



CITY OF DAHLONEGA
PLANNING COMMISSION AGENDA
MONDAY, NOVEMBER 09, 2020 AT 6:00 PM
CITY HALL - MAYOR MCCULLOUGH COUNCIL CHAMBER

In compliance with the Americans with Disabilities Act, those requiring accommodation for Planning Commission meetings please contact Kevin Herrit at the Community Development Department.

Call to Order

Pledge of Allegiance

Approval of Minutes:

1. Minutes of 10-13-2020 Planning Commission Meeting
2. Minutes of 10-16-2020, Special Called Planning Commission Meeting

OLD BUSINESS

Zoning Cases:

Conditional Uses:

NEW BUSINESS

Zoning Cases:

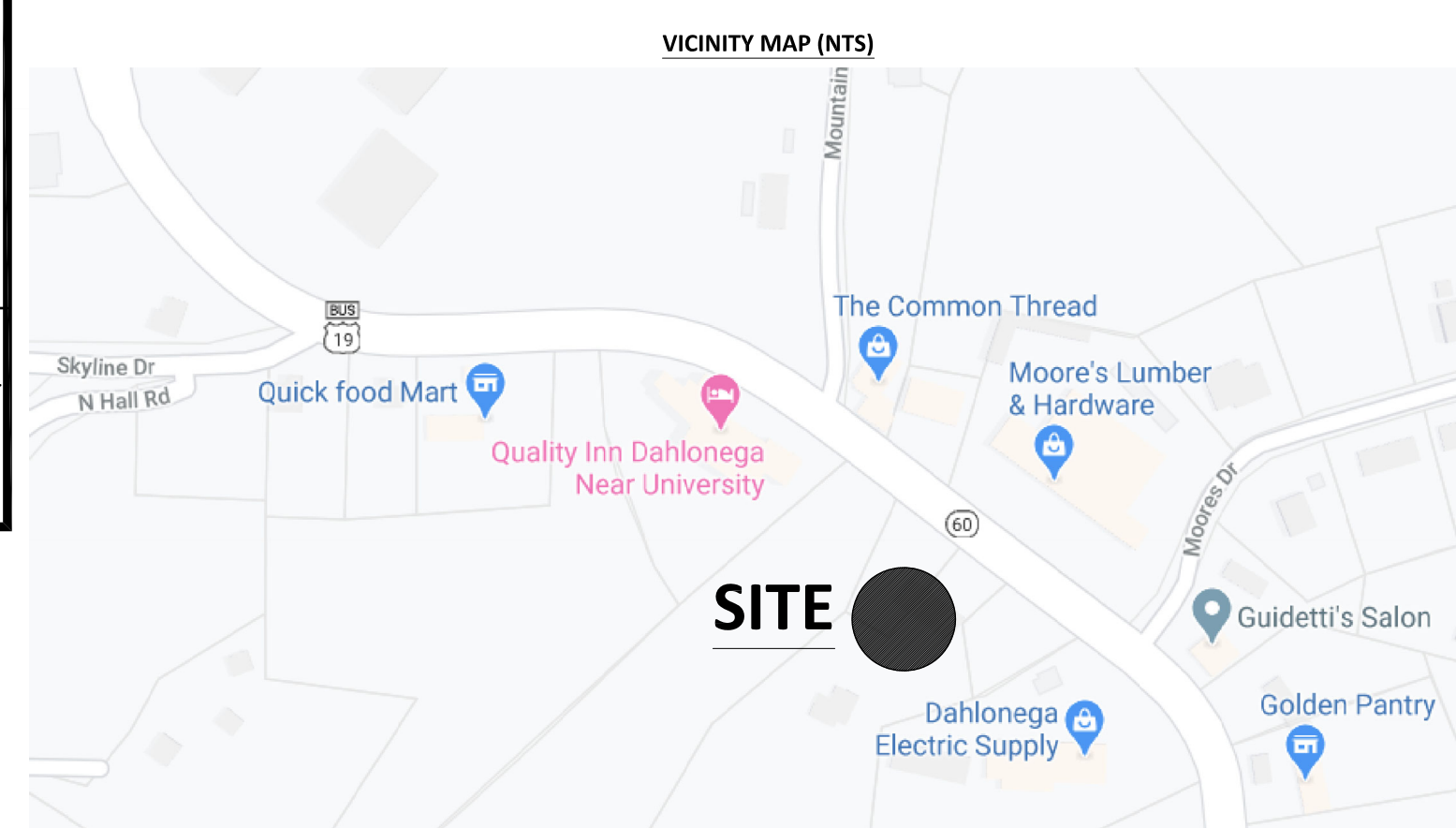
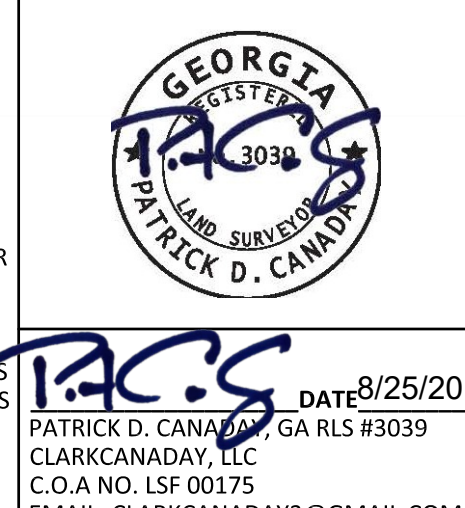
Conditional Uses:

INFORMATION & TRAINING

3. The Final Plat for The Laurel "A Cottage Community"

Adjournment

SURVEYOR'S CERTIFICATE
 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 TO INTENDED USE OF ANY PARCEL. 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.



FINAL PLAT APPROVAL:
 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 _____

OWNERS ACKNOWLEDGEMENT AND DECLARATION:
 (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.

COVENANTS:
 PROTECTIVE COVENANTS ARE RECORDED SEPARATELY AND RECORDED IN DEED BOOK _____, PAGE _____ OF THE LUMPKIN COUNTY RECORDS.

ENGINEER:
 DAY DESIGN GROUP, INC.
 BRIAN H. DAY
 770.271.4676
 ddg@daydesigngroup.com

OWNER/DEVELOPER/APPLICANT:
 THE LAUREL DAHLONEGA, LLC
 110 CLOUDLAND PARK ROAD
 DAHLONEGA, GA 30533

24 HR CONTACT:
 SEAN RUTH
 678.776.3589
 seanruth1@att.net

PROPOSED USE:
 CONDOMINIUM DEVELOPMENT

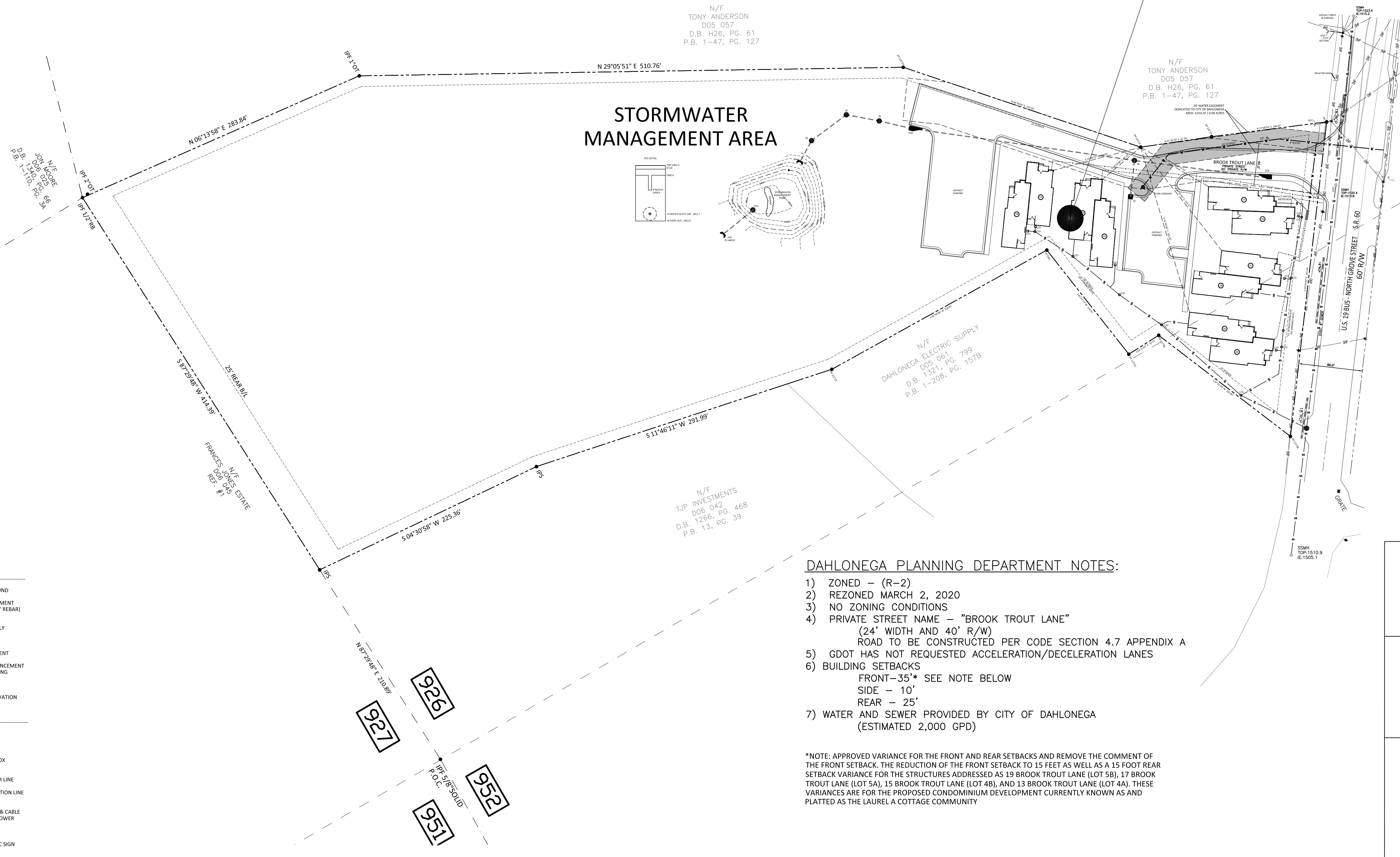
TOTAL AREA:
 7.33 ACRES

OWNER _____ DATE _____

SEE SHEET 2 FOR DETAILED VIEW

OVERALL PARCEL VIEW

STORMWATER MANAGEMENT AREA



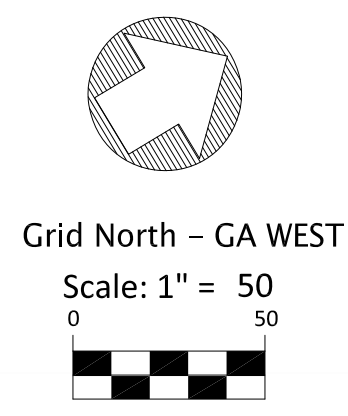
DAHLONEGA PLANNING DEPARTMENT NOTES:

- 1) ZONED - (R-2)
- 2) REZONED MARCH 2, 2020
- 3) NO ZONING CONDITIONS
- 4) PRIVATE STREET NAME - "BROOK TROUT LANE" (24' WIDTH AND 40' R/W) ROAD TO BE CONSTRUCTED PER CODE SECTION 4.7 APPENDIX A
- 5) GDOT HAS NOT REQUESTED ACCELERATION/DECELERATION LANES
- 6) BUILDING SETBACKS
 FRONT - 35' * SEE NOTE BELOW
 SIDE - 10'
 REAR - 25'
