



CITY OF DAHLONEGA

City Council Public Hearing Agenda

February 15, 2021 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.

CALL TO ORDER

NEW BUSINESS:

Public Hearing:

1. REZN-20-09-0001 258 Hawkins Street (Parcel # D07 032). Request to rezone the property from R-1 to PUD
2. REZN-21-01 - 258 Hawkins Street +/- 10.003 acres request to change zoning from R-1 to R-2

ADJOURNMENT



STAFF REPORT
REZN-20-09-0001

Applicant: Signet N GA, LLC

Owner: Arthur E. Housley, Jr., as Executor of the Estate of Faye W. Housley

Location: 258 Hawkins Street (Parcel # D07 032)

Acreage: +/- 10.003 Acres

Current Zoning Classification: R-1 (Single Family Residential)

Proposed Zoning Classification: PUD (Planned Unit Development)

Current Use of Property: Single Family Residential

Proposed Use of Property: 92 apartments and 298 bedrooms are proposed in 2 structures

DRI Recommendation: This development will not qualify as a DRI

General Land Use: Residential

Comprehensive Plan Character Area: The parcel is situated within the Public Square Character Area in the Comprehensive Plan. The Character Area is silent as to the placement of student housing in this area. Student apartments are discussed and encouraged to develop within the Mixed Use Residential and College/University of North Georgia areas.

Environmental Impacts: This project will have to conform to the Erosion and Sedimentation Control Ordinance and State Regulations for Environmental Impacts.

City Services: All city services are available at this site.

Traffic Impact: AADT for off-campus student apartments "ITE Code 225" calculates total traffic to be 1,140 trips with AM peak total trips of 46 and PM peak total trips of 97. Currently the proposed site plan has 217 parking spaces.

Surrounding Zoning: North - R-1
South - PUD
East - R-1

West – R-1

Reasonableness of Request:

This request is reasonable within the confines of the parcel in which it is requested if it is approved with the conditions stated in this staff report.

Buffer Requirement:

A minimum ten-foot landscaping strip will be required at areas that front public streets with sidewalks.

Additional Information:

The Dahlonga Downtown Master Plan Design Guidelines that were created August 2008, identifies the proposed development parcel being in the University Heights area. This area of development shows that this parcel was identified for part of an amphitheater. The other portions would be part of a residential neighborhood with lower densities and be oriented more to resemble larger block configurations than we currently have in residential districts around the downtown area. However, this plan was never adopted officially by the City Council.

**Planning Commission
Recommendation:**

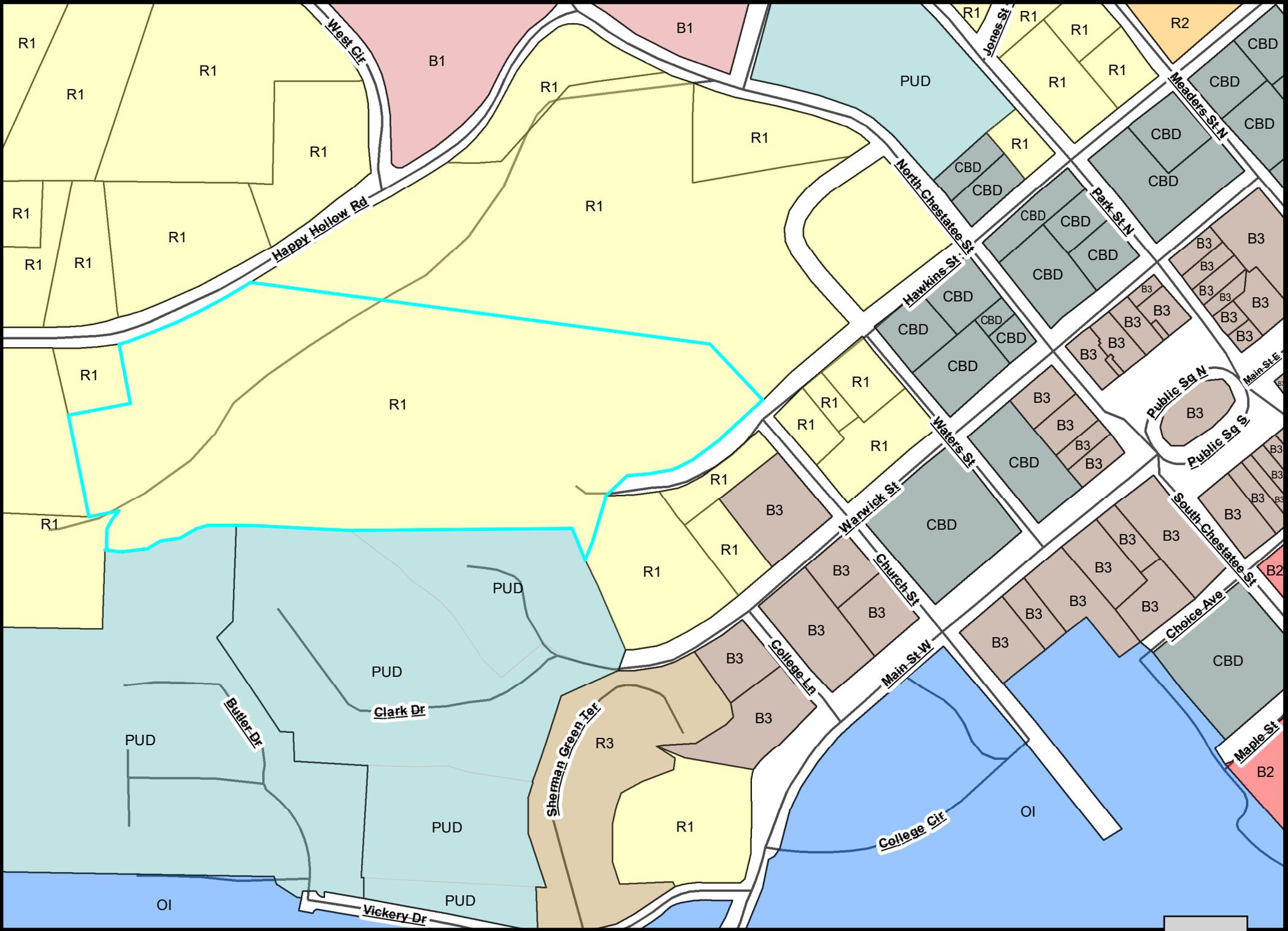
Planning Commission Recommends Denial

**Community Development
Dept. Recommendation:**

The department recommends approval with the following conditions.

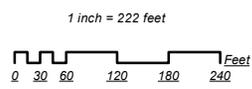
1. Lighting shall use downlighting and cutoff fixtures configured to be directed toward the center of the development where the structures will be located. Any LED lighting shall be in the color spectrum of 2700K (Warm White) to 3500K (Cool White) and as approved by the Community Development Department.
2. Buffers shall be established along the north and northeast property lines with a width of 25' feet vegetated material consisting of evergreen trees that will limit the travel of sound. Front vegetated buffer shall be 15 feet in width and have vegetative material that will shield adjacent parcel owners from vehicular headlights in the parking and internal street areas.

3. The development shall install street and pedestrian improvements that will meet city specifications for sidewalks along block sections of Church Street and pedestrian crosswalk indicators crossing Hawkins Street to the sidewalks on Church Street adjacent from the proposed entrance.
4. Offsite stormwater improvements shall be installed or upgraded for the portions of Hawkins Street that abuts the proposed development and at the intersection of Hawkins and Church Street. Church Street stormwater improvements shall be installed from the ridge crest on Church Street moving down to the intersection of Hawkins and Church Street.
5. Hawkins Street shall be improved to meet the road standards required by the Development Regulations along the portions of the development that front Hawkins Street as well as the intersection of Hawkins and Church Street.



Legend

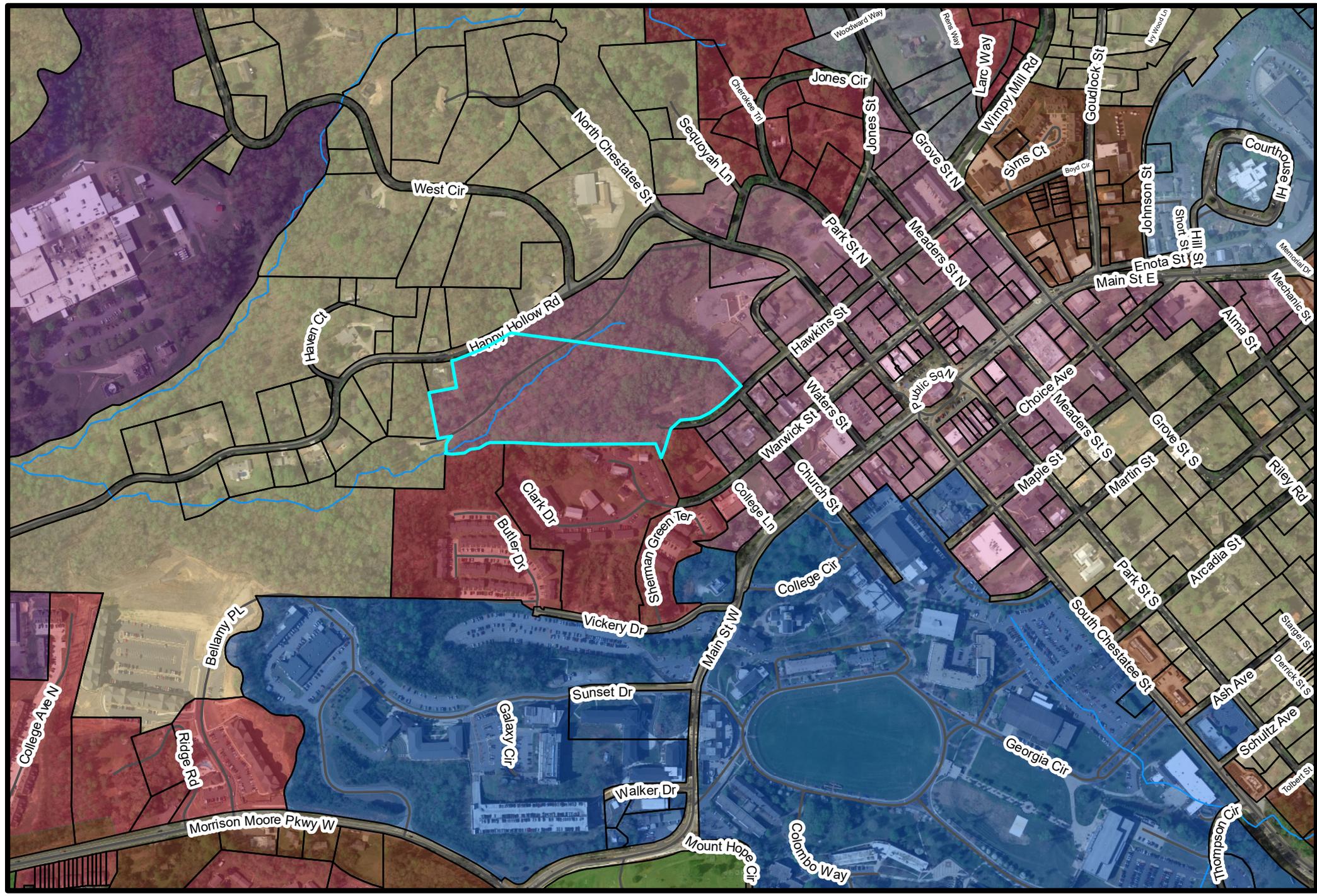
| | | | | | | | | | | | | | | | |
|--|-------|--|---------------|--|----|--|----|--|-----|--|-----|--|----|--|----|
| | R1 | | B1 | | B2 | | B3 | | CBD | | PUD | | R3 | | OI |
| | R1 | | B1 | | B2 | | B3 | | CBD | | PUD | | R3 | | OI |
| | Roads | | City Boundary | | | | | | | | | | | | |



Zoning Map for REZN-20-09-0001



City of Dahlonega
 This map is for informational purposes only. Please use this as a planning document to help with Community Development.

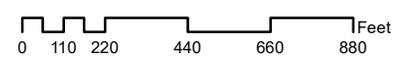


- Legend**
- 2018TP
 - streams
 - Roads
 - <all other values>
- | | | |
|--|---|--|
| <p>CharArea</p> <ul style="list-style-type: none"> College Gateway Corridors Industrial Mixed Use Residential | <ul style="list-style-type: none"> Office/Institutional Park/Recreation/Conservation Public Square Residential Village Commercial | |
|--|---|--|



Character Area Map
REZN-20--09-0001

1 inch = 508 feet



City of Dahlonega, GA

This map is for informational purposes only. Please use this as a planning document to help with Community Development.

- 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.

See attached.

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

See attached.

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

See attached.

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

See attached.

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

See attached.

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.

See attached.

7. The zoning history of the subject property.

See attached.

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.

See attached.

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

See attached.

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:
N/A.
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 \$ _____
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: Sept. 11, 2020

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.



J. Ethan Underwood
eunderwood@mhtlegal.com

CAMPAIGN DISCLOSURE

| | |
|--------------------------|--|
| Applicant: | Signet N GA, LLC. |
| Subject Property: | 10.003 Acres Designated as Lumpkin County Tax Parcel(s): D07 032 & D07 033 |
| Current Zoning: | R1 – Single-Family Residential District |
| Proposed Zoning: | PUD – Planned Unit Development District |
| Proposed Use: | 92 unit/298 Bed Apartment House |
| Application: | Rezoning from R1 to PUD |
| ROW Access: | Hawkins Street |

To Whom It May Concern:

Pursuant to Section 36-67A-3 of the Official Code of Georgia Annotated, adopted by the Georgia General Assembly, effective July 1, 1986, please be advised that as of the date of this letter, Miles, Hansford & Tallant, LLC has made the following campaign contributions to local officials of Dahlonega:

N/A

This letter constitutes the disclosure of campaign contributions with respect to the above-referenced application.

Sincerely,

Ethan Underwood
Attorney for Applicant



J. Ethan Underwood
eunderwood@mhtlegal.com

DEVELOPMENT SUMMARY REPORT

| | |
|--------------------------|--|
| Applicant: | Signet N GA, LLC. |
| Subject Property: | 10.003 Acres Designated as p/o Lumpkin County Tax Parcel: D07 032 |
| Current Zoning: | R1 – Single-Family Residential District |
| Proposed Zoning: | PUD – Planned Unit Development District |
| Proposed Use: | 92 unit/298 Bed Apartment House |
| Application: | Rezoning from R1 to PUD |
| ROW Access: | Hawkins Street |

This Development Summary Report is intended to comply with the application procedures established by The City of Dahlonega, GA for submittal of land use applications, as required by the Zoning Ordinance of the City of Dahlonega (the “Zoning Ordinance”), City of Dahlonega Public Hearing Application Requirements, and other City of Dahlonega Ordinances and Standards.

The Applicant has submitted contemporaneously with this Development Summary Report the application package for the Proposed Zoning and Proposed Use, as may be amended (the “Application”). With regard to any zoning, conditional use permit, and variances requested in the Application (as applicable), the Applicant incorporates all statements made in the Public Hearing Application as part of this Development Summary Report.

DEVELOPMENT SUMMARY

1. Proposed Land Use.

The Applicant requests to rezone the Subject Property to the Proposed Zoning and intends to develop the Subject Property for the Proposed Use. Specifically, the Subject Property will be used as an Apartment House, consisting of 92 Apartment Units/ 298 Beds, with a target mix of: 61 4-BR/4BA, 23 2-BR/2BA, and 8 1-BR/1BA. The primary use of the development will consist of two (2) apartment buildings of 4 stories each, with an approximate aggregate area of 108,393.40 sf, with unconditioned corridors.

In addition to the primary use, the Proposed Use will include accessory uses of amenity areas, a swimming pool, community areas/buildings, exercise facilities, parking for residents, and other typically ancillary support services for an apartment house. The clubhouse area and building will consist of leasing offices and community gathering areas, and outdoor pool amenity area; other site small structures include a maintenance shed (725 GSF) and uncovered trash compactor enclosure (290 GSF).

