

**DAWSON COUNTY BOARD OF COMMISSIONERS
VOTING SESSION AGENDA – NOVEMBER 5, 2020
DAWSON COUNTY GOVERNMENT CENTER ASSEMBLY ROOM
25 JUSTICE WAY, DAWSONVILLE, GEORGIA 30534
TO IMMEDIATELY FOLLOW THE 4:00 PM WORK SESSION**

A. ROLL CALL

B. OPENING PRESENTATION

[Proclamation](#) Recognizing Dr. Larry Anderson

C. INVOCATION

D. PLEDGE OF ALLEGIANCE

E. ANNOUNCEMENTS

F. APPROVAL OF MINUTES

[Minutes](#) of the Work Session held on October 15, 2020

[Minutes](#) of the Voting Session held on October 15, 2020

G. APPROVAL OF AGENDA

H. PUBLIC COMMENT

I. PUBLIC HEARING

1. Abandonment of Edna Noblin Road (*1st of 1 hearing*)

J. UNFINISHED BUSINESS

1. ZA 20-14 - Miles, Hansford & Tallant requests to rezone TMP 115-001 from RA (Residential Agriculture) to CIR (Commercial Industrial Restricted) for the purpose of constructing an office space with a warehouse (Carlisle Road). (*Tabled from the October 15, 2020, Voting Session, at which time a public hearing was held.*)

K. NEW BUSINESS

1. Consideration of Special Event Business License Application - *Because Coffee Event*

2. Consideration of Board Appointment:

a. Planning Commission (District 1 Alternate)

i. Seth Stowers- *appointment* (January 2021 through December 2021)

L. PUBLIC COMMENT

M. ADJOURNMENT

****Executive Session may follow the Voting Session meeting.***

Those with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting, should contact the ADA Coordinator at 706-344-3666, extension 44514. The county will make reasonable accommodations for those persons.



**DAWSON COUNTY
BOARD OF COMMISSIONERS**

**IN RECOGNITION
OF DR. LARRY ANDERSON**

PROCLAMATION

WHEREAS, Dr. Larry Anderson has diligently served the citizens of Dawson County through personal, professional and volunteer work for 15 years; and

WHEREAS, Dr. Anderson has devoted his life to the medical community, first studying at the Kansas City University College of Osteopathic Medicine, followed by an internship at Northlake Regional Medical Center, started practicing in 1978 in Gwinnett County and moved to Dawsonville in 2005 and continues to practice at Anderson Family Medicine; and

WHEREAS, Dr. Anderson and Rev. Dr. Mark Weaver started the Good Shepherd Clinic in 2009. Dr. Anderson served on the board for the Good Shepherd Clinic from 2009 through 2016 and still sees patients there every Thursday; and

WHEREAS, Dr. Anderson has been commended by his colleagues, patients and friends for his “inspiration to us all with his limitless kindness and compassion,” his “dedication and commitment to the most vulnerable among us...and his tireless efforts on behalf of Anderson Family Medicine and the Good Shepherd Clinic,” as well as his “passion, philanthropy and easy demeanor, which set a high bar for how to make the world a better place”; and

WHEREAS, be it resolved that the Dawson County Board of Commissioners do hereby recognize the dedication and selfless service offered by Dr. Anderson and thanks him for his contributions to the county and his commitment to making our community an all-around better place for those who live in and visit here.

NOW, THEREFORE, the Dawson County Board of Commissioners do hereby proclaim November 5, 2020, as

DR. LARRY ANDERSON DAY.

Attest:

Billy Thurmond, Chairman

Kristen Cloud, County Clerk

**DAWSON COUNTY BOARD OF COMMISSIONERS
WORK SESSION MINUTES – OCTOBER 15, 2020
DAWSON COUNTY GOVERNMENT CENTER ASSEMBLY ROOM
25 JUSTICE WAY, DAWSONVILLE, GEORGIA 30534
4:00 PM**

Those present were Chairman Billy Thurmond; Commissioner Sharon Fausett, District 1; Commissioner Chris Gaines, District 2; Commissioner Tim Satterfield, District 3; Commissioner Julie Hughes Nix, District 4; County Manager David Headley; County Attorney Angela Davis; County Clerk Kristen Cloud; and interested citizens of Dawson County.

Chairman Thurmond announced an addition to the October 15, 2020, Work Session Agenda:
5.1 – First Amendment to Lease Agreement with Etowah Valley Sporting Clays Park

NEW BUSINESS

1. Presentation of Develop Dawson: Economic Development Strategic Plan- Three Points Planning’s Lynn Patterson
This virtual presentation, also presented by Ryan Thompson of Thomas & Hutton, was for information only. Development Authority of Dawson County Chairman Tony Passarello was present at the meeting and briefly provided additional information to the Board of Commissioners following the virtual presentation.
2. Presentation of Special Event Business License Application - *Because Coffee Event* - Planning & Development Director Jameson Kinley
This item, presented by Planning & Development Zoning Specialist Harmony Gee, will be placed on the November 5, 2020, Voting Session Agenda.
3. Presentation of Acceptance of Victims of Crime Act Grant for FY 2021- District Attorney Lee Darragh
This item, presented by Chief Financial Officer Vickie Neikirk, will be added to the October 15, 2020, Voting Session Agenda.
4. Presentation of Request for Increased Funding for Legal Fees for FY 2020- Chief Financial Officer Vickie Neikirk
This item will be added to the October 15, 2020, Voting Session Agenda.
5. Presentation of Board Appointments:
 - a. **Library Board**
 - i. Karmen Pharris- *replacing David Jordan (October 2020 through June 2024)*
This item will be added to the October 15, 2020, Voting Session Agenda.
 - b. **Planning Commission (District 1 Alternate)**
 - i. Seth Stowers- *appointment (January 2021 through December 2021)*
This item will be placed on the November 5, 2020, Voting Session Agenda.
- 5.1 First Amendment to Lease Agreement with Etowah Valley Sporting Clays Park
This item, presented by County Attorney Davis, will be added to the October 15, 2020, Voting Session Agenda.

- 6. County Manager Report
This item was for information only.

- 7. County Attorney Report
County Attorney Davis had no information to report and requested an executive session following the Voting Session.

APPROVE:

ATTEST:

Billy Thurmond, Chairman

Kristen Cloud, County Clerk

DRAFT

**DAWSON COUNTY BOARD OF COMMISSIONERS
VOTING SESSION MINUTES – OCTOBER 15, 2020
DAWSON COUNTY GOVERNMENT CENTER ASSEMBLY ROOM
25 JUSTICE WAY, DAWSONVILLE, GEORGIA 30534
IMMEDIATELY FOLLOWING THE 4:00 PM WORK SESSION**

ROLL CALL: Those present were Chairman Billy Thurmond; Commissioner Sharon Fausett, District 1; Commissioner Chris Gaines, District 2; Commissioner Tim Satterfield, District 3; Commissioner Julie Hughes Nix, District 4; County Manager David Headley; County Attorney Angela Davis; County Clerk Kristen Cloud; and interested citizens of Dawson County.

INVOCATION: Chairman Thurmond

PLEDGE OF ALLEGIANCE: Chairman Thurmond

ANNOUNCEMENTS:

None

APPROVAL OF MINUTES:

Motion passed 4-0 to approve the Minutes of the Work Session held on October 1, 2020. Nix/Gaines

Motion passed 4-0 to approve the Minutes of the Voting Session held on October 1, 2020. Fausett/Satterfield

Motion passed 4-0 to approve the Minutes of the Special Called Meeting held on October 8, 2020. Satterfield/Fausett

APPROVAL OF AGENDA:

Motion passed 4-0 to approve the agenda with the following change:

- Addition of Nos. 1 through 5 under New Business:
 - Acceptance of Victims of Crime Act Grant for FY 2021
 - Request for Increased Funding for Legal Fees for FY 2020
 - Board Appointment:
 - Library Board
 - Karmen Pharris- replacing David Jordan (October 2020 through June 2024)
 - First Amendment to Lease Agreement with Etowah Valley Sporting Clays Park
 - Ratification of River Bend Road Emergency Repair Request

PUBLIC COMMENT:

None

ZONINGS:

Chairman Thurmond announced that if anyone contributed more than \$250 to the commissioners or chairman in the past two years and wished to speak they would have to fill out a disclosure form, which would be made available to them. Under normal program, 10 minutes is given to those who wish to speak in favor of or opposition to with some redirect, time permitting.

ZA 20-09 - Eagle Commercial LLC requests to rezone TMP 094-022-001 from RSR (Residential Sub-Rural) to RMF (Residential Multifamily) for the purpose of bringing existing structures into zoning compliance (Highway 53 East and Gravitt Drive).

Planning & Development Zoning Specialist Harmony Gee said the applicant looks to bring a grandfathered, non-conforming-use property into zoning compliance. She said the applicant does not plan to build additional structures and only wishes to bring the property into zoning compliance, “protecting them in the event of something catastrophic happening for insurance purposes.” The property was developed in 1980, prior to zoning in the county. The property was purchased about a year ago. Gee said improvements and repairs have been made in that time, and the applicant has increased occupancy - from five units to all 12 units being filled. Gee said the Planning Commission recommends approval of the application.

Applicant Rex Gravitt of Eagle Commercial said, “...All we’re trying to do is bring it into compliance with your zoning that’s here now. We’re not trying to add any more units or anything.” He said occupancy is full since the property was purchased. He said the property now has new roofs, upgraded plumbing and electrical, new carpet and paint and “a lot of cosmetic stuff.” He added, “And then we actually re-did the road and the parking lot – it had deteriorated. The sidewalks – we had to do some work on the sidewalks; there was some cracking, hazards...”

Chairman Thurmond opened the hearing by asking if there was anyone present who wished to speak either for or against the application and, hearing none, closed the hearing.

Motion passed 4-0 to approve ZA 20-09. Fausett/Satterfield

ZA 20-10 - Athena Reynolds requests to rezone TMP 040-009 from RA (Residential Agriculture) to RSRMM (Residential Sub-Rural Manufactured Moved) for the purpose of subdividing the parcel to build a primary residence (Cowart Road).

Planning & Development Zoning Specialist Harmony Gee said the parcel’s “been owned by Miss Reynolds’ mother for over 30 years, and the existing mobile home on the property is in need of major repairs. Miss Reynolds does not wish to tie up 5 acres into a home loan. She states she isn’t sure whether she’d be approved for a traditional mortgage, which is why she’s seeking a classification of RSRMM.” Gee said the applicant also has two siblings and wants the property to be divided equally amongst them, “and currently that’s not possible with the existing zoning classification.” Gee, who noted the parcel is 12.78 acres, said the Planning Commission recommends approval of the application.

Michael Wright, representing the applicant, said, “What we’d like to do is tear the single-wide down and put a home on it. That’s basically what we want to do.”

Chairman Thurmond opened the hearing by asking if there was anyone present who wished to speak either for or against the application and, hearing none, closed the hearing.

Motion passed 4-0 to approve ZA 20-10. Satterfield/Fausett

ZA 20-11 - Cameron Koch requests to rezone TMP 076-040 from RA (Residential Agriculture) to RSR (Residential Sub-Rural) for the purpose of subdividing the parcel to build a primary residence (Kelly Bridge Road).

Planning & Development Zoning Specialist Harmony Gee said the applicant seeks to rezone the property so he can build a residence that's going to be possibly 2,400 square feet in size. "This parcel is a portion of a larger tract that has been for sale for several months by the current owner," said Gee. "The portion that Mr. Koch is looking to purchase is vacant." Gee said the Planning Commission recommends approval of the application.

Applicant Cameron Koch said he and his wife "would like to buy the stated piece of property and put just a single-family home on it. There's a dilapidated barn and a garage on it. We're going to keep it – at least the garage. It's in good condition, and then the barn – I'll have a contractor look at it and tell me if it's salvageable or not."

Chairman Thurmond opened the hearing by asking if there was anyone present who wished to speak either for or against the application and, hearing none, closed the hearing.

Motion passed 4-0 to approve ZA 20-11. Gaines/Satterfield

ZA 20-12 - Heather Hensley requests to rezone TMP 033-016-001 from RA (Residential Agriculture) to RAC (Residential Agriculture Corrective) for the purpose of bringing a deeded subdivided parcel into compliance to build a primary residence (Afton Road).

Planning and Development Zoning Specialist Harmony Gee said the applicant is the first "to take advantage of our newly-created zoning classification RAC. She is looking to parcel off parts of a larger tract for her primary residence, to bring it into zoning compliance. The land was purchased in 2002 by the applicant's family, and the portion she is seeking to rezone was deeded in July of 2020." Gee said the Planning Commission recommends approval of the application.

Applicant Heather Hensley said, "We're trying to rezone to build a single-family home. We're just getting into that corrective thing."

Chairman Thurmond opened the hearing by asking if there was anyone present who wished to speak either for or against the application and, hearing none, closed the hearing.

Motion passed 4-0 to approve ZA 20-12. Nix/Gaines

ZA 20-13 - Mitchell Mullins requests to rezone TMP 037-026-006 from RA (Residential Agriculture) to RAC (Residential Agriculture Corrective) for the purpose of bringing a deeded, subdivided parcel into compliance to build a primary residence (Cowart Road).

