intersections throughout the county.

Table 3-19. Crossroads Commercial Character Area Land Uses

LAND USES	LAND USE DESIGNATION
Professional Offices	Commercial Rural Business (C-RB) Commercial Community Business (C-CB) Residential Agricultural (RA) Residential Rural Estate (RRE) Residential Suburban (RS) Residential Sub-Rural (RSR)
Retail Centers <7500 square feet	
Restaurants	
Parks, Recreation, and Conservation	
Forestry	
Agriculture	
Residential	

### MITIGATION STRATEGIES:

- Strategy 9.1: Monitor and sustain land use management policies through Comprehensive Planning and land use regulations
- Strategy 9.2: Nonresidential development shall provide a minimum of 20% of the net buildable area as open space. The maximum Impervious Surface Ratio shall be 0.60.
- Strategy 9.3: Residential development exceeding five (5) dwelling lots/ units shall be required to protect a minimum of 25% of the net buildable area, exclusive of utility easements, as common open space.
- Strategy 9.4: Review regulations for any impediments to a diverse set of site design techniques (i.e., reducing impervious surface) and Low Impact Development structures (i.e., bio-retention areas, enhanced swales, permeable pavement).
- Strategy 9.5: Identify trail connections during the county's Parks and Recreation Plan update.
- Strategy 9.6: Support establishing and continuing sites for farmers' markets.
- Strategy 9.7: Require trail construction or payment instead of land uses adjacent to the proposed greenway and trails.

Figure 3-12. Example of Crossroads Commercial Character Area





# Dawson County Character Areas

## Legend

— Dawson County Roads 2023	Character Areas	Suburban Living	Hightower	Etowah
— Etowah River	Rural Village	Rural Living	Lanier	
Lakes and Ponds	Dawson	Georgia 400 Mixed Use	North 400 Corporate Park	
Dawsonville	Russell Creek	Crossroads Commercial	Agricultural Conservation	

