



**CITY OF DAHLONEGA
PLANNING COMMISSION SPECIAL CALLED
AGENDA
TUESDAY, APRIL 28, 2020 AT 6:00 PM
ZOOM MEETING**

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 Minutes:

1. March 9th, 2020 Minutes

NEW BUSINESS

2. The Laurals Preliminary Plat

Adjournment



**CITY OF DAHLONEGA
PLANNING COMMISSION MINUTES
MARCH 09, 2020 AT 6:00 PM
CITY HALL - MAYOR MCCULLOUGH COUNCIL CHAMBER**

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.

Member Present

PRESENT

- Chairman Robert Conaway
- Commission Member Cal McGraw
- Commission Member Tony Faiia
- Commission Member Win Crannell
- Commission Member Michael Feagin
- Commission Member Greg Fender

Staff Present and Others in Attendances

- Kevin L. Herrit, Comm Dev. Director
- No others were in attendances

ABSENT

- Commission Member Joyce Westmoreland

Call to Order

Pledge of Allegiance

Approval of Minutes:

1. February 10th, 2020
The Commission approved the February 10th, 2020 minutes by a unanimous vote made by Commissioner McGraw and seconded by Feagin.

OLD BUSINESS

- Zoning Cases: None*
- Conditional Uses: None*

NEW BUSINESS

Zoning Cases:

2. REZN-02-20-0001 – Change to section 705 “Accessory buildings and units” to allow for accessory dwelling units in the R1 Single-Family Residential zoning district.
Commissioner McGraw asked if ADU’s were appropriate for neighborhoods and the community. The Commission discussed this topic and came to the decision that they needed to research this more and bring this back at another time. Commissioner Feagin made a motion to table the case until the next meeting and the motion was seconded by Commissioner Faiia. The motion was passed unanimously.
2. REZN-02-20-0002 – Change to section 711 “Number of permitted structures per lot” to create an exception to allow for accessory dwelling units to be built and occupied during the construction of the primary dwelling unit.
The Commission made a motion to table this text change as well due to the relationship with case REZN-02-20-0001. Commissioner Crannell made the motion to table the case and Commissioner Feagin seconded the motion. The motion passed unanimously.

Item # 1.

3. REZN-02-20-0003 – To create Article VIII titled Short Term Rentals and provide for use districts and establish procedures and requirements for them.
Commissioner McGraw made a motion to approve the text amendment titled Short Term Rentals and the motion was seconded by Commissioner Faiia. The motion passed unanimously with a vote from all present.

Conditional Uses: None

INFORMATION & TRAINING

Adjournment

The Commission voted unanimously to adjourn the meeting.

VICINITY MAP (NTS)



PRELIMINARY PLAT CERTIFICATION:

I HEREBY SUBMIT THIS PRELIMINARY PLAT AS AUTHORIZED AGENT/OWNER OF ALL PROPERTY SHOWN THEREON, AND CERTIFY THAT ALL CONTIGUOUS PROPERTY UNDER MY OWNERSHIP OR CONTROL IS INCLUDED WITHIN THE BOUNDARIES OF THIS PRELIMINARY PLAT, AS REQUIRED BY THE SUBDIVISION REGULATIONS.

SIGNATURE OF AUTHORIZED AGENT/OWNER _____ 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.

OWNER _____ DATE _____

PRELIMINARY PLAT APPROVAL:

THIS PRELIMINARY PLAT HAS BEEN REVIEWED AND APPROVED FOR GENERAL COMPLIANCE WITH THE ZONING ORDINANCE, DEVELOPMENT REGULATIONS AND SUBDIVISION REGULATIONS OF THE CITY OF DAHLONEGA, GEORGIA.

SECRETARY, PLANNING AND ZONING COMMISSION _____ DATE _____

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.