Planning & Development Zoning Specialist Harmony Gee said the applicant seeks to rezone "the 2.04 acres located off Cowart Road...for the purpose of having a plat recorded to enable him to build his primary residence." She said the applicant purchased the property in 2018 with the intent to build at a later date; a survey was completed but was not recorded at that time. The applicant needs "to get that plat recorded so that he can build and come into zoning compliance," said Gee, adding that the Planning Commission recommends approval of the application.

Applicant Mitchell Mullins said, "I'm here to request permission to build a house. It's got houses on each side of it that are equally facing forward, and they're sitting on 2 acres."

Chairman Thurmond opened the hearing by asking if there was anyone present who wished to speak either for or against the application and, hearing none, closed the hearing.

Motion passed 4-0 to approve ZA 20-13. Satterfield/Nix

ZA 20-14 - Miles, Hansford & Tallant requests to rezone TMP 115-001 from RA (Residential Agriculture) to CIR (Commercial Industrial Restricted) for the purpose of constructing an office space with a warehouse (Carlisle Road).

Planning & Development Zoning Specialist Harmony Gee said, “Miles, Hansford & Tallant on behalf of Litefighter Properties seeks to rezone 15.027 acres located off of Carlisle Road” for the purpose of developing an office warehouse space approximately 94,000 square feet in size. She said the western portion of the property was zoned CIR in 1998, “which would allow this use. The applicant is seeking to expand on the existing zoning.”

The applicant was not present.

Chairman Thurmond opened the hearing by asking if there was anyone present who wished to speak either for or against the application and, hearing none, closed the hearing.

Motion passed 4-0 to table ZA 20-14 until the November 5, 2020, Voting Session. Gaines/Satterfield

UNFINISHED BUSINESS:

Consideration of Professional Exemption and Budget Increase Request for Production of Schedules and Tables for Rural and Urban Properties (Tabled from the October 1, 2020, Voting Session)

Motion passed 4-0 to approve a budget increase for the Tax Assessor’s Office in the amount of \$39,500 – funds will come from General Fund Contingency; and to approve a professional agreement exemption and contract with McCormick Solutions for the production of schedules and tables for rural and urban properties. Nix/Fausett

Consideration of Appeal by Victory Media Group LLC of the denial of an application for a sign permit (70’) at 33 Lumpkin Campground Road South (Permit # 14944)

Motion passed 4-0 to affirm the decision of Dawson County Planning & Development department staff to deny an application from Victory Media Group LLC for a sign permit (70’) at 33 Lumpkin Campground Road South (Permit # 14944) because the Dawson County Sign Ordinance is constitutional, all procedures related to the consideration of the application were properly followed, and the application fails to comply with the Dawson County Sign Ordinance - such that the application was properly denied. Gaines/Satterfield

Consideration of Appeal by Victory Media Group LLC of the denial of an application for a sign permit (15’) at 33 Lumpkin Campground Road South (Permit # 14945)

Motion passed 4-0 to affirm the decision of Dawson County Planning & Development department staff to deny an application from Victory Media Group LLC for a sign permit (15’) at 33 Lumpkin Campground Road South (Permit # 14945) because the Dawson County Sign Ordinance is constitutional, all procedures related to the consideration of the application were

properly followed, and the application fails to comply with the Dawson County Sign Ordinance - such that the application was properly denied. Gaines/Fausett

Consideration of Appeal by Victory Media Group LLC of the denial of an application for a sign permit (70') at 41 Big Horn Drive (Permit #14946)

Motion passed 4-0 to affirm the decision of Dawson County Planning & Development department staff to deny an application from Victory Media Group LLC for a sign permit (70') at 41 Big Horn Drive (Permit #14946) because the Dawson County Sign Ordinance is constitutional, all procedures related to the consideration of the application were properly followed, and the application fails to comply with the Dawson County Sign Ordinance - such that the application was properly denied. Gaines/Nix

Consideration of Appeal by Victory Media Group LLC of the denial of an application for a sign permit (15') at 41 Big Horn Drive (Permit #14947)

Motion passed 4-0 to affirm the decision of Dawson County Planning & Development department staff to deny an application from Victory Media Group LLC for a sign permit (15') at 41 Big Horn Drive (Permit #14947) because the Dawson County Sign Ordinance is constitutional, all procedures related to the consideration of the application were properly followed, and the application fails to comply with the Dawson County Sign Ordinance - such that the application was properly denied. Gaines/Satterfield

Consideration of Appeal by Victory Media Group LLC of the denial of an application for a sign permit (70') at 46 Blue Ridge Parkway (Permit # 14948)

Motion passed 4-0 to affirm the decision of Dawson County Planning & Development department staff to deny an application from Victory Media Group LLC for a sign permit (70') at 46 Blue Ridge Parkway (Permit # 14948) because the Dawson County Sign Ordinance is constitutional, all procedures related to the consideration of the application were properly followed, and the application fails to comply with the Dawson County Sign Ordinance - such that the application was properly denied. Gaines/Fausett

Consideration of Appeal by Victory Media Group LLC of the denial of an application for a sign permit (70') at 18 Blue Ridge Overlook (Permit # 15002)

Motion passed 4-0 to affirm the decision of Dawson County Planning & Development department staff to deny an application from Victory Media Group LLC for a sign permit (70') at 18 Blue Ridge Overlook (Permit # 15002) because the Dawson County Sign Ordinance is constitutional, all procedures related to the consideration of the application were properly followed, and the application fails to comply with the Dawson County Sign Ordinance - such that the application was properly denied. Gaines/Nix

Consideration of Appeal by Victory Media Group LLC of the denial of an application for a sign permit (70') at 40 War Hill Park Road (Permit # 15005)

Motion passed 4-0 to affirm the decision of Dawson County Planning & Development department staff to deny an application from Victory Media Group LLC for a sign permit (70') at 40 War Hill Park Road (Permit # 15005) because the Dawson County Sign Ordinance is constitutional, all procedures related to the consideration of the application were properly followed, and the application fails to comply with the Dawson County Sign Ordinance - such that the application was properly denied. Gaines/Satterfield

Consideration of Appeal by Action Outdoor Advertising II, LLC of the denial of an application for a sign permit (70') at 1322 Hwy 400 North (Permit # 14939)

Motion passed 4-0 to affirm the decision of Dawson County Planning & Development department staff to deny an application from Action Outdoor Advertising II, LLC for a sign permit (70') at 1322 Hwy 400 North (Permit # 14939) because the Dawson County Sign Ordinance is constitutional, all procedures related to the consideration of the application were properly followed, and the application fails to comply with the Dawson County Sign Ordinance - such that the application was properly denied. Gaines/Fausett

Consideration of Appeal by Action Outdoor Advertising II, LLC of the denial of an application for a sign permit (70') at 391 Quill Drive (Permit # 14940)

Motion passed 4-0 to affirm the decision of Dawson County Planning & Development department staff to deny an application from Action Outdoor Advertising II, LLC for a sign permit (70') at 391 Quill Drive (Permit # 14940) because the Dawson County Sign Ordinance is constitutional, all procedures related to the consideration of the application were properly followed, and the application fails to comply with the Dawson County Sign Ordinance - such that the application was properly denied. Gaines/Nix

Consideration of Appeal by Action Outdoor Advertising II, LLC of the denial of an application for a sign permit (70') at 3862 Dawson Forest Road East (Permit # 14941)

Motion passed 4-0 to affirm the decision of Dawson County Planning & Development department staff to deny an application from Action Outdoor Advertising II, LLC for a sign permit (70') at 3862 Dawson Forest Road East (Permit # 14941) because the Dawson County Sign Ordinance is constitutional, all procedures related to the consideration of the application were properly followed, and the application fails to comply with the Dawson County Sign Ordinance - such that the application was properly denied. Gaines/Satterfield

Consideration of Appeal by Action Outdoor Advertising II, LLC of the denial of an application for a sign permit (70') at Grant Road & Ga 400 (northwest corner) (Permit # 14942)

Motion passed 4-0 to affirm the decision of Dawson County Planning & Development department staff to deny an application from Action Outdoor Advertising II, LLC for a sign permit (70') at Grant Road & Ga 400 (northwest corner) (Permit # 14942) because the Dawson County Sign Ordinance is constitutional, all procedures related to the consideration of the application were properly followed, and the application fails to comply with the Dawson County Sign Ordinance - such that the application was properly denied. Gaines/Fausett

Consideration of Appeal by Action Outdoor Advertising II, LLC of the denial of an application for a sign permit (70') at West side of Ga 400 385' north of Grant Road (Permit # 14943)

Motion passed 4-0 to affirm the decision of Dawson County Planning & Development department staff to deny an application from Action Outdoor Advertising II, LLC for a sign permit (70') at West side of Ga 400 385' north of Grant Road (Permit # 14943) because the Dawson County Sign Ordinance is constitutional, all procedures related to the consideration of the application were properly followed, and the application fails to comply with the Dawson County Sign Ordinance - such that the application was properly denied. Gaines/Satterfield

NEW BUSINESS:

Consideration of Acceptance of Victims of Crime Act Grant for FY 2021

Motion passed 4-0 to approve the Acceptance of the Victims of Crime Act Grant for FY 2021. Fausett/Gaines

Consideration of Request for Increased Funding for Legal Fees for FY 2020

Motion passed 4-0 to approve the Request for Increased Funding for Legal Fees for FY 2020 in the amount of \$150,000; funds will come from General Fund's fund balance. Satterfield/Fausett

Consideration of Board Appointment:

- *Library Board*

- *Karmen Pharris- replacing David Jordan (October 2020 through June 2024)*

Motion passed 4-0 to approve the appointment of Karmen Pharris to the Library Board for a term of October 2020 through June 2024. Nix/Fausett

Consideration of First Amendment to Lease Agreement with Etowah Valley Sporting Clays Park

Motion passed 4-0 to approve the First Amendment to Lease Agreement with Etowah Valley Sporting Clays Park. Gaines/Satterfield

Ratification of River Bend Road Emergency Repair Request

Motion passed 4-0 to ratify the River Bend Road Emergency Repair Request in the amount of \$50,000; funds will come from SPLOST VII Fund Balance. Fausett/Nix

PUBLIC COMMENT:

None

ADJOURNMENT:

EXECUTIVE SESSION:

Motion passed 4-0 to enter into Executive Session to discuss litigation. Nix/Gaines

Motion passed 4-0 to come out of Executive Session. Fausett/Nix

APPROVE:

ATTEST:

Billy Thurmond, Chairman

Kristen Cloud, County Clerk



DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: Public Works

Work Session: 9/3/2020

Prepared By: David McKee

Voting Session: 9/17/2020

Presenter: David McKee

Public Hearing: Yes No

Agenda Item Title: Edna Noblin Road Abandonment Discussion

Background Information:

Public Works was approached by a property owner in regards to Edna Noblin Road, requesting information on the process for abandonment of this county road. County code requires notification and a single public hearing on abandonment of a county road. If abandoned, the road would revert back to the property owners.

Current Information:

Edna Noblin Road is located off of Highway 400 North and is 1427 feet long (.27 miles). The current road provides access to four property owners. One of the property owners has requested the process of abandonment to commence. Since the completion of the Chestatee development and Night Fire Drive, Edna Noblin Road became a dead end, which has turned into a dumping ground for trash, yard debris, animals, etc.

Budget Information: Applicable: Not Applicable: Budgeted: Yes No

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

Recommendation/Motion: Staff recommends direction on proceeding with abandonment.

