DAWSON COUNTY PLANNING COMMISSION
MEETING Agenda – Tuesday, August 16, 2022
DAWSON COUNTY GOVERNMENT CENTER ASSEMBLY ROOM
25 JUSTICE WAY, DAWSONVILLE GEORGIA 30534
6:00 PM

A. MEETING CALLED TO ORDER

B. INVOCATION

C. PLEDGE OF ALLEGIANCE

D. ROLL CALL

E. ANNOUNCEMENTS:

There will be a Planning Commission Meeting September 20, 2022

F. APPROVAL OF MINUTES:

July 19, 2022

G. APPROVAL OF THE AGENDA

H. STATEMENT OF DISCLOSURE:

For speakers in favor or opposition to any application who have made contributions more than $250.00 to any local official campaign.

I. NEW BUSINESS:

Application for Variance:

1. Presentation of VR 22-17 Wade Phillips
2. Presentation of VR 22-18 Mark & Gretchen Weischedel
3. Presentation of VR 22-19 Archie Wanamaker
4. Presentation of VR 22-20 Richard Gawlik

Application for Rezoning:

5. Presentation of ZA 22-15 Jim King obo D.R. Horton
6. Presentation of ZA 22-19 & VR 22-14 Jim King obo Stark Land Development
7. Presentation of ZA 22-20 Jonathan Beard obo Dawson Yards

J. UPDATES BY PLANNING & DEVELOPMENT:

K. ADJOURNMENT

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

VR 22-17

Planning Commission Hearing August 16, 2022

VARIANCE STAFF REPORT

Proposal: The applicant is requesting a variance to the Dawson County Land Use Resolution for a front setback reduction.

Applicant	Wade Phillips
The development standard and requirement to be varied	Land Use Resolution Article III Section 309.C.3
Zoning	Vacation Cottage Restricted
Acreage	.740
Plat	Yes
Road Classification	Public
Tax Parcel	L17-146
Commission District	3

Direction	Zoning	Existing Use
North	VCR	Residential
South	VCR	Residential
East	Army Corps	Lake Lanier
West	VCR	Residential

Unless a variance is approved the minimum requirements for the VCR Land Use District are:

Minimum square footage. 1,200 square feet (heated).

Minimum setbacks.
Front yard - 100 feet on parkways, 60 feet on state highways, 40 feet on others;
Side yard - 10 feet;
Rear yard - 20 feet.
Front yard setback applies to all frontages on publicly maintained streets.

Minimum setbacks for accessory structures:
Front yard - 100 feet on parkways, 60 feet on state highways, 40 feet on others;
Side yard - 5 feet; and Rear yard - 10 feet.

If a principal residential structure is located less than 15 feet from any property line, then local fire codes impose certain requirements.

A variance should be granted only after evidence is presented and accepted that enforcement of all of the required standards on the property in question would render the property useless.

Reasonable conditions may be imposed in connection with a variance as deemed necessary to protect the best interests of the surrounding property or neighborhood, and otherwise secure the purpose and requirements of this article. Guarantees and evidence may be required that such conditions will be and are being complied with.

Variances in accordance with this article should not ordinarily be granted if the special circumstances on which the applicant relies are a result of the actions of the applicant or owner or previous owners.

County Agency Comments:

Emergency Services: No comment.

Environmental Health Department: No comments returned as of 7.29.2022

Etowah Water & Sewer Authority: No comments necessary.

Planning and Development: This request is due to the original site plan that was submitted for the building permit being incorrect. Construction of the accessory structure is to the drying in phase. It is not uncommon for requests for setback reductions in VCR zoned parcels, especially those along Lake Lanier, due to lot size and topography constraints.

Public Works Department: No comments returned as of 8.9.2022

PHOTO OF PROPERTY

Criteria for granting variances.

THE PLANNING COMMISSION SHALL MAKE ITS RECOMMENDATIONS BASED ON ALL FOUR EXPRESSLY WRITTEN FINDINGS:

(1) That a strict or literal interpretation and enforcement of the specified standard or requirement would result in practical difficulty or unnecessary hardship; and

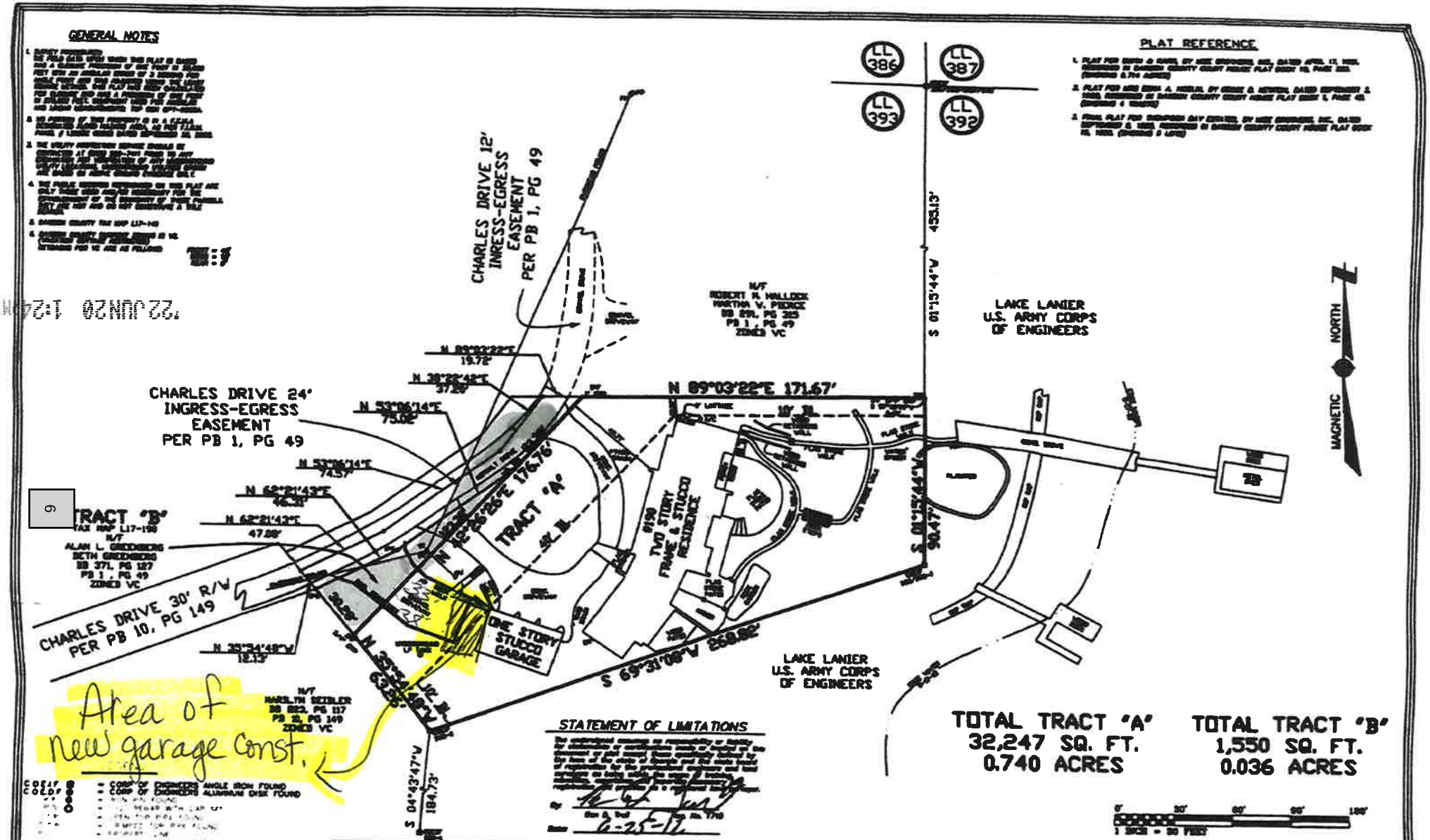
(2) That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property which do not apply generally to other properties in the same district; and

(3) That the granting of the variance will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the near vicinity; and

(4) That the granting of the variance would support general objectives contained within the Land Use Chapter of the code.

GENERAL NOTES

PLAT REFERENCE



STATEMENT OF LIMITATIONS

Date 6-25-12

Trail and Son, Inc.
LAND PLANNERS & SURVEYORS
CONSTRUCTION MANAGEMENT
3898 WAR HILL PARK RD. DAWSONVILLE, GEORGIA 30534
PHONE: (706) 216-8880 CELL: (706) 874-7048
FAX: (706) 265-4543 EMAIL: bitrail@windstream.net

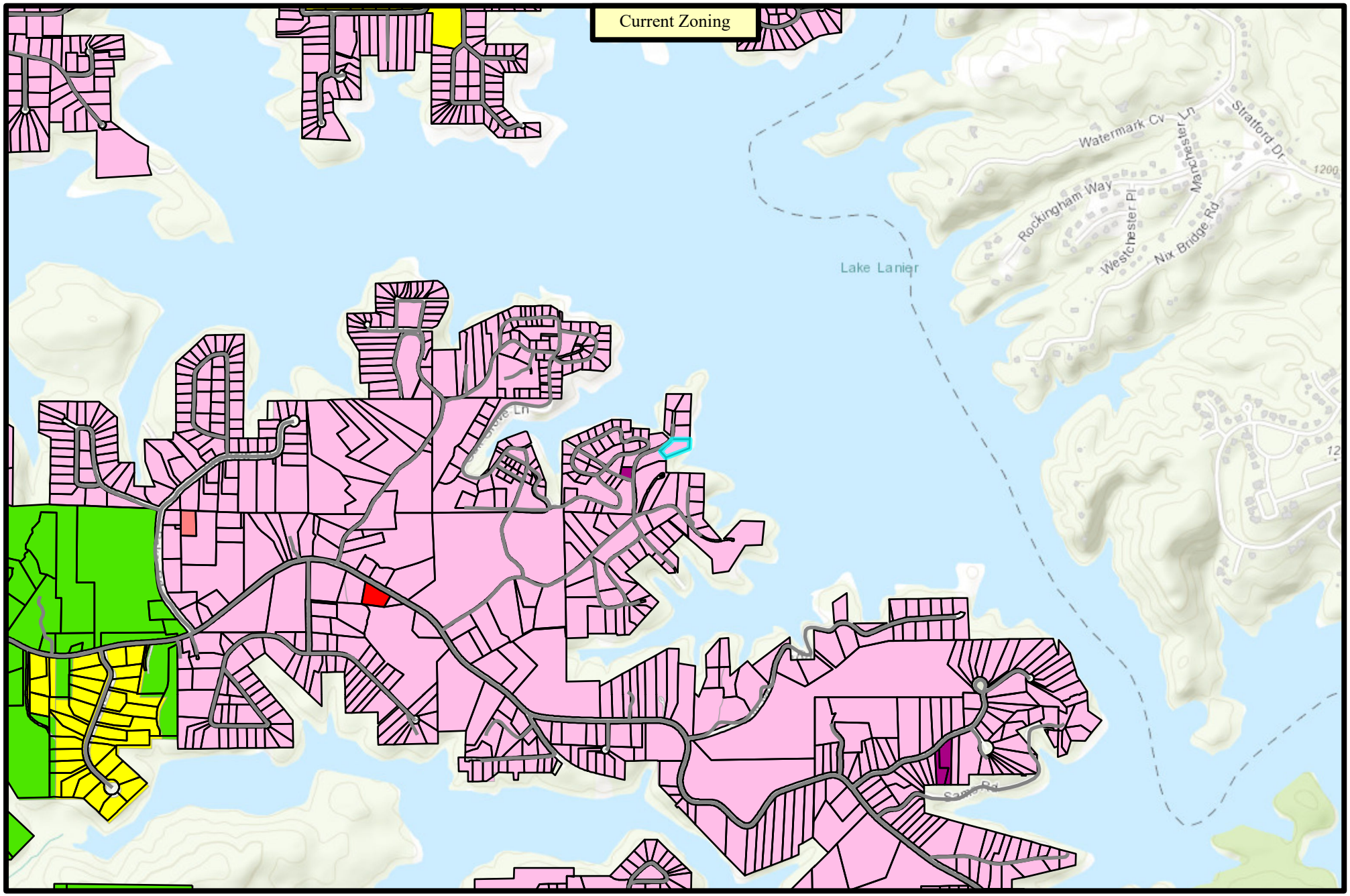
REVISIONS	
REVISED PRTMU JUNE 25, 2012	

PLAT DATE	JUNE 22, 2012
SURVEY DATE	JUNE 19, 2012
FIELD CREW	MB
DRAWN BY	BDT
DWG FILE	0512-005
SCALE	1" = 30'

BOUNDARY SURVEY
FOR
JERRY L. BRAATZ &
J. LYNNE BRAATZ
LAND LOT 393-SOUTH HALF 13TH. DISTRICT-1ST. SECTION
DAWSON COUNTY, GEORGIA

6

22 JUN 20 1:24PM



DAWSON COUNTY DISCLAIMS ANY RESPONSIBILITIES, LIABILITIES OR DAMAGES FROM THE USE OF THIS MAP. THIS MAP IS ONLY FOR DISPLAY PURPOSES.

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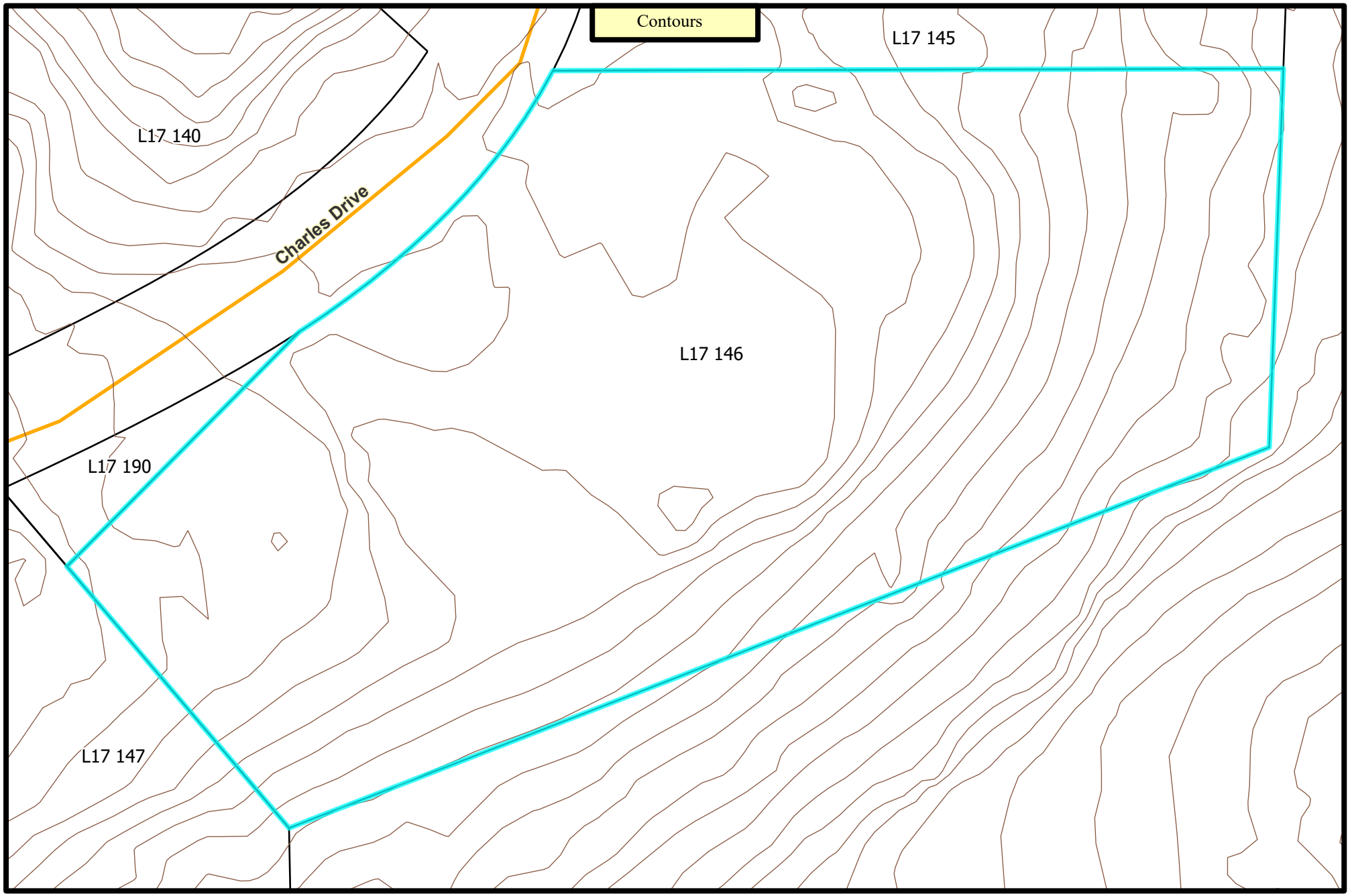
Dawson County

Planning and Development

Staff Report

Parcel #: L17-146
Current Zoning: VCR
FLU: RL
Application #:VR 22-17



DAWSON COUNTY DISCLAIMS ANY RESPONSIBILITIES, LIABILITIES OR DAMAGES FROM THE USE OF THIS MAP. THIS MAP IS ONLY FOR DISPLAY PURPOSES.

N

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Dawson County

Planning and Development

Staff Report

Parcel #: L17-146
Current Zoning: VCR
FLU: RL
Application #:VR 22-17

DAWSON COUNTY VARIANCE APPLICATION

This portion to be completed by Zoning Specialist

VR 22-16 Tax Map & Parcel # (TMP): L17-146

Current Zoning: VCN Commission District #: 3

Submittal Date: 6.20.22 Time: 1:23 am/pm Received by: Angie (staff initials)

Fees Assessed: 350- Paid: Check

Planning Commission Meeting Date: 8.16.22

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Wade Phillips

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: ____ Applicant Signature: Wade Phillips

PROPERTY INFORMATION

Street Address of Property: 190 Charles Drive
Dawsonville, GA 30534

Land Lot(s): 393 District: 13-1 Section:

Subdivision/Lot: Parcel # L17 146 Building Permit #: RO-3-22-17452 (if applicable)

Date Issued: 3/25/2022

Directions to the Property: From Dawson County Courthouse:
Go to Hwy 53 E for @ 8.3mi, turn Left on War Hill Park Rd for @1.9mi, turn Left on Athens Boat Club Rd for @0.5mi, turn Left on Charles Drive. House is on Right, 190 Charles Drive.

22 JUN 20 1:23PM

REQUESTED ACTION

A Variance is requested from the requirements of Article #3 Section #309C3 of the Land Use Resolution/Sign Ordinance/Subdivision Regulations/Other (circle one).

If other, please describe: _____

Type of Variance requested:

[✓] Front Yard [ ] Side Yard [ ] Rear Yard variance of 10 feet to allow the structure to:

[✓] be constructed; [✓] remain a distance of 30 feet from the: _____

[ ] property line, [✓] road right of way, or [ ] other (explain below):

instead of the required distance of 40 feet required by the regulations.

[ ] Lot Size Request for a reduction in the minimum lot size from _____ to _____

[ ] Sign Variance for: _____

[ ] Home Occupation Variance to operate: _____ business

[ ] Other (explain request): _____

If there are other variance requests for this site in past, please list case # and nature of variance: _____

Variances to standards and requirements of the Regulations, with respect to open area, setbacks, yard area, lot coverage, height, and other quantitative requirements may be granted if, on the basis of the application, investigation, and other evidence submitted by the applicant, all four (4) expressly written findings below are made:

1. Describe why a strict and literal enforcement of the standards would result in a practical difficulty or unnecessary hardship:

Owner cannot build boat trailer garage large enough to house them on the property due to existing property structures, existing set backs and inability to move the road r/w.

2. Describe the exceptional and extraordinary conditions applicable to this property which do not apply to other properties in the same district: Limited on back set backs due to adjacent Lake Lanier U.S. Army Corps of Engineers property. County maintained Charles Dr. ends at first edge of subject property line, ~~wit~~ becoming private shared drive between subject property and six neighboring properties.

3. Describe why granting a variance would not be detrimental to the public health, safety, morals or welfare and not be materially injurious to properties in the near vicinity: Variance would not cause any safety hazards of ingress/egress. Existing speed limit of private road users is 15 mph or less so variance would not cause any increase in speed or factor in to increasing sight obstructions.

4. Describe why granting this variance would support the general objectives within this Resolution:

In keeping with aesthetics of neighborhood, the approval of owners minimal variance requst would allow their storage of boat trailer and various yard equipment out of sight in protected building.

Submit clear explanation of all four questions above. You may add sheets if necessary.

(Variances should not be granted if the need arises as a result of action by the applicant or previous owner.)

Our permit/approval of site plan was issued originally on 3/25/22, at which time our permit was hanged at subject property and initial phase of construction began, including grading and concrete work to support foundation of new garage structure. The owner and construction crew are at a loss of significant money if everyone remores work already completed and has to start process all over. On Monday April 4, 2022 is when the new garage progress was halted by the County

Variances

Property Owner Authorization Form

This form must be signed by the owner(s) as listed on the deed of record for the subject property. If there is more than one property owner, additional affidavits must be provided. **Only an owner <u>or</u> an authorized agent may speak on behalf of the variance at the public hearing.**

Owner's Name: John J Hafferty/Adrienne E. Hafferty

Mailing Address: 190 Charles Drive
Dawsonville GA. 30534

Signature of Owner: John J Hafferty Date: 4/18/22
Adrienne E. Hafferty 4/18/22

Signature of Notary: [signature] Date: 4/18/2022

Notary Stamp

RICHARD ADRIAN MILLER
NOTARY
EXPIRES
GEORGIA
Oct. 17, 2025
PUBLIC
HALL COUNTY

VR#_____ TMP# L17 146

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 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 and Parcel Number listing any parcel(s) adjoining or adjacent to parcel where variance or rezone is being requested.**

	Name	Address
TMP L17 147	1. Marilyn O. Seidler Revocable Trust	140 Charles Dr., Dawsonville, GA 30534
TMP L17 149	2. April & Kurt Donner	68 Charles Dr. Dawsonville, GA 30534
TMP L17 140	3. Kathryn M & Richard J. Dennell	130 ABC Holly Circle, Dawsonville, GA 30534
TMP L17 145	4. Martha W. Pierce Trust (226 Charles Dr.)	610 Society St., Alpharetta, GA 30022
TMP L17 141	5. Gary S. & Nancy S. Wirth	227 Charles Dr., Dawsonville, GA 30534
TMP L17 127	6. Ross Butler	76 Holly Circle, Dawsonville, GA 30534
TMP	7. Lake Lanier U.S. Army Corps of Engineers	
TMP	8.	
TMP	9.	
TMP	10.	
TMP	11.	
TMP	12.	
TMP	13.	
TMP	14.	
TMP	15.	

Use additional sheets if necessary.

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 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 special use or rezoning 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 of Applicant or Agent: _____ Date: April 28, 2022

Signature of Witness: Laura Hulsey Date: 4/29/22

****

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 office 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 that written request and publication the 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 Commission. Further the applicant is encouraged to be present at the hearing to substantiate reasons for withdrawal. Please note that no refund of application fee may be made unless directed by the Board of Commissioners.

APPLICATION PROCESSING: STAFF USE ONLY

VR _____ **Applicant Name:** _____

Application Fee: $_____

IF APPLICABLE:

[ ] Legal Advertisement Submitted to Newspaper Date: _____

[ ] Planning Commission & Board of Commissioners Packets Delivered Date: _____

[ ] Application Posted on County Website Date: _____

[ ] Adjacent Property Owner Notices Mailed Date: _____

[ ] Interdepartmental Forms Submitted for Review Date: _____

[ ] Public Notice Signs on Property Verified Date: _____

[ ] Approval or Denial Form placed in folder Date: _____

[ ] Applicant Notified of Final Action Date: _____

[ ] Approval or Denial Form to Office Manager/Building Official/Marshal Date: _____

[ ] Planning Commission Meeting Minutes placed in folder Date: _____

Planning Commission & Board of Commissioners Actions

Planning Commission Recommendation Date: _____ [ ] Approval [ ] Approval w/stipulations [ ] Denial

If Denied by Planning Commission was decision appealed? [ ] Yes [ ] No

Board of Commissioners Decision Date: _____ [ ] Approval [ ] Approval w/stipulations [ ] Denial

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[ ] If appealed; Applicant Notified of Date of Appeal Hearing Date: _____

[ ] If appealed; Legal Advertising of Date of Appeal Hearing Date: _____

[ ] If appealed; Approval or Denial Form Placed in Folder Date: _____

[ ] Applicant Notified of Final Action of Appeal Date: _____

[ ] Board of Commission Meeting Minutes placed in folder Date: _____

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:

GA DL

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 Gainesville (city), GA (state)

Signature of Applicant — **Date** 4-29-22

Wade Phillips
Printed Name

Federal Construction
Name of Business

SUBSCRIBED AND SWORN BEFORE ME ON

THIS 29 DAY OF April, 20 22

Notary Public

My Commission Expires: August 9, 2022

(Seal)

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]

Gmail

'w: 190 Charles Drive

message

Fri, Apr 8, 2022 at 8:59 Al

----- Forwarded Message -----
From: Ringle, Bill <bill.ringle@dph.ga.gov>
To: Lacey Edwards <ledwards@dawsoncounty.org>; DCallahan@dawsoncounty.org <dcallahan@dawsoncounty.org>
Cc:
Sent: Wednesday, March 23, 2022, 01:51:16 PM EDT
Subject: 190 Charles Drive

Lacey,

The owners of the subject location want to add a second floor to the existing garage, with no footprint expansion. The space will be office(s). If they want a bathroom, and can connect the structure to the house plumbing, that's fine with us. It cannot be living space. The existing septic system (permit # 042-SM-2015-05053; installed 5/20/2015) is approved for three bedrooms.

We do not see the need to make a site visit for this project.

Thank you,
Bill

George W. "Bill" Ringle
Environmental Health Manager
Dawson County Environmental Health
189 Hwy 53 West
Suite 102
Dawsonville, GA 30534
phone 706-265-2930
fax 706-265-7529

PERMIT FOR CONSTRUCTING AN ON-SITE SEWAGE MANAGEMENT SYSTEM

DAWSON COUNTY ENVIRONMENTAL HEALTH

189 Hwy 53 West, Suite 102, P.O. Box 2020, Dawsonville, GA 30534 ·
Phone: (706)265-2930 · Fax: (706)265-7529

Permit #: **042-SM-2015-05053**

Application Date: 04/15/2015
Property Address: 190 CHARLES DR
DAWSONVILLE, GA 30534

Lot #: **Phase:**
Subdivision:
Permit Type: Residential Repair

Owner Information
Owner:
Owner's Name: ADAM THOMAS
Owner's Address: 190 CHARLES DR
DAWSONVILLE, GA 30534

Home #: Cell #:
Work #: Other #:
Fax #: Contact by: Mobile Phone
Email:

Applicant/Contact Information
Name: JAMES BRUSH

Company Name: HULSEY ENVIRONMENTAL SERVICE
Address: 1430 CALVARY CHURCH RD
GAINESVILLE, GA 30507

Home #:
Work #:
Fax #: Contact by: Mobile Phone
Email: jbrush@hulseyenvironmental.com

SYSTEM USE INFORMATION

Date Structure Staked:
Facility Type: House
Lot Size: .75 Acre
Water Supply Approved ☒ Yes ☐ No Type: Public
Plumbing Level: Basement
Bedrooms / GPD: 3BR | Garbage Disposal: ☐ Yes ☒ No
No. of rooms: | Heated Sq. Ft.:
Other Considerations:

Sewage Contractor: JAMES BRUSH | Company Name: HULSEY ENVIRONMENTAL
Soil Classifier: | Company Name:

SITE CONDITIONS

Debris Pit: ☐ Yes ☒ No | Soil Type: | Perc. Rate: 45 | SHWT: | Rock:

Soil Classifier Recommendations:

MINIMUM SYSTEM REQUIREMENTS				SYSTEM AS INSTALLED			
Grease Trap:		D-Box Outlets:		Grease Trap:		D-Box Outlets:	
Septic Tanks: #1	Exist	Linear Feet:	150	Septic Tanks: #1	Exist	Linear Feet:	152
Septic Tanks: #2		Trench Width:	36	Septic Tanks: #2		Trench Width:	36
Dosing Pump Tank:	1000	Square Feet:		Filter Manufacturer & Model			
Dosing Siphon Tank:		Reduction %:	50	Dosing Pump Tank:	1000	Square Feet:	
				Dosing Siphon Tank:		Reduction %:	50
Adv. Treatment Type:		Gal		Adv. Treatment Type:		Gal	
				ATS Mfg/Product Name:			
Absorption Field Depth:	36-48			Absorption Field Depth:	48		
Field Layout:	Serial			Field Layout:	Serial		
Absorption Line/Product:	Quick 4 High Capacity -16in			Absorption Line/Product:	Quick 4 Plus High Capacity - 14		

Additional permit requirements and installation instructions:
Our office has met with Jay Brush with Hulsey Environmental, and both of us have been to the property multiple times. Install a minimum of 150 linear feet of the drainfield product as shown above. A detailed As-built drawing will be performed by the Environmental Health Office during the final inspection.

System as Installed Comments:
Lines 1 and 2 are connected bottom to bottom on the same level. Line 2 spills over to line 3 serially. Lines 3 and 4 are connected bottom to bottom on the same level. Tuf-tite d-box on a concrete pad is used as a stilling basin only. Pump tank is a plastic infiltrator tank.

Directions to property:
Hwy 53 east, cross Hwy 400, left on War Hill Park Road, left on Athens Boat Club Road, left on Charles Drive, property on the right.

Issuance of a construction permit for an on-site sewage management system and subsequent approval by representatives of the Georgia Department of Public Health or County Board of Health shall not be construed as a guarantee that such systems will function satisfactorily for a given period of time, furthermore, said representatives do not by any action in effecting compliance with these rules, assume any liability for damages which are caused, or which may be caused by the malfunction of such system.

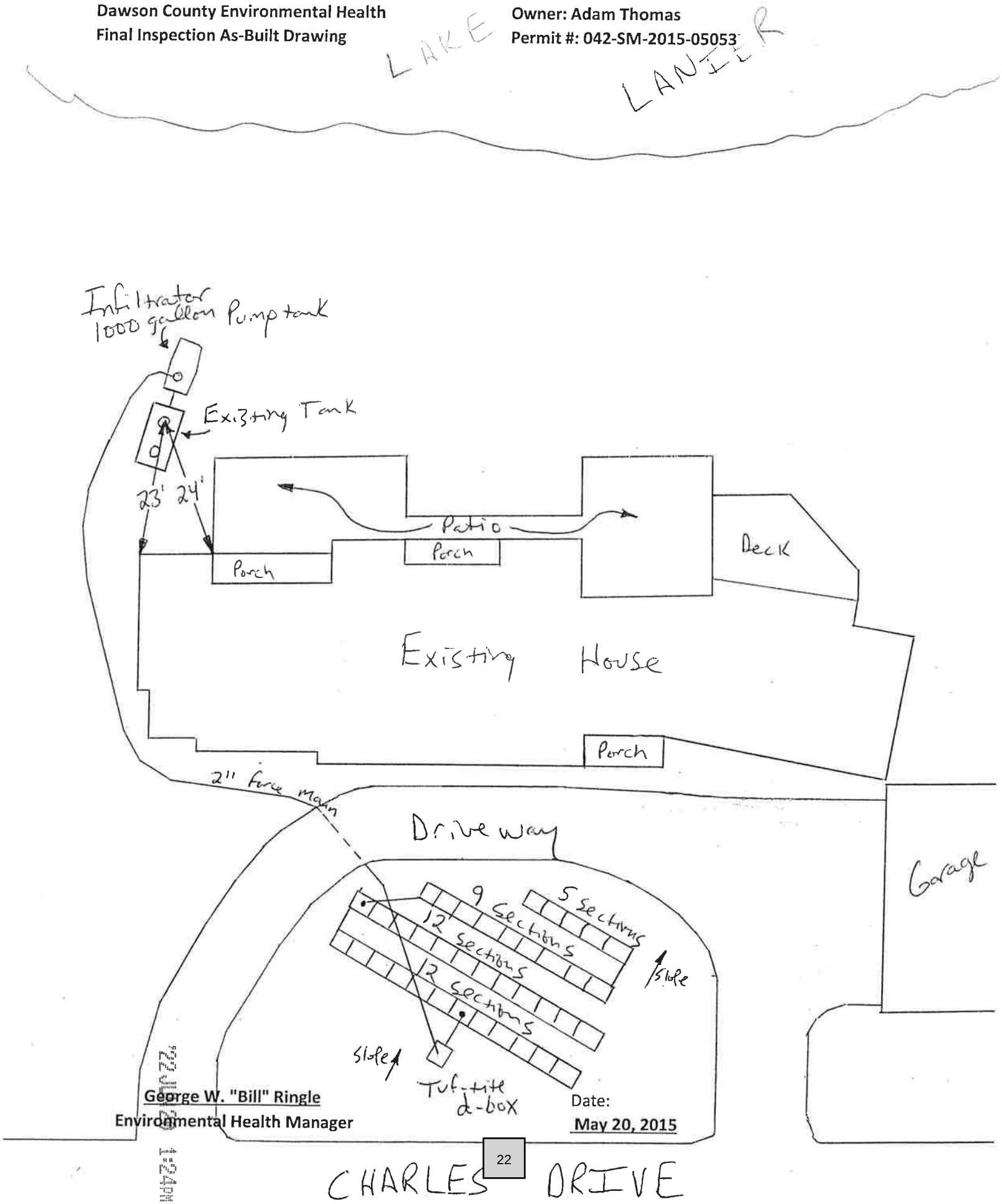
Applicant signature	Date
	04/15/2015

Permit issued by:	Date issued:	Status:	Final Date:
Bill Ringle GWR	05/11/2015	Final Approved Bill Ringle GWR	05/20/2015

042-SM-2015-05053

Dawson County Environmental Health
Final Inspection As-Built Drawing

Owner: Adam Thomas
Permit #: 042-SM-2015-05053



George W. "Bill" Ringle
Environmental Health Manager

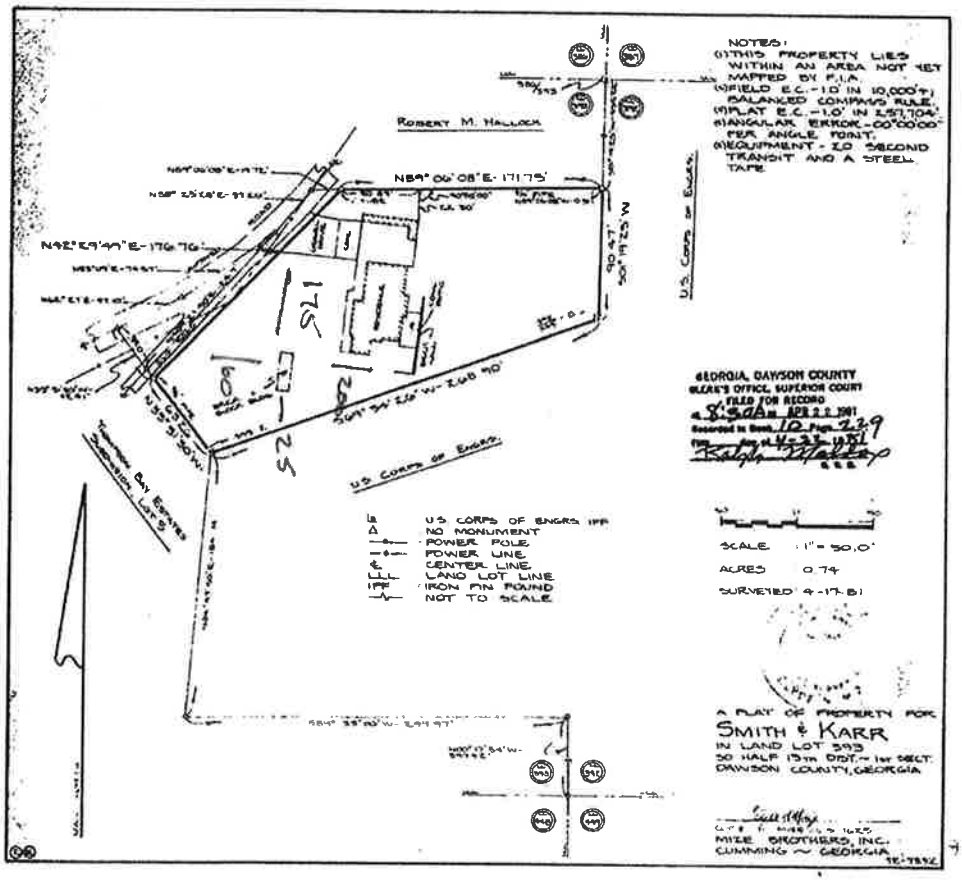
Date:
May 20, 2015

VCR SETBACKS:

FRONT = 40

SIDE = 10

REAR = 30



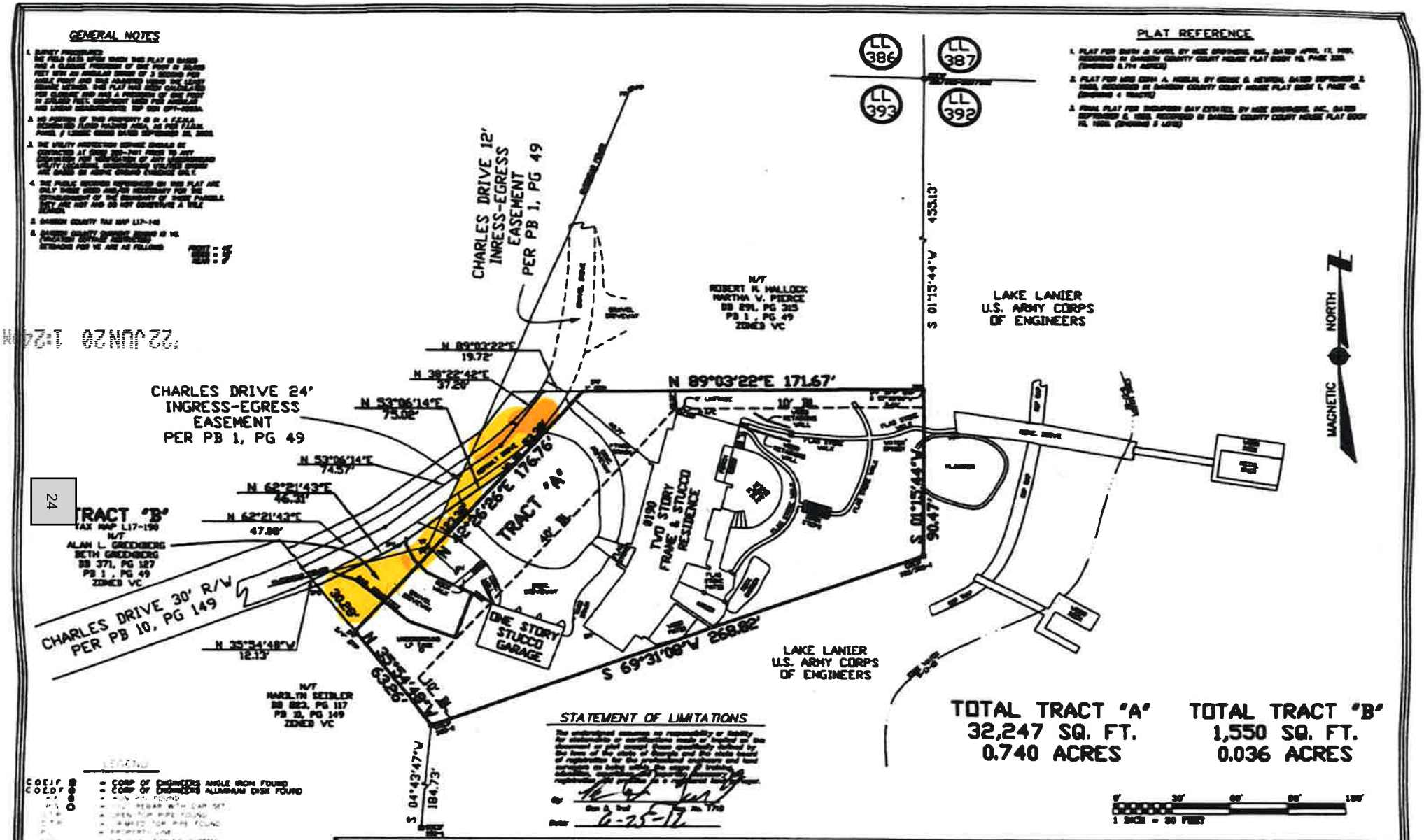
GENERAL NOTES

1. SURVEY PROCEDURE: THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 15,000 FEET WITH AN ANGULAR ERROR OF 3 SECONDS PER ANGLE POINT, AND THE ADJUSTED DATA THE LATEST GEODETIC METHODS. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS A PRECISION OF ONE FOOT IN 20,000 FEET. COORDINATES WERE THEN ADJUSTED AND LINEAR COORDINATES TIED UPON GPS-DATA.
2. NO PORTION OF THIS PROPERTY IS IN A F.E.M.A. DESIGNATED FLOOD HAZARD AREA, AS PER F.I.R.M. PANEL 7 LABELED DATED SEPTEMBER 29, 2006.
3. THE UTILITY INSPECTION SERVICE SHOULD BE CONTACTED AT (706) 265-7007 PRIOR TO ANY CONSTRUCTION FOR VERIFICATION OF ANY EASEMENTS OR RESTRICTIONS, INCLUDING STREAMS, RIVERS AND LAKES OR FLOOD ZONE LIMITS ONLY.
4. THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY THOSE USED AND AS NECESSARY FOR THE DETERMINATION OF THE PROPERTY OF THOSE PARCELS HELD HERE AND DO NOT CONSTITUTE A TITLE SEARCH.
5. DAWSON COUNTY TAX MAP L17-140
6. DAWSON COUNTY ZONING ZONED IN VC. SETBACKS FOR VC ARE AS FOLLOWS:

FRONT 25'
SIDE 15'
REAR 15'

PLAT REFERENCE

1. PLAT FOR SUSAN & KARL BY HOE ENGINEERS, INC., DATED APRIL 17, 1996, RECORDED IN DAWSON COUNTY COURT HOUSE PLAT BOOK 10, PAGE 330. (SHOWING 0.774 ACRES)
2. PLAT FOR MRS EDNA A. HERSAL BY HOWE & HERSAL, DATED SEPTEMBER 3, 1986, RECORDED IN DAWSON COUNTY COURT HOUSE PLAT BOOK 1, PAGE 49. (SHOWING 4 TRACTS)
3. FINAL PLAT FOR SHERRION BAY ESTATES, BY HOE ENGINEERS, INC. DATED SEPTEMBER 8, 1995, RECORDED IN DAWSON COUNTY COURT HOUSE PLAT BOOK 10, PAGE 149. (SHOWING 5 LOTS)



TOTAL TRACT "A"
32,247 SQ. FT.
0.740 ACRES

TOTAL TRACT "B"
1,550 SQ. FT.
0.036 ACRES

STATEMENT OF LIMITATIONS

The undersigned assumes no responsibility or liability for interpretation of information furnished or implied by the surveyor of good survey, those specifically defined by the laws of the state of Georgia and the rules governing of registration for the professional engineers and land surveyors, as being within the scope of training, education, and experience of a professional land surveyor.

By: [signature]
Date: 6-25-12

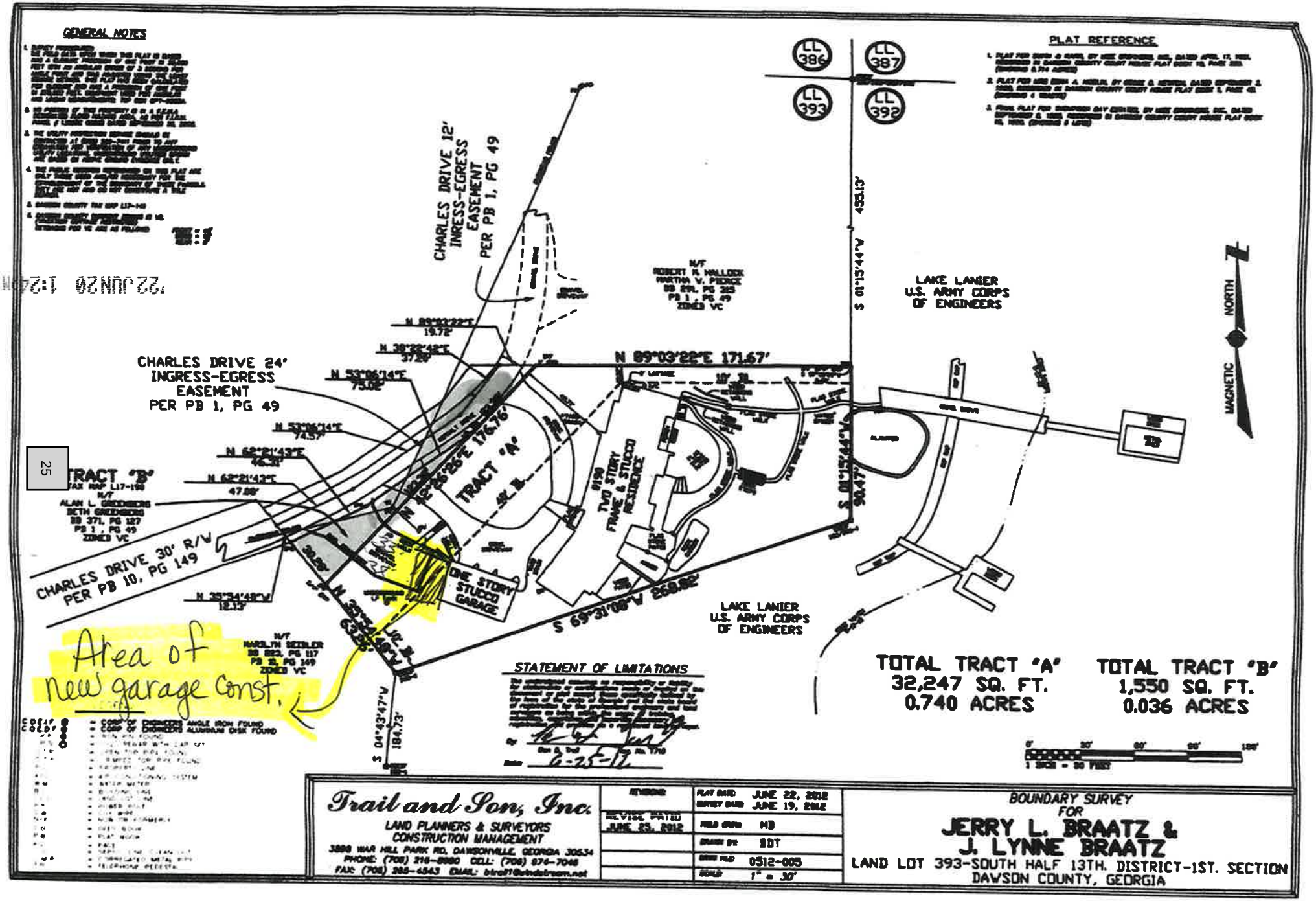
LEGEND

COEIF ■ = CORP OF ENGINEERS ANGLE IRON FOUND
COEDF ● = CORP OF ENGINEERS ALUMINUM DISK FOUND
IPF ○ = IRON PIPE FOUND
IRF = IRON REBAR WITH CAP SET
IPF = IRON PIPE FOUND
CMF = CONCRETE MONUMENT FOUND
PKF = PARKER KALON NAIL FOUND
CMF = CONCRETE MONUMENT FOUND
AT&T = AT&T TELEPHONE SYSTEM
WM = WATER METER
BL = BUILDING LINE
LL = LAND LOT LINE
PP = POWER POLE
GW = GUY WIRE
WM = WATER METER (OWNER)
GM = GAS METER
GV = GAS VALVE
PM = PAD MOUNTED TRANSFORMER
TB = TELEPHONE BOX
TP = TELEPHONE PEDESTAL

Trail and Son, Inc.
LAND PLANNERS & SURVEYORS
CONSTRUCTION MANAGEMENT
3898 WAR HILL PARK RD, DAWSONVILLE, GEORGIA 30534
PHONE: (706) 216-8980 CELL: (706) 974-7046
FAX: (706) 265-4543 EMAIL: btrail1@windstream.net

REVISIONS		
REVISE PATIO JUNE 25, 2012	PLAT DATE	JUNE 22, 2012
	SURVEY DATE	JUNE 19, 2012
	FIELD CREW	MB
	DRAWN BY	BDT
	DWG FILE	0512-005
	SCALE	1" = 30'

BOUNDARY SURVEY
FOR
JERRY L. BRAATZ & J. LYNNE BRAATZ
LAND LOT 393-SOUTH HALF 13TH. DISTRICT-1ST. SECTION
DAWSON COUNTY, GEORGIA


GENERAL NOTES
PLAT REFERENCE
LL 386
LL 387
LL 393
LL 392
CHARLES DRIVE 12' INGRESS-EGRESS EASEMENT PER PB 1, PG 49
CHARLES DRIVE 24' INGRESS-EGRESS EASEMENT PER PB 1, PG 49
CHARLES DRIVE 30' R/W PER PB 10, PG 149
N 89°03'22"E 171.67'
S 01°13'44"W 455.13'
S 01°13'44"W 90.47'
S 69°31'08"W 268.82'
S 04°43'47"W 184.73'
N 62°21'43"E 47.88'
N 53°06'14"E 74.57'
N 38°29'42"E 37.29'
N 89°03'22"E 19.72'
N 35°34'49"W 12.13'
TRACT "A"
TRACT "B"
TWO STORY FRAME & STUCCO RESIDENCE
ONE STORY STUCCO GARAGE
LAKE LANIER U.S. ARMY CORPS OF ENGINEERS
LAKE LANIER U.S. ARMY CORPS OF ENGINEERS
NORTH
MAGNETIC
Area of new garage Const.
STATEMENT OF LIMITATIONS
TOTAL TRACT "A"
32,247 SQ. FT.
0.740 ACRES
TOTAL TRACT "B"
1,550 SQ. FT.
0.036 ACRES
Trail and Son, Inc.
LAND PLANNERS & SURVEYORS
CONSTRUCTION MANAGEMENT
3898 WAR HILL PARK RD. DAWSONVILLE, GEORGIA 30534
PHONE: (706) 216-8880 CELL: (706) 874-7048
FAX: (706) 265-4543 EMAIL: birell@windstream.net
REVISED
REVISED PRELIM JUNE 25, 2012
PLAT DATE JUNE 22, 2012
SURVEY DATE JUNE 19, 2012
FIELD CREW MB
DRAWN BY BDT
DWG FILE 0512-005
SCALE 1" = 30'
BOUNDARY SURVEY
FOR
JERRY L. BRAATZ &
J. LYNNE BRAATZ
LAND LOT 393-SOUTH HALF 13TH. DISTRICT-1ST. SECTION
DAWSON COUNTY, GEORGIA

Printed: 3/23/2022 3:01:10 PM

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
2021 - 6024	L17 146 / 1 LL 393 LD 13-1 FMV: 987000	$8932.35	$0.00 Fees: $0.00 $0.00	$0.00	$8932.35	$0.00
	Totals:	**$8932.35**	**$0.00**	**$0.00**	**$8932.35**	**$0.00**

Paid Date: 9/13/2021 **Charge Amount:** $8932.35

HAFFERTY JOHN J & ADRIENNE E
190 CHARLES DRIVE

DAWSONVILLE, GA 30534

Scan this code with your mobile phone to view this bill

qPublic.net™ Dawson County, GA

Overview

Legend

☐ Parcels

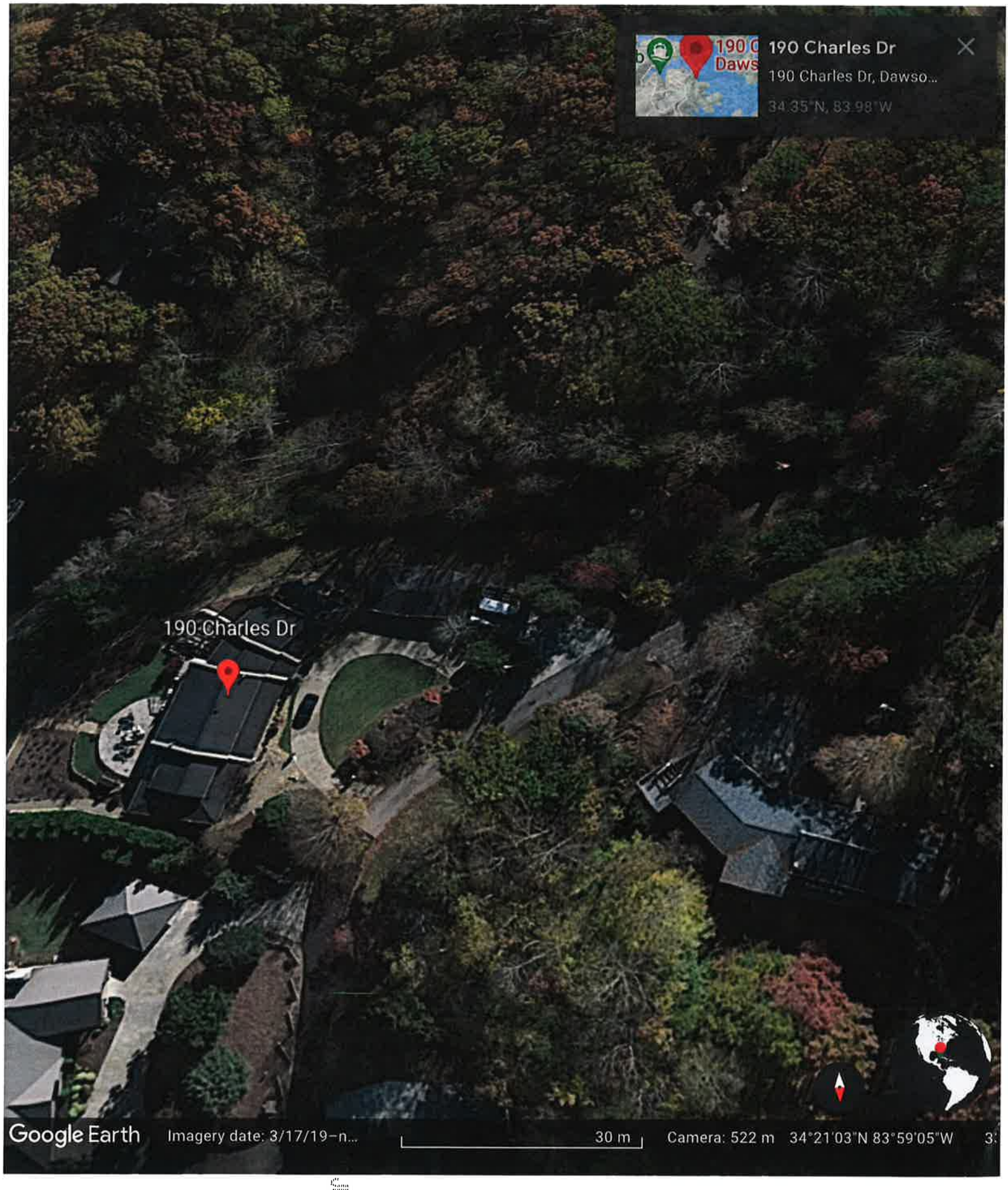
Parcel ID: L17 146
Alt ID: 1652
Owner: HAFFERTY JOHN J & ADRIENNE E
Acres: 0.85
Assessed Value: $987000

Date created: 4/29/2022
Last Data Uploaded: 4/28/2022 11:19:12 PM

Developed by Schneider GEOSPATIAL

Area of permitted
new garage construction

22 JUN 29 1:24PM


190 Charles Dr
190 Charles Dr, Dawso...
34.35°N, 83.98°W
190 Charles Dr
Google Earth
Imagery date: 3/17/19–n...
30 m
Camera: 522 m 34°21'03"N 83°59'05"W

Filed 05/06/2022 03:54PM
Bk 00087 Pg 0163
Plat Doc: PLAT

Penalty: $0.00 Interest: $0.00
Participants: 2676445262
JUSTIN POWER, Clerk of Superior Court
DAWSON County, Georgia

GENERAL NOTES

1. SURVEY PROCEDURES: THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 20,005 FEET WITH AN ANGULAR ERROR OF 3 SECOND PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARE METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS A PRECISION OF ONE FOOT IN 123,727 FEET. EQUIPMENT USED FOR ANGULAR AND LINEAR MEASUREMENTS: TOP CON CPT-9003A.
2. NO PORTION OF THIS PROPERTY IS IN A F.E.M.A DESIGNATED FLOOD HAZARD AREA, AS PER F.I.R.M. PANEL # 13085C 0250C DATED APRIL 4, 2018.
3. THE UTILITY PROTECTION SERVICE SHOULD BE CONTACTED AT (800) 282-7411 PRIOR TO ANY EXCAVATION FOR LOMCATION OF ANY UNDERGROUND UTILITY LOCATIONS. UNDERGROUND UTILITIES SHOWN ARE BASED ON ABOVE GROUND EVIDENCE ONLY.
4. THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY THOSE USED AND/OR NECESSARY FOR THE ESTABLISHMENT OF THE BOUNDARY OF THESE PARCELS. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.
5. DAWSON COUNTY TAX MAP L17-145
6. DAWSON COUNTY CURRENT ZONING IS VC (VACATION COTTAGE RESTRICTED) SETBACKS FOR VC ARE AS FOLLOWS: FRONT = 40' SIDES = 10' REAR = 0'
7. THIS PROPERTY IS NOT SERVICD BY PUBLIC WATER PER ETOWAH WATER & SEWER AUTHORITY.
8. DAWSON COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF ANY PIPES, DITCHES, DETENTION PONDS OR OTHER STRUCTURES WITHIN ANY DRAINAGE EASEMENT BEYOND THOE COUNTY RIGHT-OF-WAY.
9. NO STRUCTURES, FENCES OR OTHER OBSTRUCTIONS MAY BE LOCATED WITHIN A DRAINAGE OR ACCESS EASEMENT WITHOUT PRIOR APPROVAL BY THE DAWSON COUNTY DEPARTMENT OF ENGINEERING.
10. THE COMMON DRIVEWAYS IDENTIFIED AS "PRIVATELY MAINTAINED" ARE PRIVATE WAYS AND ARE NOT MAINTAINED BY STATE, COUNTY, CITY, OR OTHER PUBLIC AGENCIES.
11. PRIVATELY MAINTAINED COMMON DRIVEWAYS ARE INELIGIBLE FOR ADOPTION AS PUBLIC ROADS OR STREETS.
12. ALL DRIVEWAYS ENTERING ANY COUNTY STREET OR ROAD SHALL HAVE A MINIMUM TEN (10) FOOT BREAKING AREA NO GREATER THAN FIVE (5) INCHES ABOVE THE GROWN OF THE STREET OR ROAD.

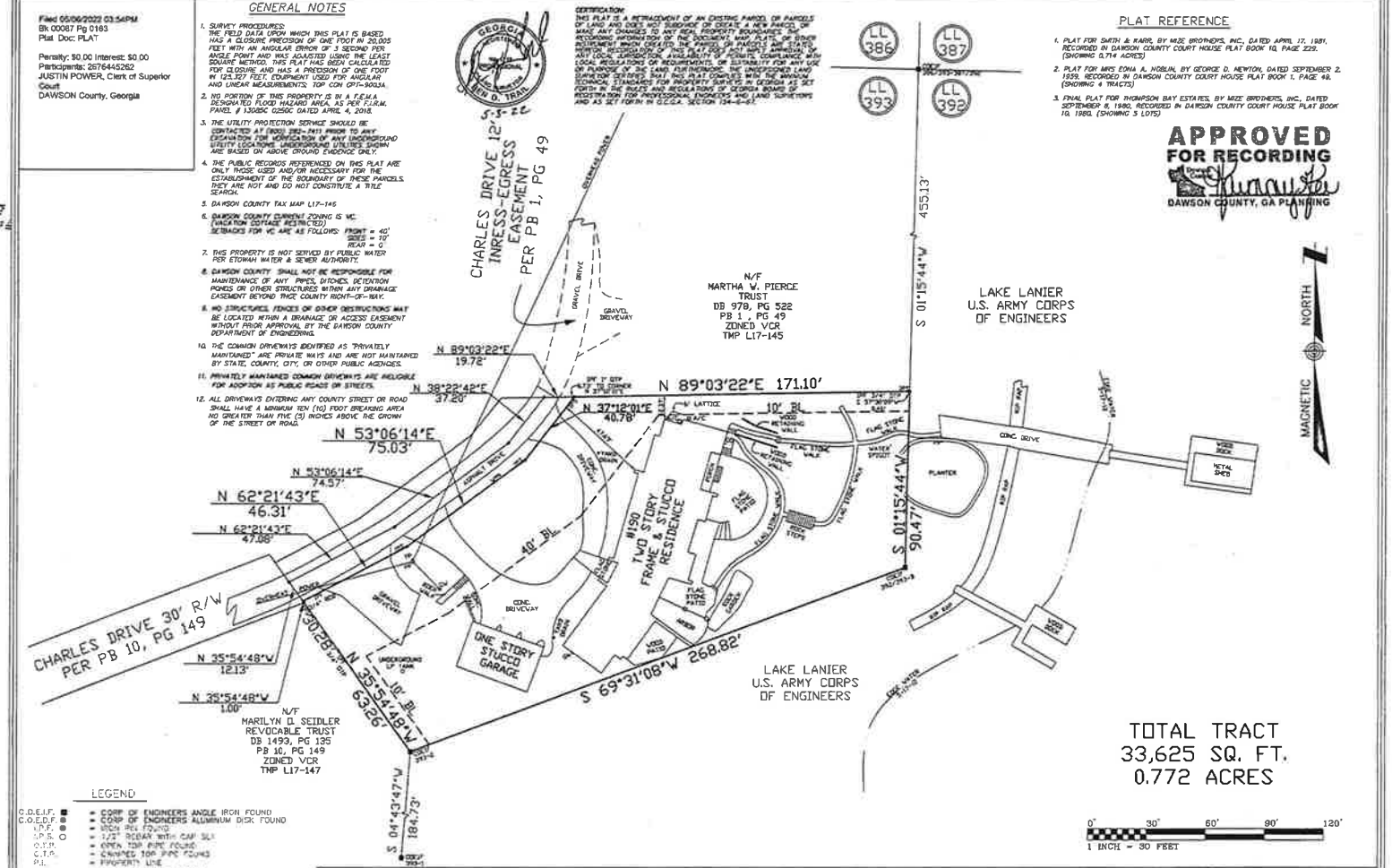
CERTIFICATION:
THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENT, MAP, PLAT, OR OTHER INSTRUMENT WHICH CREATED THE PARCEL OR PARCELS AMONG THE NORTH, RECORDS OF THE DAWSON COUNTY COURTHOUSE. THE LOCATION OF ANY LOCAL JURISDICTION REQUIREMENTS, OR REQUIREMENTS OF SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 43-15-67.

GEORGIA REGISTERED LAND SURVEYOR
BRIAN D. TRAIL
5-5-22

PLAT REFERENCE

1. PLAT FOR SMITH & KARR, BY MIZE BROTHERS, INC., DATED APRIL 17, 1981, RECORDED IN DAWSON COUNTY COURT HOUSE PLAT BOOK 10, PAGE 229. (SHOWING 0.714 ACRES)
2. PLAT FOR MRS EDNA A. HOBLIN, BY GEORGE D. NEWTON, DATED SEPTEMBER 2, 1959, RECORDED IN DAWSON COUNTY COURT HOUSE PLAT BOOK 1, PAGE 48. (SHOWING 4 TRACTS)
3. FINAL PLAT FOR THOMPSON BAY ESTATES, BY MIZE BROTHERS, INC., DATED SEPTEMBER 8, 1980, RECORDED IN DAWSON COUNTY COURT HOUSE PLAT BOOK 10, 1980, (SHOWING 3 LOTS)

APPROVED FOR RECORDING
DAWSON COUNTY, GA PLANNING



TOTAL TRACT
33,625 SQ. FT.
0.772 ACRES

0' 30' 60' 90' 120'
1 INCH = 30 FEET

LEGEND

C.O.E.I.F. ■	= CORP OF ENGINEERS ANGLE IRON FOUND
C.O.E.D.F. ●	= CORP OF ENGINEERS ALUMINUM DISK FOUND
I.R.F. ●	= IRON PIN FOUND
I.P.S. ○	= 1/2" REBAR WITH CAP SET
O.T.P.	= OPEN TOP PIPE FOUND
C.T.P.	= CRIMPED TOP PIPE FOUND
P.L.	= PROPERTY LINE
A/C	= AIR CONDITIONING SYSTEM
W.M.	= WATER METER
B.L.	= BUILDING LINE
L.L.L.	= LAND LOT LINE
R.R.	= RAILROAD
C.W.	= CUT WHT
N/F	= NOW OR FORMERLY
D.B.	= DEED BOOK
P.B.	= PLAT BOOK
PG.	= PAGE
S.C.O.	= SEPTIC LINE CLEAN OUT
C.M.P.	= CORRUGATED METAL PIPE
T.P.	= TELEPHONE PEDESTAL

Trail and Son, Inc.
LAND PLANNERS & SURVEYORS
CONSTRUCTION MANAGEMENT
3898 WAR HILL PARK RD, DAWSONVILLE, GEORGIA 30534
PHONE: (706) 216-8980 CELL: (706) 974-7046
FAX: (706) 265-4543 EMAIL: btrail@windstream.net

REVISIONS:	PLAT DATE: MAY 2, 2022
	SURVEY DATE: APRIL 12, 2022
REVISE NAME IN TITLE BLOCK MAY 3, 2022	FIELD CREW: JLT
	DRAWN BY: BDT
	DRWG FILE: 0512-005A
	SCALE: 1" = 30'

AS-BUILT SURVEY
FOR
JOHN J. HAFFERTY &
ADRIENNE E. HAFFERTY
LAND LOT 393-SOUTH HALF 13TH. DISTRICT-1ST. SECTION
DAWSON COUNTY, GEORGIA

VR 22-18

Planning Commission Hearing August 16, 2022

VARIANCE STAFF REPORT

Proposal: The applicant is requesting a variance to the Dawson County Land Use Resolution for the construction of a primary residence.

