

DAWSON COUNTY PLANNING COMMISSION
MEETING Agenda – Tuesday, May 18, 2021
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 June 15, 2021

F. APPROVAL OF MINUTES:

April 20, 2021

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. OLD BUSINESS:

1. Presentation of ZA 21-07 Jim King is requesting to rezone 14.3 acres of TMP 114-033-005 from R-A to C-HB for the purpose of building a retail/office/warehouse space
2. Presentation of ZA 21-08 Jim King is requesting to rezone 30.48 acres of TMP 114-033-005 from R-A to RMF for the purpose of developing a 145 semi-attached residential neighborhood.

J. NEW BUSINESS:

Application for Variance:

1. Presentation of VR 21-06 Ruth Stevens is requesting to vary from the Dawson County Land Use Resolution Article III, Section 309 C.3 front setback reduction from 40' to 17' for the purpose of constructing an accessory structure TMP L06 065 Toto Drive.
2. Presentation of VR 21-07 Jerry Sutton obo Development & Construction Services, Inc. is requesting to vary from the Dawson County Land Use Resolution Article IV, Section 400 A front setback reduction from 100' to 65' for the purpose of constructing a patio TMP 114 004 004 Hwy 400 S.

Application for Rezoning:

3. Presentation of ZA 21-10 Chip Green is requesting to rezone TMP 104-062 & 104-061 from C-HB to Commercial Highway Intensive for the purpose of opening a landscape supply. (GA 53 East & Gober Rd.)
4. Presentation of ZA 21-11 Jim King is requesting to rezone 23.11 acres of TMP 114-033-005, 114-018 & 114-033-001, 114-046-001 from R-A & C-CB to C-HB for the purpose of building a retail/office/warehouse space.

K. UPDATES BY PLANNING & DEVELOPMENT:

L. 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

DAWSON COUNTY REZONING APPLICATION

This portion to be completed by Zoning Administrator

ZA 21-08 Tax Map & Parcel # (TMP): _____
Submittal Date: 8-11-21 Time: 12:26 am/pm Received by: chg (staff initials)
Fees Assessed: _____ Paid: Check Commission District: 3
Planning Commission Meeting Date: March 14, 2021
Board of Commissioners Meeting Date: April 15, 2021

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Jim King
Address: 131 Prominence Court, Suite 230

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: _____

PROPERTY OWNER/PROPERTY INFORMATION

Name: Georgia 400 Industrial Park, Inc
Street Address of Property being rezoned: _____

Rezoning from: AG to: RMF Total acreage being rezoned: 30.48

Directions to Property: NW Corner of Dawson Forest Rd & Highway 53. Across from Byrd's Boat Storage

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Subdivision Name (if applicable): n/a Lot(s) #: _____

Current Use of Property: Agricultural

Any prior rezoning requests for property? no if yes, please provide rezoning case #: ZA _____

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

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

If yes, what section? South

SURROUNDING PROPERTY ZONING CLASSIFICATION:

North RA South RA East RA West C-HB

Future Land Use Map Designation: Commercial Hwy

Access to the development will be provided from:

Road Name: State Route 53 Type of Surface: Asphalt

REQUESTED ACTION & DETAILS OF PROPOSED USE

Rezoning to: RMF Special Use Permit for: _____

Proposed Use: Residential Neighborhood aimed at 55+ Seniors

Existing Utilities: Water Sewer Gas Electric

Proposed Utilities: Water Sewer Gas Electric

RESIDENTIAL

No. of Lots: 145 Minimum Lot Size: 4,000 SF (acres) No. of Units: n/a

Minimum Heated Floor Area: 1,500 sq. ft. Density/Acre: 4.8

Type: Apartments Condominiums Townhomes Single-family Other

Is an Amenity Area proposed: No; if yes, what? N/A

COMMERCIAL & INDUSTRIAL

Building area: _____ No. of Parking Spaces: _____

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APPLICANT CERTIFICATION

I hereby request the action contained within this application relative to the property shown on the attached plats and site plan and further request that this item be placed on both the Planning Commission and Board of Commissioners agenda(s) for a public hearing.

I understand that the Planning & Development staff may either accept or reject my request upon review. My request will be rejected if all the necessary data is not presented.

I understand that I have the obligation to present all data necessary and required by statute to enable the Planning Commission and the Board of Commissioners to make an informed determination on my request. I will seek the advice of an attorney if I am not familiar with the zoning and land use requirements.

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

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

Signature _____

Date 2-11-21

Witness _____

Date 2-11-21

WITHDRAWAL

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

I hereby withdraw application # _____

Signature _____

Date _____

Withdrawal of Application:

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

RECEIVED

List of Adjacent Property Owners

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

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

	<u>Name</u>	<u>Address</u>
TMP _____	1. _____	_____
TMP 114 018	2. Same Owner	_____
TMP 114 020 001	3. 3Mind Dawson Forest LLC & SG Atlantic, LLC	c/o Alliance Tax Advisors
TMP 114 033 001	4. Michael G Hughes:	7142 HWY 53 EAST DAWSONVILLE, GA 30534
TMP 114 033 003	5. Etowah Water & Sewer Authority	_____
TMP 114 033 005	6. Georgia 400 Industrial Park, Inc:	Same Owner
TMP 114 046 002	7. Farmington Creek, LP:	3825 PACES WALK SUITE 100 ATLANTA, GA 30339
TMP 114 033	8. Dawson Forest Holdings, LLC,	4635 HARRIS TRAIL ATLANTA, GA 30327
TMP 114 022 004	9. Dawson County Govt	_____
TMP 114 022 003	10. David, Billy & Rocky Hughes:	33 Parkside Cir, Dawsonville, GA 30534
TMP 114 022 006	11. David, Billy & Rocky Hughes:	33 Parkside Cir, Dawsonville, GA 30534
TMP 114 022 009	12. Penler Dawsonville, LLC:	P.O. BOX 56607 ATLANTA, GA 30343
TMP 114 022 005	13. David, Billy & Rocky Hughes:	33 Parkside Cir, Dawsonville, GA 30534
TMP 114 021	14. Byrd Elliott Properties, LLC:	7342 HWY 53 EAST DAWSONVILLE, GA 30534
TMP 114 022 003	15. David, Billy & Rocky Hughes:	33 Parkside Cir, Dawsonville, GA 30534

Use additional sheets if necessary.

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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*

Applicant Printed Name: Jim King

Application Number: 21-08

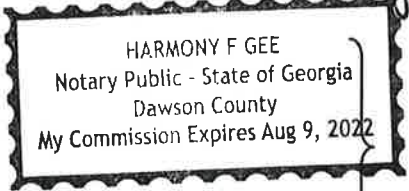
Date Signed: 2-11-21

Sworn and subscribed before me

this 11 day of Feb, 2021.

Harmony F GEE
Notary Public

My Commission Expires: August 9, 2022



Notary Public Seal

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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 who campaign contribution was made:

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.