The Applicant's proposed unit mix is as follows:

| 2019-22 Dahlonega- Signet RE - Unit Matrix | | | | | | | |
|--|--|--------------|--------------|---------------|--------------------|------|--|
| 8/21/2020 | | | | | | | |
| Building Type A | | 1A (One Bed) | 2A (Two Bed) | 4A (Four Bed) | Total Per Building | | |
| | | sf | sf | sf | Units | Beds | |
| Level 1 | | 1 | 2 | 5 | 8 | 25 | |
| Level 2 | | 1 | 3 | 8 | 12 | 39 | |
| Level 3 | | 1 | 3 | 8 | 12 | 39 | |
| Level 4 | | 1 | 3 | 8 | 12 | 39 | |
| | | | | | | | |
| Building Type B | | 545 sf | 911.01 sf | 1361.97 sf | Units | Beds | |
| Level 1 | | 1 | 3 | 8 | 12 | 39 | |
| Level 2 | | 1 | 3 | 8 | 12 | 39 | |
| Level 3 | | 1 | 3 | 8 | 12 | 39 | |
| Level 4 | | 1 | 3 | 8 | 12 | 39 | |

| |
|-----------------------|
| 92 Total Units |
| 298 Total Beds |

| Residential Unit Information | | | | | |
|------------------------------|----------|---------|-------|------------|------------|
| | Area | Percent | Count | Gross Area | |
| 1A | 545.00 | 9% | 8 | 4,360.00 | |
| 2A | 911.01 | 25% | 23 | 20,953.23 | |
| 4A | 1,361.97 | 66% | 61 | 83,080.17 | |
| | | | Total | 92 | 108,393.40 |

Construction to be concrete slab-on-grade and foundation walls; wood frame, with a mix of brick masonry veneer and fiber cement siding, and other code compliant exterior materials; sloped asphalt shingle roof configurations typically; mechanical units located on roof.

Site design parking count to accommodate 217 cars/vehicle parking on grade.

2. Proposed development standards.

The Applicant proposes the following development standards

| | |
|----------------------|-----|
| Minimum Lot Size | N/A |
| Minimum Lot Width | N/A |
| Minimum Lot Frontage | N/A |
| Minimum Floor Area | N/A |

| | |
|---|--------------------|
| Minimum Residential Dwelling Unit Size | 545 sf |
| Maximum Number of Dwelling Units | 92 Units/ 298 Beds |
| Minimum building setbacks | |
| Front Yard | 40 ft |
| Side Yard | 10 ft |
| Rear Yard | 25 ft |
| Minimum Landscape Strips and Buffers | |
| Front landscape strip | 10 ft |
| Side landscape strip | 10 ft |
| Maximum Building Height | 55 ft |

3. Time frame of development and provisions for ownership and management of the development.

The Applicant will be the developer of the subject property. The development time frame is estimated to require 8-9 months for entitlements (i.e. zoning and permitting), with land disturbance beginning in late Spring 2021. Construction will require 12-14 months, with residents expected to be living on the property in Summer of 2022.

A related entity will operate the Proposed Use upon completion of construction and will manage the property via a contracted management firm. Upon lease up and stabilization, the Applicant may retain the property or will sell the property to a reputable operator of multi-family housing communities. In any case, the property will be managed and maintained in an aesthetically pleasing manner.

4. Intended plans for the provision of utilities, including water, sewer and drainage facilities.

Sanitary sewer, water, natural gas, electricity and cable are available to the Subject Property and the impact on public utilities will be in keeping with growth projected by utility providers. Sanitary sewer and water utilities will be provided to the project by the City of Dahlonega.

With regard to sanitary sewer, the Applicant has developed dozens of similar Apartment Houses throughout the United States and based upon similar sized communities it has developed, the Applicant anticipate its residents will require approximately **21,000 gallons** of potable water per day, and require a maximum sewage treatment capacity of **21,000 gallons** per day. This calculation is based upon the current mix of 1-, 2-, and 4-bedroom apartment homes. Under a hypothetical unit mix that consists exclusively of 4-bedroom apartment homes, the water and sewer usage would each **increase by 7,000 gallons per day**, respectively. Based on the proposed unit mix and a corresponding 25% decrease in hypothetical

capacity purchase requirements such that it is only required to purchase 21,000 gallons per day of sewage treatment capacity.

The Subject Property will utilize onsite detention that complies with the Georgia Storm Water Manual's requirements for water quality and flood control. The site flows to the northwest and the detention facility will discharge stormwater into a natural watercourse at a rate no greater than pre-development flow rates.

5. Maintenance of streets and common open spaces.

All internal driveways, parking areas, and common open spaces will be constructed and maintained by the owner of the Subject Property in accordance with all applicable laws and regulations.

6. Maintenance of streets and common open spaces.

The developer intends to install a private sewage pump station to serve the project. This sewage pump station will be constructed and maintained by the owner of the Subject Property in accordance with all applicable laws and regulations.

TREES AND LANDSCAPING.

The property will be landscaped in accordance with all applicable ordinances. In addition, the Applicant proposes to install evergreen landscaping along the western and eastern boundaries of the Subject Property to provided privacy for future residents of both the Subject Property, as well as the adjoining properties.

The site design includes a tree save area along the northern boundary of the Subject Property. This area contains the vast majority of mature, specimen trees on the Subject Property. The site design also includes landscape strips along the front and side yards of the Subject Property. Preservation of these tree save areas will provide a visual separation between neighboring property owners and the proposed development, and the tree groupings within these tree save areas will provide wildlife habitat that would not be accommodated by the preservation of trees elsewhere on the Subject Property. The location of the proposed tree save areas is also necessary to allow shaping of the topography for proper stormwater flow and utility installation in the remaining portions of the Subject Property. Once developed, the Applicant will install new tree plantings in disturbed areas to comply with City requirements.

PROPOSED ARCHITECTURE

The Subject Property is located where a transition is occurring from the Public Square Character Area, to undeveloped area, but is still influenced by the City's Character priorities. The site starts at the crest of the hill at this area and continues downward to the nearby creek. The site is visible from the easternmost point, which is closest to the public square area, is at the intersection of Church Street and Hawkins Street.

The architectural style and character of buildings at the Square are acknowledged in that new buildings will use some of the same elements, materials and colors of the vernacular architecture of the historic city center. A strong base of brick masonry, in a traditional color, with horizontal lap siding and possibly some panelized siding wall areas - both which will appear to be wood but will be fiber cement- in a

generally warm/neutral color pallet, will be used above the masonry base. Some areas of the masonry base will extend to level two or level three of the building façades, to generate visual interest and rhythm across the length of the building, recalling the variety of the surrounding hillside landscape and mountain areas of Dahlonega.

Windows across the buildings are currently planned to be well-proportioned operable double hung windows, which also are typical of the historic structures in the public square area and other areas of Dahlonega. Open areas at the ends of hallways which will allow for fresh air circulation, will generally be screened with a grid or louvered system, allowing for air circulation, providing some rain screening, as well as providing another small exterior visual design element, without calling too much attention to them.

A sloped shingle roof will appear on all sides of the building as another recalled element of traditional residential architecture, and will screen the rooftop equipment which will be located out of sight, on the roof in the center of each building.

With all of these elements, the Application shows that the design of this project does meet the consensus issues and goals for the community related to Planning as well as Architecture, and that they will be seen as enhancements to what is the historical urban fabric of the downtown Dahlonega area, both current and future.

To this end, the Applicant submits and incorporates with the Application architectural renderings for evaluation by the City. The Architectural renderings submitted with the Application are conceptual at this time, and final plans and elevations will be designed after the Land Disturbance Permit (LDP) documents are substantially complete.

CONCLUSION

Because the Proposed Use complies with all criteria appropriate for consideration of the land use application, the Applicant and owners respectfully request that this Application be approved as requested by the Applicant and in the manner shown on the Application, which is incorporated herein by reference. The Applicant and owners reserve the right to amend and supplement this Development Summary Report at any time.



J. Ethan Underwood
eunderwood@mhtlegal.com

LETTER OF INTENT

| | |
|--------------------------|--|
| Applicant: | Signet N GA, LLC. |
| Subject Property: | 10.003 Acres Designated as p/o Lumpkin County Tax Parcel: D07 032 |
| Current Zoning: | R1 – Single-Family Residential District |
| Proposed Zoning: | PUD – Planned Unit Development District |
| Proposed Use: | 92 unit/298 Bed Apartment House |
| Application: | Rezoning from R1 to PUD |
| ROW Access: | Hawkins Street |

This Letter of Intent is intended to comply with the application procedures established by The City of Dahlonega, GA for submittal of land use applications, as required by the Zoning Ordinance of the City of Dahlonega (the "Zoning Ordinance"), City of Dahlonega Public Hearing Application Requirements, and other City of Dahlonega Ordinances and Standards.

The Applicant has submitted contemporaneously with this Letter of Intent the application package for the Proposed Zoning and Proposed Use, as may be amended (the "Application"). With regard to any zoning, conditional use permit, and variances requested in the Application (as applicable), the Applicant incorporates all statements made in the Public Hearing Application as part of this Letter of Intent.

INTENDED USE

The Applicant requests to rezone the Subject Property to the Proposed Zoning and intends to develop the Subject Property for the Proposed Use. Specifically, the Subject Property will be used as an Apartment House, consisting of 92 Apartment Units/ 298 Beds, with a target mix of: 61 4-BR/4BA, 23 2-BR/2BA, and 8 1-BR/1BA. The primary use of the development will consist of two (2) apartment buildings of 4 stories each, with an approximate aggregate area of 108,393.40 sf, with unconditioned corridors.

In addition to the primary use, the Proposed Use will include accessory uses of amenity areas, a swimming pool, community areas/buildings, exercise facilities, parking for residents, and other typically ancillary support services for an apartment house. The clubhouse area and building will consist of leasing offices and community gathering areas, and outdoor pool amenity area; and other site small structures, including without limitation, a maintenance shed (approx. 800 GSF) and uncovered trash compactor enclosure (approx. 470 GSF), and a recycling collection area.

Construction to be concrete slab-on-grade and foundation walls; wood frame, with a mix of brick masonry veneer and fiber cement siding, and other code compliant exterior materials; sloped asphalt shingle roof configurations typically; mechanical units located on roof.

Site design parking count to accommodate 217 cars/vehicle parking on grade.

IMPACT ANALYSIS

When exercising the City's zoning powers, consideration shall be given to factors associated with the use including, but not limited to, the following. The Applicant's Proposed Use satisfies all of these criteria as described below:

- 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.**

The Proposed Use is compatible with the surrounding properties and land use, specifically the institutional use of a church by Dahlonga Baptist Church and residential use by surrounding single-family homes. The Subject Property and these surrounding lands are all located within walking distance of the Univ. of North Georgia campus. The use of the surrounding properties will be enhanced by the interconnectivity provided to the sidewalk along Hawkins Street along the front of the Subject Property, as well as by the vibrancy brought by the Proposed Use.

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

The Proposed Use will not adversely affect the existing use or usability of adjacent or nearby properties because the Proposed Use will allow for a residential use that is compatible with the surrounding residential and institutional uses. The Proposed Use will provide needed vitality to the area, which the Applicant hopes will result in revitalization of surrounding older buildings. The value of the surrounding properties will be enhanced by the Subject Property's residences and premium site design.

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

A refusal by the City to approve the Application, as requested by the Applicant, will impose a disproportionate hardship on the Applicant and owners of the Subject Property without benefiting any surrounding property owners. There is no reasonable use of the Subject Property except for development as proposed by the Applicant and there is no benefit to the public by requiring that the Current Zoning be maintained.

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

The public will benefit in having new development act as a catalyst to spur redevelopment of the surrounding area.

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

The shape, size, and topography of the Subject Property necessitate rezoning of the Subject Property, as its steep topography and floodplain prohibit development using the Current Zoning. With the limited

buildable area available on the site, only the Propose Use can utilize the relatively small building envelop available on the Subject Property – there is no other physically practicable or financially viable use for the Subject Property than as proposed by the Applicant.

As such, the Subject Property does not have a reasonable economic use as currently zoned. The R1 zoning category allows only single-family detached homes; the R1 zoning classification does not allow Apartment Houses as a Permitted Use. Apartments are necessary in order to develop a sufficient number of housing units at a sufficient price-point to make the project economically viable for redevelopment. Moreover, the increasing population of the City of Dahunega necessitates more dense development to accommodate projected growth, as contemplated by the Comprehensive Plan.

- 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 been undeveloped for over a decade, with the only structure being a single house built circa 1934. As the UNG Campus has expanded, it has not kept up with demand for student or employee housing. The Proposed Use will accommodate the University, while remaining in private ownership, and subject to ad valorem taxation.

- 7. The zoning history of the subject property.**

The Subject Property has been zoned R1 since the inception of zoning regulations in the City of Dahunega.

- 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 Proposed Use will not result in a use that will cause an excessive or burdensome use of existing streets, transportation facilities, utilities, schools, parks, or other public facilities. The projected impact on schools and utilities will be in keeping with projected growth, and any applicable impact fees from the development will fund infrastructure improvements. The number of car trips and need for transportation facilities will be comparable to surrounding uses (in fact pedestrian and bicycle transportation will likely be the favored mode of transportation with the City), and the developer will make improvements to surrounding rights-of-way as required by applicable regulations for project improvements.

- 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 zoning proposal is in conformity with the policy and intent of the Comprehensive Plan. The Subject Property is located in the Public Square Character Area. In this regard, the development will:

- be compatible with all applicable design guidelines
- provide context sensitive infill development
- be sensitive that the height of structures blend with the surrounding properties
- provide full pedestrian accessibility
- provide landscaping and decorative elements

The Proposed Use will incorporate the design standards submitted with the Application and will increase the vibrancy of downtown Dahlonega. The Proposed Use is compatible with the surrounding properties, being Dahlonega Baptist Church and single-family homes located near the University of North Georgia campus.

The Proposed Use will also provide pedestrian and cyclist interconnectivity via public sidewalk connections to Hawkins and Church Street.

The Proposed Use will result in only a minor population increase of approximately 298 people and only a minor increase to traffic. The Applicant submits the following Trip Generation Report for the project:

| Land Use | ITE Code | Density | Daily Traffic | | | AM Peak | PM Peak |
|-------------------------------------|----------|----------|---------------|------------|------------|-----------|-----------|
| | | | Total | Enter | Exit | Total | Total |
| <i>Off-Campus Student Apartment</i> | 225 | 298 beds | 1,140 | 570 | 570 | 46 | 97 |
| Total Gross Trips | | | 1,140 | 570 | 570 | 46 | 97 |

Because the Proposed Use complies with all criteria appropriate for consideration of the land use application, the Applicant and owners respectfully request that this Application be approved as requested by the Applicant and in the manner shown on the Application, which is incorporated herein by reference. The Applicant and owners reserve the right to amend and supplement this Letter of Intent at any time.

From: [Gerald \(Jerry\) Sullivan](#)
To: [Spencer Hyatt](#)
Subject: FW: Dahlongega Rental Housing
Date: Tuesday, September 8, 2020 4:23:50 PM

FYI – note to Dahlongega City Manager

UNG would be happy to state this perspective with others

Please let me know next time you are in town

Jerry
706.714.4128

From: Gerald (Jerry) Sullivan
Sent: Monday, July 6, 2020 4:58 PM
To: Bill Schmid <bschmid@dahlongega.gov>
Subject: Dahlongega Rental Housing

Good day Bill!

Thank you for your call regarding the proposed Signet housing development in Dahlongega. Signet Real Estate is a company that has developed quality projects with and adjacent to university campuses across the country, and from my perspective completed excellent work over the past several years at the University of Florida.

While the University would benefit from quality housing in the community, student focused or otherwise, UNG does not endorse or discourage this proposed development.

My understanding of current student housing is that UNG's on-campus housing is near capacity for this fall, and that the primary off-campus student housing communities are also near capacity. I also hear frequently that faculty and staff are challenged to find desired housing in Dahlongega. This demand could obviously change for many reasons, but may immediately and particularly influenced by the COVID pandemic.

The Signet concept that I have seen represents a high quality of rental housing, which I would expect would appeal to many people, but again UNG views determinations related to this development as a city matter.

Jerry



J. Ethan Underwood
eunderwood@mhtlegal.com

RESERVATION OF CONSTITUTIONAL AND OTHER LEGAL RIGHTS

| | |
|--------------------------|--|
| Applicant: | Signet N GA, LLC. |
| Subject Property: | 10.003 Acres Designated as p/o Lumpkin County Tax Parcel: D07 032 |
| Current Zoning: | R1 – Single-Family Residential District |
| Proposed Zoning: | PUD – Planned Unit Development District |
| Proposed Use: | 92 unit/298 Bed Apartment House |
| Application: | Rezoning from R1 to PUD |
| ROW Access: | Hawkins Street |

This Reservation of Constitutional and Other Legal Rights (“the Reservation”) is intended to supplement and form a part of the Application of the Applicant and the owners of the Subject Property and to put the Dahlonega City Council on notice of the Applicant’s assertion of its constitutional and legal rights.

The Applicant has filed a timely application, has provided all required information and has submitted the appropriate application fees. The Application meets all judicial and statutory requirements for approval. The Applicant incorporates all statements made in the Application submitted concurrently herewith as its letter of intent required by the City of Dahlonega.