Applicant	Mark & Gretchen Weischedel
The development standards and requirements to be varied from	Land Use Code, Section 319 Table 3.2
Alternative standards and requirements proposed	Applicant proposes to construct a primary residence 10' off of the rear property line instead of the required 20'.
Proposed Use	Primary Residence
Zoning	RSRMM
Acreage	2.210
Location	5900 Elliott Family Pkwy
Commercial Square footage	0
Road Classification	Arterial
Tax Parcel	052-039
Commission District	1

Direction	Zoning	Existing Use
North	R-A	Residential/Vacant
South	R-A	Residential
East	R-A	Residential
West	R-A	Residential

A variance should be granted only after evidence is presented and accepted that enforcement of

all of the required standards on the property in question would render the property useless.

Reasonable conditions may be imposed in connection with a variance as deemed necessary to protect the best interests of the surrounding property or neighborhood, and otherwise secure the purpose and requirements of this article. Guarantees and evidence may be required that such conditions will be and are being complied with.

Variances in accordance with this article should not ordinarily be granted if the special circumstances on which the applicant relies are a result of the actions of the applicant or owner or previous owners.

County Agency Comments:

Emergency Services: No comments returned as of 7.29.2022

Environmental Health Department: Septic system approved for construction of new residence.

Etowah Water & Sewer Authority: Serviced by well and septic, no comments necessary

Planning and Development: Applicant proposes to construct their new residence adjacent to the existing residence that will be demolished up on completion of the new home. By doing so the applicant is able to use the existing utilities, well/septic and driveway without incurring additional expenses.

Public Works Department: No comments returned as of 7.29.2022

PHOTO OF PROPERTY:

Criteria for granting variances.

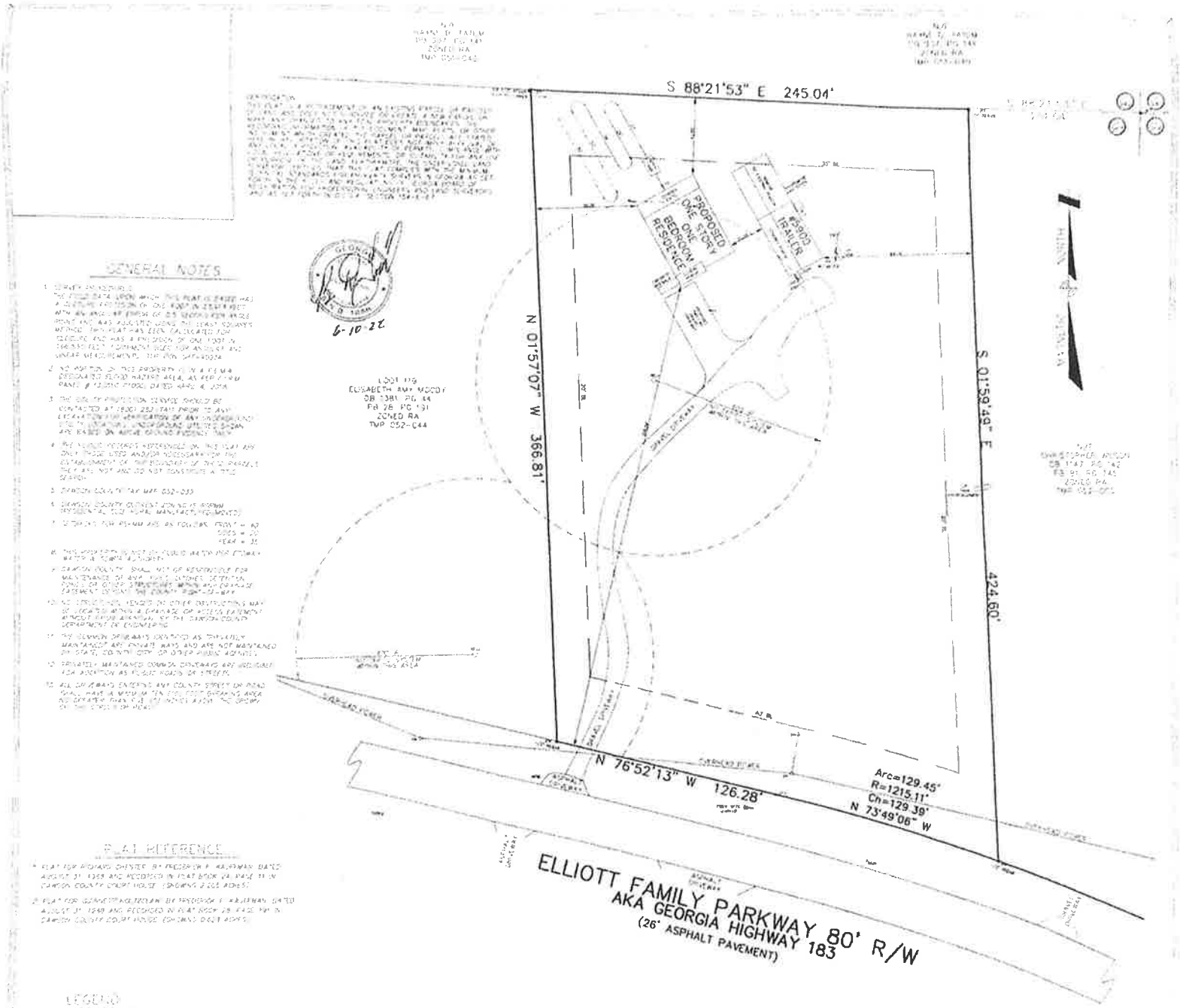
THE PLANNING COMMISSION SHALL MAKE ITS RECOMMENDATIONS BASED ON ALL FOUR EXPRESSLY WRITTEN FINDINGS:

(1) That a strict or literal interpretation and enforcement of the specified standard or requirement would result in practical difficulty or unnecessary hardship; and

(2) That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property which do not apply generally to other properties in the same district; and

(3) That the granting of the variance will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the near vicinity; and

(4) That the granting of the variance would support general objectives contained within the Land Use Chapter of the code.



TOTAL AREA
96,249 Sq. Ft.
2.210 Acres

Trail and Son, Inc.
LAND PLANNERS & SURVEYORS
CONSTRUCTION MANAGEMENT
3898 WAR HILL PARK ROAD, DAWSONVILLE, GEORGIA 30534
PHONE (706) 216-8980 MOBILE (706) 974-7048
FAX (706) 265-4241 EMAIL trail@windstream.net

REVISIONS		
	PLAT DATE	JUNE 10, 2022
	FIELD DATE	MAY 18, 2022
	FIELD CREW	JLT
	DRAWN BY	BDT
	DRAWING	0522-005

SITE PLAN
FOR
MARK WEISCHEDEL
LAND LOT 963 – 5th DISTRICT – 1ST SECTION
DAWSON COUNTY, GEORGIA

DAWSON COUNTY DISCLAIMS ANY RESPONSIBILITIES, LIABILITIES OR DAMAGES FROM THE USE OF THIS MAP. THIS MAP IS ONLY FOR DISPLAY PURPOSES.

N

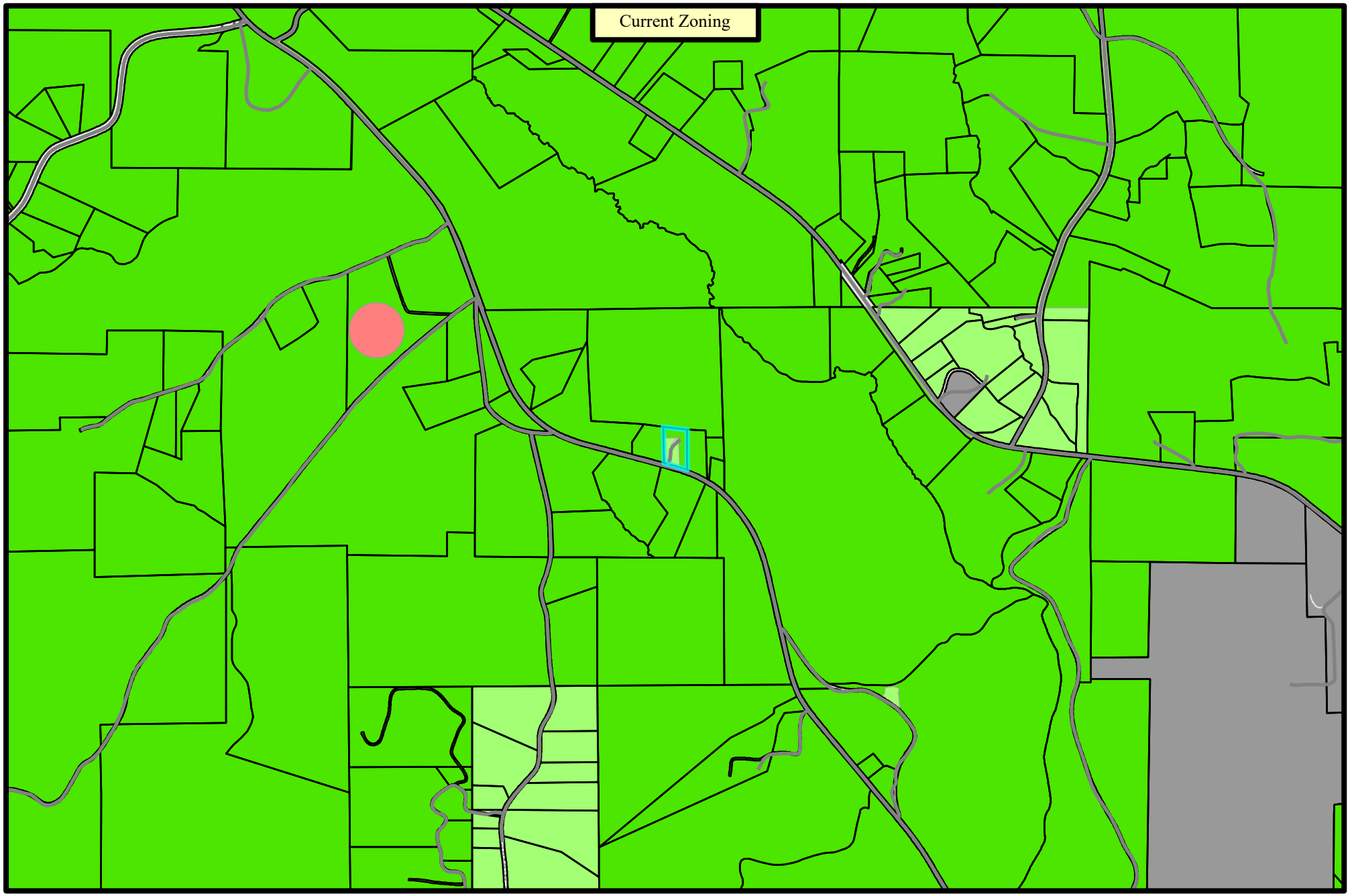
Scale: 1:1,469

Dawson County

Planning and Development

Staff Report

Parcel #: 052-039
Current Zoning: RSRMM
FLU: RA
Application #:VR 22-18



DAWSON COUNTY DISCLAIMS ANY RESPONSIBILITIES, LIABILITIES OR DAMAGES FROM THE USE OF THIS MAP. THIS MAP IS ONLY FOR DISPLAY PURPOSES.

N

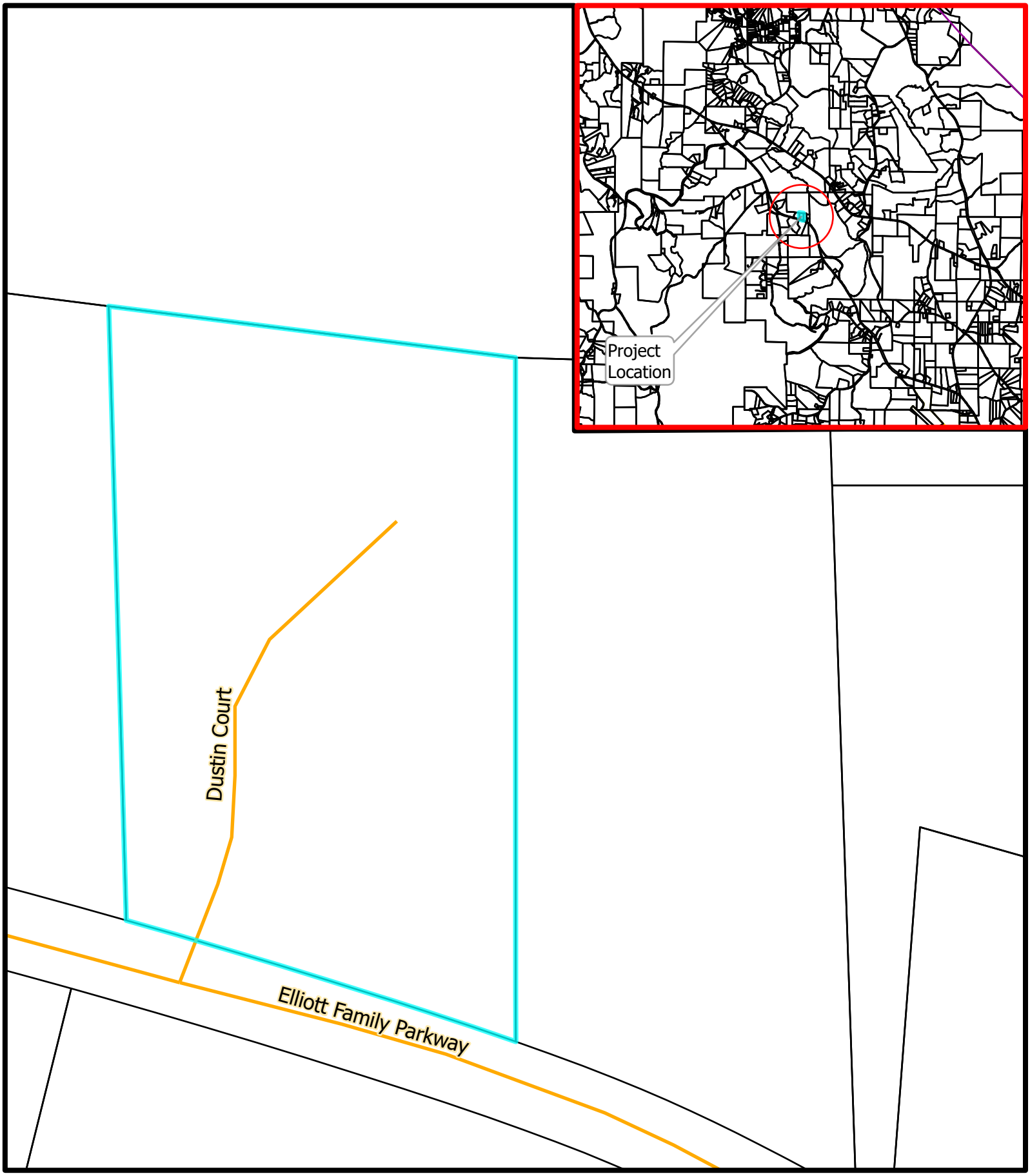
Scale: 1:19,852

Dawson County

Planning and Development

Staff Report

Parcel #: 052-039
Current Zoning: RSRMM
FLU: RA
Application #:VR 22-18



DAWSON COUNTY DISCLAIMS ANY RESPONSIBILITIES, LIABILITIES OR DAMAGES FROM THE USE OF THIS MAP. THIS MAP IS ONLY FOR DISPLAY PURPOSES.

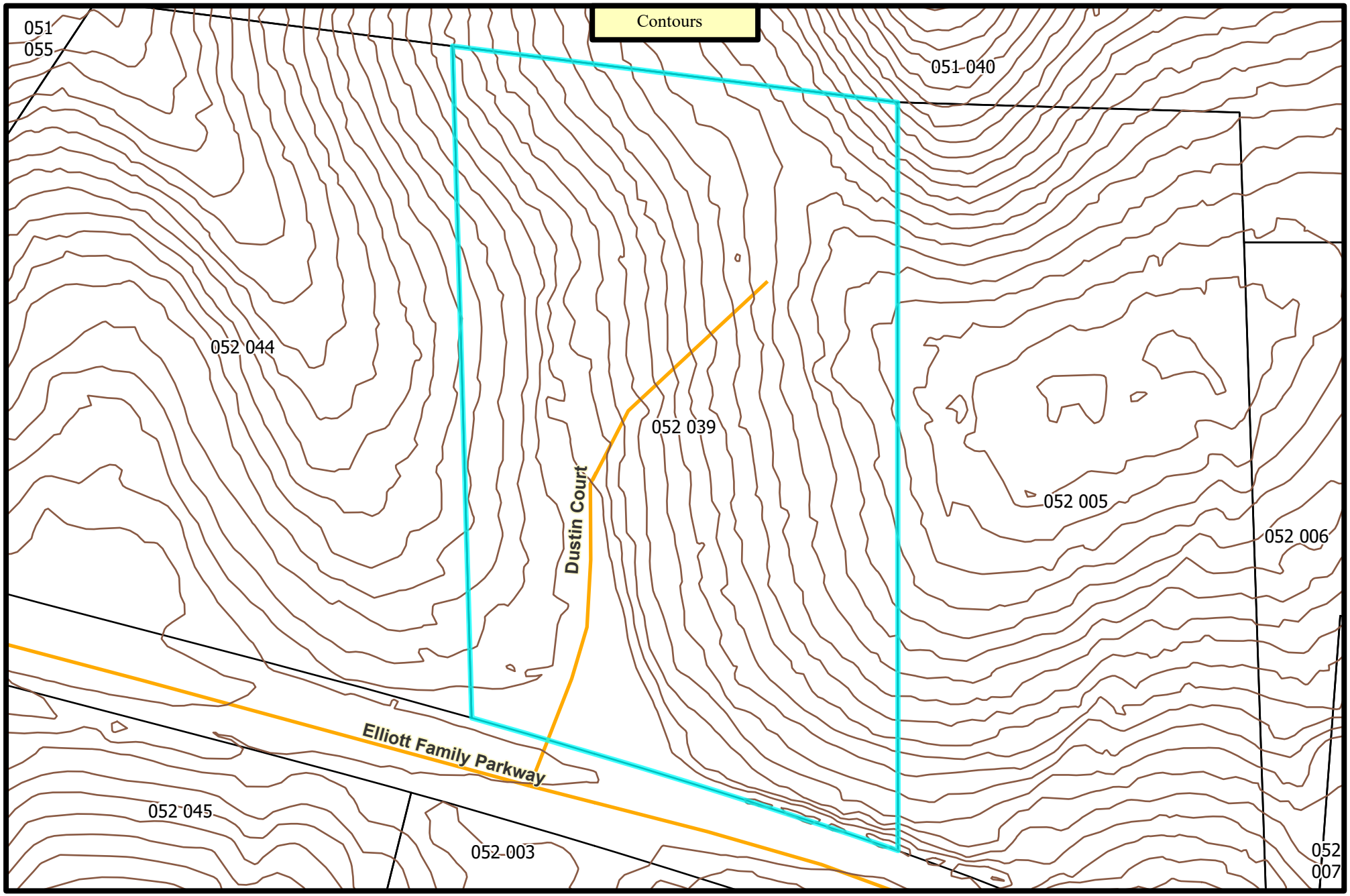
N

Dawson County

Planning and Development

Staff Report: Exhibit

Parcel #: 052-039
Current Zoning: RSRMM
FLU: RA
Application #:VR 22-18



DAWSON COUNTY DISCLAIMS ANY RESPONSIBILITIES, LIABILITIES OR DAMAGES FROM THE USE OF THIS MAP. THIS MAP IS ONLY FOR DISPLAY PURPOSES.

N

Scale: 1:1,067

Dawson County

Planning and Development

Staff Report

Parcel #: 052-039
Current Zoning: RSRMM
FLU: RA
Application #:VR 22-18

DAWSON COUNTY VARIANCE APPLICATION

25 Justice Way, Dawsonville, Georgia 30534

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Mark + Gretchen Weischedel

Address: 5900 Elliott Family Pkwy
Dawsonville, GA. 30534

Contact Email: [redacted] Telephone # [redacted]

Status: ☑ Owner ☐ Authorized Agent ☐ Lessee

PROPERTY INFORMATION

Street Address of Property:
5900 Elliott Family Pkwy

Land Lot(s): 963 District: 052 Section: _____

Subdivision/Lot: _____ / _____

Building Permit #: _____ (if applicable)

REQUESTED ACTION

A Variance is requested from the requirements of Article # _____ Section # _____ of the Land Use Resolution/Sign Ordinance/Subdivision Regulations/Other.

☐ **Front Yard** setback ☐ **Side Yard** setback ☐ **Rear Yard** setback variance of _____ feet to allow the structure to: ☑ **be constructed;** ☐ **remain** a distance of 10 ft feet from the ☐ property line, **or** ☑ other : Existing Dwelling to be Removed at completion instead of the required distance of 20 ft. feet as required by the regulations.

☐ Home Occupation Variance: _____

☐ Other (explain request): _____

If there are other variance requests for this site in past, please list case # and nature of variance:

_____

DAWSON COUNTY VARIANCE APPLICATION
25 Justice Way, Dawsonville, Georgia 30534

Variances to standards and requirements of the Regulations, with respect to setbacks, lot coverage, height, and other quantitative requirements may be granted if, on the basis of the application, investigation, and other evidence submitted **by the applicant, all four** (4) expressly written findings below are made:

1. Describe why a strict and literal enforcement of the standards would result in a practical difficulty or unnecessary hardship:

Getting the driveway to the new residence with using the existing well

2. Describe the exceptional and extraordinary conditions applicable to this property which do not apply to other properties in the same district:

We are building the new home and getting rid of the old. with utilites that are there for the old home (well) being used for the new dwelling

3. Describe why granting a variance would not be detrimental to the public health, safety, morals or welfare and not be materially injurious to properties in the near vicinity:

We are on 2.2 acres. building the new home closer to the existing one to make the well work would not affect anyone.

4. Describe why granting this variance would support the general objectives within the Regulation:

mobile home will be gone, New construction home will be in its place.

Add extra sheets if necessary.

DAWSON COUNTY VARIANCE APPLICATION
25 Justice Way, Dawsonville, Georgia 30534

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 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 and Parcel Number listing of any parcel(s) adjoining or adjacent to parcel where variance or zoning is being requested. Please add additional sheets if necessary.

	Name	Address
TMP 052 - 044	1. Elisabeth Moody	5950 Elliott Fmly Pkwy
TMP 052 - 005	2. Christopher Wilson	43 Dustin Ct.
TMP 051 - 040	3. Hayne Tatum	6896 Hwy 136 West
TMP 052 - 003	4. Larry + Linda Grizzle	5885 Elliott Family Pkwy
TMP 052 - 045	5. Tim + Tina Costley	5929 Elliott Family Pkwy
TMP____ - ____	6.	
TMP____ - ____	7.	
TMP____ - ____	8.	
TMP____ - ____	9.	

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 the Planning Commission agenda 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 Board of Commissioners to make an informed determination on my request. I may seek the advice of a land use professional if I am not familiar with the zoning and land use requirements.

DAWSON COUNTY VARIANCE APPLICATION
25 Justice Way, Dawsonville, Georgia 30534

I understand that my request will be acted upon at the Planning Commission 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 special use or rezoning 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 of Applicant or Agent: _____

Date: 6-20-2022

Withdrawals of any application may be accommodated within the Planning & Development office 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 that written request and publication the 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 Commission. Further the applicant is encouraged to be present at the hearing to substantiate reasons for withdrawal.

THIS SECTION TO BE COMPLETED BY STAFF.

VR 22-_____ Tax Map & Parcel# _____

Zoning: _____ Commission District #: _____

Submittal Date: _____ Time: am/pm Received by: _____ (staff initials)

Fee Paid: _____ Planning Commission Meeting Date: _____/_____/ 2022

Filed 06/30/2022 02:14PM
Bk 00087 Pg 0203
Plat Doc: PLAT

Penalty: $0.00 Interest: $0.00
Participants: 2676445292
JUSTIN POWER, Clerk of Superior Court
DAWSON County, Georgia

CERTIFICATION:
THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENT, MAP, PLATS, OR OTHER INSTRUMENT WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

GEORGIA REGISTERED LAND SURVEYOR JOHN D. TRAIL

6-28-22

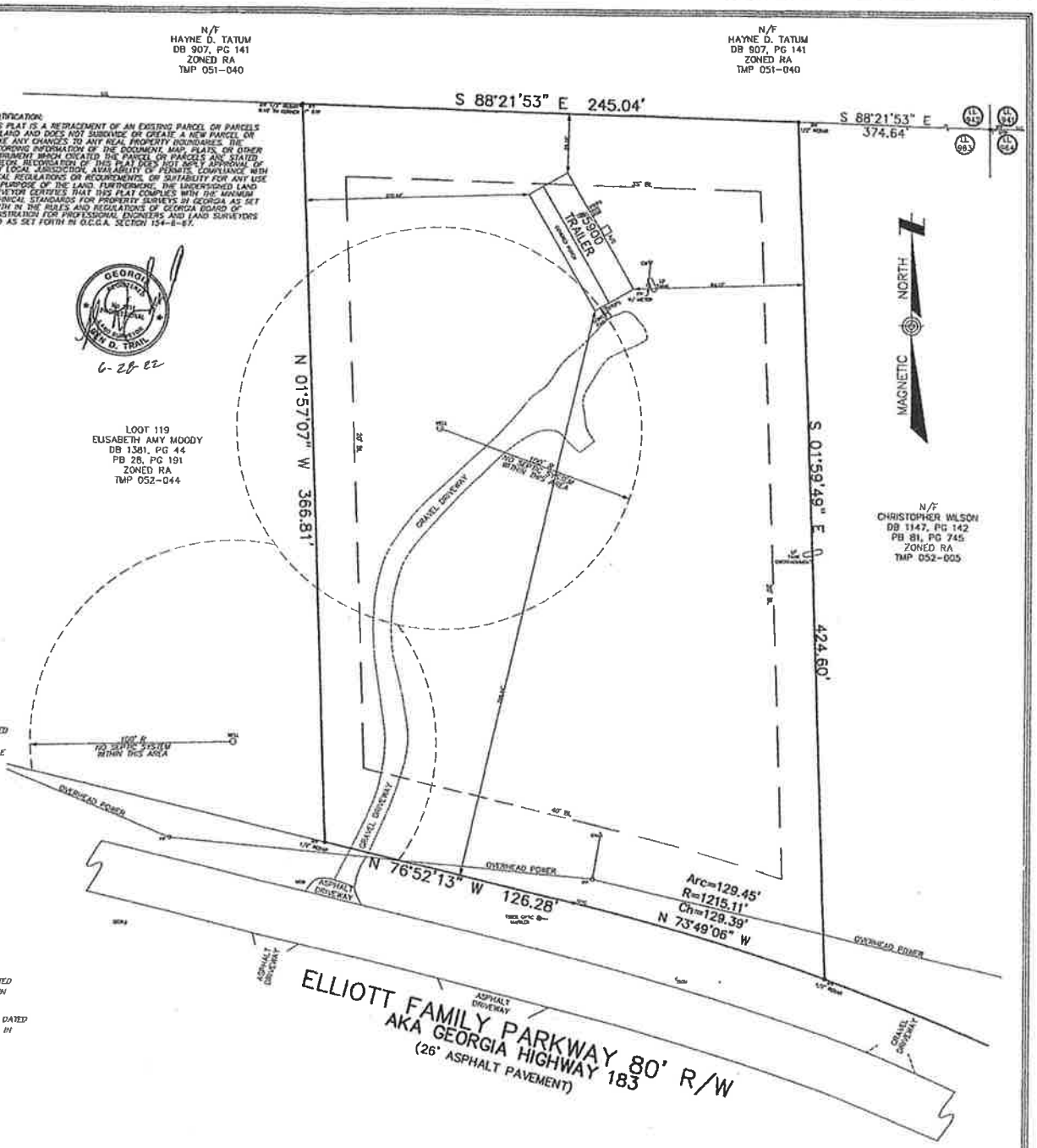
GENERAL NOTES

1. SURVEY PROCEDURES:
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 23,913 FEET WITH AN ANGULAR ERROR OF 0.5 SECOND PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS A PRECISION OF ONE FOOT IN 194,530 FEET. EQUIPMENT USED FOR ANGULAR AND LINEAR MEASUREMENTS: TOP CON GPT-8203A.
2. NO PORTION OF THIS PROPERTY IS IN A F.E.M.A DESIGNATED FLOOD HAZARD AREA, AS PER F.I.R.M. PANEL # 13085C 0110DC, DATED APRIL 4, 2018.
3. THE UTILITY PROTECTION SERVICE SHOULD BE CONTACTED AT (800) 282-7411 PRIOR TO ANY EXCAVATION FOR VERIFICATION OF ANY UNDERGROUND UTILITY LOCATIONS. UNDERGROUND UTILITIES SHOWN ARE BASED ON ABOVE GROUND EVIDENCE ONLY.
4. THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY THOSE USED AND/OR NECESSARY FOR THE ESTABLISHMENT OF THE BOUNDARY OF THESE PARCELS. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.
5. DAWSON COUNTY TAX MAP 052-039.
6. DAWSON COUNTY CURRENT ZONING IS RSRMM. (RESIDENTIAL SUB-RURAL MANUFACTURED/MOVED).
7. SETBACKS FOR RSRMM ARE AS FOLLOWS: FRONT = 40'
SIDES = 20'
REAR = 35'
8. THIS PROPERTY IS NOT BY PUBLIC WATER PER ETOWAH WATER & SEWER AUTHORITY.
9. DAWSON COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF ANY PIPES, DITCHES, DETENTION PONDS OR OTHER STRUCTURES WITHIN ANY DRAINAGE EASEMENT BEYOND THE COUNTY RIGHT-OF-WAY.
10. NO STRUCTURES, FENCES OR OTHER OBSTRUCTIONS MAY BE LOCATED WITHIN A DRAINAGE OR ACCESS EASEMENT WITHOUT PRIOR APPROVAL BY THE DAWSON COUNTY DEPARTMENT OF ENGINEERING.
11. THE COMMON DRIVEWAYS IDENTIFIED AS "PRIVATELY MAINTAINED" ARE PRIVATE WAYS AND ARE NOT MAINTAINED BY STATE, COUNTY, CITY, OR OTHER PUBLIC AGENCIES.
12. PRIVATELY MAINTAINED COMMON DRIVEWAYS ARE INELIGIBLE FOR ADOPTION AS PUBLIC ROADS OR STREETS.
13. ALL DRIVEWAYS ENTERING ANY COUNTY STREET OR ROAD SHALL HAVE A MINIMUM TEN (10) FOOT BREAKING AREA NO GREATER THAN FIVE (5) INCHES ABOVE THE CROWN OF THE STREET OR ROAD.
14. NO STATE WATERS PRESENT ON THIS PROJECT.

APPROVED FOR RECORDING
DAWSON COUNTY, GA PLANNING

PLAT REFERENCE

1. PLAT FOR RICHARD CHESTER, BY FREDERICK F. KAUFFMAN, DATED AUGUST 31, 1988 AND RECORDED IN PLAT BOOK 24, PAGE 11 IN DAWSON COUNTY COURT HOUSE. (SHOWING 2.205 ACRES)
2. PLAT FOR GUINNETT HOLTZCLAW, BY FREDERICK F. KAUFFMAN, DATED AUGUST 31, 1988 AND RECORDED IN PLAT BOOK 28, PAGE 191 IN DAWSON COUNTY COURT HOUSE. (SHOWING 0.623 ACRES)



LEGEND

I.P.F. ●	= IRON PIN FOUND
I.P.S. ○	= 1/2" REBAR WITH CAP SET
C.T.P.	= CRIMPED TOP PIPE FOUND
O.T.P.	= OPEN TOP PIPE FOUND
R/W	= RIGHT OF WAY
P.L.	= PROPERTY LINE
B.L.	= BUILDING LINE
L.L.	= LAND LOT
L.L.L.	= LAND LOT LINE
TB	= TELEPHONE BOX
MB	= MAIL BOX
—x—	= TYPE FENCE LINE
C.O.	= CLEAN OUT
R.	= RADIUS
CH.	= CHORD
N/F	= NOW OR FORMERLY
D.B.	= DEED BOOK
P.B.	= PLAT BOOK
PG.	= PAGE
GP	= GAS POST
RCP	= REINFORCED CONCRETE PIPE
W.M.	= WATER METER
W.V.	= WATER VALVE
P.P.	= POWER POLE

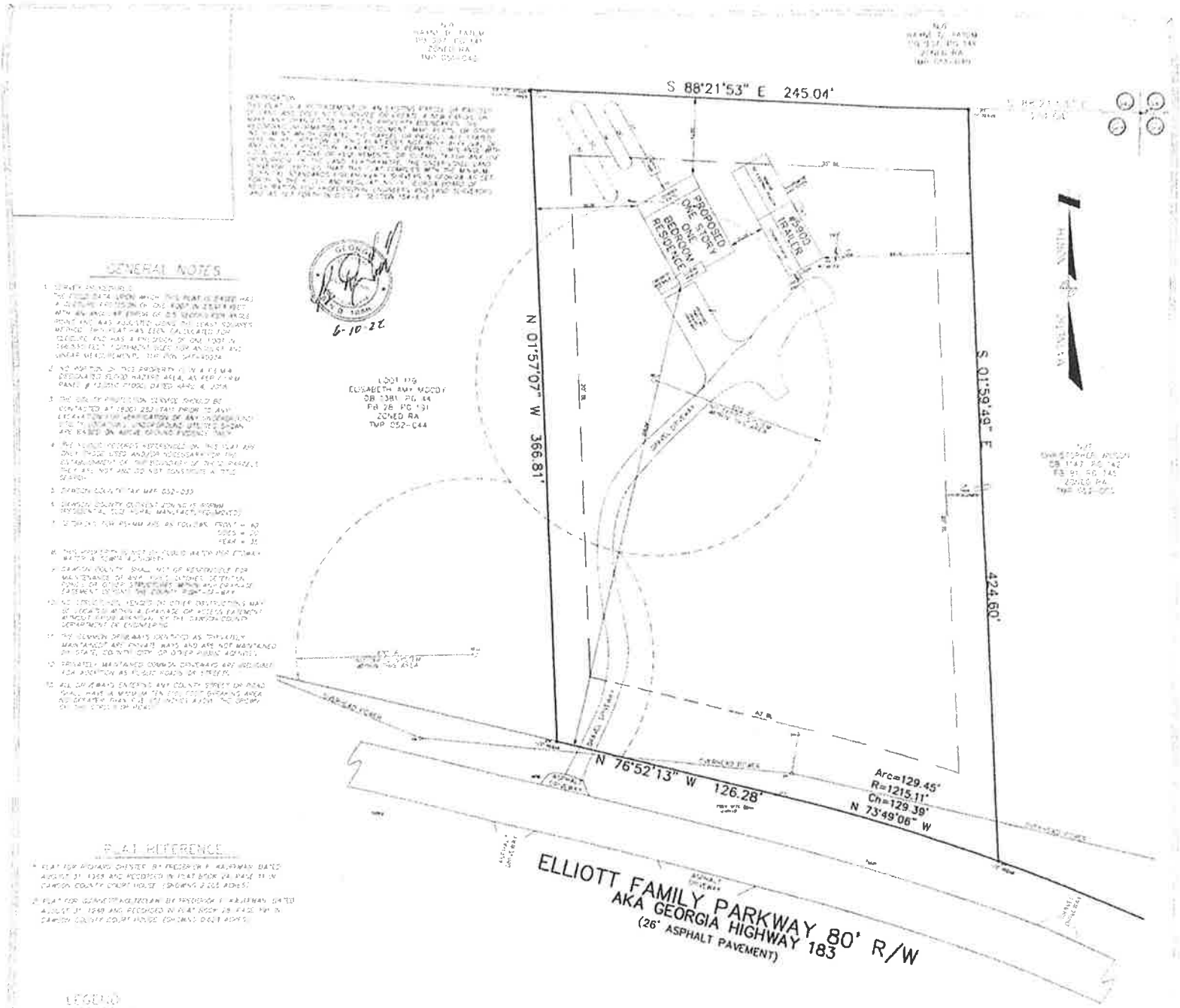
0' 30' 60' 90' 120'
1 INCH = 30 FEET

TOTAL AREA
96,249 Sq. Ft.
2.210 Acres

Trail and Son, Inc.
LAND PLANNERS & SURVEYORS
CONSTRUCTION MANAGEMENT
3898 WAR HILL PARK ROAD, DAWSONVILLE, GEORGIA 30534
PHONE: (706) 216-8980 MOBILE: (706) 974-7046
FAX: (706) 265-4543 EMAIL: btrail@windstream.net

REVISIONS:		
	PLAT DATE:	JUNE 10, 2022
	FIELD DATE:	MAY 18, 2022
	FIELD CREW:	JLT
	DRAWN BY:	BDT
	DRWG FILE:	0522-005

BOUNDARY SURVEY
FOR
MARK WEISCHEDEL
LAND LOT 963 – 5th. DISTRICT – 1ST. SECTION
DAWSON COUNTY, GEORGIA



CERTIFICATION

[illegible]

GENERAL NOTES

1. SURVEY PROCEDURES: THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN [illegible] FEET WITH AN ANGULAR ERROR OF [illegible] SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS A PRECISION OF ONE FOOT IN [illegible] FEET. EQUIPMENT USED FOR ANGULAR AND LINEAR MEASUREMENT: [illegible]
2. NO PORTION OF THIS PROPERTY IS IN A F.E.M.A. DESIGNATED FLOOD HAZARD AREA, AS PER F.I.R.M. PANEL # [illegible] DATED [illegible]
3. THE UTILITY PROTECTION SERVICE SHOULD BE CONTACTED AT (800) 282-7411 PRIOR TO ANY EXCAVATION FOR VERIFICATION OF ANY UNDERGROUND UTILITY LOCATIONS. UNDERGROUND UTILITIES SHOWN ARE BASED ON ABOVE GROUND EVIDENCE ONLY.
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5. DAWSON COUNTY TAX MAP 052-035
6. DAWSON COUNTY CURRENT ZONING IS RSRMM (RESIDENTIAL SUB-RURAL MANUFACTURED/MOBILE)
7. SETBACKS FOR RSRMM ARE AS FOLLOWS: FRONT = 40
SIDES = 20
REAR = 35
8. THIS PROPERTY IS NOT ON PUBLIC WATER [illegible]
9. DAWSON COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF ANY PIPES, DITCHES, DETENTION PONDS OR OTHER STRUCTURES WITHIN ANY DRAINAGE EASEMENT OUTSIDE THE COUNTY RIGHT-OF-WAY.
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PLAT REFERENCE

1. PLAT FOR RICHARD CHESTER BY FREDERICK F. KAUFMAN DATED AUGUST 31, 1989 AND RECORDED IN PLAT BOOK 24, PAGE [illegible] IN DAWSON COUNTY COURT HOUSE. (SHOWING [illegible] ACRES)
2. PLAT FOR [illegible] BY FREDERICK F. KAUFMAN DATED AUGUST 31, [illegible] AND RECORDED IN PLAT BOOK 29, PAGE [illegible] IN DAWSON COUNTY COURT HOUSE. (SHOWING [illegible] ACRES)

LEGEND

[illegible]

TOTAL AREA
96,249 Sq. Ft.
2.210 Acres

0 30 60 90 120
1 INCH = 30 FEET

Trail and Son, Inc.
LAND PLANNERS & SURVEYORS
CONSTRUCTION MANAGEMENT
3898 WAR HILL PARK ROAD, DAWSONVILLE, GEORGIA 30534
PHONE (706) 216-8980 MOBILE (706) 974-7048
FAX (706) 265-4541 EMAIL [illegible]

REVISIONS		
	PLAT DATE	JUNE 10, 2022
	FIELD DATE	MAY 18, 2022
	FIELD CREW	JLT
	DRAWN BY	BDT
	DWG. FILE	0522-005

SITE PLAN
FOR
MARK WEISCHEDEL
LAND LOT 963 – 5th DISTRICT – 1st SECTION
DAWSON COUNTY, GEORGIA

Printed: 6/22/2022 15:23:44
Register: 5 Clerk: ALH

Official Tax Receipt
Nicole Stewart
DAWSON COUNTY Tax Commissioner

25 Justice Way Suite 1222
Dawsonville, GA 30534

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

Trans No	Property ID/District Description	Original Due	Interest & Penalty	Prev Paid	Amount Due	Amount Paid	Transaction Balance
33527 Year-Bill No 2021 - 2715	052 039 / 001 LL 963 LD 5-1 FMV: $47,594.00	430.73	0.00 Fees 0.00	0.00	430.73	430.73 Paid Date 9/27/2021 12:19:29	0.00 Current Due 0.00
Transactions:	33527 - 33527 Totals	430.73	0.00	0.00	430.73	430.73	0.00

CHESTER HERMAN
1689 ETOWAH RIVER ROAD
DAWSONVILLE, GA 30534

Paid By :
CAVENDER LLC
2333 BROWNS BRIDGE RD
GAINESVILLE GA 30504

Check No 1485
Charge Acct

Cash Amt:	0.00
Check Amt:	430.73
Charge Amt:	0.00
Change Amt:	0.00
Refund Amt:	0.00
Overpay Amt:	0.00

GEORGIA DEPARTMENT OF PUBLIC HEALTH
CONSTRUCTION PERMIT AND SITE APPROVAL
For On-Site Sewage Management System

COUNTY	SUBDIVISION:	LOT NUMBER:	BLOCK:
Dawson			

PROPERTY LOCATION (ADDRESS/DIRECTIONS):
5900 ELLIOTT FAMILY PKWY DAWSONVILLE, GA 30534 Hwy 53 west, right on Hwy 183, property on the right.

I hereby apply for a construction permit to install an On-Site Sewage Management System and agree that the system will be installed to conform to the requirements of the rules of the Georgia Department of Public Health, Chapter 511-3-1. By my signature, I understand that final inspection is required and will notify the County Health Department upon completion of construction and before applying final cover material to the system.

PROPERTY OWNER'S/AUTHORIZED AGENT'S SIGNATURE	DATE:
	06/23/2022

PROPERTY OWNER'S NAME	PHONE NUMBER:	ALTERNATE PHONE NUMBER:
Mark Weischedel		

PROPERTY OWNER'S ADDRESS:
5900 ELLIOTT FAMILY PKWY DAWSONVILLE, GA 30534

AUTHORIZED AGENT'S NAME (IF OTHER THAN OWNER):	PHONE NUMBER:	RELATIONSHIP TO OWNER:

Section A — General Information

1. REQUIRED SETBACK FROM RECEIVING BODIES (wells, lakes, sinkholes, streams, etc.) EVALUATED: (1) Yes (2) No	5. TYPE OF STRUCTURE (single/multi-family residence, commercial, restaurant, etc.): Single-Family Residence	9. SOIL SERIES (e.g. Pacolet, Orangeburg, etc.):
2. WATER SUPPLY: (1) Public (2) Private (3) Community	6. WATER USAGE BY: Bedroom Numbers	10. PERCOLATION RATE / HYDRAULIC LOADING RATE:
3. SEWAGE SYSTEM TO BE PERMITTED: (1) New (2) Repair (3) Addition	7. NO. OF BEDROOMS / GPD: 2	11. RESTRICTIVE SOIL HORIZON DEPTH (INCHES):
4. LOT SIZE (SQUARE FEET / ACRES): 2.2	8. LEVEL OF PLUMBING OUTLET: (1) Ground Level (2) Basement (3) Above ground level	12. SOIL TEST PERFORMED BY:

Section B — Primary / Pretreatment

1. DISPOSAL METHOD:	2. GARBAGE DISPOSAL:	3. SEPTIC TANK CAPACITY (GALLONS):	4. ATU Capacity:	5. DOSING TANK CAPACITY (GALLONS):	6. GREASE TRAP CAPACITY (GALLONS):
Septic Tank	(1) Yes (2) No	1000	0	1000	

Section C — Secondary Treatment

1. ABSORPTION FIELD DESIGN: (1) Level Field (2) Serial (3) Drip (4) Bed (5) Distribution Box (6) Mound/Area Fill (7) Other	4. TOTAL ABSORPTION FIELD SQUARE FEET REQUIRED:	7. NUMBER OF ABSORPTION TRENCHES:
2. ABSORPTION FIELD PRODUCT: See Original File (Historic Inspection Only)	5. TOTAL ABSORPTION FIELD LINEAR FEET REQUIRED:	8. SPECIFIED LENGTH OF ABSORPTION TRENCHES:
3. AGGREGATE DEPTH (inches):	6. DEPTH OF ABSORPTION TRENCHES (range in inches): 00—00	9. Distance Between Absorption Trenches :

Permit

A PERMIT IS HEREBY GRANTED TO INSTALL THE ON-SITE SEWAGE MANAGEMENT SYSTEM DESCRIBED ABOVE. THIS PERMIT IS NOT VALID UNLESS PROPERLY SIGNED BELOW. THIS PERMIT EXPIRES TWELVE (12) MONTHS FROM DATE OF ISSUANCE.

1. SITE APPROVED AS SPECIFIED ABOVE: (1) Yes (2) No

ANY GRADING, FILLING, OR OTHER LANDSCAPING SUBSEQUENT TO ISSUANCE OF A PERMIT MAY RENDER PERMIT

VOID, FAILURE TO FOLLOW SITE PLAN MAY RENDER PERMIT VOID. ANY GRADING, FILLING, OR OTHER LANDSCAPING SUBSEQUENT TO FINAL INSPECTION BY COUNTY HEALTH DEPARTMENT, WHICH ADVERSELY AFFECTS THE FUNCTION OF THE ON-SITE SEWAGE MANAGEMENT SYSTEM, MAY RENDER APPROVAL VOID. INSTALLATION CONTRACTOR IS RESPONSIBLE FOR LOCATING PROPER DISTANCES FROM BUILDINGS, WELLS, PROPERTY LINES, ETC.

ISSUANCE OF A CONSTRUCTION PERMIT FOR AN ON-SITE SEWAGE MANAGEMENT SYSTEM, AND SUBSEQUENT APPROVAL OF SAME BY REPRESENTATIVE OF THE GEORGIA DEPARTMENT OF PUBLIC HEALTH OR COUNTY BOARD OF HEALTH SHALL NOT BE CONSTRUED AS A GUARANTEE THAT SUCH SYSTEMS WILL FUNCTION SATISFACTORILY FOR A GIVEN PERIOD OF TIME; FURTHERMORE, SAID REPRESENTATIVE(S) DO NOT, BY ANY ACTION TAKEN IN EFFECTING COMPLIANCE WITH THESE RULES, ASSUME ANY LIABILITY FOR DAMAGES, WHICH ARE CAUSED, OR WHICH MAY BE CAUSED, BY THE MALFUNCTION OF SUCH SYSTEM.

APPROVING ENVIRONMENTALIST:	TITLE:	DATE:	CONSTRUCTION PERMIT NUMBER:
George W. [illegible]	Environmental Health Specialist IV	06/24/2022	OSC04201315

Variances

Property Owner Authorization Form

This form must be signed by the owner(s) as listed on the deed of record for the subject property. If there is more than one property owner, additional affidavits must be provided. **Only an owner <u>or</u> an authorized agent may speak on behalf of the variance at the public hearing.**

Owner's Name: Mark Weischedel

Mailing Address: 5900 Elliott Family Pkwy
Dawsonville, GA. 30534

Signature of Owner: _____ Date: 7-5-2022

Signature of Notary: Nikki Martin Date: 7/5/22

NIKKI MARTIN
MY COMMISSION EXPIRES
NOTARY
PUBLIC
MAY 26, 2025
DAWSON COUNTY, GEORGIA

Variances

Property Owner Authorization Form

This form must be signed by the owner(s) as listed on the deed of record for the subject property. If there is more than one property owner, additional affidavits must be provided. **Only an owner <u>or</u> an authorized agent may speak on behalf of the variance at the public hearing.**

Owner's Name: Gretchen Weischedel

Mailing Address: 5900 Elliott Family Pkwy
Dawsonville, GA. 30534

Signature of Owner: Gweischedel Date: 7/5/2022

Signature of Notary: Nikki Martin Date: 7/5/22

NIKKI MARTIN
NOTARY PUBLIC
DAWSON COUNTY, GEORGIA
MY COMMISSION EXPIRES MAY 26, 2025

DAWSON COUNTY VARIANCE APPLICATION

25 Justice Way, Dawsonville, Georgia 30534

The following items are required to process an application for Variance request:

1. Completed Application. (pages 1-4)
2. Adjoining Property Owner information. (Tax Assessor's website)
3. A copy of the recorded plat of the property. (Obtained from the Clerk of Court)
4. A Site plan drawn to scale of all existing and proposed structures.
5. Paid Taxes receipt for current year. (Tax Commissioner's office)
6. Written statement explaining hardship and proposed resolution.
7. Letter from the Environmental Health Department regarding on-site septic. (706-265-2930)
8. Application fee will be calculated at time of submittal; Variance minimum fee is $ 350.
9. Property Owner Authorization. (if you are not the property owner)

This application is to be heard by the Dawson County Planning Commission under the provisions of the regulations of Dawson County. It is the responsibility of the applicant to present sufficient evidence to justify a variance from the adopted regulations.

To avoid delays, please be sure the application is complete. Incomplete applications are considered insufficient and will not be processed for the next available meeting. Staff may contact you for clarification or further explanation of the request. If the application is sufficient a public hearing sign will be posted on your property. Additionally, notice will be mailed to your immediate neighbors.

It is the applicant's responsibility to attend the Public Hearings and be able to answer any questions regarding the request. If you are uncomfortable in this role, you may want to seek the assistance of legal counsel, surveyor, or other professional. **FAILURE TO APPEAR AT MEETINGS CAN BE CONSIDERED ABANDONMENT AND DISMISSAL OF THE CASE(S), UNLESS THE APPLICANT SHOWS JUST CAUSE BY REASON OF ILLNESS, HEALTH OR ANY OTHER EMERGENCY WITHIN A REASONABLE TIME, IN WRITING.**

The applications must be complete or the request will be delayed until the next Submittal Deadline. It is strongly suggested that the applicant schedule a pre-application meeting with the Planning Staff. Each submittal deadline cycle has a maximum agenda item number of (8) eight applications. If that number is met, then your application will be placed on the next cycle of public meetings.

If you have any questions, call the Planning & Development office at 706-344-3500 extension 42336.
Both the Planning Commission and the Board of Commissioners meetings are held in the Dawson County Government Center, Assembly Room 2303, located at 25 Justice Way, Dawsonville, Georgia 30534.
This application is tentatively scheduled for the _____ / _____, 2022 Planning Commission Meeting agenda. **Planning Commission meetings begin at 6:00 p.m.**

Where a variance is granted for a construction activity requiring a building permit, the building permit must be obtained and construction have begun within six months of the issuance of the variance. Otherwise, the variance expires after six months. **-Keep this page for your records-**

0

VR 22-19

Planning Commission Hearing August 16, 2022

VARIANCE STAFF REPORT

Proposal: The applicant is requesting a variance to the Dawson County Land Use Resolution Article IV Section 407 C.2 rear setback reductions

Applicant	Archie Wanamaker
The development standards and requirements to be varied from	Land Use Code, Section Article IV, Section 407.C.2
Alternative standards and requirements proposed	The applicant proposes a reduction of 35' to remain 15' of buffer to accommodate the necessary number of parking spaces
Proposed Use	Medical/Professional office space
Zoning	C-IR
Acreage	1.12
Location	Northside Dawson Drive
Commercial Square footage	8,000 square feet
Road Classification	Private
Tax Parcel	114-032
Commission District	

Direction	Zoning	Existing Use
North	R-A	Lumpkin Campground/Church
South	C-IR	Medical Office
East	C-IR/C-HB	Vacant Land/Retail
West	C-IR	Vacant Land

A variance should be granted only after evidence is presented and accepted that enforcement of all of the required standards on the property in question would render the property useless.

Reasonable conditions may be imposed in connection with a variance as deemed necessary to protect the best interests of the surrounding property or neighborhood, and otherwise secure the purpose and requirements of this article. Guarantees and evidence may be required that such conditions will be and are being complied with.

Variances in accordance with this article should not ordinarily be granted if the special circumstances on which the applicant relies are a result of the actions of the applicant or owner or previous owners.

County Agency Comments:

Emergency Services: No comment.

Environmental Health Department: No comments returned as of 8.9.2022

Etowah Water & Sewer Authority: "Any relocation/extension/upgrades to water or sewer mains, if required, must be done per EWSA regulations at the developer's expense."

Planning and Development: A near identical variance was approved by the Planning Commission in March for the adjacent parcel to the West. All surrounding parcels are similarly zoned and similar in use. This common development was established in the late 80's/early 90's and this lot has remained undeveloped.

Public Works Department: No comments returned as of 8.9.2022

PHOTO OF PROPERTY:

Criteria for granting variances.

THE PLANNING COMMISSION SHALL MAKE ITS RECOMMENDATIONS BASED ON ALL FOUR EXPRESSLY WRITTEN FINDINGS:

(1) That a strict or literal interpretation and enforcement of the specified standard or requirement would result in practical difficulty or unnecessary hardship; and

(2) That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property which do not apply generally to other properties in the same district; and

(3) That the granting of the variance will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the near vicinity; and

(4) That the granting of the variance would support general objectives contained within the Land Use Chapter of the code.

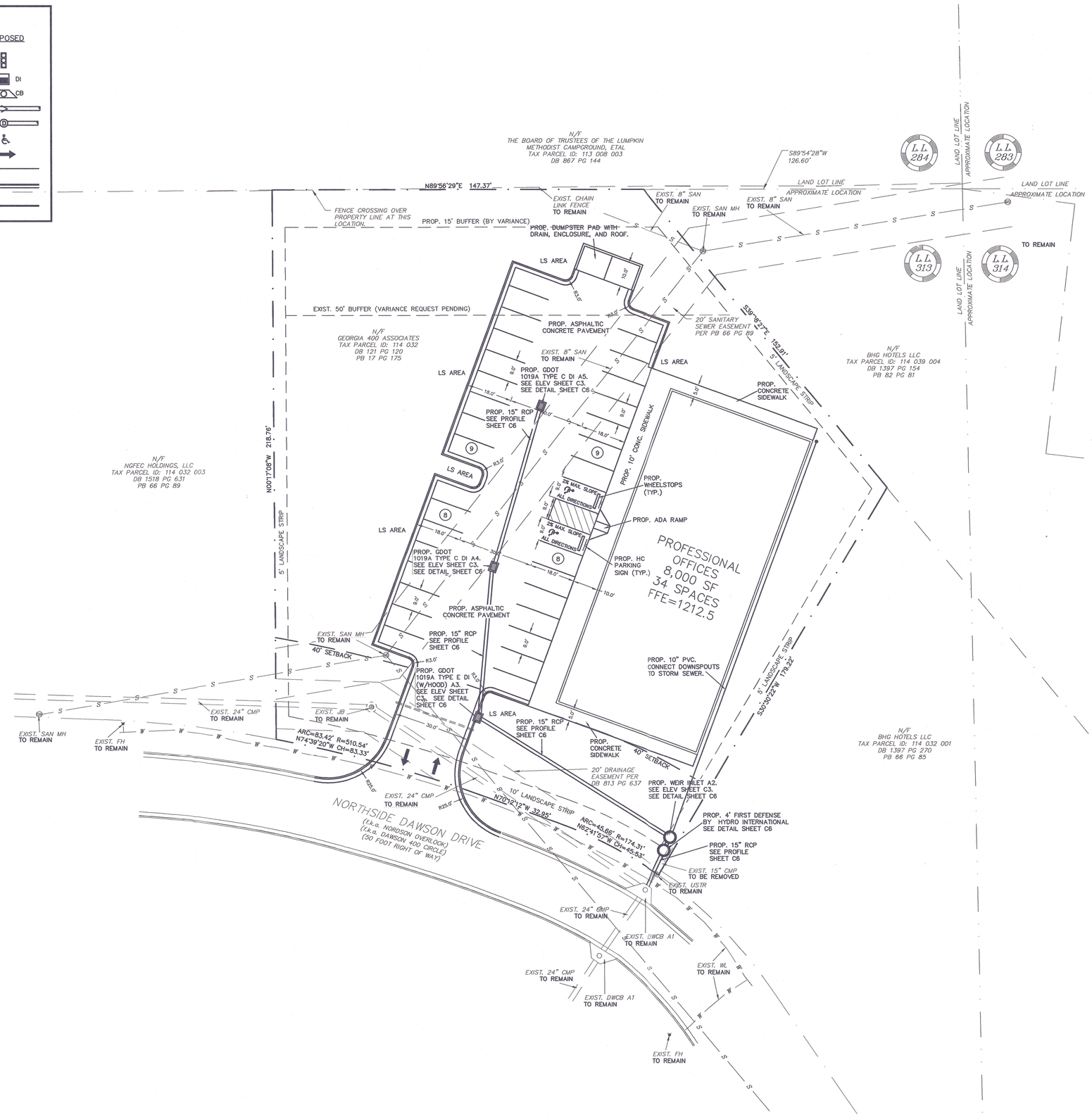
LEGEND

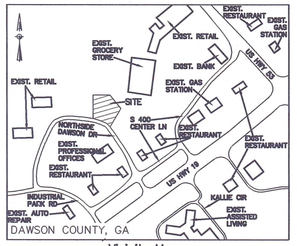
EXISTING	DESCRIPTION	PROPOSED
	TRAFFIC SIGNAL	
DI	DROP INLET	DI
CB	CATCH BASIN	CB
	STORM SEWER LINE	
D	STORM SEWER MH	D
	HANDICAPPED SPACE	
	TRAFFIC DIRECTION	
	EDGE OF PAVEMENT	
	CONCRETE CURB AND GUTTER	
	CONCRETE HEADER CURB	

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20 ft.





Vicinity Map
Not To Scale

SITE SUMMARY

PROP. USE: PROFESSIONAL OFFICESS AND GENERAL OFFICE SPACE

ZONED: C-IR COMMERCIAL INDUSTRIAL RESTRICTED DISTRICT

PROP. SITE AREA: 1.12 ACRES (48,802 SF)
PROP. DISTURBED AREA 0.84 ACRES
EXIST. PERVIOUS AREA: 1.12 AC (100.00%)
PROP. PERVIOUS AREA: 0.61 AC (54.46%)
PROP. IMPERVIOUS AREA: 0.44 AC (45.54%)

PROP. BUILDING AREA: 8,000 SF

MINIMUM REQUIRED PARKING:

4,000 SF PROFESSIONAL OFFICES W/ 2 MEDICAL PRACTITIONERS @ 6 SPACES PER PRACTITIONER =12 SPACES

4,000 SF GENERAL OFFICE SPACE @ 1 SPACE PER 250 SF =16 SPACES

TOTAL MINIMUM REQUIRED PARKING = 28 SPACES

MAXIMUM ALLOWABLE PARKING:

4,000 SF PROFESSIONAL OFFICESS W/ 2 MEDICAL PRACTITIONERS @ 6 SPACES PER PRACTITIONER = 12 SPACES X 120% = 14.4 SPACES

4,000 SF GENERAL OFFICE SPACE @ 1 SPACE PER 250 SF = 16 SPACES X 120% = 19.2 SPACES

TOTAL MAXIMUM ALLOWABLE PARKING = 34 SPACES

PROP. PARKING: 34 SPACES (INCLUDES 2 ADA SPACES)

EXIST. OWNER/SELLER
GEORGIA 400 ASSOCIATES, LLC
555 NORTH POINT CIRCLE EAST #4TH
ALPHARETTA, GA 30022

PROP. OWNER/USER
NK REAL ESTATE, LLC
4140 STOURBRIDGE COMMON CIR.
MILTON, GA 30004
706-216-4444

DEVELOPER
CRIM AND ASSOCIATES, INC.
210 SANDY SPRINGS PL
ATLANTA, GEORGIA 30328
404-256-2960

SURVEYOR
PEC+
350 RESEARCH COURT
PEACHTREE CORNERS, GEORGIA 30092
770-451-2741

CIVIL ENGINEER
SDG ENGINEERING
PO BOX 680963
MARIETTA, GEORGIA 30068
678-560-4161

24 HOUR CONTACT
ARCHIE WANNAMAKER
404-256-2960

811
Know what's below.
Call before you dig.

REVISIONS

SDG ENGINEERING
P.O. BOX 680963
MARIETTA, GEORGIA 30068-0017
678-560-4161

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 18140 MICHAEL D. RITCH

GSWCC LEVEL II CERTIFICATION NO. 03427

CLIENT NAME

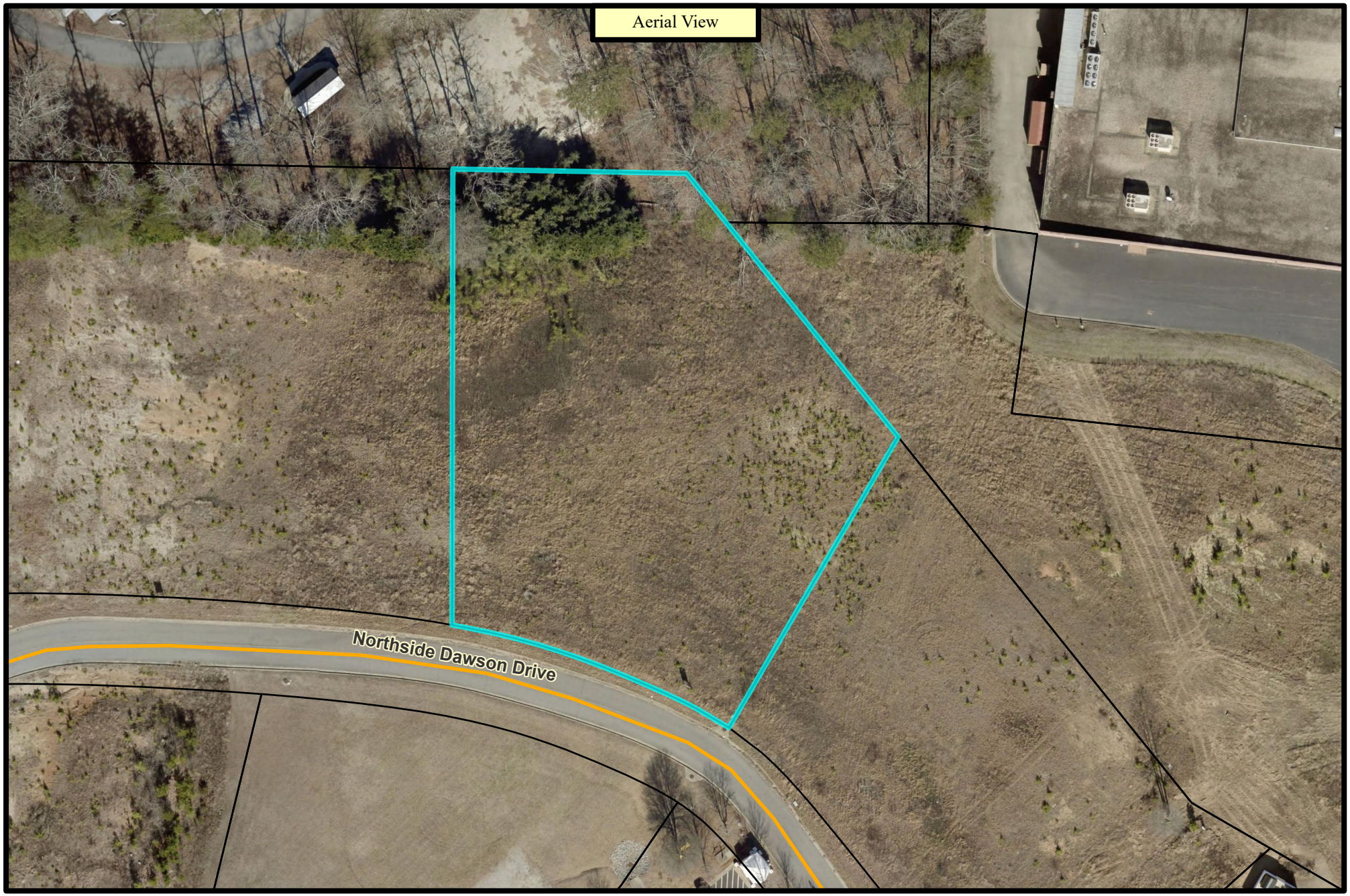
CRIM AND ASSOCIATES, INC.
210 SANDY SPRINGS PL
ATLANTA, GA 30328
404-256-2960

PROJECT TITLE

PROFESSIONAL OFFICES
LAND LOT 313
13TH DISTRICT, 1ST SECTION
DAWSON COUNTY, GA

DATE	07-08-22
PROJECT NO.	22520
DRAWN BY	JDR
SCALE	1"=20'
DRAWING TITLE	VARIANCE SITE PLAN

'22 JUL 6 3:43pm



DAWSON COUNTY DISCLAIMS ANY RESPONSIBILITIES, LIABILITIES OR DAMAGES FROM THE USE OF THIS MAP. THIS MAP IS ONLY FOR DISPLAY PURPOSES.