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

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

I am a United States citizen.

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

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

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

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

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

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

Executed in Dawsonville (city), GA (state)

Signature of Applicant

Jim King

Printed Name

Date

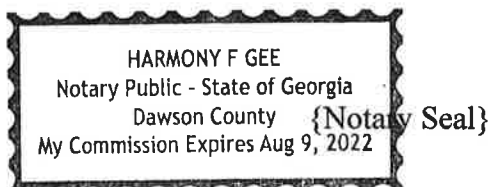
Name of Business

SUBSCRIBED AND SWORN BEFORE ME ON

THIS 11 DAY OF Feb., 2021

Harmony F GEE Notary Public

My Commission Expires: August 9, 2022



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

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

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

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LETTER OF INTENT

The applicant requests Rezoning a portion of Parcel Number: 114 033 005 from RA to RMF in order to build a Residential Neighborhood of 145 homes on 30.48 acres. The property is located at the NW Corner of Dawson Forest Rd and Highway 53E, Dawsonville, GA 30534. The property is bounded on the north by Farmington Apartments, the south by the Penler Apartments and Byrd's Storage, and the west by Walmart and the Dawson Forest Apartments; so the proposed use obviously fits the area. The property is bounded on the south and east by Dawson Forest Rd and SR 53 respectfully. It is designated on the Future Land Use Plan as Commercial Highway Business; however with the boundless available commercial property along the Ga 400 Corridor, this property is not marketable as entirely Commercial. We are proposing a mixed-use solution that will provide Commercial Uses along the Highway frontages of State Route 53 and Dawson Forest Road, while integrating residential uses within walking distance on the property behind the commercial uses. The proposed higher density residential use is a far more logical and realistic use and will provide a transition from the commercial land use along Ga 400 to the more rural residential areas that currently exist.

The neighborhood will provide a much needed solution for younger families and support the workforce resonating in the Ga 400 Corridor without placing an extreme burden upon our transportation infrastructure. The proximity to the existing commercial uses creates a highly desired mixed-use activity area and will provide a true live-work environment.

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OWNER/DEVELOPER:
GEORGIA 400 INDUSTRIAL PARK, INC.
 680 DENNETT RD.
 CUMMING, GA. 30118

24-HOUR CONTACT:
BILL VERINGA
 678-366-6970

PROJECT:
DAWSON FOREST - SK 53 TRACT

LOCATED IN:
 LAND COVER MAP, ZONE 25
 13B DISTRICT 14 SECTION
 DAWSON COUNTY, GEORGIA

SHEET TITLE
CONCEPT PLAN

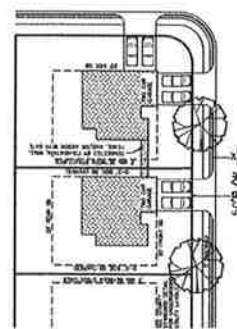
STAMP
GEORGIA 400
 Industrial Development Center, Inc.
 10000 Peachtree Dunwoody Rd., Suite 100
 Atlanta, Georgia 30338
 Phone: 770-420-0000
 Fax: 770-420-0001
 www.georgia400.com

DRAWING DATE: 2011-02-11

SHEET REVISIONS

SHEET: 1 of 1

TYPICAL LOT LAYOUT (POD A)
 2-4 UNITS PER BUILDING



SITE DATA

Parcel: 111 033 006
 Total Site Area: 44,735 ac
 Area: 30,480 ac
 Area: 14,255 ac
 Residential Density: 4.9 u/s/ac
 Open Space Provided: 7.8 ac (25.8%) (Minimum 25% Required)
 2-4 Units Per Building

Setbacks (Eriac):
 Side: 20'
 Rear: 20'

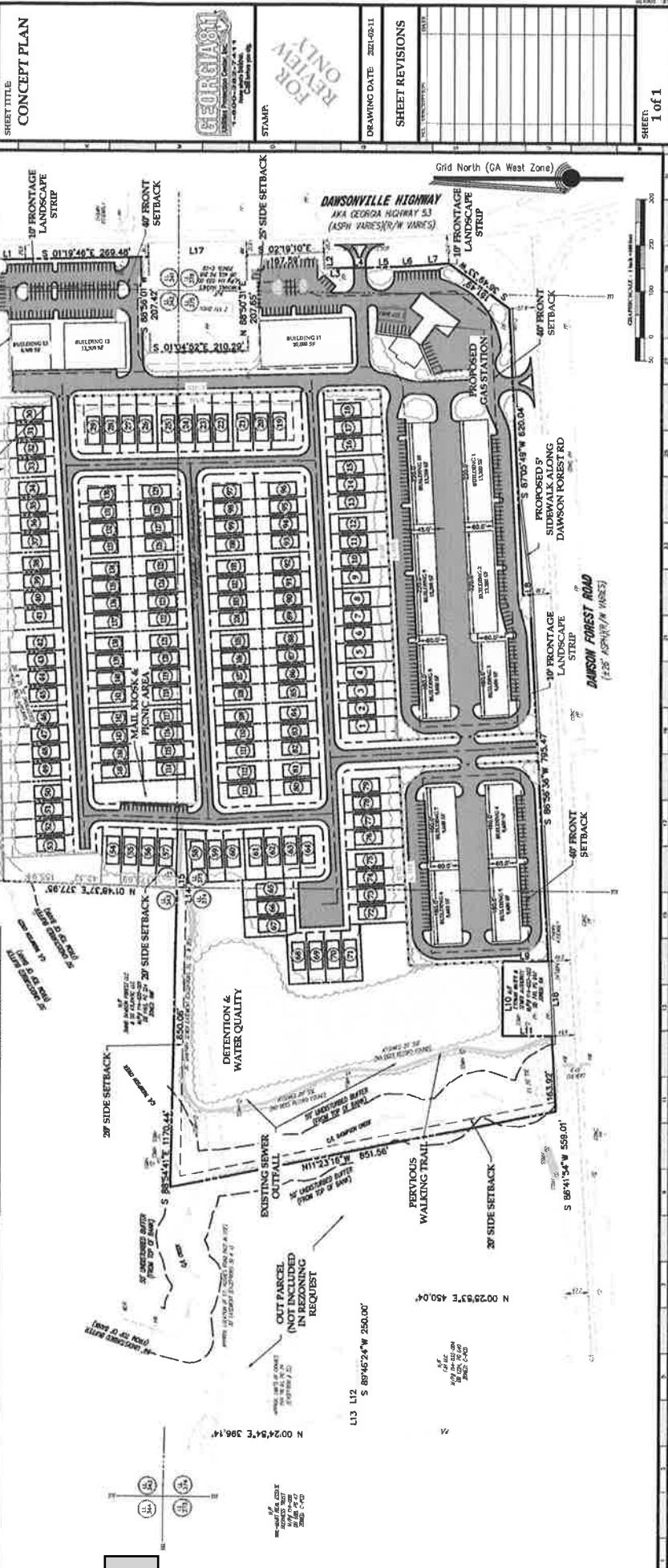
Setbacks (Semi-Detached Lots):
 Side: 0-5' (Variable); 20' between detached buildings
 Rear: 20'