The Applicant objects to the standing of any opponents who are not owners of land adjoining the Subject Property and to the consideration by the City of Dahlonega of testimony or evidence presented by any party without standing in making its decision regarding the Application. The Applicant also objects to the consideration of testimony or evidence presented by any party that fails to comply with notice and campaign disclosure requirements.

Denial of the Application or approval of the Application in any form that is different than as requested by the Applicant will impose a disproportionate hardship on the Applicant and owners of the Subject Property without benefiting any surrounding property owners. There is no reasonable use of the Subject Property except for development as proposed by the Applicant and no resulting benefit to the public from denial of modification of the Application.

A refusal by the City of Dahlonega to approve the Application, as requested by the Applicant, will be unconstitutional in that it will constitute a taking of the Applicant’s and owners’ property rights without first paying fair, adequate, and just compensation for such rights in violation of Article I, Section III, Paragraph I of the Georgia Constitution of 1983, as amended, and the Fifth and Fourteenth Amendments to the Constitution of the United States.

A denial of the Application, as requested by the Applicant, will constitute an arbitrary and capricious act by the City of Dahlonega without any basis for such, and will constitute an abuse of discretion in violation of Article I, Section I, Paragraph I of the Georgia Constitution of 1983, as amended and the Due Process Clause of the Fifth and Fourteenth Amendments to the Constitution of the United States.

A refusal by the City Council to approve the Application, as requested by the Applicant, will prohibit the only viable economic use of the Subject Property, will be unconstitutional and will discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owner and the owners of similarly situated properties in violation of Article I, Section I, Paragraph II of the Georgia Constitution of 1983, as amended and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States.

Furthermore, the City Council cannot lawfully impose more restrictive standards on the Subject Property's development than are presently set forth in the Zoning Ordinance. To do so not only will constitute a taking of the Subject Property as set forth above, but it will also amount to an unlawful delegation of the Board's authority in response to neighborhood opposition, in violation of Article IX, Section II, Paragraph IV of the Georgia Constitution of 1983, as amended. Any conditions or other restrictions imposed on the Subject Property without the consent of the Applicant and Owner that do not serve to ameliorate the negative impacts of the development are invalid and void. As such, the Applicant and owners reserve the right to challenge any such conditions or restrictions. The Applicant and owners also reserve the right to challenge any unlawful exactions, whether they are in the form of illegal impact fees or otherwise.

Finally, the Applicant and owners assert that the Zoning Ordinance, Future Development Map and Comprehensive Plan were not adopted in compliance with the laws or constitutions of the State of Georgia or of the United States, and a denial of the Applicant's request based upon provisions illegally adopted will deprive the Applicant and owners of due process under the law.

This Reservation also constitutes an Ante Litem Notice pursuant to O.C.G.A. § 36-11-1, which places the City of Dahlonega and all other agents of the City on notice of the Applicant's and owners' intent to seek monetary damages and attorney's fees against the City of Dahlonega for any rezoning action, zoning condition, illegal impact fee and any other unlawful restrictions and exactions that are imposed on the Subject Property, the Applicant and the owners.

By filing this Reservation, the Applicant reserves all rights and remedies available to it under the United States Constitution, the Georgia Constitution, all applicable federal, state, and local laws and ordinances, and in equity.

The Applicant and owners respectfully request that this Application be approved as requested by the Applicant and in the manner shown on the Application, which is incorporated herein by reference. This Reservation forms an integral part of the Application, and we ask that the City of Dahlonega include this Reservation with the Applicant's other application documents. The Applicant and owners reserve the right to amend and supplement this Reservation at any time.

Sincerely,



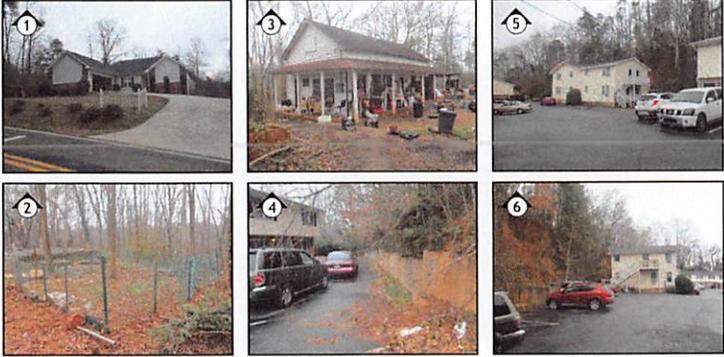
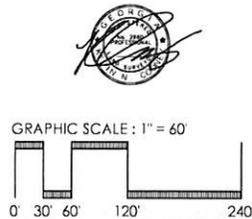
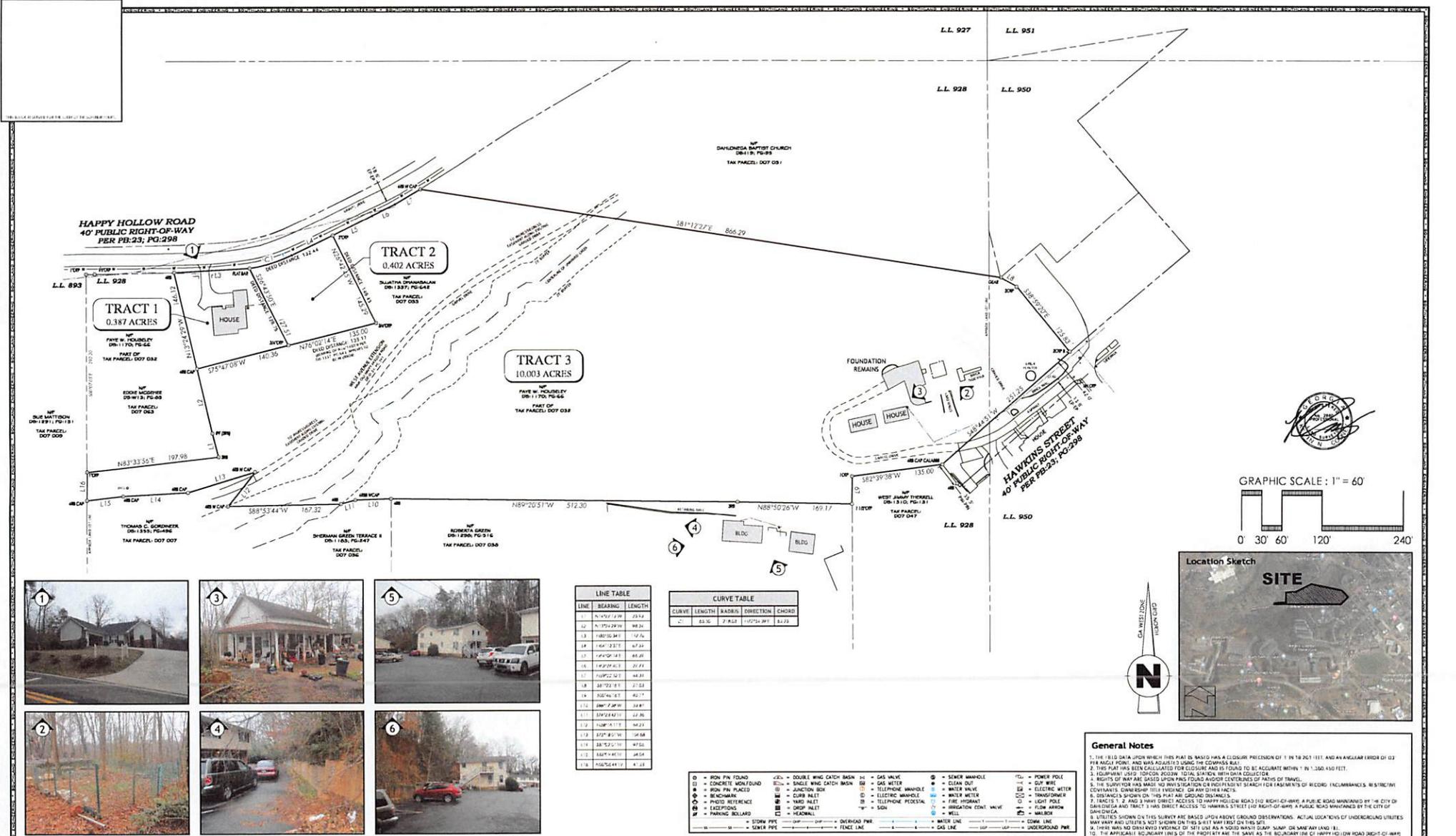
Ethan Underwood
Attorney for Applicant

LEGAL DESCRIPTION – TRACT 3

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN LAND LOTS 928 AND 950, OF THE 12TH DISTRICT, 1ST SECTION IN THE CITY OF DAHLONEGA, LUMPKIN COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WESTERN LINE OF LAND LOT 928 WITH THE SOUTHERN RIGHT OF WAY OF HAPPY HOLLOW ROAD (40' R/W), THENCE LEAVING SAID RIGHT OF WAY WITH A BEARING OF S 00°07'05" E A DISTANCE OF 292.20 FEET TO A 1" OPEN TOP PIPE; WHICH IS THE TRUE POINT OF BEGINNING.

FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED; THENCE WITH A BEARING OF N 83°33'56" E A DISTANCE OF 197.98 FEET TO A #3 REBAR; THENCE WITH A BEARING OF N 14°22'13" W A DISTANCE OF 35.93 FEET TO A #2 REBAR; THENCE WITH A BEARING OF N 13°24'29" W A DISTANCE OF 98.34 FEET TO A #4 REBAR WITH A CAP; THENCE WITH A BEARING OF N 75°47'08" E A DISTANCE OF 140.36 FEET TO A ¾" OPEN TOP PIPE; THENCE WITH A BEARING OF N 76°02'14" E A DISTANCE OF 135.00 FEET TO A ¾" OPEN TOP PIPE; THENCE WITH A BEARING OF N 26°42'45" W A DISTANCE OF 145.29 FEET TO 2" OPEN TOP PIPE ON THE SOUTHERN R/W OF HAPPY HOLLOW ROAD; THENCE ALONG THE SOUTHERN R/W OF HAPPY HOLLOW ROAD WITH A BEARING OF N 64°06'14" E A DISTANCE OF 66.39 FEET TO A POINT; THENCE WITH A BEARING OF N 63°26'40" E A DISTANCE OF 37.74 FEET TO A POINT; THENCE WITH A BEARING OF N 59°22'52" E A DISTANCE OF 44.34 FEET TO A #4 REBAR WITH A CAP; THENCE LEAVING THE SOUTHERN R/W OF HAPPY HOLLOW ROAD WITH A BEARING OF S 81°12'27" E A DISTANCE OF 866.29 FEET TO AN AXLE AND GEAR; THENCE WITH A BEARING OF S 61°23'16" E A DISTANCE OF 27.03 FEET TO A 2" OPEN TOP PIPE; THENCE WITH A BEARING OF S 38°59'20" E A DISTANCE OF 125.83 FEET TO A BENT 2" OPEN TOP PIPE; THENCE WITH A BEARING OF S 48°44'51" W A DISTANCE OF 251.25 FEET TO A #4 REBAR WITH A CAP; THENCE WITH A BEARING OF S 82°39'38" W A DISTANCE OF 135.00 FEET TO A 1" OPEN TOP PIPE; THENCE WITH A BEARING OF S 00°46'16" E A DISTANCE OF 40.77 FEET TO A 1 ½" OPEN TOP PIPE; THENCE WITH A BEARING OF N 88°50'26" W A DISTANCE OF 169.17 FEET TO A #3 REBAR; THENCE WITH A BEARING OF N 89°20'51" W A DISTANCE OF 512.30 FEET TO A #4 REBAR; THENCE WITH A BEARING OF S 88°17'38" W A DISTANCE OF 53.82 FEET TO A #4 REBAR WITH A CAP; THENCE WITH A BEARING OF S 74°28'42" W A DISTANCE OF 22.36 FEET TO A #4 REBAR; THENCE WITH A BEARING OF S 88°53'44" W A DISTANCE OF 167.32 FEET TO A #4 REBAR WITH A CAP; THENCE WITH A BEARING OF N 38°16'11" E A DISTANCE OF 64.24 FEET TO A #4 REBAR WITH A CAP; THENCE WITH A BEARING OF S 73°18'01" W A DISTANCE OF 104.68 FEET TO A #4 REBAR WITH A CAP; THENCE WITH A BEARING OF S 87°02'01" W A DISTANCE OF 97.06 FEET TO A #4 REBAR WITH A CAP; THENCE WITH A BEARING OF S 83°09'46" W A DISTANCE OF 54.04 FEET TO A #4 REBAR WITH A CAP FOUND ON THE COMMON LAND LOT LINE TO LAND LOTS 893 AND 928; THENCE WITH A BEARING OF N 00°06'44" W A DISTANCE OF 41.58 FEET TO A 1" OPEN TOP PIPE WHICH IS THE POINT OF BEGINNING. SAID TRACT OR PARCEL OF LAND CONTAINS 10.003 ACRES MORE OR LESS. AS SHOWN AS TRACT 3 ON A SURVEY PREPARED BY SOUTHLAND ENGINEERING, INC.



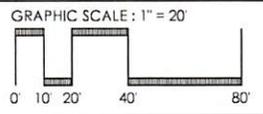
| LINE TABLE | | |
|------------|-------------|--------|
| LINE | BEARING | LENGTH |
| 11 | N1°42'12"E | 25.12 |
| 12 | N1°35'24"E | 88.24 |
| 13 | N85°02'30"E | 127.76 |
| 14 | S64°23'27"E | 67.24 |
| 15 | S84°02'14"E | 65.20 |
| 16 | S42°29'42"E | 22.72 |
| 17 | S89°22'02"E | 64.32 |
| 18 | S8°22'18"E | 27.52 |
| 19 | S26°46'42"E | 40.12 |
| 20 | S86°27'30"W | 28.82 |
| 21 | S34°24'42"E | 22.72 |
| 22 | S26°11'12"E | 64.22 |
| 23 | S27°30'12"W | 28.68 |
| 24 | S8°22'18"E | 47.52 |
| 25 | S82°46'12"E | 28.52 |
| 26 | S52°54'12"E | 47.28 |

| CURVE TABLE | | | | |
|-------------|--------|--------|------------|-------|
| CURVE | LENGTH | RADIUS | DIRECTION | CHORD |
| 1 | 85.36 | 274.02 | 107°34'30" | 81.20 |

| | | | | |
|---|---|---|---|---|
| ○ | ○ | ○ | ○ | ○ |
| □ | ○ | ○ | ○ | ○ |
| ■ | ○ | ○ | ○ | ○ |
| ○ | ○ | ○ | ○ | ○ |
| ○ | ○ | ○ | ○ | ○ |
| ○ | ○ | ○ | ○ | ○ |
| ○ | ○ | ○ | ○ | ○ |
| ○ | ○ | ○ | ○ | ○ |
| ○ | ○ | ○ | ○ | |

SIGNET REAL ESTATE GROUP, LLC

LOCATED IN LAND LOT(S) 928 AND 950,
12th DISTRICT, 1st SECTION,
CITY OF DAHLONEGA, LUMPKIN COUNTY, GEORGIA



General Notes

1. THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSURE PRECISION OF 1 IN 10,000 (1:10,000) AND AN ANGULAR ERROR OF 0.3 PER ANGULAR POINT, AND WAS OBTAINED USING THE COMPARISON METHOD.
2. THE PLAN HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1/8" IN 1,350.450 FEET.
3. THE PLAN HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1/8" IN 1,350.450 FEET.
4. THE SURVEYOR HAS MADE NO INVESTIGATION OR INSPECTION TO SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, OR RESTRICTIONS OF RECORD, OR ANY OTHER INTERESTS OF RECORD.
5. THE SURVEYOR HAS MADE NO INVESTIGATION OR INSPECTION TO SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, OR RESTRICTIONS OF RECORD, OR ANY OTHER INTERESTS OF RECORD.
6. DISTANCES SHOWN ON THIS PLAN ARE BASED ON THE FOLLOWING: A PUBLIC ROAD MAINTAINED BY THE CITY OF DAHLONEGA AND TRACT 3 HAS DIRECT ACCESS TO HAPPY HOLLOW ROAD (40' RIGHT-OF-WAY) A PUBLIC ROAD MAINTAINED BY THE CITY OF DAHLONEGA.
7. UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON ABOVE GROUND OBSERVATIONS. ACTUAL LOCATIONS OF UNDERGROUND UTILITIES MAY VARY AND UTILITIES NOT SHOWN ON THIS PLAN MAY BE FOUND ON THE SITE.
8. THERE WAS NO OTHER EVIDENCE OF SET POINTS OR A VOID WASTI DUMP, SLUMP, OR VANE ANY LAND.
9. THE APPLICABLE ACCURACY LIMITS OF THE PROJECTIONS AND THE SAME AS THE ACCURACY OF THE HAPPY HOLLOW ROAD (40' RIGHT-OF-WAY) AND HAPPY HOLLOW STREET (40' RIGHT-OF-WAY) AND THERE ARE NO CAPS OR CORNERS BETWEEN THE TWO.