N

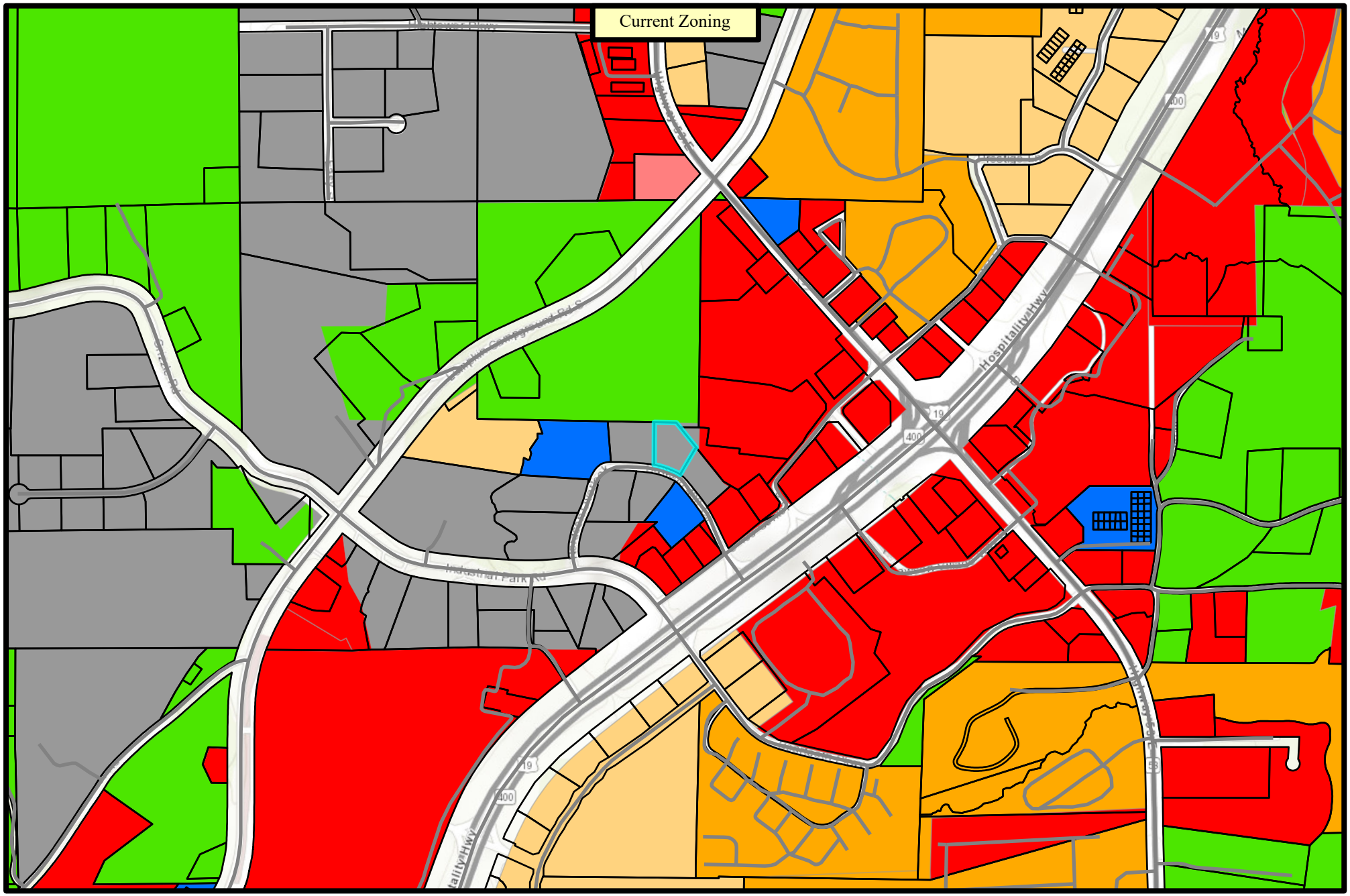
Scale: 1:1,036

Dawson County

Planning and Development

Staff Report

Parcel #: 114-032
Current Zoning: C-IR
FLU: CHB
Application #:VR 22-19



DAWSON COUNTY DISCLAIMS ANY RESPONSIBILITIES, LIABILITIES OR DAMAGES FROM THE USE OF THIS MAP. THIS MAP IS ONLY FOR DISPLAY PURPOSES.

N

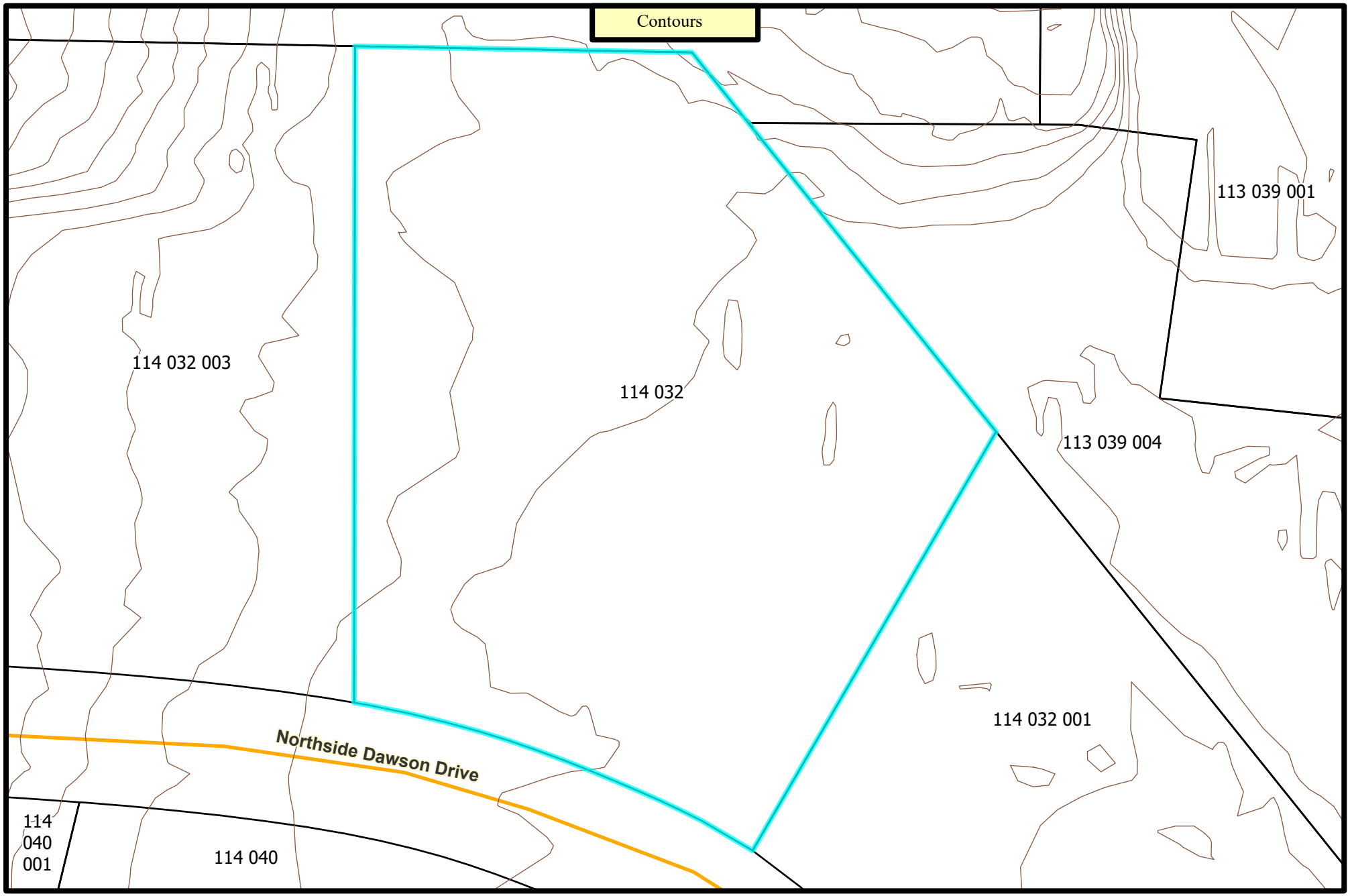
Scale: 1:11,085

Dawson County

Planning and Development

Staff Report

Parcel #: 114-032
Current Zoning: C-IR
FLU: CHB
Application #:VR 22-19



DAWSON COUNTY DISCLAIMS ANY RESPONSIBILITIES, LIABILITIES OR DAMAGES FROM THE USE OF THIS MAP. THIS MAP IS ONLY FOR DISPLAY PURPOSES.

N

Scale: 1:719

Dawson County

Planning and Development

Staff Report

Parcel #: 114-032
Current Zoning: C-IR
FLU: CHB
Application #:VR 22-19

DAWSON COUNTY VARIANCE APPLICATION

25 Justice Way, Dawsonville, Georgia 30534

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Archie C. Wanamaker

Address: _

Contact Email: _____ Telephone # _____

Status: ☐ Owner ☒ Authorized Agent ☐ Lessee

PROPERTY INFORMATION

Street Address of Property:

Lot #8 Northside Dawson Drive, Dawsonville, GA 30534

Land Lot(s): 313 District: 13th Section: 1st

Subdivision/Lot: #8 /_____

Building Permit #: _____ (if applicable)

REQUESTED ACTION

A Variance is requested from the requirements of Article # IV Section # 407.C.2 of the Land Use Resolution/Sign Ordinance/Subdivision Regulations/Other.

☐ **Front Yard** setback ☐ **Side Yard** setback ☒ **Rear Yard** setback variance of 35 feet to allow the structure to: ☐ **be constructed;** ☐ **remain** a distance of _____ feet from the ☐ property line, **or** ☒ other : allow for needed parking within said reduced buffer instead of the required distance of 50' feet as required by the regulations.

☐ Home Occupation Variance: _____

☐ Other (explain request): _____

If there are other variance requests for this site in past, please list case # and nature of variance:

_____

DAWSON COUNTY VARIANCE APPLICATION

25 Justice Way, Dawsonville, Georgia 30534

Variances to standards and requirements of the Regulations, with respect to setbacks, lot coverage, height, and other quantitative requirements may be granted if, on the basis of the application, investigation, and other evidence submitted **by the applicant, all four** (4) expressly written findings below are made:

1. Describe why a strict and literal enforcement of the standards would result in a practical difficulty or unnecessary hardship:

The strict or literal interpretation and enforcement of the specified standard would result in practical difficulty or unnecessary hardship; and would not allow for the proposed medical office to be built.

2. Describe the exceptional and extraordinary conditions applicable to this property which do not apply to other properties in the same district:

There is a sewer line easement that goes diagonally across the site which causes hardship on the development of said property. With the buffer and existing sewer easement, we are not able to effectively develop nor meet the parking code requirements.

3. Describe why granting a variance would not be detrimental to the public health, safety, morals or welfare and not be materially injurious to properties in the near vicinity:

The granting of the variance will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the near vicinity. With the granting of this variance, this vacant lot would be developed and be a positive impact on the immediate area.

4. Describe why granting this variance would support the general objectives within the Regulation:

Yes, the granting of the variance would support general objectives contained within this resolution.

Add extra sheets if necessary.

DAWSON COUNTY VARIANCE APPLICATION

25 Justice Way, Dawsonville, Georgia 30534

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 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 and Parcel Number listing of any parcel(s) adjoining or adjacent to parcel where variance or zoning is being requested. Please add additional sheets if necessary.

		Name	Address
TMP 113 039 004	1.	BHG Hotels, 2814 Pebble Hill, Duluth, GA 30097	
TMP 114 032 001	2.	BHG Hotels, 2814 Pebble Hill, Duluth, GA 30097	
TMP 113 008 003	3.	Lumpkin Campground, 100 Lumpkin Campground Rd, Dawsonville, GA 30534	
TMP 114 032 003	4.	NGFEC Holdings, LLC, 5983 Hwy. 53, Ste 250, Dawsonville, GA 30534	
TMP_____-_____	5.		
TMP_____-_____	6.		
TMP_____-_____	7.		
TMP_____-_____	8.		
TMP_____-_____	9.		

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 the Planning Commission agenda 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 Board of Commissioners to make an informed determination on my request. I may seek the advice of a land use professional if I am not familiar with the zoning and land use requirements.

DAWSON COUNTY VARIANCE APPLICATION

25 Justice Way, Dawsonville, Georgia 30534

I understand that my request will be acted upon at the Planning Commission 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 special use or rezoning 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 of Applicant or Agent: _____

Date: 6-30-22

Withdrawals of any application may be accommodated within the Planning & Development office 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 that written request and publication the 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 Commission. Further the applicant is encouraged to be present at the hearing to substantiate reasons for withdrawal.

THIS SECTION TO BE COMPLETED BY STAFF.

VR 22-_____ Tax Map & Parcel# _____

Zoning: _____ Commission District #: _____

Submittal Date: _____ Time: am/pm Received by: _____ (staff initials)

Fee Paid: _____ Planning Commission Meeting Date: _____/_____/ 2022

Dawson County Department of Planning & Development

Variances

Property Owner Authorization Form

This form must be signed by the owner(s) as listed on the deed of record for the subject property. If there is more than one property owner, additional affidavits must be provided. **Only an owner or an authorized agent may speak on behalf of the variance at the public hearing.**

Owner's Name: Georgia 400 Associates, LLC

Mailing Address: ATTN: Charles Goodloe

Signature of Owner: C Goodloe Date: 6/30/2022

Signature of Notary: Samuel L Perry Date: 06/30/2022

SAMUEL L. PERRY NOTARY EXPIRES GEORGIA 7/14/2025 PUBLIC OCONEE COUNTY

'22 JUL 6 3:43PM

Owner Information

GEORGIA 400 ASSOCIATES

Payment Information

Status	Paid
Last Payment Date	11/08/2021
Amount Paid	$2,762.06

Property Information

Parcel Number	114 032
District	1 DAWSON COUNTY UNINCORPORATED
Acres	1.12
Description	LL 313 LD 13-1S TR 8 IND PK DAWSON
Assessed Value	$122,080
Appraised Value	$305,200

Bill Information

Record Type	Property
Tax Year	2021
Bill Number	5383
Account Number	38278
Due Date	12/01/2021

Taxes

Base Taxes	$2,762.06
Penalty	$0.00
Interest	$0.00
Total Due	**$0.00**

Dawson County Georgia

Property | Motor Vehicles | General Information | FAQS

Renew Tags | Address Change | Cancel Registration | Quick Links | TAVT Calculator

:S

view & Pay | View & Print Bill | View & Print Receipt | Address Change | eAlerts

Print | Back to

er Information

IGIA 400 ASSOCIATES

Payment Information

Search for Additional Records

Status	Paid
Last Payment Date	11/08/2021
Amount Paid	$2,762.06

erty Information

Number	114 032
t	1 DAWSON COUNTY UNINCORPORATED
	1 12
ption	LL 313 LD 13-1S TR 3 IND PK DAWSON
ed	$122,080
sed	$305,200

Bill Information

Record Type	Property
Tax Year	2021
Bill Number	5363
Account Number	38278
Due Date	12/01/2021

Taxes

Base Taxes	$2,7
Penalty	
Interest	
Total Due	$(

reakdown

	Adjusted FMV	Net Assmt	Exemptions	Taxable Val	Millage Rate	Gross Tax	Credit	Net
. TAX	305,200	122,080	0	122,080	0	$0.00	$0.00	$(
ITY M&O	305,200	122,080	0	122,080	13.063	$1,594.73	$0.00	$593
ALES TAX ROLLBACK	0	0	0	122,080	-5.438	$0.00	-$663.87	$(
OL M&O	305,20	122,080	0	122,080	15	$1,831.20	$0.00	$1,831
Totals					22.625	$3,425.93	-$663.87	$2,762

GENERAL NOTES

1. SURVEY ACCURACY:
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN TWENTY FEET WITH AN ANGULAR ERROR OF 30 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS A PRECISION OF ONE FOOT IN 100,000 FEET.
ELEVATIONS USED FOR INVERTS AND OTHER MEASUREMENTS ARE FROM GPS TOPCON STATION.

2. NO PORTION OF THIS PROPERTY IS IN A F.E.M.A. DESIGNATED FLOOD HAZARD AREA, AS VIEWED ON FIRM PANEL [illegible] DATED DECEMBER 16, 1988.

3. THE UTILITY PROTECTION SERVICE SHOULD BE CONTACTED AT (706) 557-1111 PRIOR TO ANY EXCAVATION FOR VERIFICATION OF ANY UNDERGROUND UTILITY LOCATIONS. UNDERGROUND UTILITY LOCATIONS SHOWN HEREON ARE BASED ON ABOVE GROUND EVIDENCE ONLY.

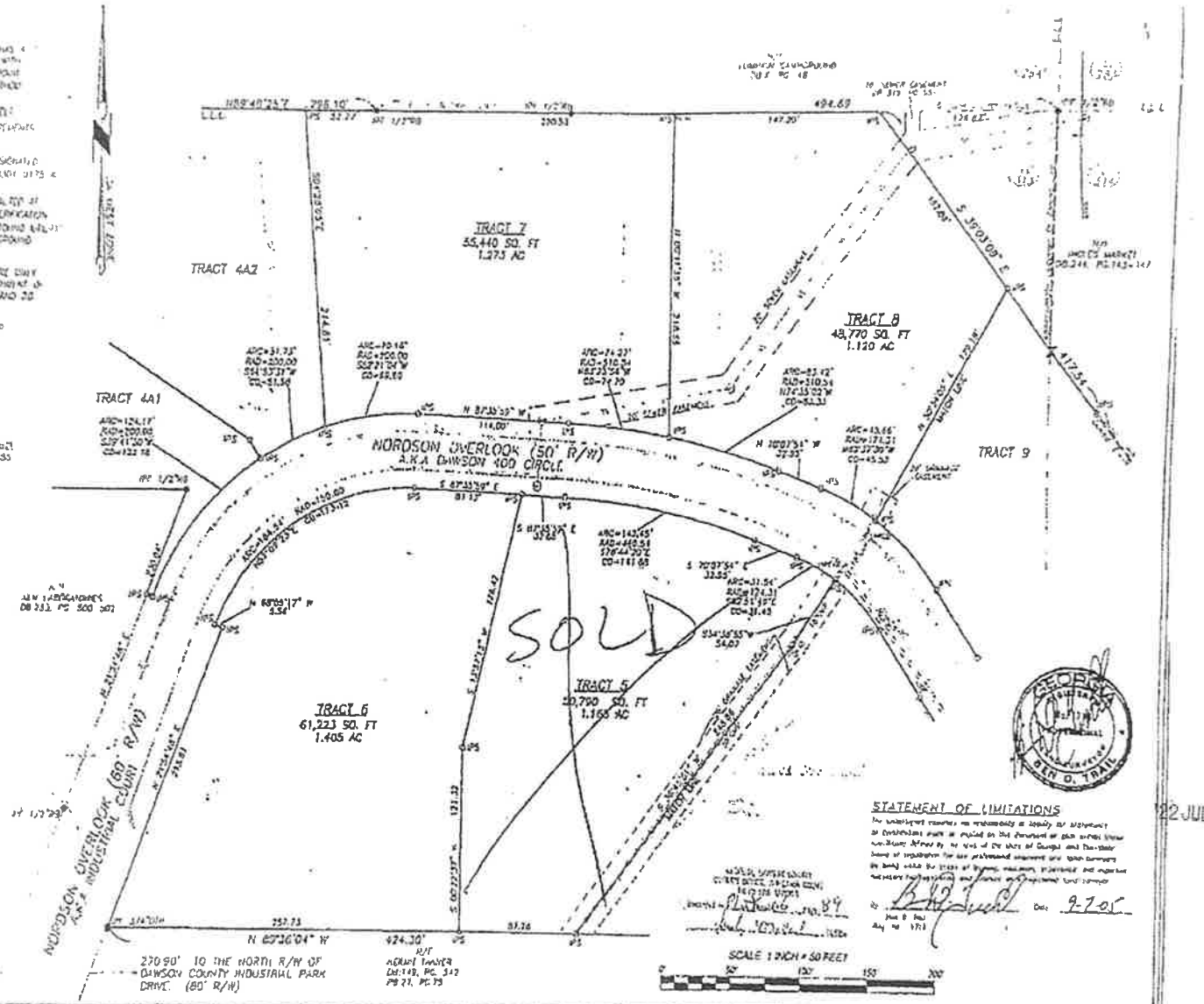
4. THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY THOSE USED AND/OR NECESSARY FOR THE ESTABLISHMENT OF THE BOUNDARY OF THESE PARCELS. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.

5. DAWSON COUNTY ZONING ON THIS PROPERTY IS C-H

6. ZONING SETBACK REQUIREMENTS ARE AS FOLLOWS:
FRONT 40'
SIDES 15'
REAR 35'

REFERENCE PLATS:

SURVEY FOR DAWSON COUNTY INDUSTRIAL PARK, BY HOLT BROTHERS LAND SURVEYING, DATED NOVEMBER 11, 1985



LEGEND

AC	ACRES
BL	BUILDING SETBACK LINE
C/L	CENTERLINE
CIP	CAPPED PIPE
DB/PG	DEED BOOK, PAGE
F/H	FIRE HYDRANT
GL	GAS LINE
IE	INVERT ELEVATION
⊕ IPS	IRON PIN FOUND
○ IPS	IRON PIN SET (1/2" REBAR)
LL	LAND LOT
LL	LAND LOT LINE
PB/PG	PLAT BOOK, PAGE
PL	PROPERTY LINE
OHP	OVER HEAD POWER LINE
PP	POWER POLE
PT	POWER & TELEPHONE LINES
P/P	POWER & TELEPHONE POLE
R/W	RIGHT OF WAY
SF	SQUARE FEET
WM	WATER METER
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
SGCB	SINGLE WING CATCH BASIN
DWCB	DOUBLE WING CATCH BASIN
DI	DRAIN INLET
CO	CLEAN OUT
C&G	CURB AND GUTTER
SS	SANITARY SEWER
CO	CLEAN OUT
(MH)	SEWER MANHOLE
WV	WATER VALVE
-x-	FENCE

STATEMENT OF LIMITATIONS

[illegible]

Date: 9-7-05

GEORGIA REGISTERED LAND SURVEYOR BEN O. TRAIL

GEOIMAGE LLC
GEOGRAPHICAL LAND SERVICES
SURVEYING • ENGINEERING • LAND PLANNING • DESIGN
www.[illegible]
[illegible] Hwy 400 S
Dahlonega, Georgia 30533
Office (706)867-7755
Fax (706)864-1014
[illegible] Harmony Lane
Suite 236
Dacula, Georgia 30019
Office (706)265-1663
Fax (706)265-1676

Revision No.	Date	Description
1	9-7-2005	Revised Road Name

AUGUST 23, 2005
FIELD BOOK: [illegible]
DRAWN BY: JDC
DOC. FILENAME: [illegible]
DRAWING: [illegible]
SCALE: 1" = 50'
CHECKED BY: BOT

FINAL PLAT FOR:

GA 400 ASSOCIATES

TRACTS 5, 6, 7 & 8

LAND LOT 313 & 314 South Half 13th DISTRICT 1st SECTION
DAWSON COUNTY, GEORGIA

Sheet No.
3 of 4

22 JUL 6 3:45PM

VR 22-20

Planning Commission Hearing August 16, 2022

VARIANCE STAFF REPORT

Proposal : The applicant is requesting a variance to the Dawson County Land Use Resolution for the construction of a primary residence within The Reserve and Marina Club.

Applicant	Richard Gawlik
The development standard and requirement to be varied	Land Use Code, Section 309.C.3
Zoning	Vacation Cottage Restricted
Acreage	.367
Plat	Yes
Road Classification	Private
Tax Parcel	L21 100 002
Commission District	3

Direction	Zoning	Existing Use
North	VCR	Residential
South	VCR	Residential
East	VCR/Corps	Residential/Lake Lanier
West	VCR	Residential

Unless a variance is approved the minimum requirements for the VCR Land Use District are:

Minimum square footage. 1,200 square feet (heated).

Minimum setbacks.
Front yard - 100 feet on parkways, 60 feet on state highways, 40 feet on others;
Side yard - 10 feet;
Rear yard - 20 feet.
Front yard setback applies to all frontages on publicly maintained streets.

Minimum setbacks for accessory structures:
Front yard - 100 feet on parkways, 60 feet on state highways, 40 feet on others;
Side yard - 5 feet; and Rear yard - 10 feet.

If a principal residential structure is located less than 15 feet from any property line, then local fire codes impose certain requirements.

A variance should be granted only after evidence is presented and accepted that enforcement of all of the required standards on the property in question would render the property useless.

Reasonable conditions may be imposed in connection with a variance as deemed necessary to protect the best interests of the surrounding property or neighborhood, and otherwise secure the purpose and requirements of this article. Guarantees and evidence may be required that such conditions will be and are being complied with.

Variances in accordance with this article should not ordinarily be granted if the special circumstances on which the applicant relies are a result of the actions of the applicant or owner or previous owners.

County Agency Comments:

Emergency Services: No comment.

Environmental Health Department: No comments returned as of 7.29.2022

Etowah Water & Sewer Authority: Community is served by Forsyth County Water and Sewer.

Planning and Development: This particular parcel is a part of a Residential Planned Community that sits within Dawson and Forsyth County that was platted in 2007. The Dawson County portion is zoned VCR. There have been four previously approved variances (both by Planning Commission and Administratively) for different lots within the Dawson County portion for front and or side setback reductions due to topography constraints.

Public Works Department: No comments returned as of 7.29.2022

PHOTO OF PROPERTY:

Criteria for granting variances.

THE PLANNING COMMISSION SHALL MAKE ITS RECOMMENDATIONS BASED ON ALL FOUR EXPRESSLY WRITTEN FINDINGS:

(1) That a strict or literal interpretation and enforcement of the specified standard or requirement would result in practical difficulty or unnecessary hardship; and

(2) That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property which do not apply generally to other properties in the same district; and

(3) That the granting of the variance will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the near vicinity; and

(4) That the granting of the variance would support general objectives contained within the Land Use Chapter of the code.

DATE OF SURVEY: NO FIELD WORK HAS BEEN PREFORMED BY RICHARD WEBB & ASSOCIATES

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN N/A (OPEN TRAVERSE) FEET, AN ANGULAR ERROR OF N/A SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARED METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 1,608,343 FEET.

BEARINGS SHOWN ARE BASED ON ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION AND ARE SUBJECT TO FIELD CONDITIONS.

THE EQUIPMENT USED FOR ANGULAR AND DISTANCE MEASUREMENTS WAS A NIKON TOPGUN.

THIS PROPERTY IS NOT LOCATED WITHIN THE 100-YEAR FLOOD HAZARD AREA AS PER FLOOD INSURANCE RATE MAP NO. 13085C0250C, DATED 04/04/2018.

TOTAL = 0.367 ACRES

15,999.782 SQUARE FEET

ZONED; VCR

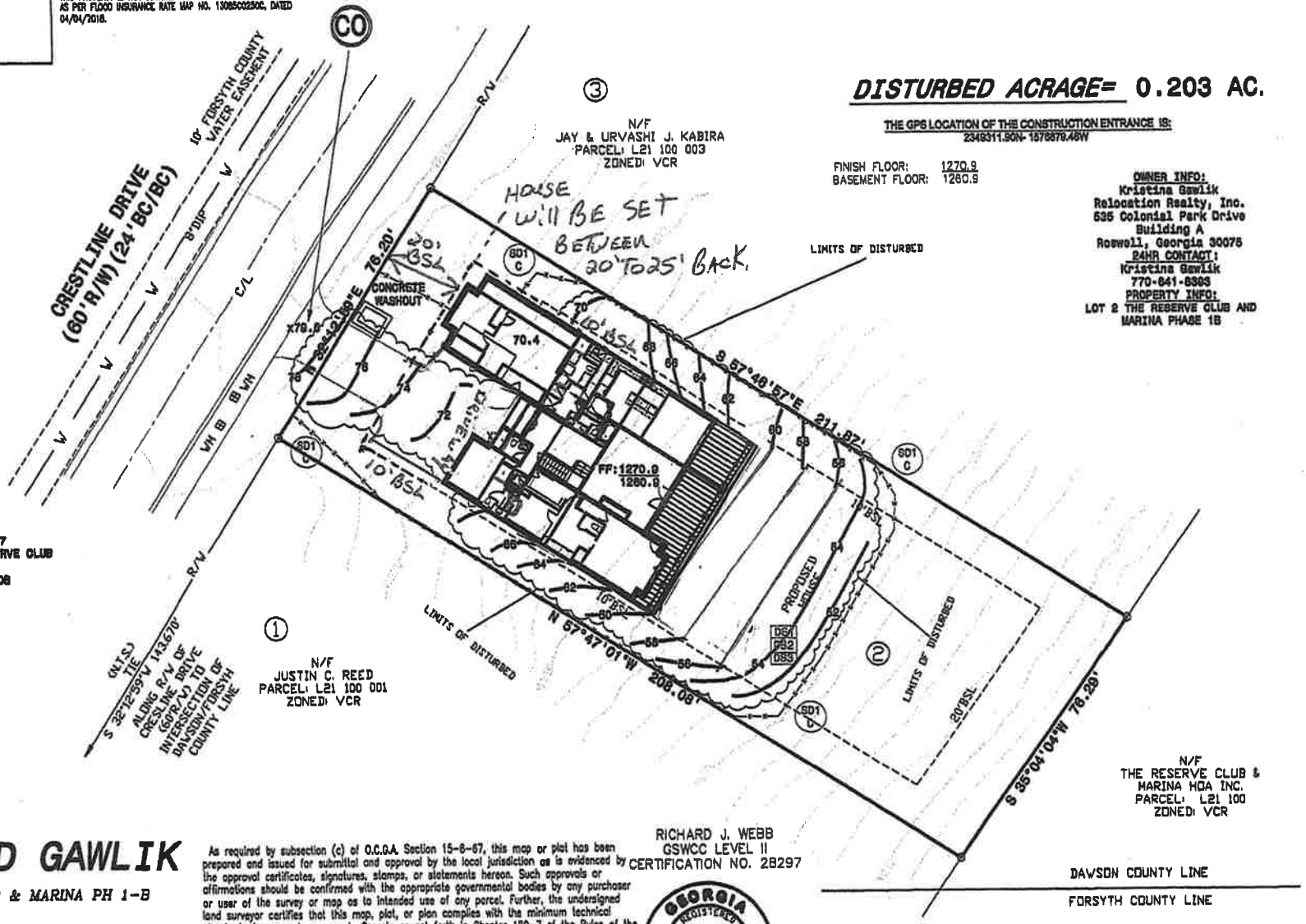
PARCEL: L21 100 002

THIS SURVEY AND IT'S FINDINGS DOES NOT CONSTITUTE A TITLE SEARCH OR TITLE OPINION BY RICHARD WEBB & ASSOCIATES AS LAND SURVEYORS. ALL DATA USED FOR THE LOCATION OF PROPERTY LINES, EASEMENTS, ADJOINING OWNERS, ETC. WAS OBTAINED FROM PUBLIC RECORDS. THE CLIENT, OR OTHER SOURCES AS REFERENCED. NO ABSTRACT OF TITLE OR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE PROVIDED TO THE SURVEYOR, UNLESS OTHERWISE NOTED. OTHER DOCUMENTS OR SITUATIONS MAY EXIST THAT WOULD AFFECT THIS PROPERTY, AS WITH ANY LAND TRANSACTION, A TITLE SEARCH AND CERTIFICATE IS RECOMMENDED IN CONJUNCTION WITH THIS SURVEY, OR YOU MUST CONSULT A COMPETENT TITLE ATTORNEY.

N

LEGEND
BOC = BACK OF CURB
BSL = BUILDING SETBACK LINE
P/L = PROPERTY LINE
R/W = RIGHT OF WAY
LL = LAND LOT
LLL = LAND LOT LINE
N/F = NOW OR FORMERLY
N/F# = TAX MAP / PARCEL NO.
POB = POINT OF BEGINNING
NTS = NOT TO SCALE
IPF = IRON PIN FOUND
IPS = IRON PIN SET
COI NON = USCOE MONUMENT
RB = REBAR
CTP = CRIMP TOP PIPE
OTP = OPEN TOP PIPE
SQ. ROD = SQUARE ROD
AF = ANGLE IRON FOUND
CMP = CORRUGATED METAL PIPE
RCP = REINFORCED CONC. PIPE
WM = WATER METER
WV = WATER VALVE
PP = POWER POLE
LP = LIGHT POLE
PH. BOX = PHONE BOX
U/G = UNDERGROUND
C.O. = SEWER CLEAN-OUT
MB = MAILBOX
SS = SANITARY SEWER
MH = MAN HOLE
= FINISHED FLOOR ELEV.
= FIRE HYDRANT
G-- = GAS LINE
P-- = POWER LINE
SS-- = SANITARY SEWER LINE
--FM-- = SANITARY FORCE MAIN
--T-- = TELEPHONE LINE
--W-- = WATER LINE
--X-- = FENCE LINE

NOTES & REFERENCES:
1. PLAT BOOK 74 PAGE 27
2. FINAL PLAT FOR RESERVE CLUB & MARINA PHASE 1-A DAWSON COUNTY RECORDS



DISTURBED ACRAGE= 0.203 AC.

THE GPS LOCATION OF THE CONSTRUCTION ENTRANCE IS:
2349311.90N- 1576879.48W

FINISH FLOOR: 1270.9
BASEMENT FLOOR: 1260.9

OWNER INFO:
Kristina Gawlik
Relocation Realty, Inc.
535 Colonial Park Drive
Building A
Roswell, Georgia 30075
24HR CONTACT:
Kristina Gawlik
770-641-6303
PROPERTY INFO:
LOT 2 THE RESERVE CLUB AND MARINA PHASE 1B

LGP FOR:

RICHARD GAWLIK

THE RESERVE CLUB & MARINA PH 1-B
LOT 2
LAND LOT 528
14TH DISTRICT 1ST SECTION
DAWSON COUNTY, GEORGIA
MARCH 16, 2022

20 0 20 40 60
GRAPHIC SCALE - 1"=20'

As required by subsection (c) of O.C.G.A. Section 15-6-67, this map or plat has been prepared and issued for submittal and approval by the local jurisdiction as is evidenced by the approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of the survey or map as to intended use of any parcel. Further, the undersigned land surveyor certifies that this map, plat, or plan complies with the minimum technical standards for property surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act OCGA 15-6-67.

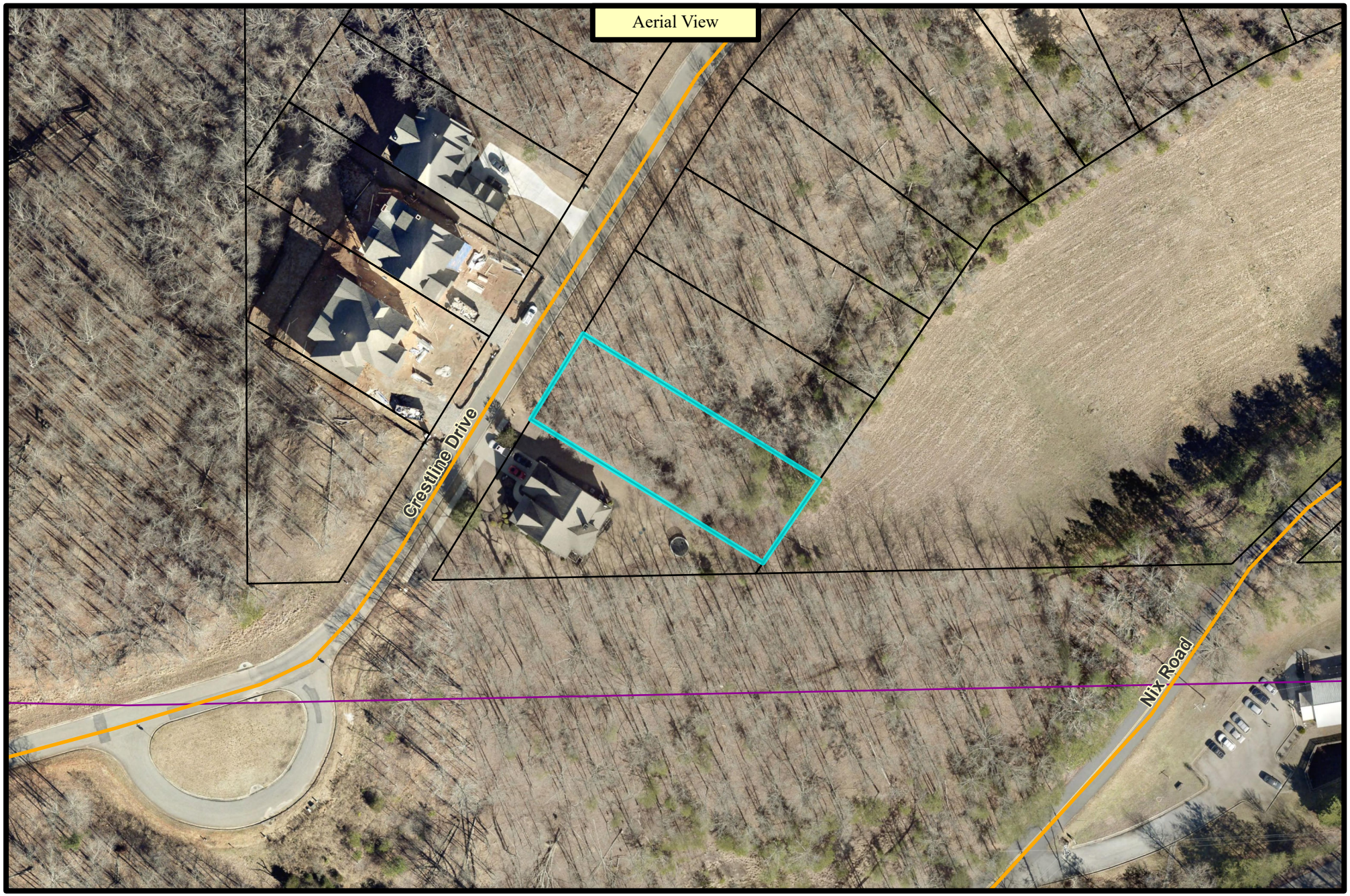
Richard J. Webb RLS 2507

RICHARD J. WEBB
GSWCC LEVEL II
CERTIFICATION NO. 28297

GEORGIA REGISTERED LAND SURVEYOR RICHARD J. WEBB

TECHNICAL LAND SERVICES INC. d/b/a
RICHARD WEBB & ASSOCIATES
Land Surveying Consultants
P.O. BOX 561 CUMMING GA. 30028 (770)-888-6103
100 KELLY MILL ROAD CUMMING GA. 30040
Email: rjwebb6103@comcast.net

JOB NO. 22057



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N

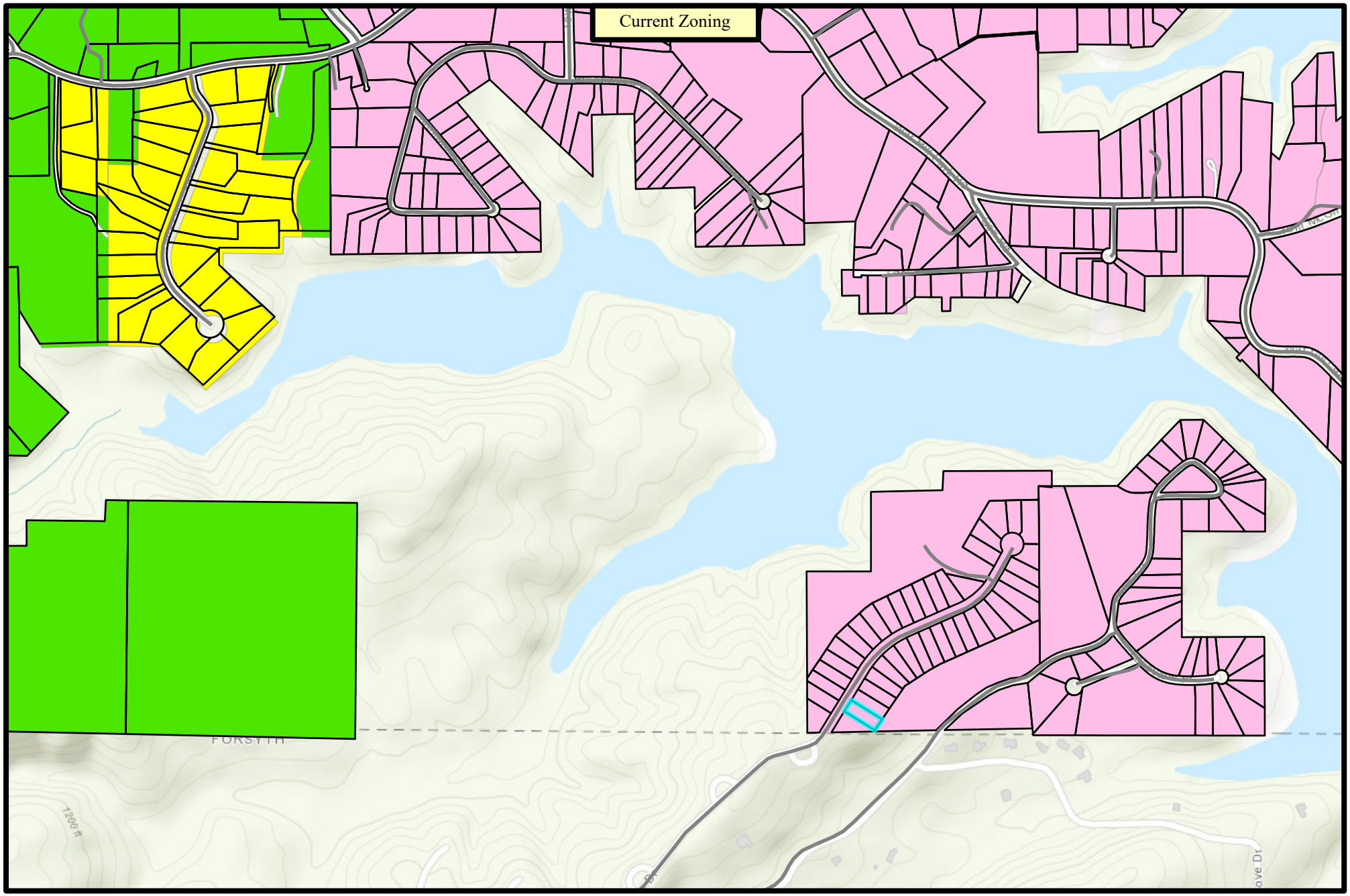
Scale: 1:1,427

Dawson County

Planning and Development

Staff Report

Parcel #: L21-100-002
Current Zoning: VCR
FLU: RL
Application #:VR 22-20



DAWSON COUNTY DISCLAIMS ANY RESPONSIBILITIES, LIABILITIES OR DAMAGES FROM THE USE OF THIS MAP. THIS MAP IS ONLY FOR DISPLAY PURPOSES.

N

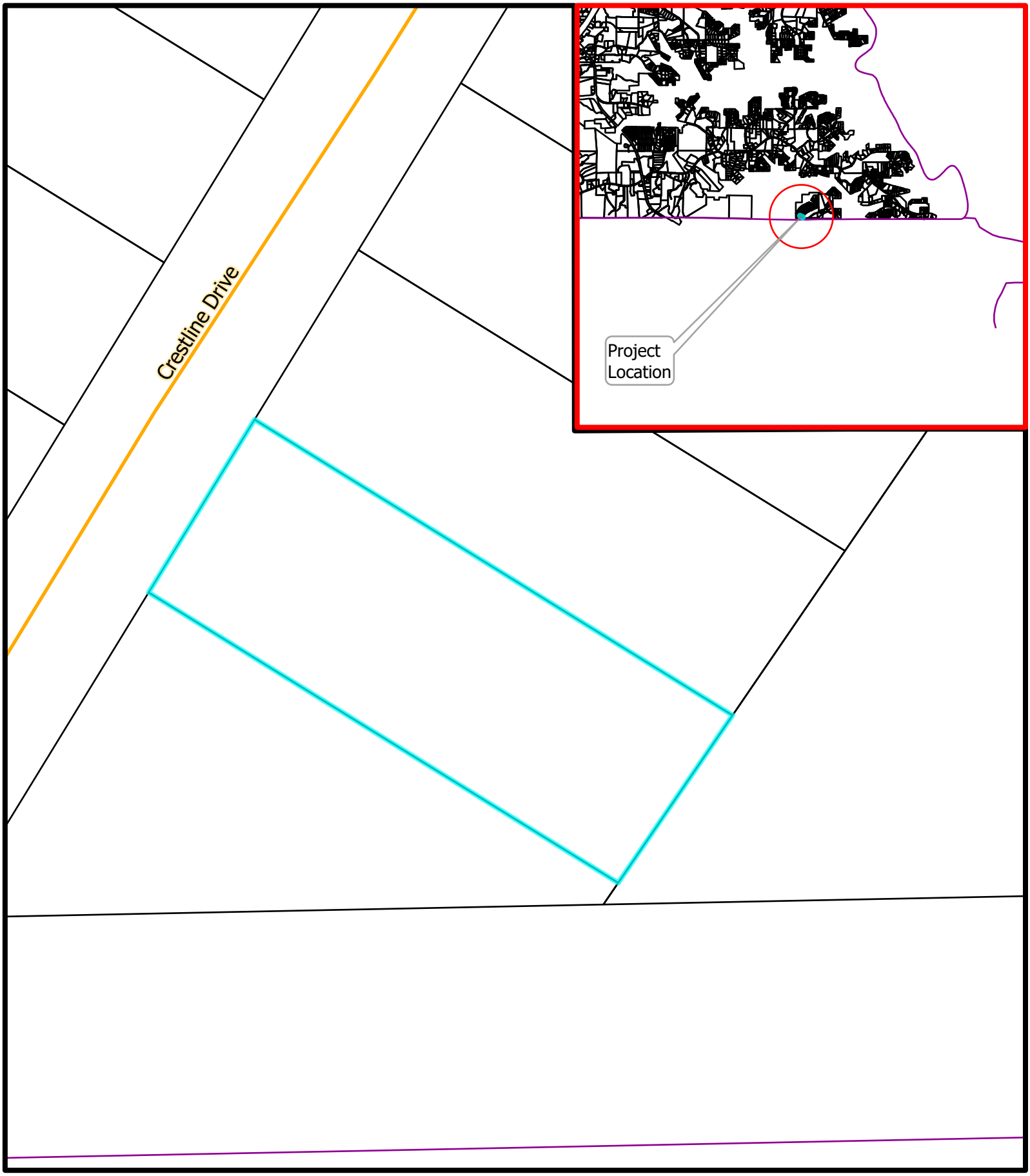
Scale: 1:10,904

Dawson County

Planning and Development

Staff Report

Parcel #: L21-100-002
Current Zoning: VCR
FLU: RL
Application #:VR 22-20



DAWSON COUNTY DISCLAIMS ANY RESPONSIBILITIES, LIABILITIES OR DAMAGES FROM THE USE OF THIS MAP. THIS MAP IS ONLY FOR DISPLAY PURPOSES.

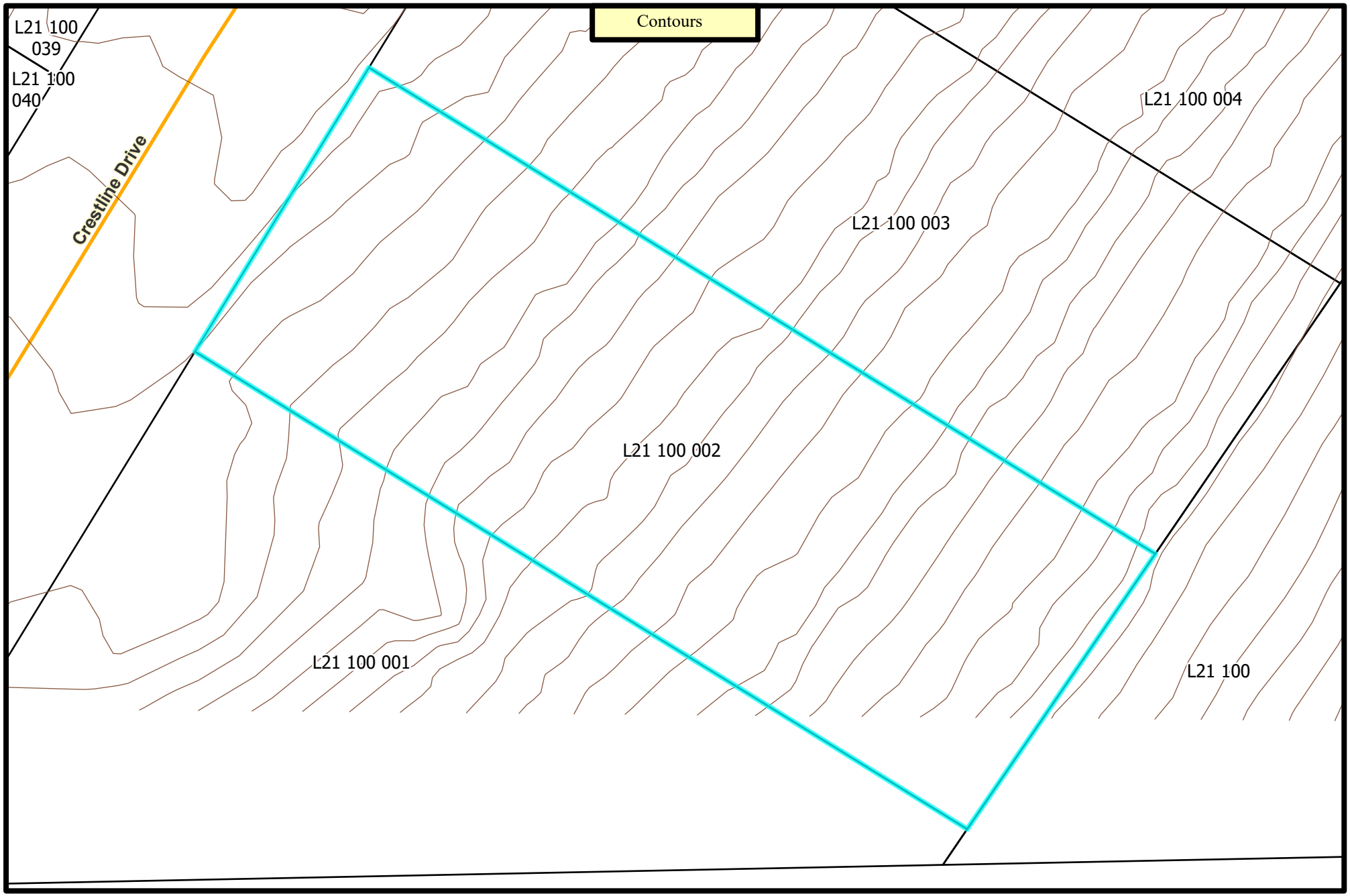
N

Dawson County

Planning and Development

Staff Report: Exhibit

Parcel #: L21-100-002
Current Zoning: VCR
FLU: RL
Application #:VR 22-20



DAWSON COUNTY DISCLAIMS ANY RESPONSIBILITIES, LIABILITIES OR DAMAGES FROM THE USE OF THIS MAP. THIS MAP IS ONLY FOR DISPLAY PURPOSES.

N

Scale: 1:429

Dawson County

Planning and Development

Staff Report

Parcel #: L21-100-002
Current Zoning: VCR
FLU: RL
Application #:VR 22-20

DAWSON COUNTY VARIANCE APPLICATION

25 Justice Way, Dawsonville, Georgia 30534

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Richard Gawlik

Address: _____

_____

Contact Email: _____ Telephone # _____

Status: ☐ Owner ☑ Authorized Agent ☐ Lessee

PROPERTY INFORMATION

Street Address of Property:

7350 Crestline Drive, Dawsonville, GA 30534

Land Lot(s): 513 & 528 District: 13th Section: _____

Subdivision/Lot: Reserve Club & Marina / 2

Building Permit #: 05-202217721 (if applicable)

REQUESTED ACTION

A Variance is requested from the requirements of Article # _____ Section # _____ of the Land Use Resolution/Sign Ordinance/Subdivision Regulations/Other.

☑ **Front Yard** setback ☐ **Side Yard** setback ☐ **Rear Yard** setback variance of 20 feet to allow the structure to: ☑ **be constructed**; ☐ **remain** a distance of 20 feet from the ☑ property line, **or** ☐ other : _____

instead of the required distance of 40 feet as required by the regulations.

☐ Home Occupation Variance: _____

☐ Other (explain request): _____

If there are other variance requests for this site in past, please list case # and nature of variance:

_____

DAWSON COUNTY VARIANCE APPLICATION

25 Justice Way, Dawsonville, Georgia 30534

Variances to standards and requirements of the Regulations, with respect to setbacks, lot coverage, height, and other quantitative requirements may be granted if, on the basis of the application, investigation, and other evidence submitted **by the applicant, all four** (4) expressly written findings below are made:

1. Describe why a strict and literal enforcement of the standards would result in a practical difficulty or unnecessary hardship: It will cause the costs to be significantly more due to additional subwalls and dirt.

2. Describe the exceptional and extraordinary conditions applicable to this property which do not apply to other properties in the same district:

It will allow for costs to go down and line up with the house to the right makeing the subdivision aestetically uniform.

3. Describe why granting a variance would not be detrimental to the public health, safety, morals or welfare and not be materially injurious to properties in the near vicinity:

It would not disturb any other property and would help with keeping the property uniform with the house next door.

4. Describe why granting this variance would support the general objectives within the Regulation:

It is only changing where the home is to be set on the lot.

Add extra sheets if necessary.

DAWSON COUNTY VARIANCE APPLICATION

25 Justice Way, Dawsonville, Georgia 30534

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 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 and Parcel Number listing of any parcel(s) adjoining or adjacent to parcel where variance or zoning is being requested. Please add additional sheets if necessary.

		Name	Address
TMP_____-_____	1.	Chad & Kristen White	7345 Crestline, Drive, Dawsonville, GA 305
TMP_____-_____	2.	Bryce & Kristen Hodgins	7355 Crestline Drive, Dawsonville, GA
TMP_____-_____	3.	Justin Reed	7340 Crestline Drive, Dawsonville, GA 30534
TMP_____-_____	4.	Jay & Urvashi Kabira	7360 Crestline Drive, Dawsonville, GA
TMP_____-_____	5.		
TMP_____-_____	6.		
TMP_____-_____	7.		
TMP_____-_____	8.		
TMP_____-_____	9.		

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 the Planning Commission agenda 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 Board of Commissioners to make an informed determination on my request. I may seek the advice of a land use professional if I am not familiar with the zoning and land use requirements.

DAWSON COUNTY VARIANCE APPLICATION

25 Justice Way, Dawsonville, Georgia 30534

I understand that my request will be acted upon at the Planning Commission 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 special use or rezoning 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 of Applicant or Agent: _____

Date: 7-7-22

Withdrawals of any application may be accommodated within the Planning & Development office 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 that written request and publication the 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 Commission. Further the applicant is encouraged to be present at the hearing to substantiate reasons for withdrawal.

THIS SECTION TO BE COMPLETED BY STAFF.

VR 22-_____ Tax Map & Parcel# _____

Zoning: _____ Commission District #: _____

Submittal Date: _____ Time: am/pm Received by: _____ (staff initials)

Fee Paid: _____Planning Commission Meeting Date: _____/_____/ 2022

Variances

Property Owner Authorization Form

This form must be signed by the owner(s) as listed on the deed of record for the subject property. If there is more than one property owner, additional affidavits must be provided. **Only an owner <u>or</u> an authorized agent may speak on behalf of the variance at the public hearing.**

Owner's Name: Beniamino Rescue Holdings LLC/Phil Beniamino

Mailing Address:

Signature of Owner : _____ Date: 7-7-22

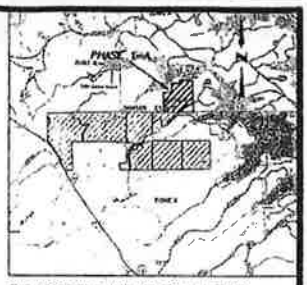
Signature of Notary: _____ Date: 7-7-22

Notary Stamp

Kristina Gawlik
NOTARY PUBLIC
Forsyth County, GEORGIA
My Commission Expires 06/19/2025

VICINITY MAP
NOT TO SCALE

FINAL PLAT
FOR
THE RESERVE CLUB
&
MARINA
PHASE 1-A



THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD ZONE AS PER F.E.M.A. FLOOD INSURANCE RATE MAP OF DAWSON COUNTY, GEORGIA AS SHOWN ON COMMUNITY PANEL NO. 130304 0175 A, EFFECTIVE DECEMBER 15, 2000.

NOTE:
THE ROAD OR STREETS IDENTIFIED AS "PRIVATELY MAINTAINED" ARE PRIVATE RATS AND ARE NOT MAINTAINED BY STATE, COUNTY, CITY OR OTHER PUBLIC AGENCIES. MAINTENANCE OF THESE PRIVATE WAYS SHALL BE THE RESPONSIBILITY OF AN ESTABLISHED HOMEOWNERS ASSOCIATION OR RELATED PRIVATE ORGANIZATION.

LOCATED IN
LAND LOTS 513 AND 528
13TH DISTRICT
DAWSON COUNTY, GEORGIA

NOTE:
PORTIONS OF THIS PROPERTY LIE BELOW THE TOP OF THE FLOOD CONTROL STORAGE OF LAKE LANIER (ELEVATION 1085) AND ARE SUBJECT TO A FLOOD HAZARD.

OWNER/DEVELOPER
HWY 53 FORSYTH PARTNERS, LLC
1255 LAKES PARKWAY SUITE 375
LAWRENCEVILLE GA, 30043

24 HOUR CONTACT
MR. WAYNE JONES
678-344-1005

NOTES:

A. WATER SOURCE IS THE FORSYTH COUNTY DEPARTMENT OF WATER AND SEWER.

B. DEVELOPER HAS 1-YEAR MAINTENANCE FROM THE DATE OF SIGN OFF ON ALL WATER INFRASTRUCTURE BEFORE COUNTY WILL ASSUME RESPONSIBILITY. *

ENGINEER/SURVEYOR
ROCHESTER & ASSOCIATES, INC.
425 OAK STREET, N.W.,
GAINESVILLE, GEORGIA 30501
(770) 718-0600
ENGINEER- MR. SCOTT A. WARD, P.E.
SURVEYOR- MR. RICHARD E. MILLARD, R.L.S.

FINAL SURVEYORS CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THIS PROPERTY BY ME OR UNDER MY SUPERVISION, THAT ALL MONUMENTS SHOWN THEREON ACTUALLY EXIST OR MARKED AS "FUTURE", AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN, THAT ALL ENGINEERING REQUIREMENTS OF THE SUBDIVISION REGULATION OF DAWSON COUNTY, GEORGIA, HAVE BEEN COMPLIED WITH.

BY _____ NUMBER PE 29308
REGISTERED PROFESSIONAL ENGINEER

BY _____ NUMBER 3044
REGISTERED GEORGIA LAND SURVEYOR

GEORGIA, DAWSON COUNTY
CLERKS OFFICE, SUPERIOR COURT
FILED FOR RECORD
AT 4:50 P.M. 8-13-07
Recorded in Plat Book 74 Page 15
This 13th day of August 20 07
_____ Clerk

THE MAILING ADDRESS FOR THIS SITE IS CITY OF DAWSONVILLE, 30534

OWNER'S CERTIFICATION

STATE OF GEORGIA, COUNTY OF DAWSON

"THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, CERTIFIES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY."

AGENT _____ OWNER _____ Mgr.
DATE _____ DATE 6-21-07

PUBLIC NOTICE – DRAINAGE

NOTE: DAWSON COUNTY ASSUMES NO RESPONSIBILITY FOR OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE EXTENT OF THE STREET RIGHT-OF-WAY, OR FOR EXTENTION OF CULVERTS BEYOND THE POINT SHOWN ON THE APPROVED AND RECORDED FINAL SUBDIVISION PLAT.

PURSUANT TO THE SUBDIVISION REGULATIONS FOR DAWSON COUNTY, GEORGIA, ALL THE REQUIREMENTS OF APPROVAL HAVING BEEN FULFILLED, THIS FINAL PLAT WAS GIVEN FINAL APPROVAL BY THE DAWSON COUNTY BOARD OF COMMISSIONERS ON _____ 20__

8/9/07 DATE
Mike Berg
CHAIRMAN, DAWSON COUNTY BOARD OF COMMISSIONERS

APPROVED
AUG 1 3 2007
FOR RECORDING

STORM WATER CERTIFICATION

I CERTIFY THAT THE STORM WATER MANAGEMENT SYSTEM SHOWN IS AS BUILT CONDITIONS AND THAT THE SYSTEM IS BOTH ADEQUATE IN SIZE AND DESIGN TO SERVE THE ENTIRE DRAINAGE AREA. IT IS FURTHER CERTIFIED THAT THE INFORMATION SHOWN HEREON THIS FINAL PLAT IS TRUE AND CORRECT AND THAT ALL DATA HAS BEEN VERIFIED IN THE FIELD. ALL DRAINAGE AND DETENTION POND EASEMENTS HAVE BEEN PROVIDED WHERE DEEMED NECESSARY.

BY: _____ NUMBER PE 29308
REGISTERED ENGINEER

GEORGIA REGISTERED 8/7/07 RICHARD E. MILLARD LAND SURVEYOR

GEORGIA REGISTERED PROFESSIONAL 7-18-07 ENGINEER SCOTT A. WARD

NOTE:
LOTS WILL BE SERVICED BY A COMMUNITY SEPTIC SYSTEM AS APPROVED BY EPD.

THE FIELD DATA DATED DECEMBER 2006 – JUNE 2007 UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 17,833 FEET AND AN ANGULAR ERROR OF 04 SECONDS PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 795,318 FEET. TOPCON GTS-313 USED FOR ANGULAR AND LINEAR MEASUREMENTS

THIS PLAT IS FOR THE EXCLUSIVE USE OF HWY 53 FORSYTH PARTNERS, LLC. ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.

SHEET	OF
1	10

DATE: 8/7/07
SCALE: N/A
FILE: DAWFLP01
JOB: 0204115.FOR
DRAWN BY: WDC

THIS PLAT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE, IN INK, OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.

NO.	DATE	DESCRIPTION

REVISIONS

FINAL PLAT
FOR:
THE RESERVE CLUB & MARINA
PHASE 1-A
LOCATED IN
LAND LOTS 513 AND 528
13TH DISTRICT
DAWSON COUNTY, GEORGIA

Rochester & Associates, Inc.
425 Oak Street N.W. • Gainesville, Georgia 30501
(770)718.0600 (770)718.9090 Fax • www.rochester-assoc.com

ZONING CONDITIONS: ZA #3078

1. SITE PLAN TO BE CONCEPTUAL ONLY AND THE CONSTRUCTION PLANS MEET ALL THE MINIMUM REQUIREMENTS OF THE FORSYTH COUNTY UNIFIED DEVELOPMENT CODE.

2. NO MASS GRADING OF SITE.

3. ALL STREAMS SHALL HAVE A MINIMUM 50 FOOT UNDISTURBED BUFFER AND 25 FOOT IMPERVIOUS SETBACK MEASURED FROM THE TOP OF THE BANK. IF FEDERAL, STATE OR LOCAL LAW REQUIRES A GREATER BUFFER AND/OR IMPERVIOUS SETBACK, SUCH AS BUFFERS REQUIRED BY THE PART V CRITERIA, THE GREATER BUFFER AND IMPERVIOUS SETBACK SHALL APPLY.

4. THE DEVELOPMENT MUST MEET FIRE FLOWS OF 750 GPM, OR IRRIGATION DEMANDS, WHICHEVER IS GREATER. ALL IMPROVEMENTS OF THE COUNTY WATER AND SEWER SYSTEMS THAT ARE REQUIRED TO SERVE THIS DEVELOPMENT, AS DETERMINED BY THE FORSYTH COUNTY WATER AND SEWER DEPARTMENT, SHALL BE DESIGNED AND CONSTRUCTED AT THE EXPENSE OF THE DEVELOPER.