POD B (Commercial Highway Business) Proposed Zoning: C-HB
 Area: 14,275 ac
 Front: 40'
 Side: 25'
 Rear: 25'

SITE LOCATION MAP



PARCEL	OWNER	ADDRESS	ZONING
111 033 006	DAWSON FOREST REAL ESTATE SERVICES	111 033 006	C-PD
111 033 007	DAWSON FOREST REAL ESTATE SERVICES	111 033 007	RA
111 033 008	DAWSON FOREST REAL ESTATE SERVICES	111 033 008	RA
111 033 009	DAWSON FOREST REAL ESTATE SERVICES	111 033 009	RA
111 033 010	DAWSON FOREST REAL ESTATE SERVICES	111 033 010	RA
111 033 011	DAWSON FOREST REAL ESTATE SERVICES	111 033 011	RA
111 033 012	DAWSON FOREST REAL ESTATE SERVICES	111 033 012	RA
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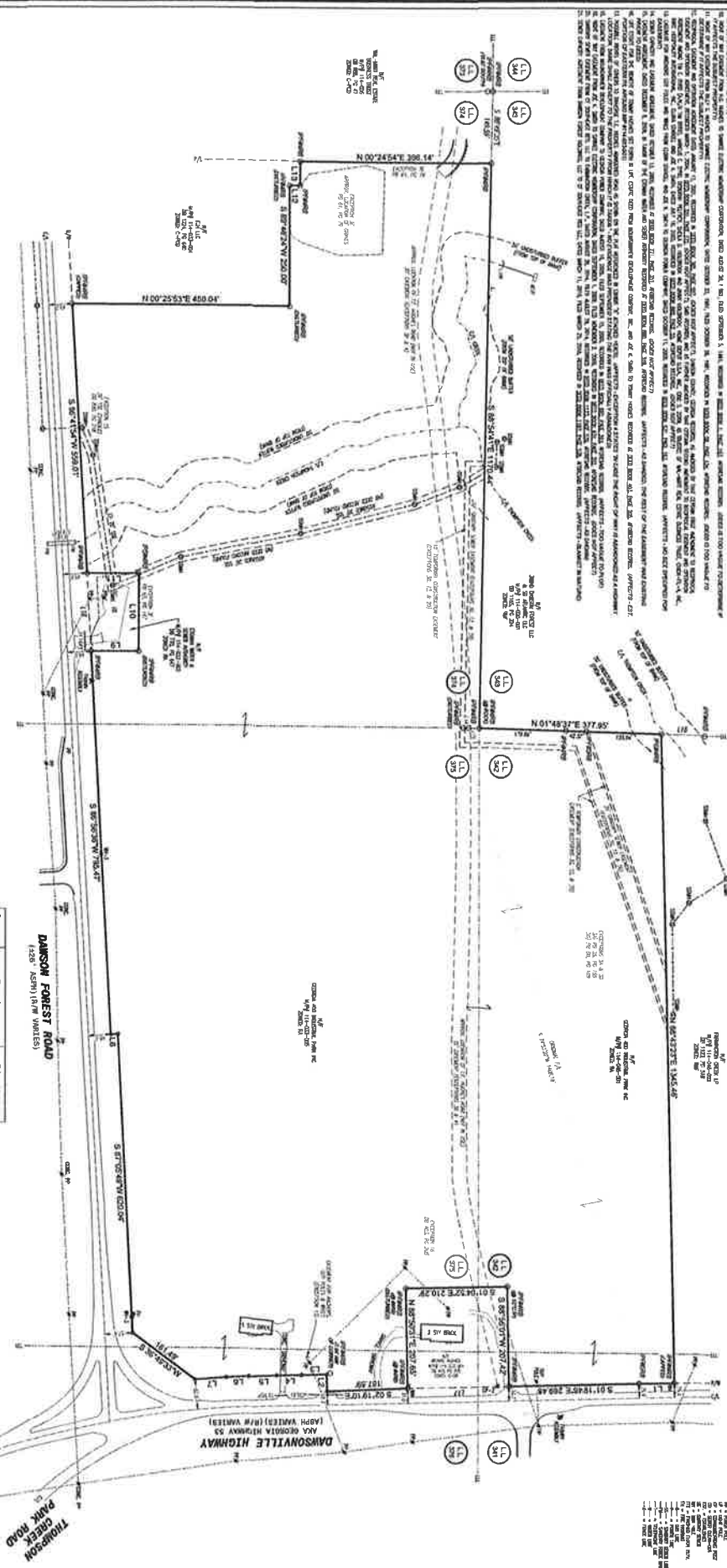


TOTAL = 53,591 ACRES
2,934,410.980 SQUARE FEET



LEGEND

- 1. BOUNDARY
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- 4. CONVEYANCE
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Course

Course	Bearing	Distance
L1	S 01°01'37" E	72.77'
L2	S 88°50'12" E	35.00'
L3	S 01°01'37" E	52.11'
L4	S 01°01'37" E	52.11'
L5	S 02°40'01" E	57.43'
L6	S 02°40'01" E	46.99'
L7	S 04°18'11" E	64.30'
L8	S 04°18'11" E	64.30'
L9	S 88°50'12" E	56.02'
L10	S 88°50'12" E	106.56'
L11	S 01°01'37" E	52.11'
L12	S 01°01'37" E	52.11'
L13	N 01°53'02" E	21.97'
L14	S 01°01'37" E	56.02'
L15	S 88°50'12" E	161.88'

DANSON FOREST ROAD
(AS PER ASHP (FORM 304823))

DAWSONVILLE HIGHWAY
(AS PER VA. STATE HIGHWAY 53)

THOMPSON PARK ROAD

ALTA/INDEX SURVEY FOR:
GEORGIA 400 INDUSTRIAL PARK INC.
LAND LOTS 341, 342, 374, 375, & 378
SOUTH HALF 13TH DISTRICT
DEKALB COUNTY, GEORGIA
PLAT DATE: NOVEMBER 11, 2020
REVISIONS:

McCLURE ENGINEERS, P.C.
2000 JOHNSON DRIVE - SUITE D
COLUMBUS, GA 30606
WWW.MCCLUREENGINEERS.COM

PRELIMINARY
Important: Camp Use Stamp No. 208

21 FEB 11 12:35 PM

Owner Information

GEORGIA 400 INDUSTRIAL PARK INC

Payment Information

Status	Paid
Last Payment Date	11/09/2020
Amount Paid	\$34,724.03

Property Information

Parcel Number	114 033 005
District	1 DAWSON COUNTY UNINCORPORATED
Acres	51.44
Description	LL 374 LD 13-S
Assessed Value	\$1,467,440
Appraised Value	\$3,668,600