- 7) WATER AND SEWER PROVIDED BY CITY OF DAHLONEGA (ESTIMATED 2,000 GPD)

*NOTE: APPROVED VARIANCE FOR THE FRONT AND REAR SETBACKS AND REMOVE THE COMMENT OF THE FRONT SETBACK. THE REDUCTION OF THE FRONT SETBACK TO 15 FEET AS WELL AS A 15 FOOT REAR SETBACK VARIANCE FOR THE STRUCTURES ADDRESSED AS 19 BROOK TROUT LANE (LOT 5B), 17 BROOK TROUT LANE (LOT 5A), 15 BROOK TROUT LANE (LOT 4B), AND 13 BROOK TROUT LANE (LOT 4A). THESE VARIANCES ARE FOR THE PROPOSED CONDOMINIUM DEVELOPMENT CURRENTLY KNOWN AS AND PLATTED AS THE LAUREL A COTTAGE COMMUNITY

- TEXT LEGEND**
- OTPF = OPEN TOP FOUND
 - CTPF = CRIMPED TOP FOUND
 - RTF = REBAR FOUND
 - CMF = CONCRETE MONUMENT
 - IP5 = IRON PIN SET (1/2" REBAR)
 - R/W = RIGHT OF WAY
 - B/L = BUILDING LINE
 - N/F = NOW OR FORMERLY
 - OB = OREED BOOK
 - PB = PLAT BOOK
 - PG = PAGE
 - D.E. = DRAINAGE EASEMENT
 - N.T.S. = NOT TO SCALE
 - P.O.C. = POINT OF COMMENCEMENT
 - P.O.B. = POINT OF BEGINNING
 - P/L = PROPERTY LINE
 - CL = CENTER LINE
 - TBM = BENCHMARK
 - FFE = FINISH FLOOR ELEVATION
 - EL = ELEVATION
- SYMBOL LEGEND**
- + = LIGHT POLE
 - ▲ = SEWER LATERAL
 - = WATER METER
 - = POWER BOX
 - = CABLE TV BOX
 - = TELEPHONE CO. BOX
 - = FIRE HYDRANT
 - = WATER VALVE
 - = OVERHEAD POWER LINE
 - x- = FENCE LINE
 - o- = U.G. COMMUNICATION LINE
 - g- = GAS LINE
 - w- = WATER LINE
 - t- = TELEPHONE LINES & CABLE
 - e- = UNDERGROUND POWER
 - s- = SANITARY SEWER
 - = SET 1/2" REBAR
 - = STORM PIPE
 - = STREET OR TRAFFIC SIGN
 - [R] = RECORD CALL

