



CITY OF DAHLONEGA

City Council Public Hearing Agenda

July 18, 2022, 4:00 PM

Gary McCullough Chambers, Dahlonega City Hall

In compliance with the Americans with Disabilities Act, those requiring accommodation for Council meetings should notify the City Clerk's Office at least 24 hours prior to the meeting at 706-864-6133.

Vision - To be an open, honest, and responsive city, balancing preservation, and growth, and delivering quality services fairly and equitably by being good stewards of Dahlonega's resources.

CALL TO ORDER

NEW BUSINESS:

Public Hearing:

1. Public Hearing for Dennis E Ford regarding property owned by the applicant (REZN-22-2). A petition for annexation is to be considered for the referenced property which contains +/- 1.2 acres as depicted as Lot 5 on a survey entitled Crown Mountain Estates and recorded in Plat Book 3 Page 275 with the Lumpkin County Clerk's Office. The property sought to be annexed is located in Land Lot 933, 12th District, 1st Section Lumpkin County, Georgia. The request is for the property to be designated as R-1 Single-Family Residential District within the City of Dahlonega.
2. Public Hearing for James Thraikill (REZN-22-3) on behalf of the owner William Hardman, Jr. – request to amend the existing proposed future phase of the Crown Mountain Swim and Tennis Club PUD of a +/- 8.5 -acre parcel located per the site plat in the Crown Mountain Overlook f/k/a Crown Mountain Swim and Tennis Club on Crown Mountain Way (062B 037). In addition, a .77 acre maintenance area is also being designated. The purpose of this request is to change the proposed use of the currently approved multi-family portion of the PUD (20 condominium units) and instead to designate the use of that phase for the development of three single-family residences along with the .77 acre maintenance area.

ADJOURNMENT

SURVEY NOTES.

SURVEY NOTES:
THIS PLAT HAS BEEN PREPARED FOR THE EXCLUSIVE USE AND
PURPOSE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON.
SAID CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PERSON
WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR.

THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS, R/W'S,
ETC., OF RECORD OR NOT OF RECORD, ABOVE OR BELOW GROUND.
ALL MATTERS OF TITLE ARE EXCEPTED.

THE PUBLIC RECORDS REFERENCED HEREON REFLECT ONLY THOSE RECORDS NECESSARY TO ESTABLISH THE BOUNDARIES SHOWN HEREON, AND REFERENCE TO THE SAME DOES NOT AND IS NOT INTENDED TO CONSTITUTE A TITLE SEARCH OR TITLE OPINION.

INTENDED TO CONSTITUTE A FIRM MAP OR FIRM STATEMENT
ACCORDING TO FIRM MAP NO. 13187C 0163D, DATED 04/04/2018,
THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.C.A. 15-6-67, AUTHORITY O.C.C.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

THE FIELD DATA ON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN .64,356 FEET AND AN ANGULAR ERROR OF .04 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE NONE METHOD. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,000,000+FEET.

TYPE OF EQUIPMENT: LEICA ROBOTIC TS12

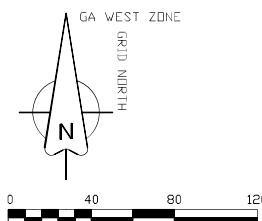
FOR ANNEXATION / REZONING PURPOSES ONLY

MAP PARCEL # 062B 086
& 062B 087

SETBACKS:
R1 ZONING
FRONT - 35'
SIDE - 15'
REAR - 15'

OWNER INFORMATION:
DENNIS FORD
1089 CALHOUN RD.
DAHLONEGA, GA 30533

LEGEND
 I.P.F. = IRON PIN FOUND
 I.P.S. = IRON PIN SET
 R.B. = RE-BAR
 R/W = RIGHT OF WAY
 S/L = SURVEYOR'S LINE
 C.L. = CENTER LINE
 B.L. = BUILDING LINE
 L.L. = LAND LOT
 L.L.L. = LAND LOT LINE
 P.P. = POWER POLE
 -P. = POWER LINE
 N/F = NORTH OR FORMERLY
 D.B. = DEED BOOK
 P.B. = PLAT BOOK
 P.G. = PAGE
 50'UB = UNDISTURBED BUFFER FROM TOP OF BANK
 75'IS = INVERMONT SETBACK FROM TOP OF BANK



LINE	BEARING	DISTAN
L2	N 17°59'49" W	91.57

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C3	246.25'	36.98'	36.94'	N 21°26'58" W	8°36'14"

SH.1 OF

SITE PLAN FOR

DENNIS FORD

LUMPKIN | GA

STATE	GA	SCALE LAND LOT	JOB # 22008	FIELD DATE: JANUARY 26, 2022
COUNTY	LUMPKIN	Q 33	12TH	SECT. 1ST APRIL 6, 2022

10

Surveyed by,
ROBBIE HENDERSON — Surveying & Planning

FREEDOM PKWY SUITE 111
CUMMING, GA 30041
PH: 706-654-2015
COA LSP #001242
Surveys & Planning

Deuteronomy 18:14



REZONING APPLICATION FORM
CITY OF DAHLONEGA, GEORGIA

Property Owner: Name: DENNIS E FORD

Address:

Phone:

Applicant: Name:

(if different from Owner) Address:

Phone:

Agent: Name:

(if applicable) Address:

Phone:

Existing Zoning: County

Proposed Zoning: R1

Existing Use: Residential

Proposed Use: Residential

Acreage of Site:

Location of Property: Cathaway Rd

(Street address) Dahlonega, GA. 30533

Tax Plat and parcel:

A metes and bounds legal description is required. Also attach a boundary survey of the property if available.

- 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.

COMBINED the 2 lot into from 1 lot.

*ONE IS COUNTY & ONE IS CITY AS OF NOW.
TO BE able to build A garage on the lot.*

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

NONE

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

NONE

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

N/A

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

N/A

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.

ONE LOT HAS A HOUSE ON IT SINCE 1997

WHICH IS CITY THE 2ND LOT HAS BEEN VACANT
SINCE 2003, IN WHICH THE NEIGHBOR BUILT A GARAGE ON
THE PROPERTY WITHOUT PERMIT

7. The zoning history of the subject property.

1-CITY

1-COUNTRY

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.

WE JUST WANT TO BUILD A GARAGE ON THE LOT.

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

BUILD A GARAGE ON PROPERTY AND ALSO REMOVE
THE EXISTING GARAGE.

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 Dahlonega.

I hereby 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:



Printed name of Property Owner :

DENNIS E FORD

Date of Signature: 5-9-22

Signature of Witness:



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:

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 \$ _____

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: _____

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.

None

SURVEY NOTES:

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MAP PARCEL # 062B 086 & 062B 087

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TYPE OF EQUIPMENT: LEICA ROBOTIC TS12

TOTAL AREA = 2.373 ACRES

LEGEND

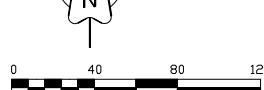
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N/F	= NOW FENCE
D.B.	= DEED BOOK
P.B.	= PLAT BOOK
P.G.	= PAGE
50' UB	= UNDISTurbed BUFFER FROM TOP OF BANK
75' IS	= IMPERVIOUS SETBACK FROM TOP OF BANK

REFERENCES:

- 1) PLAT BOOK 3, PAGE 275
- 2) PLAT BOOK 4, PAGE 238
- 3) PLAT BOOK 112, PAGE 33

SURVEYOR'S CERTIFICATE
As required by subsection (c) of O.C.G.A. Section 45-6-67, this map or plat has been prepared and is submitted and approved by the local jurisdiction as evidenced by the approval certificates, signatures, stamps, or statements heron. Such approvals or affirmations should be confirmed with the appropriate governmental body by a search or use of the surveyor or map as to intended use of any parcel further, the undersigned land surveyor certifies that this map, plat or plan complies with the minimum technical standards for property surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 45-6-67.
It is hereby certified that all monuments and improvements shown hereon actually exist except as otherwise indicated, and that their location, size, type and material are correctly shown.