Flood Statement

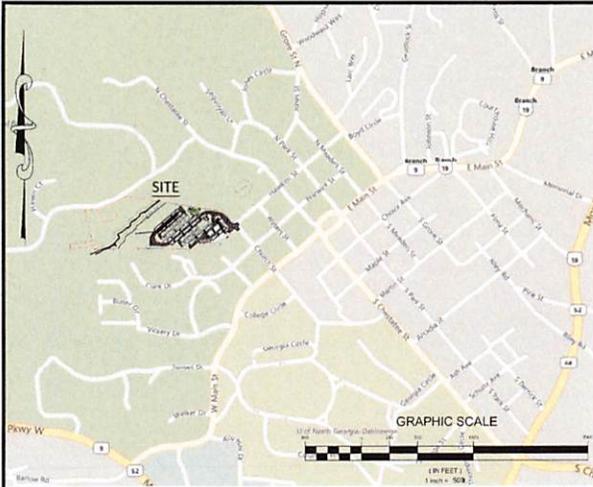
THIS F.E.M. (STUDY) INSURANCE RATE MAP SHOWS THE REFERENCED PARCELS TO BE IN ZONE X AND IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS, ACCORDING TO PANEL NO. 13187C01610, DATED APRIL 2, 2018.

Utility Notes

ALL EXISTING UNDERGROUND UTILITY LOCATIONS AS SHOWN ON THESE PLANS ARE APPROXIMATE AND MAY NOT REPRESENT ALL UNDERGROUND UTILITIES OR IN EXACT PLACES. THE SURVEYOR IS NOT RESPONSIBLE FOR VERIFYING EXACT LOCATION, DEPTH, SIZE AND TYPE OF UTILITIES, SUCH AS AND NECESSARY ENGINEER OF RECORD.

SOUTHLAND ENGINEERING
CIVIL ENGINEERS - LAND SURVEYORS - LAND PLANNERS
114 OLD MILL ROAD, CARTERSVILLE, GA 30706 PH: 770.387.0440 FAX: 770.607.3151

DATE: APRIL 20, 2020 REV: _____ JOB NO: 20021
DATE OF FIELDWORK: MARCH 16, 2020 DR: CPH CH: KNC APP: KNC



LOCATION MAP

SITE NOTES

1. ACREAGE OF SITE: 10.003 ACRES(TRACT 3)
2. CURRENT ZONING: - R-1
3. PROPOSED ZONING: PUD
4. CURRENT USE: RESIDENTIAL
5. PROPOSED USE: STUDENT HOUSING
6. PROPOSED UNITS = 92(298 BEDS)
7. PROPOSED FRONT YARD: 40FT
8. MINIMUM SIDE YARD: 5FT
9. MINIMUM REAR YARD: 20 FT
10. PROPOSED PARKING - 217 SPACES (2.36 SPACES PER UNIT)
11. LANDSCAPING:
 - * PROPOSED 10' LANDSCAPE STRIP ALONG FRONTAGE PROPERTY LINE
 - * PROPOSED 5' LANDSCAPE STRIP ON SIDE PROPERTY LINE
 - * INTERIOR LANDSCAPING WILL CONFORM TO CITY STANDARDS FOR MULTIFAMILY
 - * OPEN SPACE CAN BE INCLUDED IN THE LANDSCAPING PLAN
12. BUFFERS
 - * BUFFERS ARE NATURAL AND ALONG THE STATE WATER AS SHOWN ON SITE PLAN.
 - * TREE PROTECTION AREAS WILL BE 25' OUTSIDE THE STATE STREAM BUFFER.
 - ** WALKING TRAILS CAN BE INSTALLED IN THE TREE PROTECTION ZONE AND CROSS BUFFER ZONE WITH IN 30 DEG. OF PERPENDICULAR.

CIVIL ENGINEER

Southland Engineering Inc.
114 Old Mill Road
Cartersville, Ga. 30120

Attn:
Karl Lutjens P.E.
Phone Number - 770-387-0440

Property Owner Information

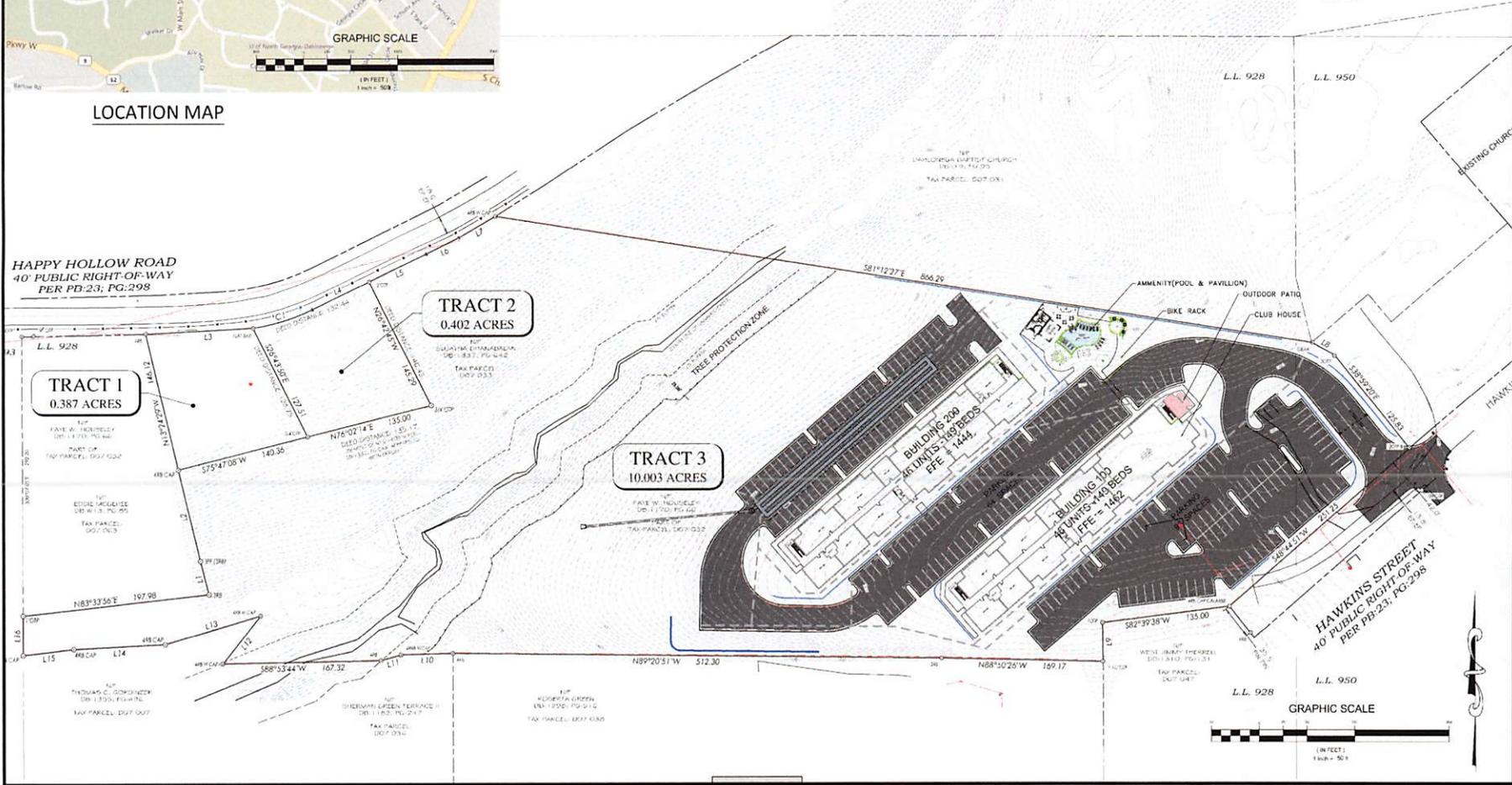
The Estate of Faye W. Housley
200 Deer Run Drive
Dahlonega, GA 30533

Arthur E. Housley, Jr., Executor
Phone Number - 706-973-0354

Applicant Information

The Estate of Faye W. Housley
200 Deer Run Drive
Dahlonega, GA 30533

Arthur E. Housley, Jr., Executor
Phone Number - 706-973-0354



| | | |
|--------------|-----|-------------|
| PROJECT NO.: | | 20021 |
| DATE: | | 03/20/2020 |
| REVISIONS | NO. | DESCRIPTION |
| | 1 | ISSUE |
| | 2 | REVISED |
| | 3 | REVISED |
| | 4 | REVISED |
| | 5 | REVISED |
| | 6 | REVISED |

SOUTHLAND ENGINEERING
CIVIL ENGINEERS - LAND SURVEYORS - LAND PLANNERS
114 OLD MILL ROAD, CARTERSVILLE, GA 30120 PH: 770-387-0440 FAX: 770-807-5151

UNG STUDENT HOUSING
SIGNET
LOCATED IN LAND LOTS 928 & 950
12TH DISTRICT, 1ST SECTION
CITY OF DAHLONEGA, LUMPKIN COUNTY, GEORGIA



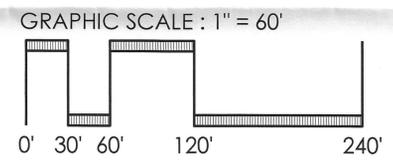
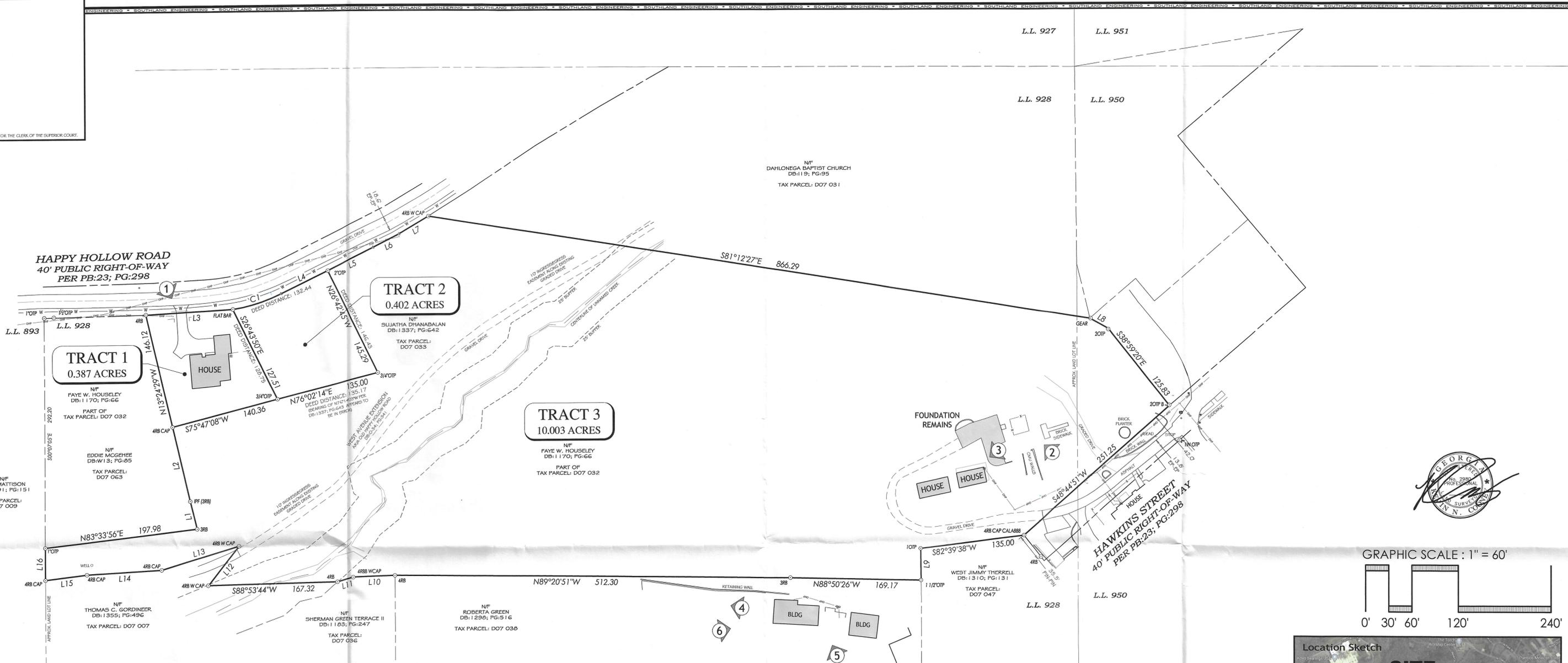
SHEET TITLE:
ZONING SITE PLAN
9

SHEET NO.:

C201-Z



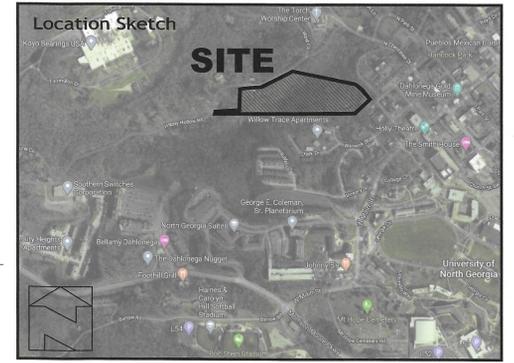
THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.



| LINE TABLE | | |
|------------|-------------|--------|
| LINE | BEARING | LENGTH |
| L1 | N14°22'13"W | 35.93 |
| L2 | N13°24'29"W | 98.34 |
| L3 | N86°50'34"E | 112.76 |
| L4 | N64°13'37"E | 67.39 |
| L5 | N64°06'14"E | 66.39 |
| L6 | N63°26'40"E | 37.74 |
| L7 | N59°22'52"E | 44.34 |
| L8 | S61°23'16"E | 27.03 |
| L9 | S00°46'16"E | 40.77 |
| L10 | S88°17'38"W | 53.62 |
| L11 | S74°28'42"W | 22.36 |
| L12 | N38°16'11"E | 64.24 |
| L13 | S73°18'01"W | 104.68 |
| L14 | S87°02'01"W | 97.06 |
| L15 | S83°09'46"W | 54.04 |
| L16 | N0°05'44"W | 41.58 |

| CURVE TABLE | | | | |
|-------------|--------|--------|-------------|-------|
| CURVE | LENGTH | RADIUS | DIRECTION | CHORD |
| C1 | 65.50 | 218.03 | N72°54'39"E | 65.25 |

| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--------------------|------------------------|---------------------|---------------|---------------------|----------------|---------------------|-----------------------------|-----------------------------|------------------|----------------|----------------|----------------|--------------|---------------|---------------|-----------------------|----------------------|------------------------|----------|-------------------|---------------|-----------------|-----------------|----------------|----------------|-------------|----------------|--------------|--------------------|-----------------|------------------|----------------------------|----------|----------------|----------------------|
| ⊙ = IRON PIN FOUND | ⊙ = CONCRETE MON.FOUND | ⊙ = IRON PIN PLACED | ⊙ = BENCHMARK | ⊙ = PHOTO REFERENCE | ⊙ = EXCEPTIONS | ⊙ = PARKING BOLLARD | ⊙ = DOUBLE WING CATCH BASIN | ⊙ = SINGLE WING CATCH BASIN | ⊙ = JUNCTION BOX | ⊙ = CURB INLET | ⊙ = YARD INLET | ⊙ = DROP INLET | ⊙ = HEADWALL | ⊙ = GAS VALVE | ⊙ = GAS METER | ⊙ = TELEPHONE MANHOLE | ⊙ = ELECTRIC MANHOLE | ⊙ = TELEPHONE PEDESTAL | ⊙ = SIGN | ⊙ = SEWER MANHOLE | ⊙ = CLEAN OUT | ⊙ = WATER VALVE | ⊙ = TRANSFORMER | ⊙ = LIGHT POLE | ⊙ = FLOW ARROW | ⊙ = MAILBOX | ⊙ = POWER POLE | ⊙ = GUY WIRE | ⊙ = ELECTRIC METER | ⊙ = WATER METER | ⊙ = FIRE HYDRANT | ⊙ = IRRIGATION CONT. VALVE | ⊙ = WELL | ⊙ = COMM. LINE | ⊙ = UNDERGROUND PWR. |
|--------------------|------------------------|---------------------|---------------|---------------------|----------------|---------------------|-----------------------------|-----------------------------|------------------|----------------|----------------|----------------|--------------|---------------|---------------|-----------------------|----------------------|------------------------|----------|-------------------|---------------|-----------------|-----------------|----------------|----------------|-------------|----------------|--------------|--------------------|-----------------|------------------|----------------------------|----------|----------------|----------------------|



General Notes

1. THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSURE PRECISION OF 1" IN 1,626.1 FEET, AND AN ANGULAR ERROR OF 03" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE.
2. THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1" IN 1,360,450 FEET.
3. EQUIPMENT USED: TOPCON 2003W, TOTAL STATION, WITH DATA COLLECTOR.
4. RIGHTS OF WAY ARE BASED UPON PINS FOUND AND/OR CENTERLINES OF PATHS OF TRAVEL.
5. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS.
6. DISTANCES SHOWN ON THIS PLAN ARE GROUND DISTANCES.
7. TRACTS 1, 2, AND 3 HAVE DIRECT ACCESS TO HAPPY HOLLOW ROAD (40' RIGHT-OF-WAY), A PUBLIC ROAD MAINTAINED BY THE CITY OF DAHLONEGA AND TRACT 3 HAS DIRECT ACCESS TO HAWKINS STREET (40' RIGHT-OF-WAY), A PUBLIC ROAD MAINTAINED BY THE CITY OF DAHLONEGA.
8. UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON ABOVE GROUND OBSERVATIONS. ACTUAL LOCATIONS OF UNDERGROUND UTILITIES MAY VARY AND UTILITIES NOT SHOWN ON THIS SHEET MAY EXIST ON THIS SITE.
9. THERE WAS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SLUMP, OR SANITARY LAND FILL.
10. THE APPLICABLE BOUNDARY LINES OF THE PROPERTY ARE THE SAME AS THE BOUNDARY LINE OF HAPPY HOLLOW ROAD (RIGHT-OF-WAY) AND HAWKINS STREET (RIGHT-OF-WAY) AND THERE ARE NO GAPS OR GORES BETWEEN THE TWO.

