



**CITY OF DAHLONEGA**  
**BOARD OF ZONING APPEALS AGENDA**  
**MONDAY, FEBRUARY 15, 2021 AT 4:00 PM**  
**CITY HALL - MAYOR MCCULLOUGH COUNCIL CHAMBER**

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In compliance with the Americans with Disabilities Act, those requiring accommodation for Board of Zoning Appeals meetings please contact Kevin Herrit at the Community Development Department.

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**Call to Order**

**Pledge of Allegiance**

**Approval of Minutes**

**Old Business**

**New Business**

1. BZA-21-1\_Goldenrod LN - Variance for front side setback of 25 feet along Wimpy Mill Road
2. BZA-21-3\_196 Park Street North - Variance request to reduce front setback to 10 feet

**Adjournment**



## STAFF REPORT

BZA-20-1

Applicant:	William Shirley
Owner:	William Shirley
Location:	Vacant parcel on Goldenrod LN. (Parcels # D10-086)
Acreage:	+/- .2997 Acres
Current Zoning Classification:	R-3
Current Use of Property:	Undeveloped
General Land Use:	Residential
City Services:	All city services are available at this site.
Traffic Impact:	Light residential traffic at +/- 16 average annual daily trips (AADT)
Reasonableness of Request:	The development of this parcel is an infill opportunity that should be beneficial for the neighborhood and community.

### Conditions of Hardship:

1. Are there extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography that are not applicable to other land or structures in the same district.

**Answer** – There are no extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography that are not applicable to other land or structures in the same district.

2. A literal interpretation of the provisions of these zoning regulations would create an unnecessary hardship and would deprive the applicant of rights commonly enjoyed by other property owners within the district in which the property is located.

**Answer** – The literal interpretation of the zoning regulations' provisions is creating an unnecessary hardship due to the double frontage on two roads. The lot of record was created before the adoption and change to the front setback of 35 feet. Other structures in the neighborhood have smaller front setbacks. The change in the proposed side front setback along Wimpy Mill Road will orient the new structure to the rear of the property as it fronts Goldenrod LN.



3. Granting the variance requested will not confer upon the property of the applicant any special privileges that are denied to other properties of the district in which the applicant's property is located.

**Answer** – Granting of the variance requested will not confer upon the property of the applicant any special privileges that are denied to other properties of the district in which the applicant's property is located. The front setback and building frontage are in character with other structures located within the Goldenrod Lane and Wimpy Mill area.

4. Relief, if granted, will be in harmony with the purpose and intent of these regulations and will not be injurious to the neighborhood or general welfare in such a manner as will interfere with or discourage the appropriate development and use of adjacent land and buildings or unreasonable affect their value.

**Answer** – Granting relief will be in harmony with the purpose and intent of the zoning regulations. It will not be injurious to the neighborhood or the general welfare of the community.

5. The special circumstances are not the result of the actions of the applicant.

**Answer** – The special circumstances are a combination of the result of the actions of the applicant and the front setback regulations as designed for development after the 1940s.

6. The variance requested is the minimum variance that will make possible the legal use of the land, building, or structure.

**Answer** – The requested variance of 25 feet is the minimum variance that will make possible the legal use of the land, building, and/or structures proposed.

7. The variance is not a request to permit a use of land, building or structures which are not permitted by right in the district involved