Registered Georgia Land Surveyor No.:



LINE BEARING DISTANCE
L1 N 46°19'22" W 20.75'
L2 N 17°59'49" W 91.57'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	500.97'	55.60'	55.57'	S 47°30'37" E	6°21'31"
C2	246.70'	68.48'	68.26'	S 33°40'04" E	15°54'12"
C3	246.25'	36.98'	36.94'	N 21°26'58" W	8°36'14"

0 40 80 120

COMBINATION PLAT FOR:

DENNIS FORD

STATE	GA	SCALE	1" = 40'	JOB #	220008	FIELD DATE:	JANUARY 26, 2022
COUNTY	LUMPKIN	933	12TH	1st	12TH	1st	APRIL 6, 2022

Surveyed by:
ROBBIE HENDERSON
Surveying & Planning
2450 FREEDOM PKWY SUITE 111
CLIMMING GA 30024
PH: 706-654-2015
COA LS# #0001242

Thou shall not remove thy neighbor's landmark, which they have set in their field, which thou shalt inherit in the land that the Lord gave them to possess it.
Deuteronomy 19:14

SH.1 OF 1



STAFF REPORT
REZN 22-2
Annexation Accompanied

Applicant:	Dennis Ford
Owner:	Dennis Ford
Location:	Calhoun Road (062B-086)
Acreage:	+/- 1.2 Acres
Current Zoning Classification:	County
Current Use of Property:	Garage only
General Land Use:	Single Family Residential
City Services:	City water is available in the area.

Applicant Proposal

The applicant requests the annexation and zoning of Tract 5 of Crown Mountian Estates development. The applicant purchased both this property and the neighboring property (1089 Calhoun Road) last year. Ultimately, the applicant is looking to combine the lots for the purpose of building a garage. This annexation comes with the proposal of the R-1 Single Family Residential.

History and Surrounding Uses

Crown Mountain Estates was originally subdivided in unincorporated Lumpkin County in the early 1970's. This particular tract was part of the second phase of the development. In the 1990's there were petitions within this development to annex into the city. From 1991 to 1999, the city has annexed 60+ parcels into the city along Calhoun Road. All of these were given the R-1 zoning designation.

This property is surrounded on both sides of Calhoun Road by R-1 zoning classifications. The rear of the property is adjacent to the Crown Mountian Swim and Tennis area and is currently being developed as a single family residential lot.



The Following are questions from Article XXVI Section 2607 of Zoning Code

- 1. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.**

The zoning of this property would match all surrounding properties.

- 2. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.**

This development does not appear to adversely affect the existing use nor the usability of adjacent property.

- 3. Whether the zoning proposal will result in a use that will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.**

This development should not cause a significant burden on existing facilities.

- 4. Whether the zoning proposal is consistent with the Comprehensive Plan, transportation plans, or other plans adopted for guiding development within the City of Dahlonega.**

The character area of this parcel is referred to in our Comprehensive Plan as Residential. The following are encouraged distinctions of this area.

- Preservation of existing structures where possible, or context-sensitive infill development
- 1-2 story structures oriented close to the street front, with minimal on-site parking and pedestrian accessibility where possible
- Landscaping and decorative elements encouraged
- Variety of residential, parks and institutional uses, with some offices possible adjacent to downtown
- Rural/ Mountain themed design elements preferred, such as steeply pitched roofs with deep overhangs, wood or masonry siding, and front porches

- 5. Whether there are other existing or changing conditions affecting the use and development of property that give supporting grounds for either approval or disapproval of the zoning or special use proposal.**

There is an existing issue that effects this property. There is an existing garage that encroaches on the property line between lots 4 and 5. This structure was build prior to the applicant purchasing the property and was later found to be not only on the property line, but also on the city boundary line. Several discussions have been had as to the removal and/or property



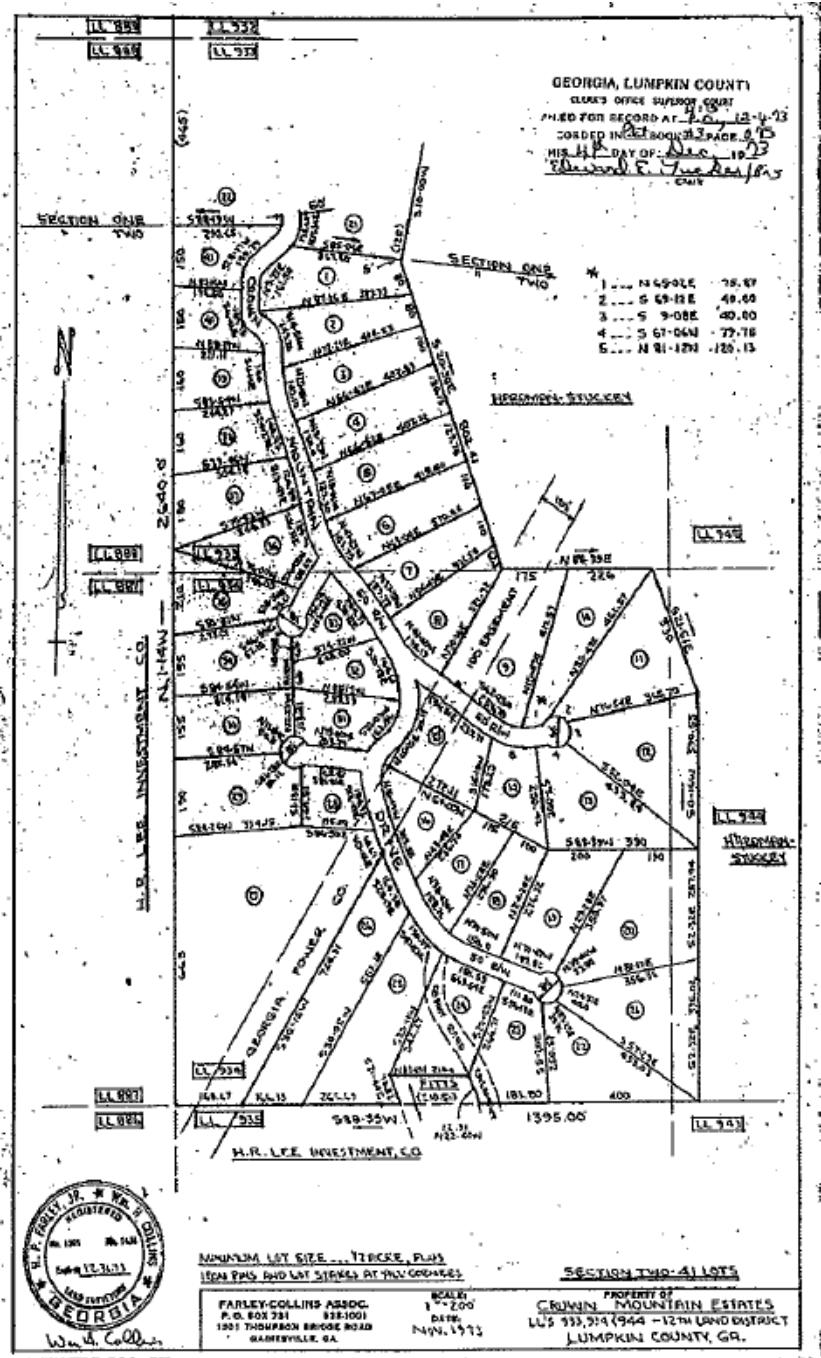
exchange to bring this into compliance. Either way, the annexation of this property will make that process a smoother transition.

Staff Analysis

Currently, this parcel is an unincorporated island within the city limits. Cleaning up these islands is good for enforcement of jurisdictional codes and calls for service. The zoning of this property to R-1 Single Family Residential aligns it with the rest of the incorporated Crown Mountain Estates development. Staff is in support of both the annexation and the zoning request.