Department Head Authorization: David McKee

Date: 8/25/2020

Finance Dept. Authorization: Vickie Neikirk

Date: 8/25/20

County Manager Authorization: David Headley

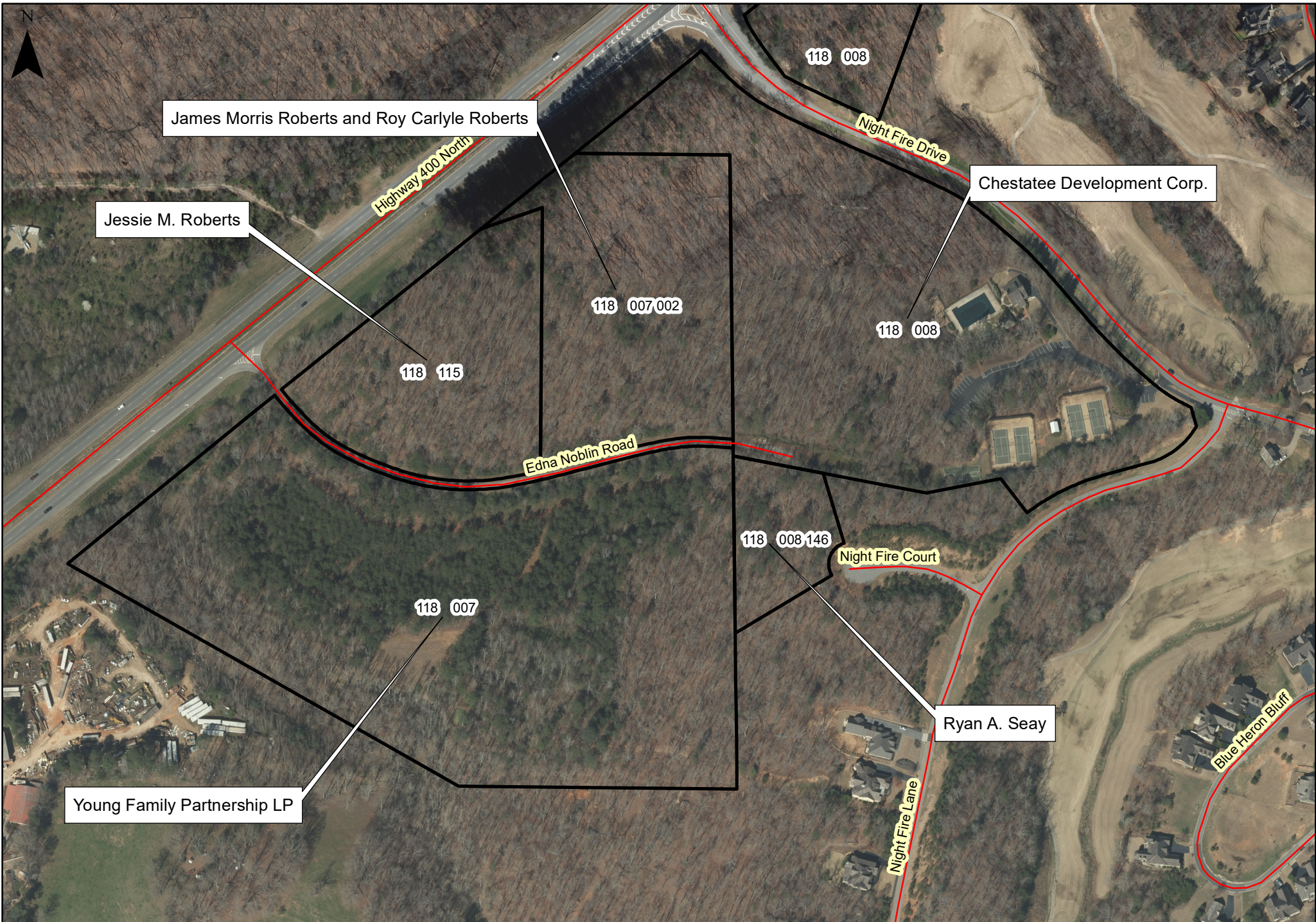
Date: 8/25/2020

County Attorney Authorization: _____

Date: _____

Comments/Attachments:

Map of Edna Noblin Road attached.



Legend

— Roads Relevant Parcels

Edna Noblin Road Abandonment 13



DAWSON COUNTY REZONING APPLICATION

This portion to be completed by Zoning Administrator

ZA 20.14 Tax Map & Parcel # (TMP): 115001
Submittal Date: 8.14.2020 Time: 11:39 am/pm Received by: WJG (staff initials)
Fees Assessed: 3900- Paid: Check Commission District: _____
Planning Commission Meeting Date: September 15, 2020
Board of Commissioners Meeting Date: October 15, 2020

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Miles Hansford & Tallant, LLC - J. Ethan Underwood on behalf of LiteFighter Properties

Address: -

Phone: Listed _____ Unlisted _____ Email: Business _____ Personal _____

Status: Owner Authorized Agent Lessee Option to purchase

Notice: If applicant is other than owner, enclosed Property Owner Authorization form must be completed.

I have _____ /have not participated in a Pre-application meeting with Planning Staff.

If not, I agree /disagree _____ to schedule a meeting the week following the submittal deadline.

Meeting Date: TBD Applicant Signature: Ethan Underwood
Digitally signed by Ethan Underwood
DN: cn=Ethan Underwood, o=Miles Hansford & Tallant,
LLC, ou, email=ethanunderwood@mhlegal.com, c=US
Date: 2020.08.13 19:28:55 -0400

PROPERTY OWNER/PROPERTY INFORMATION

Name: Asbeco Holdings, Inc.

Street Address of Property being rezoned: 222 Carlisle Road, Dawsonville, GA 30534

Rezoning from: C-IR & RA to: C-IR Total acreage being rezoned: Approximately 15.027 Acres

Directions to Property: Located on the east side of Carlisle Road approximately 900 feet from the intersection of Carlisle Road and SR400.

RECEIVED
2020/08/14 11:39AM

Subdivision Name (if applicable): N/A Lot(s) #: _____

Current Use of Property: Undeveloped

Any prior rezoning requests for property? _____ if yes, please provide rezoning case #: ZA _____

*****Please refer to Dawson County's Georgia 400 Corridor Guidelines and Maps to answer the following:**

Does the plan lie within the Georgia 400 Corridor? No (yes/no)

If yes, what section? _____

SURROUNDING PROPERTY ZONING CLASSIFICATION:

North C-IR South C-IR & RA East RA West RA

Future Land Use Map Designation: Light Industrial

Access to the development will be provided from:

Road Name: Carlisle Road Type of Surface: Asphalt

REQUESTED ACTION & DETAILS OF PROPOSED USE

Rezoning to: C-IR [] Special Use Permit for: _____

Proposed Use: **Office Warehouses**

Existing Utilities: Water [] Sewer [] Gas Electric

Proposed Utilities: Water Sewer Gas Electric

RESIDENTIAL

No. of Lots: _____ Minimum Lot Size: _____ (acres) No. of Units: _____

Minimum Heated Floor Area: _____ sq. ft. Density/Acre: _____

Type: [] Apartments [] Condominiums [] Townhomes [] Single-family [] Other

Is an Amenity Area proposed: _____; if yes, what? _____

COMMERCIAL & INDUSTRIAL

Building area: 94,000 sf No. of Parking Spaces: 200

2016 11:39 AM

APPLICANT CERTIFICATION

I hereby request the action contained within 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 Board of Commissioners agenda(s) for a public hearing.

I understand that the Planning & 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 the Board of Commissioners 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 Board of Commissioner hearings and that I am required to be present or to be represented by someone able to present all facts. I understand that failure to appear at a public hearing may result in the postponement or denial of my rezoning of special use application. I further understand that it is my responsibility to be aware of relevant public hearing dates and times regardless of notification from Dawson County.

I hereby certify that I have read the above and that the above information as well as the attached information is true and correct.

Signature  Date 8/13/20
Witness  Date 8/13/20

WITHDRAWAL

Notice: This section only to be completed if application is being withdrawn.

I hereby withdraw application # _____

Signature _____ Date _____

Withdrawal of Application:

Withdrawals of any application may be accommodated within the Planning & Development Department if requested before the Planning Commission agenda is set. Therefore, withdrawals may not be made after ten (10) days prior to the scheduled Planning Commission meeting hearing, unless accompanied by written request stating specific reasons for withdrawal. This withdrawal request is to be published in the legal organ prior to the meeting. Following the written request and publication the Planning Commission will vote to remove the item from the agenda at the scheduled hearing. Please note that should the withdrawal be denied, the item will receive deliberation and public hearing with a decision by the Planning Commission. Further, the applicant is encouraged to be present at the hearing to substantiate reasons for withdrawal. Please note that no refund of application fees may be made unless directed by the Board of Commissioners.

20 AUG 14 11:39 AM

ZA 20.14

TMP#: 115 001

List of Adjacent Property Owners

It is the responsibility of the Applicant to provide a list of adjacent property owners. This list must include the name and mailing address of anyone who has property touching your property or who has property directly across the street from your property.

****Please note this information should be obtained using the Tax Map & Parcel (TMP) listing for any parcel(s) adjoining or adjacent to the parcel where a variance or rezone is being requested.**

	<u>Name</u>	<u>Address</u>
TMP <u>115 002 001</u>	1. JOHNSON FAMILY GROUP LLC	103 LUMPKIN CAMPGROUND ROAD DAWSONVILLE, GA 30534
TMP <u>115 002 004</u>	2. MESH LEASING LLC	268 SUCCESSFUL WAY DAWSONVILLE, GA 30534
TMP <u>115 018 004</u>	3. ROBERT G & CHRISTINE SADLER	6945 W MOUNTAIN CROSSING CUMMING, GA 30041
TMP <u>115 018 005</u>	4. CHAD DUDLEY	464 SUMMITVIEW COURT DAWSONVILLE, GA 30534
TMP <u>115 018 006</u>	5. STEPHANIE K & DENNIS P FEDORUK	418 SUMMITVIEW CT DAWSONVILLE, GA 30534
TMP <u>115 016</u>	6. JOHN W & MILDRED CARLISLE	615 CARLISLE RD DAWSONVILLE, GA 30534
TMP <u>115 001 002</u>	7. BRANDON ROLAND	1500 SALEM CHURCH RD JASPER, GA 30143
TMP <u>115 003</u>	8. AMY WHITMIRE & ETAL C/O DAWSON WHITMIRE	908 PERIMETER RD DAWSONVILLE, GA 30534
TMP _____	9. _____	_____
TMP _____	10. _____	_____
TMP _____	11. _____	_____
TMP _____	12. _____	_____
TMP _____	13. _____	_____
TMP _____	14. _____	_____
TMP _____	15. _____	_____

Use additional sheets if necessary.

20 AUG 14 11:39 AM

NOTICE OF RESIDENTIAL EXURBAN/AGRICULTURAL DISTRICT (R-A) ADJACENCY

Agricultural districts include uses of land primarily for active farming activities and result in odors, noise, dust and other effects, which may not be compatible with adjacent development. Future abutting developers in non RA land use districts shall be provided with this "Notice of RA Adjacency" prior to administrative action on either the land use district or the issuance of a building or occupancy permit.

Prior to administrative action the applicant shall be required to sign this waiver which indicates that the applicant understands that a use is ongoing adjacent to his use which will produce odors, noise, dust and other effects which may not be compatible with the applicant's development. Nevertheless, understanding the effects of the adjacent RA use, the applicant agrees by executing this form to waive any objection to those effects and understands that his district change and/or his permits are issued and processed in reliance on his agreement not to bring any action asserting that the adjacent uses in the RA district constitute a nuisance) against local governments and adjoining landowners whose property is located in an RA district.

This notice and acknowledgement shall be public record.

Applicant Signature: 

Applicant Printed Name: LiteFighter Properties LLC

Application Number: _____

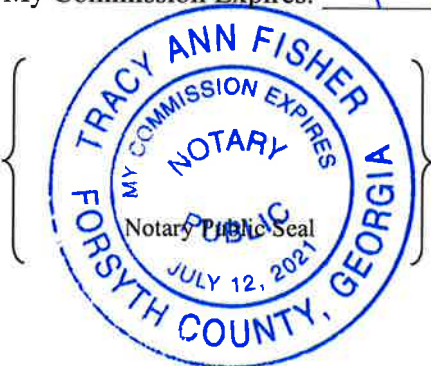
Date Signed: 8/13/20

Sworn and subscribed before me

this 13 day of August, 2020


Notary Public

My Commission Expires: 7/12/21



20 AUG 14 11:39 AM

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS
(APPLICANT(S) AND REPRESENTATIVE(S) OF REZONING)

Pursuant to O.C.G.A. Section 36-67 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 rezoning, 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:

1. Name of local official to whom campaign contribution was made:

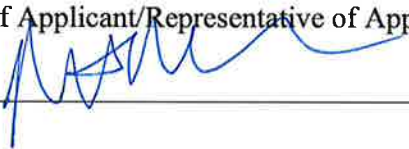
N/A

2. The dollar amount and description of each campaign contribution made by the opponent to the local government official during the two (2) years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.

Amount \$ _____ Date: _____

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 two (2) years immediately preceding the filing of application for rezoning:

Signature of Applicant/Representative of Applicant:



Date: 8/13/20

**BY NOT COMPLETING THIS FORM YOU ARE MAKING A STATEMENT THAT NO
DISCLOSURE IS REQUIRED**

This form may be copied for each applicant. Please attach additional sheets if needed.

20 AUG 14 11:39AM

PROPERTY OWNER AUTHORIZATION

I/we, Asbeco Holdings, Inc., hereby swear that I/we own the property located at (fill in address and/or tax map & parcel #):

222 Carlisle Road, Dawsonville, GA 30534 / 115 001

as shown in the tax maps and/or deed records of Dawson County, Georgia, and which parcel will be affected by this request.

I hereby authorize the person named below to act as the applicant or agent in pursuit of the rezoning requested on this property. I understand that any rezone granted, and/or conditions or stipulations placed on the property will be binding upon the property regardless of ownership. The under signer below is authorized to make this application. The under signer is aware that no application or reapplication affecting the same land shall be acted upon within six (6) months from the date of the last action by the Board of Commissioners.

Printed Name of applicant or agent: LiteFighter Properties

Signature of applicant or agent: [Signature] Date: 8/13/2020

Printed Name of Owner(s): Asbeco Holdings, Inc.

Signature of Owner(s): [Signature] Date: 08/12/2020

Mailing address: _____

City, State, Zip: _____

Telephone Number: Listed _____
Unlisted _____

Sworn and subscribed before me this 12th day of August, 2020.

