



**CITY OF DAHLONEGA**  
**PLANNING COMMISSION AGENDA**  
**TUESDAY, OCTOBER 13, 2020 AT 6:00 PM**  
**CITY HALL - MAYOR MCCULLOUGH COUNCIL CHAMBER**

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In compliance with the Americans with Disabilities Act, those requiring accommodation for Planning Commission 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**

*Zoning Cases:*

*Conditional Uses:*

**NEW BUSINESS**

*Zoning Cases:*

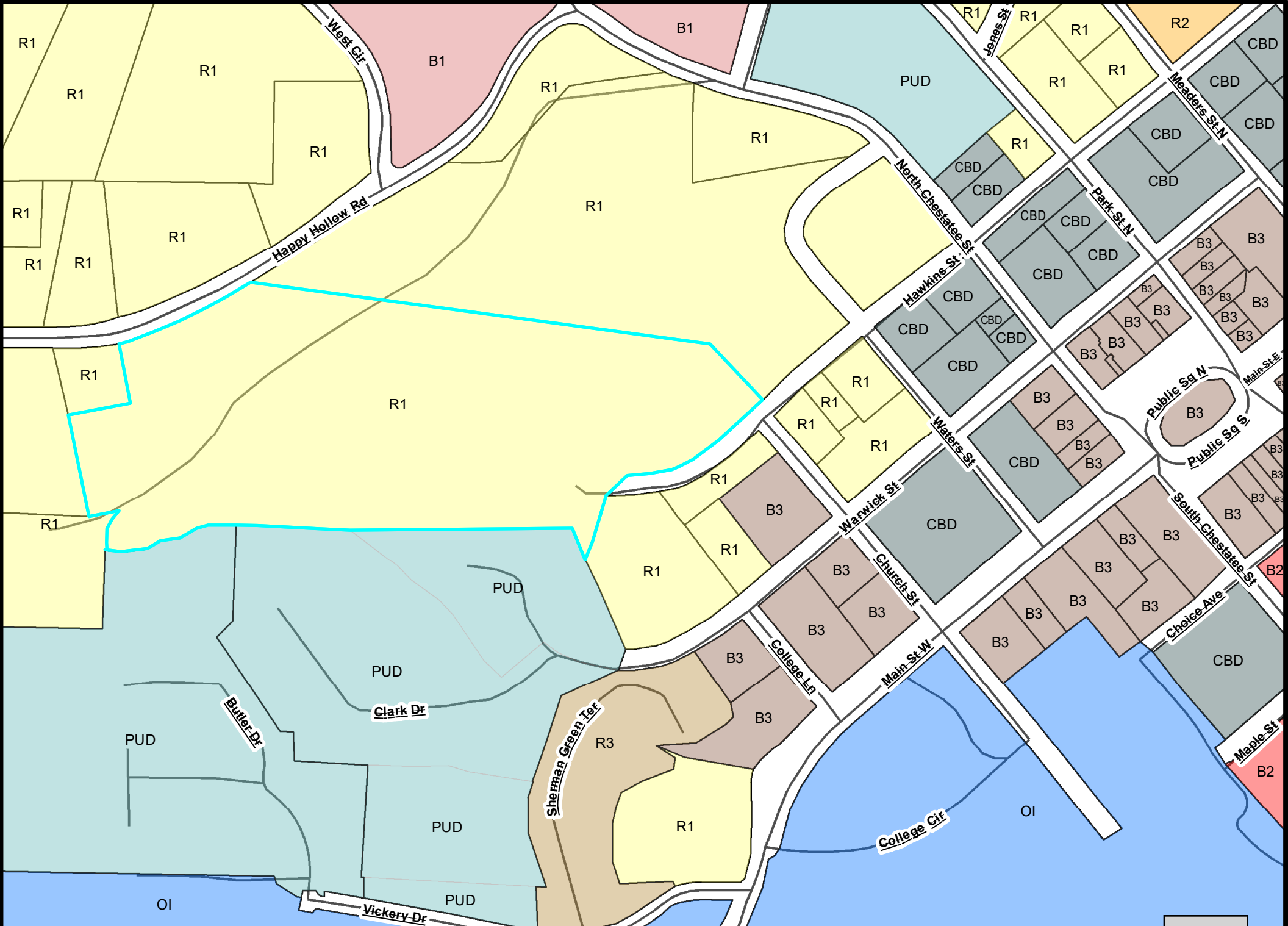
1. REZN-20-09-0001 258 Hawkins Street (Parcel # D07 032). Request to rezone the property from R-1 to PUD

*Conditional Uses:*

**INFORMATION & TRAINING**

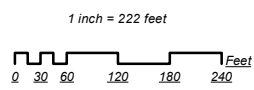
2. The Final Plat for The Gables at Wimpy Mill; Previous plat was approved in 2001. Currently zoned R-2.

**Adjournment**



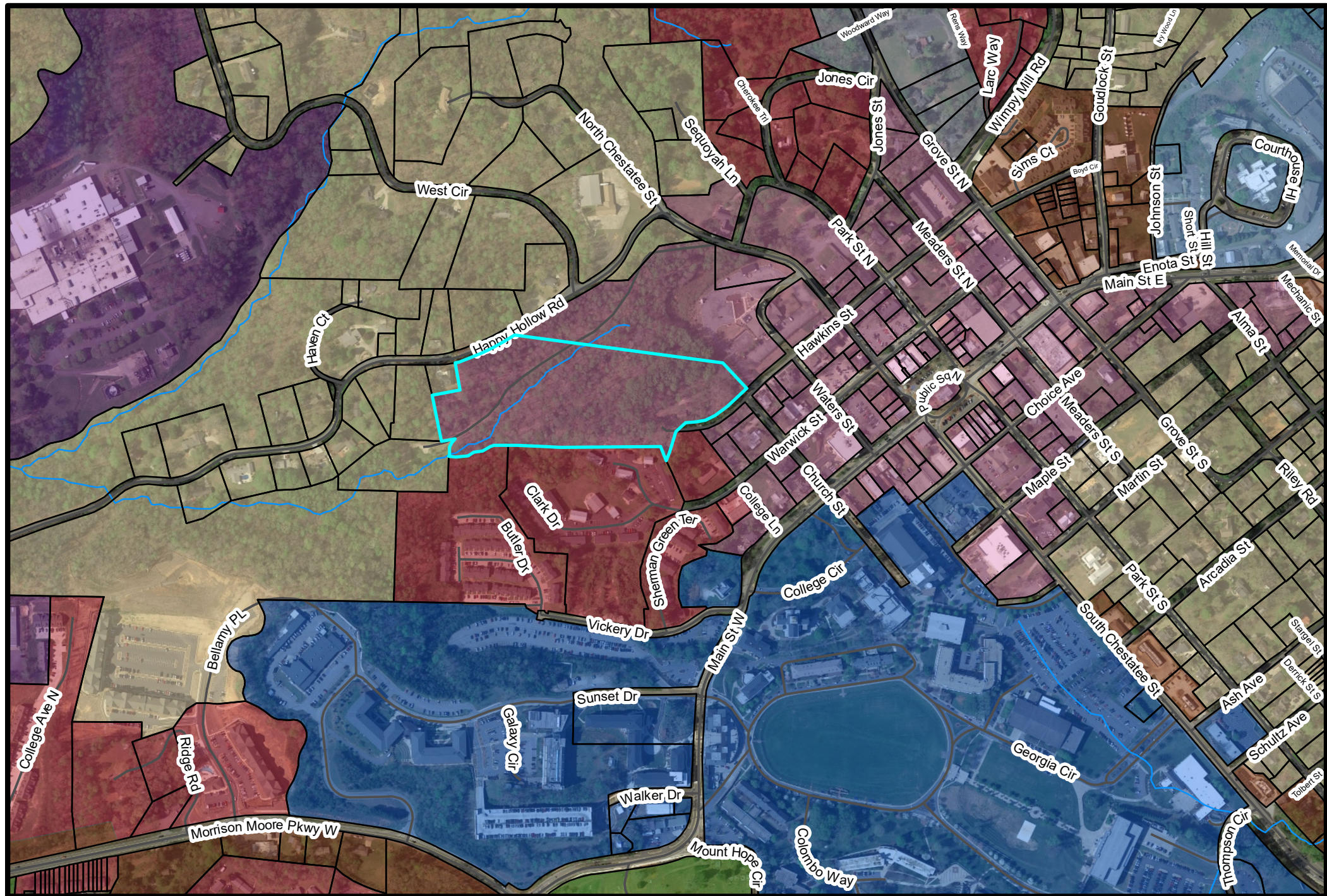
Legend

Zoning	R1	R2	B1	B2	B3	CBD	PUD	OI
Zoning Code	R1	R2	B1	B2	B3	CBD	PUD	OI
Other	2014 PDP	2014 PDP	2014 PDP	2014 PDP	2014 PDP	2014 PDP	2014 PDP	2014 PDP



**Zoning Map for REZN-20-09-0001**





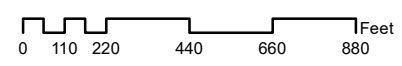
**Legend**

2018TP	College	Office/Institutional
streams	Gateway Corridors	Park/Recreation/Conservation
Roads	Industrial	Public Square
<all other values>	Mixed Use Residential	Residential
	Village Commercial	



**Character Area Map**  
**REZN-20--09-0001**

1 inch = 508 feet



City of Dahlonega, GA

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



- 1) The applicant is bound by the submitted site plan and letter of intent if this application is approved and development must be initiated within twenty-four months or the approved zoning is subject to reversion to its previous zoning by the Governing Body.
- 2) It is the policy (but not a legal requirement) that adjacent property owners and those owners within 150 feet of the subject property are notified by certified mail of the application.
- 3) The following nine questions can be answered within a letter of intent, but failure to answer any one can result in denial of the application.

Complete the following information. (This section may be addressed in the letter of intent.)

1. The existing uses and zoning of nearby property and whether the proposed zoning will adversely affect the existing use or usability of nearby property.

See attached.

2. The extent to which property values are diminished by the particular zoning restrictions.

See attached.

3. The extent to which the destruction of property values promotes the health, safety, morals or general welfare of the public.

See attached.

4. The relative gain to the public as compared to the hardship imposed upon the individual property owner.

See attached.

5. The physical suitability of the subject property for development as presently zoned and under the proposed zoning district.

See attached.

6. The length of time the property has been vacant, considered in the context of land development in the area in the vicinity of the property, and whether there are existing or changed conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the rezoning request.

See attached.

7. The zoning history of the subject property.

See attached.

8. The extent to which the proposed zoning will result in a use which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, schools, parks, or other public facilities.

See attached.

9. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan, land use plan, or other adopted plans.

See attached.

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**Property Owner's Certification**

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

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

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

I understand that my request will be acted upon at the Planning Commission and City Council hearings and that I am required to be present or to be represented by someone able to present all the facts. I understand that failure to appear at the public hearing may result in the postponement or denial of my application. I further understand that it is my responsibility to be aware of relevant public hearing dates and time regardless of notification from the City of Dahlenega.