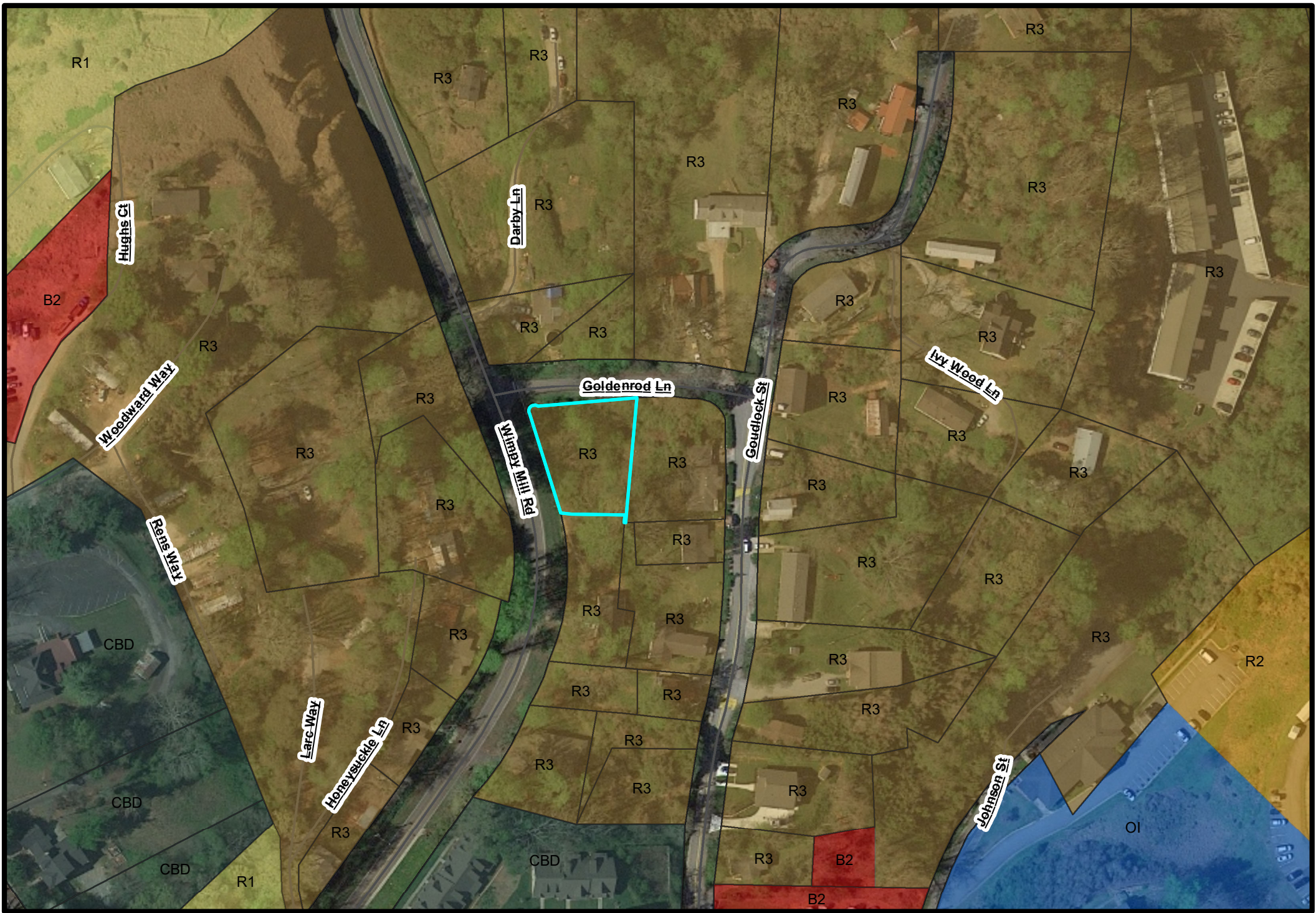
**Answer** – The use of the land, building, or structures are permitted by right in the district.

## Community Development

### Dept. Recommendation:

The department recommends approval of the 25-foot variance on the front side setback for parcel # D10-086.

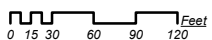




Legend

Zoning	B2	I	R1
ZONINGCODE	B3	OI	R2
	B1	CBD	PLUD
			R3
			2018TP
			Roads

1 inch = 138 feet



**Zoning Map for BZA-21-1**



City of Dahlonega, GA

This map is for informational purposes only.  
Please use this as a planning document to  
help with Community Development.



