



**CITY OF DAHLONEGA**  
**PLANNING COMMISSION AGENDA**  
**WEDNESDAY, JULY 06, 2022 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 Jameson Kinley, Planning and Zoning Administrator.

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.

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**Call to Order**

**Pledge of Allegiance**

**Approval of Minutes:**

- [1.](#) Planning Commission Meeting Minutes April 05, 2022

**OLD BUSINESS**

**NEW BUSINESS**

*Zoning Cases:*

- [2.](#) ANNEX 22-1 and REZN 22-2 Dennis Ford  
Dennis Ford is requesting to annex parcel 062B-086 and zone R-1 Single Family Residential for the purpose of building an accessory structure to his neighboring residence.
- [3.](#) REZN 22-3 James Thrailkill  
Mr. Thrailkill is requesting an amendment to the original PUD site plan to include 3 single family lots instead of the proposed future condominiums.

**INFORMATION & TRAINING**

**Adjournment**



**CITY OF DAHLONEGA**  
**PLANNING COMMISSION MINUTES**  
**TUESDAY, APRIL 05, 2022 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 Bill Schmid, City Manager.

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**Call to Order**

**PRESENT**

Chairman Robert Conaway  
Commission Member Joyce Westmoreland  
Commission Member Win Crannell  
Commission Member Michael Feagin  
Commission Member James Guy  
Commission Member James Spivey  
Commission Member James Carroll

**Pledge of Allegiance**

**Approval of Minutes:**

1. Planning Commission Meeting Minutes March 01, 2022

Motion made by Commission Member Feagin to approve the Planning Commission Meeting Minutes March 01, 2022, Seconded by Commission Member Guy.

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

Voting Abstaining: Chairman Conaway

Motion Passed

**OLD BUSINESS**

*Zoning Cases:*

*Conditional Uses:*

**NEW BUSINESS**

2. Appointment of Co-Chair

Chairman Conaway

Motion made by Commission Member Westmoreland to appoint Commissioner Feagin as Planning Commission Co-Chair, Seconded by Commission Member Carroll.

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

Commission Member Carroll  
Voting Abstaining: Chairman Conaway, Commission Member Feagin  
Motion Passed

3. Ordinances 2022-05, 2022-06 & 2022-07: Package sale of distilled spirits permitted in B-1 & B-2 districts

Jameson Kinley, Planning and Zoning Administrator

Public Comment:

Tom Gordon - North Chestatee Street - Spoke in favor of allowing package stores within city limits.

Discussion

Motion made by Commission Member Feagin to recommend approval of Ordinances 2022-05, 2022-06 & 2022-07, Seconded by Commission Member Crannell.

Voting Yea: Commission Member Westmoreland, Commission Member Crannell, Commission Member Feagin, Commission Member Carroll

Voting Nay: Commission Member Spivey

Voting Abstaining: Chairman Conaway, Commission Member Guy

Motion Passed

*Zoning Cases:*

*Conditional Uses:*

**INFORMATION & TRAINING**

**Adjournment**

# REZONING APPLICATION FORM CITY OF DAHLONEGA, GEORGIA

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\*\*\*\*\*

Property Owner:

Name:

DENNIS E FORD

Address:

-

Phone:

-

Applicant:

Name:

(if different from Owner)

Address:

Phone:

Agent:

(if applicable)

Name:

Address:

Phone:

Existing Zoning:

COUNTY

Proposed Zoning:

R1

Existing Use:

Residential

Proposed Use:

Residential

Acreage of Site:

Location of Property:

CALHOUN 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 lot.

ONE IS COUNTY & ONE IS CITY AS 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-county

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 Dahlonga.

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: Dennis E. Ford

Printed name of Property Owner: DENNIS E FORD

Date of Signature: 5-9-22

Signature of Witness: Miki Mullin

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



**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 Mountain 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 Mountain 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.

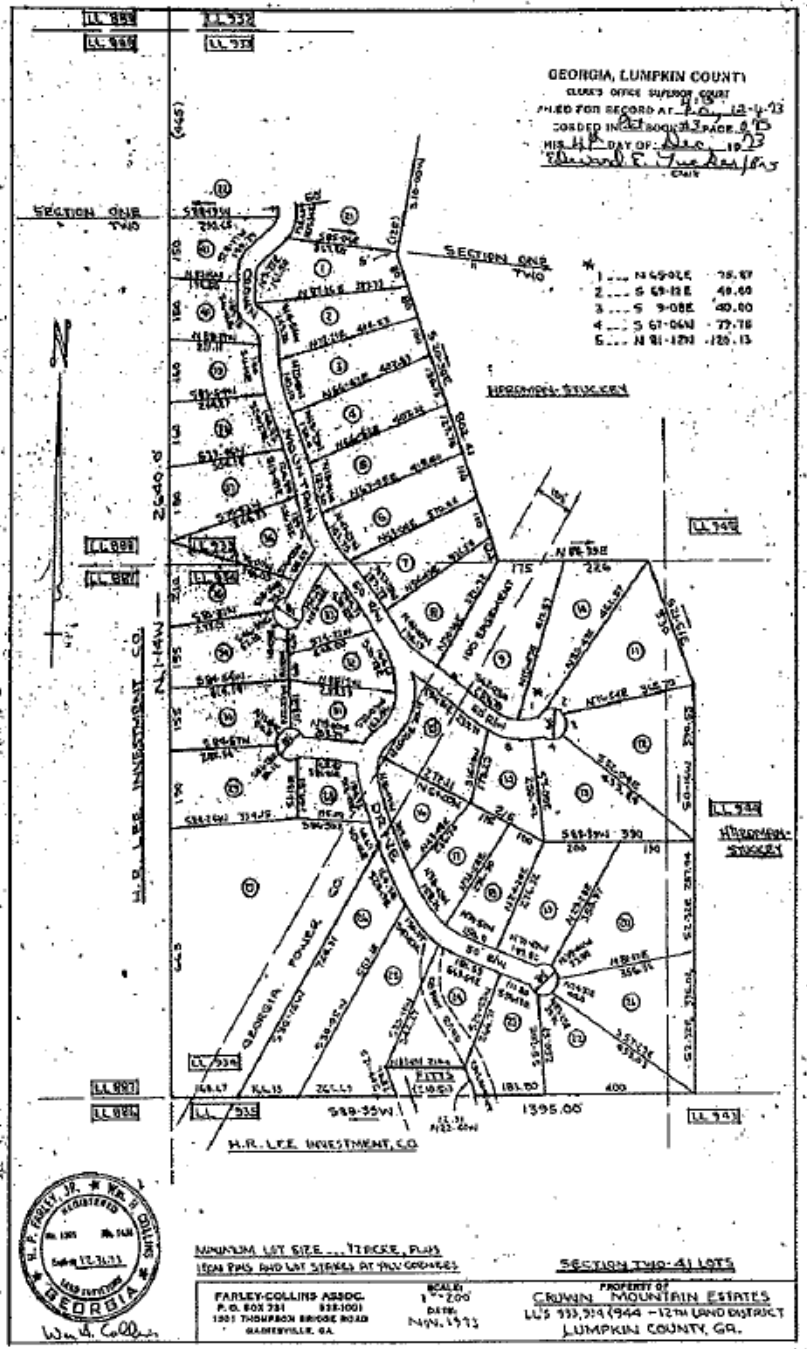
### **Staff Analysis**

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.