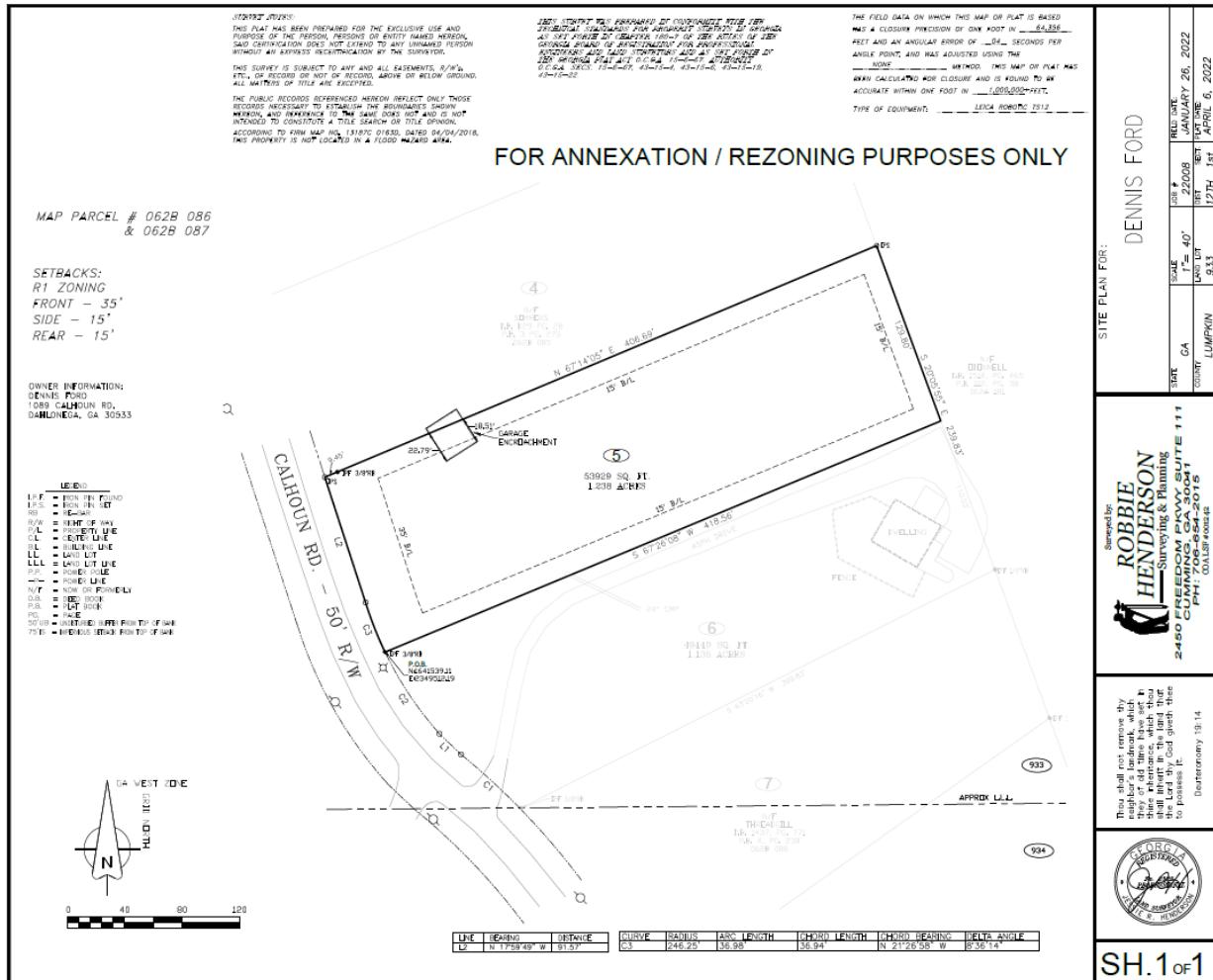


Original Subdivision Plat: (1973)





Current Site Plan:



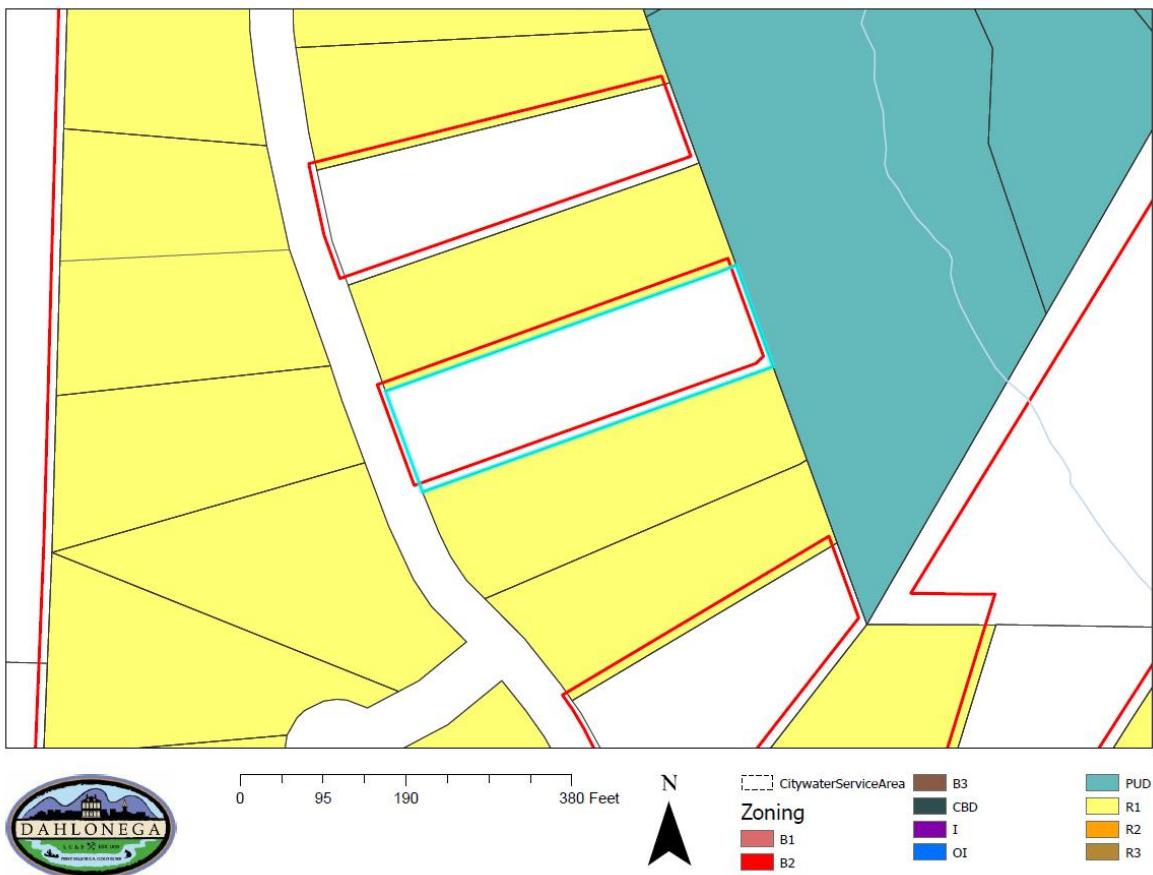


Aerial:



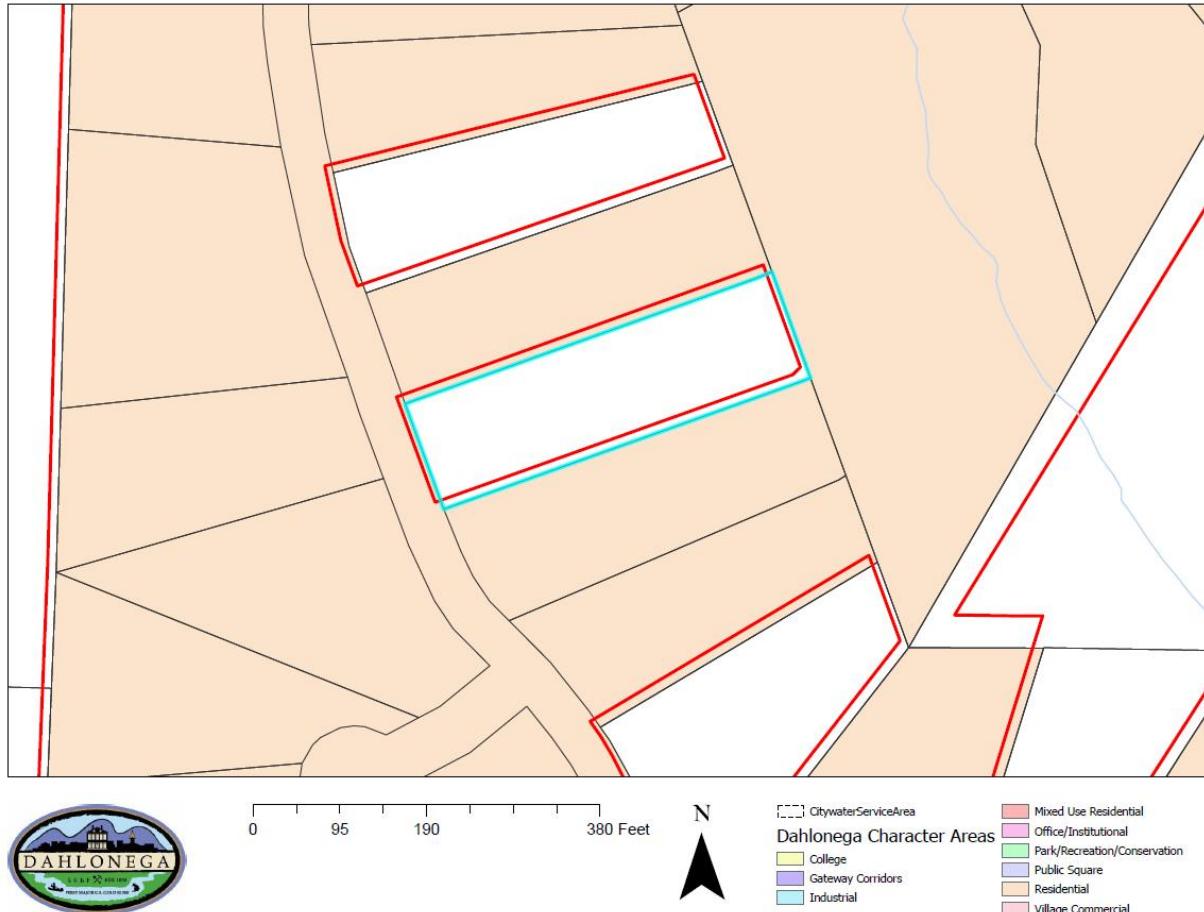


Current Zoning:





Comprehensive Plan:





Staff Recommended Motion:

Motion to recommend the annexation of Tax Map Parcel 062B-086 with the zoning designation of R-1 Single Family Residential.

Planning Commission:

Mr. Threlkill is requesting an amendment to the original PUD site plan to include 3 single family lots instead of the proposed future condominiums.

Chairman Conaway opened public hearing

Applicant spoke to application

No one to speak in favor or against

Commission Member Guy made motion to recommend approval of the annexation of Tax Map Parcel 062B-086 with the zoning designation of R-1 Single Family Residential, Seconded by Commission Member Crannell.

Voting Yea: Commission Member Crannell, Commission Member Guy, Commission Member Spivey, Commission Member Carroll

None opposed.

June 6, 2022

City of Dahlonega
Community Development
465 Riley Road
Dahlonega, GA 30533

To Whom It May Concern:

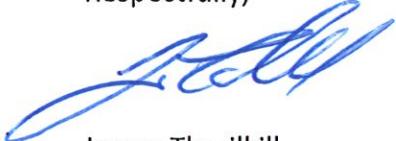
This Letter of Intent is in reference to The Overlook at Crown Mountain, formally known as Crown Mountain Swim and Tennis Subdivision. The subdivision is approximately 97.07 acres including an 8.3-acre parcel slated for future development. There are 72 lots in the subdivision, with 14 lots and the 8.3-acre parcel currently owned by the developer.

The intent of this rezoning is to repurpose the use of the 8.3-acre parcel. This parcel is currently designated for 20 condos and this proposal is to rezone the parcel into 3 lots and a maintenance area. The 3 lots will be sold for single family homes to be built in accordance with the guidelines established for new construction in the subdivision. The maintenance area will be retained as common area for the storage of maintenance equipment used to service the subdivision.

The topography and contour of the land will make the construction of 20 condos difficult and expensive. Also, the proximity to the power lines would make the condos less desirable. Dividing the parcel into 3 lots will be more conducive and consistent with the current development of the community.

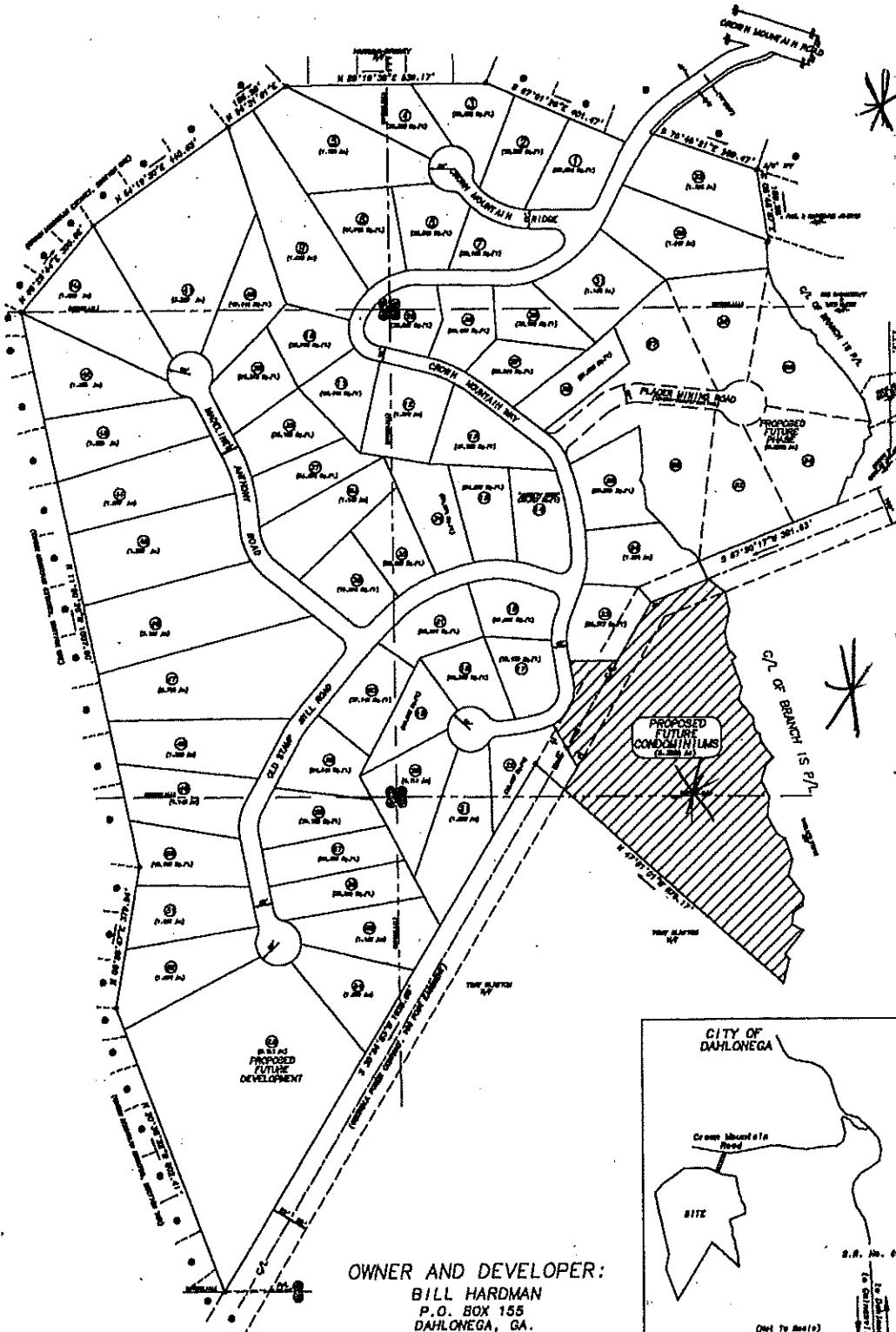
The applicant and its representatives respectfully request the City of Dahlonega Planning and Community Development approval and support of the rezoning request.