FINAL CONDOMINIUM PLAT FOR:
THE LAUREL
 A COTTAGE COMMUNITY
 LAND LOTS 926 & 952 12TH DISTRICT - 1ST SECTION
 LUMPKIN COUNTY, GEORGIA



Plat Date:	8/25/2020
Project #:	205SR001
Drawn by:	PDC
Checked by:	PDC

Sheet
1 of 3

ENGINEER:
 DAY DESIGN GROUP, INC.
 BRIAN H. DAY
 770.271.4676
 ddg@daydesigngroup.com

OWNER/DEVELOPER/APPLICANT:
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 CONDOMINIUM DEVELOPMENT

TOTAL AREA:
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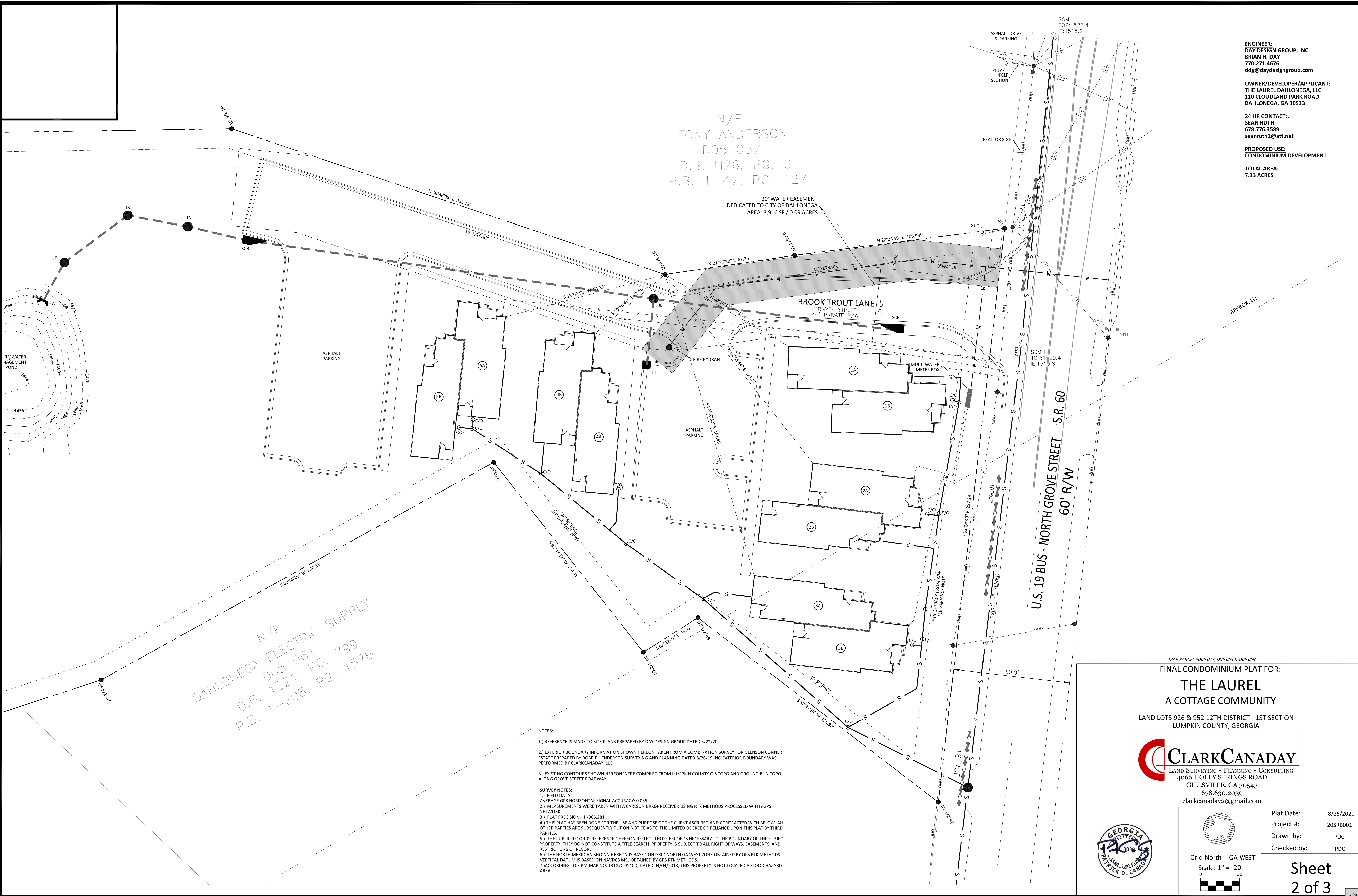
N/F
 TONY ANDERSON
 D05 057
 D.B. H26, PG. 61
 P.B. 1-47, PG. 127