I herby certify that I have read the above and that the above information as well as the attached information is true and accurate.

I certify that I am the owner of the property described in the attached legal description, that all information contained in this application is true and correct to the best of my knowledge, and that the applicant and/or agent listed above is authorized to act as the applicant and/or agent in the pursuit of rezoning of this property.

Signature of Property Owner: Clay Housley

Printed name of Property Owner : Arthur E. Housley, Jr., as Executor of the Estate of Faye W. Housley

Date of Signature: 9-10-20

Signature of Witness: [Signature]

DISCLOSURE OF CAMPAIGN CONTRIBUTION  
(Applicant(s) and Representative(s) of rezoning)

Pursuant to OCGA Section 36-37 A-3.A, the following disclosure is mandatory when an applicant or any representation of application for rezoning has been made within two (2) years immediately preceding the filing of the applicant's request for re-zoning & campaign contributions aggregating \$250.00 or more to a local government official who will consider the application for rezoning.


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

1. The name of the local official to whom the campaign contribution was made:  
N/A.
2. The dollar amount and/or description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution:

Amount \$ N/A  
Date: \_\_\_\_\_

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

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

Signature of Applicant/  
Representative of Applicant:   
Date: Sept. 11, 2020

By not completing this form you are making a statement that no disclosure is required because no contributions have been made.

This form may be copied and additional pages attached if necessary.





J. Ethan Underwood  
eunderwood@mhtlegal.com

**CAMPAIGN DISCLOSURE**

<b>Applicant:</b>	Signet N GA, LLC.
<b>Subject Property:</b>	10.003 Acres Designated as Lumpkin County Tax Parcel(s): D07 032 & D07 033
<b>Current Zoning:</b>	R1 – Single-Family Residential District
<b>Proposed Zoning:</b>	PUD – Planned Unit Development District
<b>Proposed Use:</b>	92 unit/298 Bed Apartment House
<b>Application:</b>	Rezoning from R1 to PUD
<b>ROW Access:</b>	Hawkins Street

To Whom It May Concern:

Pursuant to Section 36-67A-3 of the Official Code of Georgia Annotated, adopted by the Georgia General Assembly, effective July 1, 1986, please be advised that as of the date of this letter, Miles, Hansford & Tallant, LLC has made the following campaign contributions to local officials of Dahlonega:

N/A

This letter constitutes the disclosure of campaign contributions with respect to the above-referenced application.

Sincerely,

Ethan Underwood  
Attorney for Applicant

J. Ethan Underwood  
eunderwood@mhtlegal.com

**DEVELOPMENT SUMMARY REPORT**

<b>Applicant:</b>	<b>Signet N GA, LLC.</b>
<b>Subject Property:</b>	<b>10.003 Acres Designated as p/o Lumpkin County Tax Parcel: D07 032</b>
<b>Current Zoning:</b>	<b>R1 – Single-Family Residential District</b>
<b>Proposed Zoning:</b>	<b>PUD – Planned Unit Development District</b>
<b>Proposed Use:</b>	<b>92 unit/298 Bed Apartment House</b>
<b>Application:</b>	<b>Rezoning from R1 to PUD</b>
<b>ROW Access:</b>	<b>Hawkins Street</b>

This Development Summary Report is intended to comply with the application procedures established by The City of Dahlonega, GA for submittal of land use applications, as required by the Zoning Ordinance of the City of Dahlonega (the “Zoning Ordinance”), City of Dahlonega Public Hearing Application Requirements, and other City of Dahlonega Ordinances and Standards.

The Applicant has submitted contemporaneously with this Development Summary Report the application package for the Proposed Zoning and Proposed Use, as may be amended (the “Application”). With regard to any zoning, conditional use permit, and variances requested in the Application (as applicable), the Applicant incorporates all statements made in the Public Hearing Application as part of this Development Summary Report.

**DEVELOPMENT SUMMARY**

**1. Proposed Land Use.**

The Applicant requests to rezone the Subject Property to the Proposed Zoning and intends to develop the Subject Property for the Proposed Use. Specifically, the Subject Property will be used as an Apartment House, consisting of 92 Apartment Units/ 298 Beds, with a target mix of: 61 4-BR/4BA, 23 2-BR/2BA, and 8 1-BR/1BA. The primary use of the development will consist of two (2) apartment buildings of 4 stories each, with an approximate aggregate area of 108,393.40 sf, with unconditioned corridors.

In addition to the primary use, the Proposed Use will include accessory uses of amenity areas, a swimming pool, community areas/buildings, exercise facilities, parking for residents, and other typically ancillary support services for an apartment house. The clubhouse area and building will consist of leasing offices and community gathering areas, and outdoor pool amenity area; other site small structures include a maintenance shed (725 GSF) and uncovered trash compactor enclosure (290 GSF).

The Applicant's proposed unit mix is as follows:

2019-22 Dahlonega- Signet RE - Unit Matrix							
8/21/2020							
Building Type A		1A (One Bed)	2A (Two Bed)	4A (Four Bed)	Total Per Building		
		sf	sf	sf	Units	Beds	
Level 1		1	2	5	8	25	
Level 2		1	3	8	12	39	
Level 3		1	3	8	12	39	
Level 4		1	3	8	12	39	
Building Type B		545 sf	911.01 sf	1361.97 sf	Units	Beds	
Level 1		1	3	8	12	39	
Level 2		1	3	8	12	39	
Level 3		1	3	8	12	39	
Level 4		1	3	8	12	39	

<b>92 Total Units</b>
<b>298 Total Beds</b>

Residential Unit Information					
	Area	Percent	Count	Gross Area	
1A	545.00	9%	8	4,360.00	
2A	911.01	25%	23	20,953.23	
4A	1,361.97	66%	61	83,080.17	
			Total	92	108,393.40

Construction to be concrete slab-on-grade and foundation walls; wood frame, with a mix of brick masonry veneer and fiber cement siding, and other code compliant exterior materials; sloped asphalt shingle roof configurations typically; mechanical units located on roof.

Site design parking count to accommodate 217 cars/vehicle parking on grade.

**2. Proposed development standards.**

The Applicant proposes the following development standards

Minimum Lot Size	N/A
Minimum Lot Width	N/A
Minimum Lot Frontage	N/A
Minimum Floor Area	N/A

<b>Minimum Residential Dwelling Unit Size</b>	545 sf
<b>Maximum Number of Dwelling Units</b>	92 Units/ 298 Beds
<b>Minimum building setbacks</b>	
Front Yard	40 ft
Side Yard	10 ft
Rear Yard	25 ft
<b>Minimum Landscape Strips and Buffers</b>	
Front landscape strip	10 ft
Side landscape strip	10 ft
<b>Maximum Building Height</b>	55 ft

**3. Time frame of development and provisions for ownership and management of the development.**

The Applicant will be the developer of the subject property. The development time frame is estimated to require 8-9 months for entitlements (i.e. zoning and permitting), with land disturbance beginning in late Spring 2021. Construction will require 12-14 months, with residents expected to be living on the property in Summer of 2022.

A related entity will operate the Proposed Use upon completion of construction and will manage the property via a contracted management firm. Upon lease up and stabilization, the Applicant may retain the property or will sell the property to a reputable operator of multi-family housing communities. In any case, the property will be managed and maintained in an aesthetically pleasing manner.

**4. Intended plans for the provision of utilities, including water, sewer and drainage facilities.**

Sanitary sewer, water, natural gas, electricity and cable are available to the Subject Property and the impact on public utilities will be in keeping with growth projected by utility providers. Sanitary sewer and water utilities will be provided to the project by the City of Dahlonega.

With regard to sanitary sewer, the Applicant has developed dozens of similar Apartment Houses throughout the United States and based upon similar sized communities it has developed, the Applicant anticipate its residents will require approximately **21,000 gallons** of potable water per day, and require a maximum sewage treatment capacity of **21,000 gallons** per day. This calculation is based upon the current mix of 1-, 2-, and 4-bedroom apartment homes. Under a hypothetical unit mix that consists exclusively of 4-bedroom apartment homes, the water and sewer usage would each **increase by 7,000 gallons per day**, respectively. Based on the proposed unit mix and a corresponding 25% decrease in hypothetical

capacity purchase requirements such that it is only required to purchase 21,000 gallons per day of sewage treatment capacity.

The Subject Property will utilize onsite detention that complies with the Georgia Storm Water Manual's requirements for water quality and flood control. The site flows to the northwest and the detention facility will discharge stormwater into a natural watercourse at a rate no greater than pre-development flow rates.

**5. Maintenance of streets and common open spaces.**

All internal driveways, parking areas, and common open spaces will be constructed and maintained by the owner of the Subject Property in accordance with all applicable laws and regulations.

**6. Maintenance of streets and common open spaces.**

The developer intends to install a private sewage pump station to serve the project. This sewage pump station will be constructed and maintained by the owner of the Subject Property in accordance with all applicable laws and regulations.

**TREES AND LANDSCAPING.**

The property will be landscaped in accordance with all applicable ordinances. In addition, the Applicant proposes to install evergreen landscaping along the western and eastern boundaries of the Subject Property to provided privacy for future residents of both the Subject Property, as well as the adjoining properties.

The site design includes a tree save area along the northern boundary of the Subject Property. This area contains the vast majority of mature, specimen trees on the Subject Property. The site design also includes landscape strips along the front and side yards of the Subject Property. Preservation of these tree save areas will provide a visual separation between neighboring property owners and the proposed development, and the tree groupings within these tree save areas will provide wildlife habitat that would not be accommodated by the preservation of trees elsewhere on the Subject Property. The location of the proposed tree save areas is also necessary to allow shaping of the topography for proper stormwater flow and utility installation in the remaining portions of the Subject Property. Once developed, the Applicant will install new tree plantings in disturbed areas to comply with City requirements.

**PROPOSED ARCHITECTURE**

The Subject Property is located where a transition is occurring from the Public Square Character Area, to undeveloped area, but is still influenced by the City's Character priorities. The site starts at the crest of the hill at this area and continues downward to the nearby creek. The site is visible from the easternmost point, which is closest to the public square area, is at the intersection of Church Street and Hawkins Street.

The architectural style and character of buildings at the Square are acknowledged in that new buildings will use some of the same elements, materials and colors of the vernacular architecture of the historic city center. A strong base of brick masonry, in a traditional color, with horizontal lap siding and possibly some panelized siding wall areas - both which will appear to be wood but will be fiber cement- in a

generally warm/neutral color pallet, will be used above the masonry base. Some areas of the masonry base will extend to level two or level three of the building façades, to generate visual interest and rhythm across the length of the building, recalling the variety of the surrounding hillside landscape and mountain areas of Dahlonega.

Windows across the buildings are currently planned to be well-proportioned operable double hung windows, which also are typical of the historic structures in the public square area and other areas of Dahlonega. Open areas at the ends of hallways which will allow for fresh air circulation, will generally be screened with a grid or louvered system, allowing for air circulation, providing some rain screening, as well as providing another small exterior visual design element, without calling too much attention to them.

A sloped shingle roof will appear on all sides of the building as another recalled element of traditional residential architecture, and will screen the rooftop equipment which will be located out of sight, on the roof in the center of each building.