Respectfully,

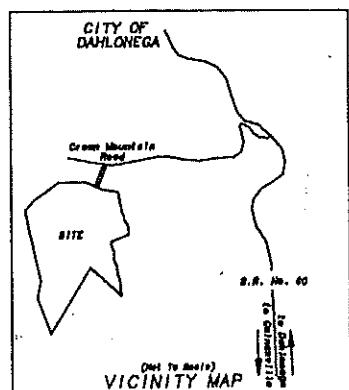


James Threlkill

TICK1 TICK2 TICK3 TICK4 TICK5
FOOTER



OWNER AND DEVELOPER:
BILL HARDMAN
P.O. BOX 155
DAHLONEGA, GA.
30533
(706)864-5819



(10484-REZONING.DHO)

PREPARED BY: FARLEY-COLLINS-WHIDDEN ASSOC. P.O. BOX 731 532-1001 800 SPRING STREET GAINESVILLE, GA. 30503	DATE: 10-26-2002 JOB #: 10484 SCALE: 1"=300'	CROWN MOUNTAIN SWIM & TENNIS CLUB LOCATION: CITY OF DAHLONEGA LAND LOTS 931, 932, 933, 945, 946, 947 12TH LAND DISTRICT LUMPKIN COUNTY, GEORGIA
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**City of Dahlonega Planning & Zoning
465 Riley Road
Dahlonega, GA 30533
Phone: 706/864-6133 • Fax: 706/864-4837**

MEMORANDUM

TO: Applicants for Rezoning
FROM: City of Dahlonega
RE: Rezoning procedure and application materials

In order to assist you in preparing your variance application, and to enable a complete understanding of the variance application process, this package has been assembled. The following attachments are included:

1. Rezoning application form.
2. A flow chart of the application process.
3. Schedule of Zoning application hearings and the deadline dates for submittal.

*A copy of Article XXVI of the zoning ordinance which describes in detail the required amendment application procedures is available upon request at the office.

The application fee of \$200 is due at the time of submittal.

In addition to the application and/or site plans you may want to include a brief narrative explaining what you are requesting and why.

Please be advised that someone will need to be at the meetings to present the request or the item will be tabled and there will be another application fee due before rescheduling. Call if you need additional information.

REZONING APPLICATION FORM
CITY OF DAHLONEGA, GEORGIA

Property Owner: Name: Bill Hardman Jr.
Address: _____
Phone: _____

Applicant: Name: James Thrailkill
(if different from Owner) Address: _____
Phone: _____

Agent: Name: _____
(if applicable) Address: _____
Phone: _____

Existing Zoning: PUD
Proposed Zoning: PUD
Existing Use: Residential
Proposed Use: Residential
Acreage of Site: +/- 9.33 acres
Location of Property:
(Street address) The Overlook at Crown Mountain
Crown Mountain Way
Dahlonega, GA 30533
Tax Plat and parcel: 062B 037

A metes and bounds legal description is required. Also attach a boundary survey of the property if available.

- 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.

Existing use is Residential PUD approval including single family residential or townhomes. This proposal contemplates residential use consistant with surrounding properties.

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

Existing layout is not conducive when considering the steep topography of the property

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

There will be no destruction of property values

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

The existing subdivision is limited in the buildout potential due to steep terrain.

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

The layout and topography will require a significant investment to prepare the property for the current zoning.

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 sat vacant for 24 years, the developer seeks to improve the property

7. The zoning history of the subject property.

PUD

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 existing subdivision infrastructure has been adequately designed for the proposed use.

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 existing zoning is PUD and the property zoning promotes the original intent of the PUD.

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.

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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 Dahlonega.

I hereby 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:

William T. Hardman

Printed name of Property Owner :

William T. Hardman

Date of Signature:

6/21/2022

Signature of Witness:

J

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:

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 \$ N/A
Date: _____

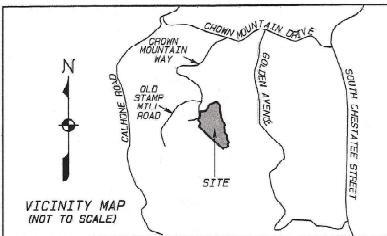
3. Enumeration and description of each gift when the total value of all gifts is \$250.00 or more made to the local government official during the 2 years immediately preceding the filing application for rezoning:

Signature of Applicant/
Representative of Applicant: _____
Date: _____

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.

RESERVED FOR CLERK'S FILING INFORMATION



THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THERETO, AND IN PERSON OR THOUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND IS MADE SUBJECT TO THE SAME, AND THAT HE HEREBY CONVEYS THE PUBLIC FOREVER ALL STREETS, STREET RIGHTS-OF-WAY, SANITARY SEWERS AND APPURTENANCES, SANITARY SEWER EASEMENTS, PAVED ROADS, WATER MAINS, APPURTENANCES, WATER AND SEWER EASEMENTS, STREAM GRATS AND APPURTENANCES, WATER RIGHTS-OF-WAY, AND OTHER PUBLIC FACILITIES AND APPURTENANCES THEREON SHOWN FOR THE PURPOSES THEREIN EXPRESSED.

OWNER _____ DATE _____

(GA GRID WEST ZONE)

THIS SUBDIVISION HAS BEEN REVIEWED BY THE COMMUNITY DEVELOPMENT DEPARTMENT AND FOUND TO BE IN COMPLIANCE WITH THE CITY'S STANDARDS OF APPROVAL FOR THE SUBDIVISION. ACCORDINGLY, THE CITY OF DAHLONEGA HEREBY APPROVES THIS MINOR FINAL PLAT, SUBJECT TO THE PROVISIONS AND REQUIREMENTS OF THE CITY'S REGULATIONS.

COMMUNITY DEVELOPMENT DIRECTOR DATE

LINE	BEARING	DISTANCE
L1	N08°44'23" W	60.00'
L2	S09°19'21"E	125.62'
L3	N30°19'19"E	175.57'
L4	N68°14'14"E	161.82'
L5	S51°42'08"E	60.87'
L6	S14°41'02"E	51.74'
L7	S13°55'51"N	56.16'
L8	S10°46'43"E	45.50'
L9	S40°28'36"E	30.31'
L10	S46°43'49"N	12.90'
L11	S18°37'49"E	75.09'
L12	S12°04'54"N	35.43'
L13	S37°58'45"E	60.65'
L14	S07°52'40"E	32.03'
L15	S44°01'12"E	16.98'
L16	S35°16'40"E	29.15'
L17	S44°54'50"W	26.44'
L18	S16°49'44"W	46.91'
L19	S26°28'32"E	26.32'
L20	S26°26'10"E	19.78'
L21	S26°26'10"E	21.71'
L22	S05°44'50"W	51.78'
L23	S26°45'49"E	51.50'
L24	S57°12'52"E	27.91'
L25	S16°43'47"E	57.14'
L26	S12°35'28"E	43.41'
L27	S33°47'36"E	70.01'
L28	S03°40'10"W	23.71'
L29	S54°07'54"W	21.72'
L30	S07°18'25"W	33.68'
L31	S51°41'42"E	32.76'
L32	S37°22'26"W	78.37'
L33	S37°00'37"W	17.56'
L34	S17°25'29"W	63.95'
L35	N38°39'02"E	68.68'
L36	N28°38'15"E	130.33'
L37	N11°27'20"E	45.94'
L38	N71°05'48"W	189.92'
L39	N78°22'04"W	206.74'
L40	N2°04'07"W	170.39'
L41	N11°57'20"E	165.82'
L42	N12°04'07"E	31.65'
L43	S78°22'01"E	206.72'
L44	N72°04'07"W	144.11'

LINE	CHORD	CHORD BEARING	RADIUS	ARC
C1	90.21'	N36°55'58"E	106.00'	93.38'
CP	37.70'	N01°30'20"E	106.00'	37.91'

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 +/- 10 FEET FOR MONUMENTED LINE LOCATIONS THAT HAVE NOT BEEN ADJUSTED. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 12000 FEET.