5. ANY GRAVITY SEWER LINES INSTALLED TO SERVE THIS DEVELOPMENT WILL BE SIZED TO SERVE THE ENTIRE BASIN. LINE SIZES AND MATERIALS MUST BE IN ACCORDANCE WITH THE FORSYTH COUNTY SEWER MASTER PLAN. IN AREAS OF THE PROJECT WHERE PUBLIC SEWER IS NOT INSTALLED, THE DEVELOPER SHALL PROVIDE A SEPARATE SEWER EASEMENT (PERMANENT AND CONSTRUCTION EASEMENT) FOR FUTURE INSTALLATION OF PUBLIC SEWER, IN ALL AREAS DESIGNATED BY THE DEPARTMENT OR BY THE FORSYTH COUNTY SEWER MASTER PLAN.

6. IF ROAD WIDENING IS REQUIRED AS PART OF THE PROJECT, SUCH AS ADDITION OF A LEFT TURN LANE OR DECELERATION LANE, ANY NECESSARY WATER MAIN RELOCATION (AS DETERMINED BY FORSYTH COUNTY) WILL BE DONE AT THE DEVELOPER'S EXPENSE.

7. DEVELOPER SHALL INSTALL WATER LINE ON NIX ROAD FROM SR 53 TO THE END OF THE DEVELOPERS FRONTAGE ON NIX ROAD.

8. ALL IMPROVEMENTS SHALL CONFORM TO FORSYTH COUNTY CONSTRUCTION STANDARDS AND SPECIFICATIONS, LATEST EDITION.

9. DEVELOPER SHALL DEDICATE RIGHT OF WAY 60 FEET FROM THE CENTERLINE ON SR 53.

10. DEVELOPER SHALL DEDICATE ADDITIONAL RIGHT OF WAY NECESSARY TO CONSTRUCT REQUIRED IMPROVEMENTS ON NIX ROAD.

11. DEVELOPER SHALL CONSTRUCT A LEFT TURN LANE AT PROPOSED ENTRANCES ON SR 53 AND NIX ROAD.

12. DEVELOPER SHALL CONSTRUCT A RIGHT TURN LANE ON SR 53 AT NIX ROAD.

13. DEVELOPER SHALL CONSTRUCT ANY ADDITIONAL IMPROVEMENTS ON SR 53 AND NIX ROAD AS REQUIRED BY GEORGIA DOT AND/OR DEPARTMENT OF ENGINEERING BASED ON FINAL CONFIGURATION OF SITE PLAN.

14. DEVELOPER WILL MEET WITH SURROUNDING HOMEOWNERS PRIOR TO THIS ZONING APPLICATION BEING SUBMITTED TO THE BOARD OF COMMISSIONERS TO ADDRESS THEIR CONCERNS.

15. DEVELOPER SHALL COMPLY WITH ALL APPLICABLE STATE AND LOCAL REGULATIONS AND USE BEST MANAGEMENT PRACTICES PERTAINING TO SOIL EROSION CONTROL IN ORDER TO BEST PROTECT FROM RUN OFF OF SEDIMENTATION INTO WATERWAYS LOCATED ON AND NEAR THE SUBJECT PROPERTY. DUE TO THE SENSITIVE ENVIRONMENTAL NATURE OF THIS SITE, AN EROSION AND STORM WATER MANAGEMENT PLAN FOR THE OVERALL SITE WILL BE SUBMITTED AND REVIEWED BY THE FORSYTH COUNTY DIRECTOR OF ENGINEERING, PLANNING AND THE DISTRICT 4 COUNTY COMMISSIONER BEFORE ANY LAND DISTURBANCE PERMIT IS ISSUED.

16. FINAL SITE PLAN TO BE APPROVED BY THE DISTRICT 4 COUNTY COMMISSIONER.

17. HOMES SHALL HAVE NOT LESS THAN 1,800 SQ. FT. OF HEATED FLOOR SPACE EXCLUSIVE OF GARAGES, BASEMENTS AND PORCHES.

18. HOMES SHALL HAVE AT A MINIMUM TWO-CAR GARAGES.

19. ALL UTILITIES SHALL BE UNDERGROUND.

20. EXTERIOR LIGHTING FIXTURES SHALL BE OF A TYPE AND SITUATED SO THAT LIGHT IS DIRECTED ONLY DOWNWARD. FIXTURES SHALL BE NO MORE THAN 15 FEET HIGH AND SHALL BE DESIGNED SO AS TO MINIMIZE LIGHT SPILLAGE TO NO MORE THAN 1-FOOT CANDLE ALONG THE BOUNDARY OF THE PROPERTY.

21. THE DEVELOPER SHALL USE A VARIETY OF TECHNIQUES TO AVOID THE MONOTONOUS APPEARANCE OF IDENTICAL HOMES. SUCH TECHNIQUES MAY EMPLOY AMONG OTHERS THE USE OF DIFFERING FRONT ELEVATIONS, ARCHITECTURAL STYLES, BUILDING EXTERIOR, SETBACKS OR OTHER SIMILAR TECHNIQUES TO PROVIDE A MORE PLEASING APPEARANCE TO THE SUBDIVISION. NO VINYL SIDING SHALL BE ALLOWED.

22. THERE SHALL BE A LANDSCAPED ENTRANCE WITH A MONUMENT TYPE SIGN.

23. MEMBERSHIP IN HOMEOWNERS ASSOCIATION SHALL BE REQUIRED FOR THE MAINTENANCE OF THE LANDSCAPED ENTRANCE AREA.

24. THERE SHALL BE SIDEWALKS ON ONE SIDE OF THE STREETS ONLY.

25. THERE SHALL BE A TWENTY-FIVE (25) FOOT BUFFER AND AN ADDITIONAL TWENTY-FIVE FOOT BUILDING SETBACK AROUND THE PERIMETER OF THE PROJECT. THE BUFFER SHALL BE UNDISTURBED IN ANY AREA THAT IS VISUALLY IMPERVIOUS AND SHALL BE PLANTED IN ANY AREA THAT IS NOT VISUALLY IMPERVIOUS. THIS PLANTING WILL CONSIST OF EVERGREENS WITH NO MORE THAN 25% OF ONE VARIETY. IN ANY AREA WHERE MATURE TREES ARE LOCATED PLANTING SHALL INCORPORATE SAID TREES. SUGGESTED PLANTINGS SHALL BE OVERSEEN BY THE COUNTY ARBORIST.

26. EXTERIOR CONSTRUCTION HOURS INCLUDING GRADING AND SITE PREPARATIONS SHALL BE LIMITED TO 7:00 A.M. TO 7:00 P.M. MONDAY THRU FRIDAY AND 8:00 A.M. TO 6:00 P.M. ON SATURDAY. THERE SHALL BE NO OUTSIDE CONSTRUCTION ON SUNDAY.

GENERAL NOTES:

1. THIS SITE IS LOCATED IN LAND LOTS 513 & 528, 13th DISTRICT DAWSON COUNTY, GEORGIA
2. TOTAL AREA = 40.165 ACRES.
3. BOUNDARY INFORMATION PREPARED BY ROCHESTER AND ASSOCIATES, INC DATED 10/25/01.
5. AT THE TIME OF RECORDING, IRON PINS (1/2" REBAR), WERE SET AT THE REAR LOT CORNERS, UNLESS OTHERWISE NOTED. IRON PINS WILL BE SET ON THE FRONT LOT CORNERS AT THE SUBSTANTIAL COMPLETION OF ROAD SHOULDER AND UTILITY CONSTRUCTION OR UPON REQUEST OF THE CLIENT DURING CONSTRUCTION.
6. CURRENT ZONING & USE: VCR RESIDENTIAL SUBDIVISION.
7. MINIMUM LOT SIZE OF 16,000 SF
8. BUILDING SET BACKS: (UNLESS OTHERWISE NOTED)

   FRONT = 40'
   SIDE = 10'
   REAR = 20'

9. TOTAL NUMBER OF LOTS = 41
   SITE DENSITY = 1.02 LOTS/AC.
10. TOTAL LINEAR FEET OF STREETS = 1485 LF
11. UTILITIES TO BE SUPPLIED AS FOLLOWS:
    A. ELECTRICITY : SAWNEE ELECTIC
    B. SEWAGE DISPOSAL: COMMUNITY SEPTIC SYSTEM
    C. WATER: FORSYTH COUNTY WATER/SEWER DEPARTMENT
12. ALL IMPROVEMENTS TO CONFORM WITH DAWSON COUNTY CONSTRUCTION STANDARDS AND SPECIFICATIONS, LATEST EDITION.
13. ALL STORM WATER THE FINAL PLAT ARE AS BUILT AND FIELD VERIFIED.
14. DEVELOPER OR HOMEOWNERS ASSOCIATION WILL MAINTAIN THE OFFSITE DETENTION POND.
15. A HOMEOWNERS ASSOCIATION IS ESTABLISHED BY RECORDED COVENANTS IN DB 484 PG 293
16. ALL PRIVATE ROADS ARE PUBLIC ACCESS--UTILITY EASEMENTS.
17. CRESTLINE DRIVE & FOOTHILLS RIDGE COLLECTOR ARE SHOWN FOR ACCESS INFORMATION TO NIX ROAD ONLY.
18. ALL NECESSARY MAINTENANCE AND REPAIRS TO OPEN SPACES, COMMON AREAS, BRIDGES, DRAINAGE EASEMENTS, DRAINAGE STRUCTURES, DETENTION PONDS, STREET, RIGHT-OF-WAY & SIDEWALKS ARE TO BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION.
19. THIS PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA AS DEFINED BY FEMA.
20. ROADS ARE CONSTRUCTED TO DAWSON COUNTY STANDARDS AND HAVE BEEN INSPECTED BY COUNTY PERSONNEL.

GEORGIA, DAWSON COUNTY
CLERKS OFFICE, SUPERIOR COURT
FILED FOR RECORD
AT 4:50P M. 8-13-07
Recorded in Plat Book 24 Page 17
This 13 day of August 20 07
Clerk

LEGEND:

AC	-	ACRES
AIF	-	ANGLE IRON FOUND
BL	-	BUILDING SETBACK LINE
C&G	-	CURB AND GUTTER
CI	-	CURB INLET
CT	-	CAMP TOP PIPE
CMF	-	CONCRETE MONUMENT FOUND
DE	-	DRAINAGE EASEMENT
DI	-	DROP INLET
DWCB	-	DOUBLE WING CATCH BASIN
DB, PG	-	DEED BOOK, PAGE
EP	-	EDGE OF PAVEMENT
EA	-	EDGE OF ASPHALT
FH	-	FIRE HYDRANT
GL	-	GAS LINE
GV	-	GAS VALVE
GY	-	GUY WIRE
HW	-	HEAD WALL
HWF	-	HOG WIRE FENCE
JB	-	JUNCTION BOX
IPF	-	IRON PIN FOUND
IPS	-	IRON PIN SET (1/2" R/B)
LL	-	LAND LOT
LLL	-	LAND LOT LINE
LP	-	LIGHT POLE
MH	-	MANHOLE
N/F	-	NOW OR FORMERLY
OT	-	OPEN TOP PIPE
OCS	-	OUTLET CONTROL STRUCTURE
-P-	-	POWER LINE
-P/T-	-	POWER & TELEPHONE LINE
PBX	-	POWER BOX
POB	-	POINT OF BEGINNING
PL	-	PROPERTY LINE
PP	-	POWER POLE
PRE	-	PRIVATE ROADWAY EASEMENT
P/TP	-	POWER & TELEPHONE POLE
R/B	-	REBAR
R/W	-	RIGHT OF WAY
SF	-	SQUARE FEET
SWCB	-	SINGLE WING CATCH BASIN
-SS-	-	SANITARY SEWER LINE
SSE	-	SANITARY SEWER EASEMENT
TBX	-	TELEPHONE BOX
TMH	-	TELEPHONE MANHOLE
-T-	-	TELEPHONE LINE
-W-	-	WATER LINE
WI	-	WATER INLET
WM	-	WATER METER
WV	-	WATER VALVE
1234	-	STREET ADDRESS

GEORGIA REGISTERED LAND SURVEYOR No. 3044 8/7/07 RICHARD E. MILLARD

SHEET	OF
2	10

DATE: 8/7/07
SCALE: N/A
FILE# DWK1LP01
JOB# 6204115.FOR
DRAWN BY: RDC

THIS PLAT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OR SEAL OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.

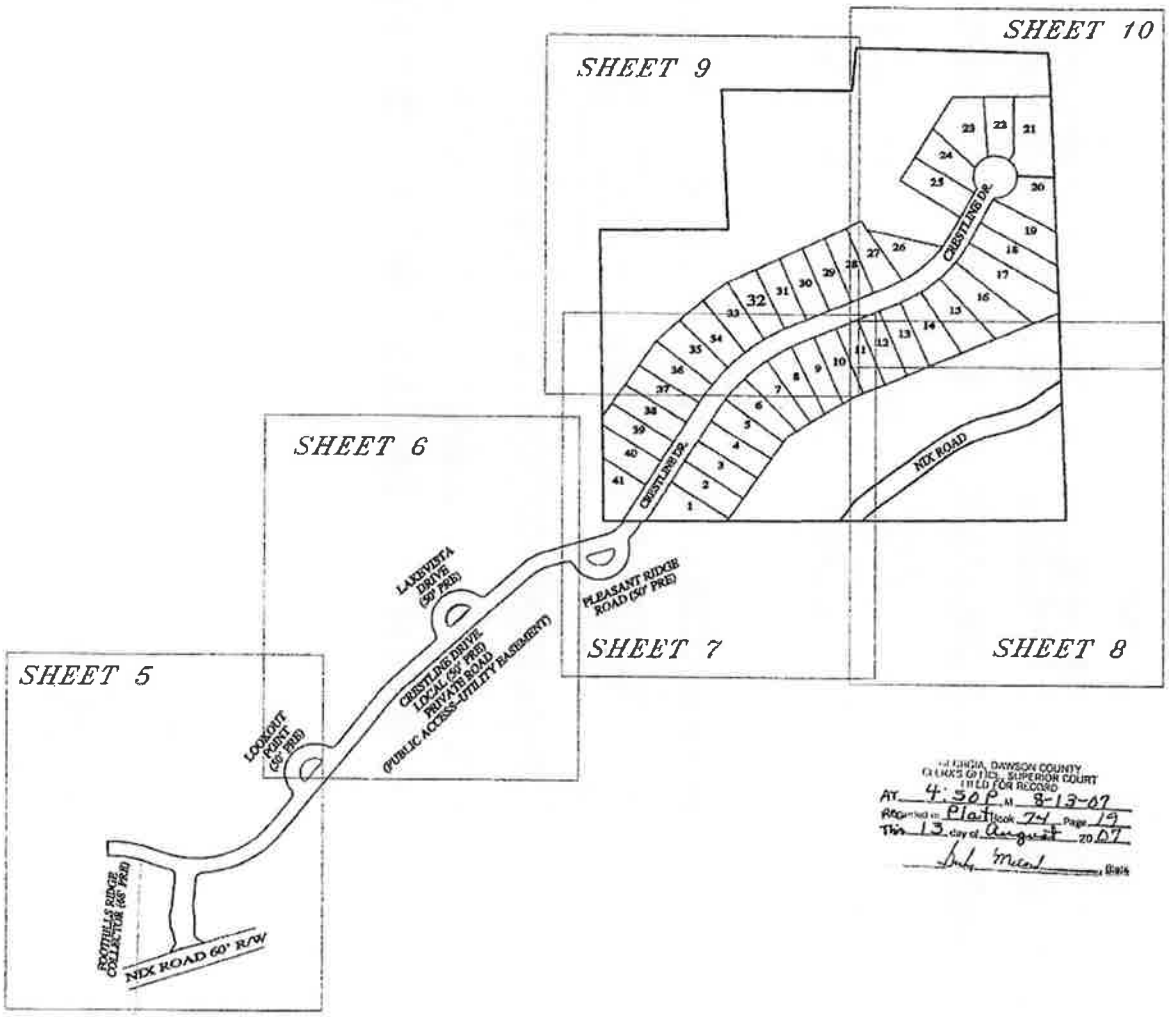
NO.	DATE	DESCRIPTION

REVISIONS

FINAL PLAT
FOR :
THE RESERVE CLUB & MARINA
PHASE 1-A
LOCATED IN
LAND LOTS 513 AND 528
13TH DISTRICT
DAWSON COUNTY, GEORGIA

Rochester & Associates, Inc.
425 Oak Street N.W. • Gainesville, Georgia 30501
(770)718.0600 (770)718.9090 Fax • www.rochester-assoc.com

INDEX OF SHEETS



STATE OF GEORGIA, DAWSON COUNTY
CLERK'S OFFICE, SUPERIOR COURT
FILED FOR RECORD
AT 4:30 P.M. 8-13-07
Recorded in Plat Book 74 Page 19
This 13 day of August 20 07
Clerk

GEORGIA REGISTERED LAND SURVEYOR No. 3044 8/7/07 RICHARD E. MILLARD

SHEET	OF
3	10

DATE: 8/7/07
SCALE: N/A
FILE# DAR11.F01
JOB# 0304115.FOR
DRAWN BY: WDC

THIS PLAT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE IN INK OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.

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(770)718.0600 (770)718.9090 Fax • www.rochester-assoc.com

CALL TABLE

#	CHORD BEARING	CHORD	ARC	RADIUS
1	N32°12'59"E	123.37'		
2	N32°12'59"E	86.81'		
3	N32°12'59"E	71.63'		
4	N32°12'59"E	71.93'		
5	N32°12'59"E	72.50'		
6	N32°12'59"E	9.72'		
7	N35°05'39"E	61.25'	61.28'	610.00'
8	N41°18'23"E	70.96'	71.00'	610.00'
9	N47°58'31"E	70.96'	71.00'	610.00'
10	N54°38'39"E	70.96'	71.00'	610.00'
11	N61°18'47"E	70.96'	71.00'	610.00'
12	N65°45'40"E	23.71'	23.71'	610.00'
13	N66°52'29"E	49.22'		
14	N66°52'29"E	75.98'		
15	N66°52'29"E	75.03'		
16	N66°52'29"E	74.10'		
17	N66°52'29"E	58.17'		
18	N84°02'21"E	38.59'	38.60'	390.00'
19	N49°22'18"E	159.93'	161.07'	390.00'
20	N31°22'53"E	105.56'		
21	N29°04'26"E	87.57'		
22	N29°04'26"E	10.20'		
23	N00°16'38"W	9.80'	10.25'	10.00'
24	N02°14'24"W	61.64'	64.05'	67.00'
25	N48°05'30"E	52.24'	53.66'	67.00'
26	S80°53'04"E	63.08'	65.67'	67.00'
27	S26°52'00"E	58.61'	60.66'	67.00'
28	S43°25'24"W	93.88'	103.73'	67.00'
29	S58°25'31"W	9.80'	10.25'	10.00'
30	S29°04'26"W	82.19'		
31	S29°04'26"W	63.63'		
32	S29°32'36"W	7.37'	7.37'	450.00'
33	S34°31'58"W	70.93'	71.00'	450.00'
34	S43°34'22"W	70.93'	71.00'	450.00'
35	S52°36'46"W	70.93'	71.00'	450.00'
36	S61°39'10"W	70.93'	71.00'	450.00'
37	S66°50'51"W	71.40'		
38	S65°52'29"W	72.69'		
39	S66°52'29"W	72.63'		
40	S65°52'29"W	72.12'		
41	S66°52'29"W	49.19'		
42	S65°30'37"W	26.19'	26.19'	550.00'
43	S59°37'59"W	86.55'	86.64'	550.00'
44	S50°34'26"W	87.19'	87.28'	550.00'
45	S41°20'35"W	89.84'	89.94'	550.00'
46	S34°26'14"W	42.63'	42.64'	550.00'
47	S32°12'59"W	36.40'		
48	S32°12'59"W	73.58'		
49	S32°12'59"W	74.88'		
50	S32°12'59"W	79.20'		
51	S32°12'59"W	143.67'		
52	N19°06'05"E	25.62'		
53	S57°29'48"W	29.12'		
54	S51°32'27"W	47.37'		
55	S53°42'54"W	31.65'		
56	S60°35'14"W	42.06'		
57	S69°37'05"W	42.63'		
58	S74°20'30"W	50.00'		
59	S75°18'39"W	49.21'		
60	S67°48'27"W	53.63'		
61	S60°10'42"W	50.96'		
62	S55°08'08"W	54.14'		
63	S52°48'32"W	49.09'		
64	S51°33'59"W	47.41'		
65	S53°47'01"W	59.79'		
66	S53°57'05"W	46.15'		
67	S54°26'25"W	52.05'		
68	S49°03'22"W	48.47'		
69	S37°35'08"W	74.88'		
70	N44°01'41"E	21.01'		
71	N49°03'22"E	42.97'		
72	N54°26'20"E	49.48'		
73	N53°57'05"E	48.50'		
74	N53°47'01"E	61.03'		
75	N51°33'59"E	47.02'		
76	N52°48'32"E	47.23'		
77	N55°08'08"E	50.28'		
78	N60°10'42"E	44.32'		
79	N67°48'27"E	45.69'		
80	N75°18'39"E	48.90'		
81	N74°20'30"E	52.80'		
82	N69°57'05"E	49.94'		
83	N60°36'14"E	50.57'		
84	N53°42'54"E	38.40'		
85	N51°32'27"E	35.53'		
86	N89°22'15"E	5.95'		
87	N89°31'28"E	6.19'		

CALL TABLE

#	CHORD BEARING	CHORD	ARC	RADIUS
88	N02°14'45"W	50.00'		
89	S81°18'12"E	142.37'	143.24'	375.00'
90	S70°21'38"E	54.19'		
91	N73°53'44"E	344.79'	368.24'	295.00'
92	N36°07'07"E	128.41'		
93	N00°38'24"W	25.04'	27.06'	20.00'
94	N13°41'59"W	67.42'	68.78'	100.00'
95	N45°00'00"E	141.42'	157.08'	100.00'
96	S77°10'55"E	44.37'	44.74'	100.00'
97	N76°52'38"E	25.04'	27.06'	20.00'
98	N36°07'07"E	217.91'		
99	N43°02'30"E	90.11'	99.22'	525.00'
100	N47°57'53"E	169.93'		
101	N09°16'29"E	25.00'	27.01'	20.00'
102	N09°16'29"E	125.02'	135.05'	100.00'
103	N86°39'17"E	125.02'	135.05'	100.00'
104	N86°39'17"E	25.00'	27.01'	20.00'
105	N47°57'53"E	182.99'		
106	N60°41'04"E	77.06'	77.70'	175.00'
107	N73°24'15"E	209.75'		
108	N54°07'50"E	82.52'	84.10'	125.00'
109	N34°23'31"E	9.11'	9.11'	120.00'
110	N89°31'28"E	59.57'		
111	S38°35'33"W	38.87'	38.95'	175.00'
112	S15°27'13"W	24.75'	25.12'	25.00'
113	S27°21'59"W	129.70'	141.12'	100.00'
114	N71°46'41"W	129.70'	141.12'	100.00'
115	N68°58'23"W	30.52'	32.83'	25.00'
116	S73°24'15"W	59.34'		
117	S60°41'04"W	55.05'	55.50'	125.00'
118	S47°57'53"W	587.12'		
119	S43°02'30"W	81.53'	81.63'	475.00'
120	S36°07'07"W	580.64'		
121	S62°33'16"W	285.44'	294.28'	345.00'
122	S46°14'40"W	26.11'	28.45'	20.00'
123	S05°28'54"W	91.33'		
124	S04°30'41"E	30.24'	30.40'	87.00'
125	S07°57'41"E	14.39'	14.43'	63.00'
126	S02°48'29"E	17.76'	17.78'	300.00'
127	S02°19'43"W	14.39'	14.43'	63.00'
128	S01°10'35"E	30.41'	30.56'	87.00'
129	S12°01'57"E	10.12'	10.12'	366.00'
130	S59°20'07"E	35.75'		
131	S74°05'03"W	25.48'		
132	S80°25'16"W	1.33'		
133	S73°23'47"W	46.48'		
134	S70°26'54"W	40.07'		
135	S67°40'15"W	4.71'		
136	N27°22'41"E	38.88'		
137	N11°34'43"W	30.69'	30.70'	454.00'
138	N16°00'20"W	19.56'	19.60'	87.00'
139	N22°27'32"W	2.29'		
140	N13°17'08"W	20.69'	20.17'	63.00'
141	N02°48'57"W	19.91'	19.91'	440.00'
142	N07°39'09"E	20.00'	20.17'	63.00'
143	N16°49'29"E	2.30'		
144	N10°22'21"E	19.55'	19.59'	87.00'
145	N04°42'54"E	11.95'	11.95'	434.00'
146	N05°28'54"E	91.86'		
147	N35°14'51"W	26.11'	28.45'	20.00'
148	N73°10'36"W	33.91'	33.92'	345.00'
149	N70°21'38"W	54.19'		
150	N81°18'12"W	123.39'	124.14'	325.00'

GEORGIA, DAWSON COUNTY
CLERK'S OFFICE, SUPERIOR COURT
FILED FOR RECORD
At 4:50 P M. 8-13-07
Recorded in Plat Book 24 Page 21
This 13 day of August 2007
Clerk

CENTERLINE CALL TABLE

#	CHORD BEARING	CHORD	ARC	RADIUS
C1	N12°12'59"E	425.98'		
C2	N18°32'44"E	345.53'	350.84'	560.00'
C3	N66°52'29"E	339.51'		
C4	N47°58'18"E	222.10'	227.09'	470.00'
C5	N28°54'26"E	211.61'		

GEORGIA
8/7/07
RICHARD E. MILLARD

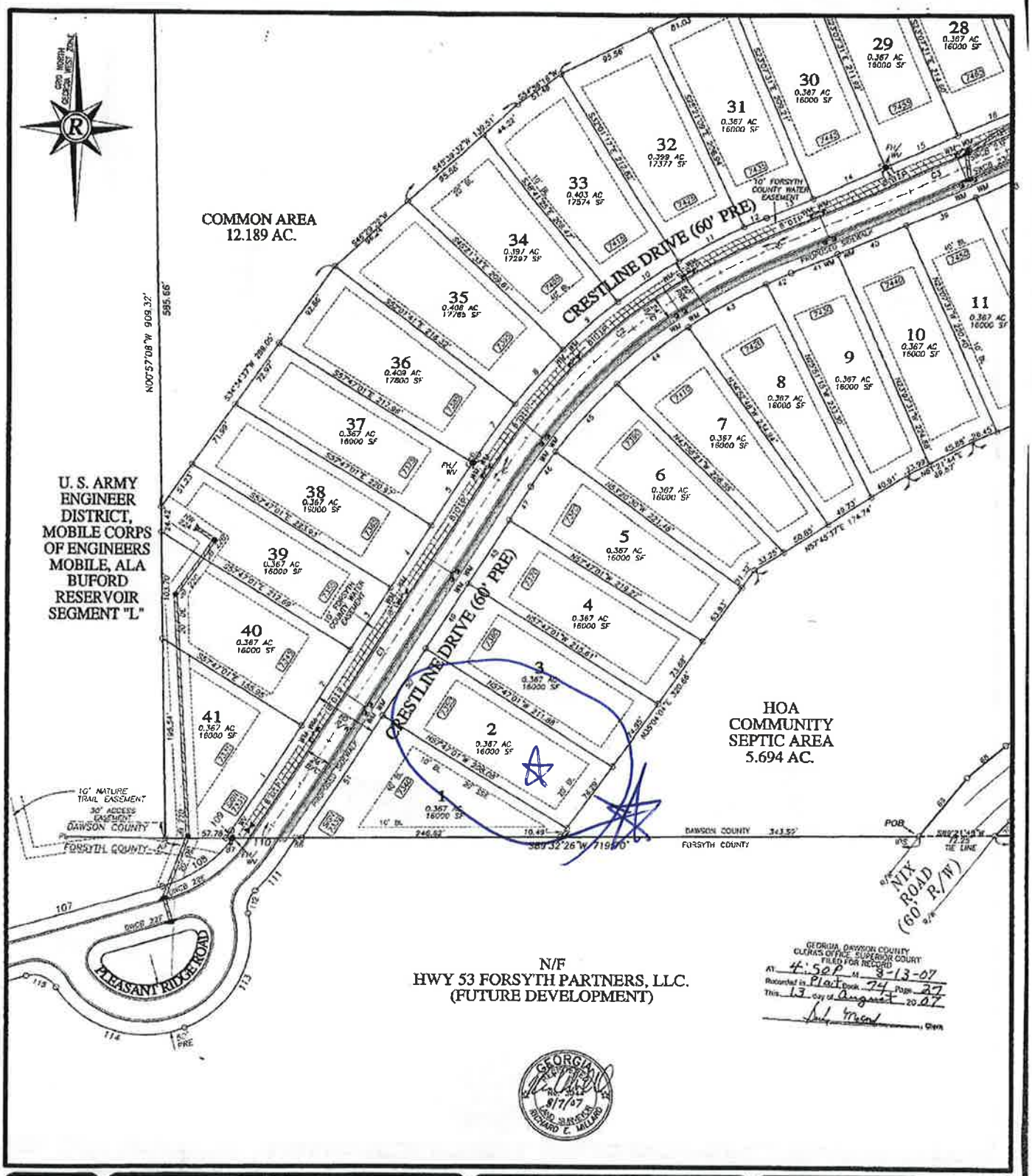
SHEET 4 OF 10
DATE: 8/7/07
SCALE: N/A
FILE: DAWTEP01
JOB: G204115.FOR
DRAWN BY: WOC

THIS PLAT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE IN INK OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.

NO.	DATE	DESCRIPTION
		REVISIONS

FINAL PLAT
FOR:
THE RESERVE CLUB & MARINA
PHASE 1-A
LOCATED IN
LAND LOTS 513 AND 528
13TH DISTRICT
DAWSON COUNTY, GEORGIA

Rochester & Associates, Inc.
425 Oak Street N.W. • Gainesville, Georgia 30501
(770)718.0600 (770)718.9090 Fax • www.rochester-assoc.com



GEORGIA, DAWSON COUNTY
CLERK'S OFFICE, SUPERIOR COURT
FILED FOR RECORD
At 4:50 P M 8-13-07
Recorded in Plat Book 74 Page 27
This 13 day of August 20 07
Clerk

GEORGIA REGISTERED LAND SURVEYOR 8/7/07 RICHARD C. WILLARD

SHEET	OF
7	10

DATE: 8/7/07
SCALE: 1" = 60'
FILE: DAWFLP01
JOB# 0204113.FOR
DRAWN BY: NDG

"THIS PLAT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE, IN INK, OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL."

GRAPHIC SCALE
0' 30' 60' 120'

NO.	DATE	DESCRIPTION

REVISIONS

FINAL PLAT
FOR:
THE RESERVE CLUB & MARINA
PHASE 1-A
LOCATED IN
LAND LOTS 513 AND 528
13TH DISTRICT
DAWSON COUNTY, GEORGIA

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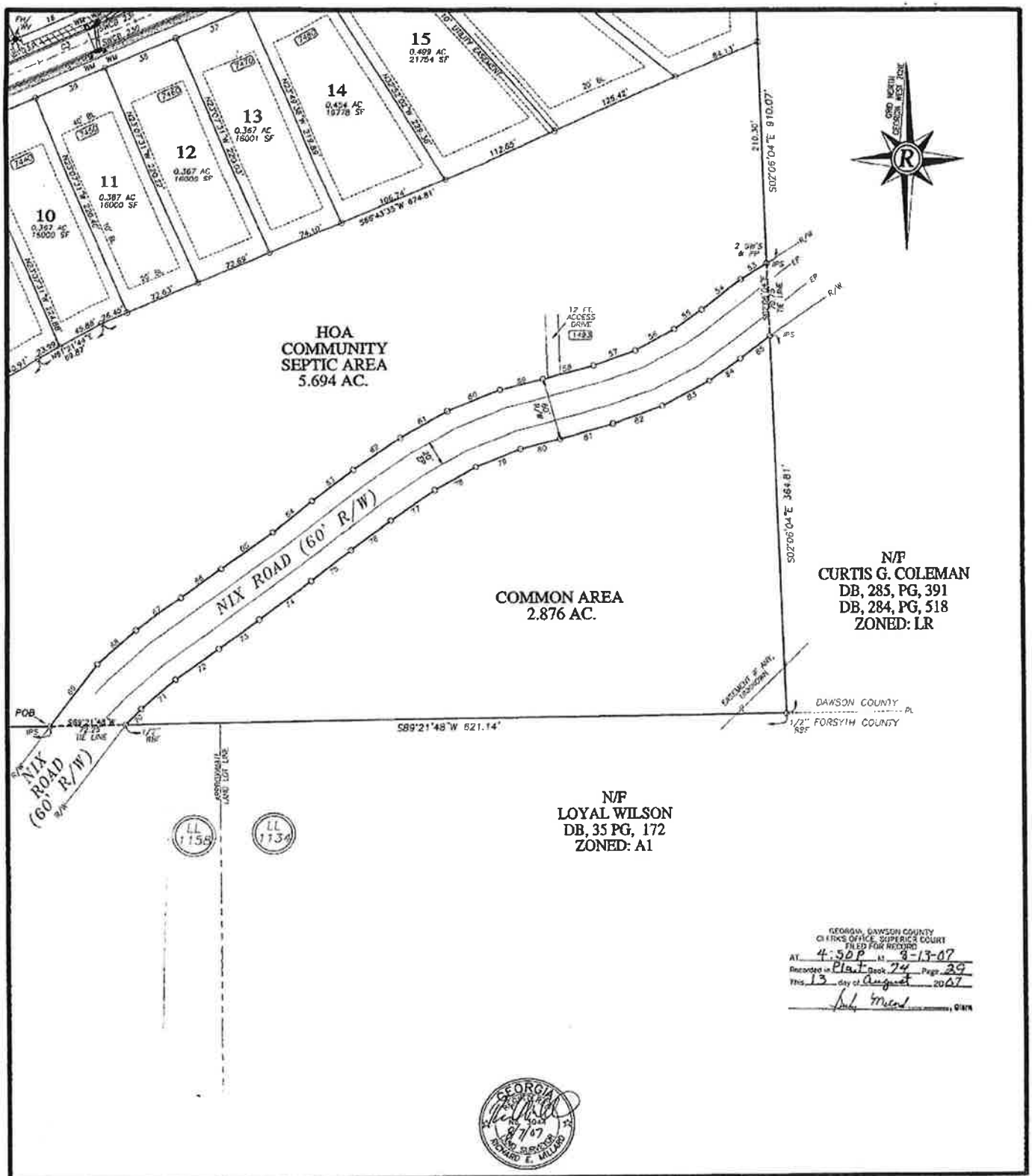

GEORGIA, DAWSON COUNTY
CLERKS OFFICE, SUPERIOR COURT
FILED FOR RECORD
AT 4:50P M 8-13-07
Recorded in Plat Book 74 Page 29
This 13 day of August 2007
Judy Mead, Clerk

GEORGIA
No. 3042
8/7/07
REGISTERED LAND SURVEYOR
RICHARD E. MILLARD

SHEET	OF
8	10

DATE: 8/7/07
SCALE: 1" = 60'
FILE# DAW FLP01
JOB# 6204115.FOR
DRAWN BY: WDC

THIS PLAT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE AND SEAL OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.

GRAPHIC SCALE
0' 30' 60' 120'

NO.	DATE	DESCRIPTION

REVISIONS

FINAL PLAT
FOR:
THE RESERVE CLUB & MARINA
PHASE 1-A
LOCATED IN
LAND LOTS 513 AND 528
13TH DISTRICT
DAWSON COUNTY, GEORGIA

Rochester & Associates, Inc.
425 Oak Street N.W. • Gainesville, Georgia 30501
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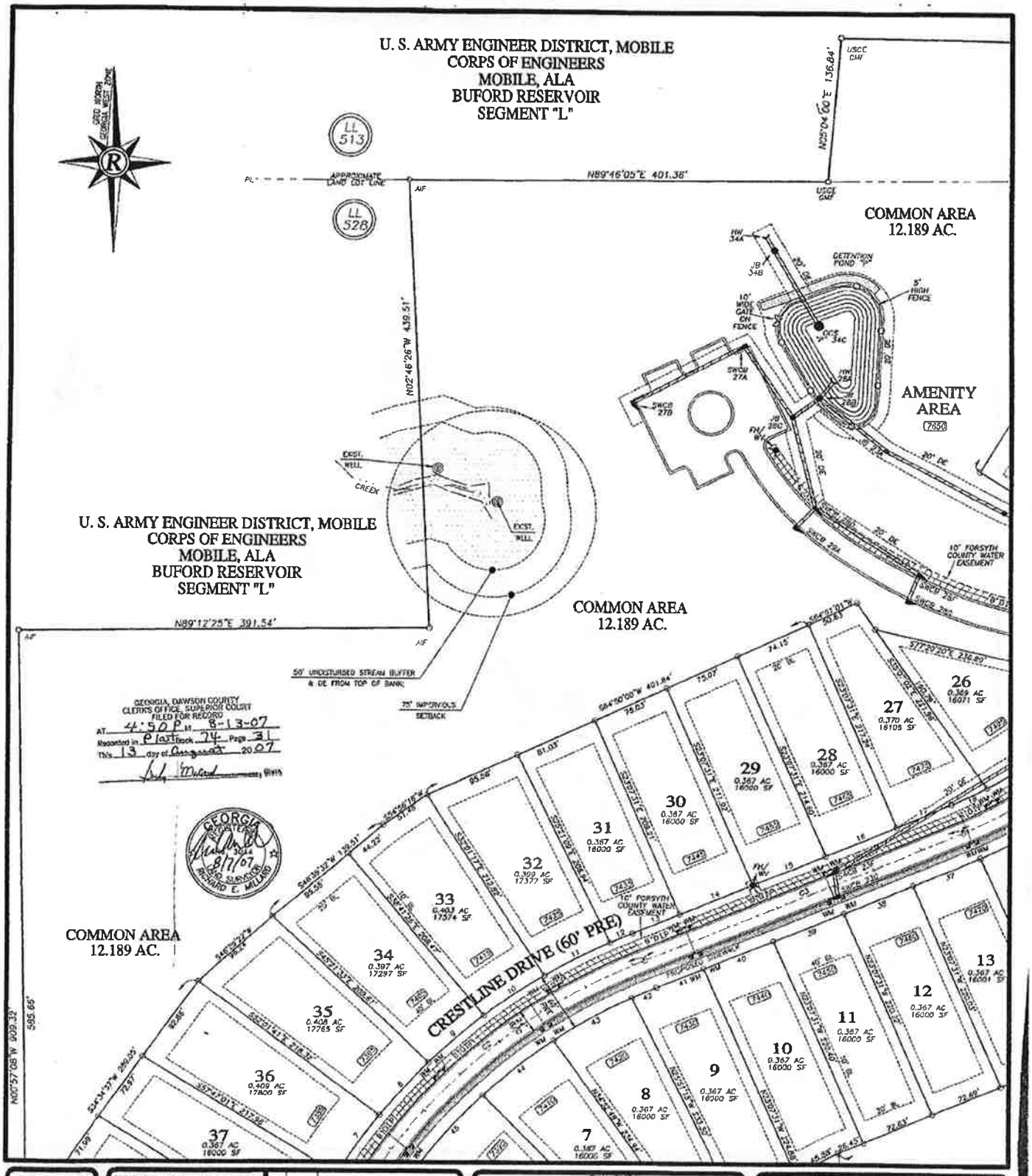


SHEET	OF
9	10

DATE: 8/7/07
SCALE: 1" = 60'
FILE: DWK/LP01
JOB# 0204115.FOR
DRAWN BY: WDC

THIS PLAT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE, IN INK, OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.

GRAPHIC SCALE
0' 30' 60' 120'

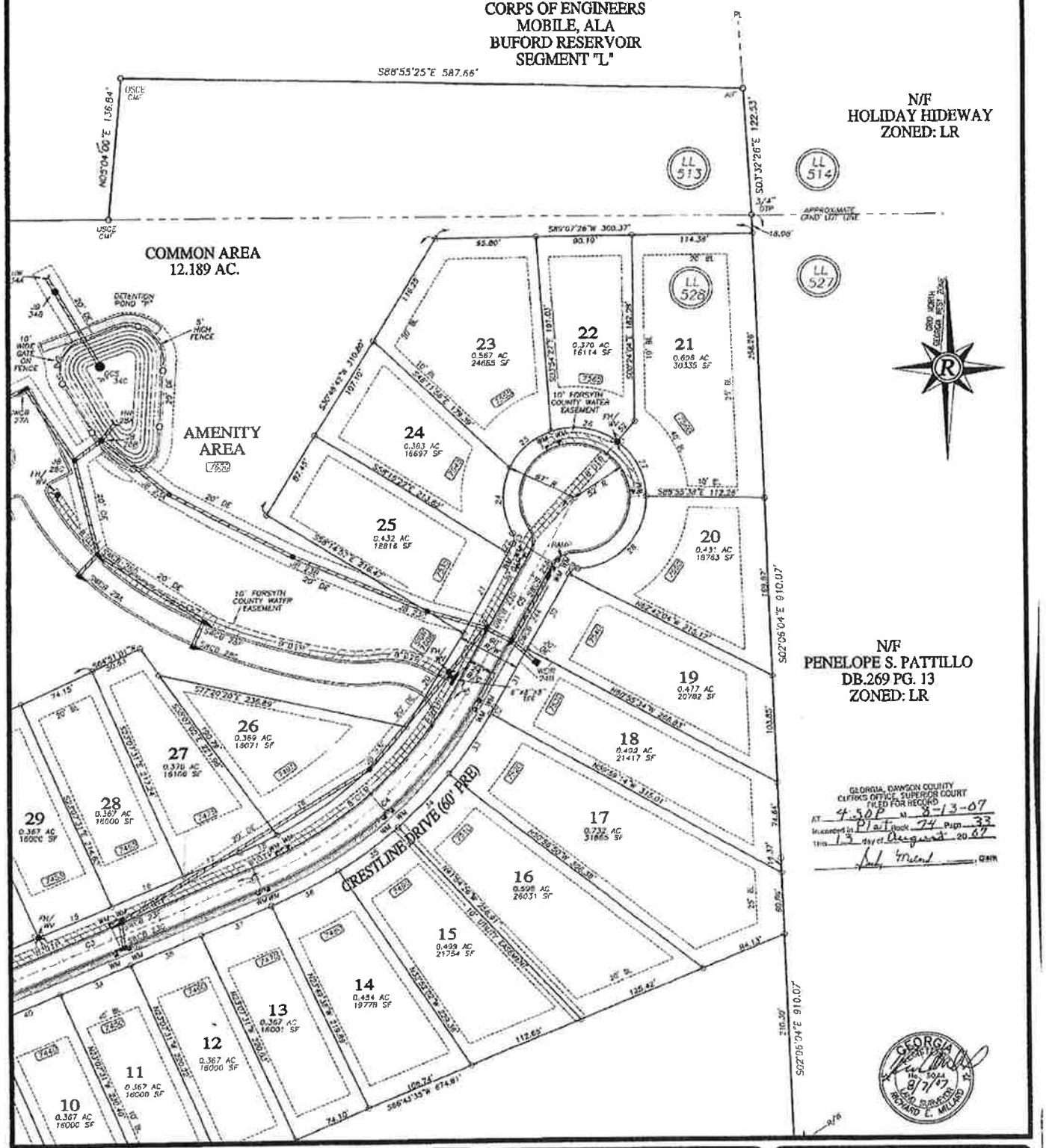
NO.	DATE	DESCRIPTION

REVISIONS

FINAL PLAT
FOR:
THE RESERVE CLUB & MARINA
PHASE 1-A
LOCATED IN
LAND LOTS 513 AND 528
1STH DISTRICT
DAWSON COUNTY, GEORGIA

Rochester & Associates, Inc.
425 Oak Street N.W. • Gainesville, Georgia 30501
(770)718.0600 (770)718.9090 Fax • www.rochester-assoc.com

U. S. ARMY ENGINEER DISTRICT, MOBILE
CORPS OF ENGINEERS
MOBILE, ALA
BUFORD RESERVOIR
SEGMENT "L"



SHEET	OF
10	10

DATE: 8/7/07
SCALE: 1" = 60'
FILE# DAWFLP01
JOB# 0204115.FOR
DRAWN BY: RDC

THIS PLAT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE IN INK, OR THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.

GRAPHIC SCALE
0' 30' 60' 120'

NO.	DATE	DESCRIPTION
		REVISIONS

FINAL PLAT
FOR:
THE RESERVE CLUB & MARINA
PHASE 1-A
LOCATED IN
LAND LOTS 513 AND 528
13TH DISTRICT
DAWSON COUNTY, GEORGIA

Rochester & Associates, Inc.
425 Oak Street N.W. • Gainesville, Georgia 30501
(770)718.0600 (770)718.9050 Fax • www.rochester-assoc.com

DATE OF SURVEY: NO FIELD WORK HAS BEEN PREFORMED BY RICHARD WEBB & ASSOCIATES

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN N/A (OPEN TRAVERSE) FEET, AN ANGULAR ERROR OF N/A SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARED METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 1,608,343 FEET.

BEARINGS SHOWN ARE BASED ON ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION AND ARE SUBJECT TO FIELD CONDITIONS.

THE EQUIPMENT USED FOR ANGULAR AND DISTANCE MEASUREMENTS WAS A NIKON TOPGUN.

THIS PROPERTY IS NOT LOCATED WITHIN THE 100-YEAR FLOOD HAZARD AREA AS PER FLOOD INSURANCE RATE MAP NO. 13085C0250C, DATED 04/04/2018.

TOTAL = 0.367 ACRES

15,999.782 SQUARE FEET

ZONED; VCR

PARCEL: L21 100 002

THIS SURVEY AND IT'S FINDINGS DOES NOT CONSTITUTE A TITLE SEARCH OR TITLE OPINION BY RICHARD WEBB & ASSOCIATES AS LAND SURVEYORS. ALL DATA USED FOR THE LOCATION OF PROPERTY LINES, EASEMENTS, ADJOINING OWNERS, ETC. WAS GAINED FROM PUBLIC RECORDS. THE CLIENT, OR OTHER SOURCES AS REFERENCED. NO ABSTRACT OF TITLE OR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE PROVIDED TO THE SURVEYOR, UNLESS OTHERWISE NOTED. OTHER DOCUMENTS OR SITUATIONS MAY EXIST THAT WOULD AFFECT THIS PROPERTY. AS WITH ANY LAND TRANSACTION, A TITLE SEARCH AND CERTIFICATE IS RECOMMENDED IN CONJUNCTION WITH THIS SURVEY, OR YOU MUST CONSULT A COMPETENT TITLE ATTORNEY.

DISTURBED ACRAGE= 0.203 AC.

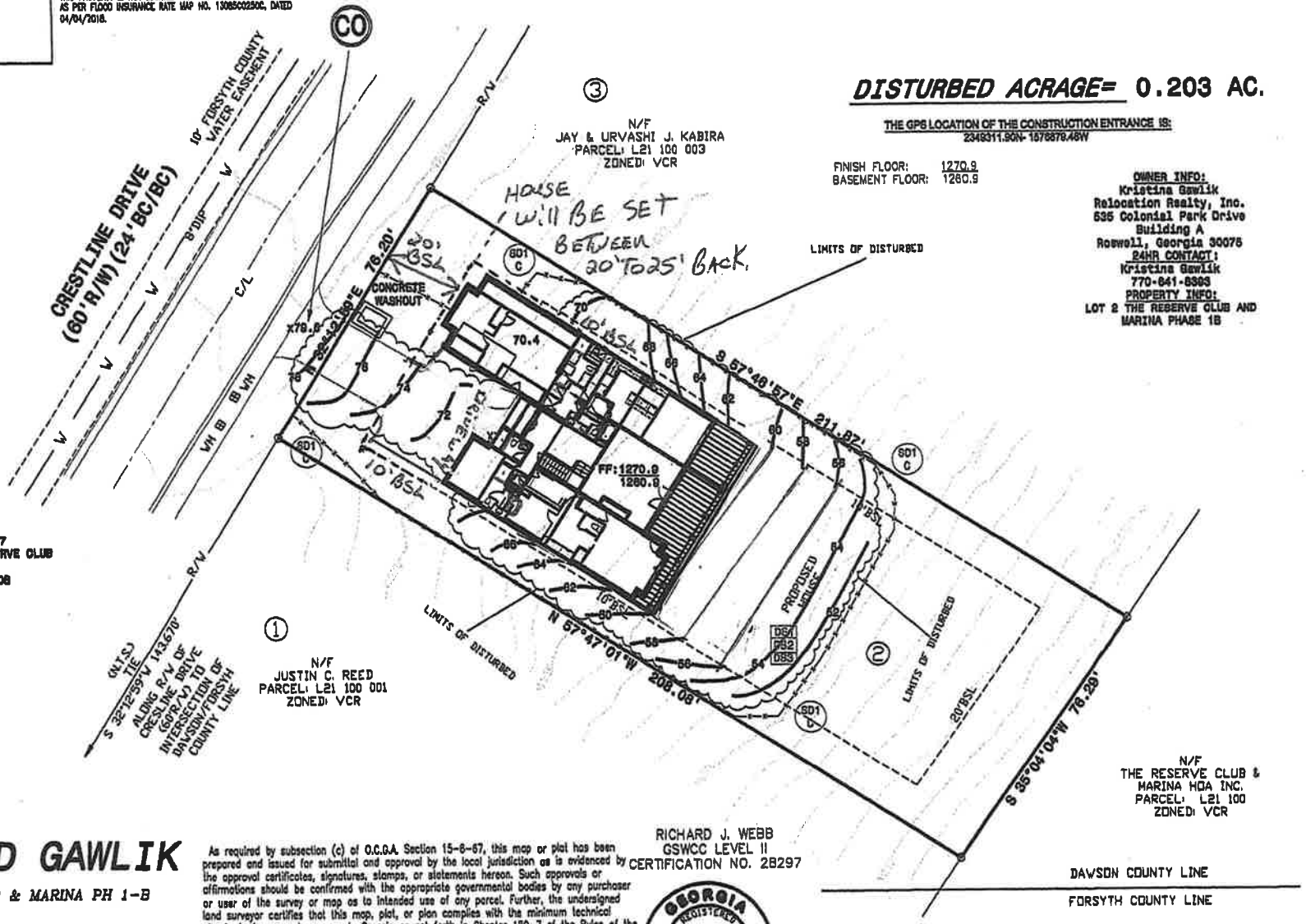
THE GPS LOCATION OF THE CONSTRUCTION ENTRANCE IS:
2349311.90N- 1576879.48W

FINISH FLOOR: 1270.9
BASEMENT FLOOR: 1260.9

OWNER INFO:
Kristina Gawlik
Relocation Realty, Inc.
535 Colonial Park Drive
Building A
Roswell, Georgia 30075
24HR CONTACT:
Kristina Gawlik
770-641-6303
PROPERTY INFO:
LOT 2 THE RESERVE CLUB AND MARINA PHASE 1B

LEGEND
BOC = BACK OF CURB
BSL = BUILDING SETBACK LINE
P/L = PROPERTY LINE
R/W = RIGHT OF WAY
LL = LAND LOT
LLL = LAND LOT LINE
N/T = NOW OR FORMERLY
N/T# = TAX MAP / PARCEL NO.
POB = POINT OF BEGINNING
NTS = NOT TO SCALE
IPF = IRON PIN FOUND
IPS = IRON PIN SET
CON MON = USCGS MONUMENT
RB = REBAR
CTP = CRIMP TOP PIPE
OTP = OPEN TOP PIPE
SQ. ROD = SQUARE ROD
AIF = ANGLE IRON FOUND
CMP = CORRUGATED METAL PIPE
RCP = REINFORCED CONC. PIPE
WM = WATER METER
WV = WATER VALVE
PP = POWER POLE
LP = LIGHT POLE
PH. BOX = PHONE BOX
U/G = UNDERGROUND
C.O. = SEWER CLEAN-OUT
MB = MAILBOX
SS = SANITARY SEWER
MH = MAN HOLE
= FINISHED FLOOR ELEV.
= FIRE HYDRANT
G-- = GAS LINE
P-- = POWER LINE
SS-- = SANITARY SEWER LINE
--FM-- = SANITARY FORCE MAIN
--T-- = TELEPHONE LINE
--W-- = WATER LINE
--X-- = FENCE LINE

NOTES & REFERENCES:
1. PLAT BOOK 74 PAGE 27
2. FINAL PLAT FOR RESERVE CLUB & MARINA PHASE 1-A DAWSON COUNTY RECORDS



LGP FOR:

RICHARD GAWLIK

THE RESERVE CLUB & MARINA PH 1-B
LOT 2
LAND LOT 528
14TH DISTRICT 1ST SECTION
DAWSON COUNTY, GEORGIA
MARCH 16, 2022

20 0 20 40 60
GRAPHIC SCALE - 1"=20'

As required by subsection (c) of O.C.G.A. Section 15-6-67, this map or plat has been prepared and issued for submittal and approval by the local jurisdiction as is evidenced by the approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of the survey or map as to intended use of any parcel. Further, the undersigned land surveyor certifies that this map, plat, or plan complies with the minimum technical standards for property surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act OCGA 15-6-67.

Richard J. Webb RLS 2507

RICHARD J. WEBB
GSWCC LEVEL II
CERTIFICATION NO. 28297

GEORGIA REGISTERED LAND SURVEYOR RICHARD J. WEBB

TECHNICAL LAND SERVICES INC. d/b/a
RICHARD WEBB & ASSOCIATES
Land Surveying Consultants
P.O. BOX 561 CUMMING GA. 30028 (770)-888-6103
100 KELLY MILL ROAD CUMMING GA. 30040
Email: rjwebb6103@comcast.net

JOB NO. 22057

88

Printed: 4/26/2022 11:34:44 AM

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
2021 - 1360	L21 100 002 / 1 LOT 2 THE RESERVE CLUB & MARINA PHASE 1A FMV: 72500	$656.13	$0.00 Fees: $0.00 $0.00	$0.00	$656.13	$0.00
	Totals:	**$656.13**	**$0.00**	**$0.00**	**$656.13**	**$0.00**

Paid Date: 11/1/2021 **Charge Amount:** $656.13

BENJAMINO RESCUE HOLDINGS LLC

Scan this code with your mobile phone to view this bill

Letter of Intent

Re: 7350 Crestline Drive, Dawsonville, GA 30534

To whom it may concern,

We are requesting a variance to move the setback for the front of the house to 20' instead of 40'. Doing this would allow for costs to be reduced drastically as the height of subwalls would be considerably lower as well as show conformity with the house to the Right of this lot. There are several homes in the subdivision that have been moved forward to allow for this and we ask for the same consideration. If there are any questions or need to contact me, please do not hesitate.

It states in the application requirements to include a letter from the environmental Health Department regarding on-site septic. The Dawson County side of the subdivision is on a community septic and highlighted on the plat.

Thank You,

Richard Gawlik

Retro Contracting, Inc.

ZA 22- 15

Planning Commission Meeting August 16, 2022
Board of Commission Hearing September 15, 2022

Applicant Proposal

The applicant is seeking to zone a 333-acre property located at the corner of Grizzle Road and Hanging Dog Road from Residential Sub-Rural to develop a 332 lot Residential Planned Community with amenities.

Applicant	D.R. Horton / Jim King
Amendment #	ZA 22 -15
Request	Rezone property to Residential Planned Community (RPC)
Concept Plan Proposed Uses	332 Residential lots with amenities; two points of entry.
Current Zoning	Residential-Sub Rural (RSR) 1 acre lots
Acreage	333 acres
Location	Grizzle Road and Hanging Dog Road
Road Classification	Local Roadway
Tax Parcel	097-017
Dawson Trail Segment	2
Watershed:	Etowah
Commission District	4
DRI	YES **#3703**

Direction	Zoning	Existing Use
North	R-A	Residential, Vacant
South	RSRMM	Residential, Vacant
East	R-A & RSR	Residential, Vacant
West	RSRMM & R-A	Residential, Vacant

According to the Comprehensive Plan and accompanying Future Land Use Plan, the subject property is identified as Rural Residential. the Rural Residential category seeks to preserve the pastoral landscape of the west of the county, limiting the need for public improvements and celebrating the natural landscape that remains both a scenic value to the community and a critical facet of supporting the environment and natural resources. This future land use category corresponds to lands west of the forest greenbelt which runs west of Dawsonville's proposed developed area. This area currently includes exurban and rural residences, farms, and forests. A three-acre lot size ensures that this area remains rural and very low density residential, so as to prevent the need to extend facilities and services to that area. It is desirable that conservation subdivision principles be followed in this area in order to encourage the set-asides of open space or retention of farm and forest land. The only zoning district designated for this land use is Residential Agriculture (RA)

County Agency Comments:

Engineering Department: *Traffic analysis byNV5 reviewed by KCI.*

Environmental Health Department: No comments returned as of 7.28.2022

Emergency Services: No comments returned as of 7.28.2022

Etowah Water & Sewer Authority: No plans for expansion at this time. Any water and sewer main upgrades and extensions would be paid at the developer's expense to Etowah Water & Sewer Authority regulations.

Board of Education:

Staff will be added as needed and no improvements are planned at this time.

	High	Middle/Junior High	Elementary
	Dawson Co. High School	DC Middle DC Jr. High	Blacksmill Elementary
Recommended Capacity	1400	725 725	725
Latest Enrollment	799	558 652	416

Planning & Development:

Land use planning is designed to focus on the function of properties and to program the development to coordinate utility and infrastructure planning. Dawson County's land use plan provides for a variety of districts that support single family residential growth. The Rural Residential land use designation is not one of the land uses associated with residential growth, the only zoning district associated is Residential Agriculture (RA). Conservation or cluster design subdivisions may be appropriate if an area is served by water and sewer and public services; however, this property does not meet that criterion. Additionally, environmental factors affecting the use and development of this property give the staff apprehension regarding the rezoning concept plan. After reviewing all relevant information, should the Planning Commission recommend approval of this rezoning request, staff recommends the attached stipulations.

THE PLANNING COMMISSION SHALL MAKE ITS RECOMMENDATIONS BASED ON THE FOLLOWING CRITERIA:

(1) The existing uses and classification of nearby property;

(2) The extent to which property values are diminished by the particular land use classification;

(3) The extent to which the destruction of property values of the applicant promotes the health, safety, morals, or general welfare of the public;

(4) The relative gain to the public, as compared to the hardship imposed upon the individual property owner;

(5) The suitability of the subject property for the proposed land use classification;

(6) 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; and

(7) The specific, unusual, or unique facts of each case, which give rise to special hardships, incurred by the applicant and/or surrounding property owners.

Photo of Public Notice: Intersection of Hanging Dog Road and Grizzle Road

Section 1. Terms: The uses of the property shall be limited to those specified in this resolution and consistent with as the concept plan attached hereto as Exhibit "B".

A. Residential Land Uses.

1. The project shall include a maximum of 240 Single Family Detached Dwelling Units.
2. The minimum lot size shall be 9,000 square feet.
3. The minimum side yard property line setback for detached Single Family Units shall be ten (10) feet and measured from the overhang of the structure.
4. Residential lots shall meet the minimum lot width of seventy (70) feet.
5. Residential lots shall have a depth of not less than one-hundred (100) feet.
6. Residential corner lots shall have adequate width to meet front yard building setback requirements from both abutting streets.

B. Open Space and Buffer Requirements.

1. A minimum of 140 acres of the project shall be preserved in perpetuity as undisturbed conservation area.
2. An undisturbed, natural, vegetative buffer shall be maintained for 50 feet, measured horizontally, on both banks of state waters as measured from the top of the bank except for perpendicular road and utility crossings.
3. There shall be no less than a 50' undisturbed buffer, plus an additional 25' setback, from all stream banks.
4. There shall be no less than a 250' undisturbed, natural, vegetative buffer, from the banks of the Etowah River.
5. Disturbance or encroachments by ditches, swales, storm water conveyance systems, storm water detention ponds, sanitary sewer conveyance systems, and any associated easements shall not encroach into a buffer, except as necessary for access and the utility crossing. All necessary storm water or sanitary sewer pipe encroachment must encroach into the buffer as near to perpendicular as practical. Grading for storm water detention ponds shall not encroach into any buffer.

C. Transportation.

1. A left turn land at the proposed northern site driveway.
2. A left-turn lane and a right turn deceleration lane. Separating the southbound approach, a left-turn only lane and a shared through/right-turn lane.

3. At the Intersection of Dawson Forest Road at Grizzle Road a westbound right-turn lane, and eastbound left-turn land and separating the southbound approach to a left-turn only lane and a shared through/right-turn lane.

4. The amenity sidewalks and pedestrian driveway crossings shall be placed so that pedestrians are visible to the drivers, and drivers are visible to the pedestrians. Pedestrian-driver sightlines shall not be blocked with landscaping or signage.

D. Development Requirements.

1. The owner/developer shall provide a Natural Resources Inventory - a written and graphic inventory of the natural resources at the site and surrounding area as it exists prior to the commencement of the project. This inventory shall be provided with the initial land development permit application. This description should include a discussion of soil conditions, forest cover, topography, wetlands, and other native vegetative areas on the site, as well as the location and boundaries of other natural feature protection and conservation areas such as wetlands, lakes, ponds, floodplains, stream buffers and other setbacks (e.g., buffer setbacks, wetland setbacks, etc.). Particular attention should be paid to environmentally sensitive features that provide particular opportunities or constraints for development.

CONCEPT PLAN DISCLAIMER:

1. THE CONCEPT REPRESENTED HEREIN IDENTIFIES A SCHEMATIC DESIGN RESULTING FROM LAYOUT PREFERENCES IDENTIFIED BY THE CLIENT COUPLED WITH A PRELIMINARY REVIEW OF ZONING AND LAND DEVELOPMENT REQUIREMENTS. THE FEASIBILITY OF THIS PLAN WITH RESPECT TO OBTAINING CITY, COUNTY, STATE AND OTHER APPLICABLE APPROVALS IS NOT WARRANTED AND CAN ONLY BE ASSESSED AFTER FURTHER EXAMINATION OF THE SITE AND VERIFICATION OF THE ZONING ORDINANCES AND DEVELOPMENT REGULATIONS ALONG WITH PROCUREMENT OF APPROPRIATE JURISDICTIONAL APPROVALS.