With all of these elements, the Application shows that the design of this project does meet the consensus issues and goals for the community related to Planning as well as Architecture, and that they will be seen as enhancements to what is the historical urban fabric of the downtown Dahlonega area, both current and future.

To this end, the Applicant submits and incorporates with the Application architectural renderings for evaluation by the City. The Architectural renderings submitted with the Application are conceptual at this time, and final plans and elevations will be designed after the Land Disturbance Permit (LDP) documents are substantially complete.

### **CONCLUSION**

Because the Proposed Use complies with all criteria appropriate for consideration of the land use application, the Applicant and owners respectfully request that this Application be approved as requested by the Applicant and in the manner shown on the Application, which is incorporated herein by reference. The Applicant and owners reserve the right to amend and supplement this Development Summary Report at any time.



J. Ethan Underwood  
eunderwood@mhtlegal.com

**LETTER OF INTENT**

<b>Applicant:</b>	<b>Signet N GA, LLC.</b>
<b>Subject Property:</b>	<b>10.003 Acres Designated as p/o Lumpkin County Tax Parcel: D07 032</b>
<b>Current Zoning:</b>	<b>R1 – Single-Family Residential District</b>
<b>Proposed Zoning:</b>	<b>PUD – Planned Unit Development District</b>
<b>Proposed Use:</b>	<b>92 unit/298 Bed Apartment House</b>
<b>Application:</b>	<b>Rezoning from R1 to PUD</b>
<b>ROW Access:</b>	<b>Hawkins Street</b>

This Letter of Intent is intended to comply with the application procedures established by The City of Dahlonega, GA for submittal of land use applications, as required by the Zoning Ordinance of the City of Dahlonega (the “Zoning Ordinance”), City of Dahlonega Public Hearing Application Requirements, and other City of Dahlonega Ordinances and Standards.

The Applicant has submitted contemporaneously with this Letter of Intent the application package for the Proposed Zoning and Proposed Use, as may be amended (the “Application”). With regard to any zoning, conditional use permit, and variances requested in the Application (as applicable), the Applicant incorporates all statements made in the Public Hearing Application as part of this Letter of Intent.

**INTENDED USE**

The Applicant requests to rezone the Subject Property to the Proposed Zoning and intends to develop the Subject Property for the Proposed Use. Specifically, the Subject Property will be used as an Apartment House, consisting of 92 Apartment Units/ 298 Beds, with a target mix of: 61 4-BR/4BA, 23 2-BR/2BA, and 8 1-BR/1BA. The primary use of the development will consist of two (2) apartment buildings of 4 stories each, with an approximate aggregate area of 108,393.40 sf, with unconditioned corridors.

In addition to the primary use, the Proposed Use will include accessory uses of amenity areas, a swimming pool, community areas/buildings, exercise facilities, parking for residents, and other typically ancillary support services for an apartment house. The clubhouse area and building will consist of leasing offices and community gathering areas, and outdoor pool amenity area; and other site small structures, including without limitation, a maintenance shed (approx. 800 GSF) and uncovered trash compactor enclosure (approx. 470 GSF), and a recycling collection area.

Construction to be concrete slab-on-grade and foundation walls; wood frame, with a mix of brick masonry veneer and fiber cement siding, and other code compliant exterior materials; sloped asphalt shingle roof configurations typically; mechanical units located on roof.

Site design parking count to accommodate 217 cars/vehicle parking on grade.

**IMPACT ANALYSIS**

When exercising the City's zoning powers, consideration shall be given to factors associated with the use including, but not limited to, the following. The Applicant's Proposed Use satisfies all of these criteria as described below:

- 1. The existing uses and zoning of nearby property and whether the proposed zoning will adversely affect the existing use or usability of nearby property.**

The Proposed Use is compatible with the surrounding properties and land use, specifically the institutional use of a church by Dahlonga Baptist Church and residential use by surrounding single-family homes. The Subject Property and these surrounding lands are all located within walking distance of the Univ. of North Georgia campus. The use of the surrounding properties will be enhanced by the interconnectivity provided to the sidewalk along Hawkins Street along the front of the Subject Property, as well as by the vibrancy brought by the Proposed Use.

- 2. The extent to which property values are diminished by the particular zoning restrictions.**

The Proposed Use will not adversely affect the existing use or usability of adjacent or nearby properties because the Proposed Use will allow for a residential use that is compatible with the surrounding residential and institutional uses. The Proposed Use will provide needed vitality to the area, which the Applicant hopes will result in revitalization of surrounding older buildings. The value of the surrounding properties will be enhanced by the Subject Property's residences and premium site design.

- 3. The extent to which the destruction of property values promotes the health, safety, morals or general welfare of the public.**

A refusal by the City to approve the Application, as requested by the Applicant, will impose a disproportionate hardship on the Applicant and owners of the Subject Property without benefiting any surrounding property owners. There is no reasonable use of the Subject Property except for development as proposed by the Applicant and there is no benefit to the public by requiring that the Current Zoning be maintained.

- 4. The relative gain to the public as compared to the hardship imposed upon the individual property owner.**

The public will benefit in having new development act as a catalyst to spur redevelopment of the surrounding area.

- 5. The physical suitability of the subject property for development as presently zoned and under the proposed zoning district.**

The shape, size, and topography of the Subject Property necessitate rezoning of the Subject Property, as its steep topography and floodplain prohibit development using the Current Zoning. With the limited



buildable area available on the site, only the Propose Use can utilize the relatively small building envelop available on the Subject Property – there is no other physically practicable or financially viable use for the Subject Property than as proposed by the Applicant.

As such, the Subject Property does not have a reasonable economic use as currently zoned. The R1 zoning category allows only single-family detached homes; the R1 zoning classification does not allow Apartment Houses as a Permitted Use. Apartments are necessary in order to develop a sufficient number of housing units at a sufficient price-point to make the project economically viable for redevelopment. Moreover, the increasing population of the City of Dahunega necessitates more dense development to accommodate projected growth, as contemplated by the Comprehensive Plan.

- 6. The length of time the property has been vacant, considered in the context of land development in the area in the vicinity of the property, and whether there are existing or changed conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the rezoning request.**

The property has been undeveloped for over a decade, with the only structure being a single house built circa 1934. As the UNG Campus has expanded, it has not kept up with demand for student or employee housing. The Proposed Use will accommodate the University, while remaining in private ownership, and subject to ad valorem taxation.

- 7. The zoning history of the subject property.**

The Subject Property has been zoned R1 since the inception of zoning regulations in the City of Dahunega.

- 8. The extent to which the proposed zoning will result in a use which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, schools, parks, or other public facilities.**

The Proposed Use will not result in a use that will cause an excessive or burdensome use of existing streets, transportation facilities, utilities, schools, parks, or other public facilities. The projected impact on schools and utilities will be in keeping with projected growth, and any applicable impact fees from the development will fund infrastructure improvements. The number of car trips and need for transportation facilities will be comparable to surrounding uses (in fact pedestrian and bicycle transportation will likely be the favored mode of transportation with the City), and the developer will make improvements to surrounding rights-of-way as required by applicable regulations for project improvements.

- 9. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan, land use plan, or other adopted plans.**

The zoning proposal is in conformity with the policy and intent of the Comprehensive Plan. The Subject Property is located in the Public Square Character Area. In this regard, the development will:

- be compatible with all applicable design guidelines
- provide context sensitive infill development
- be sensitive that the height of structures blend with the surrounding properties
- provide full pedestrian accessibility
- provide landscaping and decorative elements

The Proposed Use will incorporate the design standards submitted with the Application and will increase the vibrancy of downtown Dahlonega. The Proposed Use is compatible with the surrounding properties, being Dahlonega Baptist Church and single-family homes located near the University of North Georgia campus.

The Proposed Use will also provide pedestrian and cyclist interconnectivity via public sidewalk connections to Hawkins and Church Street.

The Proposed Use will result in only a minor population increase of approximately 298 people and only a minor increase to traffic. The Applicant submits the following Trip Generation Report for the project:

Land Use	ITE Code	Density	Daily Traffic			AM Peak	PM Peak
			Total	Enter	Exit	Total	Total
<i>Off-Campus Student Apartment</i>	225	298 beds	1,140	570	570	46	97
<b>Total Gross Trips</b>			<b>1,140</b>	<b>570</b>	<b>570</b>	<b>46</b>	<b>97</b>

Because the Proposed Use complies with all criteria appropriate for consideration of the land use application, the Applicant and owners respectfully request that this Application be approved as requested by the Applicant and in the manner shown on the Application, which is incorporated herein by reference. The Applicant and owners reserve the right to amend and supplement this Letter of Intent at any time.

**From:** [Gerald \(Jerry\) Sullivan](#)  
**To:** [Spencer Hyatt](#)  
**Subject:** FW: Dahlenega Rental Housing  
**Date:** Tuesday, September 8, 2020 4:23:50 PM

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FYI – note to Dahlenega City Manager

UNG would be happy to state this perspective with others

Please let me know next time you are in town

Jerry  
706.714.4128

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**From:** Gerald (Jerry) Sullivan  
**Sent:** Monday, July 6, 2020 4:58 PM  
**To:** Bill Schmid <[bschmid@dahlenega.gov](mailto:bschmid@dahlenega.gov)>  
**Subject:** Dahlenega Rental Housing

Good day Bill!

Thank you for your call regarding the proposed Signet housing development in Dahlenega. Signet Real Estate is a company that has developed quality projects with and adjacent to university campuses across the country, and from my perspective completed excellent work over the past several years at the University of Florida.

While the University would benefit from quality housing in the community, student focused or otherwise, UNG does not endorse or discourage this proposed development.

My understanding of current student housing is that UNG's on-campus housing is near capacity for this fall, and that the primary off-campus student housing communities are also near capacity. I also hear frequently that faculty and staff are challenged to find desired housing in Dahlenega. This demand could obviously change for many reasons, but may immediately and particularly influenced by the COVID pandemic.

The Signet concept that I have seen represents a high quality of rental housing, which I would expect would appeal to many people, but again UNG views determinations related to this development as a city matter.

Jerry



J. Ethan Underwood  
eunderwood@mhtlegal.com

**RESERVATION OF CONSTITUTIONAL AND OTHER LEGAL RIGHTS**

<b>Applicant:</b>	<b>Signet N GA, LLC.</b>
<b>Subject Property:</b>	<b>10.003 Acres Designated as p/o Lumpkin County Tax Parcel: D07 032</b>
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<b>Application:</b>	<b>Rezoning from R1 to PUD</b>
<b>ROW Access:</b>	<b>Hawkins Street</b>

This Reservation of Constitutional and Other Legal Rights (“the Reservation”) is intended to supplement and form a part of the Application of the Applicant and the owners of the Subject Property and to put the Dahlonega City Council on notice of the Applicant’s assertion of its constitutional and legal rights.

The Applicant has filed a timely application, has provided all required information and has submitted the appropriate application fees. The Application meets all judicial and statutory requirements for approval. The Applicant incorporates all statements made in the Application submitted concurrently herewith as its letter of intent required by the City of Dahlonega.