## EXISTING CONDITIONS

## PROPOSED CONDITIONS

### PROJECT DESCRIPTION:

THIS 0.27 ACRE PROPERTY IS A WOODED LOT ON THE CORNER OF GOLDENROD LANE AND WIMPY MILL ROAD. THE PROPOSED DEVELOPMENT CONSISTS OF CONSTRUCTION OF A DUPLEX WITH ASPHALT PARKING, STORMWATER DETENTION AND CONNECTION TO EXISTING SANITARY SEWER. WILL BE PROVIDED.

TOTAL AREA= 0.27 ACRE  
DISTURBED AREA= 0.23 ACRE

CITY OF DAHLONEGA R3 REQUIREMENTS:  
FRONT BSL (ARTERIAL STREETS): 60'  
FRONT OTHER STREET: 35'  
SIDE BSL: 10'  
REAR BSL: 10'

BOUNDARY INFORMATION FROM PLAT OF SURVEY FOR WILLIAM SHIRLEY BY DAVIS ENGINEERING AND SURVEYING LLC, DATED 10/30/2020.

UTILITIES SHOWN HEREON ARE FROM EXISTING STRUCTURES AND ABOVE GROUND MARKS FOUND. DAVIS ENGINEERING AND SURVEYING, LLC IS NOT RESPONSIBLE FOR THE LOCATION OF UNDERGROUND UTILITIES.

CONTOUR INTERVAL = 2'

PROJECT BENCHMARK:  
TBM USED IS TOP OF EX. SSMH N:1650597.94 E:2351796.89 (ELEV: 1415.27')

NO PORTION OF THIS SITE IS LOCATED WITHIN THE 100-YEAR FLOOD PRONE AREA AS PER FLOOD INSURANCE RATE MAP NO. 13187C01610, DATED 04/04/2018.

### GENERAL NOTES:

- 1) ALL CONSTRUCTION WORK, MATERIALS, AND IMPROVEMENTS AT THIS SITE SHALL CONFORM WITH CITY OF DAHLONEGA, GEORGIA REQUIREMENTS.
- 2) ALL STRUCTURES WILL BE REQUIRED TO CONFORM TO THE STANDARD BUILDING CODES HORIZONTAL SEPARATION STANDARDS. APPROVAL OF THIS PERMIT WILL NOT JUSTIFY ANY DEVIATION IN HORIZONTAL SEPARATION STANDARDS AS ADOPTED AND AMENDED BY THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS.
- 3) CONTRACTORS SHALL CONDUCT ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS OF APPLICABLE REGULATIONS OF THE OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION (OSHA) AND ALL LOCAL, STATE AND FEDERAL RULES AND REGULATIONS.
- 4) ALL CONSTRUCTION STAKING ON THIS SITE SHALL BE PERFORMED UNDER THE DIRECT SUPERVISION OF A GEORGIA REGISTERED LAND SURVEYOR.
- 5) MATTERS OF RECORD NOT SHOWN HEREON ARE EXCEPTED.
- 6) THE UTILITIES AND STRUCTURES AS SHOWN ON THIS PLAN WERE FOUND PER ABOVE GROUND EXAMINATION OF THIS SITE, BASED ON VISIBLE INDICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXACT LOCATIONS AND ELEVATIONS OF ALL UNDERGROUND UTILITIES AND OTHER STRUCTURES BEFORE THE START OF CONSTRUCTION ON THIS PROJECT.
- 7) IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT ALL UTILITIES ARE AS NOTED IN THE PLANS, ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER AS SOON AS POSSIBLE.
- 8) TOILET FACILITIES SHALL BE MADE AVAILABLE TO CONSTRUCTION WORKERS WITHIN 300' OF SITE.
- 9) NO MATERIAL CAN BE BURIED ONSITE WITHOUT THE APPROVAL OF THE OWNER AND GEOTECHNICAL ENGINEER.
- 10) CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL DEBRIS AS ACCEPTABLE TO THE OWNER.
- 11) CONTRACTOR IS TO REMOVE ALL ROCK, TOPSOIL, AND UNSUITABLE MATERIALS.
- 12) MAXIMUM CUT OR FILL SLOPES SHALL BE 2 HORIZONTAL: 1 VERTICAL.
- 13) THIS SITE **DOES NOT** CONTAIN WETLANDS.
- 14) THIS SITE **DOES NOT** HAVE STATE WATERS REQUIRING UNDISTURBED BUFFERS.
- 15) EXISTING FEATURES SHOWN BY DASHED LINES OR SHADED. PROPOSED FEATURES SHOWN BY SOLID OR BOLD LINES.
- 16) CONTRACTOR RESPONSIBLE FOR PROTECTING ADJACENT AREAS AND SHALL BE RESPONSIBLE TO REPAIR ANY DAMAGE TO A CONDITION EQUAL TO OR GREATER THAN THE ORIGINAL CONDITION.
- 17) ALL HOPE PIPE TO CONFORM TO PIPE MANUFACTURER REQUIREMENTS AND GEOTECHNICAL RECOMMENDATIONS.
- 18) CONTRACTOR SHALL COORDINATE BUILDING CONSTRUCTION WITH ARCHITECTURAL PLANS (BY OTHERS).
- 19) ALL SIGNAGE AND STRIPING TO BE PROVIDED BY CONTRACTOR ACCORDING TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND OTHER GOVERNING MUNICIPAL STANDARDS AND SPECIFICATIONS, LATEST EDITIONS.
- 20) PRIOR TO CONSTRUCTION, THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS ON THESE DRAWINGS WITH ALL COORDINATING DOCUMENTS AND NOTIFY ENGINEER OF ANY DISCREPANCIES. IF DISCREPANCIES ARE FOUND DURING CONSTRUCTION, THE CONTRACTOR IS TO STOP WORK IMMEDIATELY AND NOTIFY THE ENGINEER.
- 21) ALL TEMPORARY STRIPING AND SIGNAGE NECESSARY TO MAINTAIN SAFE VEHICULAR AND PEDESTRIAN TRAFFIC FLOW DURING CONSTRUCTION SHALL BE FURNISHED, INSTALLED, AND MAINTAINED BY THE CONTRACTOR.
- 22) ALL EXISTING MANHOLE COVERS, METER BOXES, AND OTHER UTILITY APPURTENANCES LOCATED WITHIN THE LIMITS OF WORK SHALL BE ADJUSTED SO THAT THEIR TOP SURFACES WILL BE FLUSH WITH FINISHED GRADE.