[Signature]
Notary Public

My Commission Expires: 5/4/2021



(The complete names of all owners must be listed; if the owner is a partnership, the names of all partners must be listed; if a joint venture, the names of all members must be listed. If a separate sheet is needed to list all names, please identify as applicant or owner and have the additional sheet notarized also.)

20 AUG 14 11:39 AM

J. Ethan Underwood
eunderwood@mhtlegal.com

August 14, 2020

CAMPAIGN DISCLOSURE

Applicant:	LiteFighter Properties, LLC
Subject Property:	Approx. 15.027 Acres Designated as Dawson County Tax Parcel(s): p/o 115-001
Current Zoning:	C-IR – Commercial Industrial Restricted & RA – Residential Exurban/Agricultural
Proposed Zoning:	C-IR – Commercial Industrial Restricted
Proposed Use:	Office Warehouses
ROW Access:	Carlisle Road

Pursuant to O.C.G.A § 36-67A-1, *et seq.*, please be advised that Miles, Hansford & Tallant, LLC, has not given campaign contributions and/or sponsorships to any Dawson County government officials.

This letter constitutes the disclosure of campaign contributions with respect to the above-referenced application and is forms a part of such application.

Sincerely,



Ethan Underwood
Attorney for Applicant

20 AUG 14 11:39 AM

J. Ethan Underwood
eunderwood@mhtlegal.com

RESERVATION OF CONSTITUTIONAL AND OTHER LEGAL RIGHTS

Applicant:	LiteFighter Properties, LLC
Subject Property:	Approx. 15.027 Acres Designated as Dawson County Tax Parcel(s): p/o 115-001
Current Zoning:	C-IR – Commercial Industrial Restricted & RA – Residential Exurban/Agricultural
Proposed Zoning:	C-IR – Commercial Industrial Restricted
Proposed Use:	Office Warehouses
ROW Access:	Carlisle Road

This Reservation of Constitutional and Other Legal Rights (“the Reservation”) is intended to supplement and form a part of the land use application (including any request for zoning, conditional use permit and variances) (collectively, the “Application”) of the Applicant and the owners of the Subject Property and to put the Dawson County Board of Commissioners 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 Current Zoning of the Subject Property is unconstitutional and deprives the Subject Property and all viable economic use thereof. The Proposed Use is the only viable economic use of the Subject Property, and the County has deemed this Application necessary to allow the Proposed Use. As such, the Applicant and owners file this Application for the purpose of changing the Current Zoning to facilitate the Proposed Use, and to exhaust administrative remedies in the event the Application is denied. The Applicant and owners reserve the right to challenge the Current Zoning and any zoning conditions and other restrictions affecting the Subject Property.

A refusal by the County 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 of the Proposed Use as proposed by the Applicant.

Any provisions in the Land Use Resolution of Dawson County (“LUR”) that classify, or may classify, the Subject Property into any of the non-requested zoning or use classifications, including the Proposed Use at a density less than that requested by the Applicant, are unconstitutional in that they constitute a taking of the Applicant’s and Owner’s 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.

The Subject Property is suitable for development as proposed in the Application and it is not suitable for development under any other zoning classification, use, or at a density less than that requested by the Applicant. Failure to approve the Application as requested by the Applicant will constitute an arbitrary and capricious abuse of discretion in violation of Article I, Section I, Paragraph I of the Georgia Constitution of 1983,

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JAN 14 11:34 AM

as amended and the Due Process Clause of the Fifth and Fourteenth Amendments to the Constitution of the United States.

A refusal by the Dawson County Board of Commissioners 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 Board of Commissioners cannot lawfully impose more restrictive standards on the Subject Property's development than are presently set forth in the LUR. 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 zoning conditions or other restrictions imposed on the Subject Property without the consent of the Applicant and Owner that do not serve to reasonably ameliorate the negative impacts of the development are invalid and void. As such, the Applicant and Owner reserve the right to challenge any such zoning conditions.

Finally, the Applicant and Owner assert that the LUR, Character Area Map, 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.

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. This Reservation also constitutes an Ante Litem Notice pursuant to O.C.G.A. § 36-11-1, which places the County and all other agents thereof on notice of the Applicant's and owners' intent to seek monetary damages and attorney's fees against the County and any party acting on its behalf 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.

The Applicant and Owners respectfully request that the 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 this Reservation be included 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

20 AUG 14 11:39 AM

J. Ethan Underwood
eunderwood@mhtlegal.com

LETTER OF INTENT REGARDING LAND USE APPLICATION

Applicant: LiteFighter Properties, LLC
Subject Property: Approx. 15.027 Acres Designated as Dawson County Tax Parcel(s): p/o 115-001
Current Zoning: C-IR – Commercial Industrial Restricted & RA – Residential Exurban/Agricultural
Proposed Zoning: C-IR – Commercial Industrial Restricted
Proposed Use: Office Warehouses
ROW Access: Carlisle Road

This statement is intended to comply with the application procedures established by the Land Use Resolution of Dawson County (the “LUR”), Dawson County Application for Rezoning, Use Permit, & Concurrent Variances, and other Dawson County Ordinances and Standards. The Applicant incorporates all statements made in the Application for Rezoning, Use Permit, & Concurrent Variances by the Applicant (the “Application”) as its letter of intent required by Dawson County.

The Applicant intends to develop the Subject Property for the Proposed Use, as more fully described in the Application, incorporated herein by this reference. Any zoning request, conditional use permit, and variance applications submitted concurrently with the Application are also incorporated herein by this reference. The zoning request, conditional use permit, and/or variance applications, along with all supplemental plans and documents are collectively referred to as the “Applicant’s Proposal.”

PROPOSED USE

The Applicant proposes to develop approximately 94,000 square feet of Office Warehouses on the Subject Property. The Subject Property is located on Carlisle Road. The western portion of the Subject Property is zoned C-IR and is currently zoned to allow the Proposed Use. The Applicant seeks to expand the C-IR zoning to include the entire Subject Property. The property is adjoined to the east by residential uses.

COMPREHENSIVE PLAN

The Dawson County Comprehensive Plan and the Future Development Map incorporated therein designates the Subject Property as located within the Light Industrial Character Area. The Proposed Use conforms to the Comprehensive Plan in that it is located in an area with close proximity to arterial highways and adjacent access roads, which will serve as an employment center in an area with ample sewer capacity, with direct access to major arterials. The Applicant will provide adequate buffering and landscaping to provide suitable transitions to surrounding residential uses.

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IMPACT ON THE LOCAL POPULATION DENSITY PATTERN AND PUBLIC INFRASTRUCTURE

(A) Public Road System

Permanent access to the development will be from the ROW Access. All of the development's interior streets and driveways will be privately-owned and maintained.

Access and traffic are not anticipated to be a problem as traffic generated from the development will be minimal and the entrance will be at a location where sight distance is sufficient.

All curb cuts shall be coordinated and approved by Dawson County and acceleration and deceleration lanes will be installed as required by applicable standards. All streets and access drives within the development will be constructed to conform to Dawson County standards. Parking will be provided onsite as required by the LUR.

(B) County School System

As the Subject Property will be a light industrial use, any increase to school population would be due to relocation of employees and their families to the Dawson County area.

(C) Water and Waste Water Systems

The development's water and sanitary sewage utilities will be provided by the Etowah Water & Sewer Authority. As sanitary sewage treatment is available to serve the Subject Property.

(D) Utilities

With regard to public utilities, water, sanitary sewer, gas and electricity are available to the Subject Property. The impact on public utilities is anticipated to be minimal. The Applicant will install underground utility lines within the development to serve the project on an as-needed basis.

(E) Environmental Impact

The project should also have a minimal impact on the environment. There should be no negative impact on air quality. Drainage, soil erosion, and sedimentation controls will be extensively utilized on the site after obtaining all required approvals from all applicable regulatory authorities.

The Applicant will submit plans detailing the development for approval by the Dawson County Department of Planning and Development and all other appropriate governmental agencies, based upon conformity with applicable land use and development regulations.

Dawson County, Georgia Board of Commissioners
Affidavit for Issuance of a Public Benefit
As Required by the Georgia Illegal Immigration Reform and Enforcement Act of 2011

By executing this affidavit under oath, as an applicant for a Dawson County Business License, Out of County Business Registration, Alcohol License, or other public benefit as referenced in the Georgia Illegal Immigration Reform and Enforcement Act of 2011 [O.C.G.A. § 50-36-1(e)(2)], I am stating the following with respect to my application for such Dawson County public benefit.

- X I am a United States citizen.
- I am a legal permanent resident of the United States. (FOR NON-CITIZENS)
- I am a qualified alien or non-immigrant under the Federal Immigration and Nationality Act with an alien number issued by the Department of Homeland Security or other federal immigration agency. (FOR NON-CITIZENS)

My alien number issued by the Department of Homeland Security or other federal immigration agency is:

The undersigned applicant also hereby verifies that he or she is 18 years of age or older and has provided at least one **secure and verifiable document**, as required by O.C.G.A. § 50-36-1(e)(1), with this affidavit. (See reverse side of this affidavit for a list of secure and verifiable documents.)

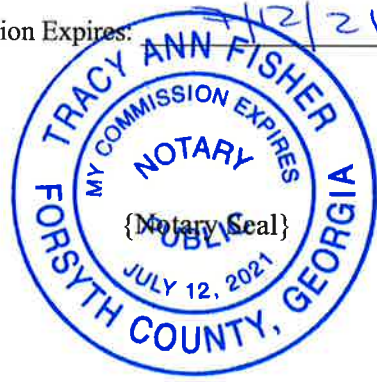
The secure and verifiable document provided with this affidavit can best be classified as:

In making the above representation under oath, I understand that any person who knowingly and willfully makes a false, fictitious, or fraudulent statement or representation in an affidavit shall be guilty of a violation of O.C.G.A. § 16-10-20 and face criminal penalties as allowed by such criminal statute.

Executed in Cumming (city), GA (state)
[Signature] 8/13/20
Signature of Applicant Date
Peter Burkes LiteFighter Properties
Printed Name Name of Business

SUBSCRIBED AND SWORN BEFORE ME ON
THIS 13 DAY OF August, 20 20
[Signature] Notary Public

My Commission Expires: 7/12/21



20 AUG 14 11:40 AM

Secure and Verifiable Documents Under O.C.G.A. § 50-36-2

The following list of secure and verifiable documents, published under the authority of O.C.G.A. § 50-36-2, contains documents that are verifiable for identification purposes, and documents on this list may not necessarily be indicative of residency or immigration status.

- A **United States Passport** or **Passport Card** [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **United States Military Identification card** [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **Driver's License** issued by one of the United States, the District of Columbia, the Commonwealth of Puerto Rico, Guam, the Commonwealth of the Northern Marianas Islands, the United States Virgin Island, American Samoa, or the Swain Islands, provided that it contains a photograph of the bearer or lists sufficient identifying information regarding the bearer, such as name, date of birth, gender, height, eye color, and address to enable the identification of the bearer [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- An **Identification Card** issued by one of the United States, the District of Columbia, the Commonwealth of Puerto Rico, Guam, the Commonwealth of the Northern Marianas Islands, the United States Virgin Island, American Samoa, or the Swain Islands, provided that it contains a photograph of the bearer or lists sufficient identifying information regarding the bearer, such as name, date of birth, gender, height, eye color, and address to enable the identification of the bearer [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **Tribal Identification Card** of a federally recognized Native American tribe, provided that it contains a photograph of the bearer or lists sufficient identifying information regarding the bearer, such as name, date of birth, gender, height, eye color, and address to enable the identification of the bearer. A listing of federally recognized Native American tribes may be found at:
<http://www.bia.gov/WhoWeAre/BIA/OIS/TribalGovernmentServices/TribalDirectory/index.htm>
[O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **United States Permanent Resident Card** or **Alien Registration Receipt Card** [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- An **Employment Authorization Document** that contains a photograph of the bearer [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **Passport Issued by a Foreign Government** [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **Merchant Mariner Document** or **Merchant Mariner Credential** issued by the United States Coast Guard [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **Free and Secure Trade (FAST) card** [O.C.G.A. § 50-36-2(b)(3); 22 CFR § 41.2]
- A **NEXUS Card** [O.C.G.A. § 50-36-2(b)(3); 22 CFR § 41.2]
- A **Secure Electronic Network for Travelers Rapid Inspection (SENTRI) card** [O.C.G.A. § 50-36-2(b)(3); 22 CFR § 41.2]
- A **Driver's License issued by a Canadian Government Authority** [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **Certificate of Citizenship** issued by the United States Department of Citizenship and Immigration Services (USCIS) (Form N-560 or Form N-561) [O.C.G.A. § 50-36-2(b)(3); 6 CFR § 37.11]
- A **Certificate of Naturalization** issued by the United States Department of Citizenship and Immigration Services USCIS) (Form N-550 or Form N-570) [O.C.G.A. § 50-36-2(b)(3); 6 CFR § 37.11]

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Official Tax Receipt
Dawson County
 25 Justice Way, Suite 1222
 Dawsonville, GA 30534
 --Online Receipt--