Flood Statement

THE F.I.R.M. (FLOOD INSURANCE RATE MAP) SHOWS THE REFERENCED PARCEL TO BE IN ZONE X AND IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS. ACCORDING TO PANEL NO: 13187C01G1 D, DATED: APRIL 4, 2018.

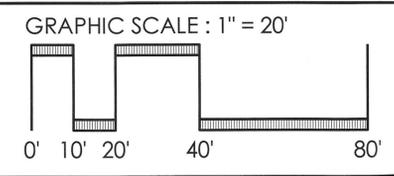
Utility Notes

ALL EXISTING UNDERGROUND UTILITY LOCATIONS AS SHOWN ON THESE PLANS ARE APPROXIMATE AND MAY NOT REPRESENT ALL UNDERGROUND UTILITIES OR SERVICE LINES. CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXACT LOCATION, DEPTH, SIZE AND TYPE OF UTILITIES SHOWN AND NOTIFY ENGINEER OF DISCREPANCIES.

SOUTHLAND ENGINEERING
 CIVIL ENGINEERS - LAND SURVEYORS - LAND PLANNERS
 114 OLD MILL ROAD, CARTERSVILLE, GA 30120 PH: 770.387.0440 FAX: 770.607.5151
 DATE: APRIL 20, 2020 REV: JOB NO: 20021
 DATE OF FIELDWORK: MARCH 16, 2020 DR: CFC CH: KNC APP: KNC

SIGNET REAL ESTATE GROUP, LLC

LOCATED IN LAND LOT(S) 928 AND 950,
 12th DISTRICT, 1st SECTION,
 CITY OF DAHLONEGA, LUMPKIN COUNTY, GEORGIA







LOCATION MAP

SITE NOTES

1. ACREAGE OF SITE: 10.003 ACRES(TRACT 3)
2. CURRENT ZONING: - R-1
3. PROPOSED ZONING: PUD
4. CURRENT USE :RESIDENTIAL
5. PROPOSED USE STUDENT HOUSING
6. PROPOSED UNITS = 92(298 BEDS)
7. PROPOSED FRONT YARD:40FT
8. MINIMUM SIDE YARD: 5FT
9. MINIMUM REAR YARD:20 FT
10. PROPOSED PARKING - 217 SPACES (2.36 SPACES PER UNIT)
11. LANDSCAPING:
 - * PROPOSED 10' LANDSCAPE STRIP ALONG FRONTAGE PROPERTY LINE
 - * PROPOSED 5' LANDSCAPE STRIP ON SIDE PROPERTY LINE
 - * INTERIOR LANDSCAPING WILL CONFORM TO CITY STANDARDS FOR MULTIFAMILY
 - * OPEN SPACE CAN BE INCLUDED IN THE LANDSCAPING PLAN
12. BUFFERS
 - * BUFFERS ARE NATURAL AND ALONG THE STATE WATER AS SHOWN ON SITE PLAN.
 - * TREE PROTECTION AREAS WILL BE 25' OUTSIDE THE STATE STREAM BUFFER.
 - ** WALKING TRAILS CAN BE INSTALLED IN THE TREE PROTECTION ZONE AND CROSS BUFFER ZONE WITH IN 30 DEG. OF PERPENDICULAR.

CIVIL ENGINEER

Southland Engineering Inc.
114 Old Mill Road
Cartersville, Ga. 30120

Attn:
Karl Lutjens P.E.
Phone Number - 770-387-0440

Property Owner Information

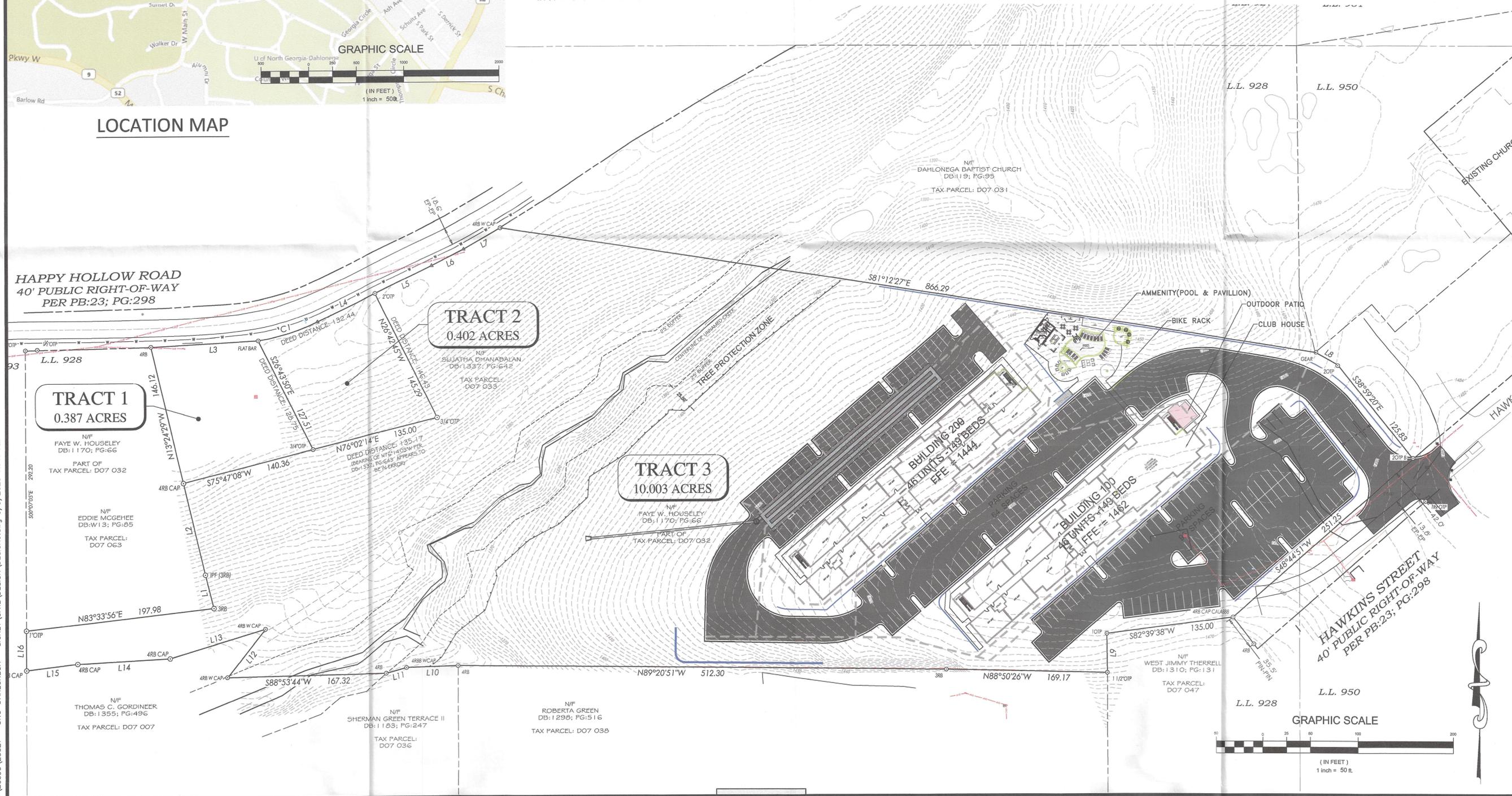
The Estate of Faye W. Housley
200 Deer Run Drive
Dahlonega, GA 30533

Arthur E. Housley, Jr., Executor
Phone Number - 706-973-0354

Applicant Information

The Estate of Faye W. Housley
200 Deer Run Drive
Dahlonega, GA 30533

Arthur E. Housley, Jr., Executor
Phone Number - 706-973-0354



| | | | |
|--------------|---------|-----------------|--------------|
| PROJECT NO.: | | 20021 | |
| DATE: | | 03/20/2020 | |
| REVISIONS: | DATE | DESCRIPTION | OWNER SITE # |
| 1 | 3/28/20 | CONCEPT GRADING | |
| 2 | 4/8/20 | SITE CONCEPT | |
| 3 | 4/14/20 | SITE CONCEPT | |
| 4 | 8/4/20 | SITE CONCEPT | |
| 5 | 9/8/20 | SITE CONCEPT | |
| 6 | | | |

SOUTHLAND ENGINEERING
CIVIL ENGINEERS - LAND SURVEYORS - LAND PLANNERS
114 OLD MILL ROAD, CARTERSVILLE, GA 30120
PH: 770.387.0440 FAX: 770.607.5151

UNG STUDENT HOUSING SIGNET
LOCATED IN LAND LOTS 928 & 950
12TH DISTRICT, 1ST SECTION
CITY OF DAHLONEGA, LUMPKIN COUNTY, GEORGIA



SHEET TITLE:
ZONING SITE PLAN 9

SHEET NO.:

From: Johnny Dixon jd2@me-dev.com
Subject: Rezoning - Hawkins & Happy Hollow
Date: October 13, 2020 at 11:54 AM
To: snorton@dahlonega.gov, citymanager@dahlonega.gov, kherrit@dahlonega.gov

Mr. Mayor / Mr. Herrit / Mr. Schmid:

As you are aware, our firm is the owner of The Bellamy Dahlonge, currently a 422-bed apartment community exclusively for rent to students of the University of North Georgia's Dahlonge campus.

Please allow this email communication to serve as the position of our firm with regard to the applied for rezoning of the 10.003 acres of property adjacent to Dahlonge Baptist Church at Hawkins Street and Happy Hollow Road by Signet N. Ga., LLC and Mr. Housley.

It is the opinion of our firm that this potential rezoning and potential project not only does not serve the Dahlonge community well, but would lead to a vast over supply of rental units and beds available in the Dahlonge market. We have seen throughout our Student housing portfolio, as well as nationwide trends, that oversupply of the student housing market in mid-sized cities leads to a glut of vacant units and beds throughout the community. Simply, ***nothing good happens in vacant apartments***. The market for student housing in Dahlonge has suffered extensive damage during both the COVID19 crisis as well as due to other recent student housing projects coming online in the past 2 years. Our asset alone has experienced a drastic reduction in both occupancy and income as a result of this current glut of supply. Adding to this supply is a significant mistake for the ecosystem and community harmony of The City of Dahlonge.

Further, it is our opinion that behaviors exhibited by college students would have an adverse effect on the harmonization of this potential asset being adjacent to a Baptist Church. While our firm specializes in managing these occurrences, we are a gated community isolated from the general public. We feel certain that a Student Housing community adjacent to a Baptist Church would cause significant disharmony between these potential neighbors.

In addition, every student housing property in the Dahlonge market currently exits onto a major highway or thoroughfare. This proposed asset would cause significant traffic congestion in a very sensitive area of the Dahlonge community. Equally important, as the residents of these assets are college students that are generally less concerned with speeding and safe driving than the general public, the City should be extremely concerned with the traffic patterns of this proposed asset and significant danger to public safety it would present.

Last, as this proposed rezoning is applied to be a PUD, we hope the City and The Planning Commission will keep in mind that there are already other PUD zoned assets, including ours, that have potential second and third phases to their developments. An affirmative vote on this proposed development and rezoning will destroy the affirmative potential of those subsequent phases ever being developed

by asset owners that have proven to be good neighbors in the Dahlonega community. As all are aware, UNG has capped enrollment at the Dahlonega campus at 8,000 students. This proposed development in addition to what has already been approved by the Planning Commission and the City Council will **FAR** surpass the needs for student housing in the Dahlonega market.

We sincerely appreciate your time and allowing our voice to be heard on this matter and hope as a good neighbor in Dahlonega that you will deny this rezoning request and potentially disastrous development.

Warmest Regards

Johnny Dixon
MALLORY & EVANS DEVELOPMENT, LLC
VICE CHAIRMAN

(Office) – 404.297.1044
(Cell) - 404.597.0531
E-mail – jd2@me-dev.com

October 21, 2020

The City Council of Dahlonega, GA
465 Riley Road
Dahlonega, GA 30533

Re: Dhanabalan Family ("Letter of Support") for Signet Real Estate Group, LLC Development Project located at 223 Happy Hollow Road, Dahlonega, GA 30533.

City Council Members,

The Purpose of this letter is to inform you that the Dhanabalan Family, immediately adjacent neighbors to the Signet Real Estate Group project, are in support of the proposed re-zoning changes from R1 to a PUD as well as their student housing development. Signet has virtually met with our family on multiple occasions and has presented a project design that is financially viable for them and creates the least disruption to our land.

We again reiterate our support for the Re-zoning Application and respectfully urge you to approve it.

Sincerely, *Sujatha K.O.*

By: _____

Sujatha & Sorna
Sujatha & Sorna Dhanabalan

223 Happy Hollow Road
Dahlonega, GA 30533

*SORNA T.
DHANABALAN*

November 9, 2020

LETTER OF INTENT

| | |
|--------------------------|--|
| Applicant: | Signet N GA, LLC. |
| Subject Property: | 10.003 Acres Designated as p/o Lumpkin County Tax Parcel: D07 032 |
| Current Zoning: | R1 – Single-Family Residential District |
| Proposed Zoning: | PUD – Planned Unit Development District |
| Proposed Use: | 92 unit/298 Bed Apartment House |
| Application: | Rezoning from R1 to PUD |
| ROW Access: | Hawkins Street |

This Letter of Intent is intended to comply with the application procedures established by The City of Dahlonega, GA for submittal of land use applications, as required by the Zoning Ordinance of the City of Dahlonega (the “Zoning Ordinance”), City of Dahlonega Public Hearing Application Requirements, and other City of Dahlonega Ordinances and Standards.

The Applicant has submitted contemporaneously with this Letter of Intent the application package for the Proposed Zoning and Proposed Use, as may be amended (the “Application”). With regard to any zoning, conditional use permit, and variances requested in the Application (as applicable), the Applicant incorporates all statements made in the Public Hearing Application as part of this Letter of Intent.

INTENDED USE

The Applicant requests to rezone the Subject Property to the Proposed Zoning and intends to develop the Subject Property for the Proposed Use. Specifically, the Subject Property will be used as an Apartment House, consisting of 92 Apartment Units/ 298 Beds, with a target mix of: 61 4-BR/4BA, 23 2-BR/2BA, and 8 1-BR/1BA. The target mix is designed to appeal to students, faculty and staff of the University, and young professionals. The primary use of the development will consist of two (2) apartment buildings of 4 stories each that are secured via access-controlled doors, with an approximate aggregate area of 108,393.40 sf, with conditioned corridors. Per the Applicant’s standard procedures for similar projects, all student residents will be required to sign a lease addendum confirming their adherence to the University Student Code of Conduct Policy outlining rules and regulations to follow while living at the Subject Property.

In addition to the primary use, the Proposed Use will include gate-controlled access to the property, accessory uses of amenity areas, a swimming pool, community areas/buildings, exercise facilities, parking for residents, and other typically ancillary support services for an apartment house. The clubhouse area and building will consist of leasing offices and community gathering areas, and outdoor pool amenity area; and other site small structures, including without limitation, a maintenance shed (approx. 800 GSF) and uncovered trash compactor enclosure (approx. 470 GSF), and a recycling collection area.