EQUIPMENT USED: CARLSON BRX GPS.

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 HEREIN.

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

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 APPROPRIATE LOCAL JURISDICTIONS AS RECORDED AS EVIDENCE OF APPROVAL. THE STAMPS, DRAFTS, DOCUMENTS, AND OTHER MATERIALS WHICH SUPPORT 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 SURVEYOR CERTIFIES THAT THE PLAT MEETS ALL THE MINIMUM TECHNICAL STANDARDS FOR RECORDING 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.

CURRENT TAX PARCEL:
062B 037

CURRENT ZONING:
PUD

IN MY OPINION, NO PORTION OF THIS PROPERTY LIES WITHIN A FLOOD DESIGNATED SPECIAL FLOOD PLAIN. REFER TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD MAP.

REFERENCE FEMA FLOOD MAP:

131070201630 DATED 4-4-2018.

LL = LAND LOT
CL = CENTER LINE
N/F = NOW OR FORMERLY
P/L = PROPERTY LINE
U/P = UTILITY POLE
E = OVERHEAD LINES
F = FENCE LINE
DB = DEED BOOK
PB = PLAT BOOK
SC = SURVEYOR'S CABINET
SI = SITE
PG = PAGE
POG = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT

CURRENT OWNER:
WILLIAM HARDMAN, ET AL
P.O. BOX 1555
DAHLONEGA, GA 30533

DEVELOPER CONTACT:
DAVE THRAILKILL
11 MADELINE ANTHONY ROAD
DAHLONEGA, GA 30533
PH. 901-233-6683

SCALE 1 INCH = 100 FEET
0' 100' 200' 300' 400'

LSF # 1074: ALTASURV LLC dba

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



PLAN DATE: JUNE 6, 2022
FIELD DATE: JANUARY 3, 2022
FIELD CREW PDA DRAWN BY: JDM
DAWG FILE: 3 LOTS
JOB #: 4439

PRELIMINARY SUBDIVISION PLAN FOR
CROWN MOUNTAIN OVERLOOK PHASE 3

LAND LOTS 945 & 946, 12TH DISTRICT, 1ST SECTION
CITY OF DAHLONEGA, LUMPKIN COUNTY, GEORGIA



STAFF REPORT

REZN 22-3

Applicant:	James Thrailkill
Owner:	Bill Hardman Jr
Location:	Crown Mountain Way
Acreage:	+/- 9.33 Acres
Current Zoning Classification:	PUD
Current Use of Property:	Vacant Phase of Development
General Land Use:	Single Family
City Services:	City water available.

Applicant Proposal

The applicant is requesting an amendment to the original PUD site plan to include 3 single family lots instead of the proposed future condominiums.

History and Surrounding Uses

The property in general is surrounded by single family residential but was rezoned in 2002 to the gated, Crown Mountain Swim and Tennis Club. The area at hand was earmarked for future development of 20 townhomes. The only other notable stipulation is a front setback of 20 feet. Since the original zoning, single family residences have been built in this community sporadically ever since. There are a couple under development currently.

The Following are questions from Article XXVI Section 2607 of Zoning Code

1. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.

This parcel was deemed suitable for development when originally rezoned in 2002.

2. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.

This property was originally proposed for condominiums which would be a more intensive use.



- 3. Whether the zoning proposal will result in a use that will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.**

This development would not put a burden on existing utilities or infrastructure if approved.

- 4. Whether the zoning proposal is consistent with the Comprehensive Plan, transportation plans, or other plans adopted for guiding development within the City of Dahlonega.**

The character area of this parcel is referred to in our Comprehensive Plan as Residential. The following are encouraged distinctions of this area.

- Preservation of existing structures where possible, or context-sensitive infill development
- 1-2 story structures oriented close to the street front, with minimal on-site parking and pedestrian accessibility where possible
- Landscaping and decorative elements encouraged
- Variety of residential, parks and institutional uses, with some office possible adjacent to downtown
- Rural/ Mountain themed design elements preferred, such as steeply pitched roofs with deep overhangs, wood or masonry siding, and front porches

- 5. Whether there are other existing or changing conditions affecting the use and development of property that give supporting grounds for either approval or disapproval of the zoning or special use proposal.**

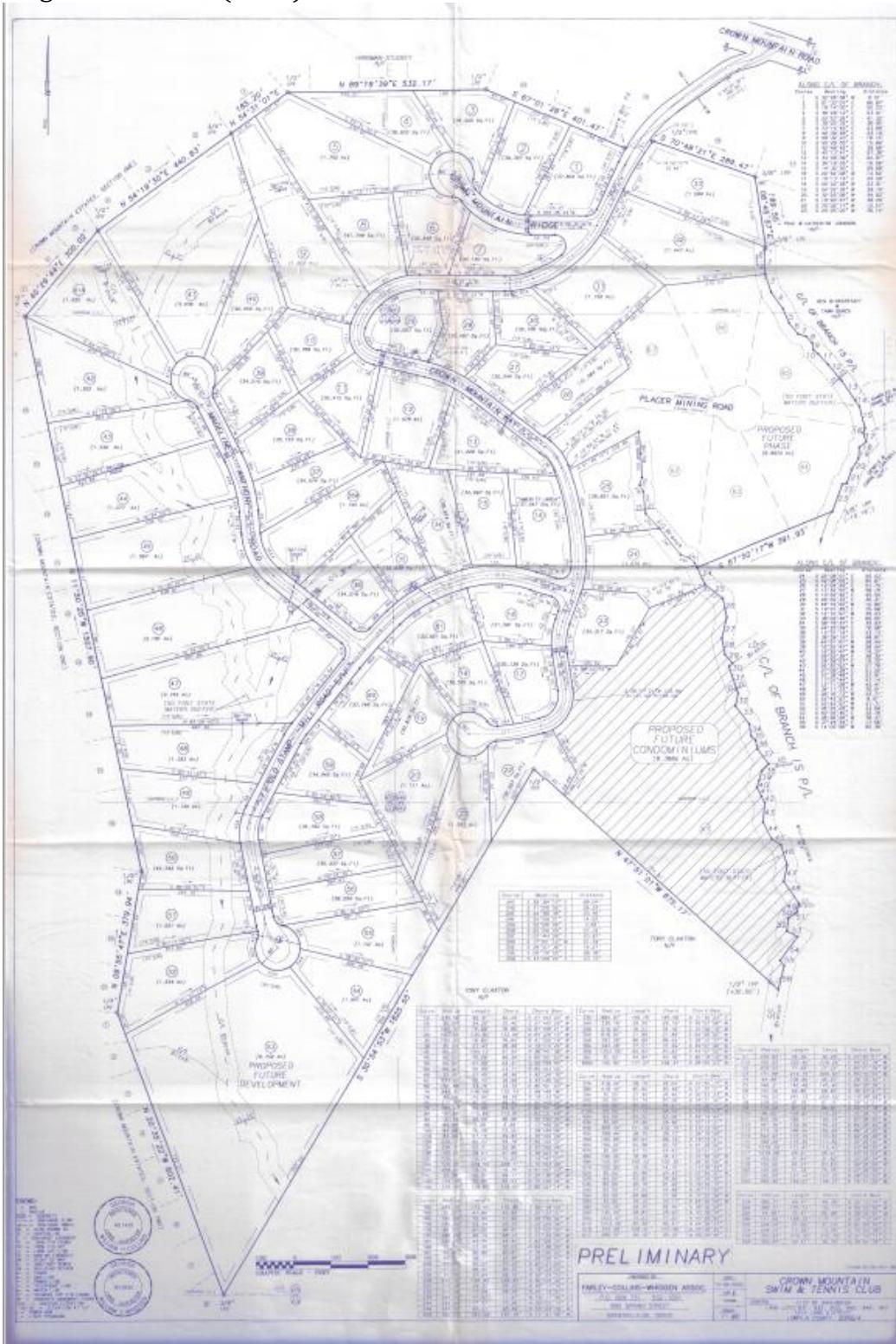
This property has some significant challenges with topography. This suggests the clustering of development on the land with less steep slopes in order to balance development with minimal land disturbance.