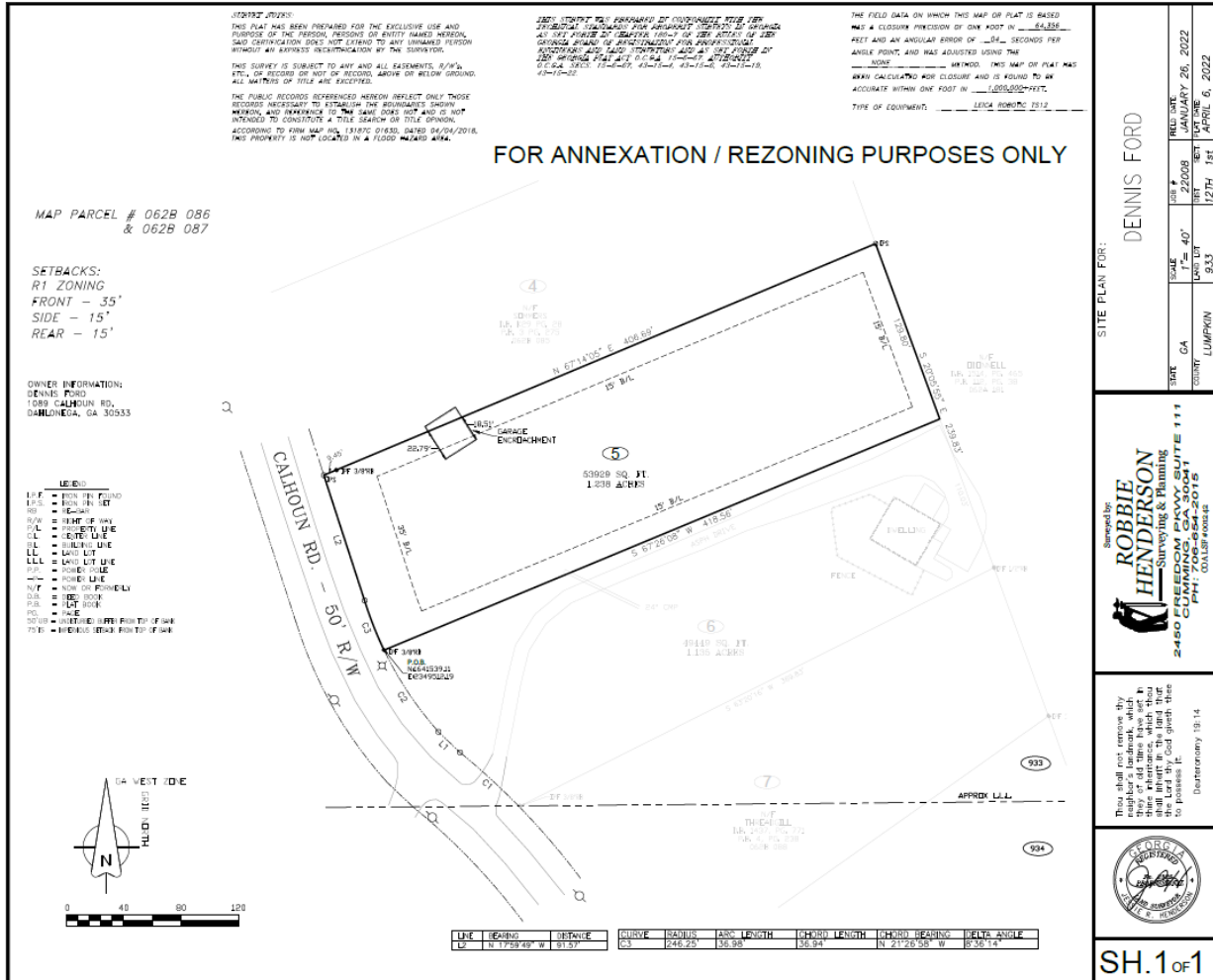
Original Subdivision Plat: (1973)





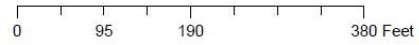





Current Site Plan:





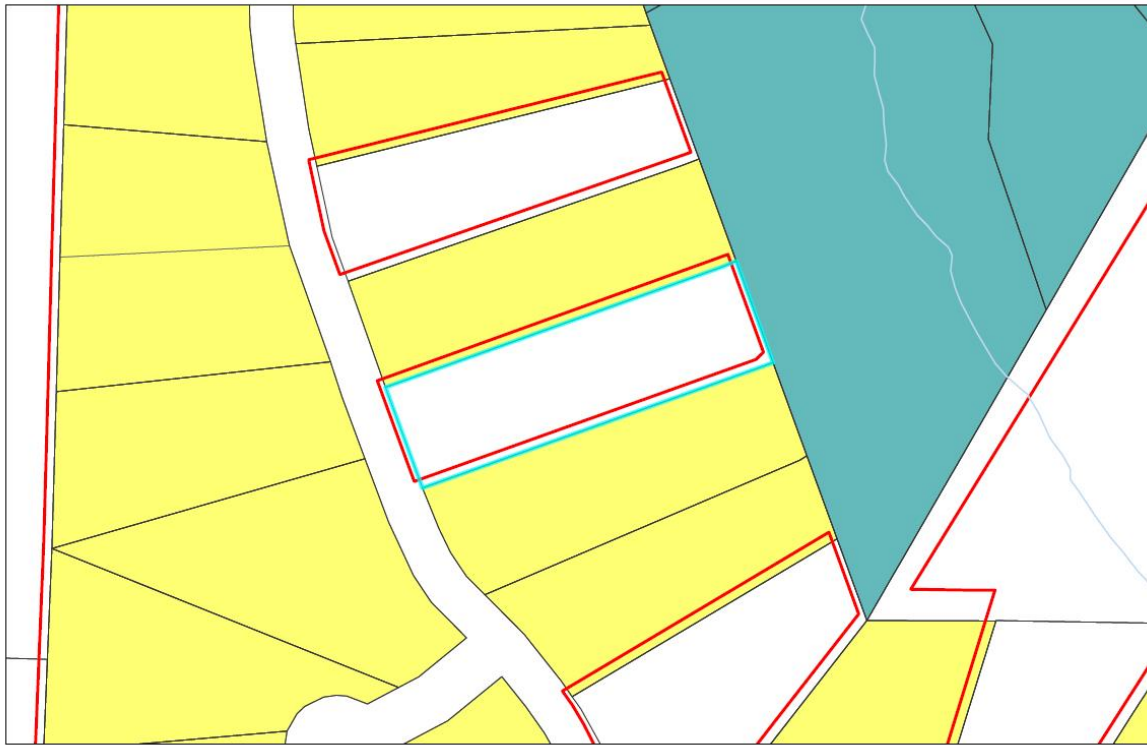
Aerial:



-  CitywaterServiceArea
-  CityBoundary
-  Parcels



Current Zoning:



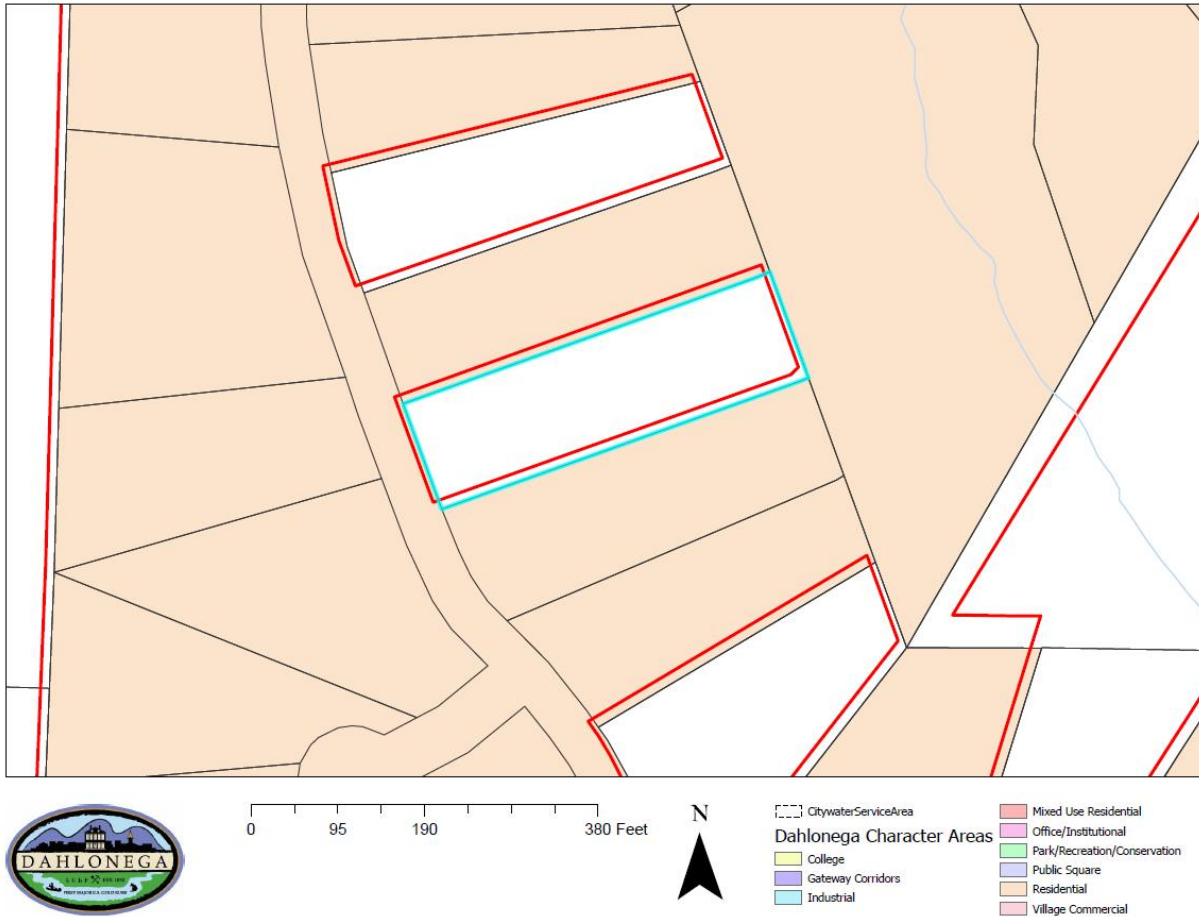
0 95 190 380 Feet



Zoning	
B1	I
B2	OI
B3	PUD
CBD	R1
	R2
	R3



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.



**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.

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

MAP PARCEL # 062B 086 & 062B 087

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.G.A. 15-6-67. AUTHORITY O.C.G.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.

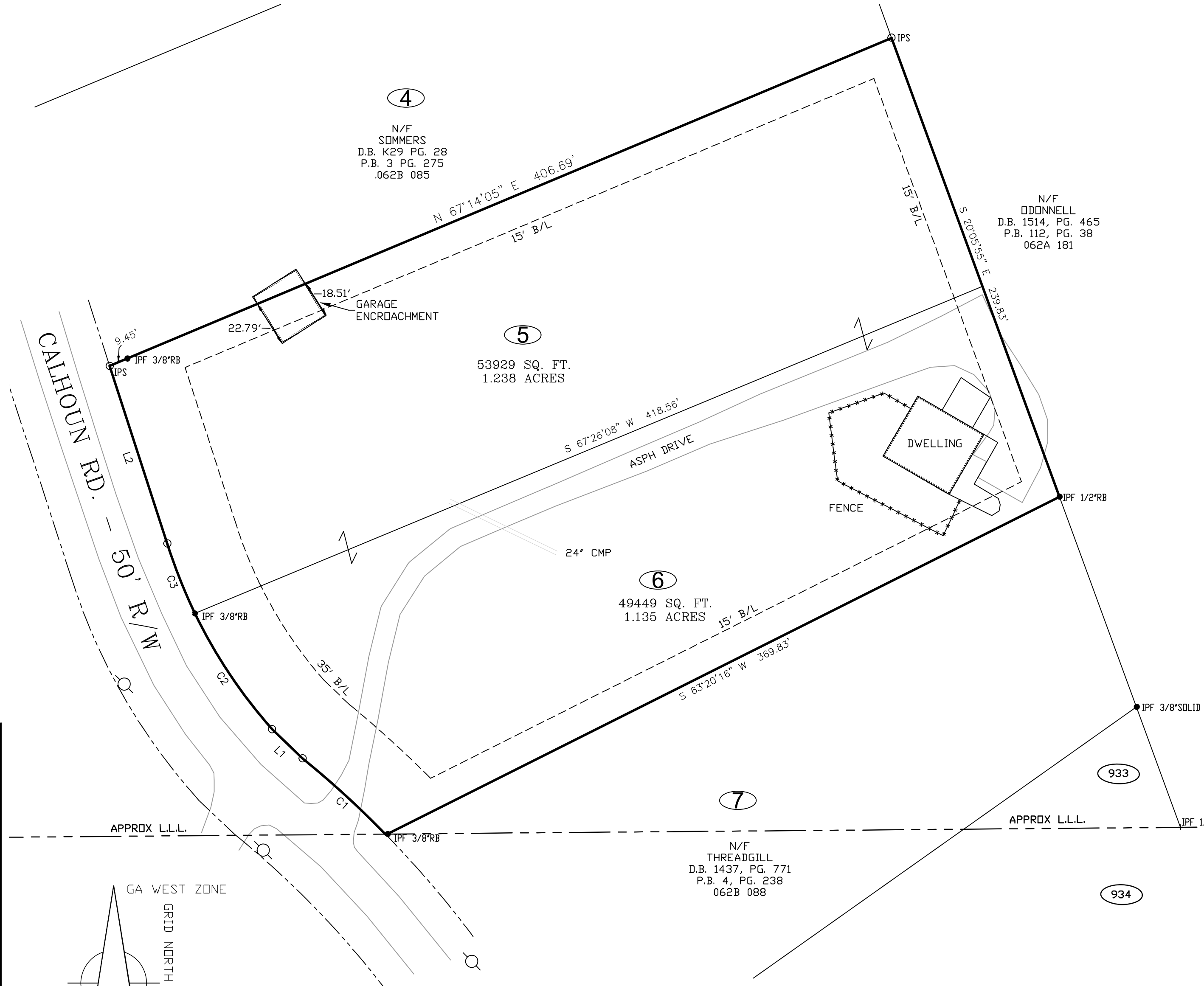
TYPE OF EQUIPMENT: LEICA ROBOTIC TS12

**TOTAL AREA = 2.373 ACRES**

- LEGEND**
- I.P.F. = IRON PIN FOUND
  - I.P.S. = IRON PIN SET
  - RB = RE-BAR
  - R/W = RIGHT OF WAY
  - P/L = PROPERTY LINE
  - C.L. = CENTER LINE
  - B.L. = BUILDING LINE
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**REFERENCES:**

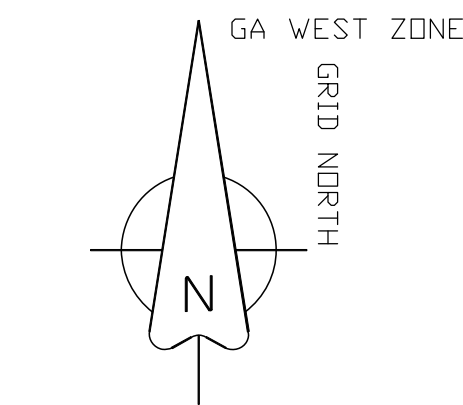
- 1) PLAT BOOK 3, PAGE 275
- 2) PLAT BOOK 4, PAGE 238
- 3) PLAT BOOK 112, PAGE 33



**SURVEYOR'S CERTIFICATE**

As required by subsection (c) of O.C.G.A. Section 15-6-67, this map or plat has been prepared and issued for submittal and approval by the local jurisdiction as is evidenced by the 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 the survey 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. 15-6-67. 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"

COMBINATION PLAT FOR:

DENNIS FORD

STATE	GA	SCALE	1" = 40'	JOB #	22008	FIELD DATE:	JANUARY 26, 2022
COUNTY	LUMPKIN	LAND LOT	933	DIST	12TH	PLAT DATE:	APRIL 6, 2022
					1st		

Surveyed by:

**ROBBIE HENDERSON**  
Surveying & Planning

2450 FREEDOM PKWY SUITE 111  
CUMMING, GA 30041  
PH: 706-654-2015  
COA.LSF #001242

Thou shall not remove thy neighbor's landmark, which they of old time have set in thine inheritance, which thou shall inherit in the land that the Lord thy God giveth thee to possess it.