Phone: (706) 344-3520
 Fax: (706) 344-3522

Trans No	Property ID / District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2019 - 509	115 001 / 1 LL 472 LD 13-S FMV: 500526	\$4778.41	\$0.00 Fees: \$0.00 \$0.00	\$0.00	\$4778.41	\$0.00
Totals:		\$4778.41	\$0.00	\$0.00	\$4778.41	\$0.00

Paid Date: 9/19/2019

Charge Amount: \$4778.41

ASBECO HOLDINGS INC

115 001 / 1



Scan this code with your mobile phone to view this bill

20 AUG 14 11:49 AM

qPublic.net™ Dawson County, GA

Summary

Parcel Number 115 001
Location Address 222 CARLISLE RD
Legal Description LL 472 LD 13-5
(Note: Not to be used on legal documents)
Class R4-Residential
(Note: This is for tax purposes only. Not to be used for zoning.)
Tax District UNINCORPORATED (District 01)
Millage Rate 23.867
Acres 24.12
Neighborhood Kilough (00008)
Homestead Exemption No (50)
Landlot/District N/A

[View Map](#)



Owner

ASBECO HOLDINGS INC

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	1	24.12

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
5/12/2015	1153 297		\$0	Title	COULSON BEACH LLLP	ASBECO HOLDINGS INC
12/9/2013	1099 250		\$0	Government	COULSON BEACH LLLP	DAWSON COUNTY GOV
4/16/1999	305 5 28		\$0	Title	COULSON CHARLES & RA	COULSON BEACH LLLP
3/2/1998	263 148	40 81	\$227,470	Fair Market Sale (Vacant)	NOBLE SANTIAGO G	COULSON CHARLES & RA
8/16/1972	18 615		\$78,100	Fair Market Sale (Improved)	KIRBY RALPH &	NOBLE SANTIAGO G
1/10/1969	9 231		\$0	Fire Sale	ROPER CHARLES E	KIRBY RALPH &

Valuation

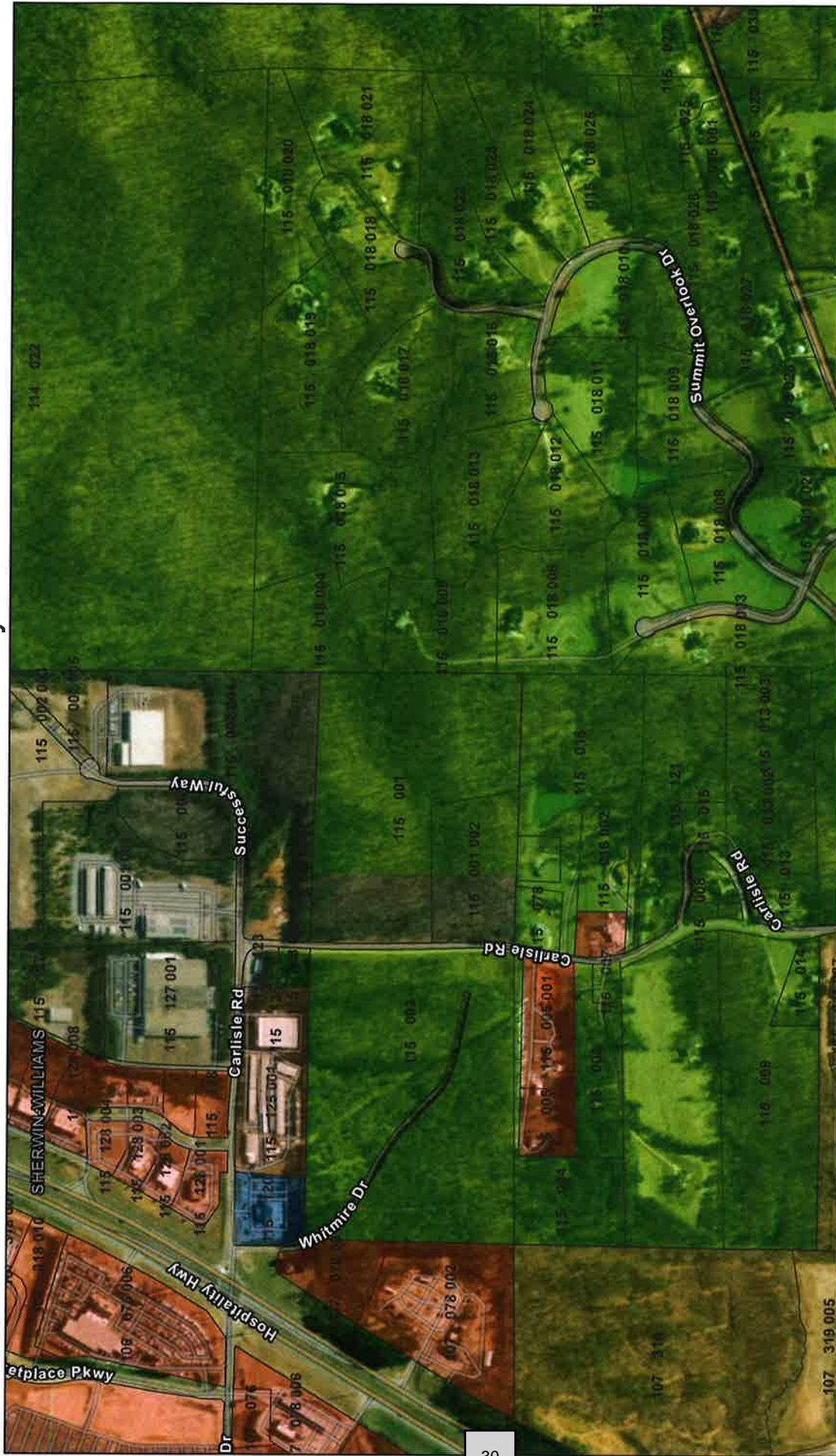
	2020	2019	2018	2017	2016
Previous Value	\$500,526	\$500,526	\$500,526	\$500,526	\$500,526
Land Value	\$460,300	\$500,526	\$500,526	\$500,526	\$500,526
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0	\$0
= Current Value	\$460,300	\$500,526	\$500,526	\$500,526	\$500,526

Photos



No data available for the following modules: Land, Conservation Use Rural Land, Residential, Improvement Information, Commercial Improvement Information, Mobile Homes, Accessory Information, Prebill Mobile Homes, Permits, Sketches.

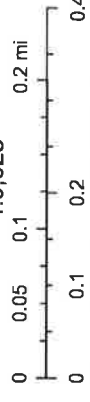
Dawson County



8/11/2020, 4:32:36 PM

- Zoning
- RA
- C-HB
- C-IR
- C-CB
- C-PCD
- C-OI
- Parcels
- CT

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Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

USDA FSA | Esri Community Maps Contributors, BuildingFootprintUSA, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METINASA, USGS, EPA, NPS, US Census Bureau, USDA | Planning and Development

**DAWSON COUNTY PLANNING COMMISSION
PLANNING STAFF REPORT**

Applicant.....Miles, Hansford & Tallant obo Litefighter Properties

Amendment #ZA 20-14

Request.....Rezone Property from R-A (Residential Agriculture) to C-IR (Commercial Industrial Restricted)

Proposed UseTo construct a 94,000 square foot office warehouse space

Current ZoningR-A (Residential Agriculture)

Size.....15.027± acres

Location222 Carlisle Rd.

Tax Parcel115-001

Planning Commission DateSeptember 15, 2020

Board of Commission DateOctober 15, 2020

Applicant Proposal

The applicant intends to develop the subject property for the purpose of developing an approximately 94,000 square feet in office warehouses on the parcel. The western portion of the subject property is already zoned C-IR and would allow the proposed use. They are seeking to expand on the existing zoning.

History and Existing Land Uses

The current use of the property is vacant land. A portion of the parcel was rezoned from R-A to C-IR in 1998.

Adjacent Land Uses	Existing zoning	Existing Use
North	C-IR	Industrial Restricted
South	R-A	Residential

East	R-A	Residential
West	R-A	Vacant

Development Support and Constraints

The parcel is adjacent to industrial properties to the North. However, with trucks entering Carlisle Road and GA 400 there will need to be coordination with the Public Works department and possibly GDOT.

Relationship to the Comprehensive Plan and FLUP (Future Land Use Plan)

According to the Comprehensive Plan and accompanying FLUP (Future Land Use Plan), the subject property is identified as Office Institutional.

Public Facilities/Impacts

Engineering Department – “Asphalt curb & gutter, road was rehabilitated in 2015-16 from a dirt access road to an industrial standard. Moderate traffic flow, road provides access to Blue Ridge Overlook to Forsyth County and residential and commercial developments. No geometric issues noted, moderate commercial and residential traffic flow. The access shall meet industrial standards and will be reviewed for approval at the time of plan review and commercial permitting. Driveway width and radius shall also meet all industrial standards.”

Environmental Health Department – All water and sewer to be managed by Etowah Water and Sewer Authority

Emergency Services – “Any building 10k or more sq. ft., 2 or more stories, or with an occupant load of 100 or more persons shall be fully protected throughout with an approved NFPA 13 fire sprinkler system. All fire apparatus access roads shall be in compliance with Dawson County Ord. 22-14 and Appendix D of the 2018 International Fire Code as adopted by reference therein. Minimum fire flow requirements shall be provided in accordance with 22-26”

Etowah Water & Sewer Authority – No comments returned.

Dawson County Sheriff’s Office – No comments returned.

Board of Education – No facility additions would be necessary.

Georgia Department of Transportation – No comments returned.

Analysis

This property has been designated by the county for commercial zoning of Commercial Office Institutional. This does not necessarily conform to the Future Land Use Map and Comprehensive Plan in classification but from a planning stand point, the parcel is contiguous to an existing industrial use. It also stands bring additional jobs to the county.

The following observations should be noted with respect to this request:

- A. The existing uses and classification of nearby property.**
Properties to the North include industrial uses. A residential neighborhood is to the East and to the West is commercially zoned parcels.
- B. The extent to which property values are diminished by the particular land use classification.**
There should be no diminishment of property values.
- C. The extent to which the destruction of property values of the applicant promotes the health, safety, morals, or general welfare of the public.**
There should be no destruction of property values.
- D. The relative gain to the public, as compared to the hardship imposed upon the individual property owner.**
There should be public gain if the project is approved bringing jobs and economic growth to the county.
- E. The suitability of the subject property for the proposed land use classification.**
The property is suitable for the purposed land use classification and is reflected as such within the Future Land Use Map.
- F. The length of time the property has been vacant under the present classification, considered in the context of land development in the area in the vicinity of the property.**
The property is vacant land.
- G. The specific, unusual, or unique facts of each case, which give rise to special hardships, incurred by the applicant and/or surrounding property owners.**
The current Residential Agriculture zoning classification is contiguous to an existing industrial development and part of the parcel is currently zoned industrial. The applicant

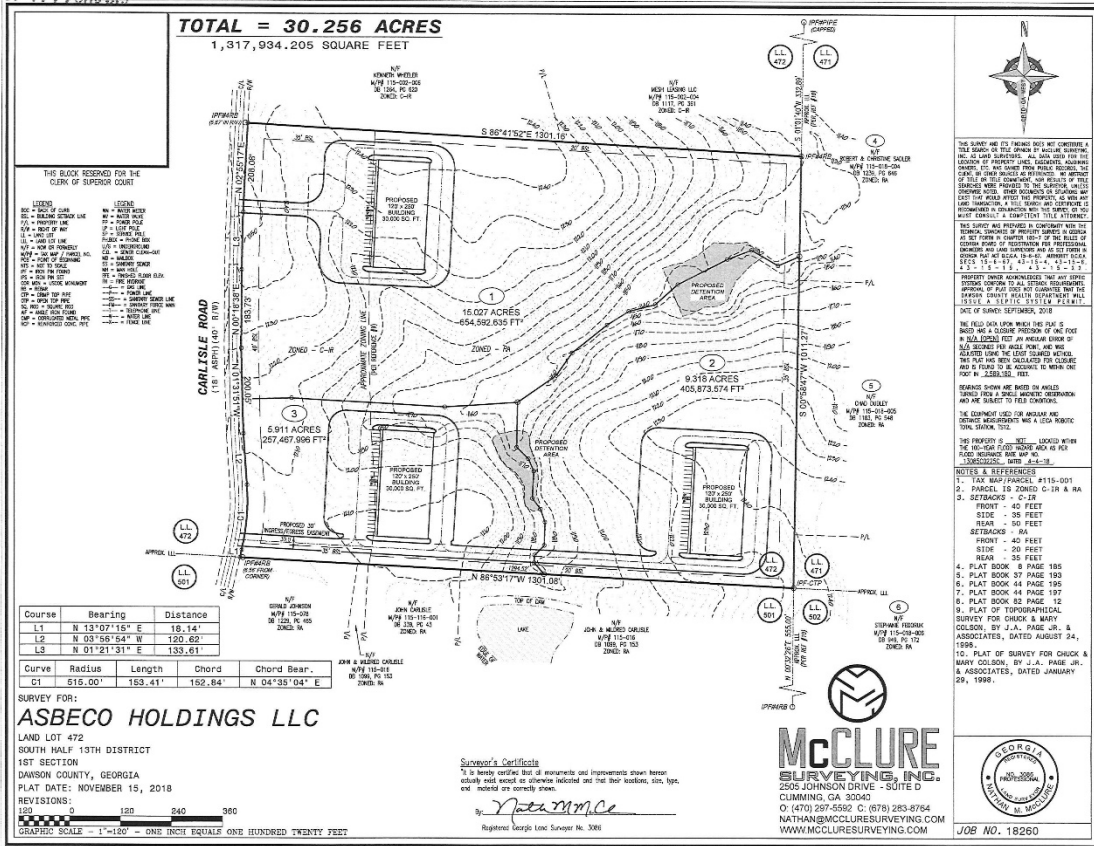
is seeking to bring the rest of the parcel into industrial zoning. The applicant is seeking to bring their existing business to one here within the county bringing with it jobs and commerce to the county.