Staff Analysis

Staff sees no issues with the amendment of the PUD from the proposed 20 condominium to the 3 single family residential lots and the maintenance area. This less intensive use will not constitute a reevaluating of any road or utilities in the area.

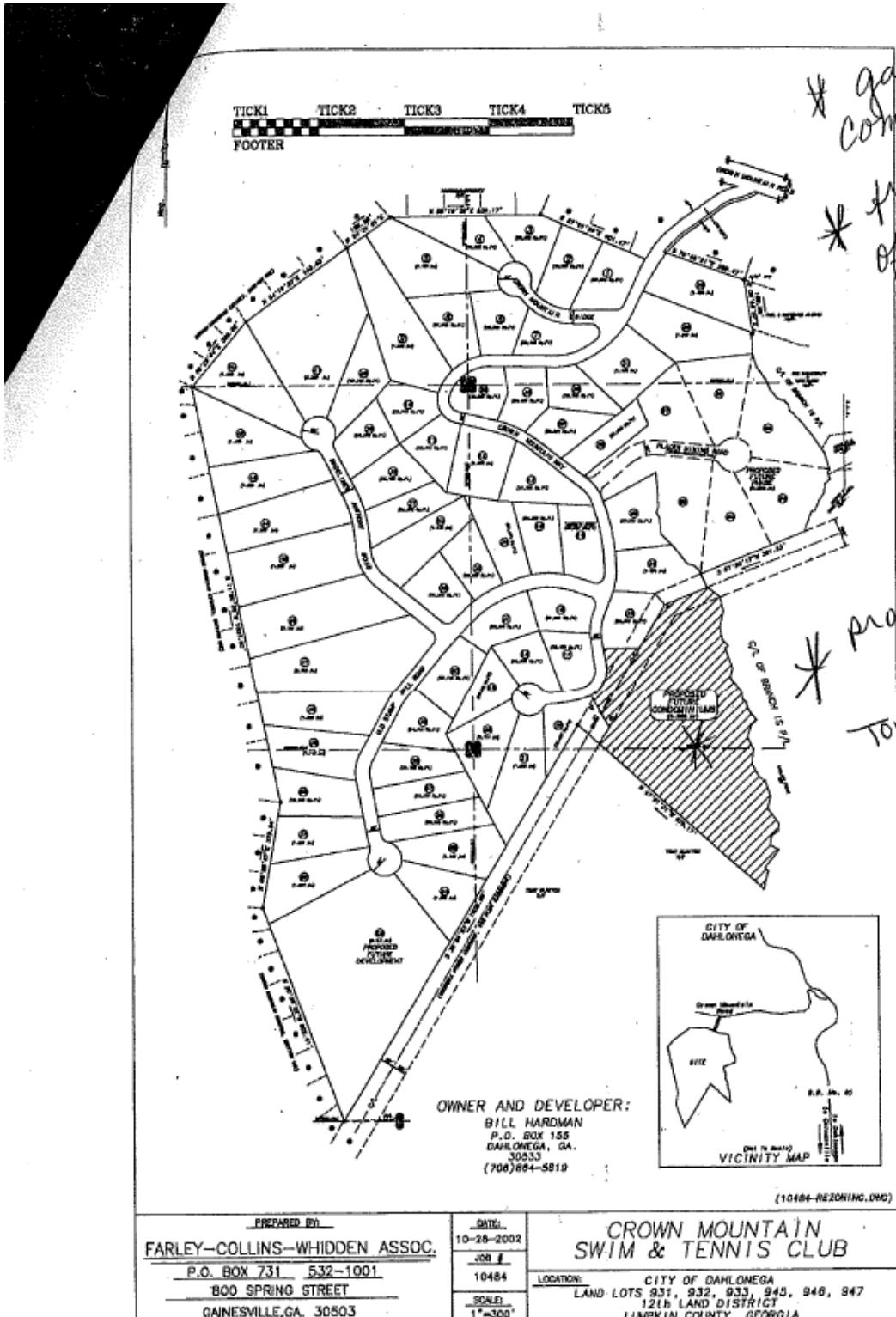


Original Site Plan: (2005)



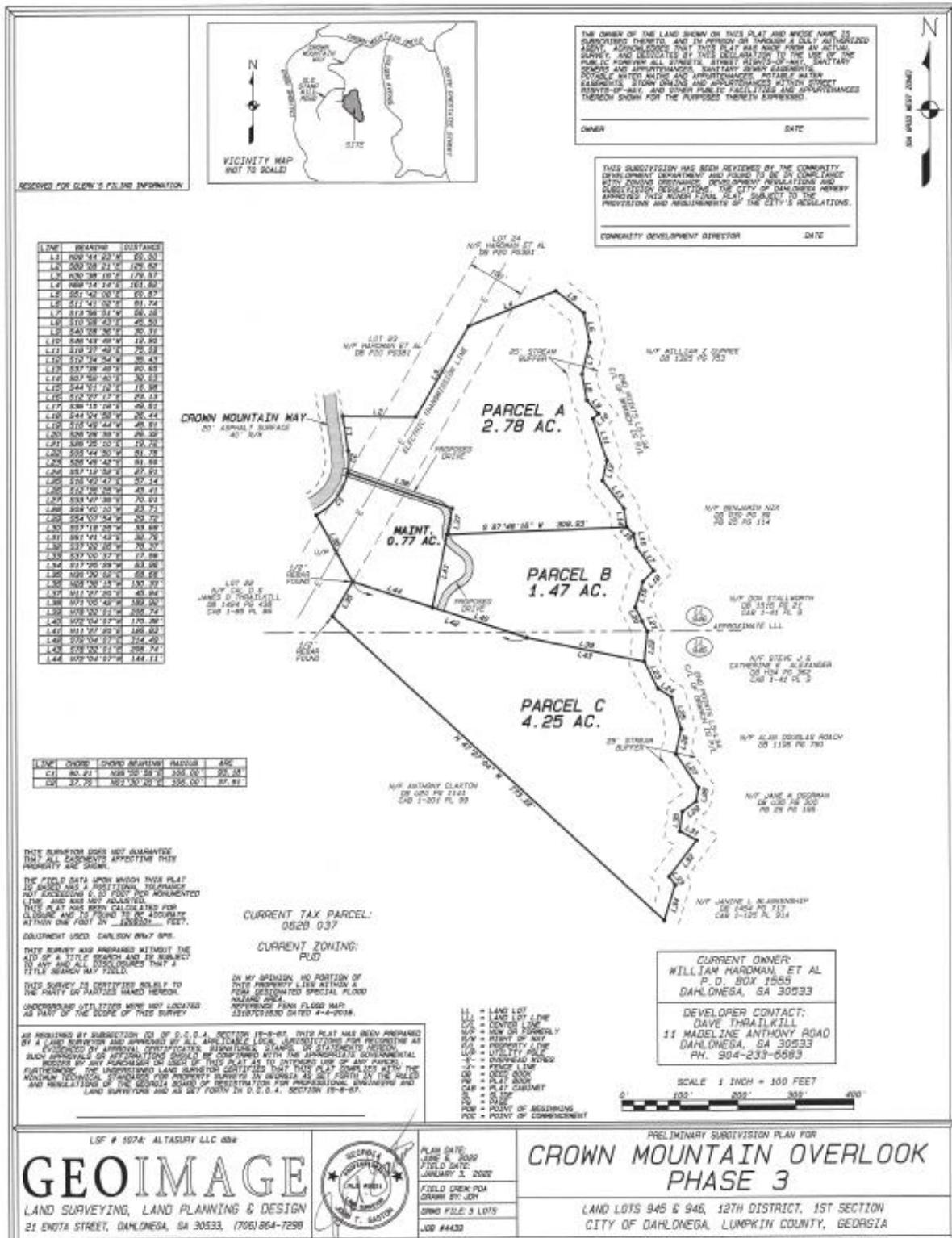


Original Site Plan Continued: (2002)