The Applicant objects to the standing of any opponents who are not owners of land adjoining the Subject Property and to the consideration by the City of Dahlonega of testimony or evidence presented by any party without standing in making its decision regarding the Application. The Applicant also objects to the consideration of testimony or evidence presented by any party that fails to comply with notice and campaign disclosure requirements.

Denial of the Application or approval of the Application in any form that is different than as requested by the Applicant will impose a disproportionate hardship on the Applicant and owners of the Subject Property without benefiting any surrounding property owners. There is no reasonable use of the Subject Property except for development as proposed by the Applicant and no resulting benefit to the public from denial of modification of the Application.

A refusal by the City of Dahlonega to approve the Application, as requested by the Applicant, will be unconstitutional in that it will constitute a taking of the Applicant’s and owners’ property rights without first paying fair, adequate, and just compensation for such rights in violation of Article I, Section III, Paragraph I of the Georgia Constitution of 1983, as amended, and the Fifth and Fourteenth Amendments to the Constitution of the United States.

A denial of the Application, as requested by the Applicant, will constitute an arbitrary and capricious act by the City of Dahlonega without any basis for such, and will constitute an abuse of discretion in violation of Article I, Section I, Paragraph I of the Georgia Constitution of 1983, as amended and the Due Process Clause of the Fifth and Fourteenth Amendments to the Constitution of the United States.

A refusal by the City Council to approve the Application, as requested by the Applicant, will prohibit the only viable economic use of the Subject Property, will be unconstitutional and will discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owner and the owners of similarly situated properties in violation of Article I, Section I, Paragraph II of the Georgia Constitution of 1983, as amended and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States.

Furthermore, the City Council cannot lawfully impose more restrictive standards on the Subject Property's development than are presently set forth in the Zoning Ordinance. To do so not only will constitute a taking of the Subject Property as set forth above, but it will also amount to an unlawful delegation of the Board's authority in response to neighborhood opposition, in violation of Article IX, Section II, Paragraph IV of the Georgia Constitution of 1983, as amended. Any conditions or other restrictions imposed on the Subject Property without the consent of the Applicant and Owner that do not serve to ameliorate the negative impacts of the development are invalid and void. As such, the Applicant and owners reserve the right to challenge any such conditions or restrictions. The Applicant and owners also reserve the right to challenge any unlawful exactions, whether they are in the form of illegal impact fees or otherwise.

Finally, the Applicant and owners assert that the Zoning Ordinance, Future Development Map and Comprehensive Plan were not adopted in compliance with the laws or constitutions of the State of Georgia or of the United States, and a denial of the Applicant's request based upon provisions illegally adopted will deprive the Applicant and owners of due process under the law.

This Reservation also constitutes an Ante Litem Notice pursuant to O.C.G.A. § 36-11-1, which places the City of Dahlonega and all other agents of the City on notice of the Applicant's and owners' intent to seek monetary damages and attorney's fees against the City of Dahlonega for any rezoning action, zoning condition, illegal impact fee and any other unlawful restrictions and exactions that are imposed on the Subject Property, the Applicant and the owners.

By filing this Reservation, the Applicant reserves all rights and remedies available to it under the United States Constitution, the Georgia Constitution, all applicable federal, state, and local laws and ordinances, and in equity.

The Applicant and owners respectfully request that this Application be approved as requested by the Applicant and in the manner shown on the Application, which is incorporated herein by reference. This Reservation forms an integral part of the Application, and we ask that the City of Dahlonega include this Reservation with the Applicant's other application documents. The Applicant and owners reserve the right to amend and supplement this Reservation at any time.

Sincerely,



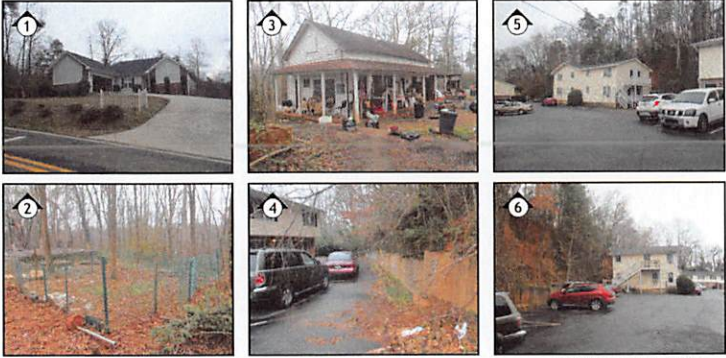
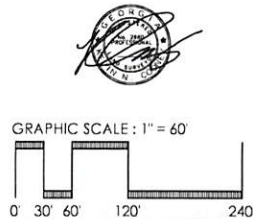
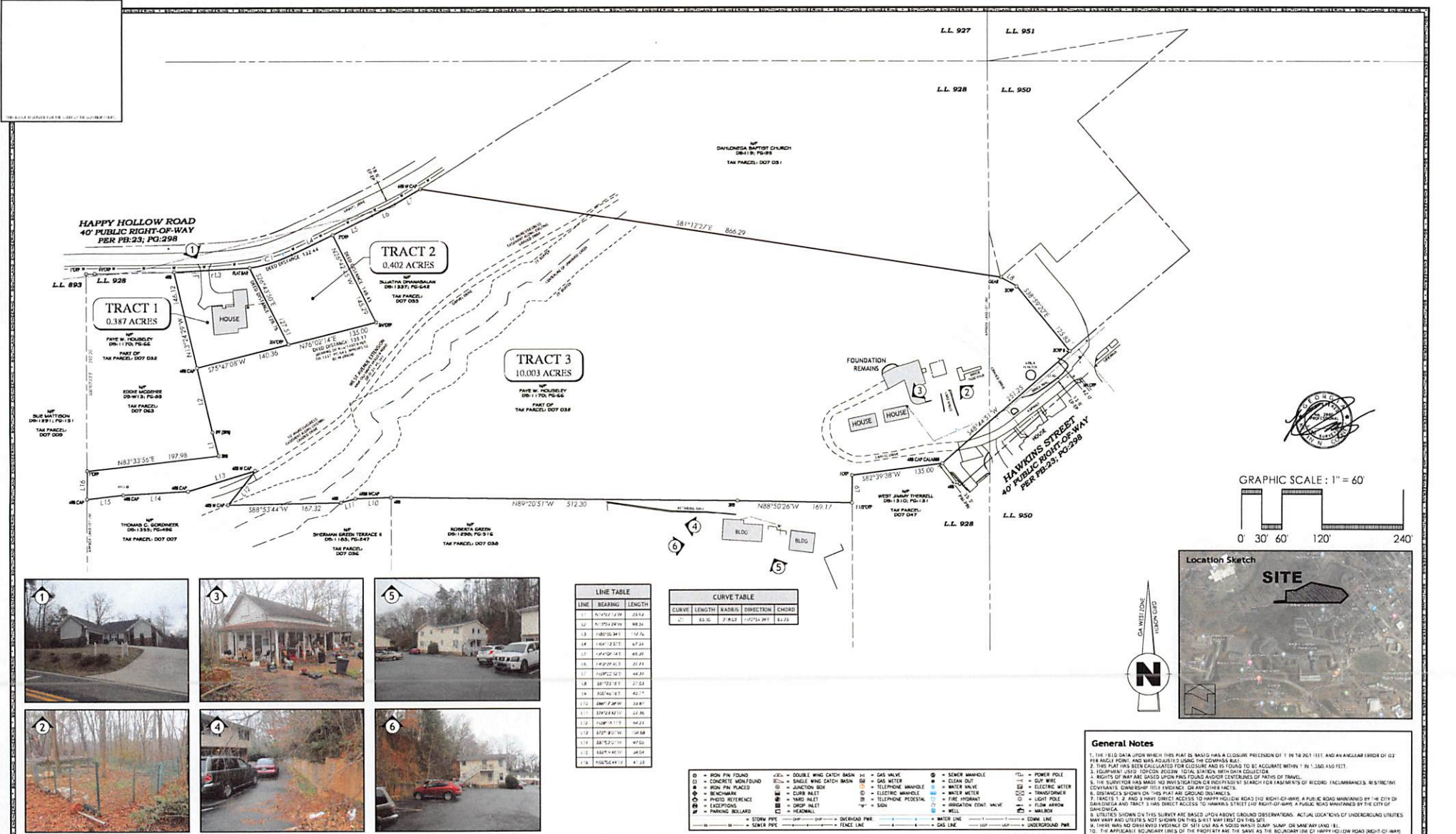
Ethan Underwood  
Attorney for Applicant

### LEGAL DESCRIPTION – TRACT 3

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN LAND LOTS 928 AND 950, OF THE 12TH DISTRICT, 1ST SECTION IN THE CITY OF DAHLONEGA, LUMPKIN COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WESTERN LINE OF LAND LOT 928 WITH THE SOUTHERN RIGHT OF WAY OF HAPPY HOLLOW ROAD (40' R/W), THENCE LEAVING SAID RIGHT OF WAY WITH A BEARING OF S 00°07'05" E A DISTANCE OF 292.20 FEET TO A 1" OPEN TOP PIPE; WHICH IS THE TRUE POINT OF BEGINNING.

FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED; THENCE WITH A BEARING OF N 83°33'56" E A DISTANCE OF 197.98 FEET TO A #3 REBAR; THENCE WITH A BEARING OF N 14°22'13" W A DISTANCE OF 35.93 FEET TO A #2 REBAR; THENCE WITH A BEARING OF N 13°24'29" W A DISTANCE OF 98.34 FEET TO A #4 REBAR WITH A CAP; THENCE WITH A BEARING OF N 75°47'08" E A DISTANCE OF 140.36 FEET TO A ¾" OPEN TOP PIPE; THENCE WITH A BEARING OF N 76°02'14" E A DISTANCE OF 135.00 FEET TO A ¾" OPEN TOP PIPE; THENCE WITH A BEARING OF N 26°42'45" W A DISTANCE OF 145.29 FEET TO 2" OPEN TOP PIPE ON THE SOUTHERN R/W OF HAPPY HOLLOW ROAD; THENCE ALONG THE SOUTHERN R/W OF HAPPY HOLLOW ROAD WITH A BEARING OF N 64°06'14" E A DISTANCE OF 66.39 FEET TO A POINT; THENCE WITH A BEARING OF N 63°26'40" E A DISTANCE OF 37.74 FEET TO A POINT; THENCE WITH A BEARING OF N 59°22'52" E A DISTANCE OF 44.34 FEET TO A #4 REBAR WITH A CAP; THENCE LEAVING THE SOUTHERN R/W OF HAPPY HOLLOW ROAD WITH A BEARING OF S 81°12'27" E A DISTANCE OF 866.29 FEET TO AN AXLE AND GEAR; THENCE WITH A BEARING OF S 61°23'16" E A DISTANCE OF 27.03 FEET TO A 2" OPEN TOP PIPE; THENCE WITH A BEARING OF S 38°59'20" E A DISTANCE OF 125.83 FEET TO A BENT 2" OPEN TOP PIPE; THENCE WITH A BEARING OF S 48°44'51" W A DISTANCE OF 251.25 FEET TO A #4 REBAR WITH A CAP; THENCE WITH A BEARING OF S 82°39'38" W A DISTANCE OF 135.00 FEET TO A 1" OPEN TOP PIPE; THENCE WITH A BEARING OF S 00°46'16" E A DISTANCE OF 40.77 FEET TO A 1 ½" OPEN TOP PIPE; THENCE WITH A BEARING OF N 88°50'26" W A DISTANCE OF 169.17 FEET TO A #3 REBAR; THENCE WITH A BEARING OF N 89°20'51" W A DISTANCE OF 512.30 FEET TO A #4 REBAR; THENCE WITH A BEARING OF S 88°17'38" W A DISTANCE OF 53.82 FEET TO A #4 REBAR WITH A CAP; THENCE WITH A BEARING OF S 74°28'42" W A DISTANCE OF 22.36 FEET TO A #4 REBAR; THENCE WITH A BEARING OF S 88°53'44" W A DISTANCE OF 167.32 FEET TO A #4 REBAR WITH A CAP; THENCE WITH A BEARING OF N 38°16'11" E A DISTANCE OF 64.24 FEET TO A #4 REBAR WITH A CAP; THENCE WITH A BEARING OF S 73°18'01" W A DISTANCE OF 104.68 FEET TO A #4 REBAR WITH A CAP; THENCE WITH A BEARING OF S 87°02'01" W A DISTANCE OF 97.06 FEET TO A #4 REBAR WITH A CAP; THENCE WITH A BEARING OF S 83°09'46" W A DISTANCE OF 54.04 FEET TO A #4 REBAR WITH A CAP FOUND ON THE COMMON LAND LOT LINE TO LAND LOTS 893 AND 928; THENCE WITH A BEARING OF N 00°06'44" W A DISTANCE OF 41.58 FEET TO A 1" OPEN TOP PIPE WHICH IS THE POINT OF BEGINNING. SAID TRACT OR PARCEL OF LAND CONTAINS 10.003 ACRES MORE OR LESS. AS SHOWN AS TRACT 3 ON A SURVEY PREPARED BY SOUTHLAND ENGINEERING, INC.



LINE TABLE		
LINE	BEARING	LENGTH
11	N1°42'12"E	25.12
12	N1°35'24"E	88.24
13	N83°52'30"E	127.76
14	S64°23'27"E	67.24
15	S4°42'14"E	85.20
16	S42°29'42"E	22.72
17	S89°22'00"E	60.00
18	S8°22'30"E	27.52
19	S26°46'42"E	40.12
20	S86°2'30"W	28.80
21	S74°24'42"E	22.56
22	S26°1'12"E	96.24
23	S72°30'12"W	26.88
24	S8°52'12"E	47.52
25	S82°46'12"E	26.56
26	S52°54'12"E	47.28

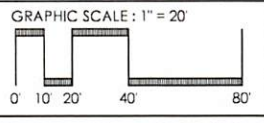
CURVE TABLE			
CURVE	LENGTH	RADIUS	DIRECTION
1	85.36	278.02	107°34'30"

○ = IRON PIN FOUND	⊕ = DOUBLE WIND CATCH BASH	⊕ = GAS VALVE	⊕ = SEWER MANHOLE	⊕ = POWER POLE
□ = CONCRETE FOUNDATION	⊕ = SINGLE WIND CATCH BASH	⊕ = GAS METER	⊕ = CLEAN OUT	⊕ = DUMP WIRE
⊕ = IRON PIN PLACED	⊕ = ANCHOR BUSH	⊕ = TELEPHONE MANHOLE	⊕ = WATER VALVE	⊕ = ELECTRIC METER
⊕ = BENCHMARK	⊕ = CURB INLET	⊕ = ELECTRIC MANHOLE	⊕ = WATER METER	⊕ = TRANSFORMER
⊕ = PRECIP REFERENCE	⊕ = MANHOLE	⊕ = TELEPHONE POCKET	⊕ = FIRE HYDRANT	⊕ = LIGHT POLE
⊕ = EXCEPTIONS	⊕ = DUMP INLET	⊕ = IRRIGATION CONTROL VALVE	⊕ = FLOW ARROW	⊕ = WELLS
⊕ = PARKING BOLLARD	⊕ = MANHOLE	⊕ = WELL	⊕ = FENCE LINE	⊕ = UNDERGROUND PWR
⊕ = STORM PIPE	⊕ = OVERHEAD PWR	⊕ = WATER LINE	⊕ = COME LINE	
⊕ = SEWER PIPE	⊕ = FENCE LINE	⊕ = GAS LINE	⊕ = UNDERGROUND PWR	

**SOUTHLAND ENGINEERING**  
 CIVIL ENGINEERS - LAND SURVEYORS - LAND PLANNERS  
 114 OLD MILL ROAD, CARTERSVILLE, GA 30720 PH: 770.387.0440 FAX: 770.607.3151  
 DATE: APRIL 20, 2020 REV: JOB NO: 20021  
 DATE OF FIELDWORK: MARCH 16, 2020 DR: CPH CH: KNC APP: KNC

**SIGNET REAL ESTATE GROUP, LLC**

LOCATED IN LAND LOT(S) 928 AND 950,  
 12th DISTRICT, 1st SECTION,  
 CITY OF DAHLONEGA, LUMPKIN COUNTY, GEORGIA



**811**  
 Know what's below.  
 Call before you dig.

**General Notes**

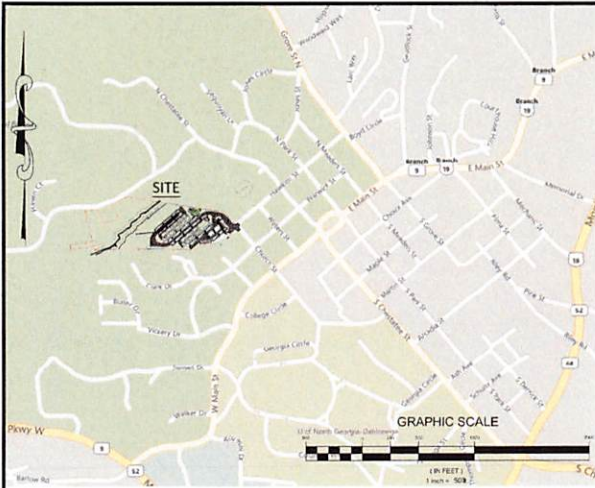
- THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSURE PRECISION OF 1 IN 10,000 (1:10,000) AND AN ANGULAR ERROR OF 03 PER ANGULAR POINT, AND WAS OBTAINED USING THE COMPARISON METHOD.
- THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1/1000 OF AN INCH.
- THE SURVEYOR HAS MADE NO INVESTIGATION OR INSPECTION TO DETERMINE THE EXISTENCE OF ANY OTHER UTILITIES OR STRUCTURES WHICH MAY BE LOCATED UNDER OR ADJACENT TO THE PROPERTY.
- THE SURVEYOR HAS MADE NO INVESTIGATION OR INSPECTION TO DETERMINE THE EXISTENCE OF ANY OTHER UTILITIES OR STRUCTURES WHICH MAY BE LOCATED UNDER OR ADJACENT TO THE PROPERTY.
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**Flood Statement**

THIS PLAN, STRUCTURE, AND/OR WORK SHOWN IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS, ACCORDING TO FEMA NO. 13187C01610, DATED APRIL 2, 2018.

**Utility Notes**

ALL EXISTING UNDERGROUND UTILITY LOCATIONS AS SHOWN ON THESE PLANS ARE APPROXIMATE AND MAY NOT REPRESENT ALL UNDERGROUND UTILITIES OR IN EXACT PLACES. CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXACT LOCATION, DEPTH, SIZE AND TYPE OF UTILITIES, SUCH AS AND NEARBY ENGINEERS OF RECORD.



LOCATION MAP

**SITE NOTES**

1. ACREAGE OF SITE: 10.003 ACRES (TRACT 3)
2. CURRENT ZONING: - R-1
3. PROPOSED ZONING: PUD
4. CURRENT USE: RESIDENTIAL
5. PROPOSED USE: STUDENT HOUSING
6. PROPOSED UNITS = 92(298 BEDS)
7. PROPOSED FRONT YARD: 40FT
8. MINIMUM SIDE YARD: 5FT
9. MINIMUM REAR YARD: 20 FT
10. PROPOSED PARKING - 217 SPACES (2.36 SPACES PER UNIT)
11. LANDSCAPING:
  - \* PROPOSED 10' LANDSCAPE STRIP ALONG FRONTAGE PROPERTY LINE
  - \* PROPOSED 5' LANDSCAPE STRIP ON SIDE PROPERTY LINE
  - \* INTERIOR LANDSCAPING WILL CONFORM TO CITY STANDARDS FOR MULTIFAMILY
  - \* OPEN SPACE CAN BE INCLUDED IN THE LANDSCAPING PLAN
12. BUFFERS
  - \* BUFFERS ARE NATURAL AND ALONG THE STATE WATER AS SHOWN ON SITE PLAN.
  - \* TREE PROTECTION AREAS WILL BE 25' OUTSIDE THE STATE STREAM BUFFER.
  - \*\* WALKING TRAILS CAN BE INSTALLED IN THE TREE PROTECTION ZONE AND CROSS BUFFER ZONE WITH IN 30 DEG. OF PERPENDICULAR.