Pictures of Property:



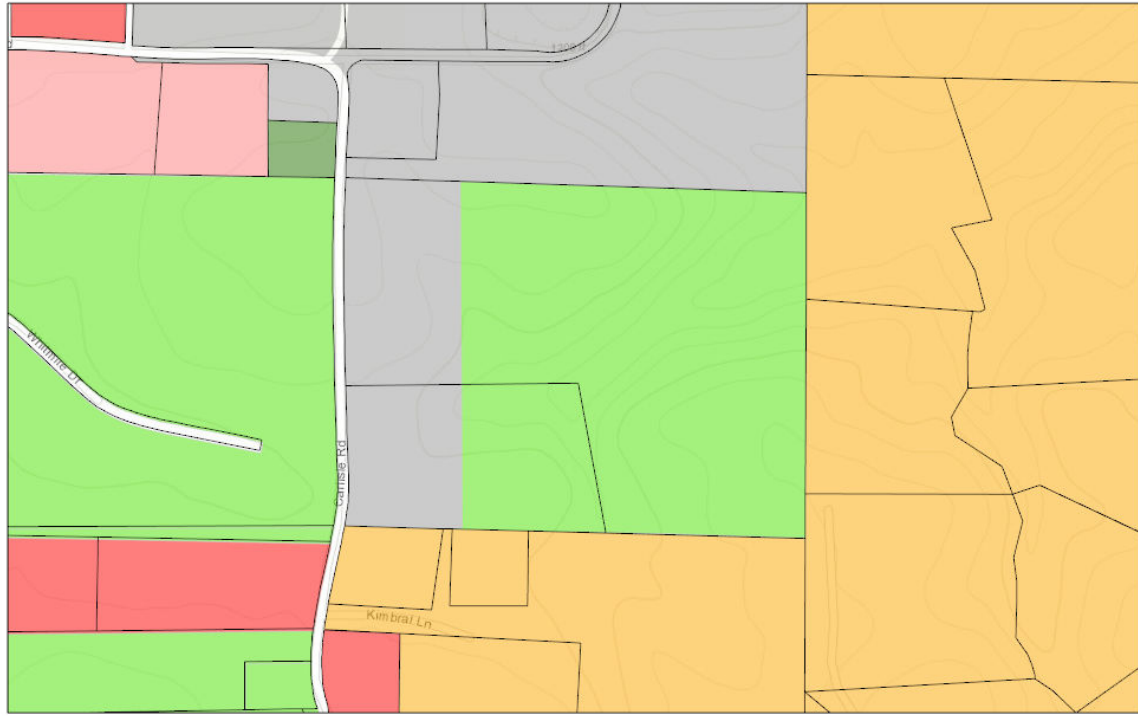
Plat:

NOV 11 10 09 07



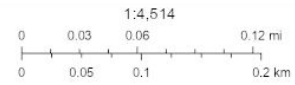
Current Zoning Map:

Dawson County



9/10/2020, 10:02:49 PM

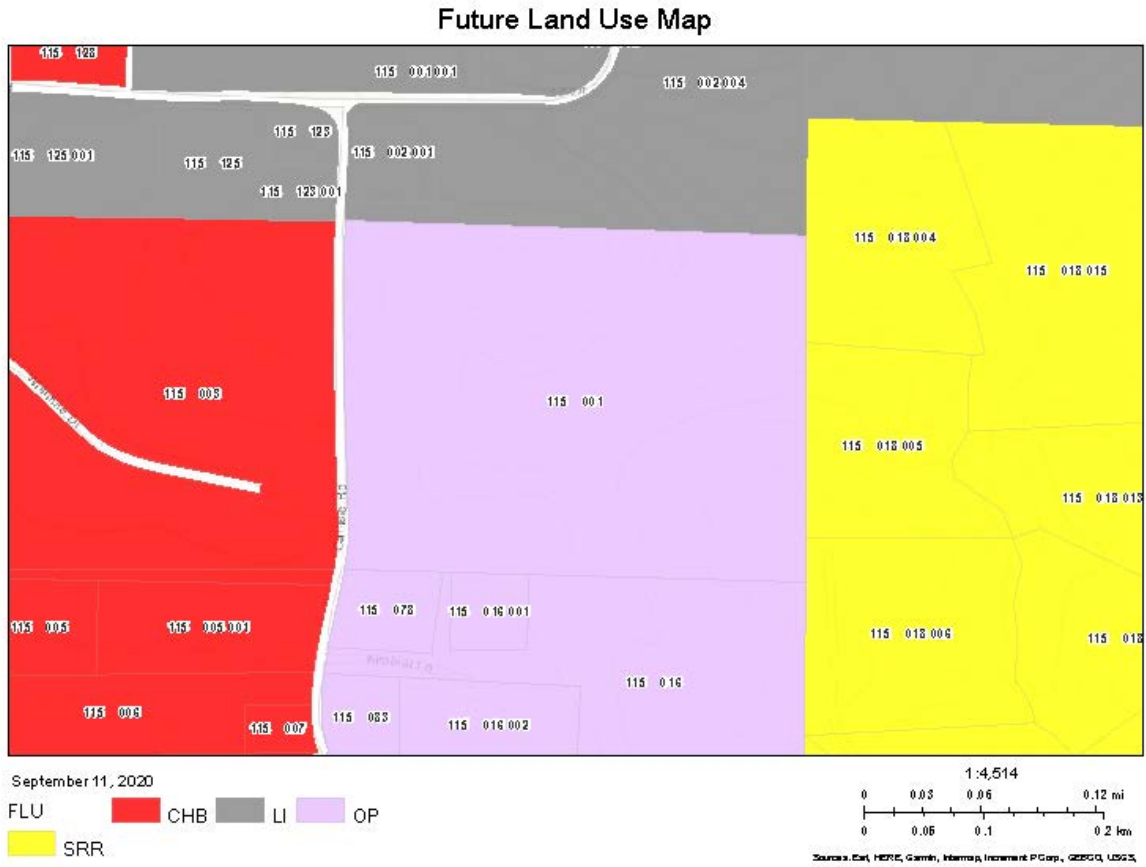
Parcels Zoning C-HB C-IR RMF
RA C-CB CT



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS,

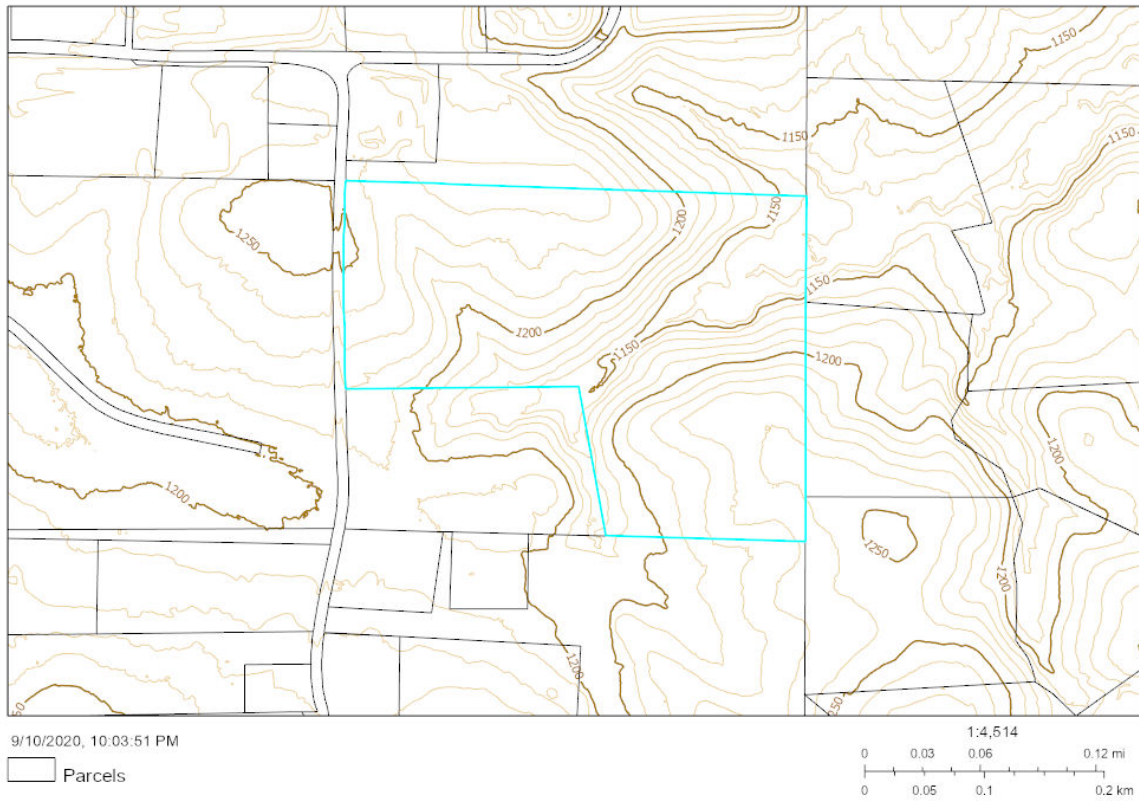
Planning and Development
Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA |

Future Land Use Map:



Topography:

Topo Map

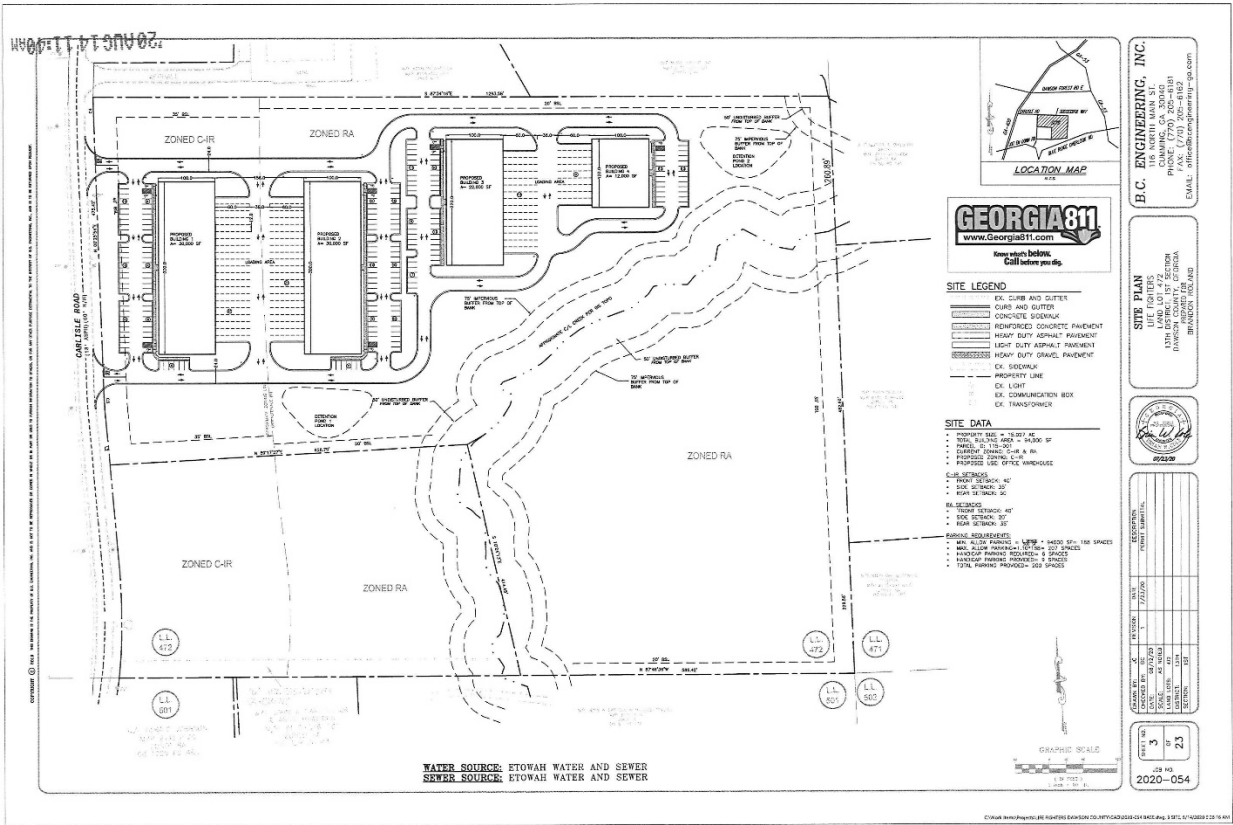


9/10/2020, 10:03:51 PM

Parcels

1:4,514
0 0.03 0.06 0.12 mi
0 0.05 0.1 0.2 km

Dawson County
The information on this map (or data product) is from a computer database accessed using a Geographic Information System (GIS). Dawson County Public Works cannot guarantee the accuracy of the information contained on this map. Each user of this map is



APPROVAL

PUBLIC HEARING OF REZONING REQUEST

We, the Dawson County Planning Commission, do hereby recommend approval the following rezoning request:

ZA #: 20-14 DATE OF HEARING: 9-15-2020

Applicant's Name: Miles, Hansford, Tallant obo Litefighter Properties

Address: 202 Tribble Gap Rd. Ste. 200 Cumming, GA 30040

Tax Map Parcel & Parcel Number: 115-001 Parcel Currently Zoned: R-A + C-IR


Rezoning Requested: C-IR

This recommendation for approval is based upon the following which we feel will/will not:

- A. Affect the property values of surrounding property.
- B. Affect the health, safety or general welfare of the public.
- C. Impose any special hardships on the surrounding property owners.
- D. The subject property is suited for the proposed land use.