Construction to be concrete slab-on-grade and foundation walls; wood frame, with a mix of brick masonry veneer and fiber cement siding, and other code compliant exterior materials; sloped asphalt shingle roof configurations typically..

Site design parking count to accommodate 217 cars/vehicle parking on grade.

IMPACT ANALYSIS

When exercising the City's zoning powers, consideration shall be given to factors associated with the use including, but not limited to, the following. The Applicant's Proposed Use satisfies all of these criteria as described below:

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.

The Proposed Use is compatible with the surrounding properties and land use, specifically the institutional use of a church by Dahlonga Baptist Church and residential use by surrounding single-family homes. The Subject Property and these surrounding lands are all located within walking distance of the Univ. of North Georgia campus. The Proposed Use will include substantial landscaping buffers and privacy fencing between surrounding property owners and will include gate-controlled access to the Subject Property. The Applicant intends to donate the undeveloped land and Natural Preservation Zone for public use. The use of the surrounding properties will be enhanced by the interconnectivity provided to the sidewalk along Hawkins Street along the front of the Subject Property, as well as by the vibrancy brought by the Proposed Use.

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

The Proposed Use will not adversely affect the existing use or usability of adjacent or nearby properties because the Proposed Use will allow for a residential use that is compatible with the surrounding residential and institutional uses. The Proposed Use will provide needed vitality to the area, which the Applicant hopes will result in revitalization of surrounding older buildings. The value of the surrounding properties will be enhanced by the Subject Property's residences and premium site design.

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

A refusal by the City to approve the Application, as requested by the Applicant, will impose a disproportionate hardship on the Applicant and owners of the Subject Property without benefiting any surrounding property owners. There is no reasonable use of the Subject Property except for development as proposed by the Applicant and there is no benefit to the public by requiring that the Current Zoning be maintained.

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

Given the Proposed Use will not be limited to student residential housing, the public will benefit from much needed housing for young professionals, faculty, and staff of the University that is in close proximity to campus and walking distance to downtown. The Applicant intends to donate the undeveloped land and Natural Preservation Zone for public use.

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

The shape, size, and topography of the Subject Property necessitate rezoning of the Subject Property, as its steep topography and floodplain prohibit development using the Current Zoning. With the limited buildable area available on the site, only the Propose Use can utilize the relatively small building envelop available on the Subject Property – there is no other physically practicable or financially viable use for the Subject Property than as proposed by the Applicant.

As such, the Subject Property does not have a reasonable economic use as currently zoned. The R1 zoning category allows only single-family detached homes; the R1 zoning classification does not allow Apartment Houses as a Permitted Use. Apartments are necessary in order to develop a sufficient number of housing units at a sufficient price-point to make the project economically viable for redevelopment. Moreover, the increasing population of the City of Dahlonega necessitates more dense development to accommodate projected growth, as contemplated by the Comprehensive Plan.

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 been undeveloped for over a decade, with the only structure being a single house built circa 1934. As the UNG Campus has expanded, it has not kept up with demand for student or employee housing. The Proposed Use will accommodate the University, while remaining in private ownership, and subject to ad valorem taxation.

7. The zoning history of the subject property.

The Subject Property has been zoned R1 since the inception of zoning regulations in the City of Dahlonega.

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 Proposed Use will not result in a use that will cause an excessive or burdensome use of existing streets, transportation facilities, utilities, schools, parks, or other public facilities. The projected impact on schools and utilities will be in keeping with projected growth, and any applicable impact fees from the development will fund infrastructure improvements. The number of car trips and need for transportation facilities will be comparable to surrounding uses (in fact pedestrian and bicycle transportation will likely be the favored mode of transportation with the City), and the developer will make improvements to surrounding rights-of-way as required by applicable regulations for project improvements. Furthermore, the Applicant intends to utilize private shuttle service for its residents between the Subject Property and campus.

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 zoning proposal is in conformity with the policy and intent of the Comprehensive Plan. The Subject Property is located in the Public Square Character Area. In this regard, the development will:

- be compatible with all applicable design guidelines
- provide context sensitive infill development
- be sensitive that the height of structures blend with the surrounding properties
- provide full pedestrian accessibility
- provide landscaping and decorative elements

The Proposed Use will incorporate the design standards submitted with the Application and will increase the vibrancy of downtown Dahlonega. The Proposed Use is compatible with the surrounding properties, being Dahlonega Baptist Church and single-family homes located near the University of North Georgia campus.

The Proposed Use will also provide pedestrian and cyclist interconnectivity via public sidewalk connections to Hawkins and Church Street. As previously stated, the Applicant will also operate private shuttle service for its residents to campus to further reduce the impact of public facilities and infrastructure.

The Proposed Use will result in only a minor population increase of approximately 298 people and only a minor increase to traffic. The Applicant submits the following Trip Generation Report for the project:

| Table 1: Gross Trip Generation | | | | | | | |
|-------------------------------------|----------|----------|---------------|------------|------------|-----------|-----------|
| Land Use | ITE Code | Density | Daily Traffic | | | AM Peak | PM Peak |
| | | | Total | Enter | Exit | Total | Total |
| <i>Off-Campus Student Apartment</i> | 225 | 298 beds | 1,140 | 570 | 570 | 46 | 97 |
| Total Gross Trips | | | 1,140 | 570 | 570 | 46 | 97 |

Because the Proposed Use complies with all criteria appropriate for consideration of the land use application, the Applicant and owners respectfully request that this Application be approved as requested by the Applicant and in the manner shown on the Application, which is incorporated herein by reference. The Applicant and owners reserve the right to amend and supplement this Letter of Intent at any time.

November 9, 2020

DEVELOPMENT SUMMARY REPORT

| | |
|--------------------------|--|
| Applicant: | Signet N GA, LLC. |
| Subject Property: | 10.003 Acres Designated as p/o Lumpkin County Tax Parcel: D07 032 |
| Current Zoning: | R1 – Single-Family Residential District |
| Proposed Zoning: | PUD – Planned Unit Development District |
| Proposed Use: | 92 unit/298 Bed Apartment House |
| Application: | Rezoning from R1 to PUD |
| ROW Access: | Hawkins Street |

This Development Summary Report is intended to comply with the application procedures established by The City of Dahlonega, GA for submittal of land use applications, as required by the Zoning Ordinance of the City of Dahlonega (the “Zoning Ordinance”), City of Dahlonega Public Hearing Application Requirements, and other City of Dahlonega Ordinances and Standards.

The Applicant has submitted contemporaneously with this Development Summary Report the application package for the Proposed Zoning and Proposed Use, as may be amended (the “Application”). With regard to any zoning, conditional use permit, and variances requested in the Application (as applicable), the Applicant incorporates all statements made in the Public Hearing Application as part of this Development Summary Report.

DEVELOPMENT SUMMARY

1. Proposed Land Use.

The Applicant requests to rezone the Subject Property to the Proposed Zoning and intends to develop the Subject Property for the Proposed Use. Specifically, the Subject Property will be used as an Apartment House, consisting of 92 Apartment Units/ 298 Beds, with a target mix of: 61 4-BR/4BA, 23 2-BR/2BA, and 8 1-BR/1BA. The target mix is designed to appeal to students, faculty and staff of the University, and young professionals. The primary use of the development will consist of two (2) apartment buildings of 4 stories each, with an approximate aggregate area of 108,393.40 sf, with conditioned corridors. Per the Applicant’s standard procedures for similar projects, all student residents will be required to sign a lease addendum confirming their adherence to the University Student Code of Conduct Policy outlining rules and regulations to follow while living at the Subject Property.

In addition to the primary use, the Proposed Use will include gate-controlled access to the property, accessory uses of amenity areas, a swimming pool, community areas/buildings, exercise facilities, parking for residents, and other typically ancillary support services for an apartment house. The clubhouse area and building will consist of leasing offices and community gathering areas, and outdoor pool amenity area;

other site small structures include a maintenance shed (800 GSF) and uncovered trash compactor enclosure (approx. 470 GSF), and a recycling collection area.

The Applicant's proposed unit mix is as follows:

| 2019-22 Dahlonega- Signet RE - Unit Matrix | | | | | | |
|--|--|--------------|--------------|---------------|--------------------|------|
| 8/21/2020 | | | | | | |
| Building Type A | | 1A (One Bed) | 2A (Two Bed) | 4A (Four Bed) | Total Per Building | |
| | | sf | sf | sf | Units | Beds |
| Level 1 | | 1 | 2 | 5 | 8 | 25 |
| Level 2 | | 1 | 3 | 8 | 12 | 39 |
| Level 3 | | 1 | 3 | 8 | 12 | 39 |
| Level 4 | | 1 | 3 | 8 | 12 | 39 |
| | | | | | | |
| Building Type B | | 545 sf | 911.01 sf | 1361.97 sf | Units | Beds |
| Level 1 | | 1 | 3 | 8 | 12 | 39 |
| Level 2 | | 1 | 3 | 8 | 12 | 39 |
| Level 3 | | 1 | 3 | 8 | 12 | 39 |
| Level 4 | | 1 | 3 | 8 | 12 | 39 |

| |
|-----------------------|
| 92 Total Units |
| 298 Total Beds |

| Residential Unit Information | | | | |
|------------------------------|----------|---------|-------|------------|
| | Area | Percent | Count | Gross Area |
| 1A | 545.00 | 9% | 8 | 4,360.00 |
| 2A | 911.01 | 25% | 23 | 20,953.23 |
| 4A | 1,361.97 | 66% | 61 | 83,080.17 |
| Total | | | 92 | 108,393.40 |

Construction to be concrete slab-on-grade and foundation walls; wood frame, with a mix of brick masonry veneer and fiber cement siding, and other code compliant exterior materials; sloped asphalt shingle roof configurations typically; mechanical units located on roof.

Site design parking count to accommodate 217 cars/vehicle parking on grade.

2. Proposed development standards.

The Applicant proposes the following development standards

| | |
|--------------------------|-----|
| Minimum Lot Size | N/A |
| Minimum Lot Width | N/A |

| | |
|---|--------------------|
| Minimum Lot Frontage | N/A |
| Minimum Floor Area | N/A |
| | |
| Minimum Residential Dwelling Unit Size | 545 sf |
| Maximum Number of Dwelling Units | 92 Units/ 298 Beds |
| Minimum building setbacks | |
| Front Yard | 100 ft |
| Side Yard | 10 ft |
| Rear Yard | 25 ft |
| | |
| Minimum Landscape Strips and Buffers | |
| Front landscape buffer | 15ft |
| Side landscape buffer (North) | 25 ft |
| Side landscape strip (South) | 10 ft |
| | |
| Maximum Building Height | 55 ft |

3. Time frame of development and provisions for ownership and management of the development.

The Applicant will be the developer of the subject property. The development time frame is estimated to require 8-9 months for entitlements (i.e. zoning and permitting), with land disturbance beginning in late Spring 2021. Construction will require 12-14 months, with residents expected to be living on the property in Summer of 2022.

A related entity will operate the Proposed Use upon completion of construction and will manage the property via a contracted management firm. Upon lease up and stabilization, the Applicant may retain the property or will sell the property to a reputable operator of multi-family housing communities. In any case, the property will be managed and maintained in an aesthetically pleasing manner.

4. Intended plans for the provision of utilities, including water, sewer and drainage facilities.

Sanitary sewer, water, natural gas, electricity and cable are available to the Subject Property and the impact on public utilities will be in keeping with growth projected by utility providers. Sanitary sewer and water utilities will be provided to the project by the City of Dahlonaga.

With regard to sanitary sewer, the Applicant has developed dozens of similar Apartment Houses throughout the United States and based upon similar sized communities it has developed, the Applicant anticipate its residents will require approximately **21,000 gallons** of potable water per day, and require a

maximum sewage treatment capacity of **21,000 gallons** per day. This calculation is based upon the current mix of 1-, 2-, and 4-bedroom apartment homes. Under a hypothetical unit mix that consists exclusively of 4-bedroom apartment homes, the water and sewer usage would each **increase by 7,000 gallons per day**, respectively. Based on the proposed unit mix and a corresponding 25% decrease in hypothetical maximum usage, **the Applicant requests a reduction of utility connection fees/sewage treatment capacity purchase requirements such that it is only required to purchase 21,000 gallons per day of sewage treatment capacity.**

The Subject Property will utilize onsite detention that complies with the Georgia Storm Water Manual's requirements for water quality and flood control. The site flows to the northwest and the detention facility will discharge stormwater into a natural watercourse at a rate no greater than pre-development flow rates.

5. Maintenance of streets and common open spaces.

All internal driveways, parking areas, and common open spaces will be constructed and maintained by the owner of the Subject Property in accordance with all applicable laws and regulations.

The developer intends to install a private sewage pump station to serve the project. This sewage pump station will be constructed and maintained by the owner of the Subject Property in accordance with all applicable laws and regulations.

TREES AND LANDSCAPING.

The property will be landscaped in accordance with all applicable ordinances. In addition, the Applicant proposes to install evergreen landscaping along the western and eastern boundaries of the Subject Property to provide privacy for future residents of both the Subject Property, as well as the adjoining properties.

The site design includes a tree save area along the northern boundary of the Subject Property. This area contains the vast majority of mature, specimen trees on the Subject Property. The site design also includes landscape strips along the front and side yards of the Subject Property. Preservation of these tree save areas will provide a visual separation between neighboring property owners and the proposed development, and the tree groupings within these tree save areas will provide wildlife habitat that would not be accommodated by the preservation of trees elsewhere on the Subject Property. The location of the proposed tree save areas is also necessary to allow shaping of the topography for proper stormwater flow and utility installation in the remaining portions of the Subject Property. Once developed, the Applicant will install new tree plantings in disturbed areas to comply with City requirements.

PROPOSED ARCHITECTURE

The Subject Property is located where a transition is occurring from the Public Square Character Area, to undeveloped area, but is still influenced by the City's Character priorities. The site starts at the crest of the hill at this area and continues downward to the nearby creek. The site is visible from the easternmost point, which is closest to the public square area, is at the intersection of Church Street and Hawkins Street.

The architectural style and character of buildings at the Square are acknowledged in that new buildings will use some of the same elements, materials and colors of the vernacular architecture of the historic city center. A strong base of brick masonry, in a traditional color, with horizontal lap siding and possibly some panelized siding wall areas - both which will appear to be wood but will be fiber cement- in a generally warm/neutral color pallet, will be used above the masonry base. Some areas of the masonry base will extend to level two or level three of the building façades, to generate visual interest and rhythm across the length of the building, recalling the variety of the surrounding hillside landscape and mountain areas of Dahlenega.

Windows across the buildings are currently planned to be well-proportioned operable double hung windows, which also are typical of the historic structures in the public square area and other areas of Dahlenega. Open areas at the ends of hallways which will allow for fresh air circulation, will generally be screened with a grid or louvered system, allowing for air circulation, providing some rain screening, as well as providing another small exterior visual design element, without calling too much attention to them.

A sloped shingle roof will appear on all sides of the building as another recalled element of traditional residential architecture, and will screen the rooftop equipment which will be located out of sight, on the roof in the center of each building.

With all of these elements, the Application shows that the design of this project does meet the consensus issues and goals for the community related to Planning as well as Architecture, and that they will be seen as enhancements to what is the historical urban fabric of the downtown Dahlenega area, both current and future.

To this end, the Applicant submits and incorporates with the Application architectural renderings for evaluation by the City. The Architectural renderings submitted with the Application are conceptual at this time, and final plans and elevations will be designed after the Land Disturbance Permit (LDP) documents are substantially complete.

CONCLUSION

Because the Proposed Use complies with all criteria appropriate for consideration of the land use application, the Applicant and owners respectfully request that this Application be approved as requested by the Applicant and in the manner shown on the Application, which is incorporated herein by reference. The Applicant and owners reserve the right to amend and supplement this Development Summary Report at any time.