Bill Information

Record Type	Property
Tax Year	2020
Bill Number	5451
Account Number	56913
Due Date	12/01/2020

Taxes

Base Taxes	\$34,724.03
Penalty	\$0.00
Interest	\$0.00
Total Due	\$0.00

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PROPERTY OWNER AUTHORIZATION

I/we, David Duncan V.P. GA 400 Industrial Park inc, hereby swear that I/we own the property located at (fill in address and/or tax map & parcel #):

Tax Parcel 114-033, located at The Northwest Corner of Dawson Forrest Rd and GA Hwy. 53

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: Jim King
Signature of applicant or agent: [Signature] Date: 2-11-21

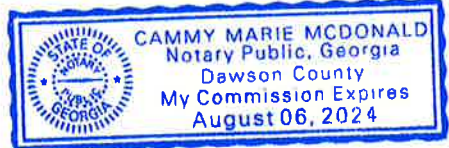
Printed Name of Owner(s): David Duncan
Signature of Owner(s): [Signature] Date: 2-11-21

Mailing address: [Redacted]

City, State, Zip: _____

Telephone Number: [Redacted]
Listed
Unlisted

Sworn and subscribed before me
this 11th day of February, 2021.
Cammy Marie McDonald
Notary Public
My Commission Expires: 8/6/24



{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.)

**DAWSON COUNTY PLANNING COMMISSION
PLANNING STAFF REPORT**

Applicant.....Jim King

Amendment #ZA 21-08

Request.....Rezone a portion of the property from R-A
(Residential Agricultural) to RMF
(Residential Multi-Family)

Proposed UseTo construct 145 units of Multi-Family
(semi-attached homes)

Current ZoningR-A (Residential Agricultural)

Size.....30.48± acres

LocationDawson Forest Rd. East

Tax Parcel114-033-005

Planning Commission DateMarch 16, 2021

Board of Commissioners Date.....April 15, 2021

Applicant Proposal

The applicant is seeking to rezone the property from R-A (Residential Agricultural) to RMF (Residential Multi Family) for the purpose of building a 145-unit Multi-Family semi-detached single family residences with a commercial component on approximately 14 acres that adjoin.

History and Existing Land Uses

The current use of the property is vacant land.

Adjacent Land Uses	Existing zoning	Existing Use
North	RMF	Multi Family (Apartments)
South	RMF	Multi Family (Apartments)
East	R-A	Vacant Land
West	CPCD	Commercial

Development Support and Constraints

The project has access to Hwy 53, a major arterial road for Dawson County, and Dawson Forest Rd which serves as a major collector road. The intersection of these two roads are slated for traffic control improvements which will help support the added traffic. The applicant should be made aware and take into account the future traffic improvements relative to the proposed site plan.

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

According to the Comprehensive Plan and accompanying FLUP (Future Land Use Plan), the subject property is identified as Commercial Highway Business. Residential Multi-Family is a subsection of Commercial Highway business within the Comprehensive plan and would be considered in compliance.

Public Facilities/Impacts

Engineering Department – “Major collector, asphalt locate along thoroughfare and state route. It is unknown at this time if the proposed access is adequate. Heavy traffic flow, geometric issues along state route could exist. Public Works will need to review a traffic impact study to make access comment. Dawson County and GDOT are partnering to complete a round a bout at Dawson Forest and SR 53. This development will increase traffic at the intersection and as such the developer should contribute to the cost of construction.”

Environmental Health Department – No comments returned.

Emergency Services – No comments necessary per Chief Bailey.

Etowah Water & Sewer Authority “If water main expansion/upgrades required to serve project. Must be developed & installed per EWSA specs at the developer’s expense. Sewer main expansion/upgrades required to serve project. Must be designed & installed per EWSA specs at developer’s expense.”

Dawson County Sheriff’s Office – Additional staffing needs to accommodate for growth. Improvements have been requested in an unknown timeframe.

GDOT: “Further coordination with GDOT will be necessary for this project,”

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

A. The existing uses and classification of nearby property.

Adjacent properties to the North and South are multi-family zoned. The property to the West is commercially zoned. The land to the East is zoned agriculture. This parcel is located in the 400 Corridor with commercial adjacent.

B. The extent to which property values are diminished by the particular land use classification.

There should be no diminished values to the surrounding properties.

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

There should be no destruction of property values.

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

There should be no gain to the public if approved.

E. The suitability of the subject property for the proposed land use classification.

The property is suitable for the proposed land use classification due to being located in close proximity to Hwy 400.

F. The length of time the property has been vacant under the present classification, considered in the context of land development in the area in the vicinity of the property.

The land has always been vacant.

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

The staff has not identified any specific, unusual or unique facts in this case giving rise to any hardship on the part of the community.

Analysis

According to the Comprehensive Plan and accompanying FLUP (Future Land Use Plan), the subject property is identified as Commercial Highway Business however, multi-family construction has occurred and is proposed for properties surrounding the Hwy 53 and Dawson Forest Road intersection. One development in particular, The Parker located on the southwest side of the intersection was approved, rezoned and constructed in contradiction to the FLUP designation of Light Industrial. Residential Multifamily is therefore an acceptable zoning classification in align with current development in the area. With that being said this request has been submitted in conjunction with rezoning request ZA 21-07 (RA to CHB) for the portion of

this property which fronts Hwy 53 and Dawson Forest Rd. These two requests, when taken as a whole would be better suited for a zoning of Commercial Planned Comprehensive Development (CPCD). A CPCD zoning would allow more control of development by the Board of Commissioners and would require a site specific plan and design for the project.

The Planning Department is in the process of updating the 400 Corridor guidelines and is working to present the BOC with a Hwy 53 Corridor plan within the near future. This development will be held to the guidelines in-place at the time of submittal, unless otherwise stipulated.

As currently presented the Planning and Development Department recommends the following stipulations:

- Infrastructure for both portions should occur concurrently.
- Inter-parcel connectivity of the CHB and RMF portions and connectivity with surrounding developments should be required via sidewalks, street alignments, trails, etc.
- A maximum 2 curb cuts per street frontage of Hwy 53 and Dawson Forest Rd should be permitted.
- Dumpsters in the commercial portion should be fully screened both from the view of the public street and the accompanying multifamily portion of the project.
- All stormwater infrastructure within the development should be interconnected and utilize shared detention.
- With consideration of the development of traffic improvements (roundabout(s)) at the Hwy 53 and Dawson Forest Rd intersection the developer should donate a negotiated amount based on the precedent set by the neighboring Penler, towards cost of construction.
- A minimum 20 foot planted buffer should be established between the commercial and residential portions of this project.
- Open space suitable for play of not less than one acre should be required. The installation of playground equipment is encouraged.
- At a minimum, amenities for the RMF portion of this development should include a clubhouse and pool.
- The RMF portion of this development should provide additional parking equaling 20 percent of the number of lots. (For example, if 150 units is proposed then 30 additional parking spaces should be required).
- Project should be subject to additional requirements by the Planning Department if such requirements are noted during the civil review of said development.
- In addition to the requirements of the Buffer, Landscape and Tree Ordinance, street trees should be required outside of the rights of way of both Hwy 53 and Dawson Forest Rd. In addition, street trees should be required along all roadways within the multifamily portion of this development.