This recommendation for approval is, however, subject to the following stipulations and/or modifications:

50' Rear setback 35' undisturbed.


Chairman Jason Hamby
Dawson County Planning Commissioner

9-15-2020
Date



DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: Planning & Development

Work Session: 10/15/2020

Prepared By: Harmony Gee

Voting Session: 11/05/2020

Presenter: Jameson Kinley

Public Hearing: Yes ___ No x

Agenda Item Title: Presentation of Special Event Business License for Because Coffee

Background Information:

Because Coffee opened in early Spring 2019. It has postponed its 1-year anniversary celebration due to COVID-19.

Current Information:

Because Coffee seeks to have a drive-in concert with food trucks and musical acts. All necessary documents have been provided and all signatures have been obtained. The event would be held on November 6 from noon-8 p.m.

Budget Information: Applicable: ___ Not Applicable: x Budgeted: Yes ___ No ___

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

Recommendation/Motion: ___

Department Head Authorization: ___

Date: ___

Finance Dept. Authorization: Vickie Neikirk

Date: 10/7/20

County Manager Authorization: David Headley

Date: 10/07/2020

County Attorney Authorization: ___

Date: ___

Comments/Attachments:

Special Event Business License Application

TMP 113 047 002 Acreage of the request 8.86

ZONING OF THE PROPERTY Commercial

911 Street address of property: 240 Dawson Village Way N Suite 100, Dawsonville, GA 30534

Submittal Date 9/25/20 Time 3:00 am pm Rec'd. By mlh Staff initials

Board of Commissioners Work Session Date: _____
(if applicable)

Board of Commissioners Meeting Date: _____
(if applicable)

Applicant Information (Authorized Representative)

Printed Name Doug Cole

Address _____

Phone _____

Email Address _____

Status Owner Authorized Agent Lessee Option to purchase

NOTE: If applicant is other than owner, enclosed Property Owner Authorization form must be completed.

Property Owner Information Vishal Dawson Village LLC

Name Shiv Aggarwal & Vandana Aggarwal

Address _____

Phone _____

Property Information

911 Street Address of Property 240 Dawson Village Way N, Suite 100, Dawsonville, GA 30534
Directions to Property Shopping Center on north-bound side of GA 400, just north of Hwy 53. Because Colbee is the northern-most unit

Tax Map & Parcel # (TMP) 113 047 002

Land Lot(s) _____ District 1 Section _____

Commission District # 2

Subdivision Name _____ Lot # _____

Current Zoning Commercial Current Use of Property Commercial
(Example: residence, farm, commercial)

SURROUNDING ZONING:

North Commercial South Commercial
East Commercial West Commercial

PROPOSED ACCESS:

Access to the development will be provided from:

Road Name GA 400 or Hwy 53

Type of Road Surface Paved

SITE PLAN: Attach detailed site plan. ✓

Site plan notes: FIRE/EMERGENCY VEHICLE LANES WILL NOT BE BLOCKED

Requested Action & Details of Proposed Use

Special Event Business License for outdoor drive-in concert

DATE (S) OF THE EVENT ~~10-16-2020~~ NOV 6, 2020

Anticipated Attendance 250 - 350

Existing Utilities: Water Sewer Gas Electric

Number of Parking Spaces 253

Number of Maintenance Personnel: ~~10~~ 20

Nearest Emergency Medical Clinic: Northeast Georgia Medical Center

Distance to Clinic: 0.6 miles

Total # of Toilet Fixtures Provided: 1 (in building)

Total # of Public Water Fountains: _____

Proposed Hours of Operation: M-F Friday only 5pm-8pm
(See page 5 for times not permitted to operate.)

Sat _____

Sun _____

Is there a charge for admission, a ticket, or a tour? Yes No

Is there a temporary tent structure?
If yes, what is the square footage? _____ Yes No

Are food vendors participating in the event?
If yes, are they licensed by the Environmental Health Department?
(Provide copy of licenses) Yes No

If yes, how many vendors will participate? 3

Will alcohol be served or sold during the event?
If yes, what type? Beer Wine Liquor No

Requested Action & Details of Proposed Use (Continued)

Is there any potentially dangerous or hazardous activity? Yes No
If yes, please describe _____

Will any national or local celebrity be participating in the event? Yes No
If yes, provide name and describe type of participation _____

Will there be any media coverage? Yes No
If yes, provide name(s) of media and describe type of coverage _____

Do you foresee any unusual or excessive burden on the Sheriff's Department, Emergency Services, County Marshal, or other county personnel? Yes No
If yes, describe _____

Not that as a condition on the issuance of a temporary special event business license, the license holder shall indemnify and hold Dawson County harmless from claims, demand, or cause of action that may arise from activities associated with the special event.

NOTE: Before signing this statement, check all answers and explanations to see that you have answered all questions fully and correctly. This statement is to be executed under oath and subject to the penalties of false swearing and it includes all attached sheets submitted herewith.

STATE OF GEORGIA, DAWSON COUNTY

I, (Print Name) DOUGLAS J. COLE, DO SOLEMNLY SWEAR, SUBJECT TO PENALTIES OF FALSE SWEARING, THAT THE STATEMENTS AND ANSWERS MADE BY ME AS THE APPLICANT IN THE FOREGOING PERSONAL STATEMENT ARE TRUE AND CORRECT.


Applicant's Signature

I HEREBY CERTIFY THAT Douglas J. Cole SIGNED HIS/HER NAME TO THE FOREGOING APPLICATION STATING TO ME THAT HE KNEW AND UNDERSTOOD ALL STATEMENTS AND ANSWERS MADE THEREIN, AND, UNDER OATH ACTUALLY ADMINISTERED BY ME, HAS SWORN THAT SAID STATEMENTS AND ANSWERS ARE TRUE AND CORRECT.

THIS 17th DAY OF September 2020.

Paul Oliver Raygor
NOTARY PUBLIC
Forsyth County
State of Georgia
My Comm. Expires April 20, 2024


Notary Public

FOR OFFICE USE ONLY:	APPROVALS:	DATE:
Chairman, Commissioners	Board	of _____
Sheriff		_____
Emergency	Services	_____
Environmental	Health	_____
County Marshal		_____
Planning	Director	_____
County Manager		_____

*also see attached
authorizations*

NOTE: Before signing this statement, check all answers and explanations to see that you have answered all questions fully and correctly. This statement is to be executed under oath and subject to the penalties of false swearing and it includes all attached sheets submitted herewith.

STATE OF GEORGIA, DAWSON COUNTY

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D. Cole
Applicant's Signature

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Paul Oliver Raygor
NOTARY PUBLIC
Forsyth County
State of Georgia
My Comm. Expires April 20, 2024

Paul Oliver Raygor
Notary Public

FOR OFFICE USE ONLY:

APPROVALS:

DATE:

Chairman,
Commissioners

Board

of

9/20/20

Sheriff

Emergency

Environmental

County Marshal

Planning

County Manager

Services

Health

Director

NOTE: Before signing this statement, check all answers and explanations to see that you have answered all questions fully and correctly. This statement is to be executed under oath and subject to the penalties of false swearing and it includes all attached sheets submitted herewith.

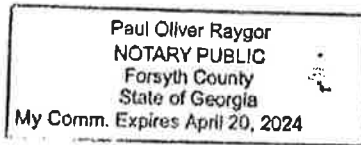
STATE OF GEORGIA, DAWSON COUNTY

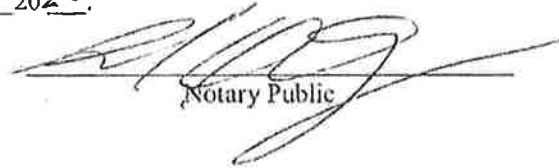
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THIS 17th DAY OF September 2020.




Notary Public

FOR OFFICE USE ONLY:

APPROVALS:

DATE:

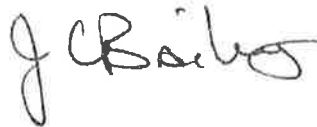
Chairman,
Commissioners

Board

of

Sheriff

Emergency



Services

10/1/2020

Environmental

Health

County Marshal

Planning

Director

County Manager

NOTE: Before signing this statement, check all answers and explanations to see that you have answered all questions fully and correctly. This statement is to be executed under oath and subject to the penalties of false swearing and it includes all attached sheets submitted herewith.

STATE OF GEORGIA, DAWSON COUNTY

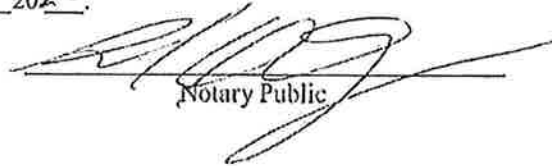
I, (Print Name) Douglas J. Cole, DO SOLEMNLY SWEAR, SUBJECT TO PENALTIES OF FALSE SWEARING, THAT THE STATEMENTS AND ANSWERS MADE BY ME AS THE APPLICANT IN THE FOREGOING PERSONAL STATEMENT ARE TRUE AND CORRECT.


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THIS 17th DAY OF September 2020.

Paul Oliver Raygor
NOTARY PUBLIC
Forsyth County
State of Georgia
My Comm. Expires April 20, 2024


Notary Public

FOR OFFICE USE ONLY:

APPROVALS:

DATE:

Chairman,
Commissioners

Board

of

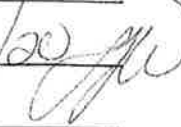
Sheriff

Emergency

Services

Environmental

Health

10/6/20 

County Marshal

Planning

Director

County Manager



Dawson County Emergency Services

Danny Thompson, EMA Director/Fire Chief
Jason Dooley, Division Chief Operations & Training
Jeff Bailey, Division Chief Fire Marshal
Robby Lee, Division Chief EMS/Administration

393 Memory Lane
Dawsonville, Georgia 30534
(706) 344-3666 Office
(706) 344-3669 Fax

Date: September 29, 2020
To: Mr. Doug Cole
From: Jeff Bailey
Subj: Because Coffee Special Event

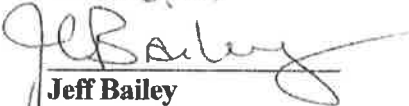
Mr. Cole,

Thank you for taking the time to meet with me earlier today. I will be signing off for Emergency Services on your special event permit application this afternoon, based on your agreement with the following items as we discussed.

- 1) Locating the stage on the pavement with the traffic lane (and first row parking spaces) in front of the stage blocked off and kept clear of pedestrians and parked vehicles.**
- 2) All set-up work (stage erection, food truck placement, barriers/barricades, etc.) in place not less than two (2) hours prior to event opening for inspection by this office.**
- 3) All food trucks shall be a minimum of ten (10) feet away from any other food truck, structure, or other vehicle. All vendors present shall be inspected by the Fire Marshal's office for before event opening for code compliance. (NOTE: I misquoted the minimum separation distance when I spoke with you earlier. I said 20 feet, but it is actually only 10 feet separation distance required)**
- 4) There shall be a minimum of one (1) ABC dry chemical fire extinguisher within ten (10) feet of the stage.**
- 5) There shall be at least one person designated responsible for crowd management. This person shall have the ability to summon Fire/EMS/Law Enforcement should they be needed. They shall also have preplanned an organized evacuation of the event attendees in the event the need arises.**
- 6) Although not required, if you should desire to have an EMT or Paramedic on the site during the event, Emergency Services can provide them at a cost of \$40 per hour/person.**

If you have any questions< please do not hesitate to contact me.

Best Regards,


Jeff Bailey

Mission Statement

Dawson County Emergency Services is committed to the preservation of life and protection of property of the citizens of Dawson County.

Margaret Honn

From: Because Coffee
Sent: Saturday, October 3, 2020 1:41 PM
To: Jeffrey Bailey
Cc: Margaret Honn
Subject: Re: Special Event Permit

Mr. Bailey,

Thank you for all the help and explanation. I feel much more confident going into this event after having spoken with you. It's wonderful to live and serve in a community that wants the best for its residents. I feel that you and your team model that very well.

We'll be happy to follow and comply with the instructions that you provided in the attached letter. Please let us know if you have any other questions or concerns!