**CIVIL ENGINEER**

Southland Engineering Inc.  
114 Old Mill Road  
Cartersville, Ga. 30120

Attn:  
Karl Lutjens P.E.  
Phone Number - 770-387-0440

**Property Owner Information**

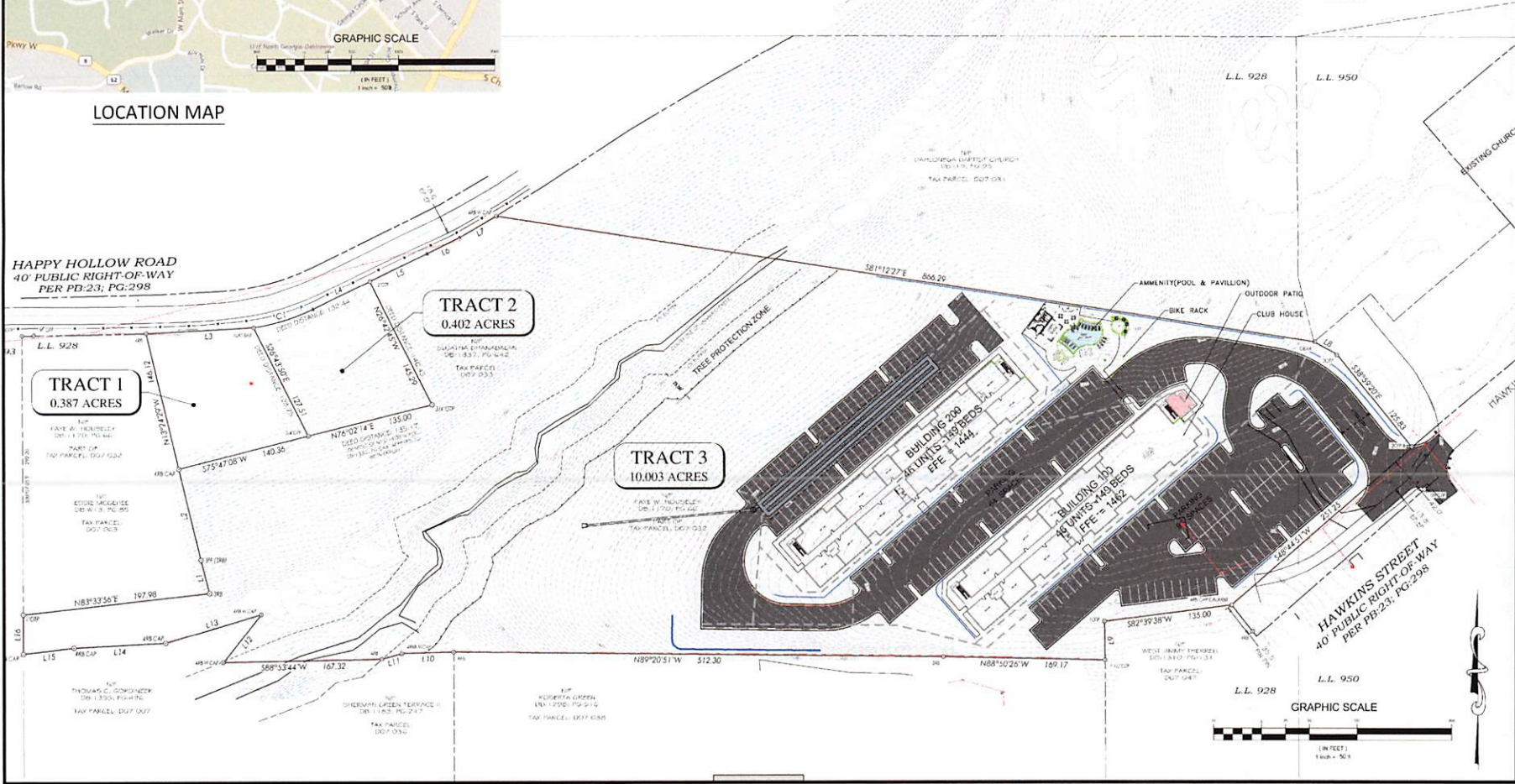
The Estate of Faye W. Housley  
200 Deer Run Drive  
Dahlonega, GA 30533

Arthur E. Housley, Jr., Executor  
Phone Number - 706-973-0354

**Applicant Information**

The Estate of Faye W. Housley  
200 Deer Run Drive  
Dahlonega, GA 30533

Arthur E. Housley, Jr., Executor  
Phone Number - 706-973-0354



PROJECT NO.: 20021  
DATE: 03/20/2020

REVISE NO.	DATE	DESCRIPTION
1	3/20/20	ISSUE FOR PERMIT
2	4/14/20	REVISIONS
3	4/14/20	REVISIONS
4	4/14/20	REVISIONS
5	4/14/20	REVISIONS
6	4/14/20	REVISIONS

**SOUTHLAND ENGINEERING**  
CIVIL ENGINEERS - LAND SURVEYORS - LAND PLANNERS  
114 OLD MILL ROAD, CARTERSVILLE, GA 30120 PH: 770-387-0440 FAX: 770-807-5151

**UNG STUDENT HOUSING**  
SIGNET  
LOCATED IN LAND LOTS 928 & 950  
12TH DISTRICT, 1ST SECTION  
CITY OF DAHLONEGA, LUMPKIN COUNTY, GEORGIA



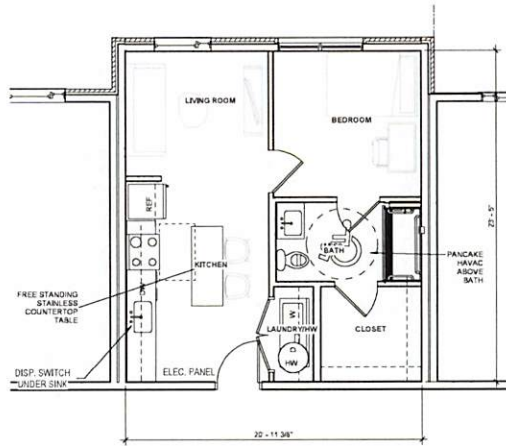
SHEET TITLE:  
**ZONING SITE PLAN**  
9

SHEET NO.:  
C201-Z

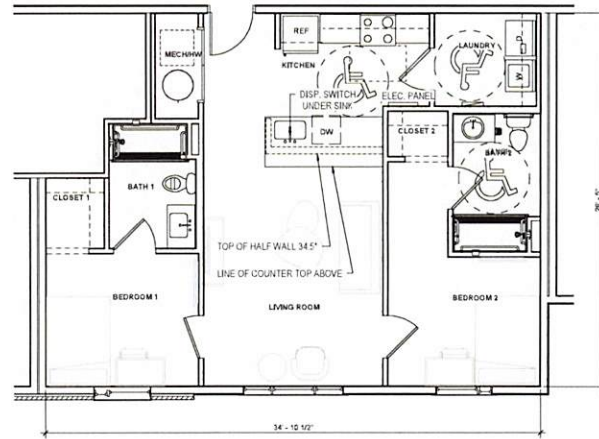




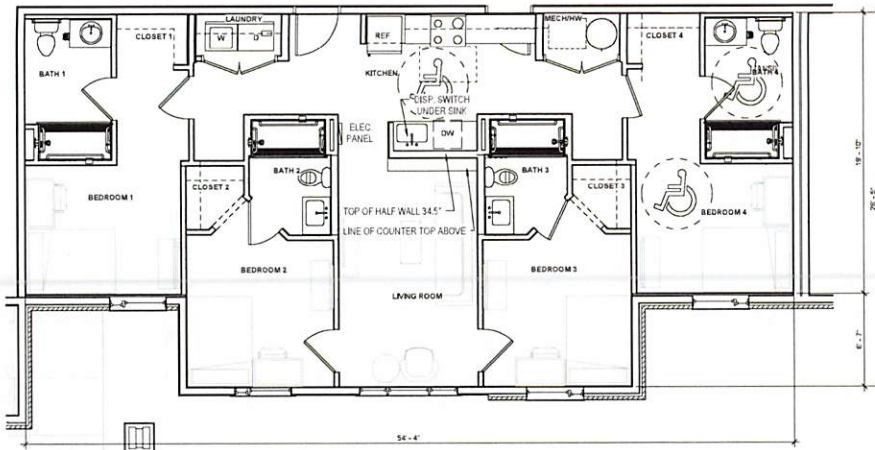




1 ENLARGED FLOOR PLAN\_1A-ADA bd/544.52sf OPTION  
1/8" = 1'-0"



2 ENLARGED FLOOR PLAN\_2A-ADA bd/ 911.01sf OPTION  
1/8" = 1'-0"



3 ENLARGED FLOOR PLAN\_4A-ADA bd/ 1,361.97sf OPTION  
1/8" = 1'-0"

2019-22 Dahlonge-Signet RE - Unit Matrix

		9/3/2020				
Building 100	1A (One Bed)	2A (Two Bed)	4A (Four Bed)	Units	Beds	
Level 1	1	2	5	8	25	
Level 2	1	3	8	12	39	
Level 3	1	3	8	12	39	
Level 4	1	3	8	12	39	

Building 200	545 sf	911.01 sf	1361.97 sf	Units	Beds
Level 1	1	3	8	12	39
Level 2	1	3	8	12	39
Level 3	1	3	8	12	39
Level 4	1	3	8	12	39

**92 Total Units**  
**298 Total Beds**

Rentable Unit Square Footage				
	Area	Percent	Count	Gross Area
1A	545.00	9%	8	4,360.00
2A	911.01	25%	23	20,953.23
4A	1,361.97	66%	61	83,080.17
	Total		92	108,393.40

Building 100		Building 200	
Rentable SF		Rentable SF	
Level 1 Common SF	2,479.77	Level 1 Common SF	3,088.76
Level 2 Common SF	3,168.42	Level 2 Common SF	3,168.42
Level 3 Common SF	3,088.76	Level 3 Common SF	3,088.76
Level 4 Common SF	3,088.76	Level 4 Common SF	3,088.76
Leasing/CH SF	5,605.92	Leasing/CH SF	-
<b>Building Gross</b>	<b>69,129.87</b>	<b>Building Gross</b>	<b>69,129.86</b>
		<b>Total Buildings</b>	<b>138,259.73</b>