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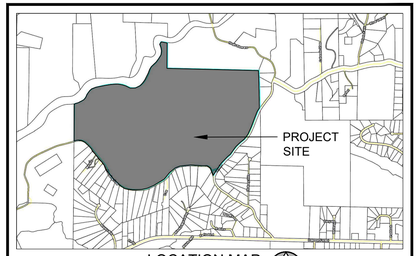
SITE SUMMARY

SITE AREA	
SITE AREA:	333.93 ACRES
ZONING CLASSIFICATION	
JURISDICTION:	DAWSON COUNTY
PROPOSED ZONING:	RPC
ADJACENT ZONING:	RSR & RA
BUILDING SUMMARY	
TOTAL LOTS:	333 LOTS
PROPOSED DENSITY:	0.997 DU/AC
LOT SIZE:	6,000 SF
BUILDING SETBACK SUMMARY	
FRONT SETBACK:	15 FT
BACK SETBACK:	20 FT
SIDE SETBACK:	5 FT



LOCATION MAP
NOT TO SCALE

PREPARED IN THE OFFICE OF:
LECRAW ENGINEERING
© 2022 LECRAW ENGINEERING, INC.
3475 CORPORATE WAY
SUITE 204
DULUTH, GA 30096
PHONE - 678.546.8100
FAX - 770.441.0298
WWW.LECRAWENGINEERING.COM
PE# 0002083

REV. #	DATE	DRAWN BY:	CHECKED BY:

CLIENT
DR HORTON, INC.
8800 ROSWELL ROAD, BUILDING B, SUITE 100,
SANDY SPRINGS, GEORGIA 30350

PROJECT
GRIZZLE ROAD
NORTH OF THE INTERSECTION OF HANGING DOG RD. & GRIZZLE RD.
DAWSON COUNTY, GEORGIA

SEAL:

DESIGN TEAM:

DRAWN BY:	JNM
DESIGNED BY:	JNM
REVIEWED BY:	JSW

811 Know what's below. Call before you dig.

SCALE & NORTH ARROW:

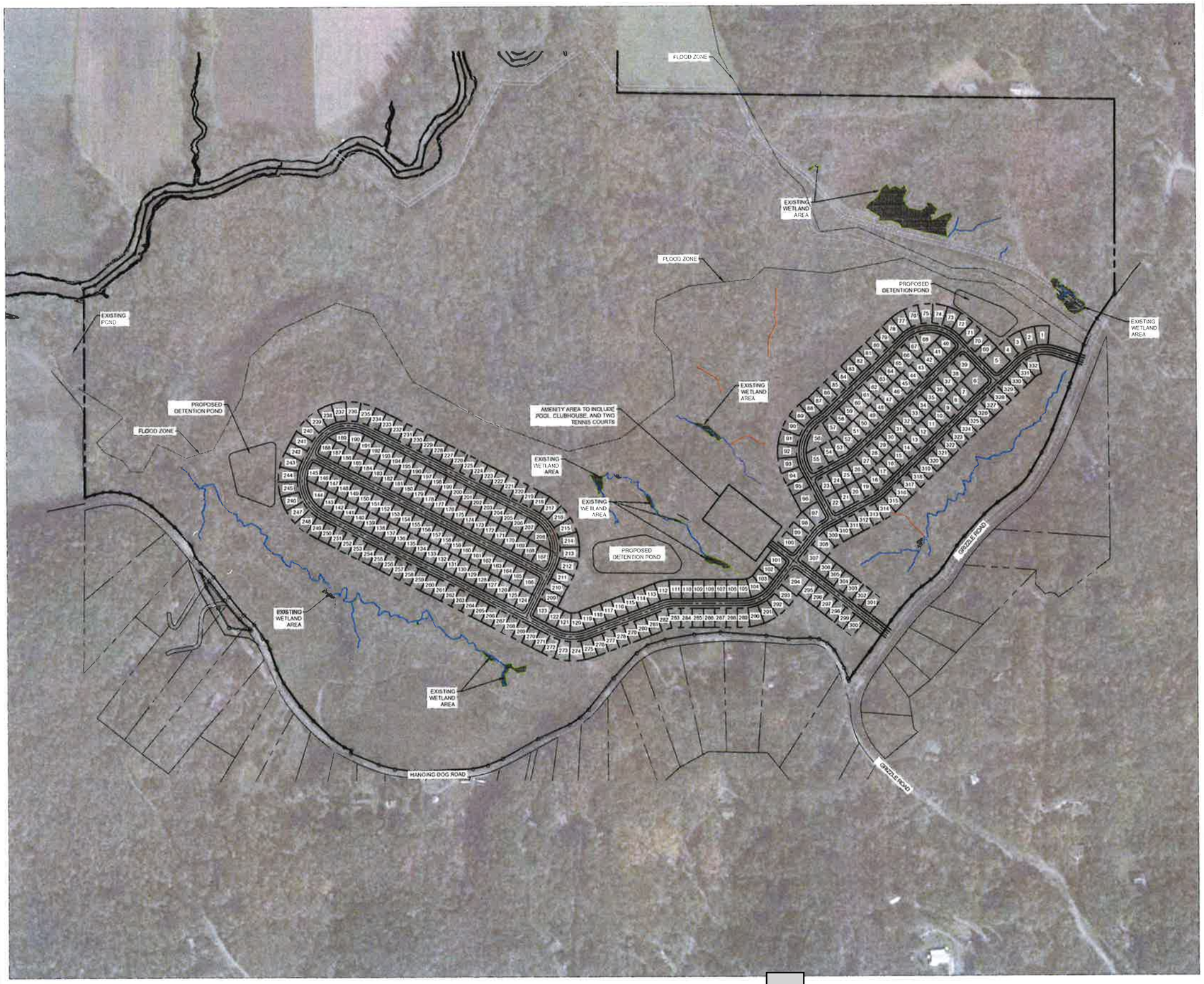
NORTH ARROW
0' 75' 150' 300'
SCALE: 1"=150'

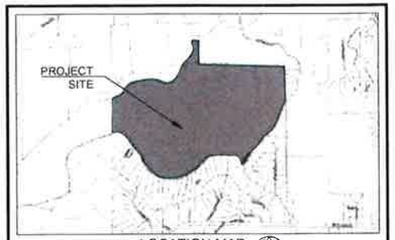
JOB #:	103247
DATE:	06/28/22

DETENTION CONCEPT PLAN

CS-1

Drawing name: C:\Users\JOSHUA~1.MUR\AppData\Local\Temp\AcPublish_26768\103247 Detention Concept Plan.dwg C-1 Jun 29, 2022 8:43am by: joshua.mura





LOCATION MAP
NOT TO SCALE

SITE SUMMARY

SITE AREA	
SITE AREA:	332.44 ACRES
ZONING CLASSIFICATION	
JURISDICTION:	DAWSON COUNTY
PROPOSED ZONING:	RPC
ADJACENT ZONING:	RSR & RA
BUILDING SUMMARY	
TOTAL LOTS:	332 LOTS
PROPOSED DENSITY:	0.999 DU/AC
LOT SIZE:	6,000 SF

CONCEPT PLAN DISCLAIMER:

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LECRAW ENGINEERING
© 2022 LECRAW ENGINEERING, INC.
3475 CORPORATE WAY
SUITE A
DULUTH, GA 30096
PHONE: 678.546.8100
FAX: 770.441.0256
WWW.LECRAWENGINEERING.COM
PE-002705

REV #	DATE	DRAWN BY	CHECKED BY

CLIENT
DR HORTON, INC.
8800 ROSWELL ROAD BUILDING B, SUITE 100,
SANDY SPRINGS, GEORGIA 30350

PROJECT
GRIZZLE ROAD
NORTH OF THE INTERSECTION OF HANGING DOG RD. & GRIZZLE RD.
DAWSON COUNTY, GEORGIA

SEAL:

PRELIMINARY - 2/2/22

DESIGN TEAM:

DRAWN BY:	JNM
DESIGNED BY:	JNM
REVIEWED BY:	JSW

811 Know what's below. Call before you dig.

SCALE & NORTH ARROW:

NORTH ARROW

0 125 250 500
SCALE 1"=250'

JOB #	103247
DATE	02/02/22

CONCEPT SITE PLAN

CS-1

CONCEPT PLAN DISCLAIMER:

1. THE CONCEPT REPRESENTED HEREIN IDENTIFIES A SCHEMATIC DESIGN RESULTING FROM LAYOUT PREFERENCES IDENTIFIED BY THE CLIENT COUPLED WITH A PRELIMINARY REVIEW OF ZONING AND LAND DEVELOPMENT REQUIREMENTS. THE FEASIBILITY OF THIS PLAN WITH RESPECT TO OBTAINING CITY, COUNTY, STATE AND OTHER APPLICABLE APPROVALS IS NOT WARRANTED AND CAN ONLY BE ASSESSED AFTER FURTHER EXAMINATION OF THE SITE AND VERIFICATION OF THE ZONING ORDINANCES AND DEVELOPMENT REGULATIONS ALONG WITH PROCUREMENT OF APPROPRIATE JURISDICTIONAL APPROVALS.
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BACK SETBACK:	20 FT
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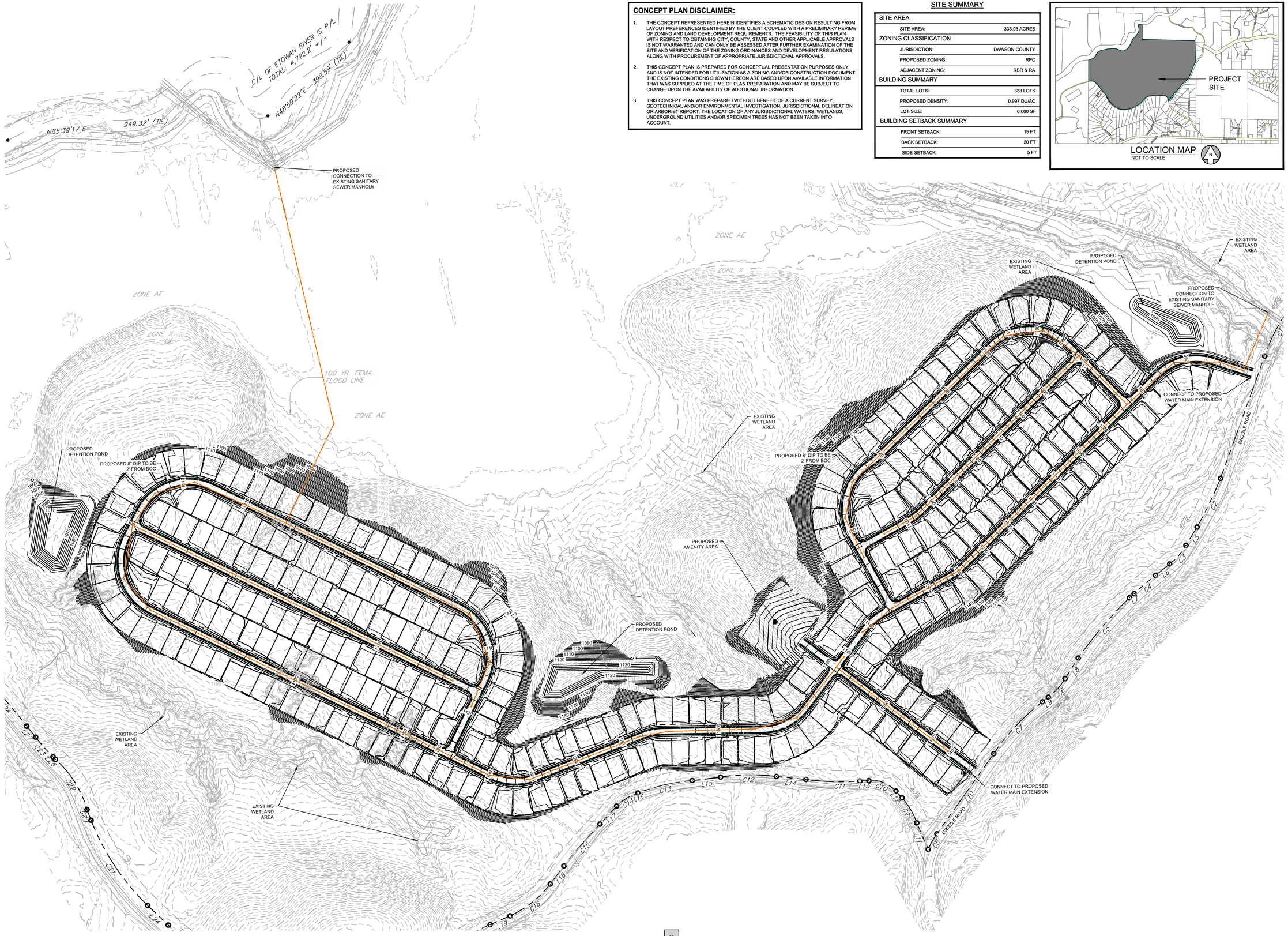
LOCATION MAP
NOT TO SCALE



PREPARED IN THE OFFICE OF:

LECRAW ENGINEERING

3475 CORPORATE WAY
SUITE A
DULUTH, GA 30096
PHONE - 678.546.8100
FAX - 770.441.0298
WWW.LECRAWENGINEERING.COM
PE# 5402183

REV. #	DATE	DRAWN BY:	CHECKED BY:

CLIENT
DR HORTON, INC.
8800 ROSWELL ROAD, BUILDING B, SUITE 100,
SANDY SPRINGS, GEORGIA 30350

PROJECT
GRIZZLE ROAD
NORTH OF THE INTERSECTION OF HANGING DOG RD. & GRIZZLE RD.
DAWSON COUNTY, GEORGIA

SEAL:

DESIGN TEAM:

DRAWN BY:	JNM
DESIGNED BY:	JNM
REVIEWED BY:	JSW

811 Know what's below. Call before you dig.

SCALE & NORTH ARROW:

NORTH ARROW

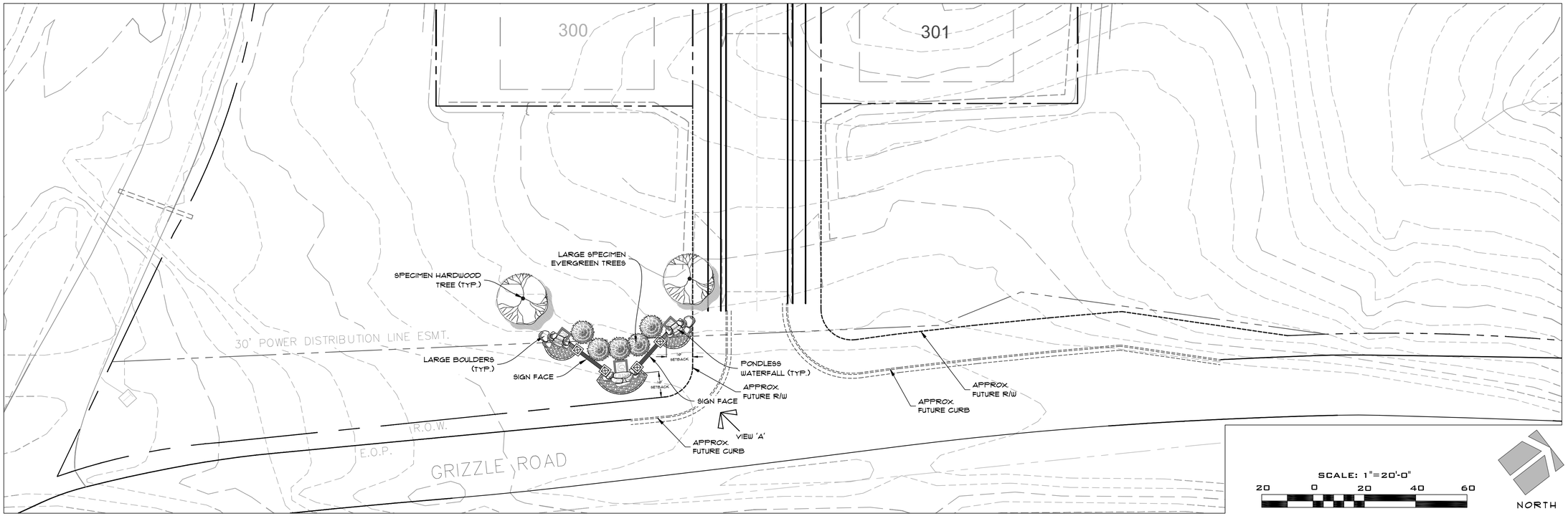
0' 75' 150' 300'
SCALE: 1"=150'

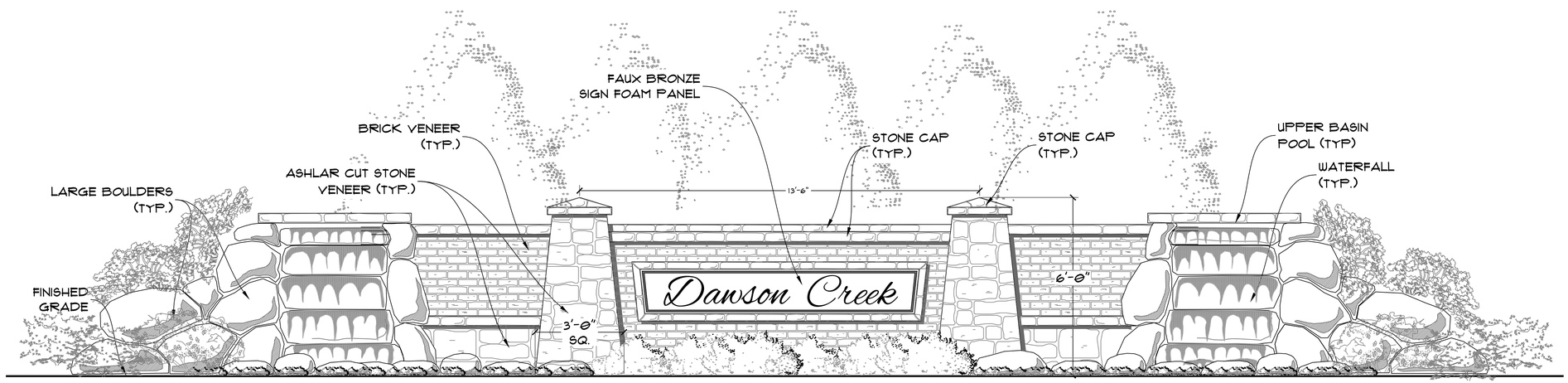
JOB #:	103247
DATE:	06/29/22

UTILITY CONCEPT PLAN

CS-1

Drawing name: C:\Users\JOSHUA~1.MUR\AppData\Local\Temp\AcPublish_28768\103247 Detention Concept Plan.dwg C-2 Jun 29, 2022 8:38am by: joshua.mura





VIEW 'A'

ENTRANCE MONUMENT ELEVATION

1/2"=1'-0"

BLD

BAKER LAND DESIGN

LANDSCAPE ARCHITECTURE
LAND PLANNING
CERTIFIED ARBORIST

29 SARATOGA PLACE
ATLANTA, GA 30324
PHONE: (404) 787-3973
WWW.BAKERLANDDESIGN.COM

ENTRANCE CONCEPT

FOR

DAWSON CREEK (FKA GRIZZLE ROAD)

SOUTH ENTRANCE

REVISIONS

DRAWN BY: BH

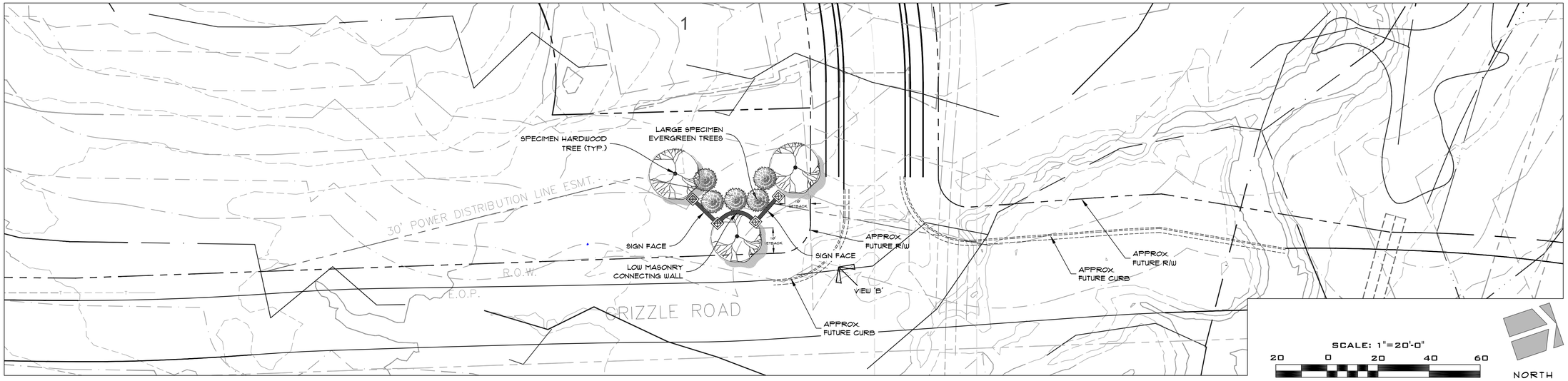
CHECKED BY: TB

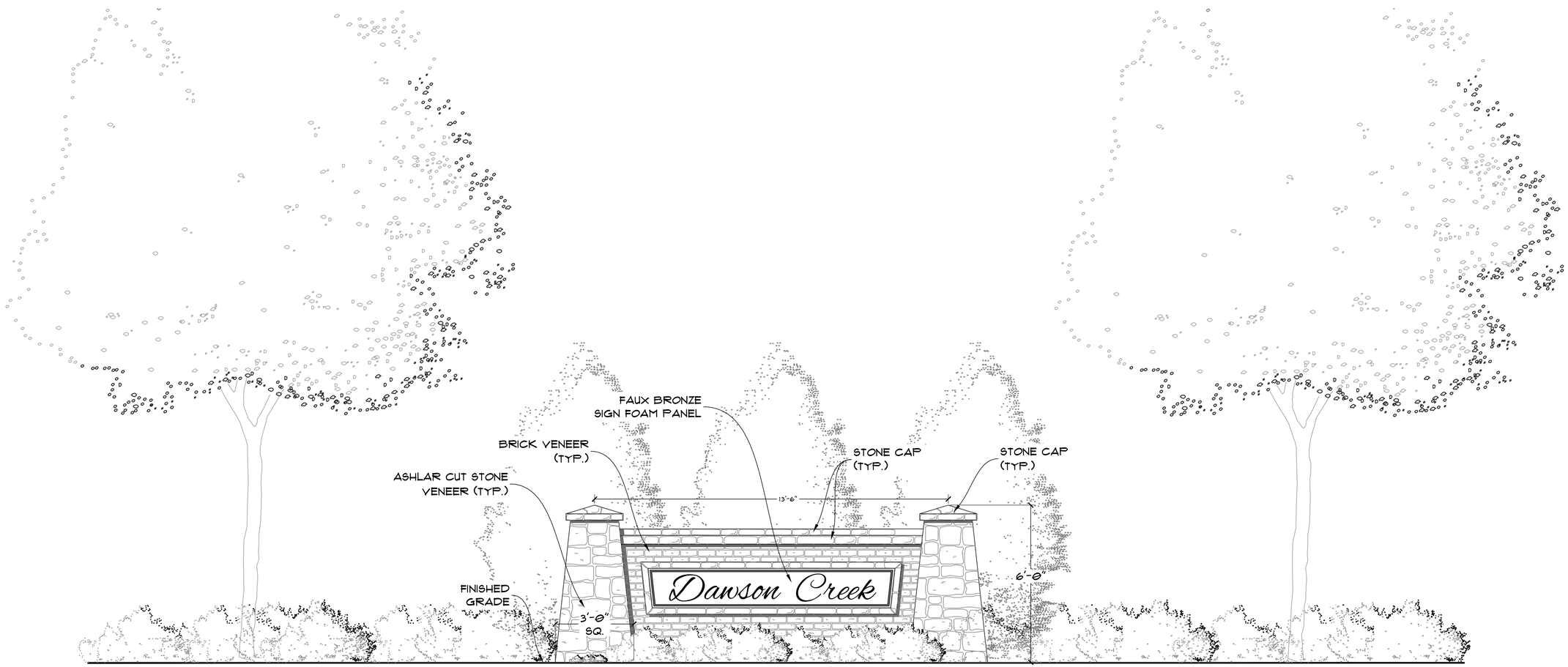
SCALE: AS SHOWN

DATE: 6/9/22

JOB NO.

SHEET 1 OF 2





VIEW 'B'

ENTRANCE MONUMENT ELEVATION

1/2"=1'-0"

BLD

BAKER LAND DESIGN

LANDSCAPE ARCHITECTURE
LAND PLANNING
CERTIFIED ARBORIST

29 SARATOGA PLACE
ATLANTA, GA 30324
PHONE: (404) 787-3973
WWW.BAKERLANDDESIGN.COM

ENTRANCE CONCEPT

FOR

DAWSON CREEK (FKA GRIZZLE ROAD)

NORTH ENTRANCE

REVISIONS

DRAWN BY: BH

CHECKED BY: TB

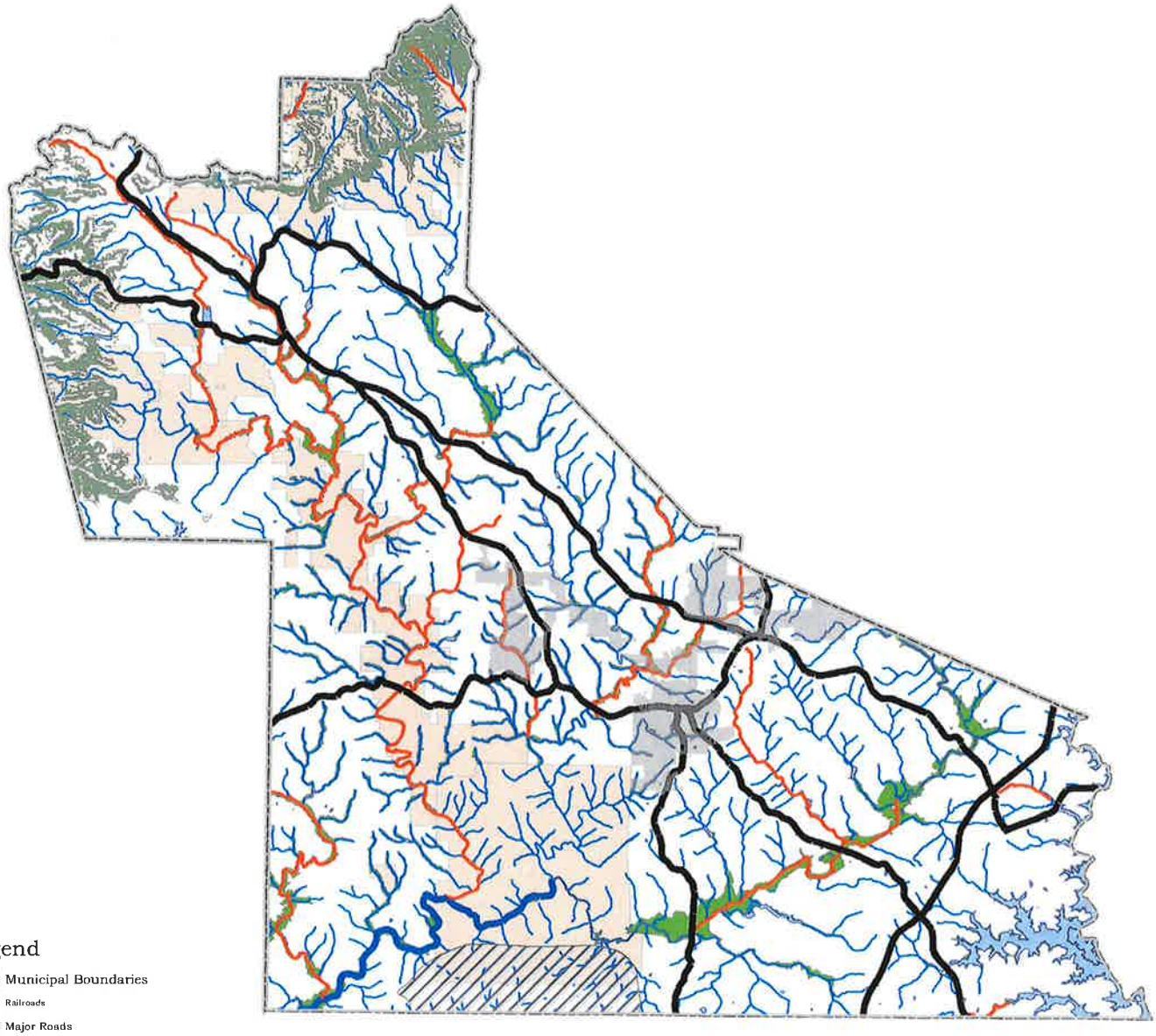
SCALE: AS SHOWN

DATE: 6/9/22

JOB NO.

SHEET 2 OF 2

Dawson County Environmentally Sensitive Areas

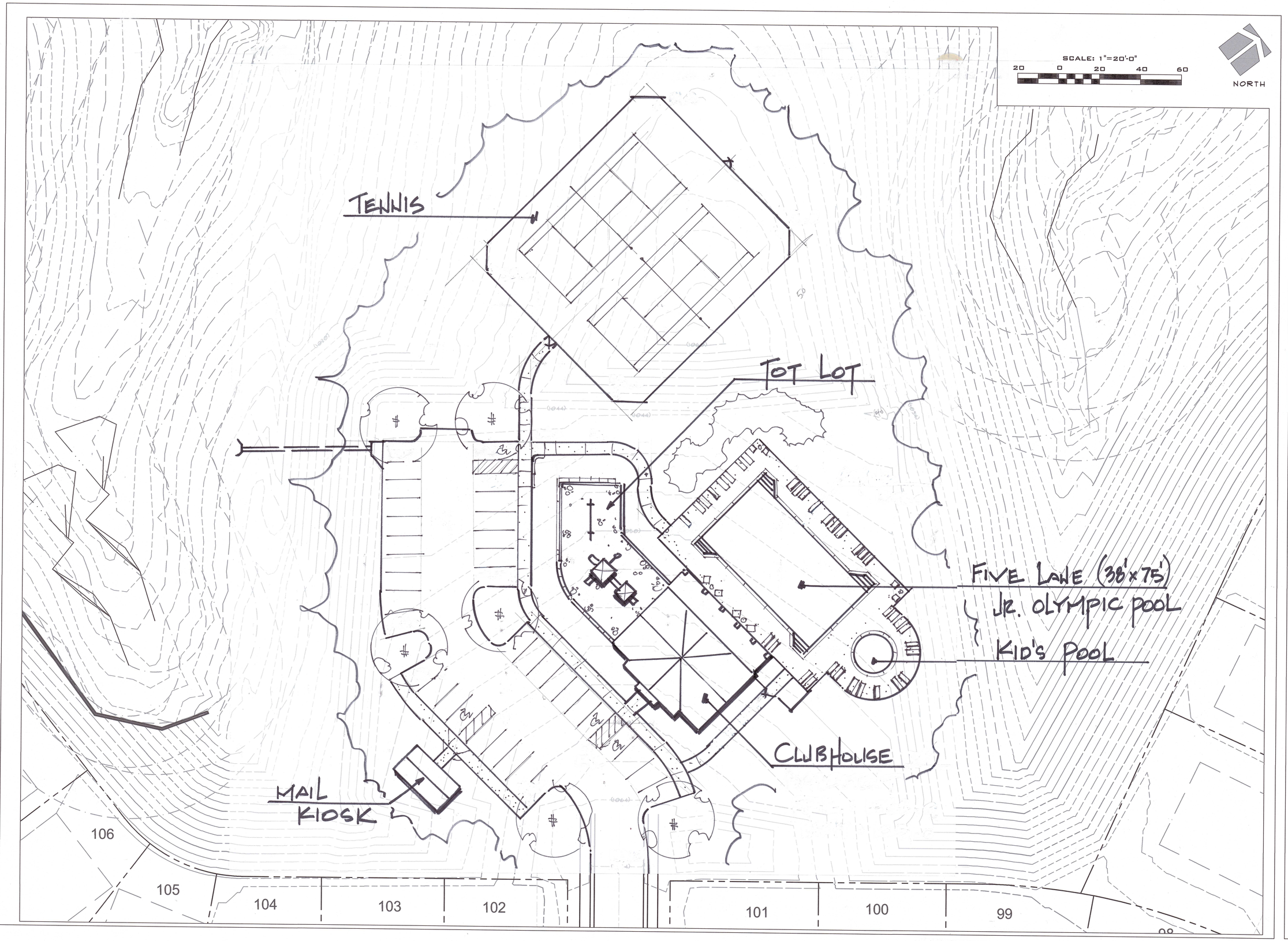


Legend

- Municipal Boundaries
- Railroads
- Major Roads
- Dawson County Flood Areas
- Ground Water Recharge Areas
- 305b 303d Streams
- Protected Rivers
- Protected Mountains
- Ponds and Lakes
- Streams and Rivers
- National Wetlands Inventory
- Conservation Lands

Georgia Mountains Regional Commission
Map Prepared By FBB, July, 2018

0 0.5 1 2 3 Miles



BLD

BAKER LAND DESIGN

LANDSCAPE ARCHITECTURE
LAND PLANNING
CERTIFIED ARBORIST

29 SARATOGA PLACE
ATLANTA, GA 30324
PHONE: (404) 787-3973
WWW.BAKERLANDDESIGN.COM

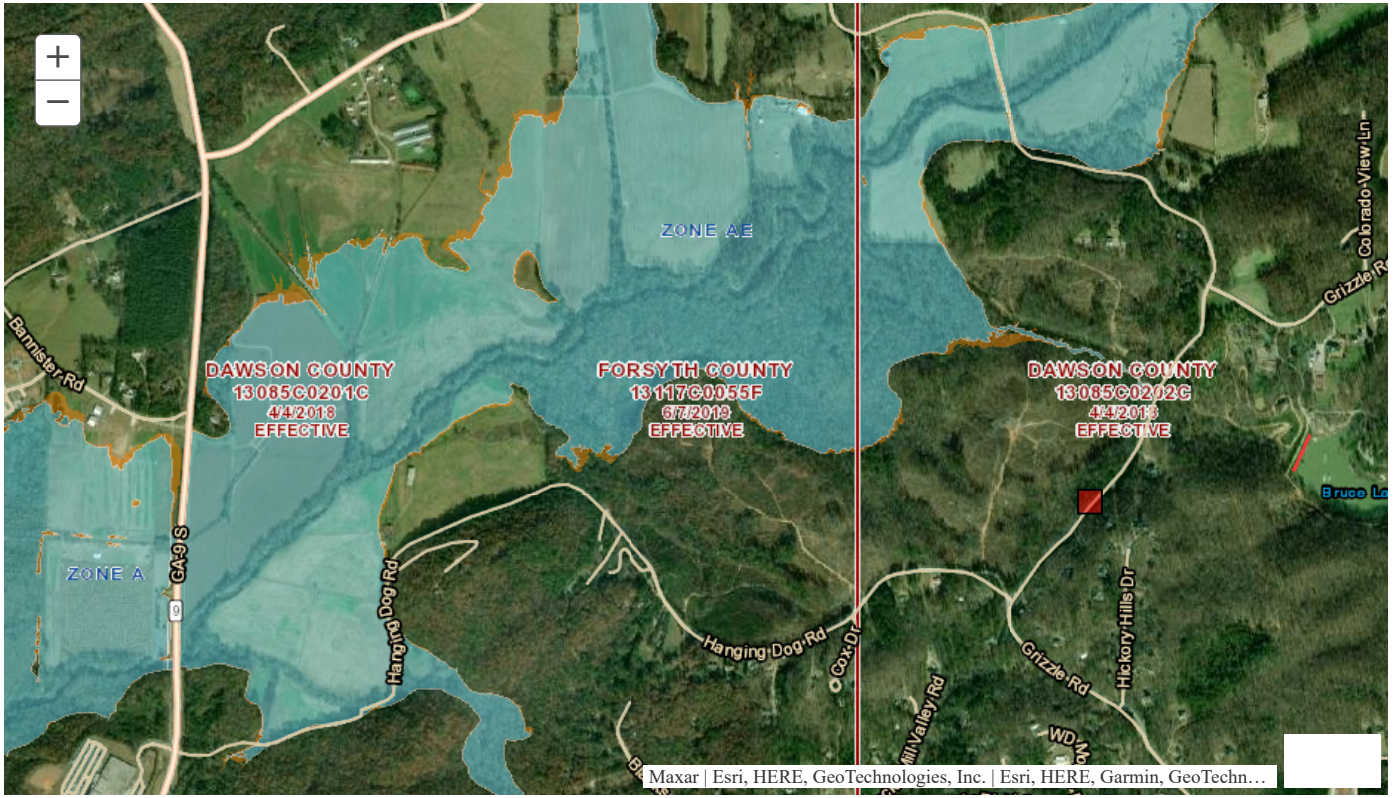
REC CONCEPT FOR DAWSON CREEK (FKA GRIZZLE ROAD)

REVISIONS

DRAWN BY: TB
CHECKED BY:
SCALE: 1"=20'-0"
DATE: 6.9.22
JOB NO.
SHEET 1 of 1

Grizzle Rd, Dawsonville, GA 30534

GEORGIA FLOOD MAP PROGRAM



Low Risk

Current Flood Zone:	X	
*Probability of Flooding: *(30-Year Period)*	Not Available	**Not Available**
Base Flood Elevation:	Not Available	**Not Available**
Lowest Adj Grade:	Not Available	
Preliminary Flood Zone:	Not Available	**Not Available**
Flood Zone Change Type:	Not Available	

Location Information

Panel:	**13085C0202C**
Watershed:	**Etowah**
County:	**DAWSON**
Community ID:	**13085C**
Map Status:	**EFFECTIVE**

* Flood Depths shown on this report are derived from FEMA RiskMAP products and are rounded to the nearest tenth of a foot. These depths are calculated from HEC-RAS modeling and represent the best available data. Only areas within a RiskMAP studied watershed will have this data available. Please check back if your area is not currently available. For more information, please visit the FEMA Map Service Center at https://msc.fema.gov/portal/resources/faq

Legend with Flood Zone Designations

- Flood Control Structures
- Base Flood Elevations
- Cross Sections
- Coastal Transects
- FIRM Panel Index
- 1% Flood - Floodway (High Risk)
- 1% Flood - Zone AE (High Risk)
- 1% Flood - Zone A, AH, or AO (HighRisk)
- 0.2% Flood - X-Shaded (Moderate Risk)
- Area of Undertermined Flood Hazard
- 1% Flood - Zone VE (HighRisk)
- Area Not Included
- Letters of Map Revision
- Coastal Barrier Resource Area
- Limit of Moderate Wave Action
- Floodway Decrease
- Floodway Increase
- 100-Year Flood Zone Decrease
- 100-Year Flood Zone Increase
- Zone Change

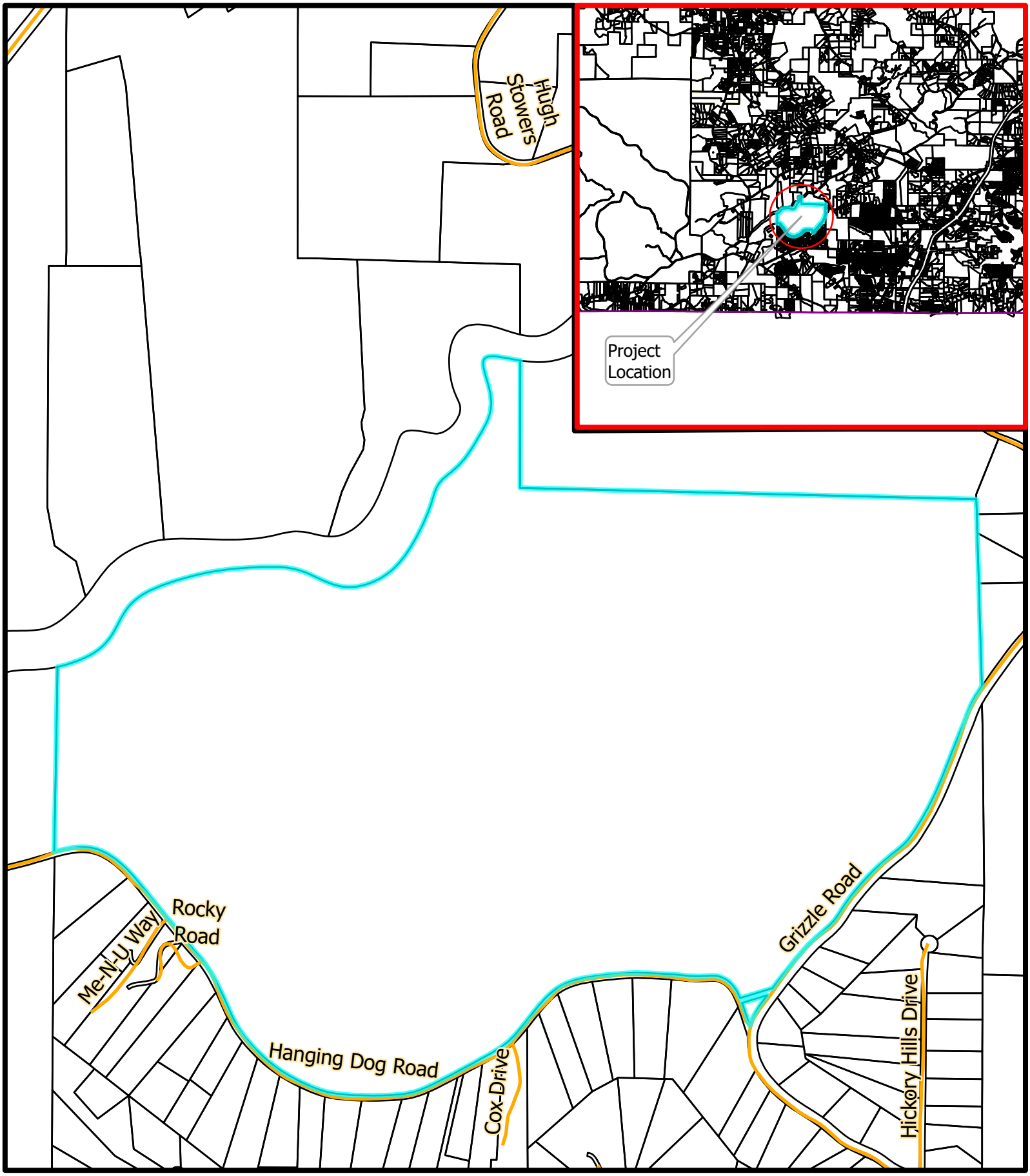
Nature Doesn't Read Flood Maps

Many people don't understand just how risky the floodplain can be. There is a greater than 26% chance that a non-elevated home in the SFHA will be flooded during a 30-year mortgage period.

The chance that a major fire will occur during the same period is less than 10%!

FOR MORE INFORMATION VISIT, PLEASE VISIT: FloodSmart.gov The official site of the NFIP

Disclaimer: This data is not to be used to determine any base flood elevations or flood zone designations for NFIP (National Flood Insurance Program) purposes. For NFIP flood insurance and regulation purposes, please refer to the published effective FIRM (Flood Rate Insurance Map) for your area of concern. Values displayed for Current Flood Zone, Preliminary Flood Zone, Flood Zone Change Type, and Probability of Flooding over a 30-year period based on center of dot location, not extent of structure(s).



DAWSON COUNTY DISCLAIMS ANY RESPONSIBILITIES, LIABILITIES OR DAMAGES FROM THE USE OF THIS MAP. THIS MAP IS ONLY FOR DISPLAY PURPOSES.

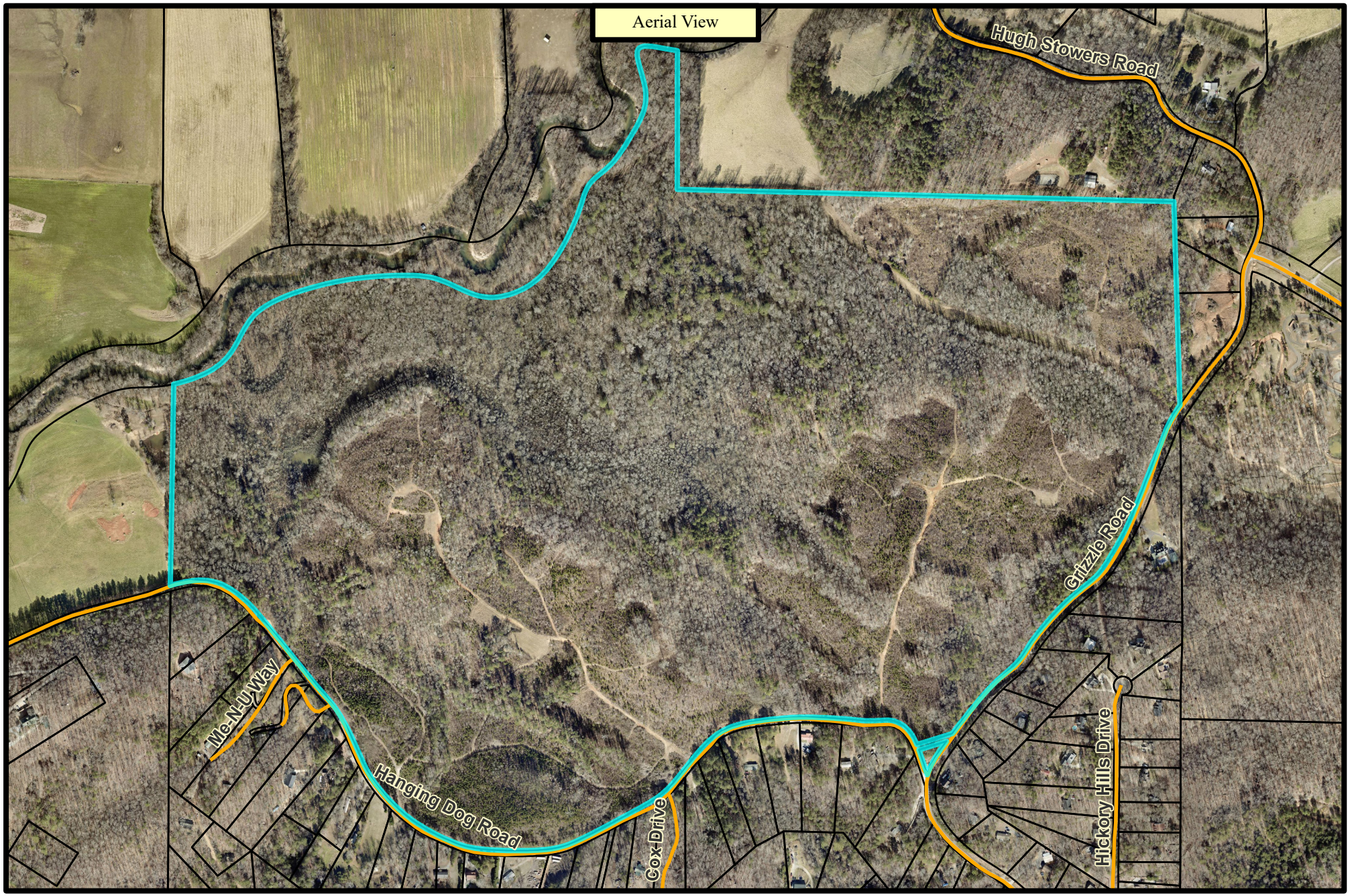
N

Dawson County

Planning and Development

Staff Report: Exhibit

Parcel #: 097-017
Current Zoning: RSR
FLU: RR
Application #:ZA 22-15



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N

Scale: 1:9,985

Dawson County

Planning and Development

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Parcel #:097-017
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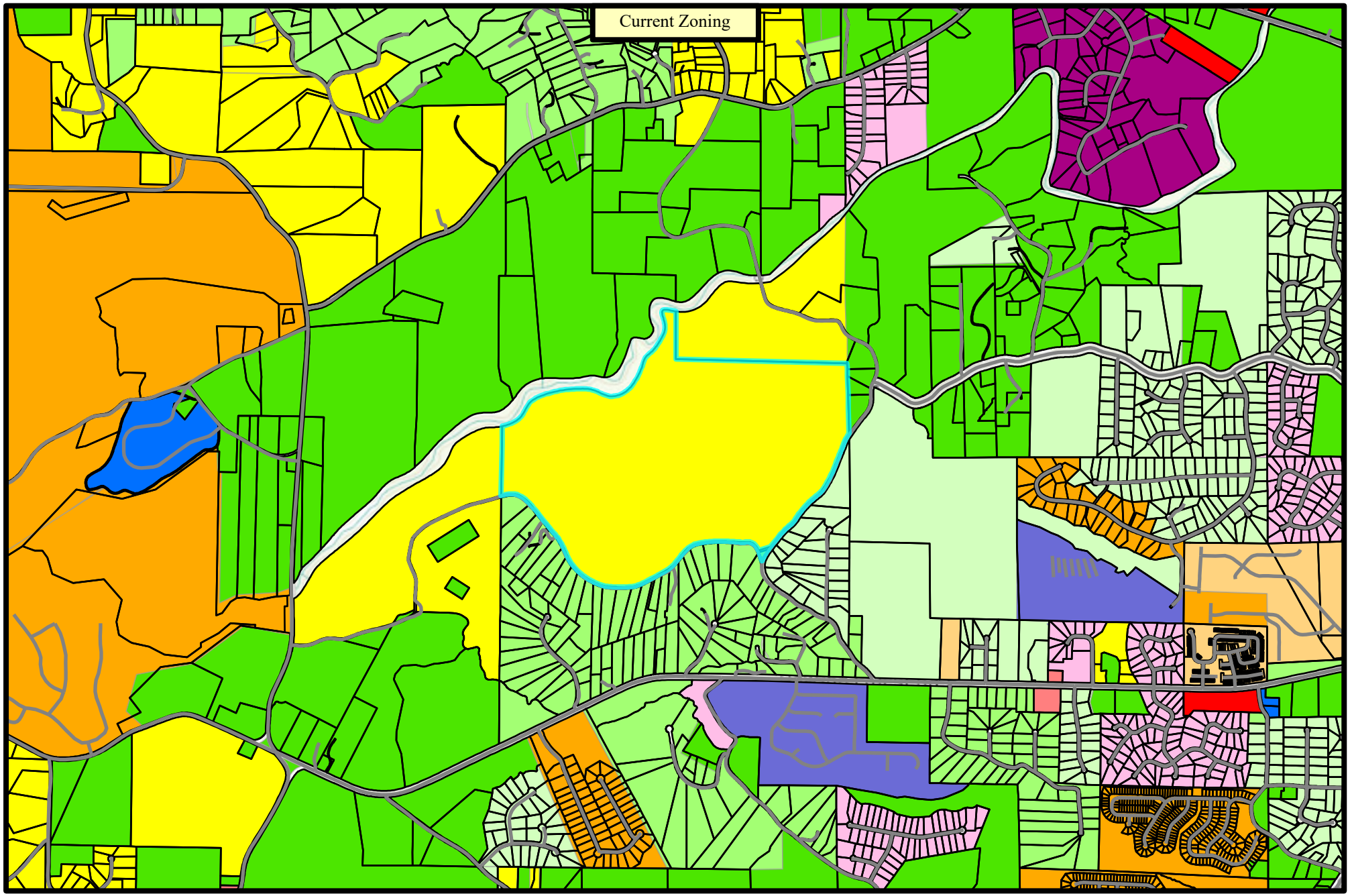
Application #:ZA 22-15



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N

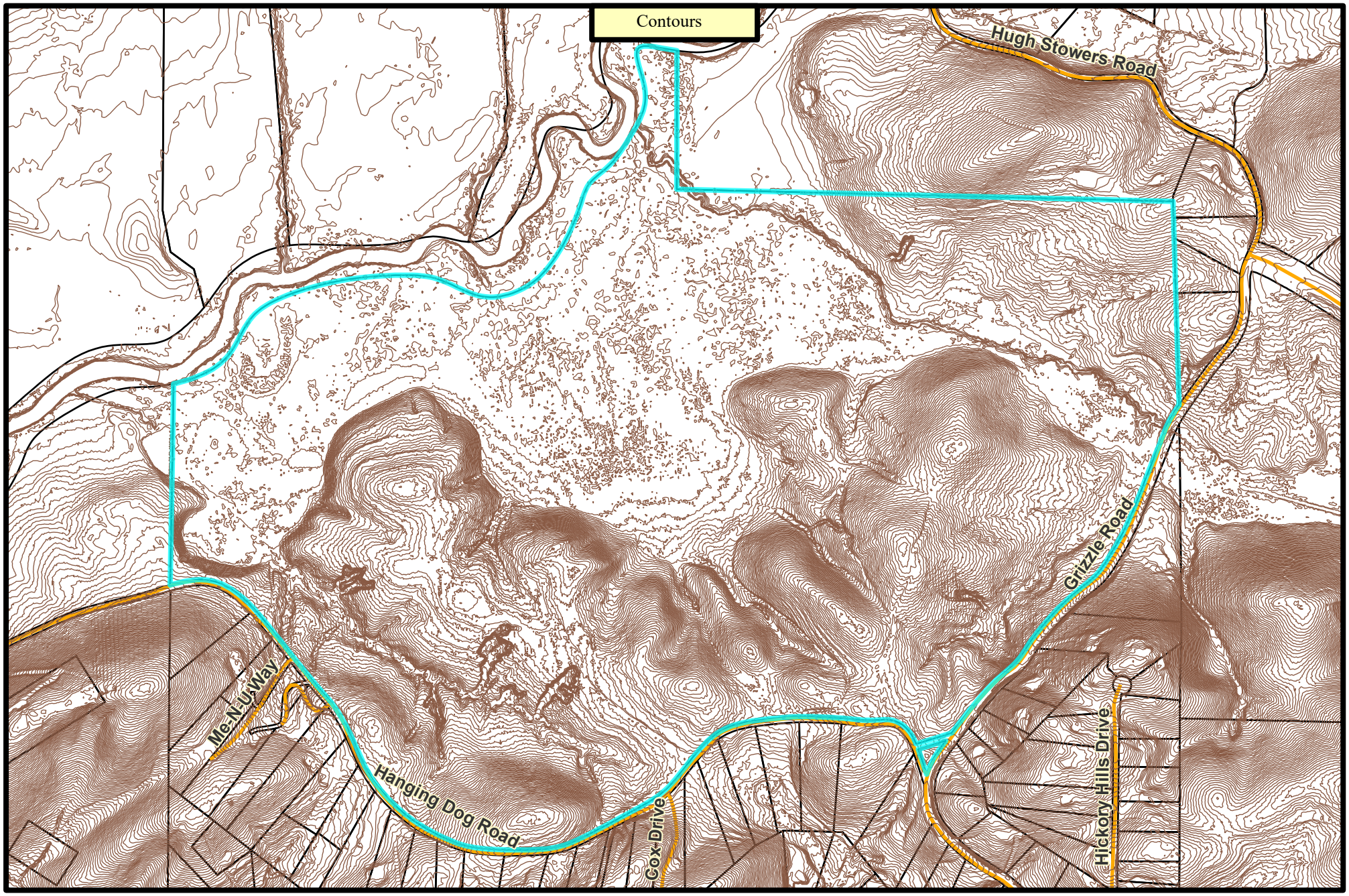
Scale: 1:28,972

Dawson County

Planning and Development

Staff Report

Parcel #:097-017
Current Zoning: RSR
FLU: RR
Application #:ZA 22-15



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N

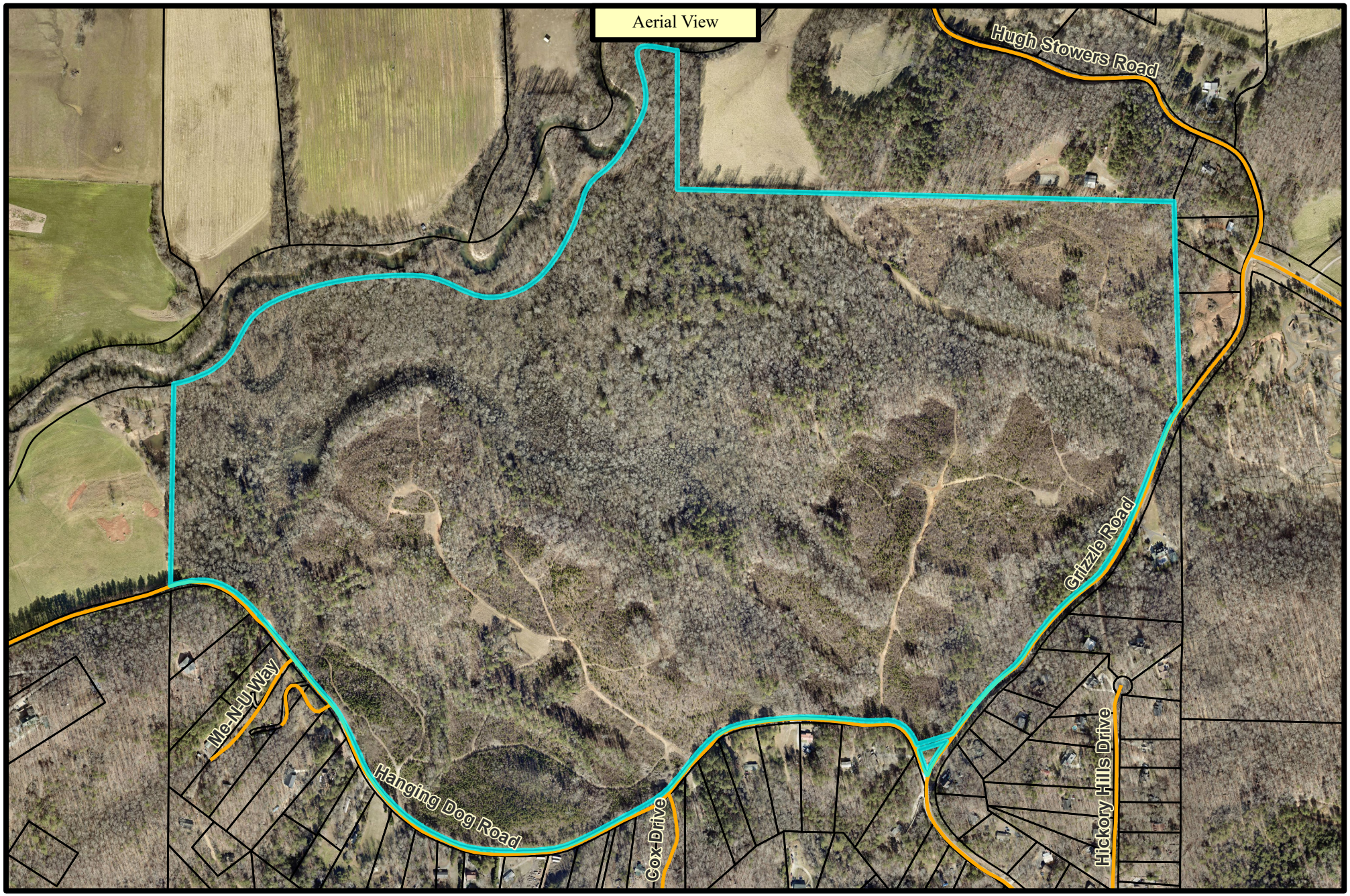
Scale: 1:9,985

Dawson County

Planning and Development

Staff Report

Parcel #:097-017
Current Zoning: RSR
FLU: RR
Application #:ZA 22-15



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N

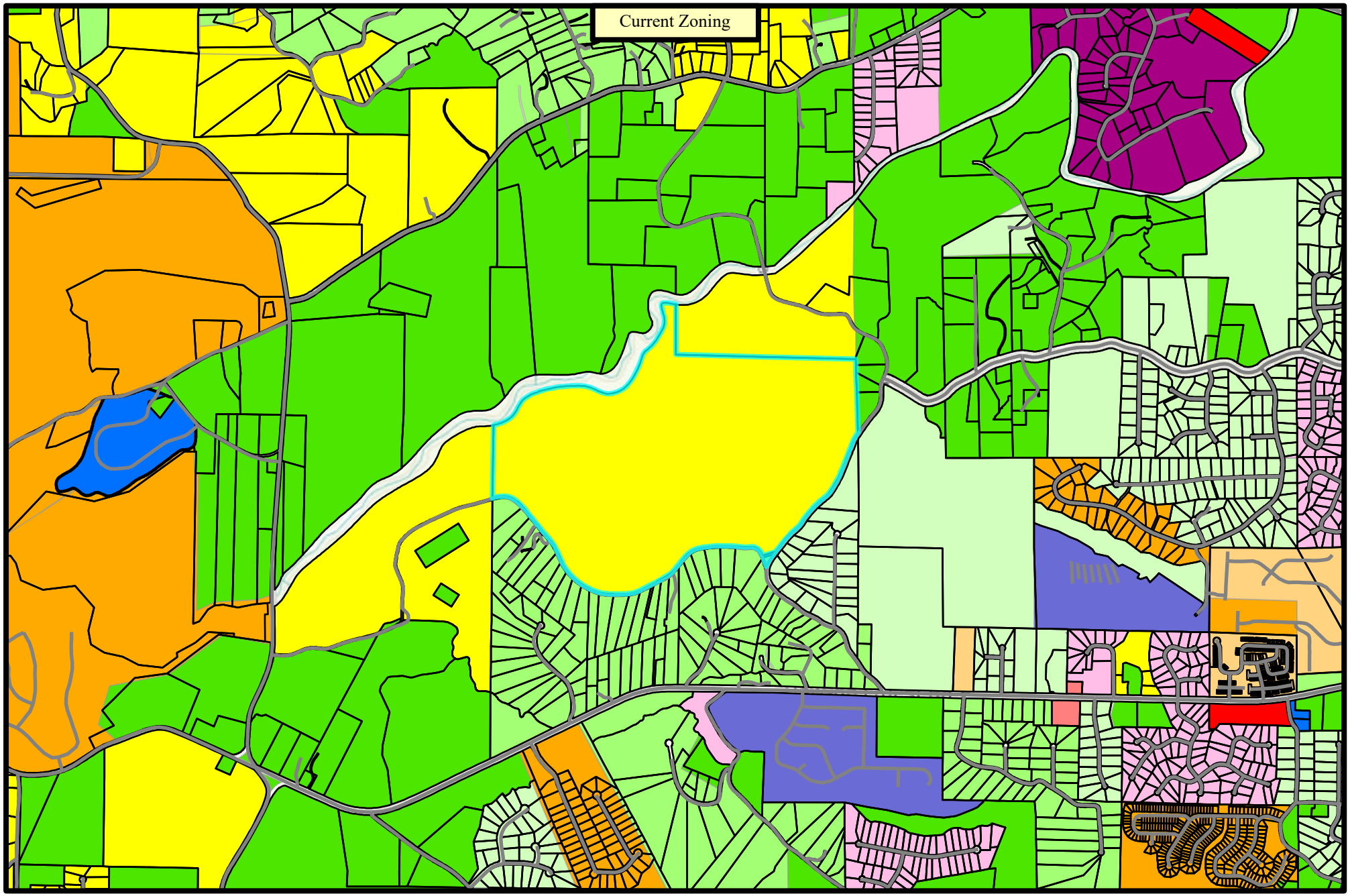
Scale: 1:9,985

Dawson County

Planning and Development

Staff Report

Parcel #: 097-017
Current Zoning: RSR
FLU: RR
Application #:ZA 22-15



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N

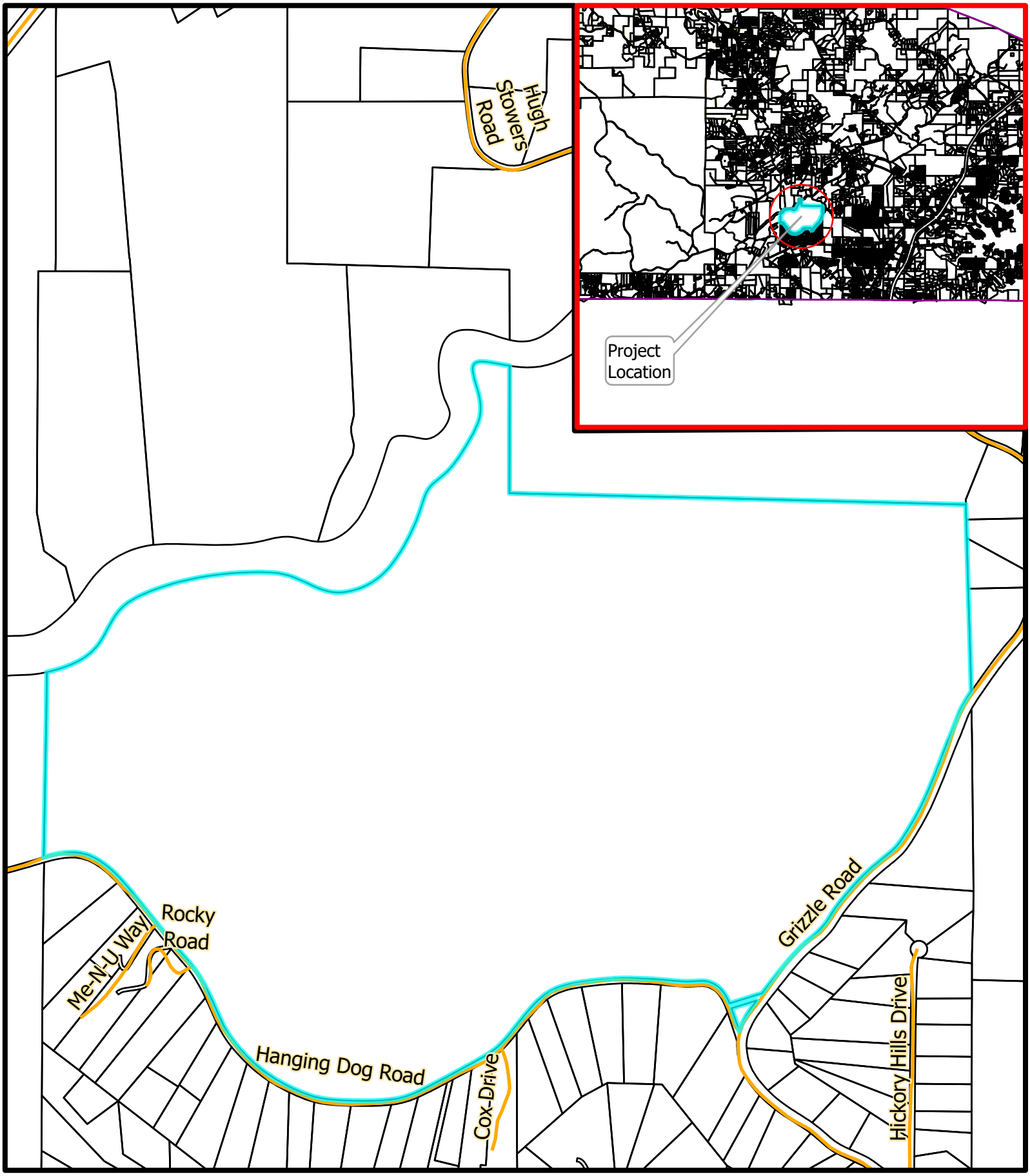
Scale: 1:27,583

Dawson County

Planning and Development

Staff Report

Parcel #: 097-017
Current Zoning: RSR
FLU: RR
Application #:ZA 22-15



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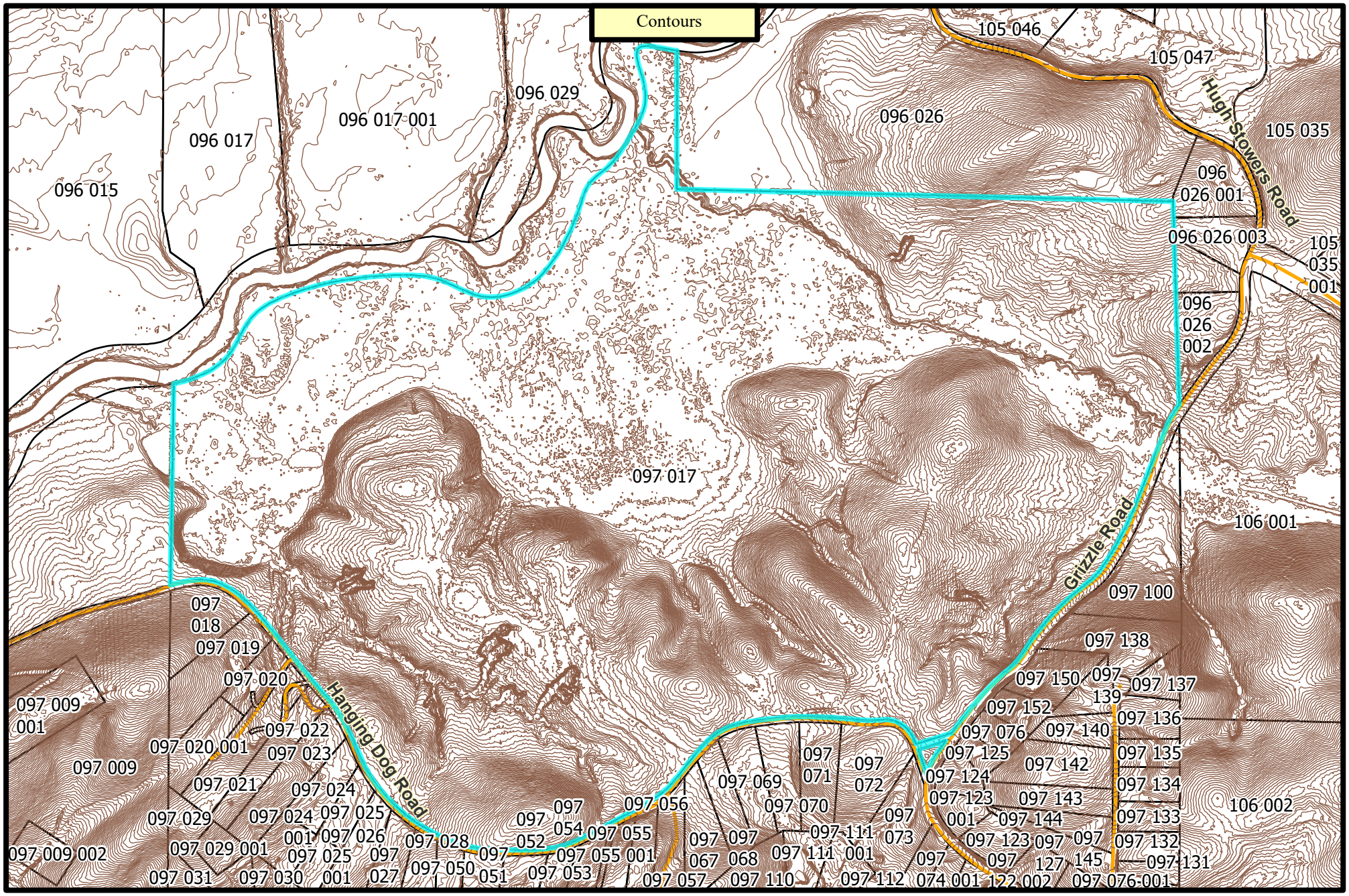
N

Dawson County

Planning and Development

Staff Report: Exhibit

Parcel #: 097-017
Current Zoning: RSR
FLU: RR
Application #:ZA 22-15



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N

Scale: 1:9,985

Dawson County

Planning and Development

Staff Report

Parcel #: 097-017
Current Zoning: RSR
FLU: RR
Application #:ZA 22-15

'22MAY13 9:29AM

Dawson County Rezoning Application

FOR STAFF USE ONLY
DATE & TIME STAMP

APPLICANT INFORMATION (or Authorized Representative)

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

Printed Name: Jim King

Address: 131 Prominence Court, Suite 230 Dawsonville GA 30534

Phone (Listed/Unlisted): _____

Email (Business/Personal): _____

Status: ☐ Owner ☑ Authorized Agent ☐ Lessee ☐ Option to purchase

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: _____ Applicant Signature: Jim King Digitally signed by Jim King DN: cn=Jim King, o, ou, email=jim@kingconsulting.info, c=US Date: 2022.05.10 07:51:20 -04'00'

REQUESTED ACTION & DETAILS OF PROPOSED USE

☑ Rezoning to: RPC ☐ Special Use Permit for: _____

Proposed Use: Single Family Neighborhood (Detached) with Amenity Area

Existing Utilities: ☑ Water ☑ Sewer ☐ Gas ☑ Electric

Proposed Utilities: ☑ Water ☑ Sewer ☑ Gas ☑ Electric

RESIDENTIAL

No. of Lots: 332 Minimum Lot Size: 6,000 SF (acres) No. of Units: 332

Minimum Heated Floor Area: _____ sq. ft. Density/Acre: 0.99

Type: ☐ Apartments ☐ Condominiums ☐ Townhomes ☑ Single-family ☐ Other

Is an Amenity Area proposed: Yes; if yes, what? Clubhouse, Pool & 2 Tennis Courts

COMMERCIAL & INDUSTRIAL

Building area: _____ No. of Parking Spaces: _____

Property Owner/ Property Information

Name: CN Investment Partners, LP

Street Address of Property being rezoned: 0 Grizzle Road

Rezoning from: RSR to: RPC Total acrage being rezoned: 332

Directions to Property (if no address):

Property is located on the north side of the intersection of Grizzle Road and Hanging Dog Road

Subdivision Name (if applicable): None currently Lot(s) #: 332

Current Use of Property: Undeveloped

Does this proposal reach DRI thresholds? Yes If yes, the application will require transportation studies and additional review by the Georgia Mountains Regional Planning Commission. This adds several weeks to the review and processing.