SITE NOTES

1. ACREAGE OF SITE: 10.003 ACRES(TRACT 3)
2. CURRENT ZONING: - R-1
3. PROPOSED ZONING: PUD
4. CURRENT USE :RESIDENTIAL
5. PROPOSED USE STUDENT HOUSING
6. PROPOSED UNITS = 92(298 BEDS)
7. PROPOSED FRONT YARD:40FT
8. MINIMUM SIDE YARD: 5FT
9. MINIMUM REAR YARD:20 FT
10. PROPOSED PARKING - 217 SPACES (2.36 SPACES PER UNIT)
11. LANDSCAPING:
 - * PROPOSED 10' LANDSCAPE STRIP ALONG FRONTAGE PROPERTY LINE
 - * PROPOSED 5' LANDSCAPE STRIP ON SIDE PROPERTY LINE
 - * INTERIOR LANDSCAPING WILL CONFORM TO CITY STANDARDS FOR MULTIFAMILY
 - * OPEN SPACE CAN BE INCLUDED IN THE LANDSCAPING PLAN
12. BUFFERS
 - * BUFFERS ARE NATURAL AND ALONG THE STATE WATER AS SHOWN ON SITE PLAN.
 - * TREE PROTECTION AREAS WILL BE 25' OUTSIDE THE STATE STREAM BUFFER.
 - ** WALKING TRAILS CAN BE INSTALLED IN THE TREE PROTECTION ZONE AND CROSS BUFFER ZONE WITH IN 30 DEG. OF PERPENDICULAR.

CIVIL ENGINEER

Southland Engineering Inc.
114 Old Mill Road
Cartersville, Ga. 30120

Attn:
Karl Lutjens P.E.
Phone Number - 770-387-0440

Property Owner Information

The Estate of Faye W. Housley
200 Deer Run Drive
Dahlonega, GA 30533

Arthur E. Housley, Jr., Executor
Phone Number - 706-973-0354

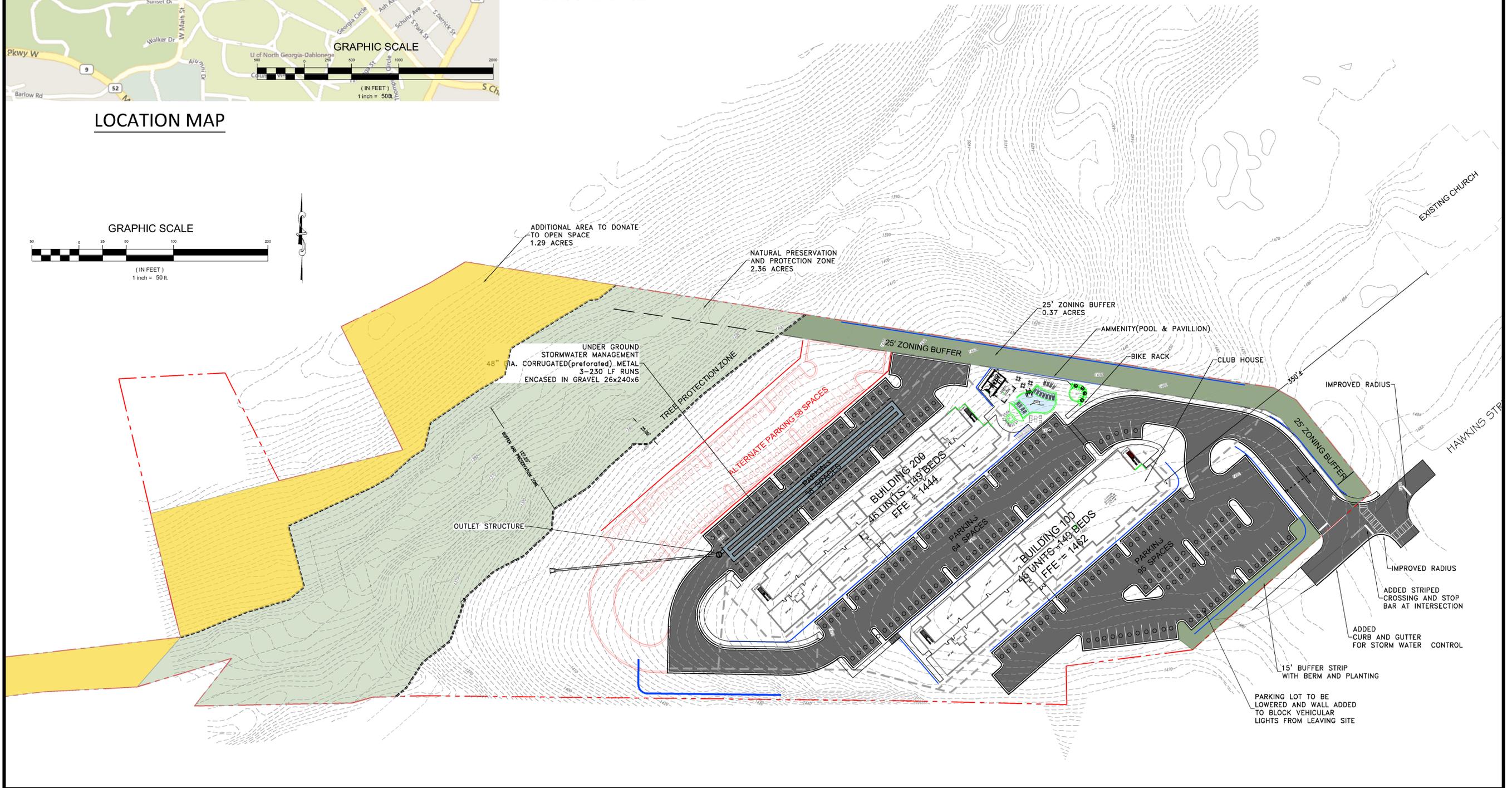
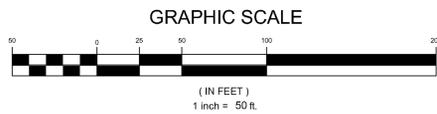
Applicant Information

The Estate of Faye W. Housley
200 Deer Run Drive
Dahlonega, GA 30533

Arthur E. Housley, Jr., Executor
Phone Number - 706-973-0354



LOCATION MAP



PROJECT NO.:
20021

DATE:

03/20/2020

| REVISIONS: | DATE | DESCRIPTION |
|------------|----------|--------------------|
| 1 | 3/25/20 | OWNER SITE PLAN |
| 2 | 4/9/20 | CONCEPT GRADING |
| 3 | 4/14/20 | SITE CONCEPT |
| 4 | 8/4/20 | SITE CONCEPT |
| 5 | 9/8/20 | SITE CONCEPT |
| 6 | 11/15/20 | REVISED CONCEPT 10 |

SOUTHLAND ENGINEERING
CIVIL ENGINEERS - LAND SURVEYORS - LAND PLANNERS
114 OLD MILL ROAD, CARTERSVILLE, GA 30120 PH: 770-387-0440 FAX: 770-607-5151

UNG STUDENT HOUSING

SIGNET
LOCATED IN LAND LOTS 928 & 950
12TH DISTRICT, 1ST SECTION
CITY OF DAHLONEGA, LUMPKIN COUNTY, GEORGIA



SHEET TITLE:

ZONING
SITE PLAN
10

SHEET NO.:

C201-Z

SITE NOTES

1. ACREAGE OF SITE: 10.003 ACRES(TRACT 3)
2. CURRENT ZONING: - R-1
3. PROPOSED ZONING: PUD
4. CURRENT USE :RESIDENTIAL
5. PROPOSED USE STUDENT HOUSING
6. PROPOSED UNITS = 92(298 BEDS)
7. PROPOSED FRONT YARD:40FT
8. MINIMUM SIDE YARD: 5FT
9. MINIMUM REAR YARD:20 FT
10. PROPOSED PARKING - 217 SPACES (2.36 SPACES PER UNIT)
11. LANDSCAPING:
 - * PROPOSED 10' LANDSCAPE STRIP ALONG FRONTAGE PROPERTY LINE
 - * PROPOSED 5' LANDSCAPE STRIP ON SIDE PROPERTY LINE
 - * INTERIOR LANDSCAPING WILL CONFORM TO CITY STANDARDS FOR MULTIFAMILY
 - * OPEN SPACE CAN BE INCLUDED IN THE LANDSCAPING PLAN
12. BUFFERS
 - * BUFFERS ARE NATURAL AND ALONG THE STATE WATER AS SHOWN ON SITE PLAN.
 - * TREE PROTECTION AREAS WILL BE 25' OUTSIDE THE STATE STREAM BUFFER.
 - ** WALKING TRAILS CAN BE INSTALLED IN THE TREE PROTECTION ZONE AND CROSS BUFFER ZONE WITH IN 30 DEG. OF PERPENDICULAR.

CIVIL ENGINEER

Southland Engineering Inc.
114 Old Mill Road
Cartersville, Ga. 30120

Attn:
Karl Lutjens P.E.
Phone Number - 770-387-0440

Property Owner Information

The Estate of Faye W. Housley
200 Deer Run Drive
Dahlonega, GA 30533

Arthur E. Housley, Jr., Executor
Phone Number - 706-973-0354

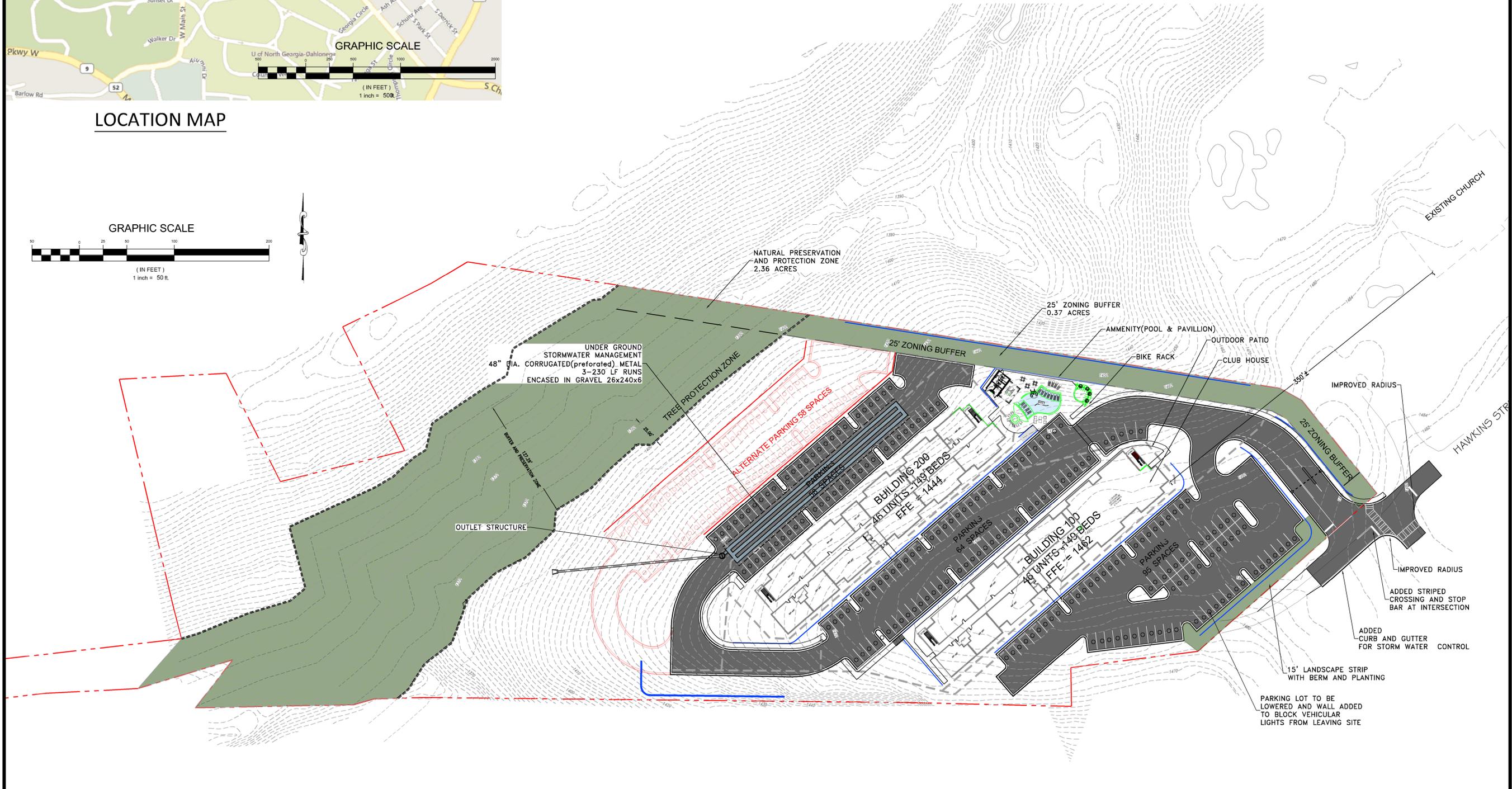
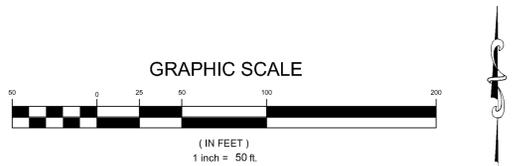
Applicant Information

The Estate of Faye W. Housley
200 Deer Run Drive
Dahlonega, GA 30533

Arthur E. Housley, Jr., Executor
Phone Number - 706-973-0354



LOCATION MAP



PROJECT NO.: 20021
DATE: 03/20/2020

| REVISIONS: | DATE | DESCRIPTION | OWNER SITE # | CONCEPT GRADING | SITE CONCEPT | SITE CONCEPT |
|------------|---------|-------------|--------------|-----------------|--------------|--------------|
| 1 | 3/25/20 | | | | | |
| 2 | 4/9/20 | | | | | |
| 3 | 4/14/20 | | | | | |
| 4 | 8/4/20 | | | | | |
| 5 | 9/8/20 | | | | | |
| 6 | | | | | | |

SOUTHLAND ENGINEERING
CIVIL ENGINEERS - LAND SURVEYORS - LAND PLANNERS
114 OLD MILL ROAD, CARTERSVILLE, GA 30120 PH: 770-387-0440 FAX: 770-607-5151

UNG STUDENT HOUSING
SIGNET
LOCATED IN LAND LOTS 928 & 950
12TH DISTRICT, 1st SECTION
CITY OF DAHLONEGA, LUMPKIN COUNTY, GEORGIA



SHEET TITLE:
ZONING SITE PLAN 10
SHEET NO.:
C201-Z

- 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.

The R2 classification is compatible with the uses and zoning of the surrounding property. The R2 classification can be conditioned as necessary.

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

Property values will not be impacted negatively.

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 individual landowner will benefit and the public at large will not be harmed.

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

The property is suitable for development in the R-2 classifications.

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 been undeveloped for over a decade, with the only structure being a single house built in the 1930's.

7. The zoning history of the subject property.

The Subject Property has been zoned R-1 under the current and prior zoning regulations of the City of Dahlonega.

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 Proposed Use will not result in a use that will cause an excessive or burdensome use of existing streets, transportation facilities, utilities, schools, parks, or other public facilities. The projected impact on schools and utilities will be in keeping with the projected growth, the number of car trips and need for transportation facilities which will be comparable to surrounding uses.

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 rezoning of the property to R2 will be in conformity with the comprehensive plan.