SIGNET RE

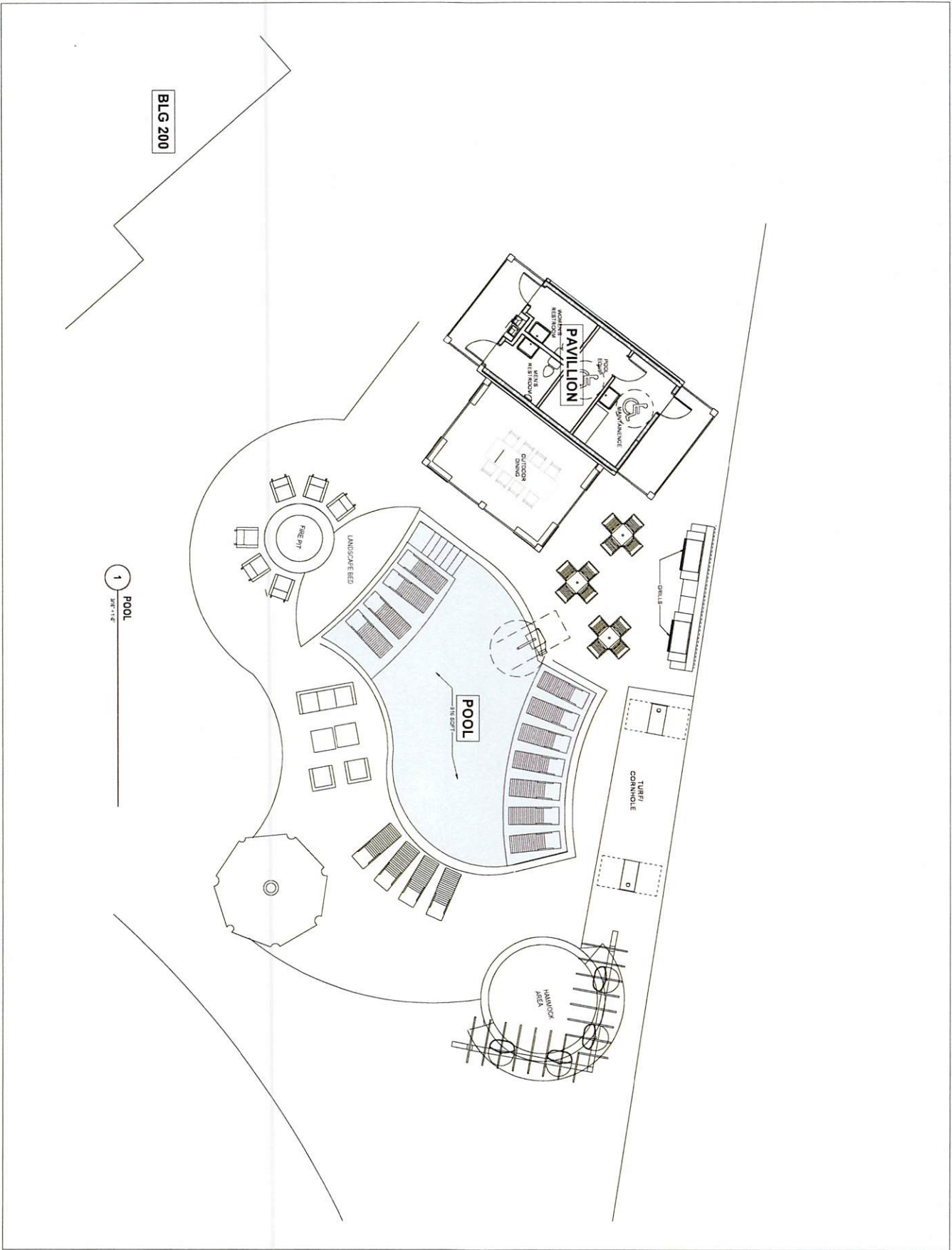
UNIT TYPES AND MATRIX

SHEET ID  
A-106



DESIGN DEVELOPMENT  
NOT TO BE USED FOR PRICING  
FINISHING OR CONSTRUCTION

DATE	DESCRIPTION	SCALE	SHEET NUMBER	OWNER	DESIGNER	CHECKED BY	DATE



BLG 200

1  
SHEET

SHEET ID  
A-105

**POOL AND OUTDOOR AMENITIES**

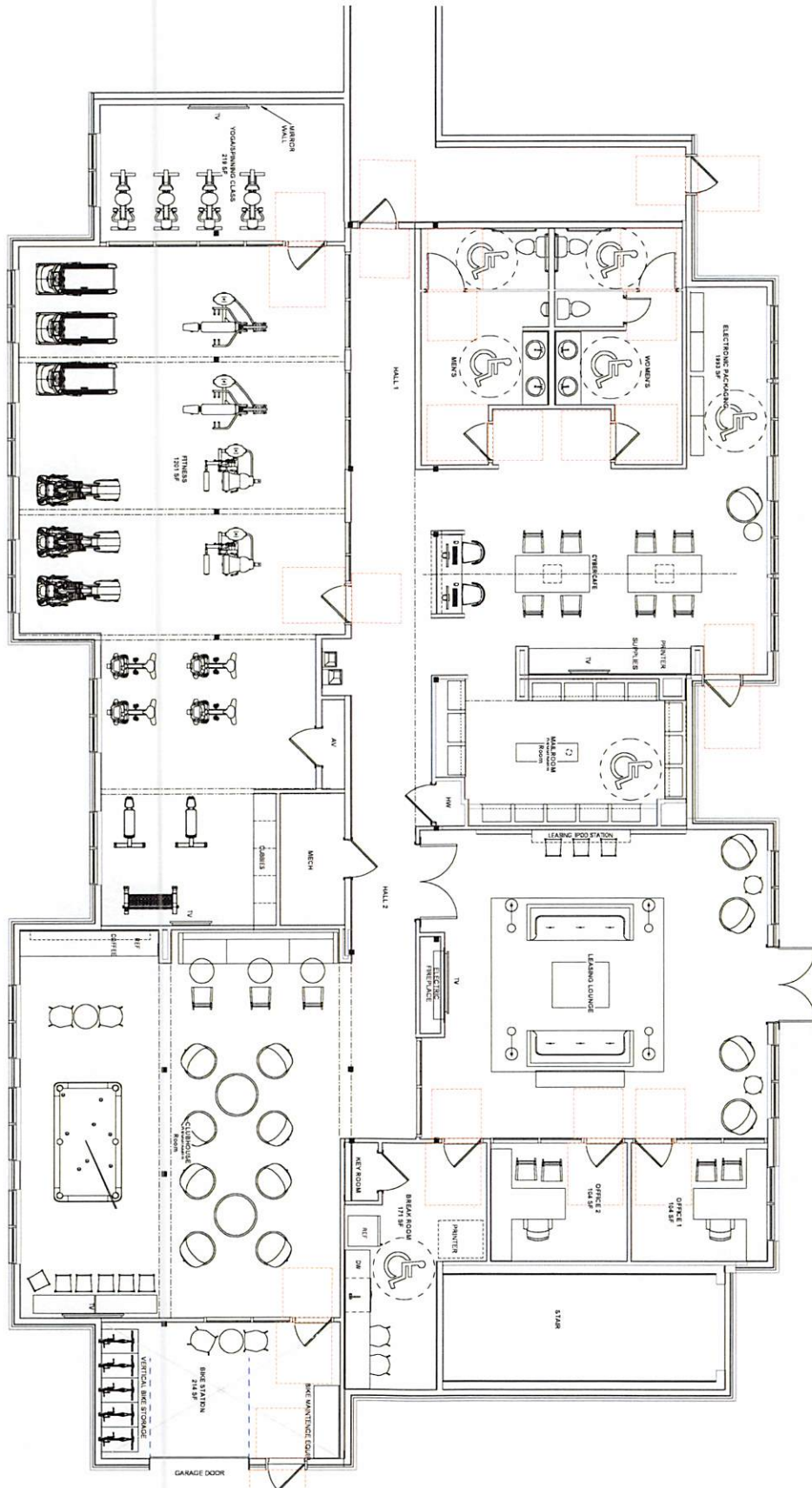
**SIGNET RE**  
CHURCH AND HAWKINS STREET, DAHLONEGA, GA

S/C	DESCRIPTION	DATE



ARCHITECTS  
2118 WILSON BLVD  
DAHLONEGA, GA 30428  
404-271-8822  
www.garyb.com

1 CLUBHOUSE AMENITY LAYOUT



SHEET ID  
A-107

CLUBHOUSE- LAYOUT

SIGNET RE  
CHURCH AND HAWKINS STREET, DAHLONEGA, GA

SIG.	DESCRIPTION	DATE



DESIGNED BY  
GARY B. COURSEY  
ARCHITECT  
11111  
DAHLONEGA, GA 30428  
216 432 8621  
gary@cbca.com  
www.cbca.com



STAFF REPORT  
REZN-20-09-0001

<b>Applicant:</b>	Signet N GA, LLC
<b>Owner:</b>	Arthur E. Housley, Jr., as Executor of the Estate of Faye W. Housley
<b>Location:</b>	258 Hawkins Street (Parcel # D07 032)
<b>Acreage:</b>	+/- 10.003 Acres
<b>Current Zoning Classification:</b>	R-1 (Single Family Residential)
<b>Proposed Zoning Classification:</b>	PUD (Planned Unit Development)
<b>Current Use of Property:</b>	Single Family Residential
<b>Proposed Use of Property:</b>	92 apartments and 298 bedrooms are proposed in 2 structures
<b>DRI Recommendation:</b>	This development will not qualify as a DRI
<b>General Land Use:</b>	Residential
<b>Comprehensive Plan Character Area:</b>	The parcel is situated within the Public Square Character Area in the Comprehensive Plan. The Character Area is silent as to the placement of student housing in this area. Student apartments are discussed and encouraged to develop within the Mixed Use Residential and College/University of North Georgia areas.
<b>Environmental Impacts:</b>	This project will have to conform to the Erosion and Sedimentation Control Ordinance and State Regulations for Environmental Impacts.
<b>City Services:</b>	All city services are available at this site.
<b>Traffic Impact:</b>	AADT for off-campus student apartments "ITE Code 225" calculates total traffic to be 1,140 trips with AM peak total trips of 46 and PM peak total trips of 97. Currently the proposed site plan has 217 parking spaces.
<b>Surrounding Zoning:</b>	North - R-1 South - PUD East - R-1

West – R-1

**Reasonableness of Request:**

This request is reasonable within the confines of the parcel in which it is requested if it is approved with the conditions stated in this staff report.

**Buffer Requirement:**

A minimum ten-foot landscaping strip will be required at areas that front public streets with sidewalks.

**Additional Information:**

The Dahlonga Downtown Master Plan Design Guidelines that were created August 2008, identifies the proposed development parcel being in the University Heights area. This area of development shows that this parcel was identified for part of an amphitheater. The other portions would be part of a residential neighborhood with lower densities and be oriented more to resemble larger block configurations than we currently have in residential districts around the downtown area. However, this plan was never adopted officially by the City Council.

**Community Development  
Dept. Recommendation:**

The department recommends approval with the following conditions.

1. Lighting shall use downlighting and cutoff fixtures configured to be directed toward the center of the development where the structures will be located. Any LED lighting shall be in the color spectrum of 2700K (Warm White) to 3500K (Cool White) and as approved by the Community Development Department.
2. Buffers shall be established along the north and northeast property lines with a width of 25' feet vegetated material consisting of evergreen trees that will limit the travel of sound. Front vegetated buffer shall be 15 feet in width and have vegetative material that will shield adjacent parcel owners from vehicular headlights in the parking and internal street areas.
3. The development shall install street and pedestrian improvements that will meet city

specifications for sidewalks along block sections of Church Street and pedestrian crosswalk indicators crossing Hawkins Street to the sidewalks on Church Street adjacent from the proposed entrance.

4. Offsite stormwater improvements shall be installed or upgraded for the portions of Hawkins Street that abuts the proposed development and at the intersection of Hawkins and Church Street. Church Street stormwater improvements shall be installed from the ridge crest on Church Street moving down to the intersection of Hawkins and Church Street.
5. Hawkins Street shall be improved to meet the road standards required by the Development Regulations along the portions of the development that front Hawkins Street as well as the intersection of Hawkins and Church Street.



**SURVEY NOTES**

1. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 69,054 FEET AND AN ANGULAR ERROR OF 02" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE.
2. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 293,654 FEET.
3. EQUIPMENT USED: TOPCON GPT 3002W 2" FOR ANGULAR AND LINEAR MEASUREMENTS
4. THIS SURVEY WAS PREPARED WITHOUT THE AID OF A TITLE SEARCH AND IS SUBJECT TO ANY AND ALL DISCLOSURES THAT A TITLE SEARCH MAY PRODUCE.
5. IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE GEORGIA PLAT ACT OCGA 15-6-67.
6. BY GRAPHICALLY SCALING, THIS PROPERTY IS NOT LOCATED IN 100 YEAR FLOOD ZONE, REFERENCE MAP : FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER: 13057 C0170D, DATED 9/29/2006.

**Owners Acknowledgement and Declaration to read as follows:**

(STATE OF GEORGIA)  
(LUMPKIN COUNTY)  
The owner of the land shown on this plat and whose name is subscribed thereto, and in person or through a duly authorized agent, acknowledges that this plat was made from an actual survey, and dedicates by this Declaration to the use of the public forever all streets, street rights-of-way, sanitary sewers and appurtenances, sanitary sewer easements, potable water mains and appurtenances, potable water easements, storm drains and appurtenances within street rights-of-way, and other public facilities and appurtenances thereon shown for the purposes therein expressed.