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? ☐ North ☐ South

SURROUNDING PROPERTY ZONING CLASSIFICATION:

North RA South RSRMM & RS East RSR & RA West RSR & RSRM

Future Land Use Map Designation: RR - Rural Residential

Access to the development will be provided from:

Road Name: Grizzle Road Type of Surface: Asphalt paved

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 or a land use professional 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 5-11-2012

Witness _____ Date 5-11-2012

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

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.

'22MAY13 9:30AM

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: Jim King

Digitally signed by Jim King
DN: cn=Jim King, o, ou, email=jim@kingconsulting.info, c=US
Date: 2022.05.10 08:02:50 -04'00'

Applicant Printed Name: Jim King

Application Number: _____

Date Signed: _____

Sworn and subscribed before me

this 13 day of May, 2022.

_____
Notary Public

My Commission Expires: June 10 2024

{Notary Seal}

VALERIE KAY MASSEY
MY COMMISSION EXPIRES
NOTARY
PUBLIC
JUNE 10, 2024
DAWSON COUNTY, GEORGIA

PROPERTY OWNER AUTHORIZATION

I/we, Ali Nezhat (CN Investments and FN Investments), hereby swear that I/we own the property located at (fill in address and/or tax map & parcel #):

097 017

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: Bruce A. Rippen for D.R. Horton, Inc.

Signature of applicant or agent: _____ Date: 3-7-22

****

Printed Name of Owner(s): Ali Nezhat (CN Investments and FN Investments)

Signature of Owner(s): _____ Date: _____

Mailing address: _____

City, State, Zip: _____

Telephone Number: Listed _____

Unlisted _____

Sworn and subscribed before me
this 28th day of March, 2022

Notary Public

My Commission Expires: 8/17/25

ERIC JONES
NOTARY PUBLIC
Douglas County
State of Georgia
My Comm. Expires Aug. 17, 2025
(Notary Seal)

(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.)

Etowah
WATER & SEWER AUTHORITY
"Excellence in every drop"

February 8, 2022

Joshua Mura
LeCraw Engineering
3475 Corporate Wy, Ste A
Duluth, GA 30096

Re: Potable Water & Sanitary Sewer Availability
TMP: 097.017
Location: Grizzle Road and Hanging Dog Road
Proposed Development: 332 Single Family Lots

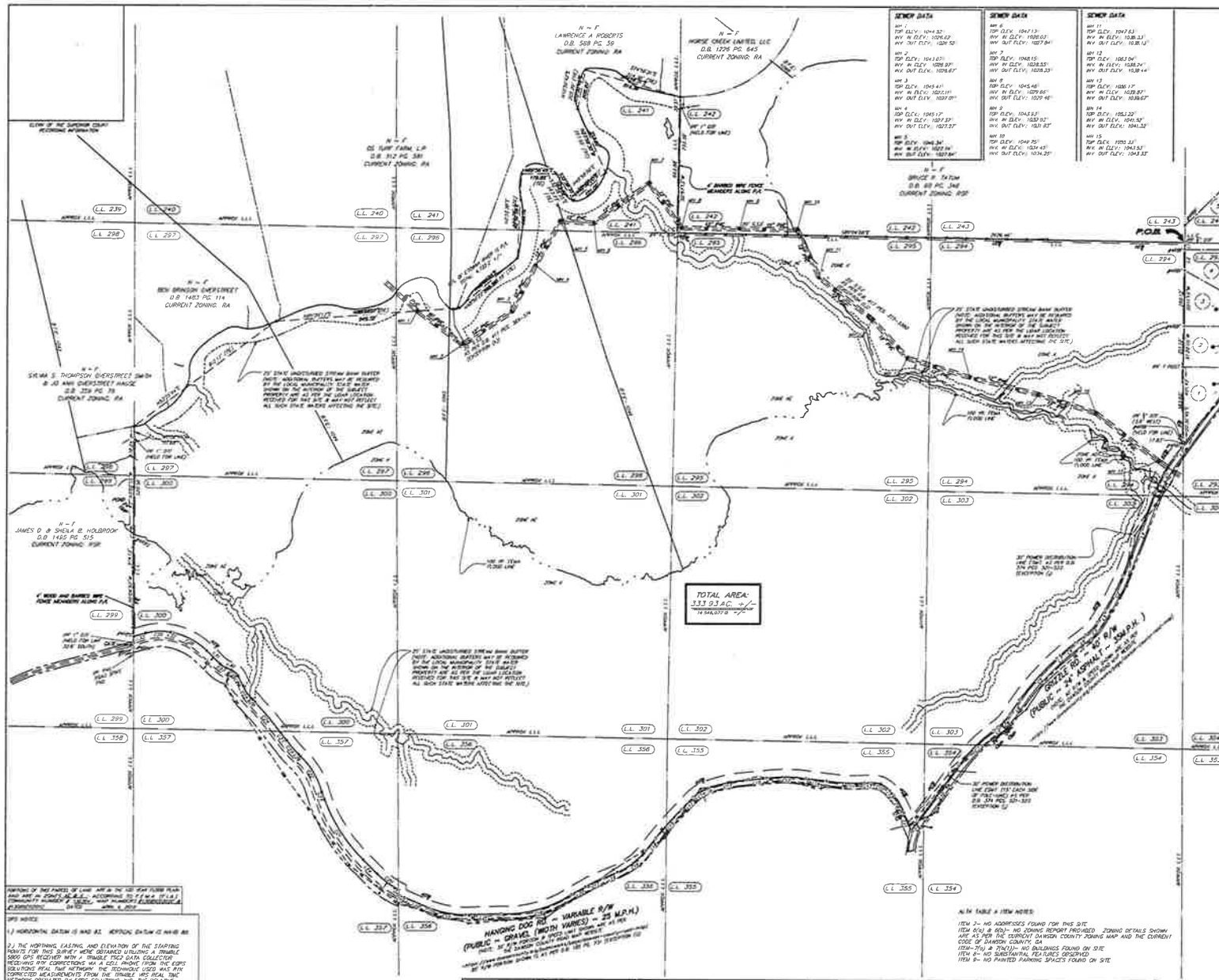
Dear Mr. Mura,

Regarding the property referenced above, capacity is available for potable water and sanitary sewer service. Water and sewer capacity must be purchased for the property based on the Authority's standards and formulas for the planned property use at the prevailing rate. The property developer and/or owner must fund all costs associated with extending and/or upgrading the existing infrastructure to service the property and future development. All infrastructure extensions and upgrades must be designed and built in accordance with the Authority's most recent specifications.

Please feel free to contact me at your convenience if any further information is needed.

Sincerely,

John V. Cronan
Systems Coordinator



LOCATION MAP 1" = 2000'

LEGEND

- P.P.- POWER POLE
- L.P.- LIGHT POLE
- F.H.- FIRE HYDRANT
- M.H.- SANITARY SEWER MANHOLE
- WM WATER METER
- GM GAS METER
- PM POWER METER
- RBS- REINFORCING BAR SET
- RBF- REINFORCING BAR FOUND
- CTF- CRIMP TOP PIPE FOUND
- OTF- OPEN TOP PIPE FOUND
- R/W MON.- RIGHT-OF-WAY MONUMENT
- TYPE OF FENCE
- J.B.- JUNCTION BOX
- D.I.- DROP INLET / YARD INLET
- C.B.- CATCH BASIN
- R.C.P.- REINFORCED CONCRETE PIPE
- C.M.P.- CORRUGATED METAL PIPE
- F.F.E.- FINISHED FLOOR ELEVATION
- WATER VALVE
- S.O. SEWER CLEAN OUT
- TELEPHONE MANHOLE
- OVERHEAD POWER LINES
- AIR-HEADING
- STREET ADDRESS
- WATER LINE
- UNDERGROUND TELEPHONE LINE
- GAS LINE
- UNDERGROUND ELECTRICAL LINE
- TELEPHONE BOX
- CABLE BOX
- POWER BOX

LINE TABLE

LINE #	BEARING	DISTANCE
L1	S0°48'22"W	38.34'
L2	S07°13'34"W	109.66'
L3	S38°43'34"W	76.92'
L4	S20°53'56"W	472.23'
L5	S32°22'26"W	77.77'
L6	S51°52'21"W	66.51'
L7	S49°10'36"W	23.70'
L8	S32°37'59"W	88.41'
L9	S52°14'31"W	27.16'
L10	S38°20'17"W	352.34'
L11	N22°14'38"W	104.88'
L12	N40°49'49"W	33.77'
L13	S88°47'11"W	23.63'
L14	N63°20'03"W	107.83'
L15	S84°10'08"W	103.91'
L16	S72°04'40"W	6.71'
L17	S47°15'30"W	88.96'
L18	S38°03'38"W	91.99'
L19	S67°08'14"W	79.32'
L20	S80°34'25"W	81.93'
L21	S88°09'01"W	183.45'
L22	N67°11'27"W	141.31'
L23	N02°41'12"W	28.05'
L24	N43°27'25"W	102.74'
L25	N18°45'37"W	41.23'
L26	N44°23'33"W	12.77'
L27	N38°06'37"W	31.71'
L28	N41°39'08"W	22.02'
L29	N08°09'10"W	57.04'
L30	N67°11'12"W	30.88'
L31	N43°46'28"W	89.99'
L32	N78°55'27"W	11.83'
L33	S73°53'56"W	63.38'

GENERAL SURVEY NOTES:

1.) ALL DISTANCES ON SURVEY ARE HORIZON

2.) ALL DISTANCES ON SURVEY ARE SHOWN DISTANCES

3.) ALL DISTANCES ON SURVEY ARE EXPRESS SURVEY FEET.

4.) ALL ANGULAR DIRECTIONS ARE EXPRESSE MINUTES AND SECONDS. IF MINUTES AND SECONDS ARE NOT SHOWN, IT IS TO BE UNDERSTOOD THAT MINUTES ARE 00 AND SECONDS ARE 00

5.) NO CEMETERIES OBSERVED WHILE SURVEYING PROPERTY.

6.) CREEKS/BRANCHES RUNNING THROUGH OR ADJACENT TO THE SUBJECT PROPERTY MAYBE CONSIDERED STATE WATERS AND WOULD BE SUBJECT TO BUFFERS. DATA DELINEATION WAS NOT PERFORMED AS A PART OF THIS SURVEY.

7.) DEVELOPMENT THAT WILL RESULT IN LAND DISTURBANCE EQUAL TO OR GREATER THAN ONE (1) ACRE REQUIRES COVERAGE UNDER THE APPLICABLE NPDES GENERAL PERMIT. THE REQUIREMENTS FOR COVERAGE INCLUDE, BUT ARE NOT LIMITED TO, A GEORGIA LICENSED DESIGN PROFESSIONAL PREPARING A PHASE EROSION CONTROL PLANS FOR ALL INTENDED DISTURBANCE ASSOCIATED WITH YOUR PROJECT AND OBTAINING APPROVAL FROM DAWSONVILLE COUNTY AS THE LOCAL ISSUING AUTHORITY.

8.) A GEORGIA REGISTERED DESIGN PROFESSIONAL SHALL DESIGN AND PERMIT ALL FUTURE STORM DRAINAGE ON THESE PROPERTIES.

9.) ZONING ~ RSF (RESIDENTIAL SUB-RURAL)

10.) SETBACKS (AS SHOWN)
FRONT ~ 40'
SIDE ~ 5'
REAR ~ 10'

11.) NO REFERENCE TO ANY SPECIFIED INTEREST IN MINERAL RIGHTS WAS FOUND OR PROVIDED.

ALTA TABLE A ITEM NOTES:

ITEM 2~ NO ADDRESSES FOUND FOR THIS SITE
ITEM 6(a) & 6(b)~ NO ZONING REPORT PROVIDED. ZONING DETAILS SHOWN ARE AS PER THE CURRENT DAWSON COUNTY ZONING MAP AND THE CURRENT CODE OF DAWSON COUNTY, GA
ITEM~7(a) & 7(a)(1)~ NO BUILDINGS FOUND ON SITE
ITEM 8~ NO SUBSTANTIAL FEATURES OBSERVED
ITEM 9~ NO PAINTED PARKING SPACES FOUND ON SITE

SURVEYOR REFERENCES:
D.B. 236 PG. 457

CURRENT OWNER
ON INVESTMENT PARTNERS, L.P.

CURVE TABLE

CURVE #	BEARING	DISTANCE	RADIUS	ARC
C1	S28°49'39"W	204.75	612.84	205.63
C2	S26°28'52"W	196.47	1580.00	196.60
C3	S42°06'28"W	90.00	210.00	90.70
C4	S36°32'06"W	101.82	1530.00	101.86
C5	S41°25'13"W	287.62	1530.00	288.05
C6	S42°56'00"W	90.97	235.91	91.55
C7	S44°17'17"W	258.67	800.00	259.81
C8	S32°20'04"W	64.76	210.00	64.84
C9	N22°29'07"W	105.08	267.82	105.77
C10	N40°17'29"W	105.21	118.68	108.00
C11	N63°13'41"W	196.46	965.00	196.80
C12	N69°27'46"W	253.05	715.00	253.74
C13	S74°15'23"W	201.04	735.00	203.88
C14	S58°26'29"W	84.02	700.00	84.05
C15	S41°48'15"W	201.36	1675.00	201.36
C16	S57°16'53"W	186.34	385.00	188.21
C17	S63°52'06"W	102.83	558.87	102.75
C18	S74°22'06"W	376.32	620.00	385.50
C19	N72°31'24"W	198.33	565.00	181.25
C20A	N68°20'08"W	32.32	455.00	32.32
C20	N33°25'29"W	137.90	430.00	138.53
C21	N27°35'41"W	372.81	875.00	375.49
C22	N31°09'58"W	215.42	290.40	218.41
C23	N40°22'00"W	85.81	590.00	85.69
C24	N39°53'31"W	203.82	1650.00	203.75
C25	N34°54'05"W	84.94	172.00	85.63
C26	N47°51'07"W	45.06	70.00	45.88
C27	N56°39'50"W	35.50	120.00	35.63
C28	N51°58'54"W	194.57	370.00	196.88
C29	S87°53'45"W	134.78	310.00	136.86

200 0 200 400
SCALE IN FEET

GEORGIA PROFESSIONAL LAND SURVEYOR 3471 CLINTON R. COULTER

Clinton Coulter 5/13/2022
CLINTON R. COULTER, GEORGIA R.L.S. 3471 DATE

Gaskins
PLANNING • SURVEYING • ENGINEERING • LANDSCAPE ARCHITECTURE

D.R. HORTON, INC., A DELAWARE CORPORATION
COMMONWEALTH LAND TITLE INSURANCE COMPANY
GRIZZLE RD & HANGING DOG RD

LOCATED IN L.L. 241, 242, 294, 295, 296, 297, 300, 301, 302, 303, 354, 355, 356, & 357
1304 DISTRICT, 1st SECTION
DAWSON COUNTY, GA

SHEET 1 OF 2

120

CLERK OF THE SUPERIOR COURT RECORDING INFORMATION

'22 MAY 13 9:32AM

COMMONWEALTH LAND TITLE INSURANCE COMPANY
COMMITMENT NO. 2-41359
EFFECTIVE DATE OF COMMITMENT: FEBRUARY 23, 2022 AT 5:00 P.M.

COMMITMENT DESCRIPTION

All that tract or parcel of land lying and being in Land Lots 241, 294, 295, 296, 297, 300, 301, 302, 303, 354, 355, 356, and 357 of the South Half of the Thirteenth District and First Section of Dawson County, Georgia, and being [illegible] acres as shown on a plat for Camran Nezhat, Ali Nezhat, Farr Nezhat, and Ceana Nezhat, dated October 19, 1987, as surveyed by Jack A. Page, Jr., Registered Surveyor, which plat describes said property more particularly as follows:

BEGINNING at the Northeast corner of Land Lot 294; thence South [illegible] along the East original line of said Land Lot [illegible] feet to a point found on the Northwesterly right-of-way of Grizzle Road; thence along said right-of-way the following courses and distances: [illegible]

[illegible] of Land Lot 300; thence North [illegible] the Etowah River intersects the East original line of Land Lot 241; thence in a Southerly direction along the East original line of Land Lot 241 a distance of [illegible] feet more or less to an iron pin set; thence continuing South [illegible] seconds West along said East original line [illegible] feet to an iron pin set at the Southeast corner of Land Lot 241; thence South [illegible] seconds East along the North original lines of Land Lots [illegible] a total distance of [illegible] feet to the POINT OF BEGINNING.

Said property is more fully described according to the aforementioned plat which is incorporated herein by reference for a more complete description thereof.

LESS AND EXCEPT from the above described property that portion of the property conveyed by that certain Quit Claim Deed from Ali Nezhat, Farr Nezhat, et al to Dawson County, Georgia, a political subdivision of the State of Georgia, filed for record June 23, 1994 at 2:30 p.m., recorded in Deed Book [illegible], Records of Dawson County, Georgia.

COMMONWEALTH LAND TITLE INSURANCE COMPANY
COMMITMENT NO. 2-41359
EFFECTIVE DATE OF COMMITMENT: FEBRUARY 23, 2022 AT 5:00 P.M.

SPECIAL EXCEPTIONS
PART II, SCHEDULE B

(g) Right-of-Way Easement from The Federal Land Bank of Columbia to Sawnee Electric Membership Corporation, a corporation, dated July 25, 1978, filed for record December 8, 1978 at 8:30 a.m., recorded in Deed Book 46, Page 315, Records of Dawson County, Georgia

NOTE: The above item may be removed or modified upon further examination and/or survey review.

MAY OR MAY NOT AFFECT SUBJECT PROPERTY. NOT MATHEMATICALLY RETRACEABLE. BLANKET IN NATURE. "PLAT" REFERENCED AS AN ATTACHMENT IN DOCUMENT WAS NOT PROVIDED OR FOUND.

(h) Right-of-Way Easement from Oscar Robertson to Sawnee Electric Membership Corporation, a corporation, dated January 13, 1985, filed for record February 9, 1985 at 10:00 a. m., recorded in Deed Book 78, Page 353, aforesaid Records.

MAY OR MAY NOT AFFECT SUBJECT PROPERTY. NOT MATHEMATICALLY RETRACEABLE. BLANKET IN NATURE.

(i) Quit Claim Deed (right of way purposes) from Ali Nezhat, Farr Nezhat, et al to Dawson County, Georgia, a political subdivision of the State of Georgia, filed for record June 23, 1994 at 2:30 p.m., recorded in Deed Book 185, Page 731, aforesaid Records.

AFFECTS SUBJECT PROPERTY AS SHOWN. (DEFINES A PORTION OF THE RIGHT OF WAY OF HANGING DOG ROAD AS 80'.)

(j) Easement from CN Investment Partners, L.P. and FN Investment Partners, L.P. to Georgia Power Company, dated March 8, 2001, filed for record March 29, 2001 at 10:30 a. m., recorded in Deed Book 374, Page 521, aforesaid Records.

AFFECTS SUBJECT PROPERTY AS SHOWN.

(k) Easement Agreement from CN Investment Partners, L.P. to Etowah Water and Sewer Authority, a political subdivision of the State of Georgia, dated November 5, 2001, filed for record December 18, 2001 at 2:30 p.m., recorded in Deed Book 417, Page 369, aforesaid Records.

AFFECTS SUBJECT PROPERTY AS SHOWN.

(l) Easement Agreement from CN Investment Partners, L.P. to Etowah Water and Sewer Authority, a political subdivision of the State of Georgia, dated November 5, 2001, filed for record December 18, 2001 at 2:30 p.m., recorded in Deed Book 417, Page 375, aforesaid Records.

AFFECTS SUBJECT PROPERTY AS SHOWN.

(m) All those matters as disclosed by that certain plat recorded in Plat Book [illegible], aforesaid Records.

ALL MATTERS SHOWN.

(n) All those matters as disclosed by that certain plat recorded in Plat Book [illegible], aforesaid Records.

ALL MATTERS SHOWN.

(o) All those matters as disclosed by that certain plat recorded in Plat Book [illegible], aforesaid Records.

ALL MATTERS SHOWN.

(p) All matters as shown on that certain plat for Camran Nezhat, Ali Nezhat, Farr Nezhat and Ceana Nezhat, dated October 19, 1987, as surveyed by Jack A. Page, Jr., Registered Surveyor.

DOCUMENT NOT PROVIDED/FOUND.

Surveyed Property Line Description

All that tract or parcel of land lying and being in Land Lots 241, 294, 295, 296, 297, 300, 301, 302, 303, 354, 355, 356 and 357 of the 13th District, 1st section Dawson County, Georgia, and being more particularly described as follows:

BEGINNING at a 3/4" open top pipe found at the common corner of Land Lots 241, 244, 293 and 294 of said District and Section,
THENCE proceeding along the common line between land lots 294 and 293 of said District and section South 00 Degrees 48 Minutes 22 Seconds West a distance of 36.34 feet to a #4 rebar found;
THENCE continuing along said Land Lot Line South 00 Degrees 14 Minutes 04 Seconds West a distance of 109.98 feet to a #4 rebar found;
THENCE continuing along said Land Lot Line South 00 Degrees 11 Minutes 13 Seconds West a distance of 290.12 feet to a #4 rebar found;
THENCE continuing along said Land Lot Line South 01 Degrees 29 Minutes 05 Seconds West a distance of 211.12 feet to a #4 rebar found;
THENCE continuing along said Land Lot Line South 00 Degrees 30 Minutes 46 Seconds East a distance of 401.43 feet to a #4 rebar set on the northwesterly right of way of Grizzle Road (40' R/W);

THENCE proceeding along said northwesterly 40' right of way of Grizzle Road the following courses and distances:

South 36 Degrees 45 Minutes 54 Seconds West a distance of 76.92 feet to a point;
THENCE with a curve turning to the left with an arc length of 205.65feet, said arc having a radius of 618.84 feet and being subtended by a chord bearing of South 28 Degrees 49 Minutes 59 Seconds West with a chord length of 204.70 feet, to a point;
THENCE [illegible] feet to a point;
THENCE with a curve turning to the right with an arc length of [illegible], said arc having a radius of 1560.00 feet and being subtended by a chord bearing of [illegible] with a chord length of 198.47 feet to a point;
THENCE South 32 Degrees 25 Minutes 26 Seconds West a distance of 77.77 feet to a point;
THENCE with a curve turning to the right with an arc length of 90.70feet, said arc having a radius of 210.00 feet and being subtended by a chord bearing of South 42 Degrees 08 Minutes 38 Seconds West with a chord length of 90.00 feet to a point;
THENCE South 51 Degrees 52 Minutes 21 Seconds West a distance of 86.51 feet to a point;
THENCE with a curve turning to the left with an arc length of 101.86 feet, said arc having a radius of 1100.00 feet and being subtended by a chord bearing of South 50 Degrees 37 Minutes 06 Seconds West with a chord length of 101.82 feet to a point;
THENCE [illegible] of 22.78 feet to a point;
THENCE with a curve turning to the left with an arc length of [illegible] feet, said arc having a radius of 1520.00 feet and being subtended by a chord bearing of [illegible] Seconds West with a chord length of 287.67 feet to a point;
THENCE South 33 Degrees 37 Minutes 59 Seconds West a distance of 85.41 feet to a point;
THENCE with a curve turning to the right with an arc length of 91.55 feet, said arc having a radius of 235.91 feet, and being subtended by a chord bearing of South 42 Degrees 56 Minutes 00 Seconds West with a chord length of 90.97 feet to a point;
THENCE South 52 Degrees 14 Minutes 51 Seconds West a distance of 27.16 feet to a point;
THENCE with a curve turning to the left with an arc length of 259.81 feet, said arc having a radius of 800.00 feet and being subtended by a chord bearing of South 44 Degrees 17 Minutes 17 Seconds West with a chord length of 258.67 feet to a point;
THENCE South 36 Degrees 20 Minutes 17 Seconds West a distance of 357.34 feet to a point;
THENCE with a curve turning to the left with an arc length of 64.94 feet, said arc having a radius of 250.00 feet and being subtended by a chord bearing of South 30 Degrees 20 Minutes 04 Seconds West with a chord length of 64.76 feet to a point at the intersection of the northwesterly right of way of Grizzle Road (40' R/W) with the northerly right of way of Hanging Dog Road (30' R/W);

THENCE proceeding along said northerly 30' right of way of Hanging Dog Road the following courses and distances:

North 22 Degrees 14 Minutes 58 Seconds West a distance of 104.96 feet to a point;
THENCE with a curve turning to the left with an arc length of 105.77 feet, said arc having a radius of 267.92 feet and being subtended by a chord bearing of North 29 Degrees 29 Minutes 07 Seconds West with a chord length of 105.06 feet to a point;
THENCE North 40 Degrees 49 Minutes 46 Seconds West a distance of 33.77 feet to a point;
THENCE with a curve turning to the left with an arc length of 109.00 feet said arc having a radius of 118.68 feet and being subtended by a chord bearing of North 68 Degrees 07 Minutes 09 Seconds West with a chord length of 105.21feet to a point;
THENCE South 88 Degrees 42 Minutes 11 Seconds West a distance of 32.69 feet to a point;
THENCE with a curve turning to the right with an arc length of 198.80 feet, said arc having a radius of 965.00 feet and being subtended by a chord bearing of North 87 Degrees 19 Minutes 41 Seconds West with a chord length of 198.46 feet to a point;
THENCE North 83 Degrees 20 Minutes 03 Seconds West a distance of 107.63 feet to a point;
THENCE with a curve turning to the left with an arc length of 203.74 feet, said arc having a radius of 715.00 feet and being subtended by a chord bearing of North 89 Degrees 37 Minutes 46 Seconds West with a chord length of 203.05 feet to a point;
THENCE [illegible] distance of 103.21 feet to a point;
THENCE with a curve turning to the left with an arc length of 203.69 feet, said arc having a radius of 735.00 feet and being subtended by a chord bearing of [illegible] Minutes 23 Seconds West with a chord length of 203.04 feet to a point;
THENCE South 72 Degrees 04 Minutes 40 Seconds West a distance of 6.71 feet to a point;
THENCE with a curve turning to the left with an arc length of 84.63 feet, said arc having a radius of 200.00 feet and being subtended by a chord bearing of South 58 Degrees 20 Minutes 29 Seconds West with a chord length of 84.02 feet to a point;
THENCE South 43 Degrees 35 Minutes 52 Seconds West a distance of 88.06 feet to a point;
THENCE with a curve turning to the left with an arc length of 201.50 feet, said arc having a radius of 1675.00 feet and being subtended by a chord bearing of South 41 Degrees 48 Minutes 55 Seconds West with a chord length of 201.38 feet,to a point;
THENCE South 38 Degrees 05 Minutes 08 Seconds West a distance of 81.96 feet to a point;
THENCE with a curve turning to the right with an arc length of 188.21feet, said arc having a radius of 385.00 feet and being subtended by a chord bearing of South 52 Degrees 36 Minutes 53 Seconds West with a chord length of 186.34 feet to a point;
THENCE South 67 Degrees 08 Minutes 14 Seconds West a distance of 79.32 feet to a point;
THENCE with a curve turning to the left with an arc length of 102.75 feet, said arc having a radius of 556.87 feet and being subtended by a chord bearing of South 63 Degrees 32 Minutes 06 Seconds West with a chord length of 102.60 feet to a point;
THENCE South 60 Degrees 34 Minutes 25 Seconds West a distance of 81.91 feet to a point;
THENCE with a curve turning to the right with an arc length of 385.50 feet, said arc having a radius of 620.00 feet and being subtended by a chord bearing of South 74 Degrees 22 Minutes 06 Seconds West with a chord length of 379.32 feet to a point;
THENCE South 89 Degrees 09 Minutes 01 Seconds West a distance of 183.45 feet to a point;
THENCE with a curve turning to the right with an arc length of 191.25 feet, said arc having a radius of 565.00 feet and being subtended by a chord bearing of North 79 Degrees 31 Minutes 34 Seconds West with a chord length of 190.33 feet to a point;
THENCE North 67 Degrees 11 Minutes 27 Seconds West a distance of 141.31 feet to a point;
THENCE with a curve turning to the right with an arc length of 32.32 feet, said arc having a radius of 455.00 feet and being subtended by a chord bearing of North 86 Degrees 20 Minutes 05 Seconds West with a chord length of 32.32 feet to a point on the common line between Land Lots 356 and 357;
THENCE departing the 30' right of way of Hanging Dog Road and proceeding along said Land Lot Line North 00 Degrees 26 Minutes 13 Seconds West a distance of 28.05 feet to a point on the 80' right of way of Hanging Dog Road;

THENCE proceeding along said 80' right of way Hanging Dog Road the following courses and distances:

with a curve turning to the right with an arc length of 138.52 feet, said arc having a radius of 430.00 feet and being subtended by a chord bearing of North 53 Degrees 25 Minutes 29 Seconds West with a chord length of 137.92 feet to a point;
THENCE North 45 Degrees 25 Minutes 23 Seconds West a distance of 102.74 feet to a point;
THENCE with a curve turning to the right with an arc length of 375.49 feet, said arc having a radius of 875.00 feet and being subtended by a chord bearing of North 33 Degrees 35 Minutes 41 Seconds West with a chord length of 372.61 feet to a point;
THENCE North 19 Degrees 45 Minutes 57 Seconds West a distance of 41.23 feet to a point;
THENCE with a curve turning to the left with an arc length of 218.41 feet, said arc having a radius of 380.40 feet and being subtended by a chord bearing of North 31 Degrees 09 Minutes 55 Seconds West with a chord length of 215.42 feet to a point;
THENCE North 42 Degrees 33 Minutes 53 Seconds West a distance of 12.77 feet to a point;
THENCE with a curve turning to the right with an arc length of 95.69 feet, said arc having a radius of 690.00 feet and being subtended by a chord bearing of North 40 Degrees 20 Minutes 00 Seconds West with a chord length of 95.61 feet to a point;
THENCE North 38 Degrees 06 Minutes 07 Seconds West a distance of 51.71 feet to a point;
THENCE with a curve turning to the left with an arc length of 203.75 feet, said arc having a radius of 1650.00 feet and being subtended by a chord bearing of North 39 Degrees 52 Minutes 37 Seconds West with a chord length of 203.62 feet to a point;
THENCE North 41 Degrees 39 Minutes 08 Seconds West a distance of 22.07 feet to a point;
THENCE with a curve turning to the right with an arc length of 85.63 feet, said arc having a radius of 172.00 feet and being subtended by a chord bearing of North 34 Degrees 54 Minutes 05 Seconds West with a chord length of 84.94 feet to a point;
THENCE North 28 Degrees 09 Minutes 02 Seconds West a distance of 57.04 feet to a point;
THENCE with a curve turning to the left with an arc length of 45.88 feet, said arc having a radius of 70.00 feet and being subtended by a chord bearing of North 47 Degrees 51 Minutes 07 Seconds West with a chord length of 45.06 feet to a point;
THENCE North 67 Degrees 33 Minutes 12 Seconds West a distance of 30.89 feet to a point;
THENCE with a curve turning to the right with an arc length of 35.63 feet, said arc having a radius of 120.00 feet and being subtended by a chord bearing of North 56 Degrees 39 Minutes 50 Seconds West with a chord length of 35.50 feet to a point;
THENCE North 45 Degrees 46 Minutes 28 Seconds West a distance of 99.99 feet to a point;
THENCE with a curve turning to the left with an arc length of 196.88 feet, said arc having a radius of 370.00 feet and being subtended by a chord bearing of North 61 Degrees 58 Minutes 54 Seconds West with a chord length of 194.57 feet to a point;
THENCE [illegible] of 11.83 feet to a point;
THENCE with a curve turning to the left with an arc length of [illegible] feet, said arc having a radius of 310.00 feet and being subtended by a chord bearing of [illegible] Seconds West with a chord length of 134.78 feet to a point;
THENCE South 73 Degrees 32 Minutes 58 Seconds West a distance of 63.38 feet to a #4 rebar set on the common line between land lots 300 and 299;

THENCE departing said right of way and proceeding along said common Land Lot Line North [illegible] feet to a #4 rebar set;
THENCE continuing along said common Land Lot Line North [illegible] feet to a 1" open top found;
THENCE continuing along said common Land Lot Line North [illegible] feet to a point located in the center of the Etowah river;

THENCE proceeding along the centerline of the Etowah River 4,722.2' +/- to a point on the common line of Land Lots 241 and 242, said centerline of the Etowah River being the property line and being subtended by a series of tie lines having the following courses and distances:

North 53 Degrees 25 Minutes 44 Seconds East a distance of 912.17 feet to a point;
THENCE North 85 Degrees 30 Minutes 17 Seconds East a distance of 949.32 feet to a point;
THENCE North 48 Degrees 50 Minutes 22 Seconds East a distance of 398.59 feet to a point;
THENCE North 02 Degrees 37 Minutes 38 Seconds East a distance of 440.78 feet to a point;
THENCE North 89 Degrees 56 Minutes 49 Seconds East a distance of 179.85 feet to a point;
THENCE South 32 Degrees 38 Minutes 35 Seconds East a distance of 163.73 feet to a point;
THENCE North 48 Degrees 58 Minutes 00 Seconds East a distance of 221.09 feet to a point;
THENCE North 23 Degrees 58 Minutes 30 Seconds West a distance of 157.90 feet to a point;
THENCE North 10 Degrees 50 Minutes 42 Seconds East a distance of 205.20 feet to a point;
THENCE South 74 Degrees 16 Minutes 31 Seconds East a distance of 514.36 feet to a point at the intersection of the centerline of the Etowah River with the common line of Land Lots 241 and 242;

THENCE departing the centerline of the Etowah River and proceeding along the common line of Land Lots 241 and 242 South 00 Degrees 57 Minutes 13 Seconds West a distance of 39.51 feet to a 1" open top found;
THENCE continuing along said common Land Lot Line South 00 Degrees 57 Minutes 13 Seconds West a distance of 663.60 feet to a 1" open top found at the common corner of Land Lots 241, 242, 295 and 296;
THENCE proceeding along the common line of Land Lots 242 and 295 and also the common line of Land Lots 243 and 294 South 89 Degrees 04 Minutes 08 Seconds East a distance of 2626.46 feet to a 3/4" open top found, which is the POINT OF BEGINNING.

Said tract or parcel having an area of [illegible] acres +/- ([illegible] square feet +/-), more or less.

LOCATION MAP 1" = 2000'

SURVEYOR REFERENCES:
D.B. 236 PG. 467

CURRENT OWNER:
CN INVESTMENT PARTNERS, L.P.

TO D.R. HORTON, INC., A DELAWARE CORPORATION AND COMMONWEALTH LAND TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B), 7(a), 7(b1), 8, 9, 11 & 13 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 3/3/2022.

3471

Clinton Coulter 5/12/2022
CLINTON R. COULTER, GEORGIA R.L.S.# 3471 DATE

(14) THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

DRAWN BY: JC	
CHECKED BY: CRC	
FILE: [illegible]	
FIELD DATE: 3/3/2022	
OFFICE DATE: 5/12/2022	
SCALE: 1"=200'	
REVISIONS	

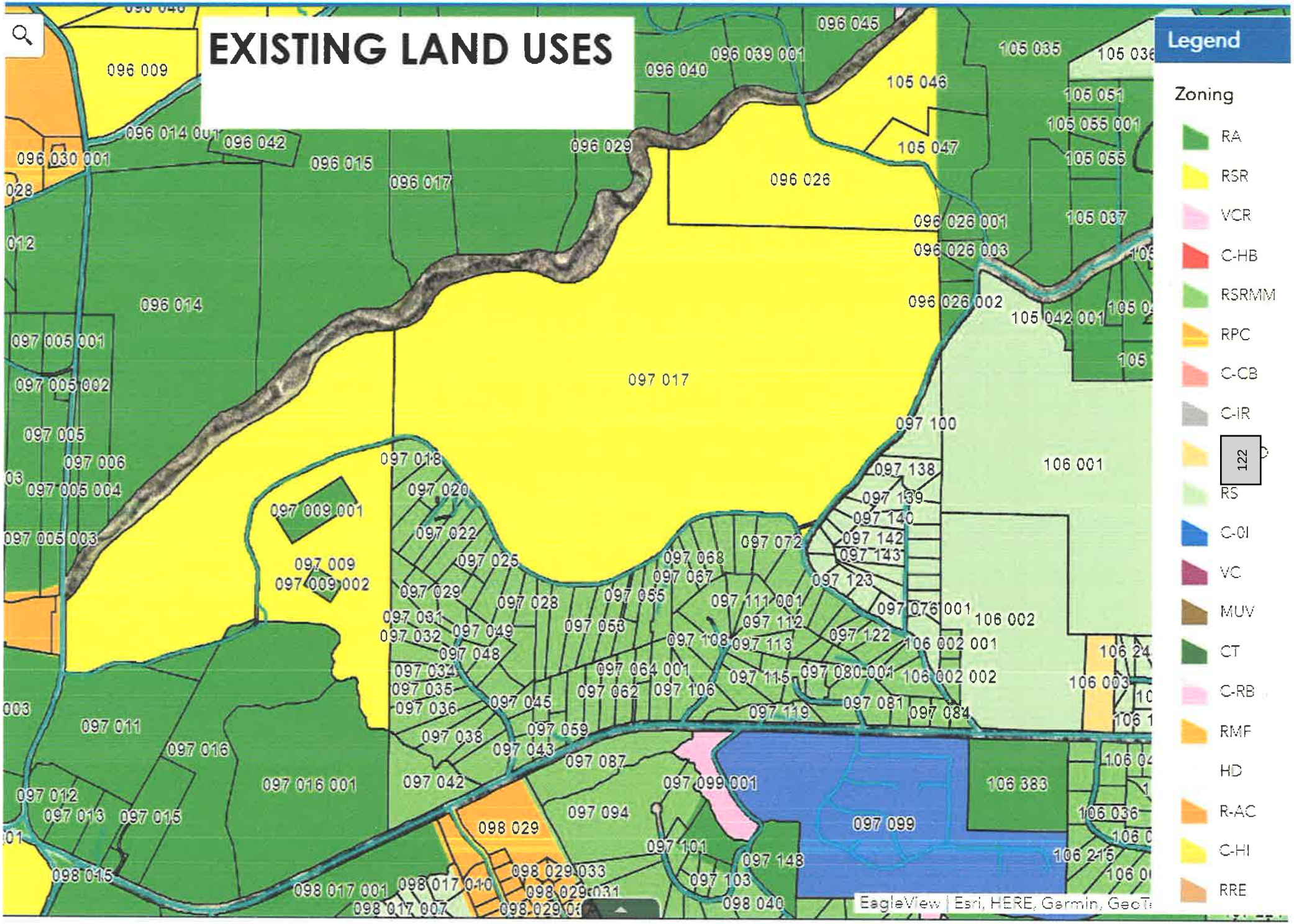
Gaskins

ALTA/NSPS LAND TITLE SURVEY FOR:

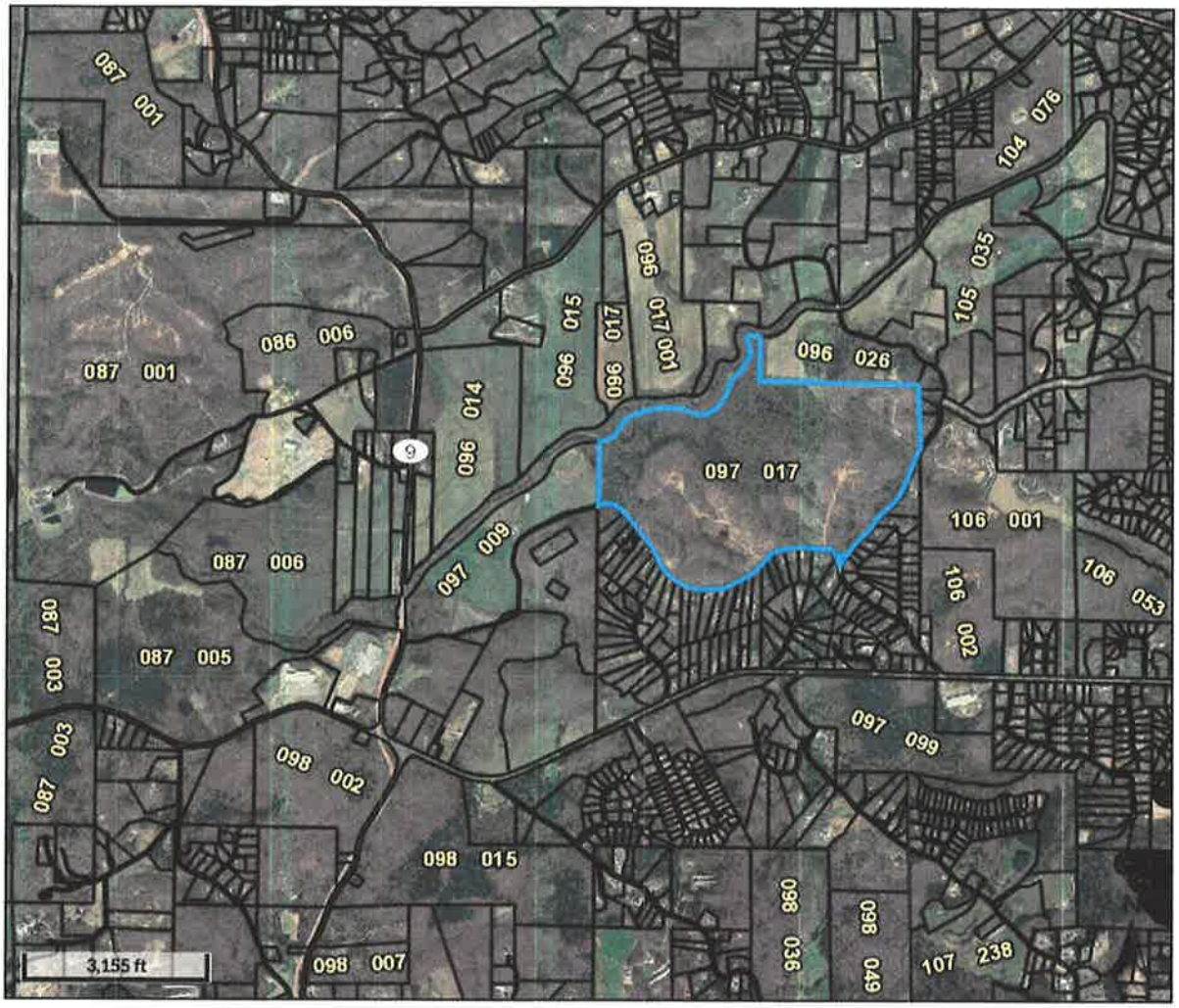
D.R. HORTON, INC., A DELAWARE CORPORATION
COMMONWEALTH LAND TITLE INSURANCE COMPANY
GRIZZLE RD & HANGING DOG RD

LOCATED IN L.L. 241, 294, 295, 296, 297, 300, 301, 302, 303, 354, 355, 356, & 357
13th DISTRICT, 1st SECTION
DAWSON COUNTY, GA
SHEET 2 OF 2

EXISTING LAND USES



qPublic.net™ Dawson County, GA



Overview

Legend

☐ Parcels

Parcel ID: 097 017
Alt ID: 6764
Owner: CN INVESTMENT PARTNERS LP
Acres: 332.44
Assessed Value: $1645200

Date created: 3/30/2022
Last Data Uploaded: 3/30/2022 5:50:19 PM

Developed by Schneider GEOSPATIAL

'22MAY13 9:31AM

LETTER OF INTENT

The applicant requests Rezoning of **Tax Parcel 097 017** from RSR to RPC in order to build a Residential Neighborhood of 332 homes on 332.4 acres. The Property is currently undeveloped and zoned RSR. The property is located at the NW Corner of Grizzle Rd and Hanging Dog Rd, Dawsonville, GA 30534. The property is bounded on the north and west by the Etowah River and agricultural property, the south by Hanging Dog Rd and land zoned Residential Sub-Rural Manufactured/Moved in (RSRMM), and to the east by Grizzle Road and land zoned Residential Suburban (RS).

The existing neighborhood/community is currently characterized by the east and south bordering single-family and mobile homes on 1 to 2 acre lots. It is designated on the Future Land Use Plan as Rural-Residential due to it's proximity to the Etowah River; however, it is in a high-growth area and surrounded by tracts designated as Suburban Residential (1/ac) and Mixed-Use Village (2.8/ac).

The RPC zoning allows us to concentrate development on a relatively small portion of the Site and preserve a vast area of Open Space. The Proposed Development is within 1 mile of the intersection of Dawson Forest Rd and SR 9 and which is designated as a Mixed-Use Village District on the FLUP and allows a density of 2.8 Units per acre. It is within ½ mile of the recently approved RS-3 development adjacent to Blacks Mill Elementary, which is currently being developed at 1.7 units/ac. This proposed development will be developed at less than 1.0 units/acre.

The neighborhood will provide a much-needed solution for younger families without placing an extreme burden upon our infrastructure.

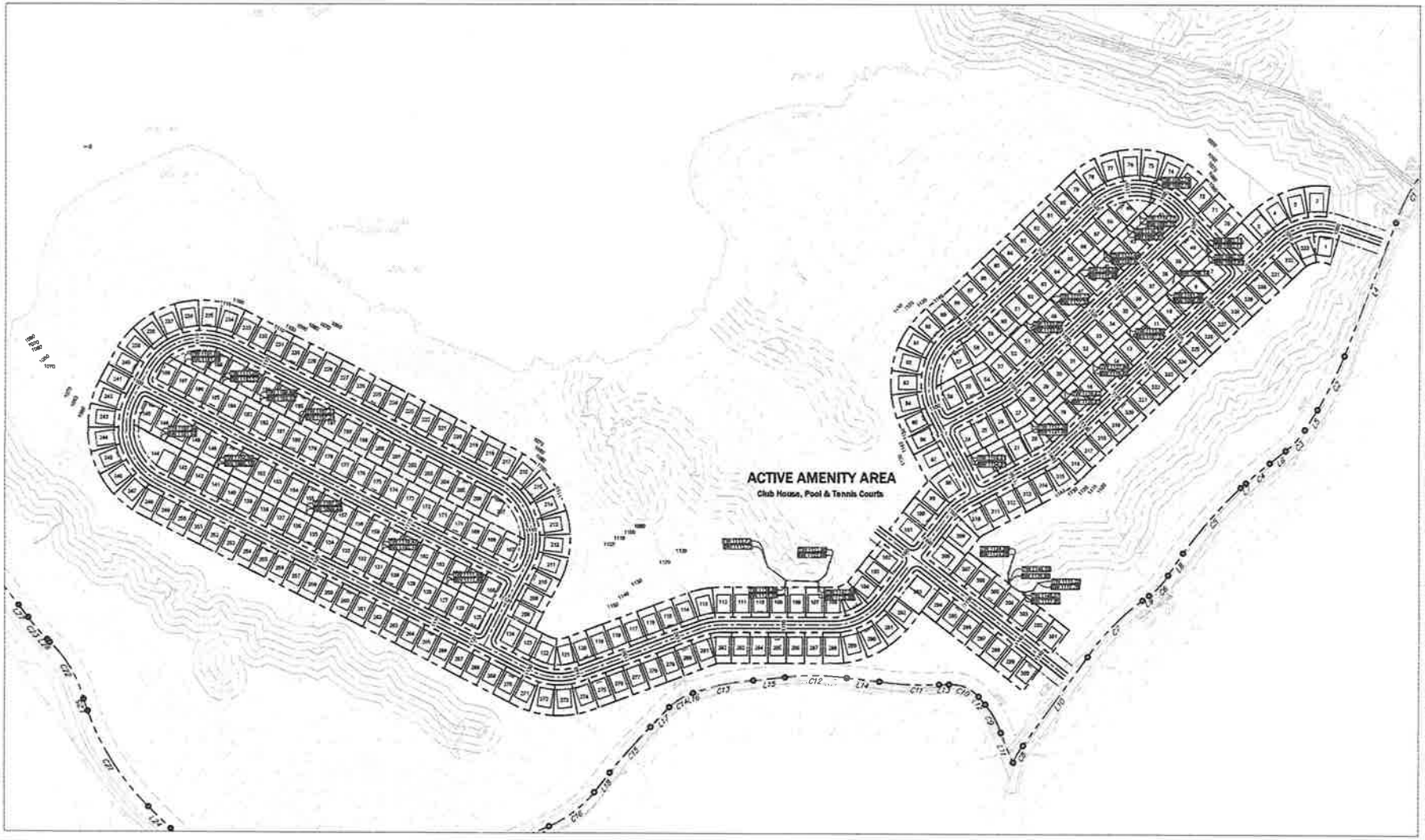
CONCEPT PLAN DISCLAIMER:

1. THE CONCEPT REPRESENTED HEREIN IDENTIFIES A SCHEMATIC DESIGN RESULTING FROM LAYOUT PREFERENCES IDENTIFIED BY THE CLIENT COUPLED WITH A PRELIMINARY REVIEW OF ZONING AND LAND DEVELOPMENT REQUIREMENTS. THE FEASIBILITY OF THIS PLAN WITH RESPECT TO DAWSONVILLE CITY, COUNTY, STATE AND OTHER APPLICABLE APPROVALS IS NOT WARRANTED AND CAN ONLY BE ASSESSED AFTER FURTHER EXAMINATION OF THE SITE AND VERIFICATION OF THE ZONING ORDINANCES AND DEVELOPMENT REGULATIONS ALONG WITH PROCUREMENT OF APPROPRIATE JURISDICTIONAL APPROVALS.
2. THIS CONCEPT PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES ONLY AND IS NOT INTENDED FOR UTILIZATION AS A ZONING AND/OR CONSTRUCTION DOCUMENT. THE EXISTING CONDITIONS SHOWN HEREON ARE BASED UPON AVAILABLE INFORMATION THAT WAS SUPPLIED AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE UPON THE AVAILABILITY OF ADDITIONAL INFORMATION.
3. THIS CONCEPT PLAN WAS PREPARED WITHOUT BENEFIT OF A CURRENT SURVEY, GEOTECHNICAL AND/OR ENVIRONMENTAL INVESTIGATION, JURISDICTIONAL DELINEATION OR ARBORIST REPORT. THE LOCATION OF ANY JURISDICTIONAL WATERS, WETLANDS, UNDERGROUND UTILITIES AND/OR SPECIMEN TREES HAS NOT BEEN TAKEN INTO ACCOUNT.

SITE SUMMARY

SITE AREA	
SITE AREA:	320.80 ACRES
ZONING CLASSIFICATION	
JURISDICTION:	DAWSON COUNTY
PROPOSED ZONING:	RPC
ADJACENT ZONING:	RSR & RA
BUILDING SUMMARY	
TOTAL LOTS:	555 LOTS
PROPOSED DENSITY:	1.687 DU/AC
LOT SIZE:	9,000 SF
BUILDING SETBACK SUMMARY	
FRONT SETBACK:	15 FT
BACK SETBACK:	20 FT
SIDE SETBACK:	5 FT

LOCATION MAP
NOT TO SCALE



PREPARED FOR THE OFFICE OF

LECRAW ENGINEERING

3475 COLR POINT WAY
SUITE 100
DULUTH, GA 30096
PHONE: 770.814.0028
FAX: 770.814.0029
WWW.LECRAWENGINEERING.COM
PE# 000788

NO.	DATE	DESCRIPTION
1		
2		
3		

CLIENT
DR HORTON, INC.
5680 ROSWELL ROAD, BUILDING B, SUITE 100,
SANDY SPRINGS, GEORGIA 30350

GR 125 D
DOG RD. & GRIZZLE RD.
NORTH OF THE INTERSECTION
DAWSONVILLE, GEORGIA

SEAL:

DESIGN TEAM:

DRAWN BY:	JMM
DESIGNED BY:	JMM
REVIEWED BY:	JSW

811
Know what's below.
Call before you dig.

SCALE & NORTH ARROW:

NORTH ARROW
SCALE: 1"=50'

JOB #	15-0247
DATE:	04/22/22

CONCEPT GRADING PLAN

CS-1

'22 MAY 13 9:31 AM

ZA 22-19 & VR 22-14

Planning Commission Meeting August 16, 2022
Board of Commission Hearing September 15, 2022

Applicant Proposal

The applicant is seeking to zone the property to facilitate development of a single-family community with townhomes and single-family homes.

Applicant	Jim King o/b/o Stark Land Development
Amendment #	ZA 22-19 & VR 22-14
Request	Rezone approximately 25 acres from Residential Agricultural (R-A) to Residential Multi-Family (RMF)
Proposed Use	To develop 152 residences (townhomes and semi-detached)
Current Zoning	Residential Agricultural (R-A)
Future Land Use	Commercial Highway Business
Acreage	25.35
Location	Lee Castleberry Road
Commercial Square footage	0
Road Classification	County Collector
Tax Parcels	107 053 & 107 272
Dawson Trail Segment	n/a
Commission District	4
DRI	Yes; **#3723**
Planning Commission Recommendation	

Direction	Zoning	Existing Use
North	R-A	Vacant/Residential
South	RMF & R-A	Residential
East	RMF & R-A	Residential
West	RPC	Residential

According to the Comprehensive Plan and accompanying Future Land Use Plan, the subject property is identified as Commercial Highway. Development in this area includes developed or undeveloped land on both sides of lands designated along Georgia 9 and 400. This area includes retail centers, office and employment areas usually located on large tracts of land with campus or unified development, mixed use activity centers, multi-family development, light industrial and other associated uses.

The desired development pattern should seek to:

• Emphasize connectivity with adjacent subdivisions and/or commercial developments in the layout of new developments; Create a network of interconnected streets and parking lots
• Provide safe facilities for pedestrians, school buses, and bicyclists using the road right-of-way
•Create safe, convenient pedestrian and bicycle connections to neighborhoods and subdivisions that are adjacent to the commercial corridors; • Incorporate sidewalks, crosswalks and bike paths; Require dedicated right-of-way; Limit driveway spacing along the highway frontage and align driveways where needed to improve traffic flow
• Encourage shared driveways and inter-parcel access for adjacent commercial uses
• Require residential subdivisions accessing the highway to be interconnected and to provide at least two entrances; Encourage shared parking lots between uses
• Relate road alignment to topography; Ensure environmental protection

Land Uses
Parks, Recreation and Conservation • Urban Residential • Multi-family Residential • Office Professional • Commercial Highway • Light Industrial • Campus-style Business Park • Urban Activity Center •

Zoning Districts RMF (multi-family residential 6 units per acre density neutral) • C-OI (Office Professional) • C-HB; C-PCD (Commercial) • C-IR (Light Industrial) • Georgia 400 Corridor Design Overlay

County Agency Comments: (or attached memorandum)

Engineering Department: See memo of July 11, 2022

Environmental Health Department: No comments as of 8.10.2022

Emergency Services: No comment.

Etowah Water & Sewer Authority: "Water main extension required to service development per EWSA specs at the developer's expense. Sewer main extension required to service development per EWSA specs at developer's expense."

Planning and Development: This area is one where rapid development or change of land use is likely to occur due to the proximity to Georgia 400. The RMF district is intended to provide for multi and single family attached dwellings that allow options to increase housing variety and opportunities. This application proposes townhouses and small lot homes. Open space should be provided for throughout the development and shall be accessible and available for recreational use by residents. Public water and sanitary sewer are required for developments within RMF districts. The overall density of RMF developments is six units per acre and allows for fee simple townhouses and small lot fee simple homesites as proposed. This district shall be considered appropriate in areas designated as such or Commercial Highway in the Dawson County Comprehensive Plan and where compatible with surrounding land uses, density and performance standards. Environmental concerns and landscape design shall be addressed during the civil plan review. After reviewing all relevant information, should the Planning Commission recommend approval of this rezoning request, staff recommends the attached stipulations.

The applicant's request includes a variance to Townhouse development regulations regarding driveways – the code limits driveway widths to ten feet (Sec. 121-66(3) f.

THE PLANNING COMMISSION SHALL MAKE ITS RECOMMENDATIONS BASED ON THE FOLLOWING CRITERIA:

(1) The existing uses and classification of nearby property;

(2) The extent to which property values are diminished by the particular land use classification;

(3) The extent to which the destruction of property values of the applicant promotes the health, safety, morals, or general welfare of the public;

(4) The relative gain to the public, as compared to the hardship imposed upon the individual property owner;

(5) The suitability of the subject property for the proposed land use classification;

(6) 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; and

(7) The specific, unusual, or unique facts of each case, which give rise to special hardships, incurred by the applicant and/or surrounding property owners.

Photo of Property:

HGOR

0 100' 200'

130

awson County, Ga
022.06.10

Lee Castleberry Road Assemblage

Concept Masterplan

Engineering Services
Dawson County

Case #: ZA 22-19

Applicant: Stark/King
(Lee Castleberry Tract Traffic Impact Study)

Present Zoning: RA

Proposed Zoning: RMF

TRAFFIC ISSUES:

County road(s) providing access: Lee Castleberry Road, Stacie Lane
Nearest major thoroughfare: SR 400
Width of road at property: 18' @ 60' ROW, 20' @ 60' ROW Distance to major thoroughfare: Approx. 0.26 Mi, 0.18 Mi
Description of access road(s): Paved two-way two-lane roads (not curbed)

1. Is the proposed access to the development adequate? Appears it will be adequate
2. What is the current condition of this road? (Traffic flow, geometry, etc.) Per 2021 aerial imagery, existing roads appear to be in good condition.
3. If current conditions are inadequate, please answer the following:
   a. Are improvements planned? (See Traffic improvement plan) Yes, per commitment by applicant.
   b. Estimated timeframe? Projected timeframe is unknown at this time
   c. Estimated cost? Unknown at this time
4. Will these improvements create a safe condition for the proposed development? Yes

ADDITIONAL REMARKS: As a condition for development approval, and per the applicant's letter of intent, improvements to the entire frontage of Lee Castleberry Road from GA-400 to Lumpkin Campground Road are required. Improvements must meet or exceed Dawson County road and street design criteria for a non-curbed minor residential collector. In addition, it is recommended that an eastbound left-turn deceleration lane along Lee Castleberry Road be provided for driveway 1.