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: _____

Printed name of Property Owner : _____

Date of Signature: _____

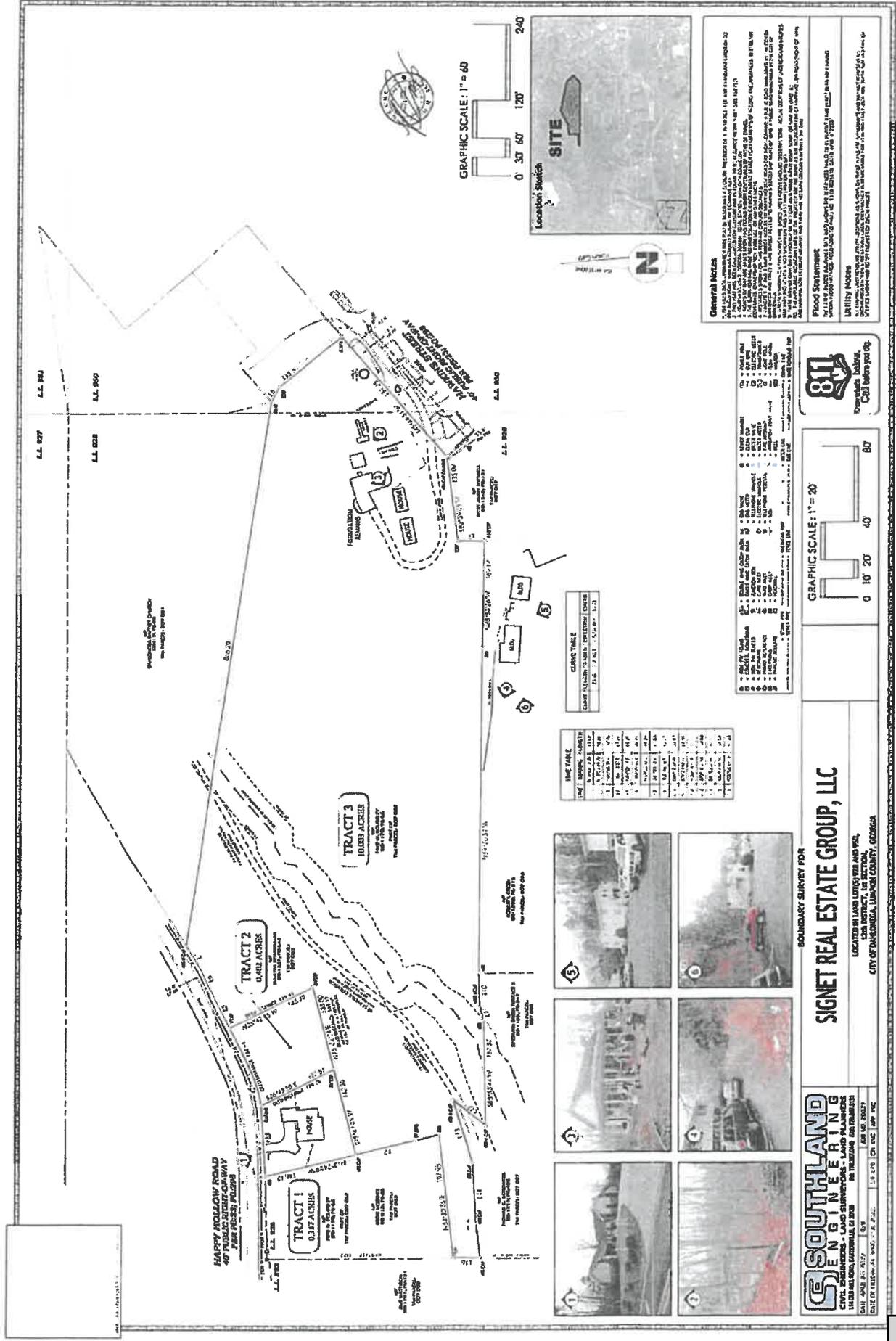
Signature of Witness: _____

LEGAL DESCRIPTION – TRACT 3

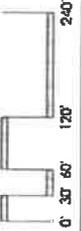
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN LAND LOTS 928 AND 950, OF THE 12TH DISTRICT, 1ST SECTION IN THE CITY OF DAHLONEGA, LUMPKIN COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WESTERN LINE OF LAND LOT 928 WITH THE SOUTHERN RIGHT OF WAY OF HAPPY HOLLOW ROAD (40' R/W), THENCE LEAVING SAID RIGHT OF WAY WITH A BEARING OF S 00°07'05" E A DISTANCE OF 292.20 FEET TO A 1" OPEN TOP PIPE; WHICH IS THE TRUE POINT OF BEGINNING.

FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED; THENCE WITH A BEARING OF N 83°33'56" E A DISTANCE OF 197.98 FEET TO A #3 REBAR; THENCE WITH A BEARING OF N 14°22'13" W A DISTANCE OF 35.93 FEET TO A #2 REBAR; THENCE WITH A BEARING OF N 13°24'29" W A DISTANCE OF 98.34 FEET TO A #4 REBAR WITH A CAP; THENCE WITH A BEARING OF N 75°47'08" E A DISTANCE OF 140.36 FEET TO A ¾" OPEN TOP PIPE; THENCE WITH A BEARING OF N 76°02'14" E A DISTANCE OF 135.00 FEET TO A ¾" OPEN TOP PIPE; THENCE WITH A BEARING OF N 26°42'45" W A DISTANCE OF 145.29 FEET TO 2" OPEN TOP PIPE ON THE SOUTHERN R/W OF HAPPY HOLLOW ROAD; THENCE ALONG THE SOUTHERN R/W OF HAPPY HOLLOW ROAD WITH A BEARING OF N 64°06'14" E A DISTANCE OF 66.39 FEET TO A POINT; THENCE WITH A BEARING OF N 63°26'40" E A DISTANCE OF 37.74 FEET TO A POINT; THENCE WITH A BEARING OF N 59°22'52" E A DISTANCE OF 44.34 FEET TO A #4 REBAR WITH A CAP; THENCE LEAVING THE SOUTHERN R/W OF HAPPY HOLLOW ROAD WITH A BEARING OF S 81°12'27" E A DISTANCE OF 866.29 FEET TO AN AXLE AND GEAR; THENCE WITH A BEARING OF S 61°23'16" E A DISTANCE OF 27.03 FEET TO A 2" OPEN TOP PIPE; THENCE WITH A BEARING OF S 38°59'20" E A DISTANCE OF 125.83 FEET TO A BENT 2" OPEN TOP PIPE; THENCE WITH A BEARING OF S 48°44'51" W A DISTANCE OF 251.25 FEET TO A #4 REBAR WITH A CAP; THENCE WITH A BEARING OF S 82°39'38" W A DISTANCE OF 135.00 FEET TO A 1" OPEN TOP PIPE; THENCE WITH A BEARING OF S 00°46'16" E A DISTANCE OF 40.77 FEET TO A 1 ½" OPEN TOP PIPE; THENCE WITH A BEARING OF N 88°50'26" W A DISTANCE OF 169.17 FEET TO A #3 REBAR; THENCE WITH A BEARING OF N 89°20'51" W A DISTANCE OF 512.30 FEET TO A #4 REBAR; THENCE WITH A BEARING OF S 88°17'38" W A DISTANCE OF 53.82 FEET TO A #4 REBAR WITH A CAP; THENCE WITH A BEARING OF S 74°28'42" W A DISTANCE OF 22.36 FEET TO A #4 REBAR; THENCE WITH A BEARING OF S 88°53'44" W A DISTANCE OF 167.32 FEET TO A #4 REBAR WITH A CAP; THENCE WITH A BEARING OF N 38°16'11" E A DISTANCE OF 64.24 FEET TO A #4 REBAR WITH A CAP; THENCE WITH A BEARING OF S 73°18'01" W A DISTANCE OF 104.68 FEET TO A #4 REBAR WITH A CAP; THENCE WITH A BEARING OF S 87°02'01" W A DISTANCE OF 97.06 FEET TO A #4 REBAR WITH A CAP; THENCE WITH A BEARING OF S 83°09'46" W A DISTANCE OF 54.04 FEET TO A #4 REBAR WITH A CAP FOUND ON THE COMMON LAND LOT LINE TO LAND LOTS 893 AND 928; THENCE WITH A BEARING OF N 00°06'44" W A DISTANCE OF 41.58 FEET TO A 1" OPEN TOP PIPE WHICH IS THE POINT OF BEGINNING. SAID TRACT OR PARCEL OF LAND CONTAINS 10.003 ACRES MORE OR LESS. AS SHOWN AS TRACT 3 ON A SURVEY PREPARED BY SOUTHLAND ENGINEERING, INC.



GRAPHIC SCALE: 1" = 40'



General Notes

1. This survey was conducted in accordance with the provisions of the Georgia Surveying and Mapping Act of 1997, as amended, and the rules and regulations of the Board of Surveying and Mapping, State of Georgia.

2. The survey was conducted in accordance with the provisions of the Georgia Surveying and Mapping Act of 1997, as amended, and the rules and regulations of the Board of Surveying and Mapping, State of Georgia.

3. The survey was conducted in accordance with the provisions of the Georgia Surveying and Mapping Act of 1997, as amended, and the rules and regulations of the Board of Surveying and Mapping, State of Georgia.

4. The survey was conducted in accordance with the provisions of the Georgia Surveying and Mapping Act of 1997, as amended, and the rules and regulations of the Board of Surveying and Mapping, State of Georgia.

5. The survey was conducted in accordance with the provisions of the Georgia Surveying and Mapping Act of 1997, as amended, and the rules and regulations of the Board of Surveying and Mapping, State of Georgia.

6. The survey was conducted in accordance with the provisions of the Georgia Surveying and Mapping Act of 1997, as amended, and the rules and regulations of the Board of Surveying and Mapping, State of Georgia.

7. The survey was conducted in accordance with the provisions of the Georgia Surveying and Mapping Act of 1997, as amended, and the rules and regulations of the Board of Surveying and Mapping, State of Georgia.

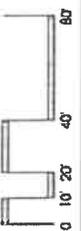
8. The survey was conducted in accordance with the provisions of the Georgia Surveying and Mapping Act of 1997, as amended, and the rules and regulations of the Board of Surveying and Mapping, State of Georgia.

9. The survey was conducted in accordance with the provisions of the Georgia Surveying and Mapping Act of 1997, as amended, and the rules and regulations of the Board of Surveying and Mapping, State of Georgia.

10. The survey was conducted in accordance with the provisions of the Georgia Surveying and Mapping Act of 1997, as amended, and the rules and regulations of the Board of Surveying and Mapping, State of Georgia.



GRAPHIC SCALE: 1" = 20'



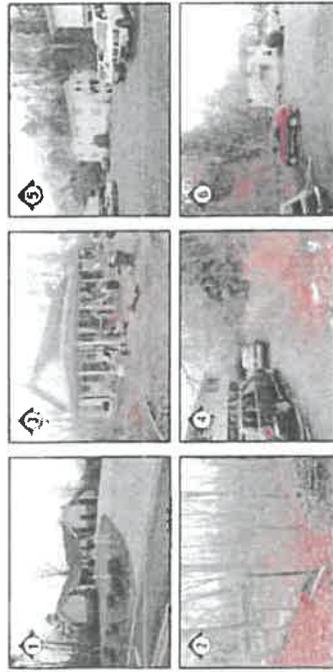
CLIENT TIME

DATE: 7/20/11

TIME: 08:00 - 11:30

| LINE | BEARING | DISTANCE |
|------|-----------------|----------|
| 1 | S 89° 15' 00" W | 111.12 |
| 2 | S 89° 15' 00" W | 111.12 |
| 3 | S 89° 15' 00" W | 111.12 |
| 4 | S 89° 15' 00" W | 111.12 |
| 5 | S 89° 15' 00" W | 111.12 |
| 6 | S 89° 15' 00" W | 111.12 |
| 7 | S 89° 15' 00" W | 111.12 |
| 8 | S 89° 15' 00" W | 111.12 |
| 9 | S 89° 15' 00" W | 111.12 |
| 10 | S 89° 15' 00" W | 111.12 |
| 11 | S 89° 15' 00" W | 111.12 |
| 12 | S 89° 15' 00" W | 111.12 |
| 13 | S 89° 15' 00" W | 111.12 |
| 14 | S 89° 15' 00" W | 111.12 |
| 15 | S 89° 15' 00" W | 111.12 |
| 16 | S 89° 15' 00" W | 111.12 |
| 17 | S 89° 15' 00" W | 111.12 |
| 18 | S 89° 15' 00" W | 111.12 |
| 19 | S 89° 15' 00" W | 111.12 |
| 20 | S 89° 15' 00" W | 111.12 |

- 1. 1" = 40' SCALE
- 2. 1" = 20' SCALE
- 3. 1" = 10' SCALE
- 4. 1" = 5' SCALE
- 5. 1" = 2.5' SCALE
- 6. 1" = 1.25' SCALE
- 7. 1" = 0.625' SCALE
- 8. 1" = 0.3125' SCALE
- 9. 1" = 0.15625' SCALE
- 10. 1" = 0.078125' SCALE
- 11. 1" = 0.0390625' SCALE
- 12. 1" = 0.01953125' SCALE
- 13. 1" = 0.009765625' SCALE
- 14. 1" = 0.0048828125' SCALE
- 15. 1" = 0.00244140625' SCALE
- 16. 1" = 0.001220703125' SCALE
- 17. 1" = 0.0006103515625' SCALE
- 18. 1" = 0.00030517578125' SCALE
- 19. 1" = 0.000152587890625' SCALE
- 20. 1" = 0.0000762939453125' SCALE



SIGNET REAL ESTATE GROUP, LLC

BOUNDARY SURVEY FOR

LOCATED IN LAND LOTS 102 AND 103,
1228 DISTRICT, 4th SECTION,
CITY OF PALM BEACH, PALM BEACH COUNTY, FLORIDA

SOUTHLAND
ENGINEERING

CIVIL ENGINEERS - LAND SURVEYORS - LAND PLANNERS

1100 WILSON ROAD, WILMINGTON, DE 19804

DATE OF ISSUE: 08/02/11

DRAWN BY: J. P. [unreadable]

CHECKED BY: [unreadable]

SCALE: AS SHOWN



STAFF REPORT

REZN-21-01

| | |
|---|---|
| Applicant: | City of Dahlonega |
| Owner: | Arthur E. Housley, Jr., as Executor of the Estate of Faye W. Housley |
| Location: 032) | 258 Hawkins Street (a portion of Parcel # D07 |
| Acreage: | +/- 10.003 Acres |
| Current Zoning Classification: | R-1 (Single Family Residential) |
| Proposed Zoning Classification: | R-2 (Multi-family Residential) |
| Current Use of Property: | Single Family Residential |
| Proposed Use of Property: | Residential |
| DRI Recommendation: | This development will not qualify as a DRI |
| General Land Use: | Residential |
| Comprehensive Plan Character Area: | The parcel is situated within the Public Square Character Area in the Comprehensive Plan. The Character Area promotes townhouses and small-lot single-family development. |
| Environmental Impacts: | This project will have to conform to the Erosion and Sedimentation Control Ordinance and State Regulations for Environmental Impacts. |
| City Services: | All city services are available at this site. |
| Traffic Impact: | Traffic impact shall be determined by a traffic impact analysis during the development stage and approved by the city engineer before approval of a site plan. Offsite roadway improvements, if any, identified as part of the analysis shall be included with the site development in a common set of development documents. |
| Surrounding Zoning: | North – R-1 South – PUD East – R-1 |

West – R-1

Reasonableness of Request:

This request is reasonable within the confines of the parcel in which it is requested if it is approved with the conditions stated in this staff report.

Buffer Requirement:

No dwelling unit or portion thereof, may be located closer than 100 feet to an R-1 (single-family residential) district boundary. A minimum ten feet landscaping strip inclusive of sidewalks will be required at areas that front public streets.

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 change in the zoning from R-1 to R-2 is suitable in view of the current uses and development of the adjacent properties. Most of the adjacent and abutting properties are zoned R-1 and is single family residential property. The two exceptions to this are the abutting property to the East used as a worship facility (church) and the abutting property to the Southwest that is an apartment complex. The zoning will allow the owner to develop the property at a density of 5.5 units per acre. Density can be concentrated on the developable less steep portion of the site allowing for the steeper terrain to be left as usable open space or other uses.

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

The affected properties to the South and East will see a traffic increase on Hawkins Street due to the increase in density units. However, the increase in uses allows for a mix of housing types to be built on the 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:

Streets and Stormwater utilities will need to be upgraded to accommodate the increase in density to the +/- 10.003 acres. This change in zoning will require a traffic study of the Hawkins Street and Church Street intersection. Development in this area will need to address these changes so as to not adversely impact the adjacent and abutting landowners.

4. Whether the zoning proposal is consistent with the Comprehensive Plan, Transportation plans, or other plans adopted for guiding development within the City of Dahlongega:

The Comprehensive Plan would support the change in rezoning this property to R-2, if the use was for small lot single family residential, townhouses, and condos. The Dahlongega Downtown Master Plan Design Guidelines that were created August 2008, identifies the proposed development parcel being in the University Heights area. This area of development shows that this parcel was identified for part of an amphitheater. The other portions would be part of a residential neighborhood with lower densities and be oriented

more to resemble larger block configurations than we currently have in residential districts around the downtown area.

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:

The Downtown is currently experiencing densification and active reuse of vacant or dilapidated properties. Providing owner occupied housing adjacent to downtown would create more demand for the services provided by the downtown and encourage further growth in varying types of businesses locating in the Downtown area. This could help change the notion that outside of the university there is a food desert in the downtown with a limit to walkable fresh food stores.

Community Development

Dept. Recommendation:

The department recommends approval with the following conditions.

1. There shall be no amenities located within 150 feet of any property boundary that abuts or is adjacent to a parcel zoned R-1.
2. All development shall conform to Dhalonega Ordinance 75-1's (Water and Sewer) latest amendment and shall include current tap fee charges and consumption rates.
3. The Point of Intersection (POI) of any roads, driveways or other entrances shall be a minimum of 175 feet from the POI of the intersection of Hawkins Street and Church Street.
4. All proposed solid waste loading centers shall be accessible by rear-loading solid waste vehicles, consistent with those used by the City of Dhalonega.
5. Offsite roadway improvements, if any, identified as part of the analysis shall be included with the site development in a common set of development documents.
6. All structures shall be no more than 200 feet in length unless broken by a clear line of demarcation, suggestive of an (L) at an angle of 75 degrees to 105 degrees.
7. Each structure shall have an outside covering of brick or stone for 50 percent or more of the entire exterior walled surface.

Planning Commission

Recommendation:

Planning Commission recommended approval with staff conditions.