On Tue, Sep 29, 2020, 5:25 PM Jeffrey Bailey <JBailey@dawsoncounty.org> wrote:

Mr. Cole,

Attached is the letter I promised to provide you. It details the requirements you will need to agree to, and provide for, in order for this office to sign approval for your special event permit application. Please indicate your agreement to these stipulations via email to Margaret Honn in Planning and Development and myself by "replying to all" . As I mentioned when we met, if you desire to have EMS on scene for the event, it can be arranged – *but is not required*. I believe that your close proximity to our fire station #2 should be sufficient if anyone were to be injured or ill that day, but is an available option if you desire. Again, thank you for meeting with me and I look forward to you having a great event and helping a worthy cause.

Best Regards,

Jeff Bailey

Div. Chief / Fire Marshal

Dawson County Emergency Services

393 Memory Ln.

Dawsonville Ga, 30534

(706) 344-3666

PROPERTY OWNER AUTHORIZATION

I / we Vishal Dawson Village LLC hereby swear that I / we own the property located at (fill in address and / or tax map & parcel #):

Address: _____

TMP: 113 047 002

as shown in the tax maps and/or deed records of Dawson County, Georgia, and which parcel will be affected by this request. I hereby authorize the person named below to act as the applicant or agent in pursuit of a business license for a special event held on this property. I understand that any license granted, and/or conditions or stipulations placed on the property will be binding upon the property regardless of ownership. The under signer below is authorized to make this application.

Printed Name of applicant or agent Hondana Aggarwal Doug Cole

Signature of applicant or agent Doug Cole Date 9-18-20

Mailing address 240 Dawson Village Way N, Suite 100

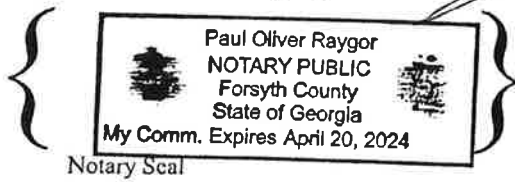
City, State, Zip Dawsonville, GA 30534

Telephone Number _____

Printed Name of Owner(s) Vishal Dawson Village LLC

Signature of Owner(s) [Signature] Date 9-15-2020

Notary Public [Signature] Date Sept 15, 2020



(The complete names of all owners must be listed, if the owner is a partnership, the names of all partners must be listed, if a joint venture, the names of all members must be listed. If a separate sheet is needed to list all names, please identify as applicant or owner and have the additional sheet notarized also.)



To Whom It May Concern:

NOVEMBER 6th

Because Coffee would like to host a drive-in concert in our parking lot on Friday, ~~October 16th~~, from 5pm-8pm. The drive-in concert has two primary purposes:

1. Celebrate our 1st Anniversary (postponed from May 25th due to shutdown)
2. Raise funds for two of the causes we support:
 - a. Dawson County Community Based Instruction Program (Exceptional Students from Dawson County Schools)
 - b. CURE Childhood Cancer (September is Childhood Cancer Awareness Month, & we're hoping to raise some extra funds for them in October)

The basic event schedule would be as follows:

- 12pm-4pm Setup
- 5pm-6pm Food Trucks (wanting to invite 3 food trucks)
- 6pm-6:30pm First Musical Act
- 6:30pm-7pm Fundraising Raffles, Cause Awareness, Music Set Change
- 7pm-8pm Second Musical Act

We have spoken with our property manager, Vandana Aggarwal of American Management Services, and she has approved our plan.

We will not disrupt the primary traffic flow through the shopping center, and we will not utilize any of the parking spaces that are directly attached to any of the storefronts. Most of the shops will be closed by this time on Friday evening anyways however we felt it would be best to leave all of those spots open regardless. We will be providing power from our shop. The concert will comply with the county noise ordinances, as it will be within the permissible times.

I believe we have covered the details that were listed in the Special Event Business License Requirement paperwork, but if there are any other details needed, I'll be happy to provide whatever information that is requested.

Many thanks

Doug Cole
Owner/Roaster
Because Coffee



www.because.coffee



roasting@because.coffee

240 Dawson Village Way Ste 100, Dawsonville, GA 30534



Official Tax Receipt
 Dawson County
 25 Justice Way, Suite 1222
 Dawsonville, GA 30534
 --Online Receipt--

Phone: (706) 344-3520
 Fax: (706) 344-3522

Trans No	Property ID / District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2019 - 14372	113 047 002 / 1 LL 281 LD 13-1 FMV: 2600000	\$24821.65	\$0.00 Fees: \$0.00 \$0.00	\$0.00	\$24821.65	\$0.00
Totals:		\$24821.65	\$0.00	\$0.00	\$24821.65	\$0.00

Paid Date: 11/12/2019

Charge Amount: \$24821.65

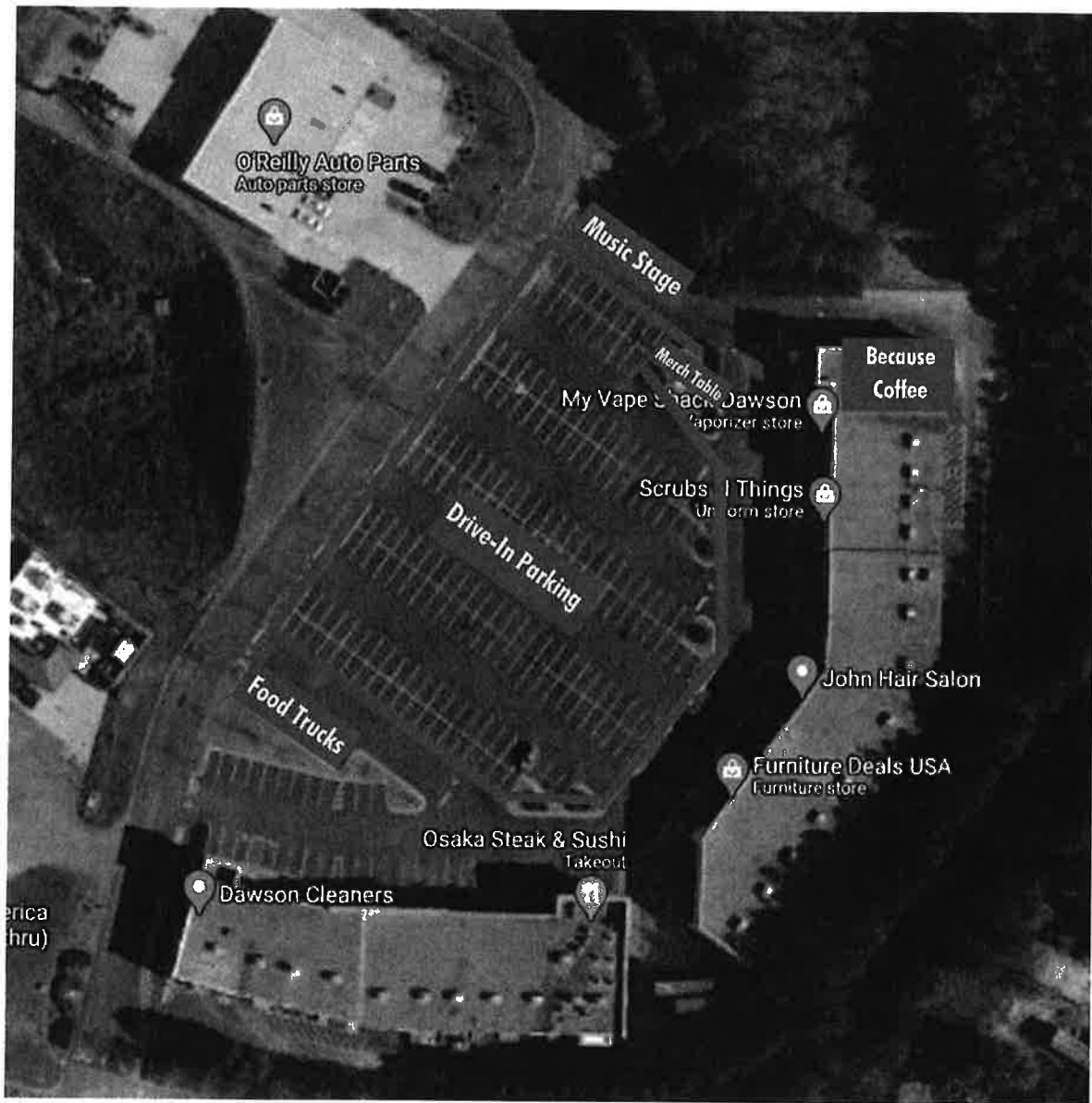
VISHAL DAWSON VILLAGE LLC



Scan this code with your mobile phone to view this bill

music stage will not block fire lane DSC

Because Coffee Site Plan



Outer Rim of parking & lanes will not be used & will be fully accessible for ~~the~~ emergency vehicles. DSC

Dawson County, Georgia Board of Commissioners
Affidavit for Issuance of a Public Benefit
As Required by the Georgia Illegal Immigration Reform and Enforcement Act of 2011

By executing this affidavit under oath, as an applicant for a Dawson County Business License, Out of County Business Registration, Alcohol License, or other public benefit as referenced in the Georgia Illegal Immigration Reform and Enforcement Act of 2011 [O.C.G.A. § 50-36-1(e)(2)], I am stating the following with respect to my application for such Dawson County public benefit.

_____ ✓

I am a United States citizen.

I am a legal permanent resident of the United States. (FOR NON-CITIZENS)

I am a qualified alien or non-immigrant under the Federal Immigration and Nationality Act with an alien number issued by the Department of Homeland Security or other federal immigration agency. (FOR NON-CITIZENS)

My alien number issued by the Department of Homeland Security or other federal immigration agency is:

The undersigned applicant also hereby verifies that he or she is 18 years of age or older and has provided at least one **secure and verifiable document**, as required by O.C.G.A. § 50-36-1(e)(1), with this affidavit. *(See reverse side of this affidavit for a list of secure and verifiable documents.)*

The secure and verifiable document provided with this affidavit can best be classified as:

In making the above representation under oath, I understand that any person who knowingly and willfully makes a false, fictitious, or fraudulent statement or representation in an affidavit shall be guilty of a violation of O.C.G.A. § 16-10-20 and face criminal penalties as allowed by such criminal statute.

Executed in Dawsonville (city), GA (state)

[Signature]
Signature of Applicant

9-25-20
Date

DOUGLAS COLE
Printed Name

BECAUSE COFFEE
Name of Business

SUBSCRIBED AND SWORN BEFORE ME ON
THIS 25th DAY OF September, 2020

Margaret A Honn Notary Public

My Commission Expires _____



This affidavit is a State of Georgia requirement that must be completed for initial applications and renewal applications for public benefits as referenced in O.C.G.A § 50-36-1(a)(3). The person who has made application for access to public benefits on behalf of an individual, business, corporation, partnership or other private entity must complete and sign the affidavit and provide a secure and verifiable document.

Dawson County, Georgia Board of Commissioners

Private Employer Exemption Affidavit Pursuant To O.C.G.A. § 36-60-6(d)

By executing this affidavit, the undersigned private employer verifies that it is exempt from compliance with O.C.G.A. § 36-60-6, stating affirmatively that the individual, firm or corporation employs fewer than eleven employees and therefore, is not required to register with and/or utilize the federal work authorization program commonly known as E-Verify, or any subsequent replacement program, in accordance with the applicable revisions and deadlines established in O.C.G.A. § 13-10-90.

I hereby declare under penalty of perjury that the foregoing is true and correct.

BECAUSE COFFEE
Printed Name of Exempt Private Employer

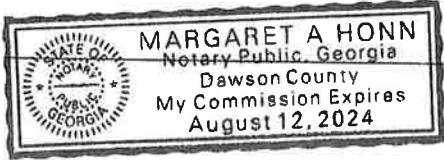
[Signature]
Signature of Authorized Officer or Agent

DOUGLAS COLE - OWNER
Printed Name and Title of Authorized Officer or Agent

Subscribed and Sworn to me in the City of Dawsonville, GA (state) on this
the 25th day of September, 2020

Margaret A Honn
NOTARY PUBLIC

My Commission Expires:



DAWSON COUNTY BOARD OF COMMISSIONERS
APPLICATION FOR APPOINTMENT TO COUNTY
BOARDS AND AUTHORITIES



The Dawson County Board of Commissioners accepts applications for appointments. Interested parties should submit this form and supporting documentation to the County Clerk.

Board or Authority Applied for District 1 Planning Commission Alternate

Name Seth Stowers

Home Address 3815 Sweetwater Juno Rd

City, State, Zip Dawsonville, Ga 30534

Mailing Address (if different) _____

City, State, Zip _____

Telephone Number _____ **Alternate Number** _____

Fax Telephone Number _____

E-Mail Address _____

Additional information you would like to provide:

Signature Seth Stowers DVM **Date** 10/1/20

Please note: Submission of this application does not guarantee an appointment.

Return to: Dawson County Board of Commissioners
Attn: County Clerk
25 Justice Way, Suite 2313
Dawsonville, GA 30534
(706) 344-3501 FAX: (706) 344-3504
countyclerk@dawsoncounty.org