WATERSHED/EROSION ISSUES:

Is the property in a floodplain or wetland? Unknown at this time
In what watershed is the project located? Unknown at this time
What streams are likely to be affected? Is it a trout stream? Unknown at this time
Any additional remarks? None

Signature of personnel completing form: *Jeffery L. Hahn*
Public Works Director

ZA 22-19 Castleberry RMF

Draft Stipulations

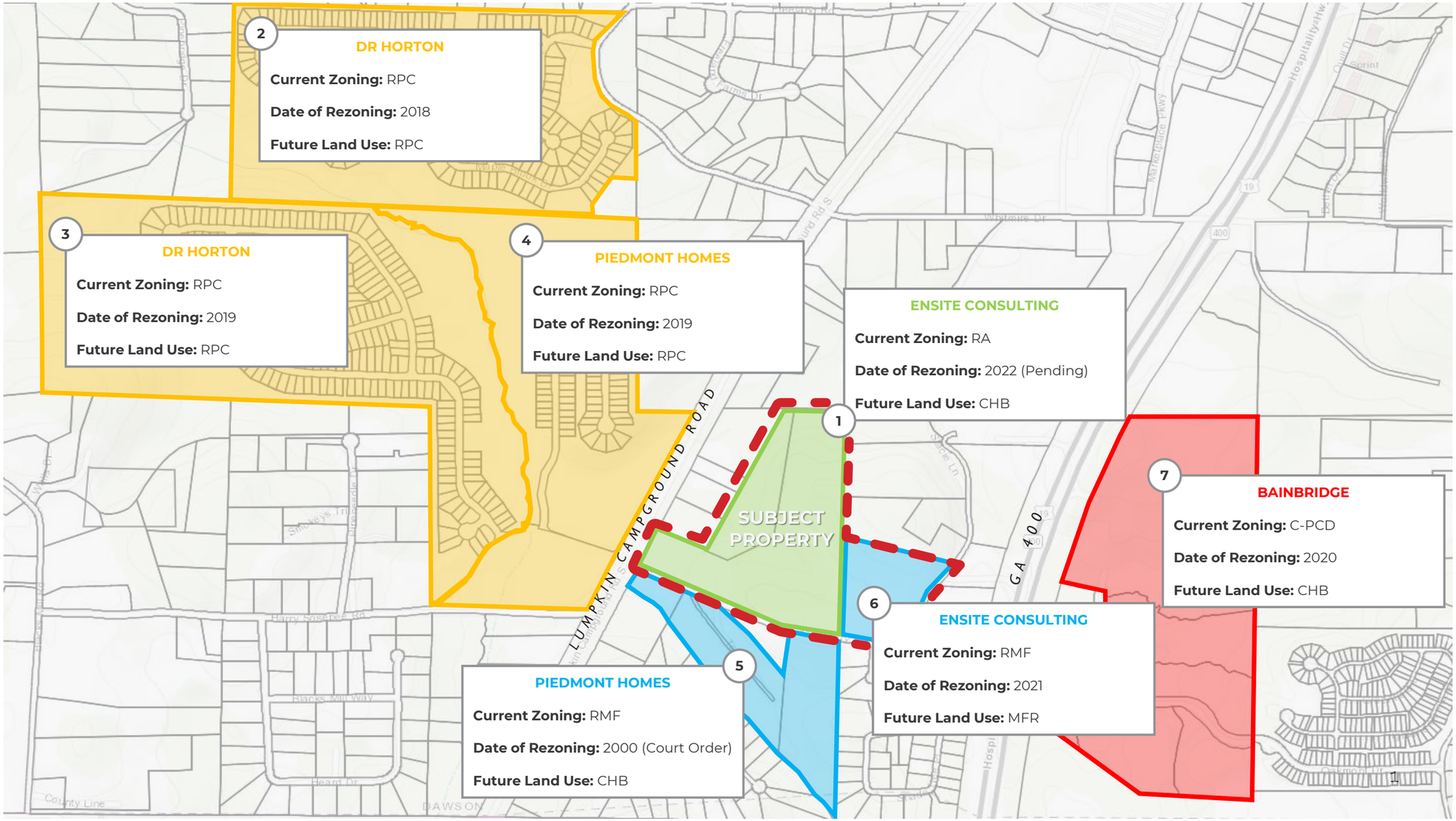
1. Owner/Developer shall dedicate 20' of right-of-way along Lee Castleberry Road and make improvements from GA 400 to Lumpkin Campground Road and as recommended by the county engineer.
2. Owner/developer shall be responsible for all improvements required to include the widening of Lee Castleberry and turning lanes off Lee Castleberry Road.
3. An eastbound left-turn deceleration lane along Lee Castleberry Road shall be provided for driveway one.
4. The community shall include a Passive or Active recreation use that is a minimum of five percent of the acreage and shall be under construction prior to the issuance of the first certificate of occupancy.
5. A replanted buffer of at least fifteen feet in width shall be provided and maintained around the entire exterior perimeter of the development.
6. Buffers in which vegetation is nonexistent or is inadequate to meet the screening requirements shall be planted with supplemental plantings to provide a year-round effective visual screen.
7. All landscape design shall incorporate a minimum of forty percent (40%) evergreen plantings (trees, shrubs, and groundcovers).
8. All plant material must be Georgia native.
9. There shall be no vinyl siding.
10. All homes shall have a two-car garage.
11. There shall be a minimum separation of 20-feet between units.
12. The shall be a 24-foot separation between the face of the structure's garage and the curb or sidewalk
13. The minimum lot width for townhouses shall be 24-feet. (*the typical lot lay out on the site plan does not depict this – or the 24-foot front setback for driveway*)

Lee Castleberry Road Assemblage

REZONING APPLICATION
CONCEPTUAL MASTERPLAN

JUNE 10, 2022

HGOR



SURROUNDING REZONING SUMMARY

THIS PROPOSED PROJECT MEETS ALL THE RECOMMENDATIONS OF THE DAWSON COUNTY COMPREHENSIVE PLAN AND FUTURE LAND USE PLAN. THE FUTURE LAND USE PLAN DESIGNATES THE SUBJECT PROPERTY AS "CHB" WHICH RECOMMENDS THE REQUESTED RMF ZONING. RECENT REZONING ACTIONS ON SURROUNDING PROPERTIES HAVE ESTABLISHED THE AREA AS A RESIDENTIAL POCKET OF VARYING DENSITIES.

EACH DETAIL OF THIS COMMUNITY HAS BEEN PURPOSEFULLY TAILORED TO APPEAL TO A MULTI-GENERATIONAL AUDIENCE AND WILL SUPPORT FUTURE GROWTH, TAX BASE EXPANSION, AND ECONOMIC DEVELOPMENT THROUGH JOB CREATION FOR YEARS TO COME.

HGOR

Not to Scale

awson County, Ga
022.06.10

LEE CASTLEBERRY ROAD ASSEMBLAGE
Recent Rezoning Map

HGOR

0 100' 200'

135

awson County, Ga
022.06.10

Lee Castleberry Road Assemblage

Concept Masterplan

HGOR

NOTE; IMAGES ARE FOR ILLUSTRATIVE PURPOSES TO CONVEY DESIGN INTENT ONLY. THESE IMAGES ARE NOT INTENDED TO CONVEY FINAL PROJECT NAMES OR ACTUAL CONDITIONS

0 100' 200'

Dawson County, Ga
022.06.10

LEE CASTLEBERRY ROAD ASSEMBLAGE

Parks and Greenspaces

HGOR

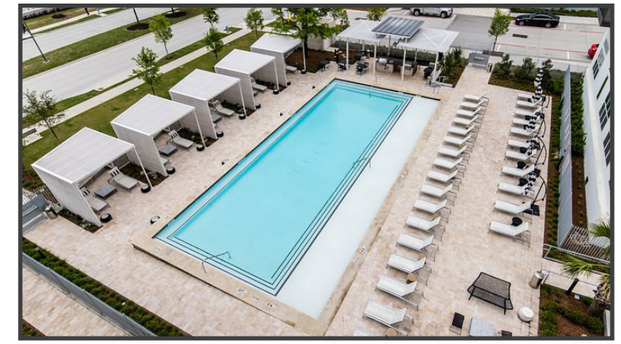
NOTE; IMAGES ARE FOR ILLUSTRATIVE PURPOSES TO CONVEY DESIGN INTENT ONLY. THESE IMAGES ARE NOT INTENDED TO CONVEY FINAL PROJECT NAMES OR ACTUAL CONDITIONS

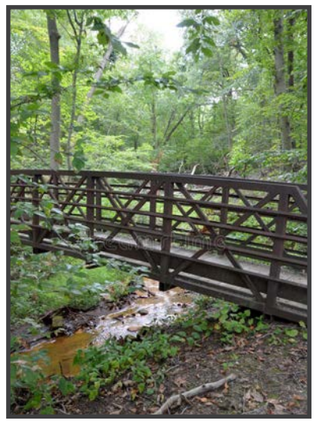
0 25' 50'

137 awson County, Ga
022.06.10

Lee Castleberry Road Assemblage

Community Monument and Pocket Parks





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0 30′ 60′

138

Dawson County, Ga
022.06.10

Lee Castleberry Road Assemblage

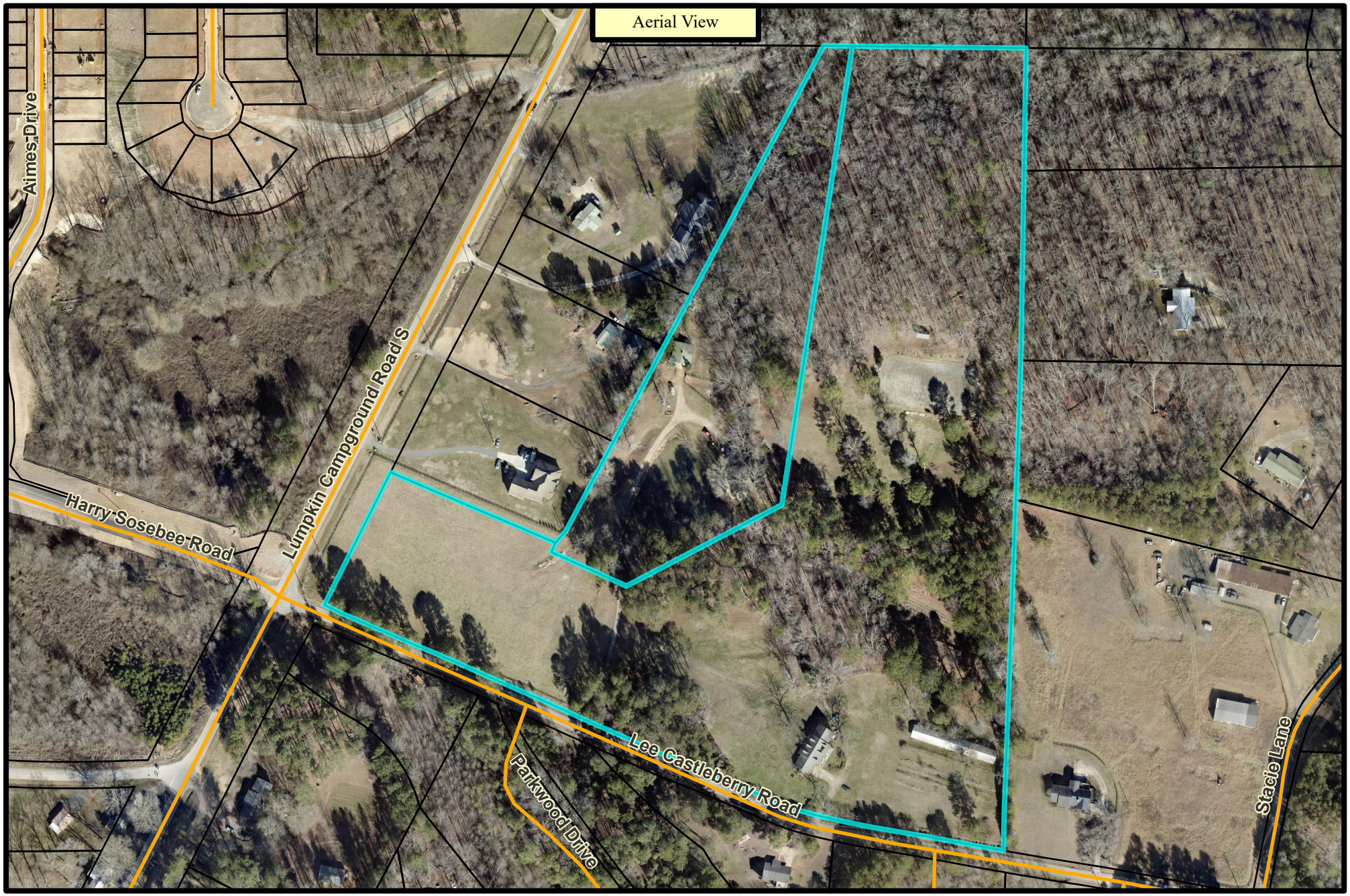
Central Amenity Hub

HGOR

Dawson County, Ga
022.06.10

Lee Castleberry Road Assemblage

Architectural Character Imagery



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N

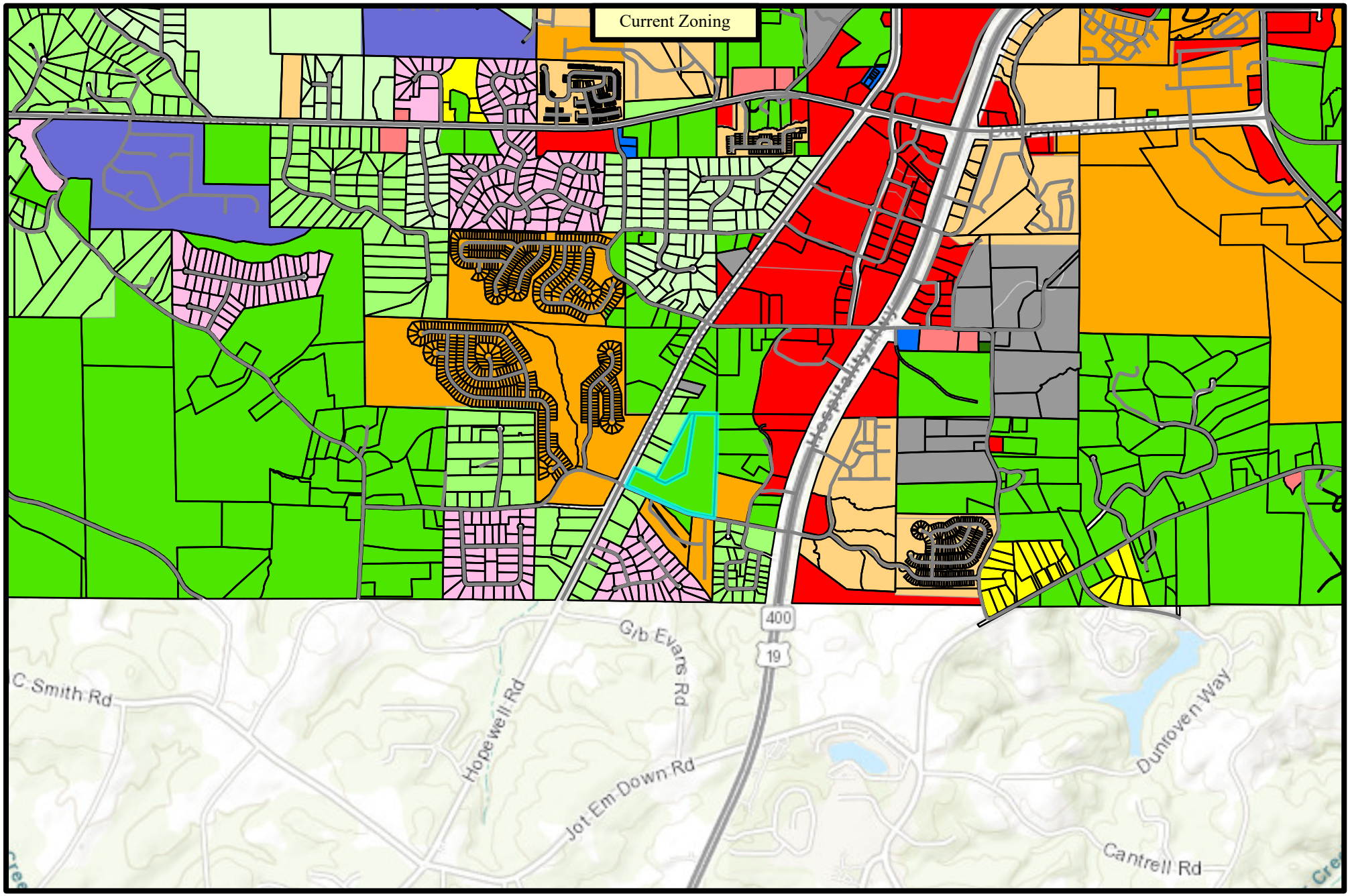
Scale: 1:3,552

Dawson County

Planning and Development

Staff Report

Parcel #: 107-272 & 107-053
Current Zoning: RA
FLU: CHB
Application #:ZA 22-19 & VR 22-14



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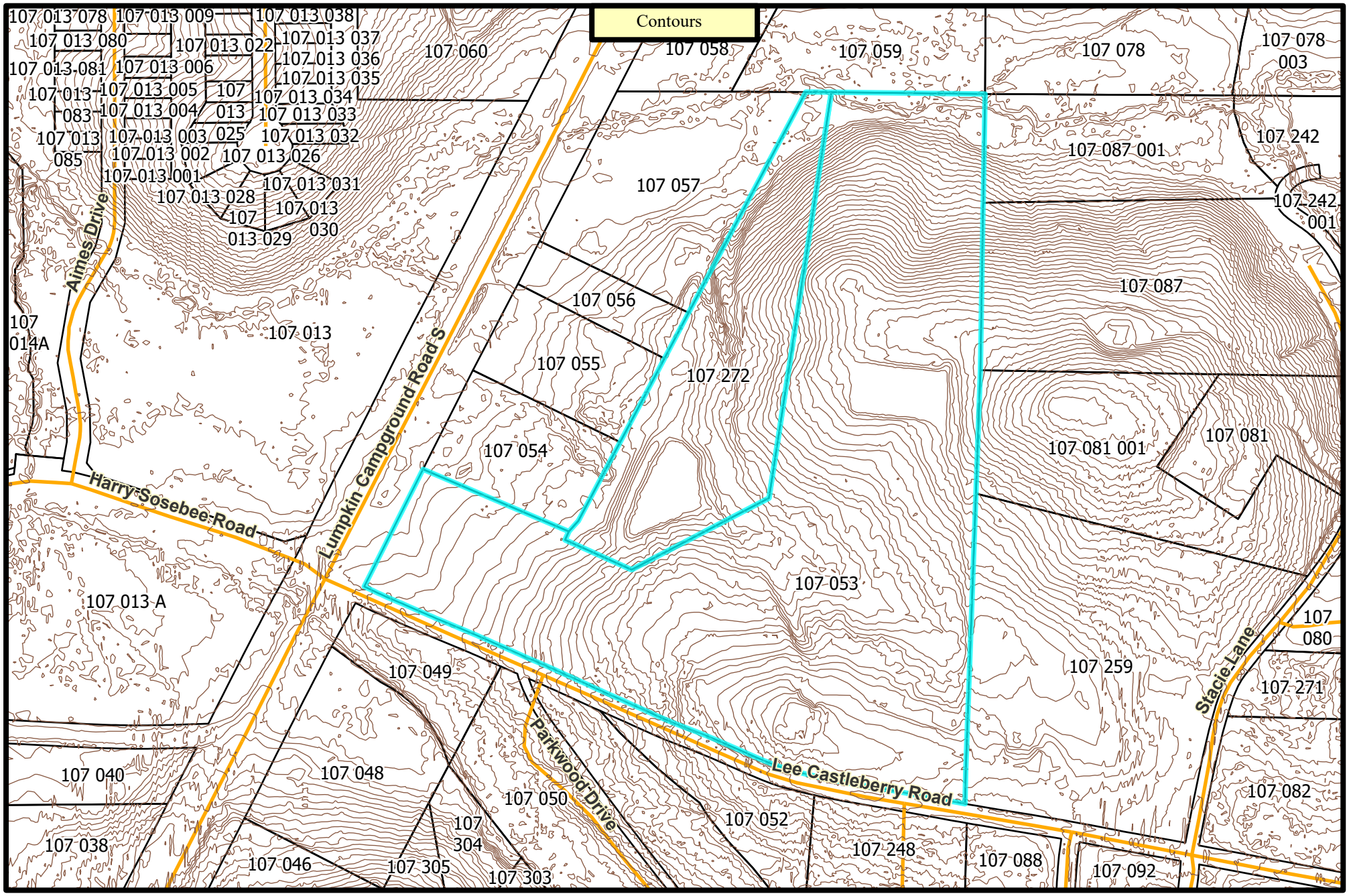
Scale: 1:27,583

Dawson County

Planning and Development

Staff Report

Parcel #: 107-272 & 107-053
Current Zoning: RA
FLU: CHB
Application #:ZA 22-19 & VR 22-14



DAWSON COUNTY DISCLAIMS ANY RESPONSIBILITIES, LIABILITIES OR DAMAGES FROM THE USE OF THIS MAP. THIS MAP IS ONLY FOR DISPLAY PURPOSES.

N

Scale: 1:4,013

Dawson County

Planning and Development

Staff Report

Parcel #: 107-272 & 107-053
Current Zoning: RA
FLU: CHB
Application #:ZA 22-19 & VR 22-14

Dawson County
Rezoning Application

FOR STAFF USE ONLY
DATE & TIME STAMP

APPLICANT INFORMATION (or Authorized Representative)

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

Printed Name: Jim King

Address: 131 Prominence Court, Suite 230 Dawsonville GA 30534

Phone (Listed/Unlisted): _____

Email (Business/Personal): _____

Status: ☐ Owner ☑ Authorized Agent ☐ Lessee ☐ Option to purchase

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: _____ Applicant Signature: _____

REQUESTED ACTION & DETAILS OF PROPOSED USE

☑ Rezoning to: RMF ☐ Special Use Permit for: _____

Proposed Use: Townhome and Semi-Detached Residential Neighborhood

Existing Utilities: ☑ Water ☑ Sewer ☑ Gas ☑ Electric

Proposed Utilities: ☑ Water ☑ Sewer ☑ Gas ☑ Electric

RESIDENTIAL

No. of Lots: 152 Minimum Lot Size: _____ (acres) No. of Units: 152

Minimum Heated Floor Area: 1,600 sq. ft. Density/Acre: _____

Type: ☐ Apartments ☐ Condominiums ☑ Townhomes ☑ Single-family ☐ Other

Is an Amenity Area proposed: Yes; if yes, what? Community Pavilion & Passive Parks

COMMERCIAL & INDUSTRIAL

Building area: _____ No. of Parking Spaces: _____

Property Owner/
Property Information

Name: Robert A. Edwards

Street Address of Property being rezoned: 117 Lee Castleberry Rd Dawsonville GA 30534

Rezoning from: RA to: RMF Total acrage being rezoned: 25.35

Directions to Property (if no address):

Ga 400 to Lee Castleberry Rd, West on Lee Castleberry for 1 Block. Property extends on North side of Lee Castleberry Rd all the way to Lumpkin Campground Rd

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

Current Use of Property: Residential

Does this proposal reach DRI thresholds? Yes If yes, the application will require transportation studies and additional review by the Georgia Mountains Regional Planning Commission. This adds several weeks to the review and processing.

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? yes (yes/no)

If yes, what section? ☐ North ☑ South

SURROUNDING PROPERTY ZONING CLASSIFICATION:

North RA South RMF East RMF West RA & RPC

Future Land Use Map Designation: C-HB, but immediately adjacent to RMF on eastern boundary

Access to the development will be provided from:

Road Name: Lee Castleberry Rd Type of Surface: Asphalt

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 or a land use professional 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 05/12/2022

Witness _____ Date 05/12/2022

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

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.

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: Jim King

Application Number: _____

Date Signed: _____

Sworn and subscribed before me

this 13 day of May, 2022.

_____

Notary Public

My Commission Expires: June 10 2024

{Notary Seal}

VALERIE KAY MASSEY
MY COMMISSION EXPIRES
NOTARY PUBLIC
JUNE 10, 2024
DAWSON COUNTY, GEORGIA

PROPERTY OWNER AUTHORIZATION

I / we Robert A. Edwards hereby swear that I / we own the property located at (fill in address and / or tax map & parcel #):

117 + 209 Lee Castleberry Rd. Dawsonville, GA

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 variance requested on this property. I understand that any variance granted, and / or conditions 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 6 months from the date of the last action by the Board of Commissioners.

Printed name of applicant or agent: JIM KING

Signature of applicant or agent: [signature] Date: 4.5.2022

Printed Name of Owner(s): Robert A. Edwards

Signature of Owner(s): [signature] Date 4/5/2022

Sworn and subscribed before me
this 05th day of April, 2022.

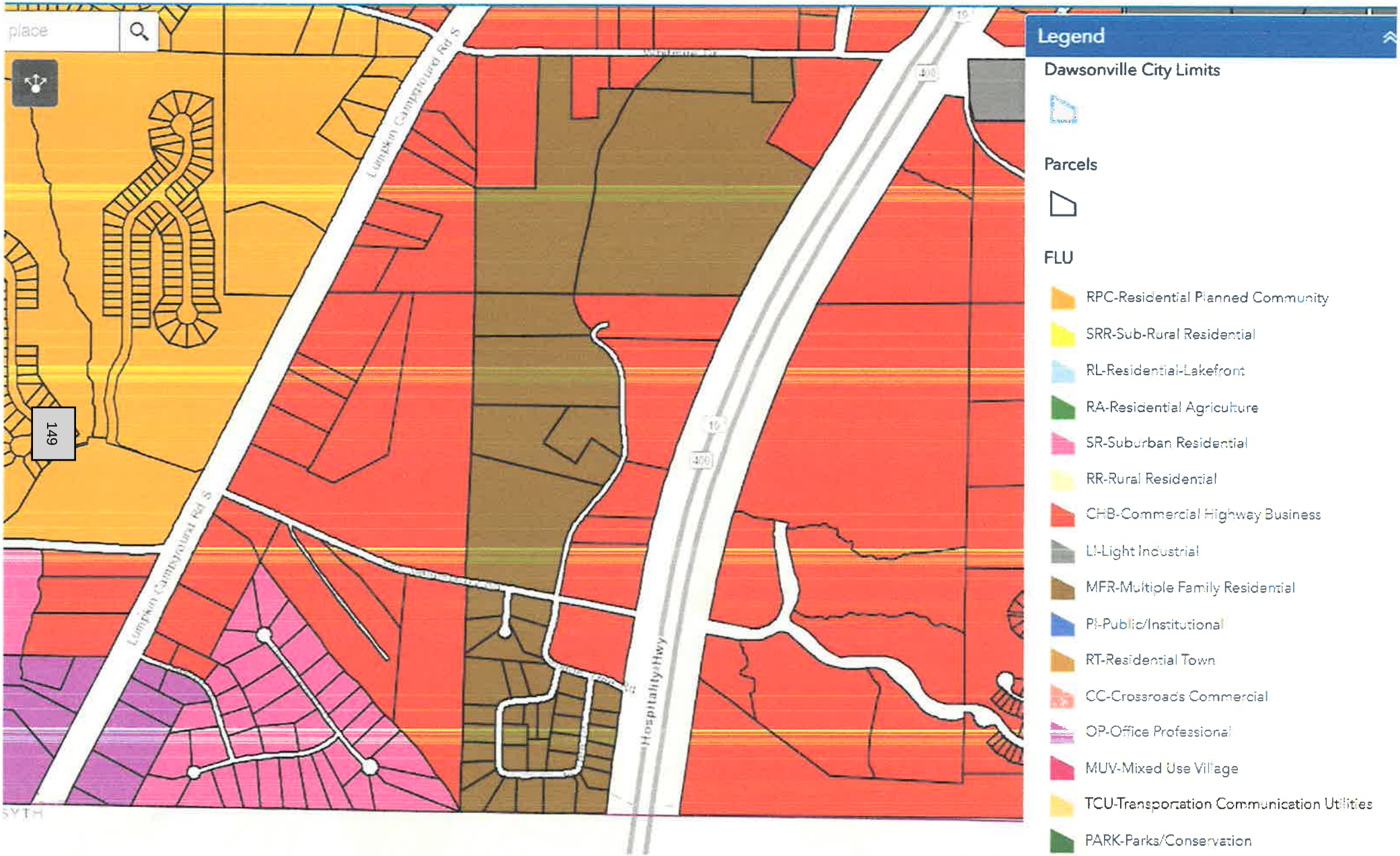
Jonathan Gutierrez
Notary Public

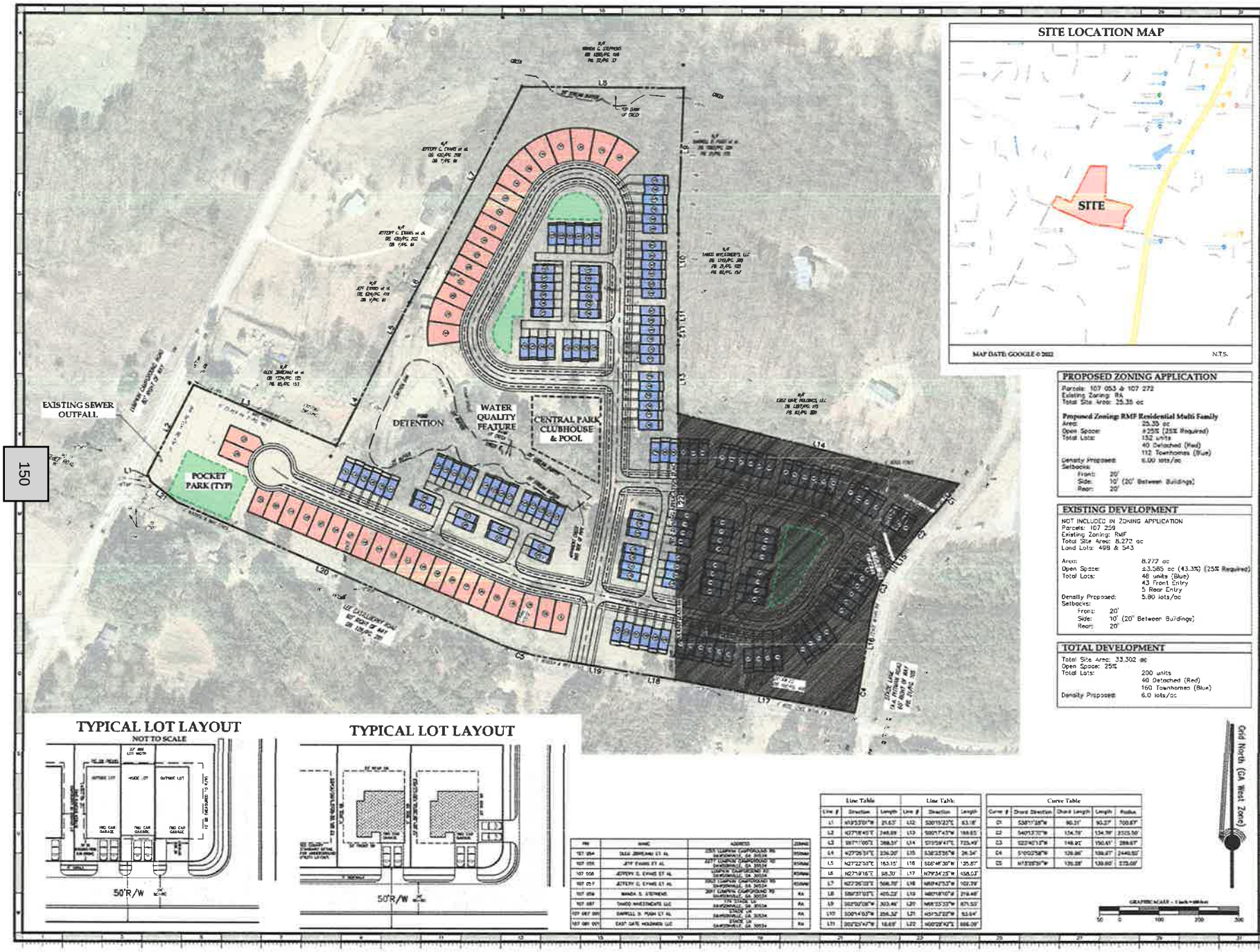
My Commission Expires: 12/15/24

(Seal)

JONATHAN GUTIERREZ
NOTARY PUBLIC
Hall County
State of Georgia
My Comm. Expires Dec. 15, 2024

(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.)


place
Lumpkin Campground Rd S
Lumpkin Campground Rd S
Hospitality Hwy
10
400
Legend
Dawsonville City Limits
Parcels
FLU
RPC-Residential Planned Community
SRR-Sub-Rural Residential
RL-Residential-Lakefront
RA-Residential Agriculture
SR-Suburban Residential
RR-Rural Residential
CHB-Commercial Highway Business
LI-Light Industrial
MFR-Multiple Family Residential
PI-Public/Institutional
RT-Residential Town
CC-Crossroads Commercial
OP-Office Professional
MUV-Mixed Use Village
TCU-Transportation Communication Utilities
PARK-Parks/Conservation



SITE LOCATION MAP

MAP DATE: GOOGLE © 2022 N.T.S.

PROPOSED ZONING APPLICATION

Parcels: 107 053 & 107 272
Existing Zoning: RA
Total Site Area: 25.35 ac

Proposed Zoning: RMF Residential Multi Family

Area:	25.35 ac
Open Space:	±25% (25% Required)
Total Lots:	152 units 40 Detached (Red) 112 Townhomes (Blue)
Density Proposed:	6.00 lots/ac
Setbacks:	
Front:	20'
Side:	10' (20' Between Buildings)
Rear:	20'

EXISTING DEVELOPMENT

NOT INCLUDED IN ZONING APPLICATION
Parcels: 107 259
Existing Zoning: RMF
Total Site Area: 8.272 ac
Land Lots: 498 & 543

Area:	8.272 ac
Open Space:	±3.585 ac (43.3%) (25% Required)
Total Lots:	48 units (Blue) 43 Front Entry 5 Rear Entry
Density Proposed:	5.80 lots/ac
Setbacks:	
Front:	20'
Side:	10' (20' Between Buildings)
Rear:	20'

TOTAL DEVELOPMENT

Total Site Area: 33.302 ac
Open Space: 25%

Total Lots:	200 units 40 Detached (Red) 160 Townhomes (Blue)
Density Proposed:	6.0 lots/ac

TYPICAL LOT LAYOUT

NOT TO SCALE

TYPICAL LOT LAYOUT

PIN	NAME	ADDRESS	ZONING
107 054	DALE JENKINS ET AL	2551 CAMPING CHAMPIONSHIP RD SAWNEE HILL, GA 30534	RSMM
107 055	JEFF EVANS ET AL	2537 CAMPING CHAMPIONSHIP RD SAWNEE HILL, GA 30534	RSMM
107 056	JEFFERY C. EVANS ET AL	CAMPING CHAMPIONSHIP RD SAWNEE HILL, GA 30534	RSMM
107 057	JEFFERY C. EVANS ET AL	2563 CAMPING CHAMPIONSHIP RD SAWNEE HILL, GA 30534	RSMM
107 058	WANDA S. STEPHENS	2591 CAMPING CHAMPIONSHIP RD SAWNEE HILL, GA 30534	RA
107 087	THREE INVESTMENTS LLC	274 STAGE LN SAWNEE HILL, GA 30534	RA
107 087 001	DARRELL D. MUSH ET AL	STAGE LN SAWNEE HILL, GA 30534	RA
107 087 002	EAST GATE HOLDINGS LLC	STAGE LN SAWNEE HILL, GA 30534	RA

Line Table			Line Table		
Line #	Direction	Length	Line #	Direction	Length
L1	N19°53'00"W	21.63'	L12	S30°15'23"E	63.18'
L2	N27°18'45"E	248.89'	L13	S80°17'43"W	188.65'
L3	N87°11'00"E	288.31'	L14	S19°39'47"E	725.49'
L4	N27°26'31"E	226.20'	L15	S38°23'35"W	24.34'
L5	N27°22'00"E	153.15'	L16	S06°46'30"W	135.67'
L6	N27°19'16"E	98.30'	L17	N79°34'25"W	458.03'
L7	N27°26'03"E	506.70'	L18	N89°47'53"W	102.79'
L8	S88°37'03"E	405.22'	L19	N80°18'10"W	219.48'
L9	S02°00'08"W	303.46'	L20	N88°35'33"W	871.53'
L10	S00°14'03"W	256.32'	L21	N31°37'22"W	53.94'
L11	S00°25'47"W	18.69'	L22	N00°22'42"E	886.09'

Curve Table				
Curve #	Chord Direction	Chord Length	Length	Radius
C1	S38°17'28"W	90.21'	90.27'	700.67'
C2	S40°13'30"W	134.79'	134.79'	2325.50'
C3	S22°40'13"W	148.92'	150.61'	288.67'
C4	S10°03'58"W	126.86'	128.27'	2440.50'
C5	N73°35'39"W	135.28'	135.80'	273.00'

ENSITE
CIVIL ENGINEERING
132 Pinemoore Court, Suite 230
Dawsonville, GA 30534
Mobile: 678-997-6833
Contact: Corey Gulbertie, PE
Email: Corey.Gulbertie@ensitecivil.com

OWNER/DEVELOPER:
STARK LAND AND DEVELOPMENT LLC
3719 WINDER HWY
FLOWERY BRANCH, GA 30542
EMAIL: bstark@pinegrove.com

24-HOUR CONTACT:
BILL STARK
EMAIL: bstark@pinegrove.com

PROJECT:
LEE CASTLEBERRY
25 AC TRACT

LOCATED IN:
LAND LOTS 497, 498, 543, & 544
13th DISTRICT, 1st SECTION
DAWSON COUNTY, GEORGIA

SHEET TITLE:
CONCEPT PLAN

GEORGIA811
Utilities Protection Center, Inc.
1-800-282-7411
Know what's below.
Call before you dig.

STAMP:
FOR REVIEW ONLY

DRAWING DATE: 2022-05-12

SHEET REVISIONS

NO.	DESCRIPTION	DATE

SHEET:
1 OF 1

FILE: 220046P

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.

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This notice and acknowledgement shall be public record.

Applicant Signature: _____

Applicant Printed Name: JIM KING

Application Number: _____

Date Signed: _____

Sworn and subscribed before me

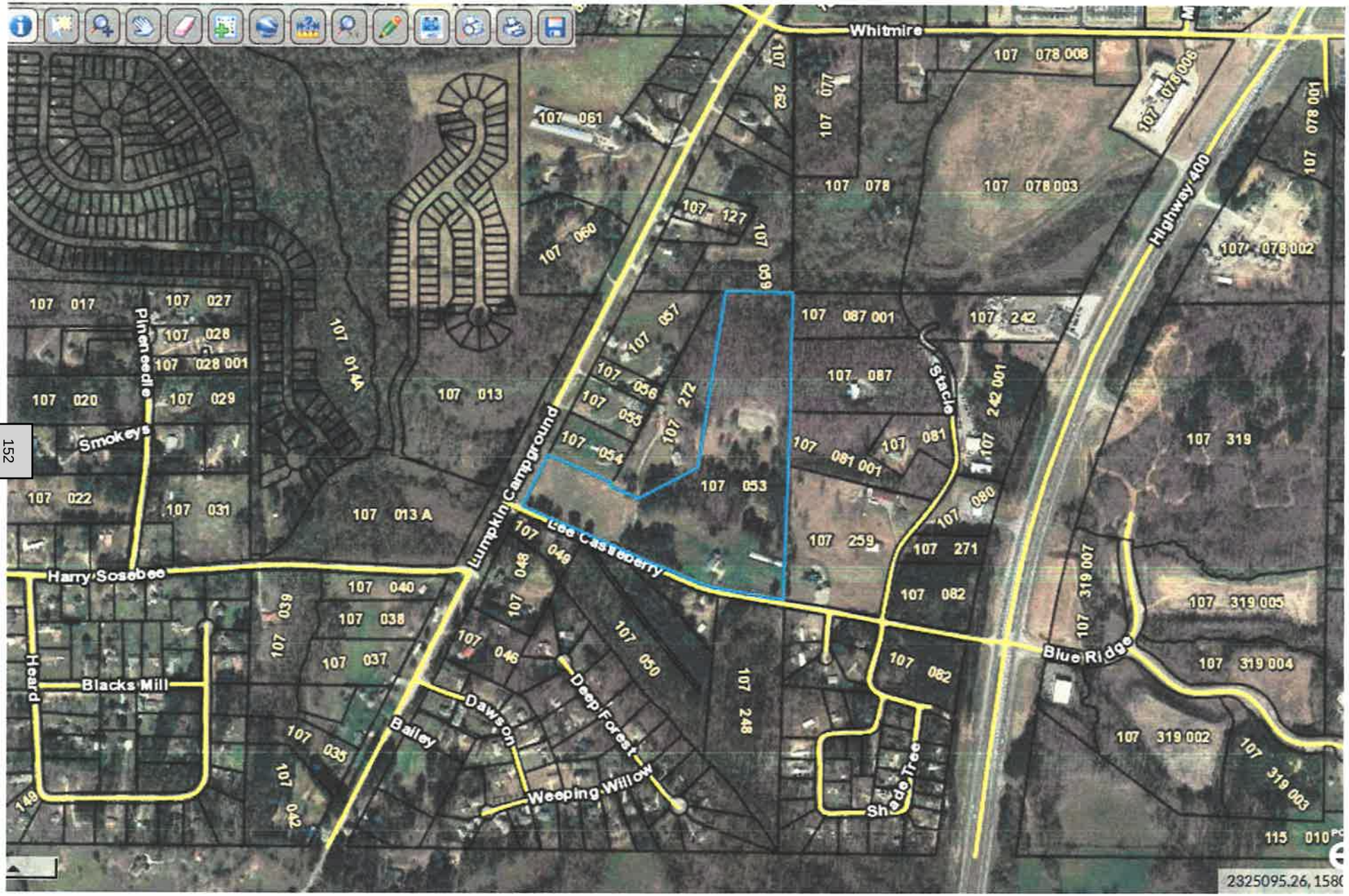
this 13 day of May, 2022.

_____
Notary Public

My Commission Expires: June 10 2024

Notary Public Seal

VALERIE KAY MASSEY
MY COMMISSION EXPIRES
NOTARY
PUBLIC
JUNE 10, 2024
DAWSON COUNTY, GEORGIA


Whitmire
Highway 400
Blue Ridge
Lee Castleberry
Lumpkin Campground
Harry Sosebee
Blacks Mill
Heard
Smokeys
Pineneedle
Dawson
Bailey
Deep Forest
Weeping Willow
Shade Tree
Stacie
107 061
107 060
107 127
107 059
107 057
107 056
107 055
107 054
107 053
107 262
107 077
107 078 008
107 076 006
107 078
107 078 003
107 078 002
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107 087 001
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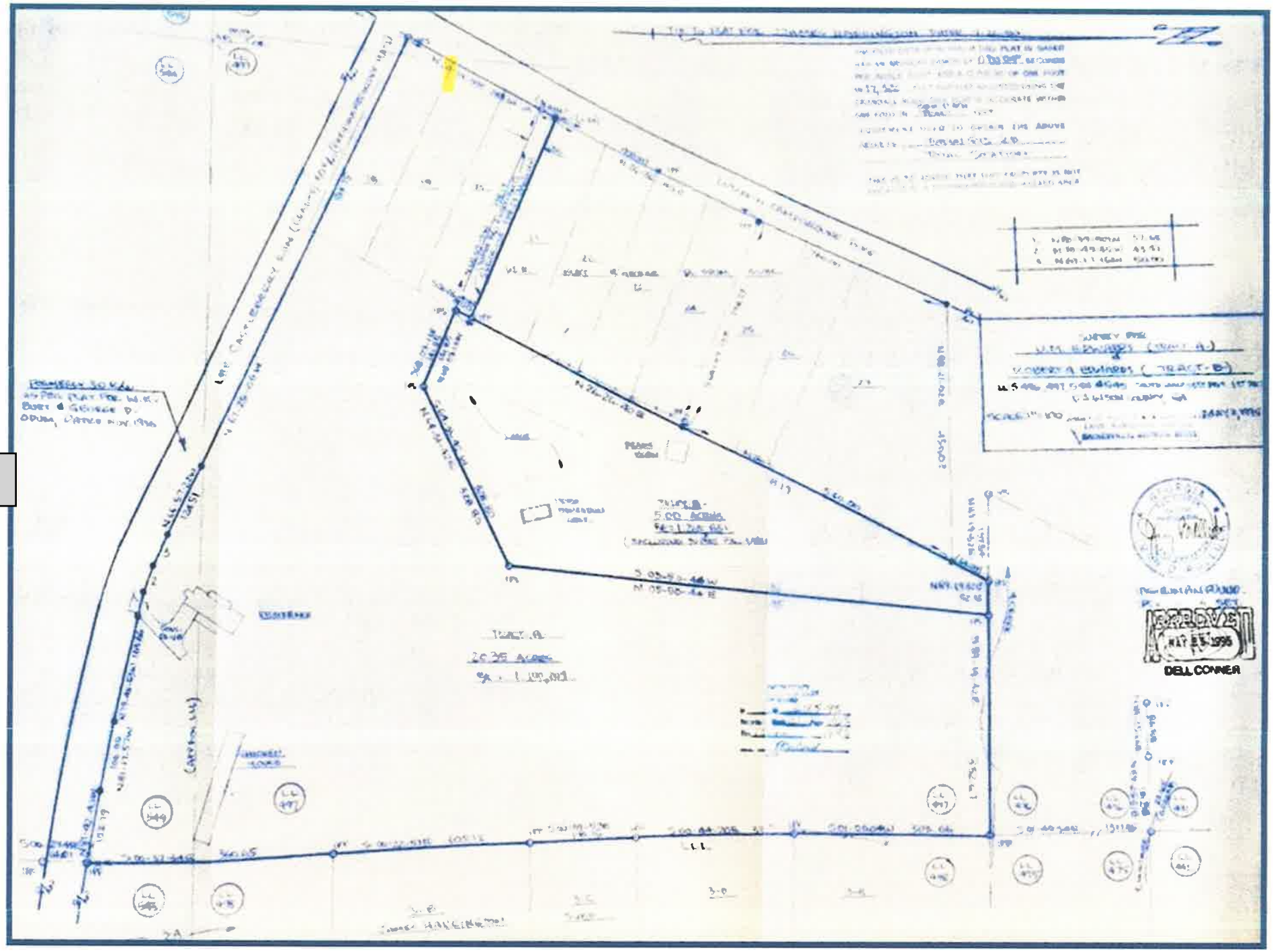

TRACT A
26.35 ACRES
TRACT B
5.00 ACRES
APPROVED
MAY 23 1996
DELL CONNER

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)

in my

Signature of Applicant — **Date** 5/13/2022

Printed Name JIM KING — **Name of Business**

SUBSCRIBED AND SWORN BEFORE ME ON

THIS 13 DAY OF May, 20 22

Notary Public

My Commission Expires: June 10 2024

(Seal) VALERIE KAY MASSEY NOTARY PUBLIC MY COMMISSION EXPIRES JUNE 10, 2024 DAWSON COUNTY, GEORGIA

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]

ZA _____ TMP#: 107 053 & 107 272

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.**

	Name	Address
TMP 107 259	1. Stark Properties (the Applicant)	
TMP 107 057	2. Jeffery Evans	2303 Lumpkin Campground Rd Dawsonville GA 30534
TMP 107 059	3. Wanda Stephens	125 Riverbend Rd Dawsonville GA 30534
TMP 107 087 001	4. Nicky Gilleland & Darrell Pugh	236 Blue Ridge Overlook Dawsonville GA 30534
TMP 107 078	5. Pittman Family LLLP	339 Whitmire Dr Dawsonville GA 30534
TMP 107 087	6. Tanco Investments, LLC	4217 Hwy 136 West, Dawsonville GA 30534
TMP 107 081 001	7. Eastgate Holdings	102 Kelly Mill Road, Cumming GA 30040
TMP 107 052	8. Forest Quarels	186 Lee Castleberry Rd Dawsonville GA 30534
TMP 107 054	9. Oleg & Marianna Zbireanu	2315 Lumpkin Campground Rd Dawsonville GA
TMP 107 055	10. Jeff & Denise Evans	2203 Lumpkin Campground Rd Dawsonville GA
TMP 107 056	11. Jeff & Denise Evans	2203 Lumpkin Campground Rd Dawsoinville
TMP 107 050	12. PR Land Investments, LLC	285 Parkway 575 Woodstock GA 30188
TMP 107 248	13. PR Land Investments, LLC	285 Parkway 575 Woodstock GA 30188
TMP 107 113	14. PR Land Investments, LLC	285 Parkway 575 Woodstock GA 30188
TMP	15.	

Use additional sheets if necessary.

Owner Information

EDWARDS ROBERT ALAN
117 LEE CASTLEBERRY ROAD
DAWSONVILLE, GA 30534

Payment Information

Status	Paid
Last Payment Date	10/07/2021
Amount Paid	$229.22

Property Information

Parcel Number	107 053
District	1 DAWSON COUNTY UNINCORPORATED
Acres	20.35
Description	LL 497 544 LD 13-S
Property Address	209 LEE CASTLEBERRY RD
Assessed Value	$304,028
Appraised Value	$760,070

Bill Information

Record Type	Property
Tax Year	2021
Bill Number	4405
Account Number	7735EDW
Due Date	12/01/2021

Taxes

Base Taxes	$229.22
Penalty	$0.00
Interest	$0.00
Total Due	**$0.00**

Owner Information

EDWARDS ROBERT ALAN
117 LEE CASTLEBERRY RD
DAWSONVILLE, GA 30534

Payment Information

Status	Paid
Last Payment Date	11/05/2021
Amount Paid	$1,143.92

Property Information

Parcel Number	107 272
District	1 DAWSON COUNTY UNINCORPORATED
Acres	5
Description	LL 497 LD 13S
Property Address	117 LEE CASTLEBERRY RD
Assessed Value	$117,560
Appraised Value	$293,900

Bill Information

Record Type	Property
Tax Year	2021
Bill Number	4408
Account Number	38944
Due Date	12/01/2021

Taxes

Base Taxes	$1,143.92
Penalty	$0.00
Interest	$0.00
Total Due	**$0.00**

CONSTRUCTION & DEVELOPMENT SCHEDULE

Entitlement Process: May 2022 - August 2022

Engineering Design: October 2022 – January 2023

Land Development Ph1: April 2023 – October 2023

Home Construction Ph1: October 2023 – October 2024

Land Development Ph2: August 2024 – March 2024

Home Construction Ph2: April 2024 – April 2025

PROPERTY OWNER AUTHORIZATION

I/we, Robert A Edwards, hereby swear that I/we own the property located at (fill in address and/or tax map & parcel #):

117 + 209 Lee Castleberry Rd. Dawsonville, GA

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: _____

Signature of applicant or agent: _____ Date: _____

****

Printed Name of Owner(s): Robert A Edwards

Signature of Owner(s): [signature] Date: 4-5-2022

Mailing address: _

City, State, Zip: _

Telephone Number:

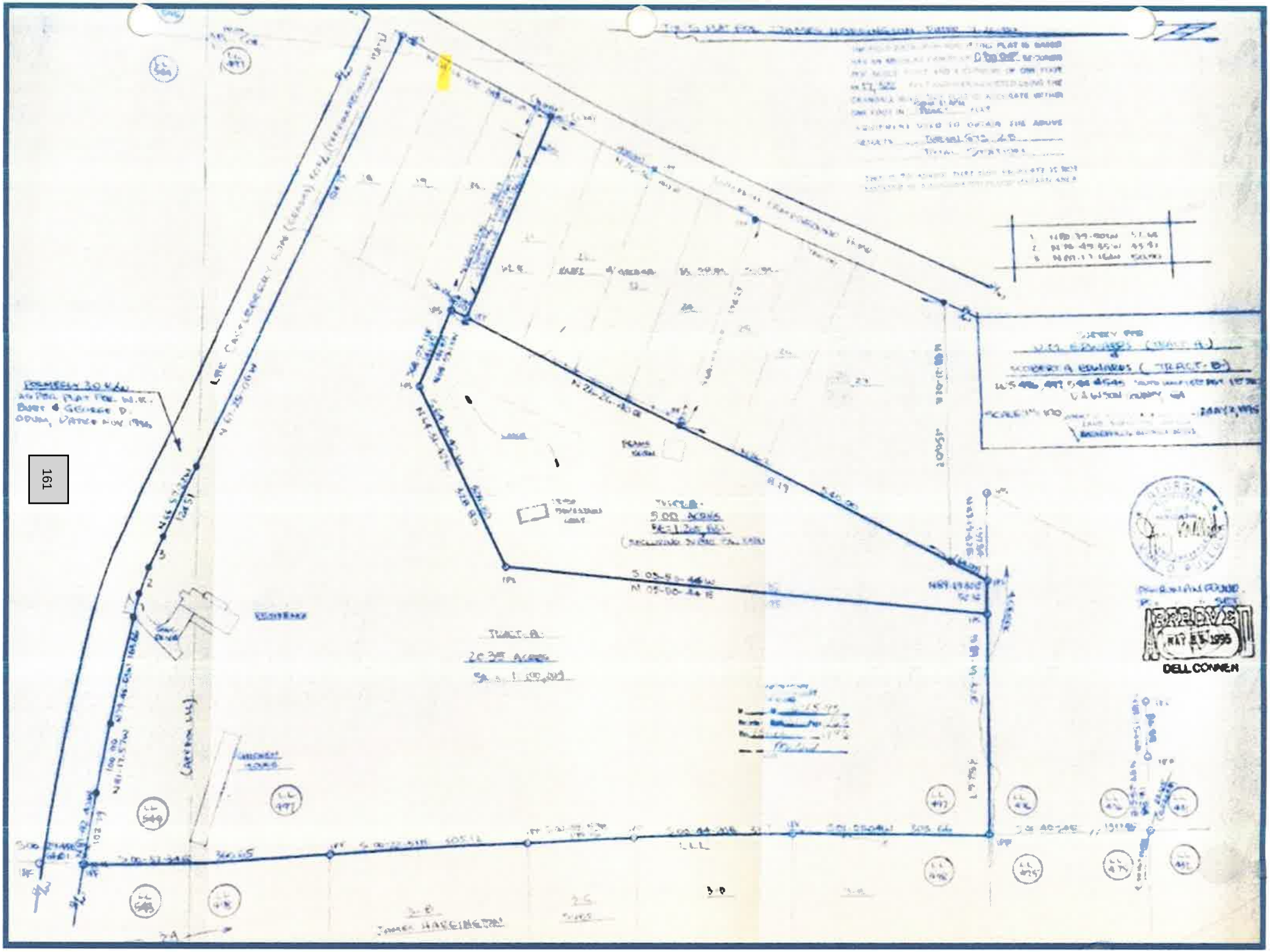
Sworn and subscribed before me
this 05th day of April, 2022.

Jonathan Gutierrez
Notary Public

My Commission Expires: 12/15/24

JONATHAN GUTIERREZ
NOTARY PUBLIC
Hall County
State of Georgia
My Comm. Expires Dec. 15, 2024
(Notary Seal)

(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.)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DELL CONNER

DAWSON COUNTY VARIANCE APPLICATION

25 Justice Way, Dawsonville, Georgia 30534

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Jim King

Address: 131 Prominence Court, Suite 230 Dawsonville GA 30534

Contact Email _____ Telephone # _____

Status: ☐ Owner ☑ Authorized Agent ☐ Lessee

PROPERTY INFORMATION

Street Address of Property:

117 Lee Castleberry Rd Dawsonville GA 30534

Land Lot(s): 497, 498, 543 & 544 District: 13th Section: 1st

Subdivision/Lot: NA /_____

Building Permit #: _____ (if applicable)

REQUESTED ACTION

A Variance is requested from the requirements of Article # 3 Section # 308.C.6.B of the Land Use Resolution/Sign Ordinance/Subdivision Regulations/Other.

☐ **Front Yard** setback ☐ **Side Yard** setback ☐ **Rear Yard** setback variance of _____ feet to allow the structure to: ☐ **be constructed**; ☐ **remain** a distance of _____ feet from the ☐ property line, **or** ☑ other : Article III Section 308.C.6.B - Vary the driveway width instead of the required distance of _____ feet as required by the regulations.

☐ Home Occupation Variance: _____

☑ Other (explain request): _____

If there are other variance requests for this site in past, please list case # and nature of variance:

Article III Section 308.C.6.B - Vary the driveway width

DAWSON COUNTY VARIANCE APPLICATION

This portion to be completed by Zoning Administrator

VR _____ Tax Map & Parcel # (TMP): _____

Current Zoning: _____ Commission District #: 4

Submittal Date: 5-13-22 Time: 9:34 (am)/pm Received by: _____ (staff initials)

Fees Assessed: _____ Paid: _____

Planning Commission Meeting Date: _____

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Jim King

Address: _____

_____

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

Status: [ ] Owner [X] Authorized Agent [ ] Lessee [ ] Option to purchase

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

I have X /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: _____ Applicant Signature: Jim King

PROPERTY INFORMATION

Street Address of Property: 117 Lee Castleberry Rd Dawsonville GA 30534

_____

Land Lot(s): 497, 498, 543 & 544 District: 13TH Section: 1ST

Subdivision/Lot: _____ Building Permit #: _____ (if applicable)

Directions to the Property: Ga 400 to Lee Castleberry Rd, West on Lee Castleberry for 1 Block. Property extends on North side of Lee Castleberry Rd all the way to Lumpkin Campground Rd

REQUESTED ACTION

A Variance is requested from the requirements of Article # See Below Section #_____ of the Land Use Resolution/Sign Ordinance/Subdivision Regulations/Other (circle one).

If other, please describe: Article III Section 308.C.6.B - Vary the driveway width

Type of Variance requested:

[ ] Front Yard [ ] Side Yard [ ] Rear Yard variance of _____ feet to allow the structure to:

[ ] be constructed; [ ] remain a distance of _____ feet from the: _____

[ ] property line, [ ] road right of way, or [ ] other (explain below):

instead of the required distance of _____ required by the regulations.

[ ] Lot Size Request for a reduction in the minimum lot size from _____ to _____

[ ] Sign Variance for: _____

[ ] Home Occupation Variance to operate: _____ business

[X] Other (explain request): Vary from the required 10' driveway width. Adequate Parking will be provide via a 2-car garage and a driveway capable of supporting 2 additional guest parking.

If there are other variance requests for this site in past, please list case # and nature of variance: _____

Variances to standards and requirements of the Regulations, with respect to open area, setbacks, yard area, lot coverage, height, and other quantitative requirements may be granted if, on the basis of the application, investigation, and other evidence submitted by the applicant, all four (4) expressly written findings below are made:

1. Describe why a strict and literal enforcement of the standards would result in a practical difficulty or unnecessary hardship: The RMF ordinance states that there must be a driveway width no greater than 10 feet. This requirement would preclude any home from having a double garage, which is industry standard in today's society. We are providing a double garage with a 20'-wide driveway which will allow 2 additional cars to be parked in front if necessary for guests. By doing this, there will not be a need for additional on-street parking.

2. Describe the exceptional and extraordinary conditions applicable to this property which do not apply to other properties in the same district: Described above in #1

3. Describe why granting a variance would not be detrimental to the public health, safety, morals or welfare and not be materially injurious to properties in the near vicinity:

It does not harm anyone. 2-car garages and driveways capable of parking 2 guests are todays standard

4. Describe why granting this variance would support the general objectives within this Resolution:

Because the Resolution should not impose hardships on others. This variance seeks to correct that issue

Submit clear explanation of all four questions above. You may add sheets if necessary.

(Variances should not be granted if the need arises as a result of action by the applicant or previous owner.)

ZA _____ **TMP#:** 107 053 & 107 272

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.**

	Name	Address
TMP 107 259	1. Stark Properties (the Applicant)	
TMP 107 057	2. Jeffery Evans	2303 Lumpkin Campground Rd Dawsonville GA 30534
TMP 107 059	3. Wanda Stephens	125 Riverbend Rd Dawsonville GA 30534
TMP 107 087 001	4. Nicky Gilleland & Darrell Pugh	236 Blue Ridge Overlook Dawsonville GA 30534
TMP 107 078	5. Pittman Family LLLP	339 Whitmire Dr Dawsonville GA 30534
TMP 107 087	6. Tanco Investments, LLC	4217 Hwy 136 West, Dawsonville GA 30534
TMP 107 081 001	7. Eastgate Holdings	102 Kelly Mill Road, Cumming GA 30040
TMP 107 052	8. Forest Quarels	186 Lee Castleberry Rd Dawsonville GA 30534
TMP 107 054	9. Oleg & Marianna Zbireanu	2315 Lumpkin Campground Rd Dawsonville GA
TMP 107 055	10. Jeff & Denise Evans	2203 Lumpkin Campground Rd Dawsonville GA
TMP 107 056	11. Jeff & Denise Evans	2203 Lumpkin Campground Rd Dawsoinville
TMP 107 050	12. PR Land Investments, LLC	285 Parkway 575 Woodstock GA 30188
TMP 107 248	13. PR Land Investments, LLC	285 Parkway 575 Woodstock GA 30188
TMP 107 113	14. PR Land Investments, LLC	285 Parkway 575 Woodstock GA 30188
TMP	15.	

Use additional sheets if necessary.

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 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 special use or rezoning 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 of Applicant or Agent: _____ Date: 05/12/2022

Signature of Witness: _____ Date: 5-13-22

****

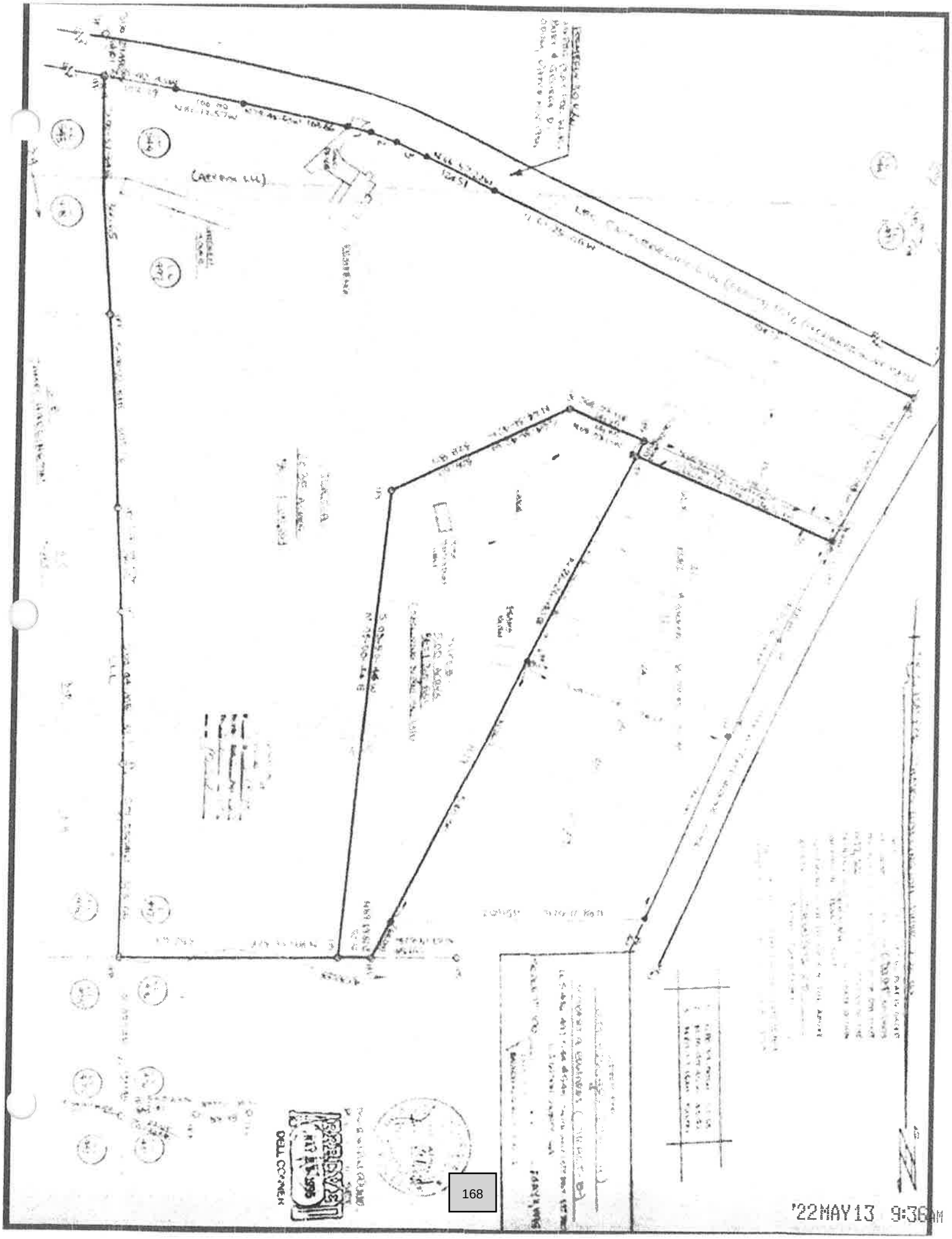
WITHDRAWAL

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 office 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 that written request and publication the 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 Commission. Further the applicant is encouraged to be present at the hearing to substantiate reasons for withdrawal. Please note that no refund of application fee may be made unless directed by the Board of Commissioners.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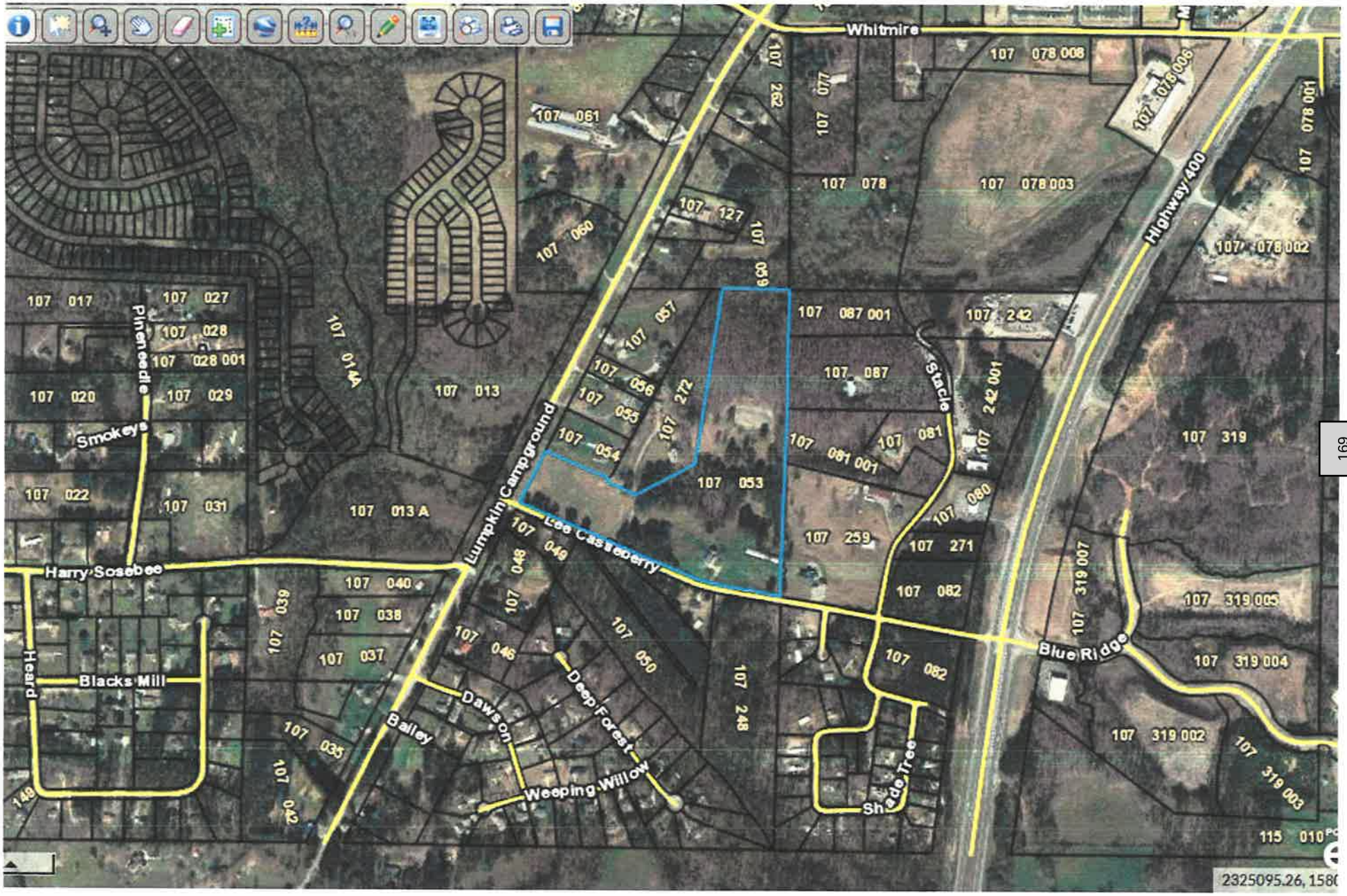
Whitmire
Highway 400
Stacie
Lumpkin Campground
Lee Castleberry
Harry Sosebee
Blacks Mill
Heard
Smokey
Pineneedle
Blue Ridge
Dawson
Bailey
Deep Forest
Weeping Willow
Shade Tree
107 078 008
107 078 006
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PROPERTY OWNER AUTHORIZATION

I / we Robert A. Edwards hereby swear that I / we own the property located at (fill in address and / or tax map & parcel #):

117 + 209 Lee Castleberry Rd. Dawsonville, GA

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 variance requested on this property. I understand that any variance granted, and / or conditions 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 6 months from the date of the last action by the Board of Commissioners.