T.A.C.S. 03/25/20
 PATRICK D. CANADAY, L.S. #3039 DATE:
 CLARKCANADAY, LLC C.O.A. NO. LSF 00175
 EMAIL: clarkcanaday2@gmail.com

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

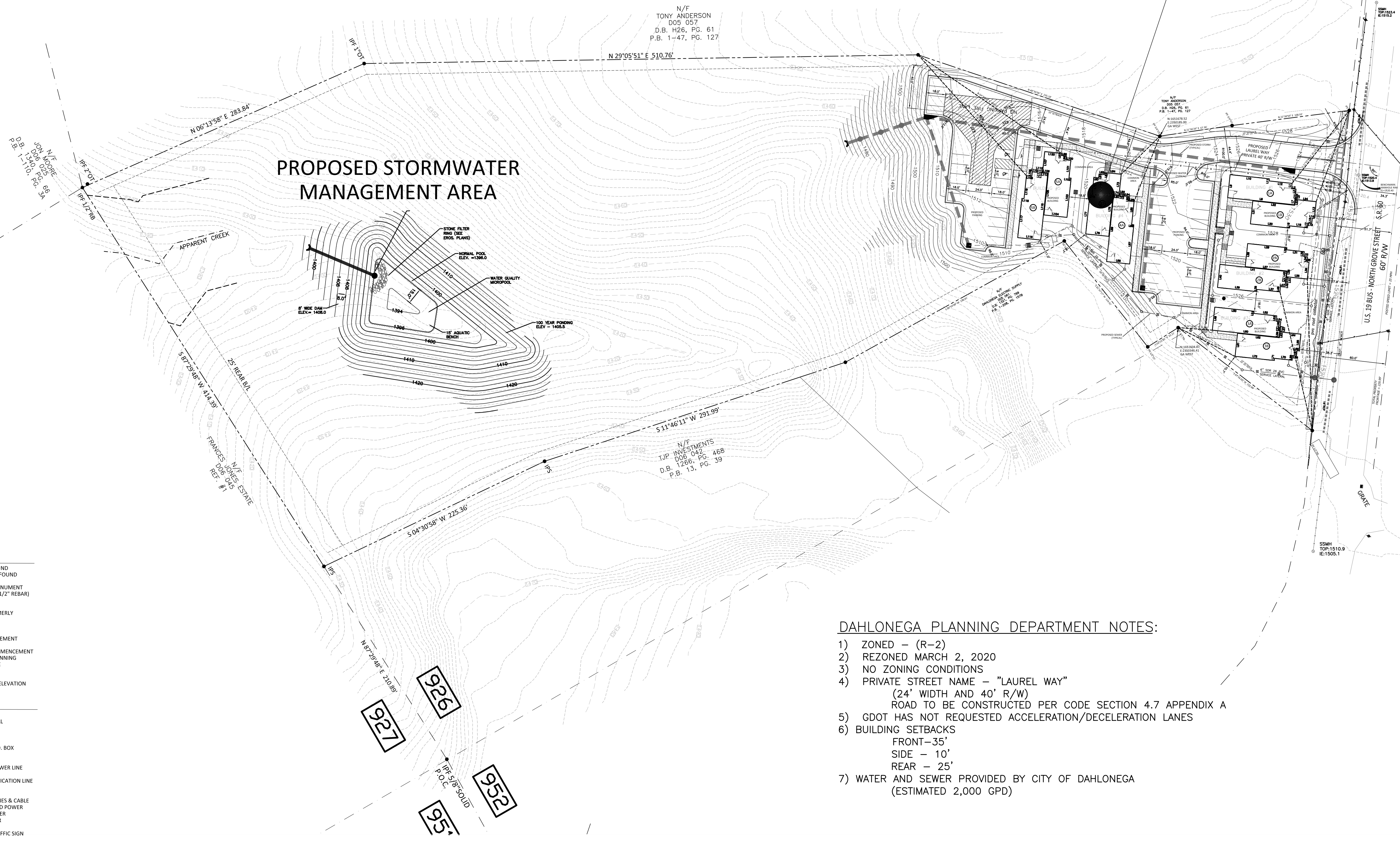
24 HR CONTACT:
 SEAN RUTH
 678.776.3589
 seanruth1@att.net

PROPOSED USE:
 CONDOMINIUM DEVELOPMENT

TOTAL AREA:
 7.33 ACRES

SEE SHEET 2 FOR DETAILED VIEW

OVERALL PARCEL VIEW



PROPOSED STORMWATER MANAGEMENT AREA

DAHLONEGA PLANNING DEPARTMENT NOTES:

- 1) ZONED - (R-2)
- 2) REZONED MARCH 2, 2020
- 3) NO ZONING CONDITIONS
- 4) PRIVATE STREET NAME - "LAUREL WAY"
 (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'
 SIDE - 10'
 REAR - 25'
- 7) WATER AND SEWER PROVIDED BY CITY OF DAHLONEGA (ESTIMATED 2,000 GPD)

TEXT LEGEND

- OTPF = OPEN TOP FOUND
- CTPF = CRIMPED TOP FOUND
- RBF = REBAR FOUND
- CMF = CONCRETE MONUMENT
- IPS = IRON PIN SET (1/2" REBAR)
- R/W = RIGHT OF WAY
- B/L = BUILDING LINE
- N/F = NOW OR FORMERLY
- DB = DEED BOOK
- PB = PLAT BOOK
- PG = PAGE
- D.E. = DRAINAGE EASEMENT
- N.T.S. = NOT TO SCALE
- P.O.C. = POINT OF COMMENCEMENT
- P.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
- = RECORD CALL

PRELIMINARY 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" = 50'

Plat Date:	3/25/2020
Project #:	20SRB001
Drawn by:	PDC
Checked by:	PDC

Sheet
 1 of 2

DAHLONEGA PLANNING DEPARTMENT NOTES:

- 1) ZONED - (R-2)
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- 6) BUILDING SETBACKS
FRONT-35'
SIDE - 10'
REAR - 25'
- 7) WATER AND SEWER PROVIDED BY CITY OF DAHLONEGA
(ESTIMATED 2,000 GPD)

UNIT CALLS:

LINE	BEARING	DISTANCE
L1	S 53°57'41" E	15.00'
L2	N 36°02'19" E	4.10'
L3	S 53°57'41" E	4.50'
L4	N 36°02'19" E	2.00'
L5	S 53°57'41" E	4.54'
L6	S 36°02'19" W	2.00'
L7	S 53°57'41" E	5.33'
L8	S 36°02'19" W	61.79'
L9	N 53°57'41" W	21.37'
L10	N 36°02'19" E	36.42'
L11	S 53°57'41" E	2.00'
L12	N 36°02'19" E	21.27'
L13	S 53°57'41" E	15.50'
L14	S 36°02'19" W	11.85'
L15	S 53°57'41" E	4.85'
L16	S 36°02'19" W	3.65'
L17	S 53°57'41" E	4.36'
L18	S 36°02'19" W	18.21'
L19	S 53°57'41" E	2.00'
L20	S 36°02'19" W	36.42'
L21	N 53°57'41" W	21.37'
L22	N 36°02'19" E	38.87'
L23	N 53°57'41" W	5.33'
L24	N 36°02'19" E	19.25'
L25	S 36°02'19" W	19.25'
L26	N 53°57'41" W	5.33'
L27	S 36°02'19" W	38.87'
L28	N 53°57'41" W	21.37'
L29	N 36°02'19" E	36.42'
L30	S 53°57'41" E	2.00'
L31	N 36°02'19" E	16.21'
L32	S 53°57'41" E	4.36'
L33	N 36°02'19" E	3.65'
L34	S 53°57'41" E	4.85'
L35	N 36°02'19" E	11.85'
L36	S 53°57'41" E	15.50'
L37	S 36°02'19" W	21.27'
L38	S 53°57'41" E	2.00'
L39	S 36°02'19" W	36.42'
L40	N 53°57'41" W	21.37'
L41	N 36°02'19" E	61.79'
L42	S 53°57'41" E	5.33'
L43	N 36°02'19" E	2.00'
L44	S 53°57'41" E	4.54'
L45	S 36°02'19" W	2.00'
L46	S 53°57'41" E	4.50'
L47	S 36°02'19" W	4.10'
L48	S 53°57'41" E	5.00'
L49	S 53°57'41" W	21.37'
L50	N 36°02'19" E	36.42'
L51	S 53°57'41" E	2.00'
L52	N 36°02'19" E	21.27'
L53	S 53°57'41" E	5.00'
L54	S 36°02'19" W	4.10'
L55	S 53°57'41" E	4.50'
L56	S 36°02'19" W	2.00'
L57	S 53°57'41" E	4.54'
L58	S 36°02'19" W	2.00'
L59	S 53°57'41" E	5.33'
L60	S 36°02'19" W	61.79'
L61	N 53°57'41" W	21.37'
L62	N 36°02'19" E	38.87'
L63	N 53°57'41" W	5.33'
L64	N 36°02'19" E	19.25'
L65	S 36°02'19" W	19.25'
L66	S 53°57'41" E	11.85'
L67	S 53°57'41" E	4.85'
L68	S 36°02'19" W	3.65'
L69	S 53°57'41" E	4.36'
L70	S 36°02'19" W	16.21'
L71	S 53°57'41" E	2.00'
L72	S 36°02'19" W	36.42'
L73	S 53°57'41" E	19.25'
L74	S 36°02'19" W	5.33'
L75	S 53°57'41" E	38.87'
L76	S 36°02'19" W	21.37'
L77	S 53°57'41" W	36.42'
L78	N 36°02'19" E	2.00'
L79	N 53°57'41" W	16.21'
L80	N 36°02'19" E	4.36'
L81	N 53°57'41" W	3.65'
L82	N 36°02'19" E	4.85'
L83	N 53°57'41" W	11.85'
L84	N 36°02'19" E	15.50'
L85	S 53°57'41" E	21.27'
L86	N 36°02'19" E	2.00'
L87	S 53°57'41" E	36.42'
L88	S 36°02'19" W	21.38'
L89	N 53°57'41" W	61.79'
L90	N 36°02'19" E	5.33'
L91	S 53°57'41" W	2.00'
L92	S 36°02'19" W	4.54'
L93	S 53°57'41" E	4.50'
L94	S 36°02'19" W	4.10'
L95	S 53°57'41" E	4.10'
L96	S 36°02'19" W	5.00'
L97	S 53°57'41" E	11.85'
L98	N 36°02'19" E	4.85'
L99	S 53°57'41" E	3.65'
L100	N 36°02'19" E	4.36'
L101	S 53°57'41" E	16.21'
L102	N 36°02'19" E	2.00'
L103	S 53°57'41" E	36.42'
L104	S 36°02'19" W	21.37'
L105	S 53°57'41" W	38.87'
L106	S 36°02'19" W	5.33'
L107	S 53°57'41" W	19.25'
L108	N 36°02'19" E	15.00'
L109	S 53°57'41" W	4.10'
L110	N 36°02'19" E	4.50'
L111	N 53°57'41" W	2.00'
L112	S 36°02'19" E	4.54'
L113	S 53°57'41" E	2.00'
L114	N 36°02'19" E	5.33'
L115	S 53°57'41" E	61.79'
L116	S 36°02'19" W	21.38'
L117	N 53°57'41" W	36.42'
L118	S 36°02'19" E	2.00'
L119	S 53°57'41" W	21.27'
L120	S 36°02'19" E	15.50'

UNIT AREAS:

Area	Sq. Feet
1A	1258.61
1B	1268.72
2A	1268.72
2B	1258.61
3A	1258.61
3B	1268.72
4A	1258.61
4B	1268.72
5A	1268.72
5B	1258.61

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.

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

- NOTES:
- 1) SETBACKS, PROPOSED GRADES, PROPOSED BUILDING LOCATIONS, PROPOSED PARKING LOCATIONS AND PROPOSED STORM, WATER, AND SEWER UTILITIES. SHOWN HEREON TAKEN FROM A SITE PLAN PREPARED BY DAY DESIGN GROUP DATED 3/22/20.
 - 2) EXTERIOR BOUNDARY INFORMATION SHOWN HEREON TAKEN FROM A COMBINATION SURVEY FOR GLENSON CORNER 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 BRX+ 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 NAVD83 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

PRELIMINARY CONDOMINIUM PLAT FOR:

THE LAUREL
A COTTAGE COMMUNITY

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

CLARKCANADAY
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:	3/25/2020
Project #:	20SR8001
Drawn by:	PDC
Checked by:	PDC

Sheet
2 of 2