NOTE: VARIANCE APPLIED FOR TO REDUCE 35' FRONT SETBACK ALONG WIMPY MILL ROAD TO 10' SETBACK.

## SETBACK VARIANCE EXHIBIT

SHIRLEY DUPLEX - GOLDENROD LANE  
CITY OF DAHLONEGA  
LUMPKIN COUNTY, GA  
LAND LOT 984, 12TH DISTRICT, 1ST SECTION

DRAWN BY: GRJ  
CHECKED BY: JKD  
LAND LOT: 1058  
DISTRICT: 12TH  
SECTION: 1ST  
CITY: DAHLONEGA  
COUNTY: LUMPKIN  
DATE: 11/5/20

SHEET NO.

1 of 1

PROJECT NO.

2020-283



THIS BLOCK RESERVED FOR THE CLERK  
OF THE SUPERIOR COURT

~LEGEND~

○	CALCULATED POSITION	RB	REBAR
●	IRON PIN FOUND/SET (IPF/IPS)	SR	SOLID ROD
⊠	MONUMENT	OCS	OUTLET CONTROL STRUCTURE
C/L	CENTERLINE	CPP	CORRUGATED PLASTIC PIPE
CTP	CRIMPED TOP PIPE	GI	GRATE INLET
DB	DEED BOOK	DI	DROP INLET
N/F	NOW OR FORMERLY	○	SANITARY SEWER MANHOLE (SSMH)
OTIP	OPEN TOP PIPE		
PB	PLAT BOOK		
PG	PAGE		
P/L	PROPERTY LINE		
☒	TELEPHONE PED. (T.P.)	(ALL IPS ARE 1/2" RB "CAPPED" UNLESS OTHERWISE LABELED)	
⊕	FIRE HYDRANT (FH)	---	ADJOINER
○	WATER METER (WM)	---	LAND LOT LINE (L.L.L.)
⊕	WATER VALVE (WV)	---	RIGHT OF WAY (R/W)
□	POWER BOX (PBX)	-x-	FENCE
⊕	POWER POLE (PP)	-OHP-	OVERHEAD POWER