Printed name of applicant or agent: JIM RING

Signature of applicant or agent: [signature] Date: 4/5/22

Printed Name of Owner(s): Robert A. Edwards

Signature of Owner(s): [signature] Date 4/5/2022

Sworn and subscribed before me
this 05th day of April, 2022.

Jonathan Gutierrez
Notary Public

My Commission Expires: 12/15/24

(Seal)

JONATHAN GUTIERREZ
NOTARY PUBLIC
Hall County
State of Georgia
My Comm. Expires Dec. 15, 2024

(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.)

Owner Information

EDWARDS ROBERT ALAN
117 LEE CASTLEBERRY RD
DAWSONVILLE, GA 30534

Payment Information

Status	Paid
Last Payment Date	11/05/2021
Amount Paid	$1,143.92

Property Information

Parcel Number	107 272
District	1 DAWSON COUNTY UNINCORPORATED
Acres	5
Description	LL 497 LD 13S
Property Address	117 LEE CASTLEBERRY RD
Assessed Value	$117,560
Appraised Value	$293,900

Bill Information

Record Type	Property
Tax Year	2021
Bill Number	4408
Account Number	38944
Due Date	12/01/2021

Taxes

Base Taxes	$1,143.92
Penalty	$0.00
Interest	$0.00
Total Due	**$0.00**

Owner Information

EDWARDS ROBERT ALAN
117 LEE CASTLEBERRY ROAD
DAWSONVILLE, GA 30534

Payment Information

Status	Paid
Last Payment Date	10/07/2021
Amount Paid	$229.22

Property Information

Parcel Number	107 053
District	1 DAWSON COUNTY UNINCORPORATED
Acres	20.35
Description	LL 497 544 LD 13-S
Property Address	209 LEE CASTLEBERRY RD
Assessed Value	$304,028
Appraised Value	$760,070

Bill Information

Record Type	Property
Tax Year	2021
Bill Number	4405
Account Number	7735EDW
Due Date	12/01/2021

Taxes

Base Taxes	$229.22
Penalty	$0.00
Interest	$0.00
Total Due	**$0.00**

LETTER OF INTENT

The applicant requests the rezoning of parcel numbers 107 053 and 107 272 from RA to RMF to build a residential neighborhood of 152 homes on 25.284 acres. The property is located at the NE corner of Lee Castleberry Rd and Lumpkin Campground Rd, Dawsonville, GA 30534. It is bounded on the north by residential land, on the south by a townhome subdivision and a mobile home park, on the west by single-family residences, and on the east by a planned residential community that was rezoned to RMF in 2021 (ZA 21-16). This application is an extension of ZA 21-16 and will follow all the conditions approved therein. The tract directly to the south of the subject property was also rezoned to RMF under court order in 2000. Two large parcels directly west of Lumpkin Campground Rd were zoned RPC in 2019 and have since been developed as medium density residential communities.

This proposed project meets all the recommendations of the Dawson County comprehensive and future land use plan. The Future Land Use Plan designates the subject property as Commercial – Highway/Business (CHB) which recommends RMF zoning. The property is bordered in all directions by residential uses of varying densities. The applicant suggests that the most fitting use is a mixed density residential community that provides a transition between the GA 400 commercial corridor, through the higher-density residential properties (townhomes), and to medium-density residential properties to the west. Additionally, the location of this property directly adjacent to GA 400 and on the southern extremity of the County will assure minimal traffic impact to the rest of the County.

In addition to land planning merits of this proposal, the applicant is committing to improve the entire frontage of Lee Castleberry Road from GA-400 to Lumpkin Campground Road per the ZA 21-16 resolution at its own cost. There will also be a small park fronting the new roundabout on Lumpkin Campground Road. The applicant has met with Etowah Water and Sewer Authority about incorporating their current water and sewer expansion into the proposed development and has received strong support.

The proposed residential neighborhood will be comprised of both townhomes and single-family homes with density tapering off from east to west providing a seamless transition between use types. Townhomes will be 1,600-2,100 square feet and single-family homes will be 1,900-2,600 square feet to accommodate the County's various housing needs. All homes will have a two-car enclosed garage and minimum 24' distance from garage door to sidewalk. Conceptual plans depict a vibrant, walkable community oriented around a central park, clubhouse, and pool. All common areas will be professionally maintained by a mandatory homeowners association. Street frontage along Lee Castleberry Road will be transformed into a linear park that will be accessible to the people of Dawson County as a public amenity. Each detail of the community has been purposefully tailored to appeal to a multi-generational audience and will support net in-migration, tax base expansion, and economic development through job creation for years to come.

The applicant, developer, and their representatives welcome the opportunity to meet with all interested parties.

HGOR

0 100' 200'

174

awson County, Ga
022.06.10

Lee Castleberry Road Assemblage

Concept Masterplan

ZA 22-20

Planning Commission Meeting August 16, 2022
Board of Commission Hearing September 15, 2022

Applicant Proposal

The applicant is seeking to zone 10 acres of the property from Commercial Highway Business (C-HB); and Residential Sub-Rural Manufactured Moved (RSRMM) to Commercial Industrial Restricted (C-IR) for the purpose of developing small warehouse/office space use.

Applicant	Miles, Hansford, & Tallant, LLC obo Dawson Yards, LLC
Amendment #	ZA 22-20
Request	Rezone Property from C-HB & RSRMM to C-IR
Proposed Use	Develop a warehouse/office park.
Current Zoning	RSRMM & C-HB
Future Land Use	C-HB
Acreage	10.314
Location	Hwy 53 East
Commercial Square footage	45000 square feet
Road Classification	State Highway Collector
Tax Parcel	113-017, 113-096 & a portion of 113-018
Dawson Trail Segment	n/a
Commission District	
DRI	No
Planning Commission Recommendation	

Direction	Zoning	Existing Use
North	RSRMM	Residential/Vacant
South	C-HB	Commercial
East	C-IR	Industrial/Commercial
West	RSRMM	Residential/Vacant

According to the Comprehensive Plan and accompanying Future Land Use Plan, the subject property is identified as Commercial Highway. Development in this area includes developed or undeveloped land on both sides of lands designated along Georgia 9 and 400. This area includes retail centers, office and employment areas usually located on large tracts of land with campus or unified development, mixed use activity centers, multi-family development, light industrial and other associated uses.

The desired development pattern should seek to:

• Locate employment centers in areas with ample sewer capacity, with direct access to major arterials; Provide suitable transitions to surrounding residential uses
• Establish a grid pattern of public streets with block lengths between 300 and 600 feet
• Locate employment centers on land that has good access to GA 400 and other high-capacity highways, utilities and infrastructure
• Emphasize connectivity with adjacent subdivisions and/or commercial developments in the layout of new developments; Create a network of interconnected streets and parking lots
• Provide safe facilities for pedestrians, school buses, and bicyclists using the road right-of-way
•Create safe, convenient pedestrian and bicycle connections to neighborhoods and subdivisions that are adjacent to the commercial corridors; • Incorporate sidewalks, crosswalks and bike paths;
•Require dedicated right-of-way; Limit driveway spacing along the highway frontage and align driveways where needed to improve traffic flow
• Encourage shared driveways and inter-parcel access for adjacent commercial uses
• Relate road alignment to topography; Ensure environmental protection

Land Uses

Parks, Recreation and Conservation • Urban Residential • Multi-family Residential • Office Professional • Commercial Highway • Light Industrial • Campus-style Business Park • Urban Activity Center •

Zoning Districts RMF (multi-family residential 6 units per acre density neutral) • C-OI (Office Professional) • C-HB; C-PCD (Commercial) • C-IR (Light Industrial) • Georgia 400 Corridor Design Overlay

County Agency Comments:

Engineering Department:

Environmental Health Department: No comments as of 7.28.2022

Emergency Services: No comments as of 7.28.2022

Etowah Water & Sewer Authority:
"Water is available at the site for domestic uses. Water main upgrades and extensions required for service per EWSA regulations at the developer's expense. No sewer is available at this site. Any sewer extensions will be to EWSA regulations at the developer's expense."

Planning and Development:
The surrounding development pattern affecting the use and development of the ten-acre property provide support for the applicants rezoning proposal for a warehouse-office use along Highway 53. A portion of the site is Single-Family Residential (RSRMM) zoned property, which is a prevalent designation in this area, east of Dawsonville Highway, over the course of time the other surrounding properties have been zoned to Commercial Highway Business along the state route. If single-family residences were to develop on this site, that use would be inconsistent with the Land Use Plan designation, and the overall setting of the existing development in the area and the proximity to the GA400 Corridor. With appropriate buffering adjacent to residential uses and landscaping along the corridor, the use as proposed could serve the local need for contractor and service provider commerce space.
After reviewing all relevant information, should the Planning Commission recommend approval of this rezoning request, staff recommends the attached stipulations.

THE PLANNING COMMISSION SHALL MAKE ITS RECOMMENDATIONS BASED ON THE FOLLOWING CRITERIA:

(1) The existing uses and classification of nearby property;

(2) The extent to which property values are diminished by the particular land use classification;

(3) The extent to which the destruction of property values of the applicant promotes the health, safety, morals, or general welfare of the public;

(4) The relative gain to the public, as compared to the hardship imposed upon the individual property owner;

(5) The suitability of the subject property for the proposed land use classification;

(6) 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; and

(7) The specific, unusual, or unique facts of each case, which give rise to special hardships, incurred by the applicant and/or surrounding property owners.

Staff Recommended Stipulations:

1. Land Use.

The property shall be developed as office warehouse units for non-retail uses; and those uses allowed in the C-HB zoning district as established by the land use resolution.

Prohibited Uses:

(a) Fuel tank lease and sales establishments.
(b) Vehicle sales and dealerships.
(c) Tire Dealers
(d) General Rental Centers
(e) The keeping of any goods, material, or merchandise outside of a business, building or establishment or in an area visible from a public right-of-way, for display, advertisement.

2. Site Elements.

(a) All activities, mechanical equipment, outdoor storage, and refuse areas for parcels with frontage along Highway 53, and those parcels with visibility to Highway to 53, shall be within an enclosed building, or screened by a solid wall at least six (6) feet in height.
(b) Retaining walls shall be faced with stone and brick when visible from the right-of-way.
(c) The setback when abutting a residential district shall be 50-feet.

3. Landscape.

(a) A minimum 20-foot-wide landscape strip shall be installed along existing or proposed rights of way along Highway 53. Landscape strips shall be located behind utility easements so plant material will not be disturbed after installment.
(b) Due to the adjacency to overhead utility lines, the tree replacement/landscape plan for the Highway 53 plantings shall incorporate Understory trees; and which shall have a minimum two-inch caliper and at least eight-foot height at time of installation.
(c) A minimum of 40 percent of all trees and shrubs shall be evergreen plant material. The percentage shall be based on the total number of installed trees and shrubs.
(d) Tree preservation and/or replacement plans shall be prepared by a registered landscape architect, urban forester, or arborist, in accordance with *Buffers, Landscaping and Trees* of the Dawson County Code.
(e) All proposed shrubs shall be a minimum of two feet high at the time of planting.
(f) Landscaping may be informal with multiple species arrayed in naturalistic clusters.

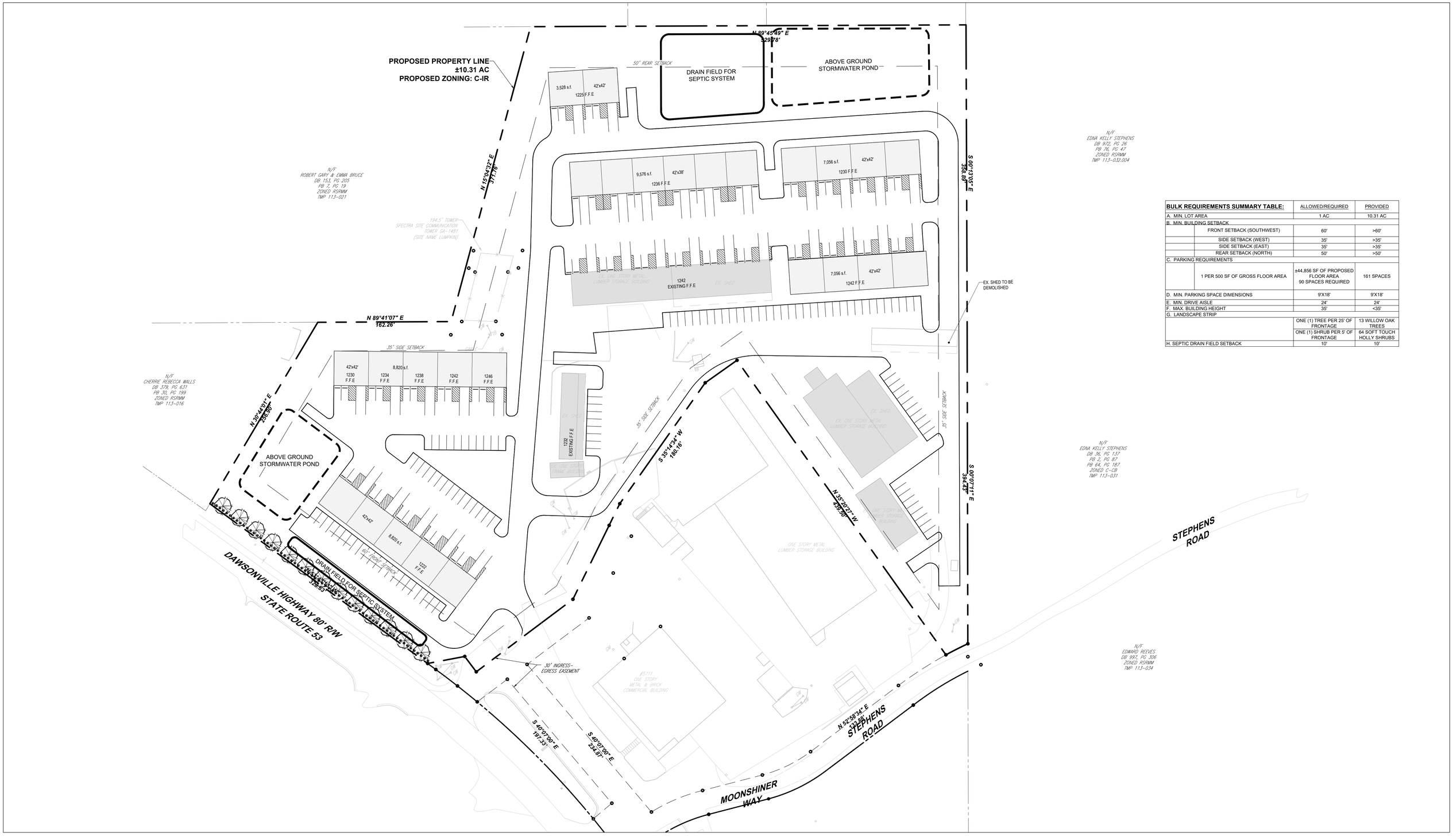
4. Architectural design.

(a) All sides of a building visible from Highway 53 shall have an architectural finish of brick and stone. The front facades shall be a minimum of 75 percent brick and stone, and the side facades shall be at least fifty percent brick and stone. Rear facades do not have a minimum requirement for primary materials.
(b) Exterior building materials on any structure shall not include smooth-faced concrete block, tilt-up concrete panels, or prefabricated steel panels.

5. Lighting.

(a) A freestanding pole-mounted light utilizing LED fixtures shall not exceed 30 feet in height and shall have a black metal finish.
(b) The use of LED garland or string lights to outline windows, buildings, signs, and similar features is prohibited.

(c) Building-mounted lighting shall highlight architectural features and not illuminate the entire building façade.



BULK REQUIREMENTS SUMMARY TABLE:		ALLOWED/REQUIRED	PROVIDED
A. MIN. LOT AREA		1 AC	10.31 AC
B. MIN. BUILDING SETBACK			
	FRONT SETBACK (SOUTHWEST)	60'	>60'
	SIDE SETBACK (WEST)	35'	>35'
	SIDE SETBACK (EAST)	35'	>35'
	REAR SETBACK (NORTH)	50'	>50'
C. PARKING REQUIREMENTS			
	1 PER 500 SF OF GROSS FLOOR AREA	±44,856 SF OF PROPOSED FLOOR AREA 90 SPACES REQUIRED	161 SPACES
D. MIN. PARKING SPACE DIMENSIONS		9'X18'	9'X18'
E. MIN. DRIVE AISLE		24'	24'
F. MAX. BUILDING HEIGHT		35'	<35'
G. LANDSCAPE STRIP			
		ONE (1) TREE PER 25' OF FRONTAGE	13 WILLOW OAK TREES
		ONE (1) SHRUB PER 5' OF FRONTAGE	64 SOFT TOUCH HOLLY SHRUBS
H. SEPTIC DRAIN FIELD SETBACK		10'	10'

08/08/2022 | NF/BM | GAA220056.00 | Rev A-3

DAWSONVILLE REZONING CONCEPT PLAN

DAWSON YARDS, LLC

DAWSONVILLE, GA

BOHLER
211 PERIMETER CENTER PKWY NE,
SUITE 425
ATLANTA, GEORGIA 30346
Phone: (678) 695-6800
GA@BohlerEng.com

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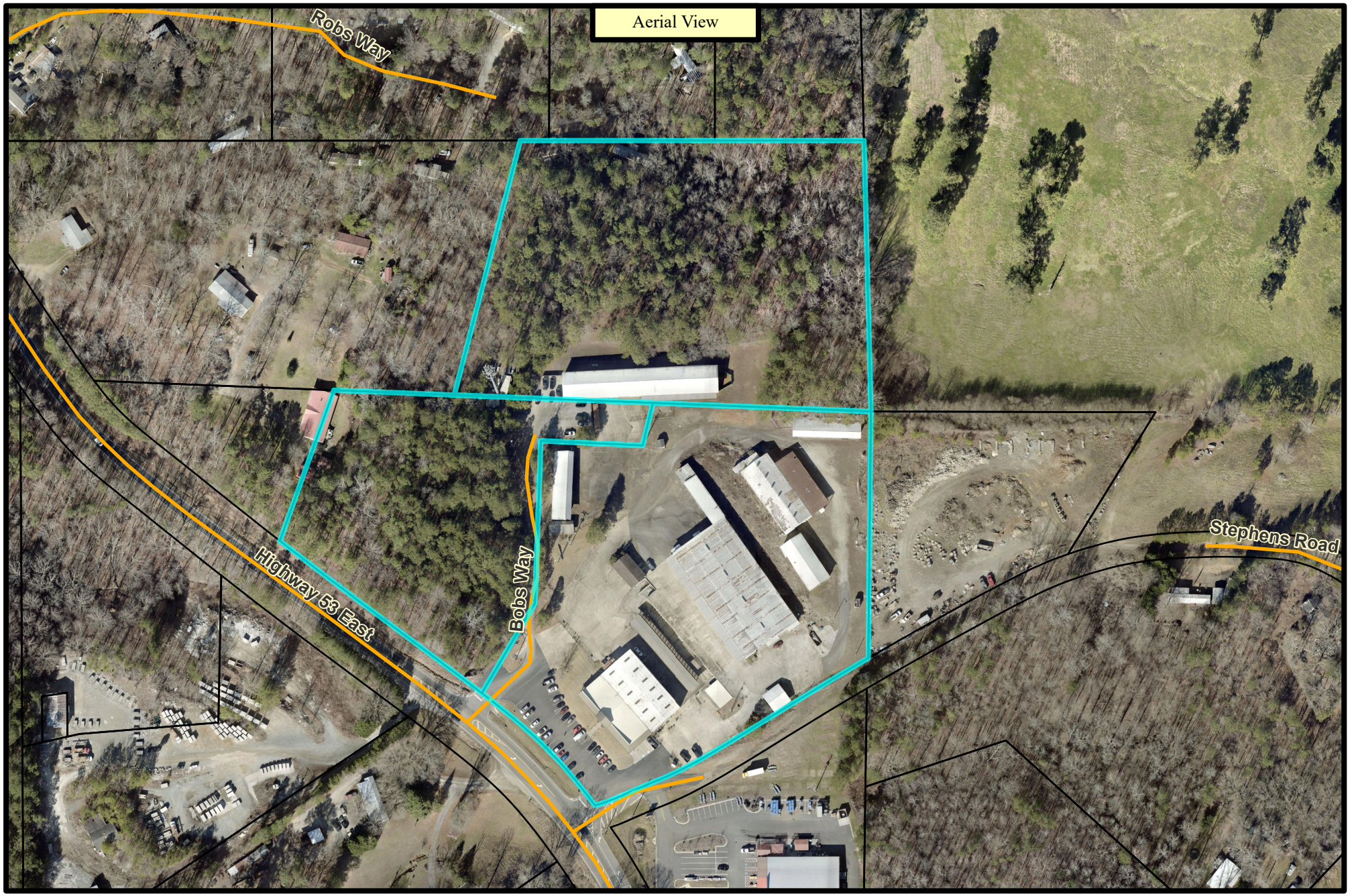

DAWSON COUNTY DISCLAIMS ANY RESPONSIBILITIES, LIABILITIES OR DAMAGES FROM THE USE OF THIS MAP. THIS MAP IS ONLY FOR DISPLAY PURPOSES.

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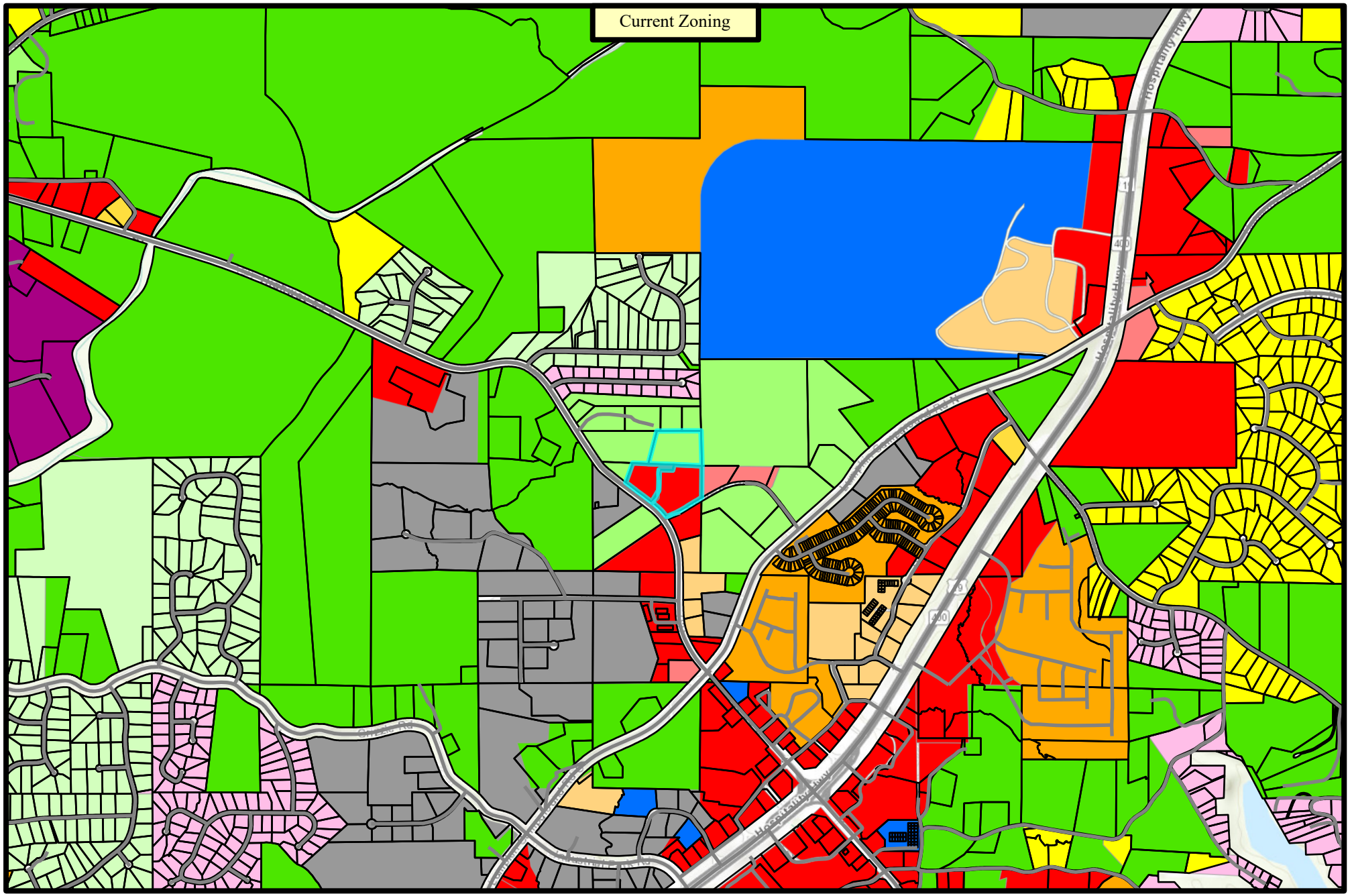
Scale: 1:2,960

Dawson County

Planning and Development

Staff Report

Parcel #: 113-017, 113-018, & 113-096
Current Zoning: RSRMM & CHB
FLU: CHB
Application #:ZA 22-20



DAWSON COUNTY DISCLAIMS ANY RESPONSIBILITIES, LIABILITIES OR DAMAGES FROM THE USE OF THIS MAP. THIS MAP IS ONLY FOR DISPLAY PURPOSES.

N

Scale: 1:22,986

Dawson County

Planning and Development

Staff Report

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Current Zoning: RSRMM & CHB
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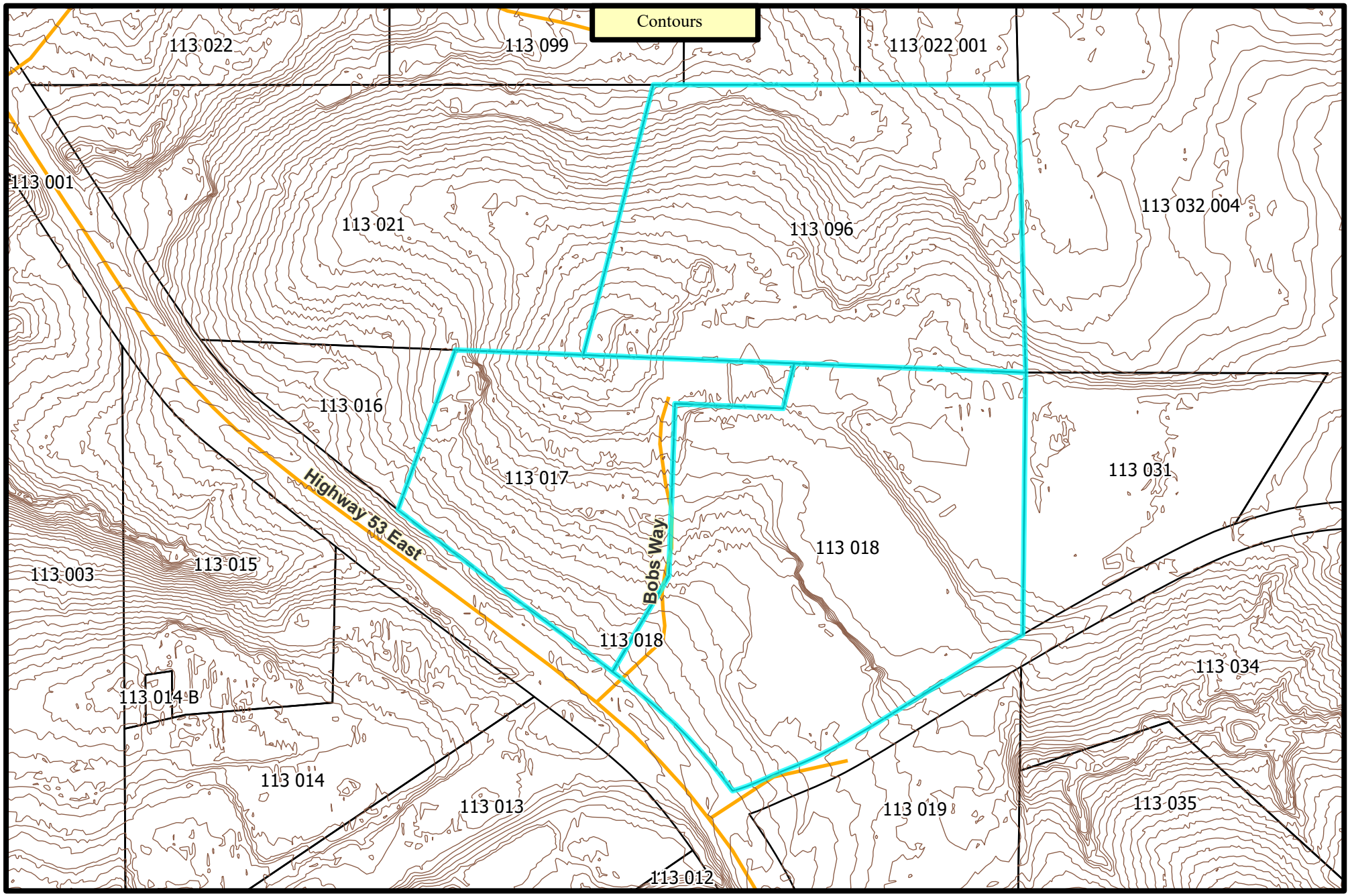


DAWSON COUNTY DISCLAIMS ANY RESPONSIBILITIES, LIABILITIES OR DAMAGES FROM THE USE OF THIS MAP. THIS MAP IS ONLY FOR DISPLAY PURPOSES.

N

Scale: 1:2,787

Dawson County

Planning and Development

Staff Report

Parcel #: 113-017, 113-018, & 113-096
Current Zoning: RSRMM & CHB
FLU: CHB
Application #:ZA 22-20

Dawson County
Rezoning Application
(AMENDMENT TO DISTRICT MAP)

FOR STAFF USE ONLY
DATE & TIME STAMP

APPLICANT INFORMATION (or Authorized Representative)

If applicant is other than owner, the Property Owner Authorization form must be completed.

Printed Name: Miles Hansford & Tallant, LLC - Jonathan C. Beard on behalf of Dawson Yards, LLC

Address: 202 Tribble Gap Road, Suite 200 Cumming, Georgia 30040

Phone (Listed/Unlisted): [redacted]

Email (Business/Personal) [redacted]

Status: ☐ Owner ☑ Authorized Agent ☐ Lessee ☐ Option to purchase

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: June 22, 2022 Applicant Signature: Jonathan C. Beard
Attorney for Applicant

REQUESTED ACTION & DETAILS OF PROPOSED USE

☑ Rezoning to: C-IR ☐ Special Use Permit for: _____

Proposed Use: Commercial/Manufacturing

Existing Utilities: ☑ Water ☐ Sewer ☐ Gas ☑ Electric

Proposed Utilities: ☑ Water ☐ Sewer ☐ Gas ☑ Electric

RESIDENTIAL

No. of Lots: N/A 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: 70,192 sf incl. 10,496 sf existing No. of Parking Spaces: 216

Property Owner/
Property Information

Name: Mincey Land Management, LLC

Street Address of Property being rezoned: Highway 53 E

Rezoning from: RSRMM & C-HB to: C-IR Total acrage being rezoned: 10.314

Directions to Property (if no address):

The Subject Property abuts property located 5711 Hwy 53, Dawsonville, Georgia 30534, which is located on the northerly right-of-way of Stephens Road and the intersection of Dawsonville Highway a/k/a Hwy 53.

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

Current Use of Property: Commercial and Industrial

Does this proposal reach DRI thresholds? NO If yes, the application will require a transportation study and additional review by the Georgia Mountains Regional Planning Commission. This adds several weeks to the review and processing.

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? Yes (yes/no)

If yes, what section? ☐ North ☑ South

SURROUNDING PROPERTY ZONING CLASSIFICATION:

North RSRMM South C-IR/RSRMM East VCR/C-HB West RSRMM

Future Land Use Map Designation: Commercial – Highway/Business

Access to the development will be provided from:

Road Name: Dawsonville Hwy Type of Surface: Asphalt

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 or a land use professional 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 05/26/2022

Witness Eugene Weiss Date 5/26/2022

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 $ 0 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:

   N/A

Signature of Applicant/Representative of Applicant

05/26/22
Date

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.

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: Dawson Yards, LLC

Application Number: _____

Date Signed: 5/26/2022

Sworn and subscribed before me

this 26 day of May, 20 22.

Lugena Weese

Notary Public

My Commission Expires: 12/04/2023

LUGENA WEESE NOTARY PUBLIC GEORGIA FORSYTH COUNTY EXPIRES December 4, 2023

{Notary Seal}

Property Owner Authorization

I/we, Mincey Land Mangement, LLC, hereby swear that I/we own the property located at (fill in address and/or tax map parcel #):

Street Address of Property being rezoned: Highway 53 East

TMP#: 113 017; 113 018; p/o 113 096

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: Dawson Yards, LLC

Signature of applicant or agent: Date:

****

Printed Name of Owner(s): Mincey Land Management, LLC

Signature of Owner(s): Date: 5-27-22

Mailing address: [redacted]

City, State, Zip.

Phone (Listed/Unlisted):

Sworn and subscribed before me

this 27th day of May, 2022.

Notary Public

My Commission Expires: 9/7/2025

GAIL LOGGINS NOTARY PUBLIC Sept. 07, 2025 LUMPKIN COUNTY, GA

(Notary Seal)

(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.)

From: [redacted]
To:
Cc:
Subject: Re: Soil Classifier List
Date: Tuesday, May 24, 2022 9:40:07 AM
Attachments: image001.png

EXTERNAL: Use caution with attachments and links.

Nate,

The plan to build multiple buildings on one parcel, from a Dawson County Board of Health Minimum Lot Size Resolution, would require .75 acre per building, with access to public water.

The connection of multiple structures to a common drainfield is possible if they are all on one parcel. We would recommend individual septic tanks for each building before draining into a common drainfield. Historically, septic tanks seem to be the source of many clogs/blockages, and if one tank is down, all of the buildings would have an issue.

If the sum total of estimated wastewater production of the buildings is equal to or greater than 2,000 gal/day, an engineered design will be required for the septic system.

We cannot comment specifically on whether or not your plan can be permitted without the benefit of a level III soil survey, specific information on building sizes, uses and locations, and a site evaluation.

What we can state is that as long as the Dawson County Board of Health Minimum Lot Size Resolution is met, we might be able to issue septic system construction permits at this site.

Do not hesitate to contact me if you have any questions.

Thank you,
Bill

George W. "Bill" Ringle
Environmental Health Manager
Dawson County Environmental Health
189 Hwy 53 West
Suite 102
Dawsonville, GA 30534
phone 706-265-2930
fax 706-265-7529

From: Nate Fuss
Sent: Friday, May 20, 2022 5:47 PM
To: Ringle, Bill <Bill.Ringle@dph.ga.gov>

Subject: RE: Soil Classifier List

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good evening Bill --

Thanks for speaking with me earlier regarding our proposed development off Hwy 53. As discussed, we are looking at developing parcels 113017 and 113096 with multiple multi-tenant buildings to serve local businesses. Our first step of the development process is to submit for a rezoning from RSRMM and CH-B to CIR. A checklist item on the Dawson County rezoning application is that we need a letter from you for review of septic. Are you able to provide us with this letter?

As mentioned, we are planning to develop multiple multi-tenant office/warehouse buildings to serve local businesses. Please reach out if you have any questions. Thanks,

Nate Fuss, P.E.

From: Ringle, Bill <Bill.Ringle@dph.ga.gov>
Sent: Friday, May 20, 2022 9:22 AM
To: Nate Fuss
Subject: Soil Classifier List

EXTERNAL: Use caution with attachments and links.

Nate,

Please see the attached Certified Soil Classifier list. These are people that are approved by the

Georgia Department of Public Health to perform level III soil surveys.

When you apply for a septic system construction permit(s), in addition to the level III soil report, we will need a copy of the plat of the property that has been recorded at the Dawson County Courthouse.

Do not hesitate to contact me if you have any additional questions.

Thank you,
Bill

George W. "Bill" Ringle
Environmental Health Manager
Dawson County Environmental Health
189 Hwy 53 West
Suite 102
Dawsonville, GA 30534
phone 706-265-2930
fax 706-265-7529

Miles Hansford & Tallant, LLC
ATTORNEYS AT LAW

202 Tribble Gap Road | Suite 200 | Cumming, Georgia 30040

178 S Main Street | Suite 310 | Alpharetta, Georgia 30009

770-781-4100 | www.mhtlegal.com

Jonathan C. Beard
jbeard@mhtlegal.com

LETTER OF INTENT REGARDING LAND USE APPLICATION

Applicant:	**Dawson Yards, LLC**
Subject Property:	**Approx. 10.314 Acres Designated as Dawson County Tax Parcel(s): 113 017, 113 096, and p/o 113 018**
Current Zoning:	**RSRMM - Residential Sub-Rural Manufactured/Moved and C-HB – Highway Business Commercial**
Proposed Zoning:	**C-IR – Commercial Industrial Restricted**
Proposed Use:	**Commercial/Industrial**
ROW Access:	**Dawsonville Highway**

This statement is intended to comply with the application procedures established by the Land Use Resolution of Dawson County (the "Zoning Ordinance"), 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."

Specifically, the Applicant requests the following:

1) **Rezoning from RSRMM & C-HB to C-IR**

PROPOSED USE

To facilitate its operations, the Applicant seeks to refurbish and remodel existing buildings as well as add new buildings for the purpose of manufacturing, processing, fabricating, or other uses on the Subject Property.

The Applicant proposes to develop approximately 70,192 square feet of buildings on the Subject Property, including approximately 10,496 square feet of refurbished and remodeled existing buildings. The Proposed Use will include approximately 216 parking spaces.

A portion of the Subject Property is located within the south section of the Georgia 400 Corridor. The proposed development of the property will likely be in phases.

COMPREHENSIVE PLAN

The Dawson County Comprehensive Plan and the Future Development Map incorporated therein designates the Subject Property as located within the Commercial – Highway/Business 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 and agricultural uses.

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, if necessary. 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 Zoning Ordinance.

(B) County School System

As the Subject Property will be commercial and 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 will be provided by the Etowah Water & Sewer Authority as water is available to serve the Subject Property. The sewer will be served by on-site septic facilities.

(D) Utilities

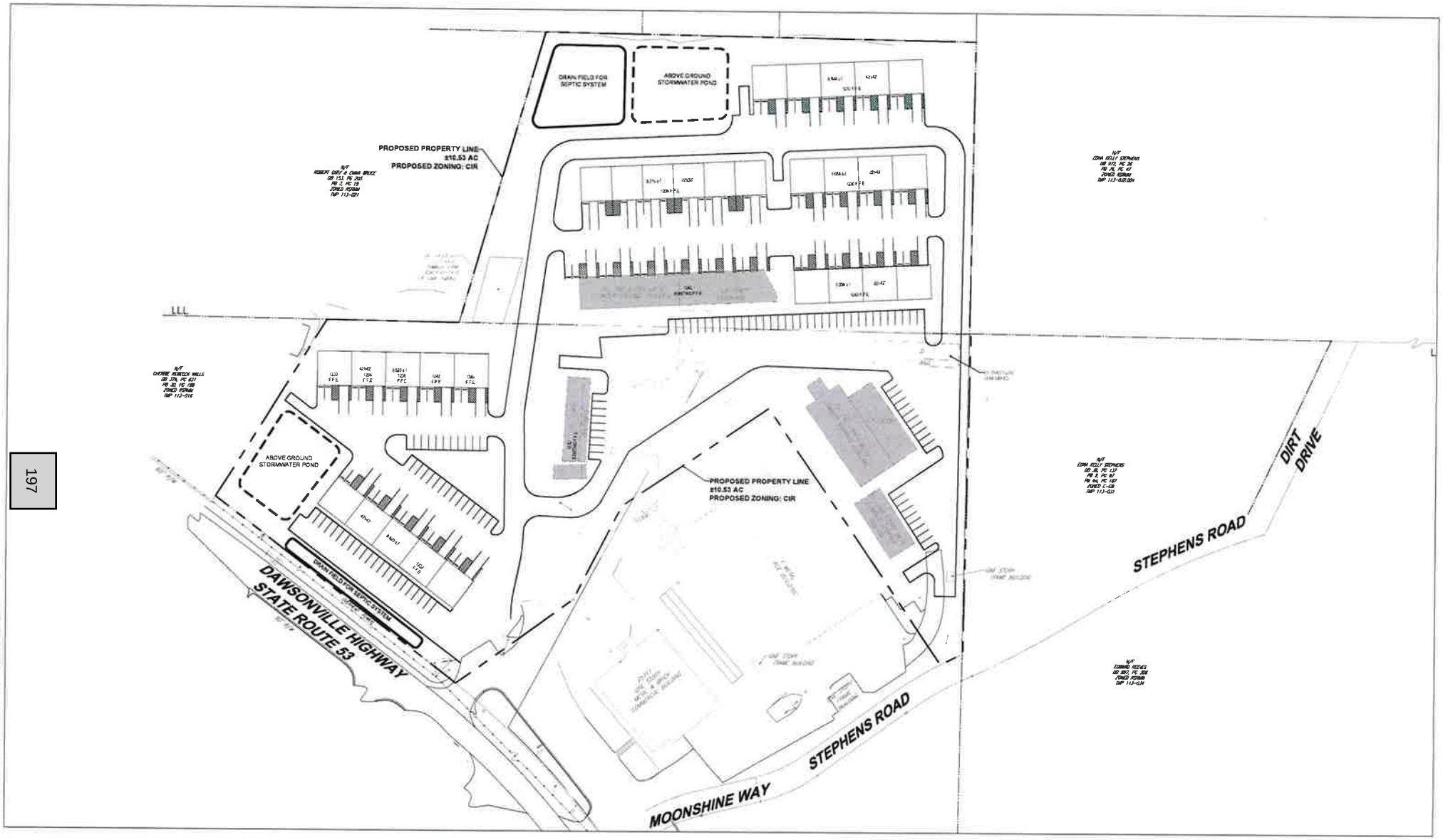
With regard to public utilities, water, sanitary sewer, and electricity are available to be extended to the Subject Property. The impact on public utilities is anticipated to be minimal. The Applicant

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.



DAWSONVILLE CONCEPT PLAN

BOHLER
211 PERIMETER CENTER PKWY NE,
SUITE 425
ATLANTA, GEORGIA 30346
Phone: (678) 695-6800
GA@BohlerEng.com

PROPORT
PROPERTY PORTFOLIOS

DAWSONVILLE, GA

07/07/2022 | NF | GAA220036.00 | Rev A-2

DRI Information

You **MUST** complete the Developments of Regional Impact questionaire if your development falls within any of the following thresholds. To complete this questionaire visit: https://www.gmrc.ga.gov/dri and complete **FORM 2.** Print a copy to submit with your completed packet.

Table 1: Developments of Regional Impact - Tiers and Development Thresholds Effective January 1, 2005

Type of Development	Non-metropolitan Regions (Dawson County status effective 01/2005)
Office	Greater than 125,000 gross square feet
Commercial	Greater than 175,000 gross square feet
Wholesale & Distribution	Greater than 175,000 gross square feet
Hospitals & Healthcare Facilities	Greater than 200 new beds; or generating more than 250 peak hour vehicle trips per day
Housing	Greater than 125 new lots or units
Industrial	Greater than 175,000 gross square feet; or employing more than 500 workers; or covering more than 125 acres
Hotels	Greater than 250 rooms
Mixed Use	Gross square feet greater than 125,000 (with residential units calculated at 1800 square feet per unit toward the total gross square footage); or covering more than 40 acres; or if any of the individual uses meets or exceeds a threshold as identified herein
Airports	Any new airport with a paved runway; or runway additions of more than 25% of existing runway length
Attractions & Recreational Facilities	Greater than 1,500 parking spaces or a seating capacity of more than 6,000
Post-Secondary School	New school with a capacity of more than 750 students, or expansion by at least 25 percent of capacity
Waste Handling Facilities	New facility or expansion of use of an existing facility by 50 percent or more
Quarries, Asphalt & Cement Plants	New facility or expansion of existing facility by more than 50 percent
Wastewater Treatment Facilities	New facility or expansion of existing facility by more than 50 percent
Petroleum Storage Facilities	Storage greater than 50,000 barrels if within 1,000 feet of any water supply; otherwise, storage capacity greater than 200,000 barrels
Water Supply Intakes/Reservoirs	New Facilities
Intermodal Terminals	New Facilities
Truck Stops	A new facility with more than three diesel fuel pumps; or containing a half acre of truck parking or 10 truck parking spaces.
Any other development types not identified above (includes parking facilities)	1000 parking spaces

SURVEYOR'S CERTIFICATION

AS REQUIRED BY SUBSECTION (A) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

GENERAL NOTES

1. SURVEY PROCEDURES:
   THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 38,344 FEET WITH AN ANGULAR ERROR OF 5 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARE METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS A PRECISION OF ONE FOOT IN 268,038 FEET.

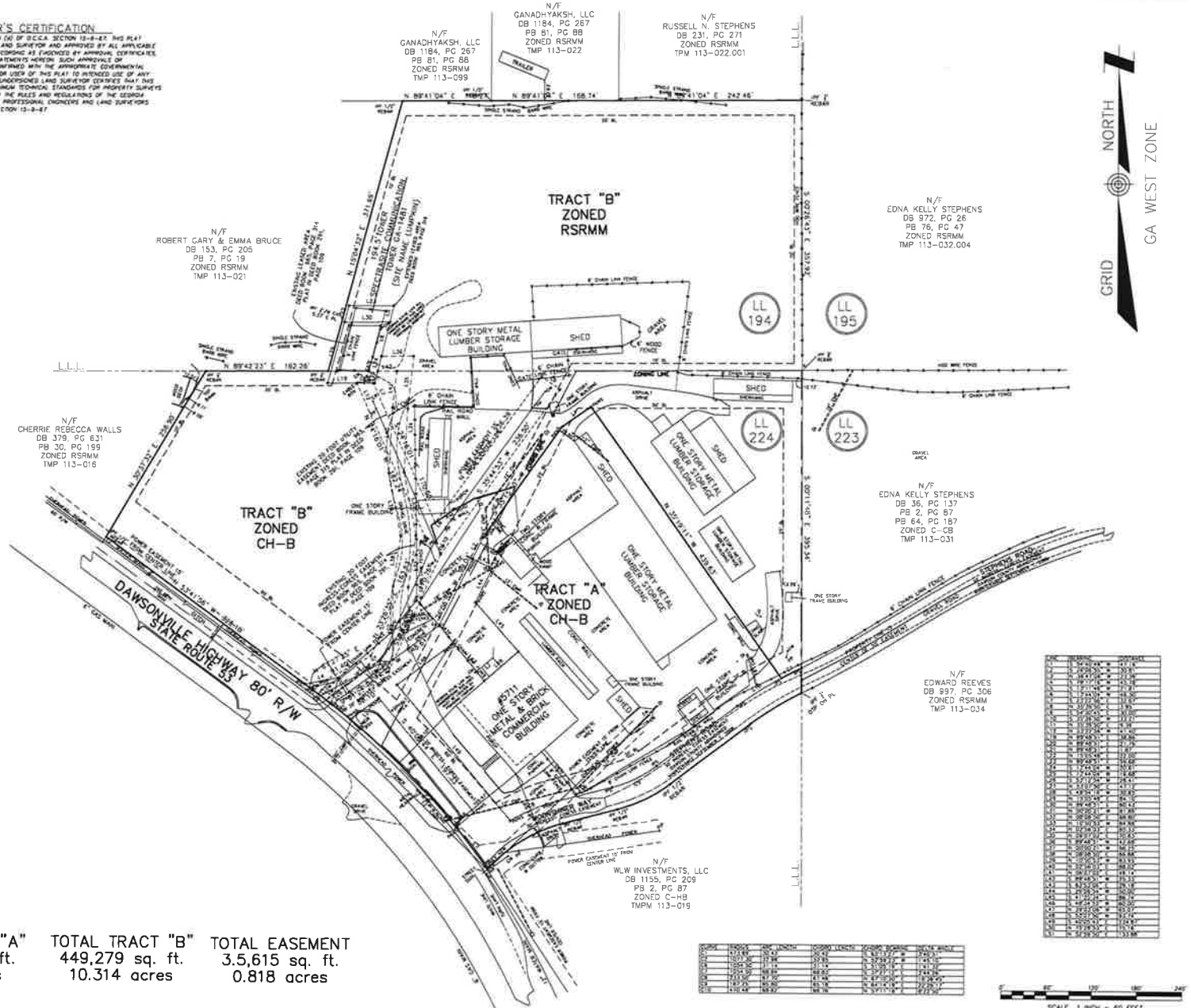
   EQUIPMENT USED FOR ANGULAR AND LINEAR MEASUREMENTS TOP CON GPT-3003A.
2. NO PORTION OF THIS PROPERTY IS IN A F.E.M.A. DESIGNATED FLOOD HAZARD AREA, AS PER F.I.R.M. PANEL # 13085C 0225C DATED APRIL 4, 2018.
3. THE UTILITY PROTECTION SERVICE SHOULD BE CONTACTED AT (800) 282-7411 PRIOR TO ANY EXCAVATION FOR VERIFICATION OF ANY UNDERGROUND UTILITY LOCATIONS. UNDERGROUND UTILITY LOCATIONS SHOWN ARE BASED ON ABOVE GROUND EVIDENCE ONLY.
4. THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY THOSE USED AND/OR NECESSARY FOR THE ESTABLISHMENT OF THE BOUNDARY OF THESE PARCELS. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.
5. DAWSON COUNTY TAX MAP 113-017, 18 & 098.
6. CURRENT ZONING IS CH-B (HIGHWAY BUSINESS) & RSRMM (SINGLE FAMILY RESIDENTIAL) PER DAWSON COUNTY ZONING.
7. CH-B SETBACKS ARE AS FOLLOWS:
   FRONT STATE HIGHWAY = 60'
   FRONT ON ALL OTHER STREETS = 40'
   SIDE YARD = 25'
   REAR YARD = 30'
8. RSRMM SETBACKS ARE AS FOLLOWS:
   FRONT STATE HIGHWAY = 60'
   FRONT ON ALL OTHER STREETS = 40'
   SIDE YARD = 10'
   REAR YARD = 20'
9. DAWSON COUNTY REQUIRES A 25 FOOT SETBACK LINE ON THE STEPHENS ROAD 30 FOOT INGRESS-EGRESS EASEMENT. HOWEVER, IT AS BEEN AGREED TO HAVE A 30 FOOT SETBACK LINE ON STEPHENS ROAD TO MAKE THE 30 FOOT INGRESS-EGRESS THE SAME.
10. THIS PROPERTY IS SERVED BY PUBLIC WATER PER ETOWAH WATER & SEWER AUTHORITY. LOCATED 5.83' FROM HYDRANT.
11. DAWSON COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF ANY PIPES, DITCHES, DETENTION PONDS OR OTHER STRUCTURES WITHIN ANY DRAINAGE EASEMENT BEYOND THE COUNTY RIGHT-OF-WAY.
12. NO STRUCTURES, FENCES OR OTHER OBSTRUCTIONS MAY BE LOCATED WITHIN A DRAINAGE OR ACCESS EASEMENT WITHOUT PRIOR APPROVAL BY THE DAWSON COUNTY DEPARTMENT OF ENGINEERING.
13. THE COMMON DRIVEWAYS IDENTIFIED AS "PRIVATELY MAINTAINED" ARE PRIVATE WAYS AND ARE NOT MAINTAINED BY STATE, COUNTY, CITY, OR OTHER PUBLIC AGENCIES.
14. PRIVATELY MAINTAINED COMMON DRIVEWAYS ARE INELIGIBLE FOR ADOPTION AS PUBLIC ROADS OR STREETS.
15. ALL DRIVEWAYS ENTERING ANY COUNTY STREET OR ROAD SHALL HAVE A MINIMUM TEN (10) FOOT BREAKING AREA NO GREATER THAN FIVE (5) INCHES ABOVE THE CROWN OF THE STREET OR ROAD.

PLAT REFERENCE

1. PLAT BY TRAIL & SON, INC., DATED APRIL 3, 2008 AND LAST REVISED, APRIL 10, 2008, RECORDED IN PLAT BOOK 78, PAGE 47, DAWSON COUNTY RECORDS.
2. PLAT BY TRAIL & SON, INC., DATED APRIL 10, 2008, RECORDED IN PLAT BOOK 78, PAGE 49, DAWSON COUNTY RECORDS.
3. PLAT BY TRAIL & SON, INC., DATED NOVEMBER 26, 2007, RECORDED IN PLAT BOOK 74, PAGE 185, DAWSON COUNTY RECORDS.
4. PLAT BY GEOIMAGE, LLC, DATED APRIL 28, 2005, RECORDED IN PLAT BOOK 64, PAGE 187, DAWSON COUNTY RECORDS.
5. PLAT BY F.C. YOUNGMAN, DATED OCTOBER 7, 1992, RECORDED IN PLAT BOOK 30, PAGE 201, DAWSON COUNTY RECORDS.
6. PLAT BY F.C. YOUNGMAN, DATED OCTOBER 7, 1992, RECORDED IN PLAT BOOK 30, PAGE 199, DAWSON COUNTY RECORDS.
7. PLAT BY PATTON-PLESS & ASSOCIATES, DATED MARCH 1968, RECORDED IN PLAT BOOK 2, PAGE 87, DAWSON COUNTY RECORDS.
8. PLAT BY OTIS C. PAULEY, DATED DECEMBER 16, 1977, RECORDED IN PLAT BOOK 7, PAGE 191, DAWSON COUNTY RECORDS.

LEGEND

- PKNS○ - PK NAIL SET
- IPF ● - IRON PIN FOUND
- IPS ○ - IRON PIN SET (1/2" REBAR WITH CAP)
- OTP - OPEN TOP PIPE
- CMF - CONCRETE MONUMENT FOUND
- CTP - CRIMP TOP PIPE
- CO - CLEAN OUT
- CB - CATCH BASIN
- WV - WATER VALVE
- LP - LIGHT POLE
- AC - ACRES
- BL - BUILDING SETBACK LINES
- CL - CENTER LINE
- DB, PG - DEED BOOK, PAGE
- PB, PG - PLAT BOOK, PAGE
- FH - FIRE HYDRANT
- EOP - EDGE OF ASPHALT PAVEMENT
- DI - DROP INLET
- LL - LAND LOT
- LLL - LAND LOT LINE
- CL - CENTER LINE
- PL - PROPERTY LINE
- PP - POWER POLE
- TEL P - TELEPHONE PEDESTAL
- R/W - RIGHT OF WAY
- SF - SQUARE FEET
- WM - WATER METER
- R.C.P. - REINFORCED CONCRETE PIPE
- C.M.P. - CORRUGATED METAL PIPE
- GW - GUY WIRE
- MH - MANHOLE
- GV - GAS VALVE
- WV - WATER VALVE
- P.L. - PROPERTY LINE
- -X- - FENCE LINE
- R - RADIUS
- CH - CHORD
- N/F - NOW OR FORMERLY
- D.E. - DRAINAGE EASEMENT
- C.L. - CENTER LINE
- CB - CABLE BOX
- EV - ELECTRIC VAULT



TOTAL TRACT "A"
183,796 sq. ft.
4.219 acres

TOTAL TRACT "B"
449,279 sq. ft.
10.314 acres

TOTAL EASEMENT
3.5,615 sq. ft.
0.818 acres

Trail and Son, Inc.
LAND PLANNERS & SURVEYORS
CONSTRUCTION MANAGEMENT
3898 WAR HILL PARK RD, DAWSONVILLE, GEORGIA 30534
PHONE: (706) 216-8980 CELL: (706) 974-7046
FAX: (706) 265-4543 EMAIL: btrail1@windstream.net

DATE	REVISIONS
MAY 25, 2022	REVISE TITLE BLOCK
MAY 31, 2022	ADD CELL TOWER AND 20 FOOT INGRESS-EGRESS & UTILITY EASEMENT, REVISE BOUNDARY FOR 25 FOOT FROM EXISTING BUILDING

PLAT DATE	MAY 24, 2022
SURVEY DATE	MAY 2, 2022
FIELD CREW	JLT
DRAWN BY	BDT
DRWG FILE	0422-002
SCALE	1" = 60'

BOUNDARY SURVEY
FOR
DAWSON YARDS, LLC
LAND LOTS 194 & 224
SOUTH HALF 13TH. DISTRICT – 1ST. SECTION
DAWSON COUNTY, GEORGIA

Printed: 5/15/2022 10:04:25 PM

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
2021 - 9621	113 017 / 1 LT 6 J A BRUCE EST FMV: 106700	$965.64	$0.00 Fees: $0.00 $0.00	$0.00	$965.64	$0.00
	Totals:	**$965.64**	**$0.00**	**$0.00**	**$965.64**	**$0.00**

Paid Date: 11/19/2021 **Charge Amount:** $965.64

MINCEY LAND MANAGEMENT LLC
5711 HIGHWAY 53 EAST

DAWSONVILLE, GA 30534

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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
2021 - 9622	113 018 / 1 LL 224 LD13S FMV: 1077250	$9749.12	$0.00 Fees: $0.00 $0.00	$0.00	$9749.12	$0.00
	Totals:	**$9749.12**	**$0.00**	**$0.00**	**$9749.12**	**$0.00**

Paid Date: 11/19/2021 **Charge Amount:** $9749.12

MINCEY LAND MANAGEMENT LLC
5711 HIGHWAY 53 EAST

DAWSONVILLE, GA 30534

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Official Tax Receipt
Dawson County
25 Justice Way, Suite 1222
Dawsonville, GA 30534
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Phone: (706) 344-3520
Fax: (706) 344-3522

Trans No	Property ID / District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2021 - 9623	113 096 / 1 LL 194 LD 13-S FMV: 403700	$3653.48	$0.00 Fees: $0.00 $0.00	$0.00	$3653.48	$0.00
	Totals:	**$3653.48**	**$0.00**	**$0.00**	**$3653.48**	**$0.00**

Paid Date: 11/19/2021 **Charge Amount:** $3653.48

MINCEY LAND MANAGEMENT LLC
5711 HIGHWAY 53 EAST

DAWSONVILLE, GA 30534

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Miles Hansford & Tallant, LLC
ATTORNEYS AT LAW

MAIN OFFICE
202 Tribble Gap Road | Suite 200 | Cumming, Georgia 30040
770-781-4100 | www.mhtlegal.com

NORTH FULTON OFFICE
178 S. Main Street | Suite 310 | Alpharetta, Georgia 30009
By Appointment Only

Jonathan C. Beard
jbeard@mhtlegal.com

July 8, 2022

Dawson County Department of Planning & Development
25 Justice Way, Suite 2322
Dawsonville, Georgia 30534

CAMPAIGN DISCLOSURE

Applicant:	**Dawson Yards, LLC**
Subject Property:	**Approx. 10.314 Acres Designated as Dawson County Tax Parcel(s): 113 017, 113 096, and p/o 113 018**
Current Zoning:	**RSRMM - Residential Sub-Rural Manufactured/Moved and C-HB – Highway Business Commercial**
Proposed Zoning:	**C-IR – Commercial Industrial Restricted**
Proposed Use:	**Commercial/Industrial**
ROW Access:	**Dawsonville Highway**

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,

Jonathan C. Beard

Jonathan Beard
Attorney for Applicant

Miles Hansford & Tallant, LLC
ATTORNEYS AT LAW

MAIN OFFICE
202 Tribble Gap Road | Suite 200 | Cumming, Georgia 30040
770-781-4100 | www.mhtlegal.com

NORTH FULTON OFFICE
178 S. Main Street | Suite 310 | Alpharetta, Georgia 30009
By Appointment Only

Jonathan C. Beard
jbeard@mhtlegal.com

July 8, 2022

RESERVATION OF CONSTITUTIONAL AND OTHER LEGAL RIGHTS

Applicant:	**Dawson Yards, LLC**
Subject Property:	**Approx. 10.314 Acres Designated as Dawson County Tax Parcel(s): 113 017, 113 096, and p/o 113 018**
Current Zoning:	**RSRMM - Residential Sub-Rural Manufactured/Moved and C-HB – Highway Business Commercial**
Proposed Zoning:	**C-IR – Commercial Industrial Restricted**
Proposed Use:	**Commercial/Industrial**
ROW Access:	**Dawsonville Highway**

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 Applicants have 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 Applicants 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 Applicants 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 Applicants, will impose a disproportionate hardship on the Applicants 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 Applicants.

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 Applicants, are unconstitutional in that they constitute a taking of the Applicants' 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 Applicants. Failure to approve the Application as requested by the Applicants will constitute an arbitrary and capricious 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 Dawson County Board of Commissioners to approve the Application as requested by the Applicants 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 Applicants 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 Applicants that do not serve to reasonably ameliorate the negative impacts of the development are invalid and void. As such, the Applicants reserve the right to challenge any such zoning conditions.

Finally, the Applicants 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 Applicants' request based upon provisions illegally adopted will deprive the Applicants of due process under the law.

By filing this Reservation, the Applicants reserve all rights and remedies available to them 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 Applicants' 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 and the Applicants.

The Applicants respectfully request that the Application be approved as requested by the Applicants 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 Applicants' other application documents. The Applicants reserve the right to amend and supplement this Reservation at any time.

Sincerely,

Jonathan C. Beard

Jonathan Beard
Attorney for Applicant