



CITY OF DAHLONEGA
SPECIAL CALLED PLANNING COMMISSION
MEETING "ZOOM MEETING" AGENDA
FRIDAY, OCTOBER 16, 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

Approval of Agenda

Approval of Minutes

Old Business

New Business

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

Adjournment

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

N/F RONNY PHILLIPS
TAX MAP D-09 PARCEL
022
Zoned B-1

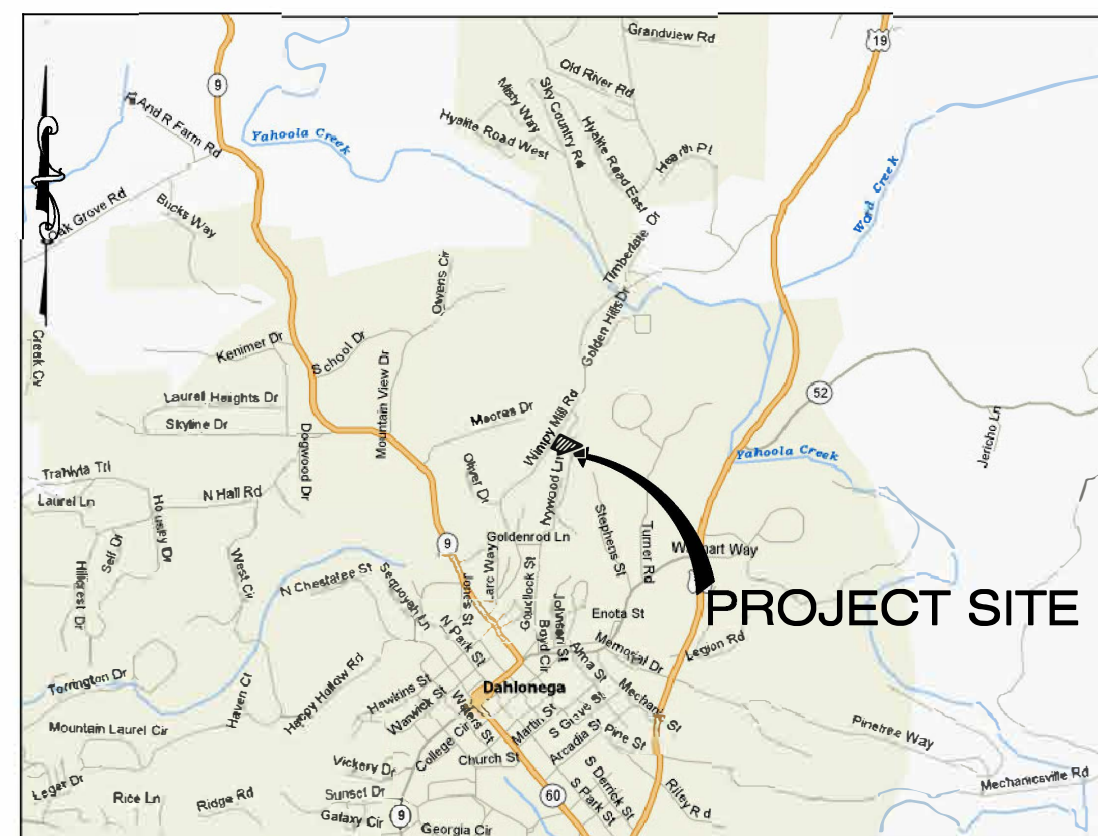
N/F CITY OF DAHLONEGA
TAX MAP D-09 PARCEL
021
Zoned CP

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 to 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.

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



SCALE 1 INCH = 30 FEET



LAND DEVELOPMENT PROFESSIONALS

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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 Wimpy Mill

Charles Martin

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

Sheet No.

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