Curve	Radius	Length	Chord	Chord Bear.
C1	367.27'	85.79'	85.60'	N 14°21'00" W

~SURVEY NOTES~

FIELD MEASUREMENTS WERE TAKEN WITH A TRIMBLE S6 ROBOTIC INSTRUMENT.

FIELD DATA FOUND TO HAVE A CLOSURE PRECISION OF 1 FOOT IN 424,187 FEET, AND AN ANGULAR ERROR OF 1 SECOND PER ANGLE.

FIELD DATA ADJUSTED USING THE LEAST SQUARES METHOD

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO HAVE A PRECISION OF 1 FOOT IN 424,187 FEET.

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

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

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

TYPE OF SURVEY: RETRACEMENT

SOURCE OF TITLE DESCRIPTION FOR PROPERTY SHOWN HEREON:  
DB 1409, pg 515

PROPERTY OWNERS AS OF SURVEY DATE:  
WILLIAM R. SHIRLEY

PARCEL NUMBER: D10 086

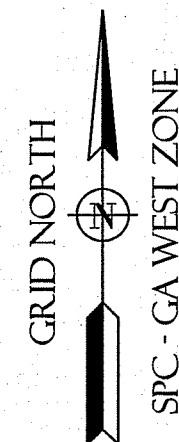
GOLDENROD LANE  
APPARENT 20' R/W AS SHOWN ON PLAT CAB 1, SLIDE 90, pg 189A

SHOWN ON PLAT CAB 1, SLIDE 90, pg 189A AS 100' R/W  
WIMPY MILL ROAD

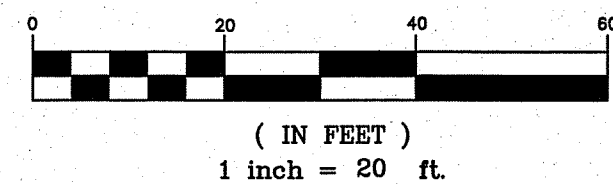
0.27 ACRE

N/F MARTIN  
DB 1356, pg 321  
PLAT CAB 1, SLIDE 90, pg 188A

N/F NORTH GA COMMONS, LLC  
DB 1208, pg 123  
PLAT CAB 1, SLIDE 110, pg 198



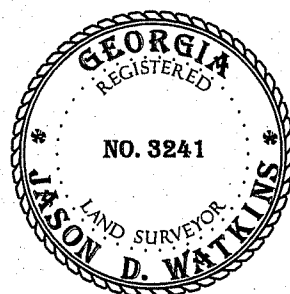
GRAPHIC SCALE



~SURVEYOR CERTIFICATION~

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

JASON D. WATKINS RLS #3241



PREPARED BY  
**DES DAVIS**  
ENGINEERING & SURVEYING

133 PROMINENCE COURT  
SUITE 210  
DAWSONVILLE, GA 30534  
PHONE: (706) 265-1234

DAVISENGINEERS.COM

SURVEY FOR:

WILLIAM SHIRLEY  
LAND LOT 98A  
12th DISTRICT, 1st SECTION  
CITY OF DAHLONEGA  
LUMPKIN COUNTY, GEORGIA

DRAWN BY: JW/DS  
FIELD CREW: JM/AM  
PLAT DATE: 10/30/2020  
FIELD DATE: 9/21/2020

SHEET NO.

1 of 1

PROJECT NO.