Owner \_\_\_\_\_ Date \_\_\_\_\_

**Final Plat Approval to read as follows:**

This subdivision has been reviewed by the Planning Commission and the City and found to be in compliance with Zoning Ordinance, Development Regulations and Subdivision Regulations. The Mayor and City Council hereby approve this Final Plat, subject to the provisions and requirements of the City's regulations.

Mayor \_\_\_\_\_

Date \_\_\_\_\_

Community Development Director \_\_\_\_\_

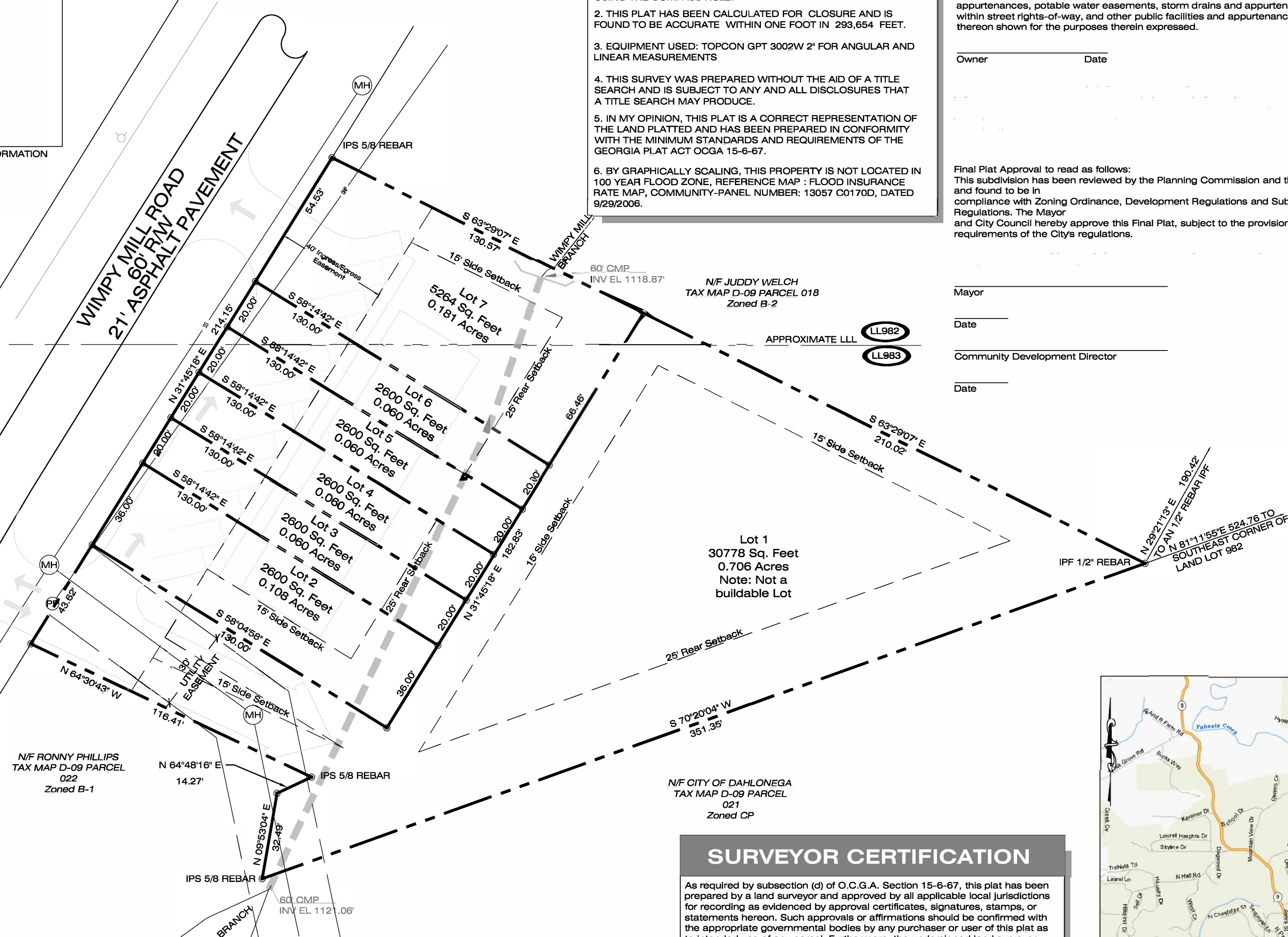
Date \_\_\_\_\_

**LEGEND**

- AIF.....ANGLE IRON FOUND
- BSL.....BUILDING SETBACK LINE
- CMF.....CONCRETE MONUMENT FOUND
- CMP.....CORRUGATED METAL PIPE
- CPN.....CONTROL POINT NUMBER
- CPP.....CORRUGATED PLASTIC PIPE
- DI.....DROP INLET
- DB,PG.....DEED BOOK, PAGE
- EL.....ELEVATION
- EX.....EXISTING
- FH.....FIRE HYDRANT
- GW.....GUY WIRE
- HW.....HEAD WALL
- IPF.....IRON PIN FOUND
- IPS.....IRON PIN SET (5/8" REBAR)
- LL.....LAND LOT
- LLL.....LAND LOT LINE
- MH.....MANHOLE
- MP.....METAL PIPE
- N/F.....NOW OR FORMERLY
- OTP.....OPEN TOP PIPE
- P.....POWER LINE
- P/C.....PROPERTY CORNER
- P/L.....PROPERTY LINE
- PB,PG.....PLAT BOOK, PAGE
- POB.....POINT OF BEGINNING
- PP.....POWER POLE
- PVC.....POLYVINYL CHLORIDE
- RSL.....REAR SETBACK LINE
- RCP.....REINFORCED CONCRETE PIPE
- R/W.....RIGHT-OF-WAY
- SS.....SANITARY SEWER
- SSL.....SIDE SETBACK LINE
- STA.....STATION
- STR.....STRUCTURE
- WM.....WATER METER
- WV.....WATER VALVE

RESERVED FOR RECORDING INFORMATION

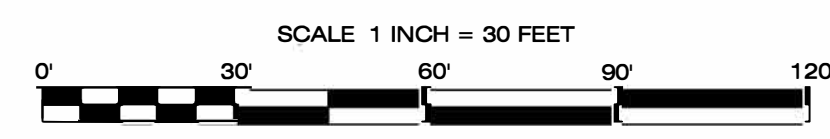
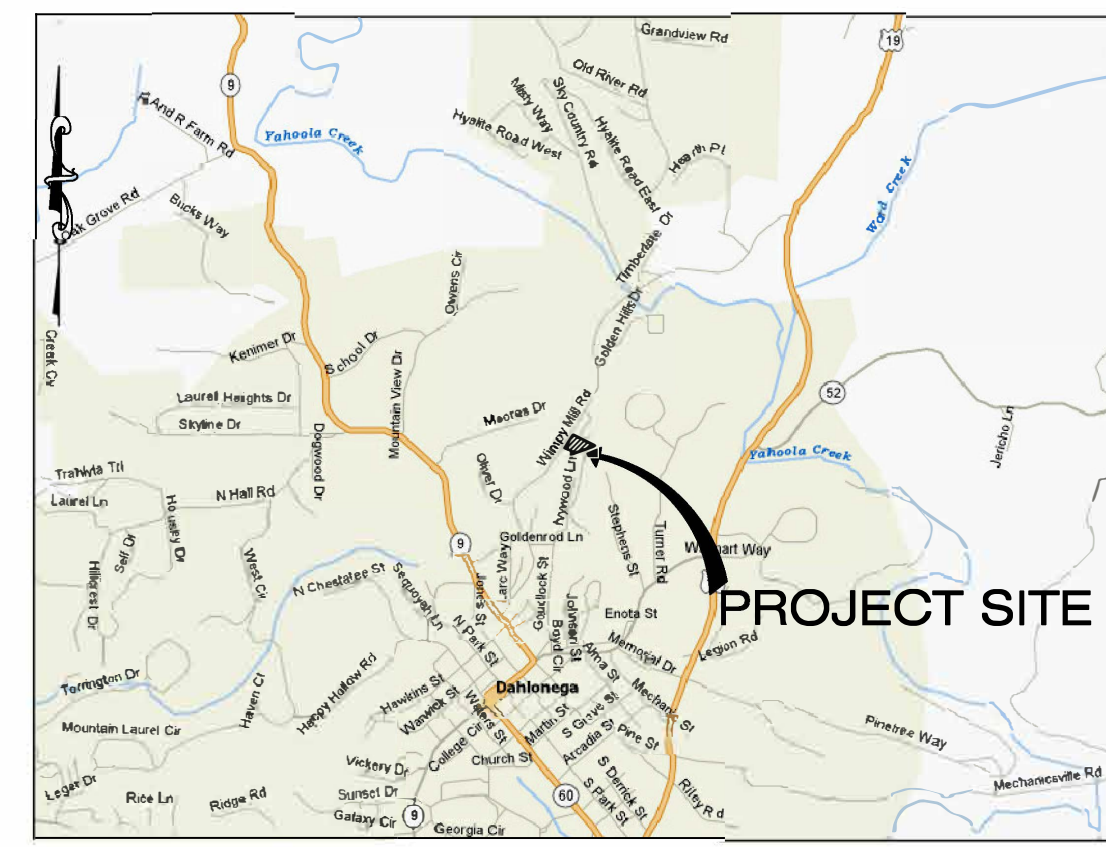
BASIS OF BEARING  
REFERENCE PLAT #1  
MAGNETIC FROM REF. PLAT



**SURVEYOR CERTIFICATION**

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for professional surveyors 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.

*[Signature]*  
Douglas R. Sherrill



1. Zoning District - R-2
2. Setbacks  
Front 35'  
Rear 25' for Townhouses and condominiums  
Side 15'
3. Minimum Lot Width 20' for Townhouse and Condominiums
4. Minimum Lot Size 2000 SF for Townhouses and Condominiums
5. Minimum SF per Dwelling Unit 1000SF
6. Minimum Dwelling Units per Acre 5.5  
Allowable Units 6.6  
Proposed Units 6
7. Parking required per Townhome 1 per Unit  
Parking provided 12 spaces
8. Lot 1 is designated as NOT A BUILDABLE LOT

**LAND SURVEYING AND PLANNING**  
 † GA #2995 † NC #4597 †  
 75 Elliott rd. Suite 300  
 Dawsonville, Georgia 30533  
 Office: 706.300.7178  
 www.LDPofga.com  
 doug@ldpofga.com  
 LSF001192



Revision Number	Date:	Description:	Date:
	5/19/2020		FIELD CREW: DRS
			DRAWN BY: CHH
			DWG FILE: MARTIN
			Field Date: MARCH 2006
			Job #: 2006
			Checked By: DRS
			Field Book: TDS Recon

FINAL SUBDIVISION PLAT FOR

## The Gables at Wimp Mill

Charles Martin

Located In:  
Land Lots 852 & 983 - 12th District - 1st Section  
City of Dahlonega  
Lumpkin County, Georgia

Sheet No.  
**1** of **1**