Deuteronomy 19:14

**SH.1 of 1**

**SURVEY NOTES:**

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TYPE OF EQUIPMENT: LEICA ROBOTIC TS12

# FOR ANNEXATION / REZONING PURPOSES ONLY

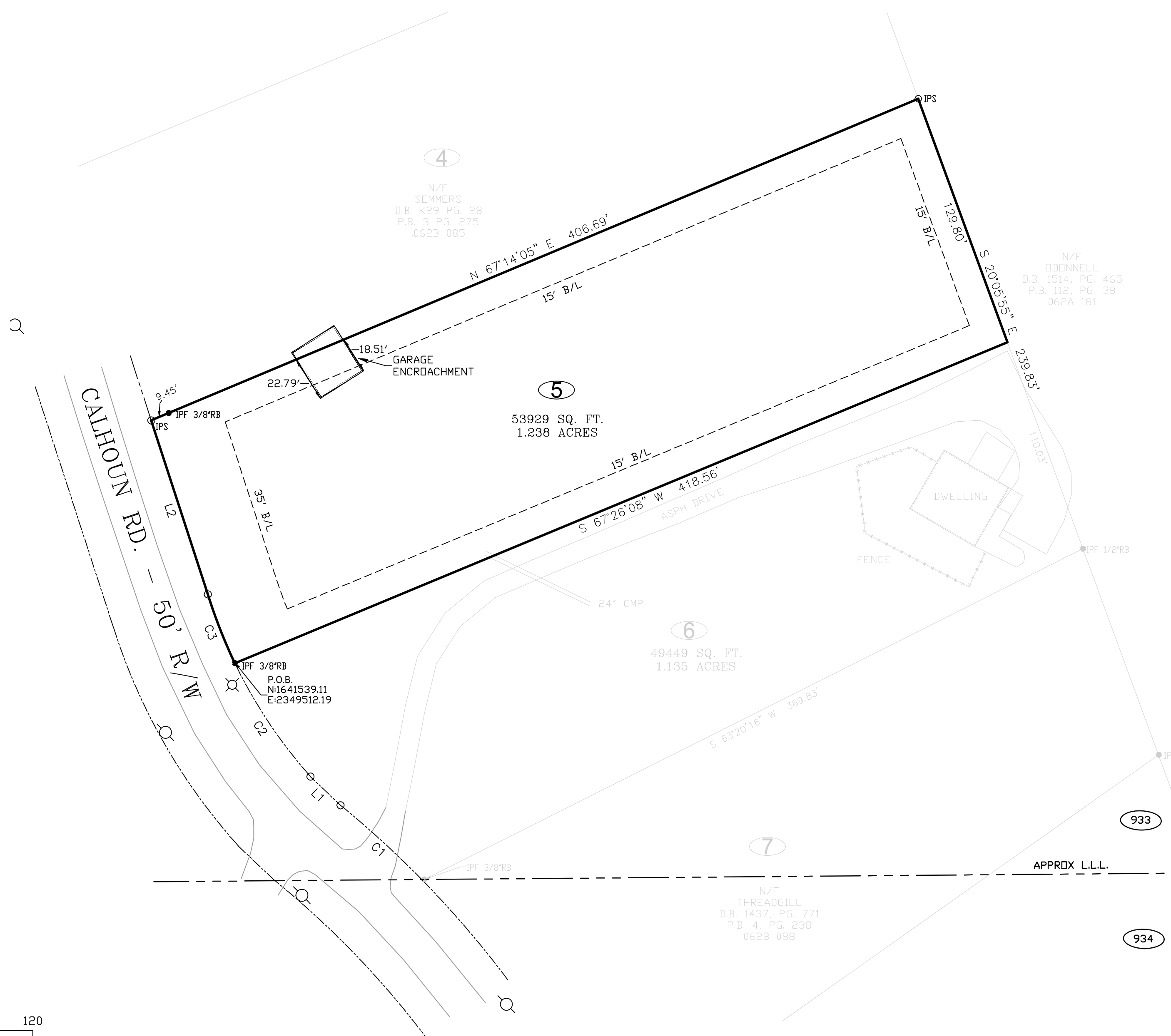
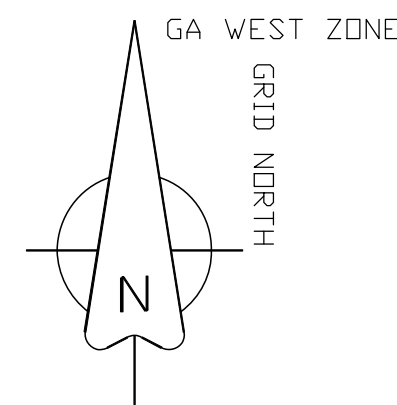
MAP PARCEL # 062B 086  
& 062B 087

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

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

**LEGEND**

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- I.P.S. = IRON PIN SET
- RB = RE-BAR
- R/W = RIGHT OF WAY
- P/L = PROPERTY LINE
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SITE PLAN FOR:

DENNIS FORD

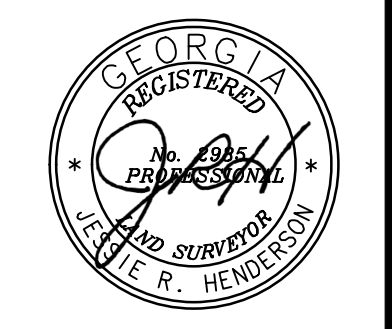
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Deuteronomy 19:14



SH.1 of 1

**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

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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.**





- 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 consistent 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.

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: William T. Hardman

Printed name of Property Owner : William T. Hardman

Date of Signature: 6/2/2022

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:  
\_\_\_\_\_.
  
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.

June 6, 2022

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

To Whom It May Concern:

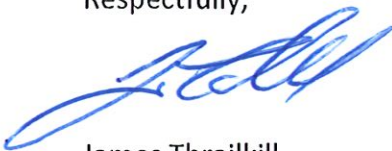
This Letter of Intent is in reference to The Overlook at Crown Mountain, formally known as Crown Mountain Swim and Tennis Subdivision. The subdivision is approximately 97.07 acres including an 8.3-acre parcel slated for future development. There are 72 lots in the subdivision, with 14 lots and the 8.3-acre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