Pictures of Property:



Aerial:



Current Zoning Map:



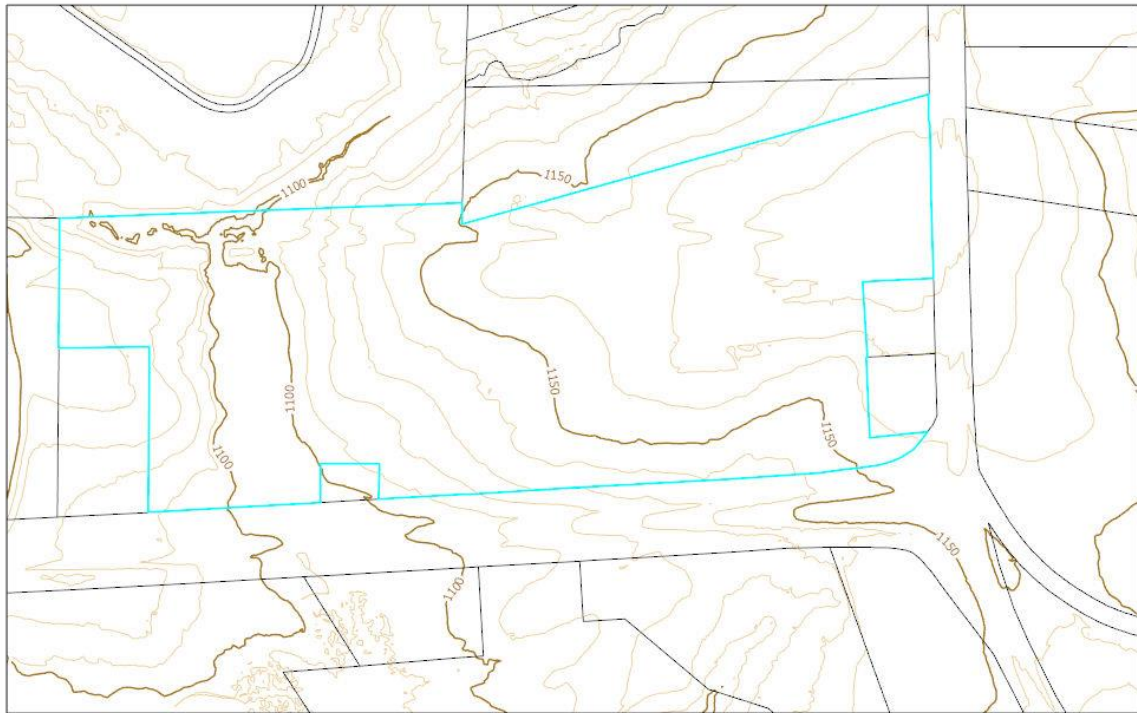
Legend

Parcel_Outline	C-HB	C-IR	VC	RMF
RA	RSRMM	C-PCD	MUV	HD
RSR	RPC	RS	CT	911 Roads
VCR	C-CB	C-01	C-RB	



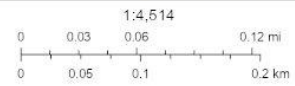
Topography:

Topo Map



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Future Land Use:

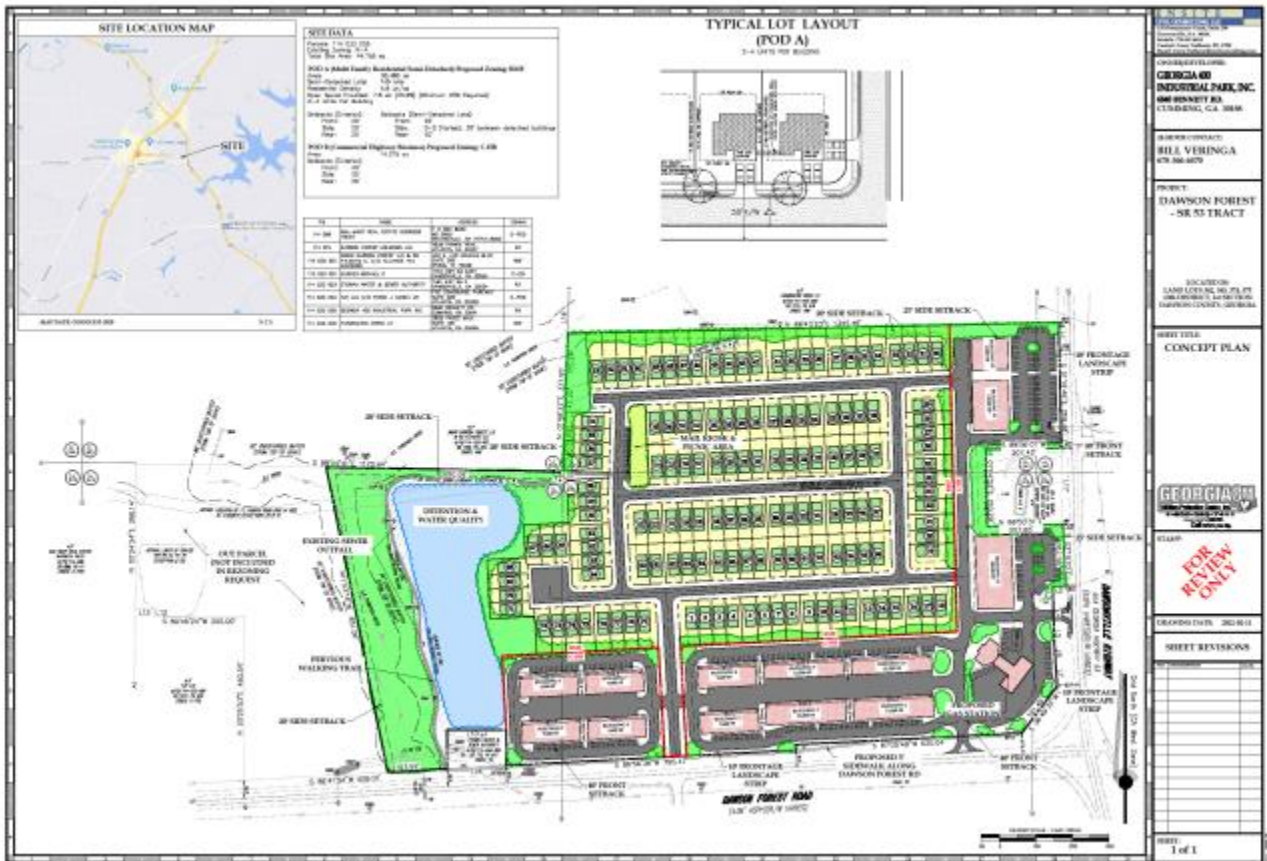


Legend

Parcel_Outline	RL	RR	MFR	CC	TCU
PRC	RA	CHB	PI	OP	PARK
SRR	SR	LI	RT	MUV	



Site Plan:



**DAWSON COUNTY PLANNING COMMISSION
PLANNING STAFF REPORT**

Applicant	Ruth Stevens
Case Docket #	VR 21-06
Request	To construct an accessory structure 17' from the front property line
Size	.77 acres+/-
Existing Zoning	VCR
Applicable Regulations	Dawson County Land Use Resolution Article III, Section 309.C.4
Location	270 Toto Dr.
Tax Parcel #	L06-065
Meeting Date	May 18, 2021

Applicant Proposal

Ms. Stevens is seeking to construct an accessory structure 17' from the front property line.

History and Existing Land Use

The home was built in 1985 and purchased by the current owner in 2015. This is a lakefront lot.

Staff Analysis

Ms. Stevens requests a front setback reduction of 23 feet to allow for the construction of an accessory structure approximately 17 feet from the right of way. Topographical issues make the desired site the most favorable location for the structure.

To be considered for a variance, the following four (4) criteria must be addressed:

- 1.) *That a strict or literal interpretation and enforcement of the specified standard or requirement would result in practical difficulty or unnecessary hardship; and a strict and literal interpretation of the code would not allow the proposed home to be constructed.*

Locating the structure at any other alternate place on the property would be an economic hardship

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.*

Topographical issues are present

3.) *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.*

No detriment or injury can be determined.

4.) *That the granting of the variance would support general objectives contained within this Resolution.*

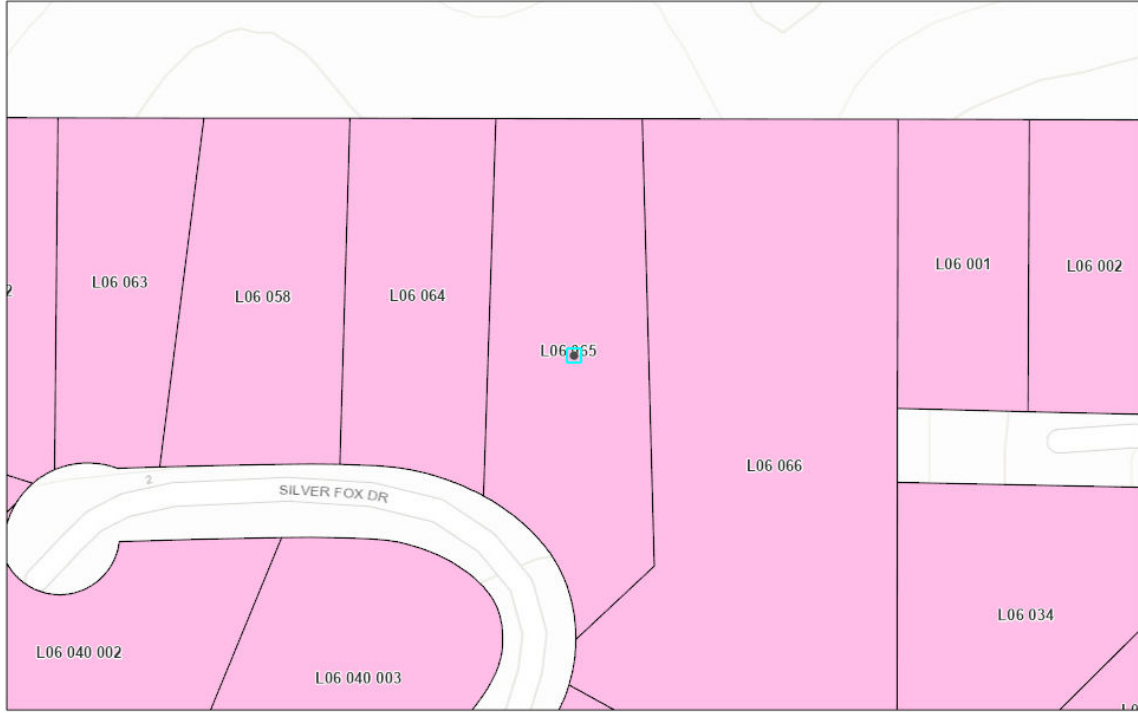
The granting of the variance will not be detrimental to the public health, safety, or welfare and would allow the applicant to construct the desired structure which would add to the value of the lot.

Picture of subject property:



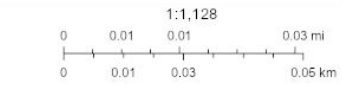
Existing zoning:

Dawson County



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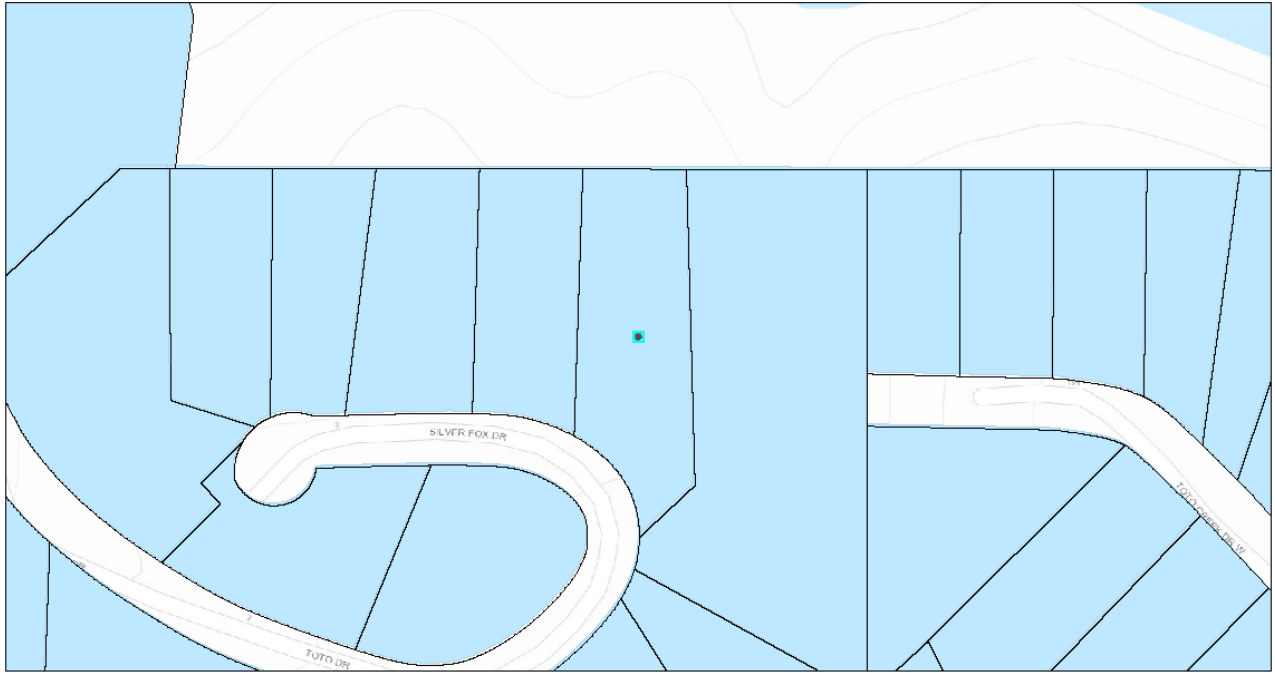
Energy Layers - Parcels Energy Layers - Zoning
VCR