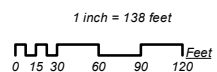
20-283





**Legend**

<span style="display:inline-block; width:10px; height:10px; background-color:lightcoral; border:1px solid black;"></span> B2	<span style="display:inline-block; width:10px; height:10px; background-color:lightblue; border:1px solid black;"></span> I	<span style="display:inline-block; width:10px; height:10px; background-color:yellow; border:1px solid black;"></span> R1
<span style="display:inline-block; width:10px; height:10px; background-color:lightblue; border:1px solid black;"></span> B3	<span style="display:inline-block; width:10px; height:10px; background-color:lightblue; border:1px solid black;"></span> OI	<span style="display:inline-block; width:10px; height:10px; background-color:orange; border:1px solid black;"></span> R2
<span style="display:inline-block; width:10px; height:10px; background-color:lightcoral; border:1px solid black;"></span> B1	<span style="display:inline-block; width:10px; height:10px; background-color:teal; border:1px solid black;"></span> CBD	<span style="display:inline-block; width:10px; height:10px; background-color:teal; border:1px solid black;"></span> PUD
<span style="display:inline-block; width:10px; height:10px; border:1px solid black;"></span> 2018TP		
<span style="display:inline-block; width:10px; height:10px; background-color:gray; border:1px solid black;"></span> Roads		



# **Zoning Map for BZA-21-3**



City of Dahlonega, GA

This map is for informational purposes only.  
Please use this as a planning document to  
help with Community Development.





## STAFF REPORT

BZA-20-3

Applicant: Venture 21, Inc. - Jordan Moss  
Owner: Venture 21, Inc. - Jordan Moss  
Location: 196 Park Street North (Parcel # D06-033)  
Acreage: +/- 0.3347 Acres  
Current Zoning Classification: R-1  
Current Use of Property: Vacant  
General Land Use: Residential  
City Services: All city services are available at this site except Sewer.  
Traffic Impact: Light residential traffic at +/- 8 average annual daily trips (AADT)  
Reasonableness of Request: The development of this parcel is an infill opportunity that should be beneficial for the neighborhood and community.

### Conditions of Hardship:

1. Are there extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography that are not applicable to other land or structures in the same district.

**Answer** – There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography that are not applicable to other land or structures in the same district. The lot of record is smaller than most lots in the surrounding neighborhood, and they are not accessible to the city sewer.

2. A literal interpretation of the provisions of these zoning regulations would create an unnecessary hardship and would deprive the applicant of rights commonly enjoyed by other property owners within the district in which the property is located.

**Answer** – The literal interpretation of the zoning regulations' provisions is creating an unnecessary hardship due to the double frontage on two roads. The lot of record was created before the adoption and change to the front setback of 35 feet. Other structures in the neighborhood are placed closer to the right-of-way and are in violation of the current front setback. The requested change in the front setback along Park Street North is to place a structure in the same location that the past





structure was in after it was damaged due to a tree falling on the old structure and causing it to be demolished.

3. Granting the variance requested will not confer upon the property of the applicant any special privileges that are denied to other properties of the district in which the applicant's property is located.

**Answer** – Granting of the variance requested will not confer upon the property of the applicant any special privileges that are denied to other properties of the district in which the applicant's property is located.

4. Relief, if granted, will be in harmony with the purpose and intent of these regulations and will not be injurious to the neighborhood or general welfare in such a manner as will interfere with or discourage the appropriate development and use of adjacent land and buildings or unreasonable affect their value.

**Answer** – Granting relief will be in harmony with the purpose and intent of the zoning regulations. It will not be injurious to the neighborhood or the general welfare of the community.

5. The special circumstances are not the result of the actions of the applicant.

**Answer** – The special circumstances are not a result of the actions of the applicant.

6. The variance requested is the minimum variance that will make possible the legal use of the land, building, or structure.

**Answer** – The requested variance of 25 feet is the minimum variance that will make possible the legal use of the land, building, and/or structures proposed.

7. The variance is not a request to permit a use of land, building or structures which are not permitted by right in the district involved

**Answer** – The use of the land, building, or structures are permitted by right in the district.

## Community Development

### Dept. Recommendation:

The department recommends approval of the 25-foot variance on the front side setback for 196 North Park Street, also known as parcel # D06-033.