## 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.**

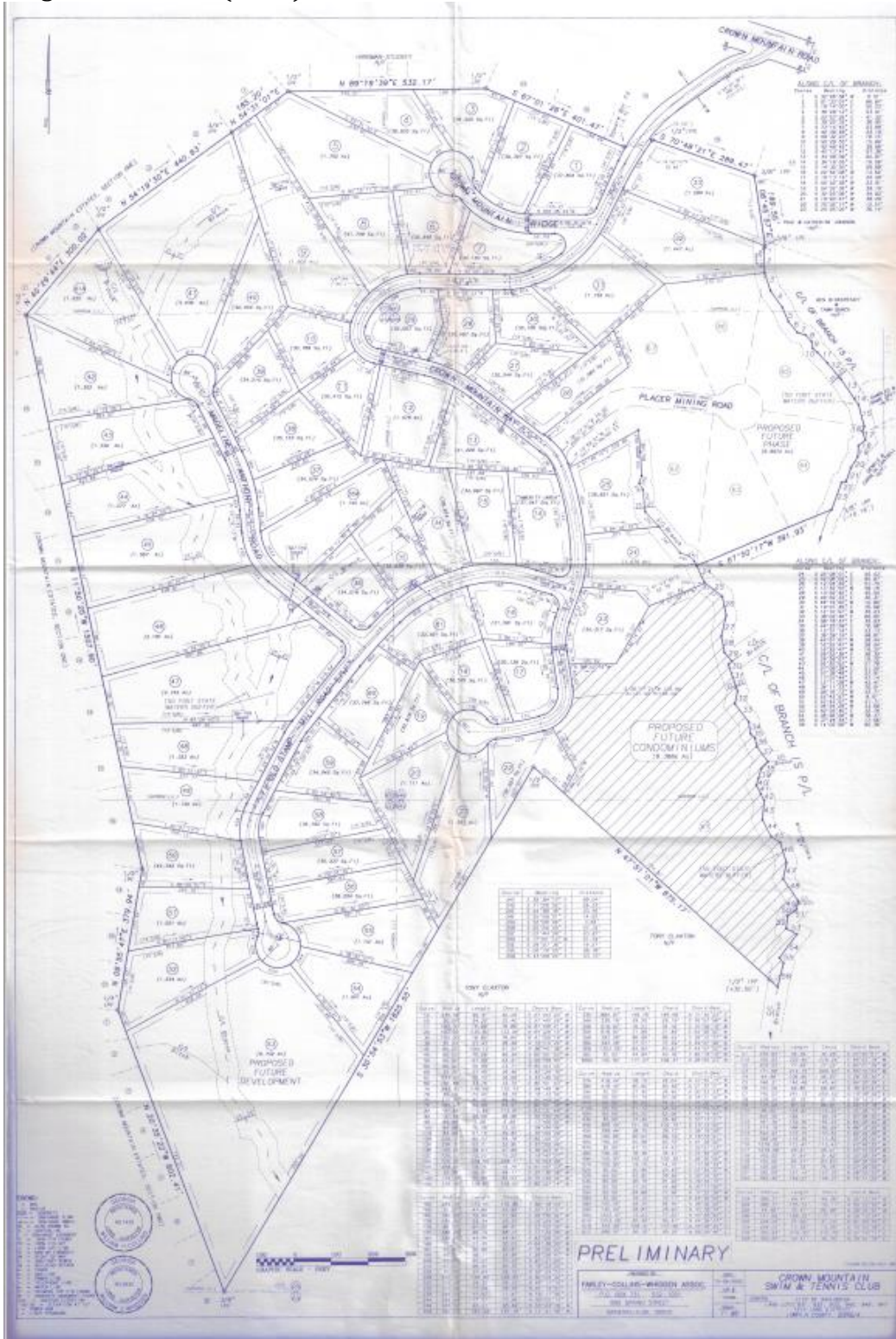
This property has some significant challenges with topography. This suggests the clustering of development on the land with less steep slopes in order to balance development with minimal land disturbance.

### **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.



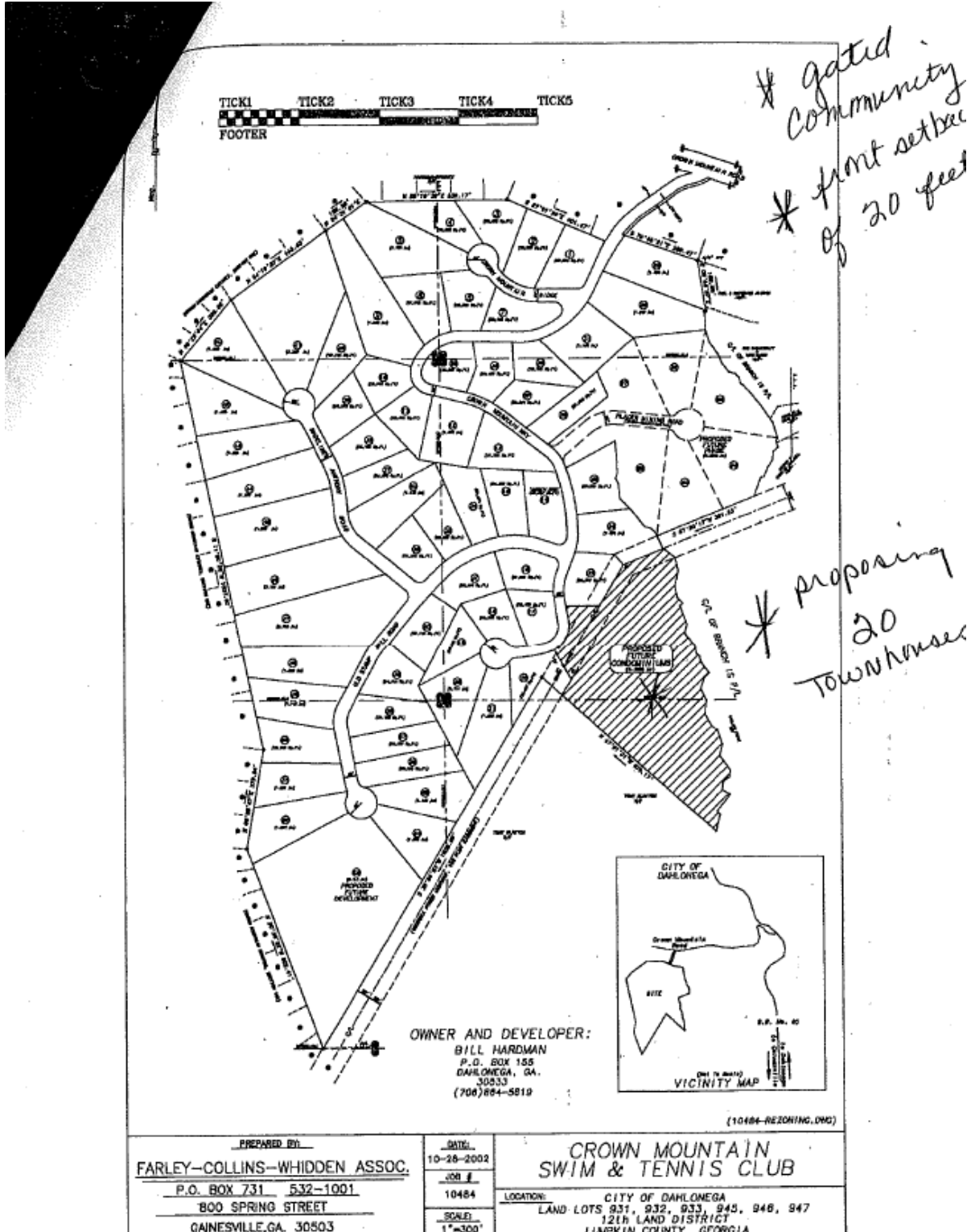
Original Site Plan: (2005)