Proposed Amendment Site Plan:



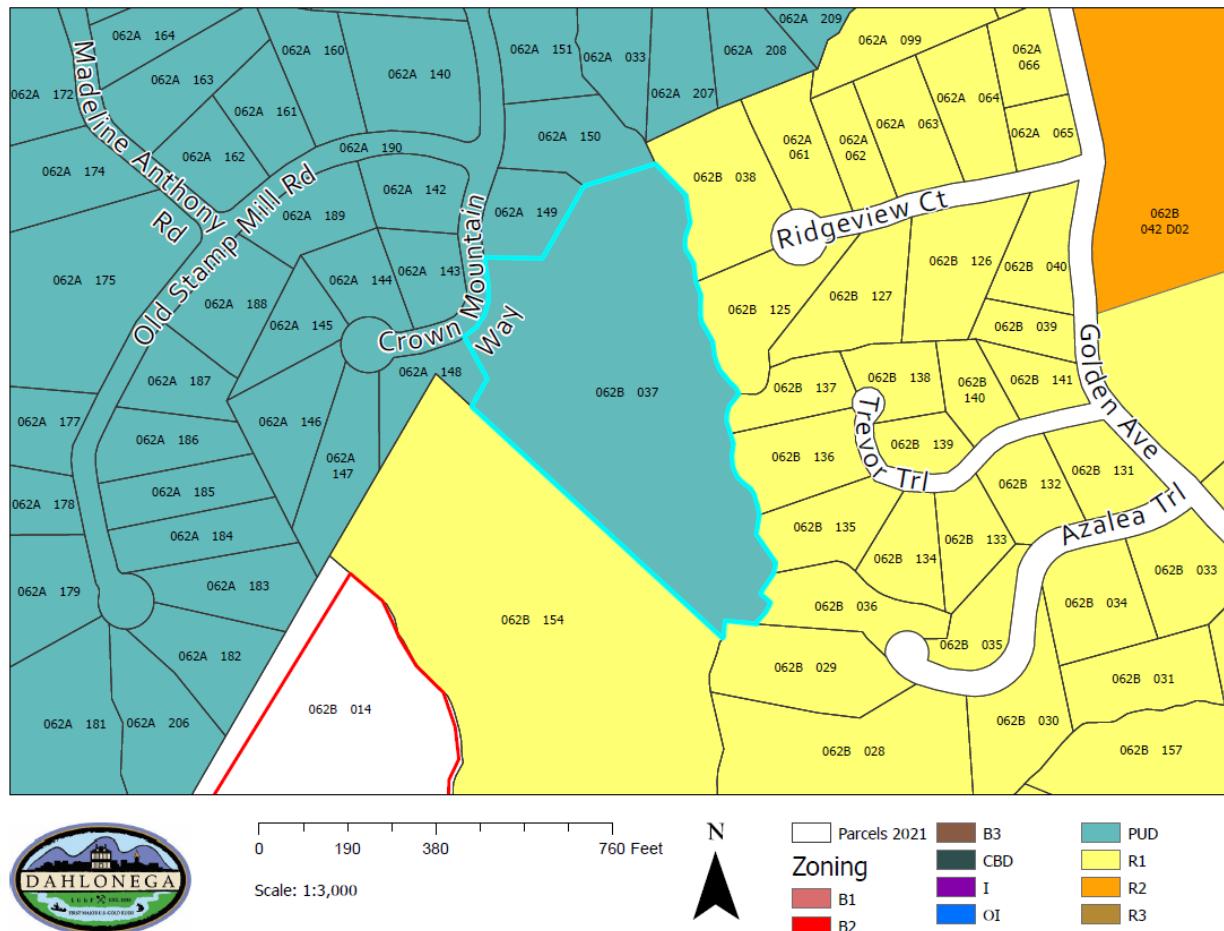


Aerial:



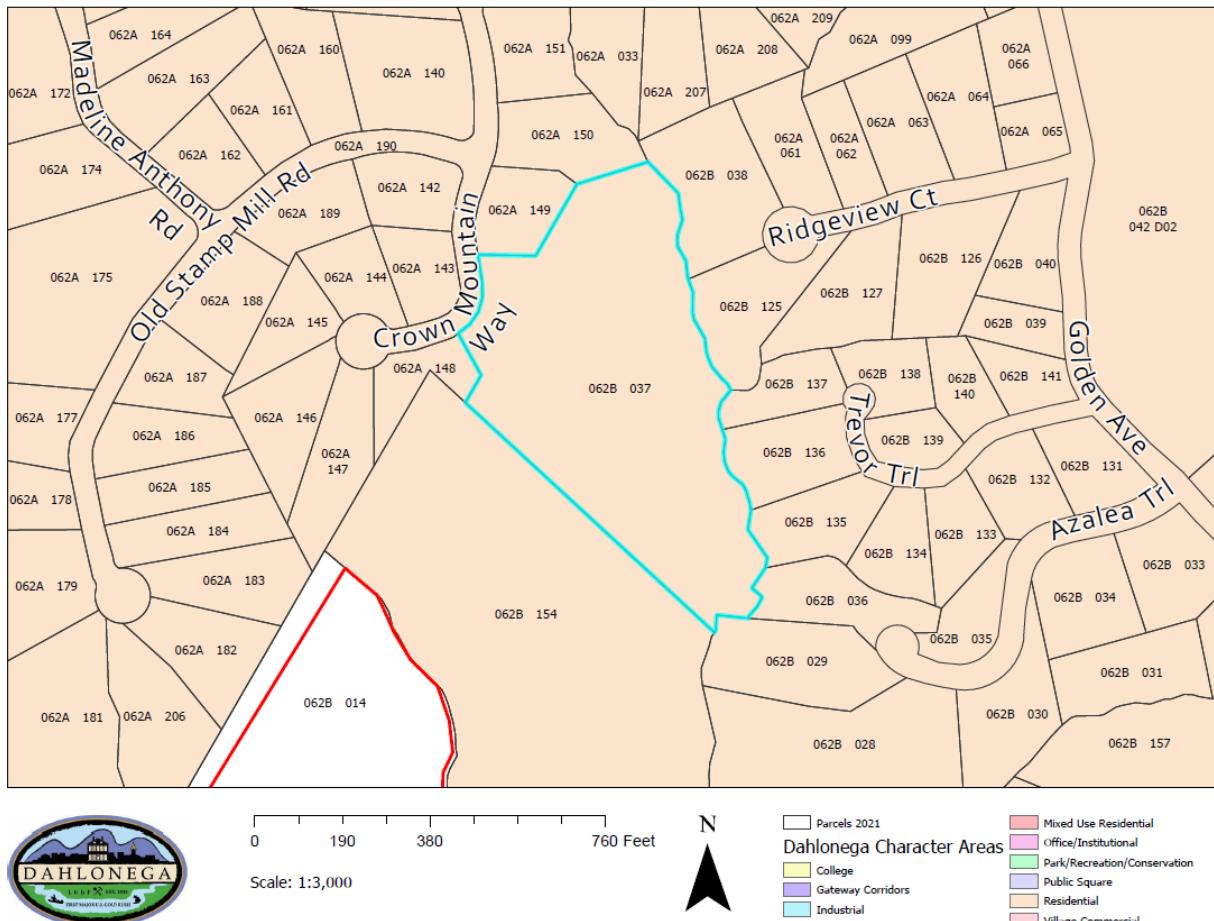


Current Zoning:





Comprehensive Plan:





Staff Recommended Motion:

Motion/Recommendation to approve REZN 22-3

Planning Commission

Mr. Threlkill is requesting an amendment to the original PUD site plan to include 3 single family lots instead of the proposed future condominiums.

Chairman Conaway opened public hearing

Applicant spoke to application

No one to speak in favor or against

Commission Member Guy recommended to approve REZN 22-3, Seconded by Commission Member Crannell.

Voting Yea: Commission Member Crannell, Commission Member Guy, Commission Member Spivey,

None opposed