P2020000091

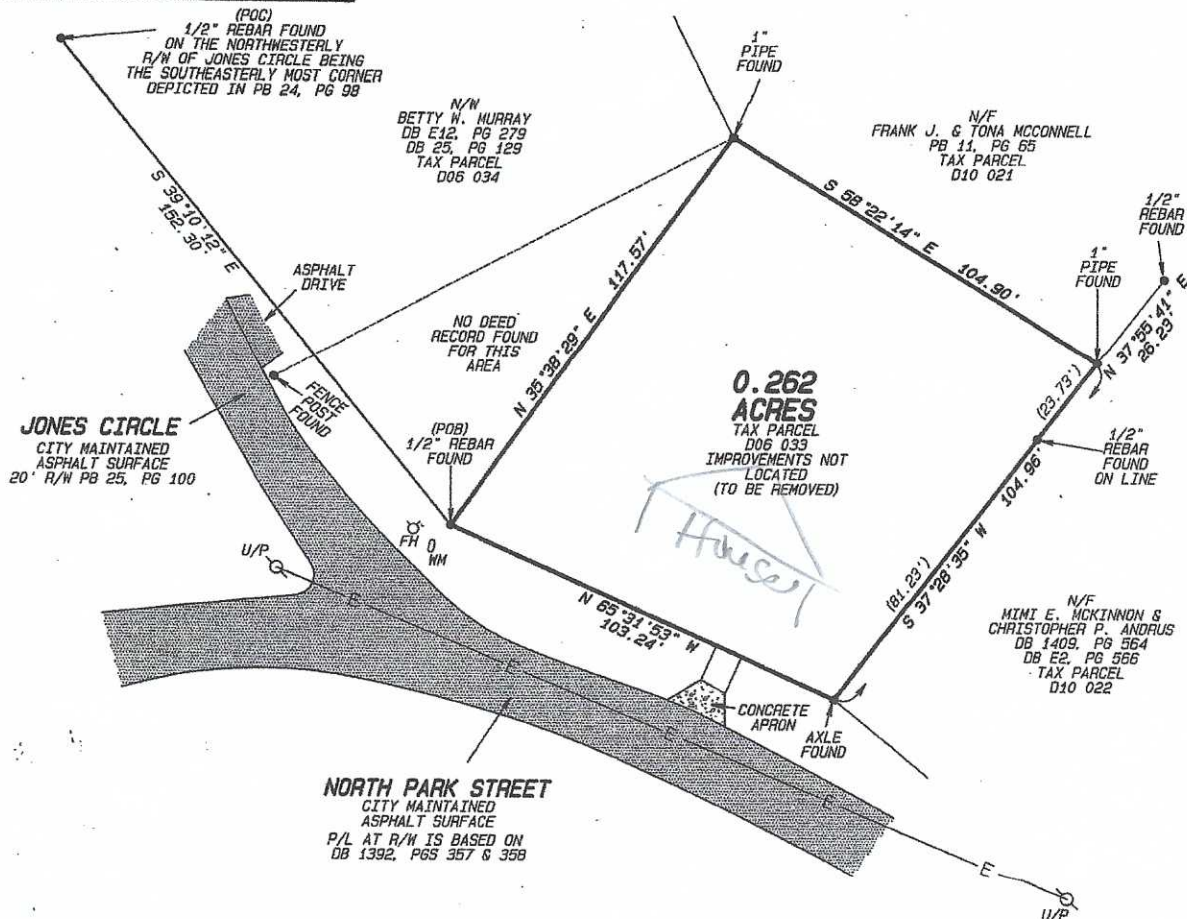
BK:2020 PG:105-105

FILED IN OFFICE  
CLERK OF COURT  
06/29/2020 03:30 PM  
RITA HARKINS, CLERK  
SUPERIOR COURT  
LUMPKIN COUNTY, GA

*Rita Harkins*

6793026691  
PARTICIPANT ID

RESERVED FOR CLERK'S FILING INFORMATION



THIS SURVEYOR DOES NOT GUARANTEE  
THAT ALL EASEMENTS AFFECTING THIS  
PROPERTY ARE SHOWN.