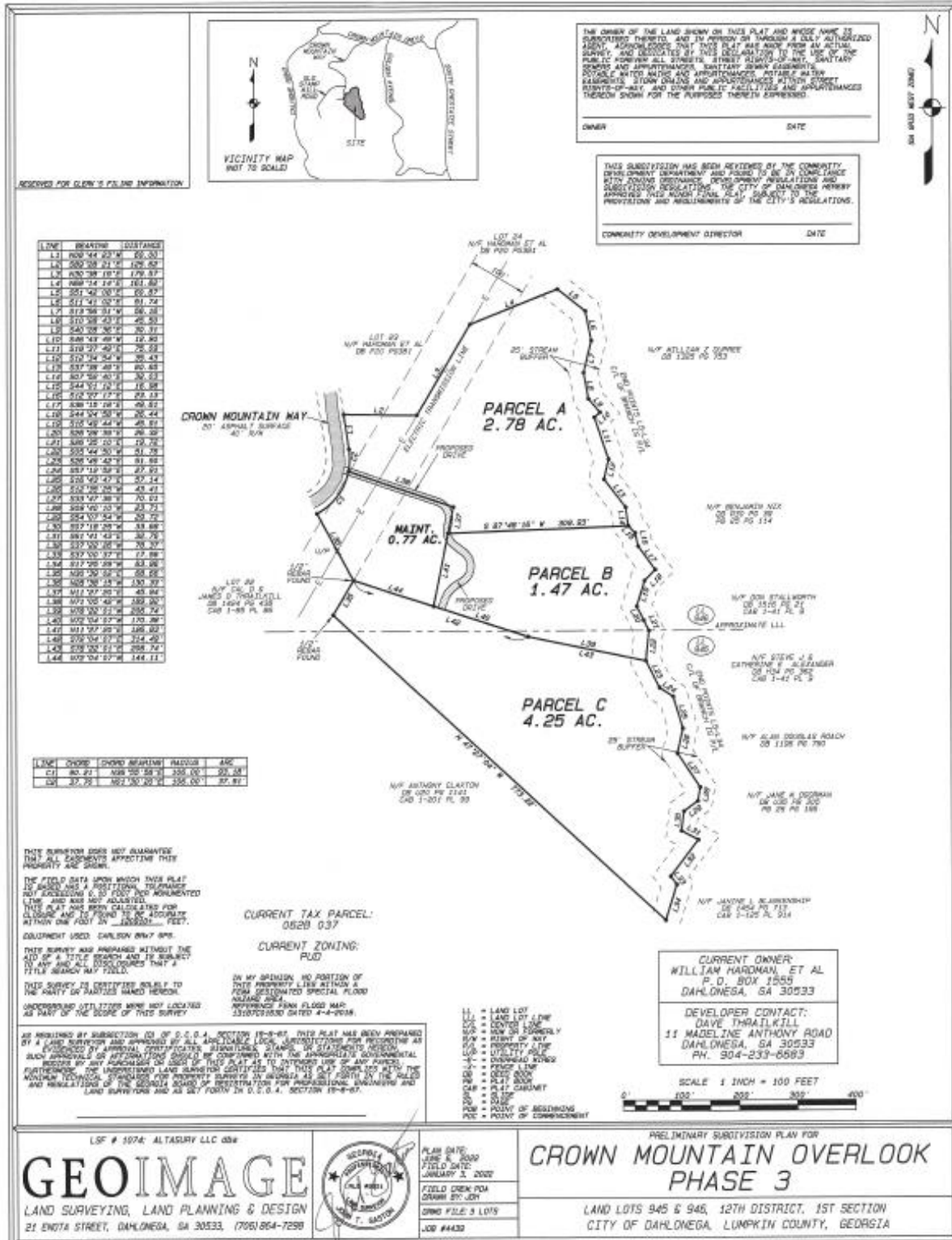


Original Site Plan Continued: (2002)



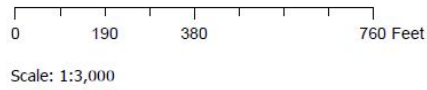


Proposed Amendment Site Plan:





Aerial:

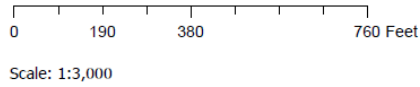
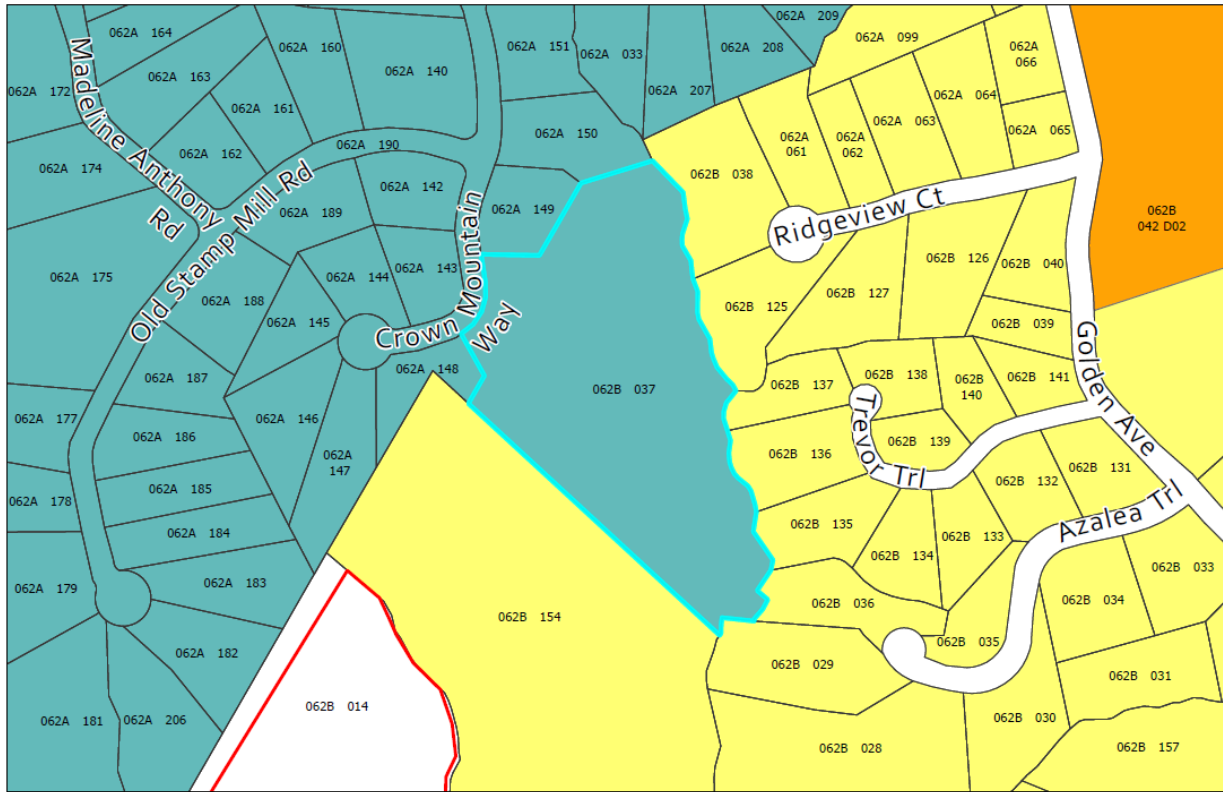


Parcels 2021





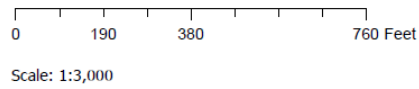
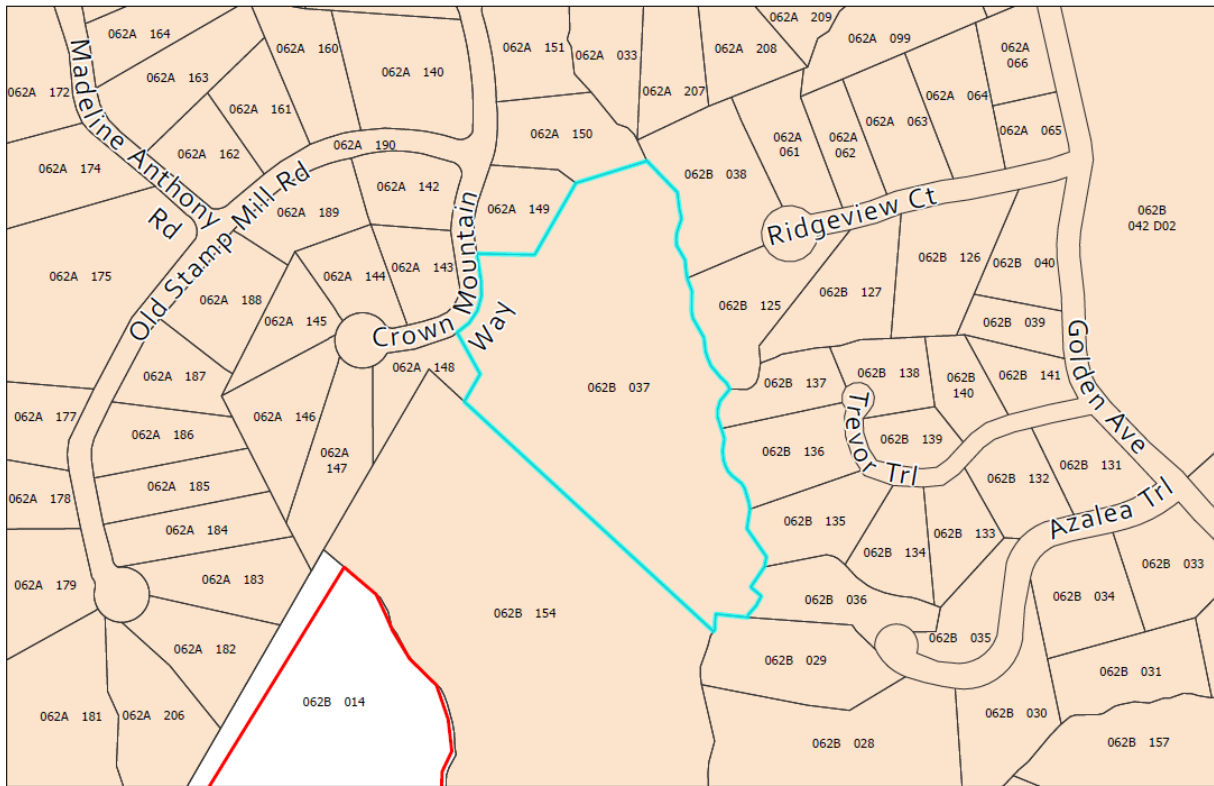
Current Zoning:



Zoning	
	Parcels 2021
	B1
	B2
	B3
	CBD
	I
	OI
	PUD
	R1
	R2
	R3



Comprehensive Plan:



- |   |   |
|---|---|
| <ul style="list-style-type: none"> <li>Parcels 2021</li> <li>Dahlonega Character Areas</li> <li>College</li> <li>Gateway Corridors</li> <li>Industrial</li> </ul> | <ul style="list-style-type: none"> <li>Mixed Use Residential</li> <li>Office/Institutional</li> <li>Park/Recreation/Conservation</li> <li>Public Square</li> <li>Residential</li> <li>Village Commercial</li> </ul> |
|---|---|

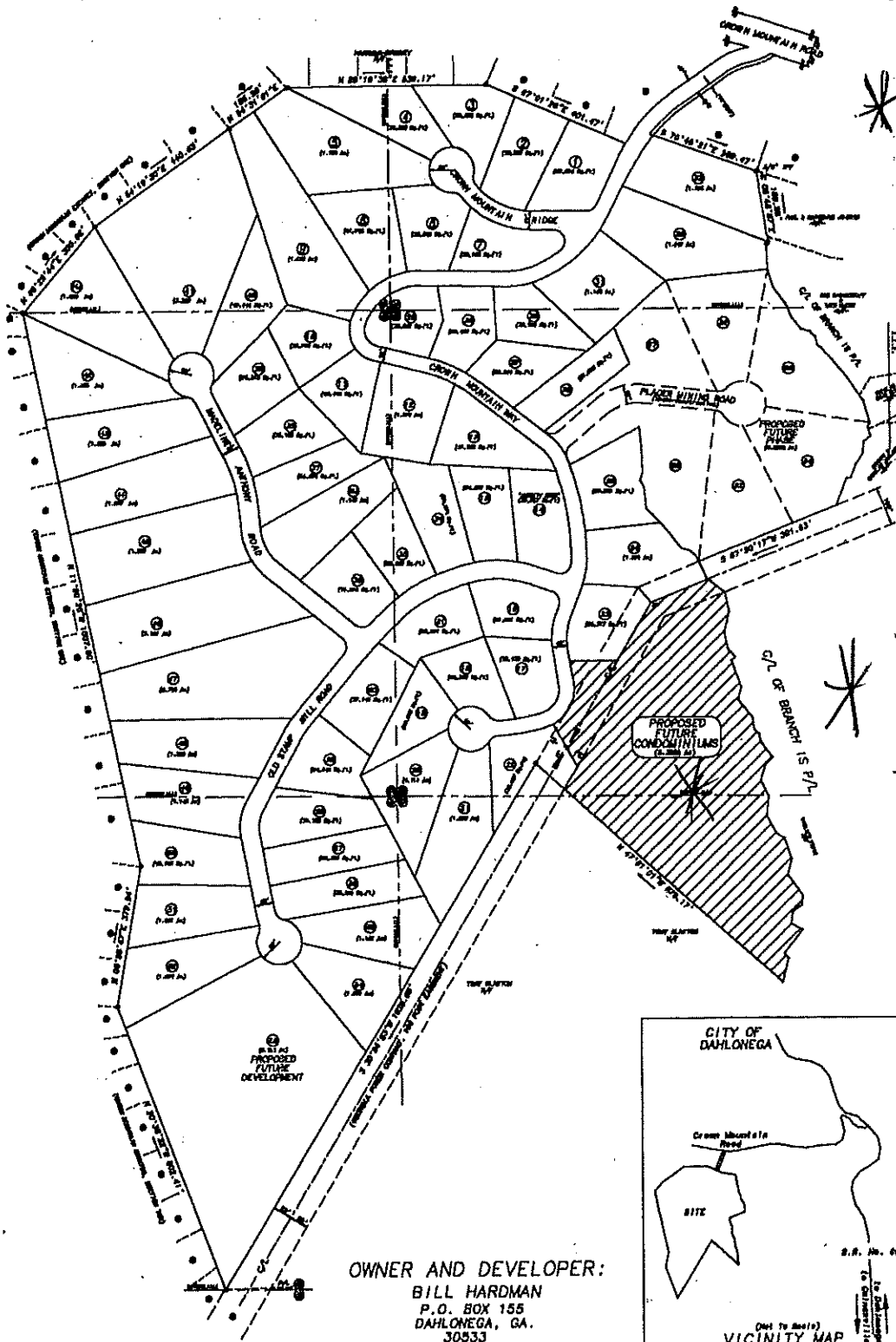


Staff Recommended Motion:

Motion/Recommendation to approve REZN 22-3

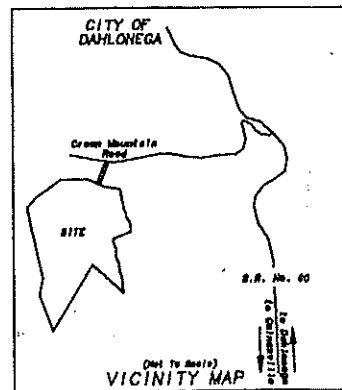
TICK1 TICK2 TICK3 TICK4 TICK5  
FOOTER

\* gated community  
\* front setback of 20 feet



\* proposing 20 townhouses

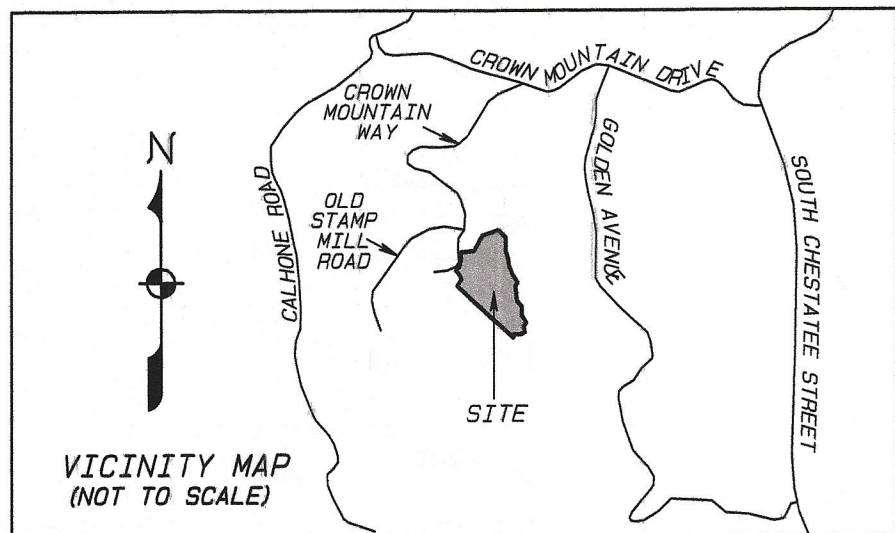
OWNER AND DEVELOPER:  
BILL HARDMAN  
P.O. BOX 155  
DAHLONEGA, GA.  
30533  
(708)804-5819



(10484-REZONING.DWG)

PREPARED BY: <b>FARLEY-COLLINS-WHIDDEN ASSOC.</b> P.O. BOX 731 532-1001 800 SPRING STREET GAINESVILLE, GA. 30503	DATE: 10-28-2002	<b>CROWN MOUNTAIN          SWIM &amp; TENNIS CLUB</b>
	JOB #: 10484	
	SCALE: 1"=300'	





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.