20' WATER EASEMENT
 DEDICATED TO CITY OF DAHLONEGA
 AREA: 3,916 SF / 0.09 ACRES

N/F
 DAHLONEGA ELECTRIC SUPPLY
 D05 061
 D.B. 1321, PG. 799
 P.B. 1-208, PG. 157B

NOTES:

- 1.) REFERENCE IS MADE TO SITE PLANS PREPARED BY DAY DESIGN GROUP DATED 3/22/20.
 - 2.) EXTERIOR BOUNDARY INFORMATION SHOWN HEREON TAKEN FROM A COMBINATION SURVEY FOR GLENSON CONNER ESTATE PREPARED BY ROBBIE HENDERSON SURVEYING AND PLANNING DATED 8/26/19. NO EXTERIOR BOUNDARY WAS PERFORMED BY CLARKCANADAY, LLC.
 - 3.) EXISTING CONTOURS SHOWN HEREON WERE COMPILED FROM LUMPKIN COUNTY GIS TOPO AND GROUND RUN TOPO ALONG GROVE STREET ROADWAY.
- SURVEY NOTES:**
- 1.) FIELD DATA:
 AVERAGE GPS HORIZONTAL SIGNAL ACCURACY: 0.035'
 - 2.) MEASUREMENTS WERE TAKEN WITH A CARLSON BRX6+ RECEIVER USING RTK METHODS PROCESSED WITH eGPS NETWORK.
 - 3.) PLAT PRECISION: 1/965,281'
 - 4.) THIS PLAT HAS BEEN DONE FOR THE USE AND PURPOSE OF THE CLIENT ASCRIBED AND CONTRACTED WITH BELOW. ALL OTHER PARTIES ARE SUBSEQUENTLY PUT ON NOTICE AS TO THE LIMITED DEGREE OF RELIANCE UPON THIS PLAT BY THIRD PARTIES.
 - 5.) THE PUBLIC RECORDS REFERENCED HEREON REFLECT THOSE RECORDS NECESSARY TO THE BOUNDARY OF THE SUBJECT PROPERTY. THEY DO NOT CONSTITUTE A TITLE SEARCH. PROPERTY IS SUBJECT TO ALL RIGHT OF WAYS, EASEMENTS, AND RESTRICTIONS OF RECORD.
 - 6.) THE NORTH MERIDIAN SHOWN HEREON IS BASED ON GRID NORTH GA WEST ZONE OBTAINED BY GPS RTK METHODS. VERTICAL DATUM IS BASED ON NAVD88 MSL OBTAINED BY GPS RTK METHODS.
 - 7.) ACCORDING TO FIRM MAP NO. 13187C 0140D, DATED 04/04/2018, THIS PROPERTY IS NOT LOCATED A FLOOD HAZARD AREA.



MAP PARCEL #D06 027, D06 058 & D06 059

FINAL CONDOMINIUM PLAT FOR:

THE LAUREL
 A COTTAGE COMMUNITY

LAND LOTS 926 & 952 12TH DISTRICT - 1ST SECTION
 LUMPKIN COUNTY, GEORGIA

CLARK CANADAY
 LAND SURVEYING • PLANNING • CONSULTING
 4066 HOLLY SPRINGS ROAD
 GILLSVILLE, GA 30543
 678.630.2039
 clarkcanaday2@gmail.com



Grid North - GA WEST
 Scale: 1" = 20'
 0 20

Plat Date:	8/25/2020
Project #:	205RB001
Drawn by:	PDC
Checked by:	PDC

Sheet
 2 of 3