THE FIELD DATA UPON WHICH THIS PLAT  
IS BASED HAS A POSITIONAL TOLERANCE  
NOT EXCEEDING 0.10 FOOT PER MONUMENTED  
LINE, AND WAS NOT ADJUSTED.  
THIS PLAT HAS BEEN CALCULATED FOR  
CLOSURE AND IS FOUND TO BE ACCURATE  
WITHIN ONE FOOT IN 210719 FEET.

EQUIPMENT USED: TOPCON GTS-225.

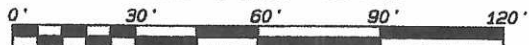
THIS SURVEY WAS PREPARED WITHOUT THE  
AID OF A TITLE SEARCH AND IS SUBJECT  
TO ANY AND ALL DISCLOSURES THAT A  
TITLE SEARCH MAY YIELD.

THIS SURVEY IS CERTIFIED SOLELY TO  
THE PARTY OR PARTIES NAMED HEREON.

UNDERGROUND UTILITIES WERE NOT LOCATED  
AS PART OF THE SCOPE OF THIS SURVEY

LL = LAND LOT  
LLL = LAND LOT LINE  
C/L = CENTER LINE  
N/F = NOW OR FORMERLY  
R/W = RIGHT OF WAY  
P/L = PROPERTY LINE  
U/P = UTILITY POLE  
-E- = OVERHEAD WIRES  
FH = FIRE HYDRANT  
NM = WATER METER  
DB = DEED BOOK  
PB = PLAT BOOK  
PG = PAGE  
POC = POINT OF COMMENCEMENT  
POB = POINT OF BEGINNING

SCALE 1 INCH = 30 FEET



This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-2-67.

*John T. Gaston*

PLAT OF BOUNDARY RETRACEMENT SURVEY FOR

**SHERRY & JAY MANTHORNE**

LAND LOT 951, 12TH DISTRICT, 1ST SECTION  
CITY OF DAHLONEGA, LUMPKIN COUNTY, GEORGIA

LSF # 1074: ALTASURV LLC dba

**GEOIMAGE**

LAND SURVEYING, LAND PLANNING & DESIGN  
21 ENOTA STREET, DAHLONEGA, GA 30533, (706) 864-7298

PLAT DATE: JUNE 8, 2020  
FIELD DATES: MARCH 2020  
JUNE 2020

FIELD CREW: PDA/CE/JDH  
DRAWN BY: JDH

DRAWN FILE: MANTHORNE

JOB # 4367



# Proposed Variance

## EXHIBIT A

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 951, 12<sup>TH</sup> DISTRICT, 1<sup>ST</sup> SECTION, LUMPKIN COUNTY, CITY OF DAHLONEGA, GEORGIA AND BEING A PORTION OF THE PROPERTY SHOWN ON A PLAT PREPARED BY JOHN T. GASTON, GEORGIA REGISTERED LAND SURVEYOR, DATED JUNE 8, 2020. SUBJECT PLAT BEING OF RECORD IN PLAT BOOK 2020, PAGE 105, LUMPKIN COUNTY RECORDS. SAID PROPERTY IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A 1" PIPE FOUND AT THE NORTHEAST CORNER OF SUBJECT PROPERTY AS SHOWN ON THE ABOVE REFERENCED PLAT OF SURVEY; THENCE SOUTH 37 DEGREES 28 MINUTES 35 SECONDS WEST 94.96 FEET TO A POINT; THENCE NORTH 65 DEGREES 31 MINUTES 53 SECONDS WEST 103.24 FEET TO A POINT; THENCE NORTH 35 DEGREES 38 MINUTES 29 SECONDS EAST 107.57 FEET TO A 1" PIPE FOUND; THENCE SOUTH 58 DEGREES 22 MINUTES 14 SECONDS EAST 104.90 FEET TO A 1" PIPE FOUND, BEING THE POINT OF BEGINNING. SAID PLAT IS HEREBY INCORPORATED BY REFERENCE.

20RE-672