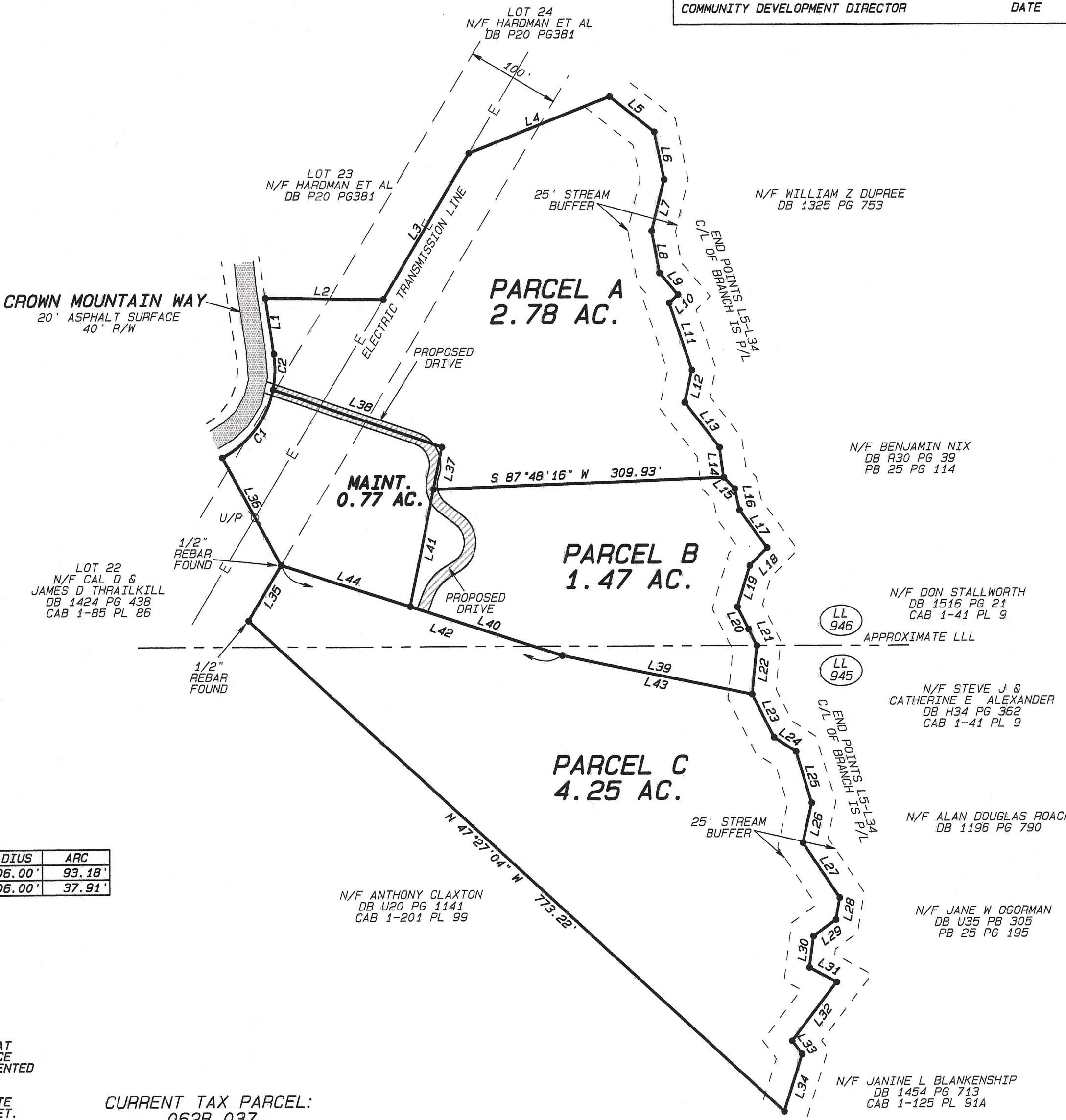
OWNER \_\_\_\_\_ DATE \_\_\_\_\_

THIS SUBDIVISION HAS BEEN REVIEWED BY THE COMMUNITY DEVELOPMENT DEPARTMENT AND FOUND TO BE IN COMPLIANCE WITH ZONING ORDINANCE, DEVELOPMENT REGULATIONS AND SUBDIVISION REGULATIONS. 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 \_\_\_\_\_

RESERVED FOR CLERK'S FILING INFORMATION

LINE	BEARING	DISTANCE
L1	N08°44'23"W	60.00'
L2	S89°28'21"E	125.62'
L3	N30°38'19"E	179.57'
L4	N68°14'14"E	161.82'
L5	S51°42'08"E	60.87'
L6	S11°41'02"E	51.74'
L7	S13°56'51"W	56.16'
L8	S10°28'43"E	45.50'
L9	S40°28'36"E	30.31'
L10	S46°43'49"W	12.90'
L11	S18°37'49"E	75.09'
L12	S12°34'54"W	35.43'
L13	S37°38'49"E	60.65'
L14	S07°52'40"E	32.03'
L15	S44°01'12"E	16.98'
L16	S12°27'17"E	23.13'
L17	S36°15'18"E	49.61'
L18	S44°24'58"W	26.44'
L19	S16°49'44"W	45.91'
L20	S26°28'39"E	26.32'
L21	S26°35'10"E	19.72'
L22	S05°44'50"W	51.76'
L23	S26°45'42"E	51.50'
L24	S57°12'52"E	27.91'
L25	S16°43'47"E	57.14'
L26	S12°35'25"W	43.41'
L27	S33°47'36"E	70.01'
L28	S09°40'10"W	23.71'
L29	S54°07'54"W	29.72'
L30	S07°18'25"W	33.68'
L31	S61°41'43"E	32.76'
L32	S37°22'26"W	78.37'
L33	S37°00'37"E	17.56'
L34	S17°25'29"W	63.96'
L35	N30°39'02"E	68.66'
L36	N28°38'15"W	130.33'
L37	N11°27'20"E	45.94'
L38	N71°05'42"W	189.92'
L39	N78°22'01"W	206.74'
L40	N72°04'07"W	170.38'
L41	N11°27'20"E	126.83'
L42	S72°04'07"E	314.49'
L43	S78°22'01"E	206.74'
L44	N72°04'07"W	144.11'



LINE	CHORD	CHORD BEARING	RADIUS	ARC
C1	90.21'	N36°55'58"E	106.00'	93.18'
C2	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 0.10 FOOT PER MONUMENTED LINE, AND WAS NOT ADJUSTED.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 120910+ FEET.

EQUIPMENT USED: CARLSON BRX7 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 HEREON.

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

CURRENT TAX PARCEL: 062B 037

CURRENT ZONING: PUD

IN MY OPINION, NO PORTION OF THIS PROPERTY LIES WITHIN A FEMA DESIGNATED SPECIAL FLOOD HAZARD AREA.

REFERENCE FEMA FLOOD MAP: 13187C0163D DATED 4-4-2018.

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.

- LL = LAND LOT
- LLL = LAND LOT LINE
- C/L = CENTER LINE
- N/F = NOW OR FORMERLY
- R/W = RIGHT OF WAY
- P/L = PROPERTY LINE
- U/P = UTILITY POLE
- E- = OVERHEAD WIRES
- X- = FENCE LINE
- DB = DEED BOOK
- PB = PLAT BOOK
- CAB = PLAT CABINET
- SL = SLIDE
- PG = PAGE
- POB = 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. 904-233-6683



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: JDH  
DRWG 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