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

Future Land Use:

Future Land Use Map

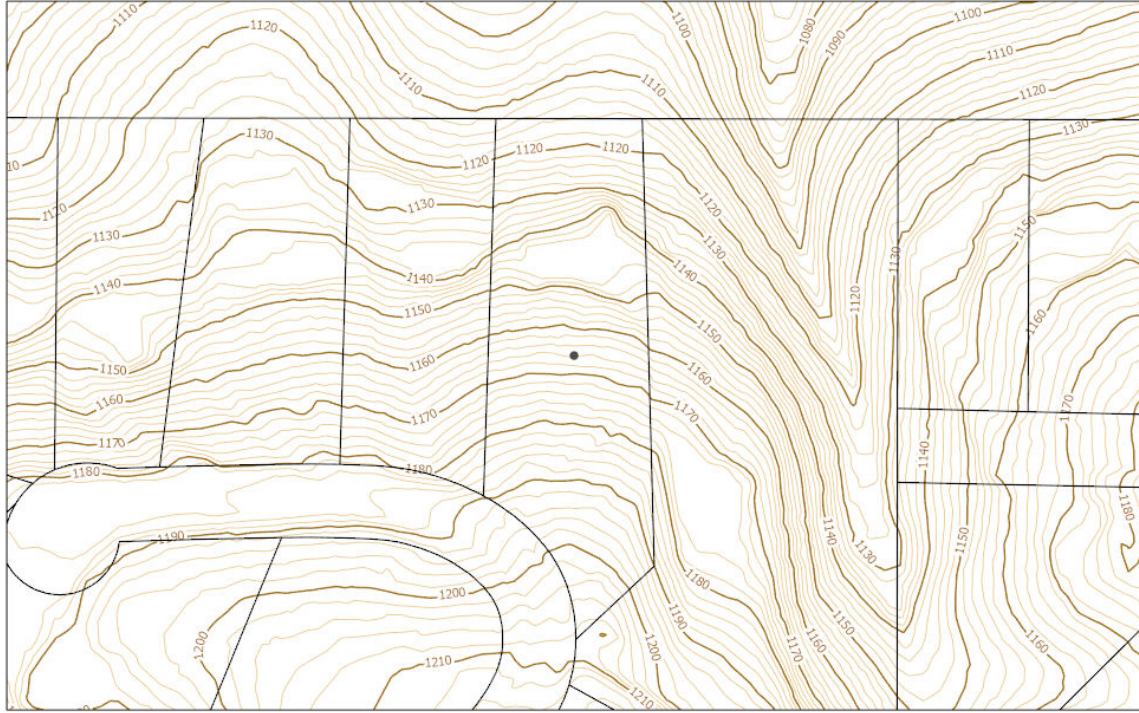


May 13, 2021
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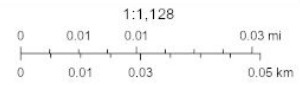
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Topo Map



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□ Parcels



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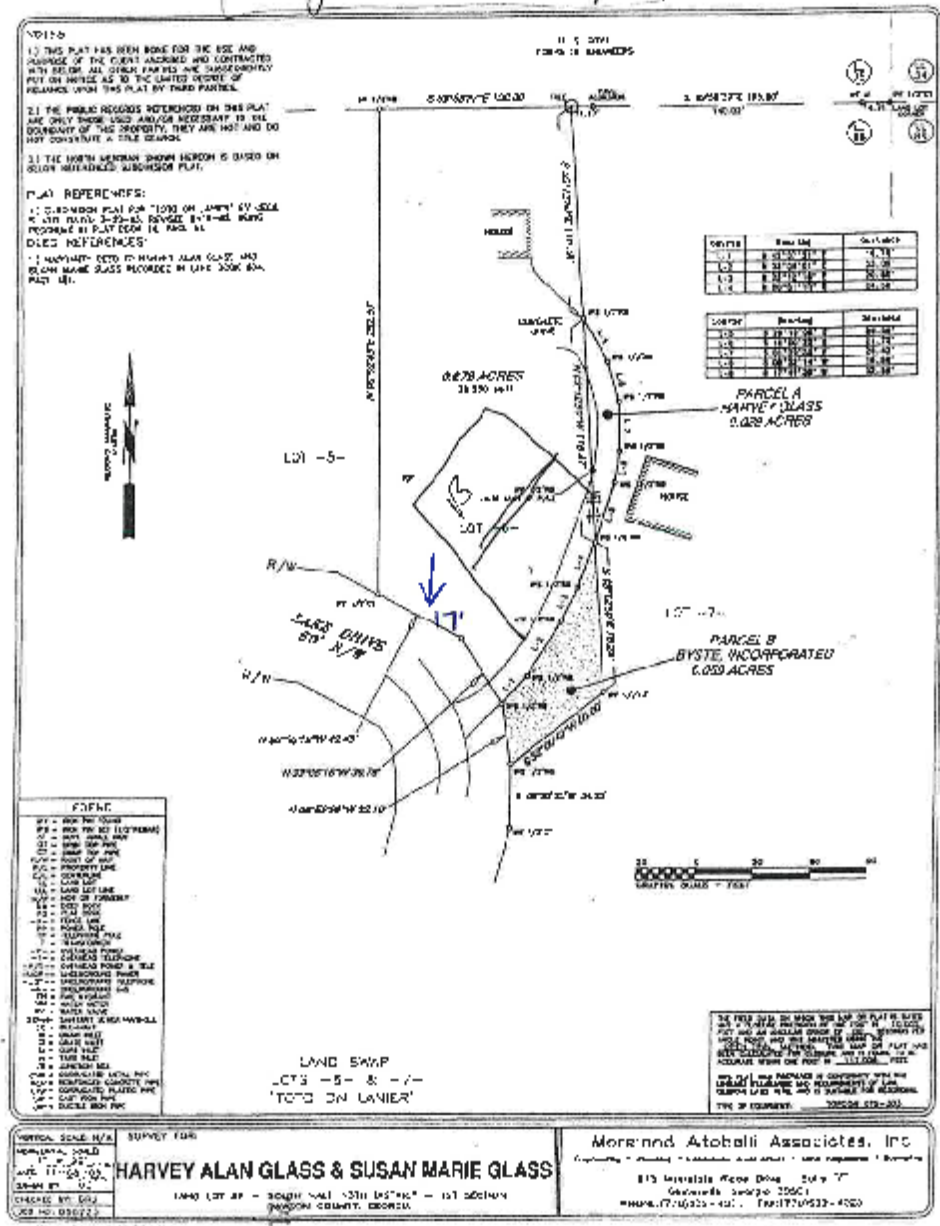
Aerial Photo:



Site Plan:

Rich' made copy 8/22/16
orig. in safe dep.

for Copy for Rosalind Rich



Carol Harlow
 706-311-5800

0.059
 0.028
 $= 0.087$
 $1.76 \text{ Acres} - 0.087 = 1.673 \text{ Acres}$

DAWSON COUNTY VARIANCE APPLICATION

****This portion to be completed by Zoning Administrator****

VR _____ Tax Map & Parcel # (TMP): _____
Current Zoning: _____ Commission District #: _____
Submittal Date: _____ Time: _____ am/pm Received by: _____ (staff initials)
Fees Assessed: _____ Paid: _____
Planning Commission Meeting Date: _____

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Ruth Stevens
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: _____

PROPERTY INFORMATION

Street Address of Property: 270 Toto Drive
30534
Land Lot(s): _____ District: _____ Section: _____
Subdivision/Lot: Toto/Laker Building Permit #: _____ (if applicable)

APR 8 3:04PM

Directions to the Property: 400 N to harmony church Rd
Right on 136 - Total - 1 mile on right

REQUESTED ACTION

A Variance is requested from the requirements of Article # _____ Section # _____ 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 17 feet to allow the structure to:
 be constructed; remain a distance of 17 feet from the: road
 property line, road right of way, or other (explain below):

instead of the required distance of 40ft 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: _____

Variations 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: This is the flattest part of the property and would be too expensive to put anywhere else.

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2. Describe the exceptional and extraordinary conditions applicable to this property which do not apply to other properties in the same district: my neighbor across the street
has a detached Garage 8 1/2 ft from the road
this will be twice the distance

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 won't affect anything!
It will raise property value

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

it will be an Attractive Building
it will raise property value

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.)

21 APR 8 3 00 PM

PROPERTY OWNER AUTHORIZATION

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

270 Toto Dr. 30534

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: Ruth Stevens

Signature of applicant or agent: Ruth Stevens Date: 4/8/21

Printed Name of Owner(s): Ruth Stevens

Signature of Owner(s): Ruth Stevens Date 4/8/21

Sworn and subscribed before me this 8th day of April, 2021

Alesia B. Wells
Notary Public

My Commission Expires: 6/8/2022



(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.)

21 APR 8 3:04 PM

VR# _____

TMP# _____

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 <u>L06066</u>	1. <u>Lauren Satterlee</u>	<u>266 Toto Dr</u>
TMP <u>L06064</u>	2. <u>Mathew & Arlene Martinides</u>	<u>296 Toto Dr</u>
TMP <u>L0604000</u>	3. <u>Johnny Collins</u>	<u>227 toto Dr.</u>
TMP _____	4. _____	_____
TMP _____	5. _____	_____
TMP _____	6. _____	_____
TMP _____	7. _____	_____
TMP _____	8. _____	_____
TMP _____	9. _____	_____
TMP _____	10. _____	_____
TMP _____	11. _____	_____
TMP _____	12. _____	_____
TMP _____	13. _____	_____
TMP _____	14. _____	_____
TMP _____	15. _____	_____

Use additional sheets if necessary.

21 APR 8 3:00 PM

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: Ruth Stevens Date: 4/8/2021

Signature of Witness: [Signature] Date: 4/8/2021

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.

APR 8 3:00PM

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

-
- 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: _____

21 APR 8 3:00 PM

Existing On-site Sewage Management System Performance Evaluation Report Form

Applicant: <u>RUTH STEVENS</u>		Reason for Existing Sewage System Evaluation: (1) Loan Closing for Home Sale (2) Refinance (3) Home Addition (Non-bedroom) Type: _____ (4) Swimming Pool Construction (5) Structure Addition to Property Type: <u>DETACHED GARAGE</u> (6) Mobile Home Relocation
Property/System Address: <u>270 TOTO DR DAWSONVILLE, GA 30534</u>		
Subdivision Name: <u>TOTO ON LANIER</u>	Lot: <u>8</u> Block: _____	
Existing System Information: Water Supply (circle) <input checked="" type="radio"/> Public <input type="radio"/> Private Well <input type="radio"/> Community	Number of Bedrooms/GPD: <u>3/0</u> Garbage Grinder: (circle) <input type="radio"/> Yes <input checked="" type="radio"/> No	

*** One of Section A, B, or C should be Completed ***

SECTION A - System on Record

<input checked="" type="radio"/> Yes <input type="radio"/> No	Existing On-site Sewage Management System inspection records indicate that all components of the system were properly constructed and installed at the time of the original inspection.	Comments: No evidence of septic system failure. Full length system already installed as primary system - only 195ft needed for repair.	
<input checked="" type="radio"/> Yes <input type="radio"/> No	A copy of the original On-site Sewage Management System Inspection Report is attached.		
<input type="radio"/> Yes <input checked="" type="radio"/> No	Maintenance records indicate that the system has been pumped out or serviced within the last five (5) years or the system was installed within that time frame.		
<input checked="" type="radio"/> Yes <input type="radio"/> No	A site evaluation of the system on this date revealed no evidence of system failure or of conditions which would adversely affect the functioning of the system.		
Evaluating Environmentalist	Title:	Date:	Verify this data to be correct at the time of the evaluation. This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by malfunction.
<i>Annita Stewart</i>	Environmental Health Specialist IV	01-Apr-21	

SECTION B - System Not on Record

<input type="radio"/> Yes <input type="radio"/> No	No inspection records are on file showing the On-site Sewage Management System was inspected and approved at the time of the installation	Comments:	
<input type="radio"/> Yes <input type="radio"/> No	The septic tank was uncovered at the time of the evaluation and it appears to meet the required design, construction and installation criteria.		
<input type="radio"/> Yes <input type="radio"/> No	Documentation from a Georgia Certified Installer has been provided as to the condition of the septic tank and its respective components, certifying its design, construction, and installation criteria. A copy is attached.		
<input type="radio"/> Yes <input type="radio"/> No	Maintenance records indicate that the system has been pumped out or serviced within the last five (5) years or the system was installed within that time frame.		
<input type="radio"/> Yes <input type="radio"/> No	A site evaluation of the system on this date revealed no evidence of system failure or of conditions which would adversely affect the functioning of the system; however, appropriateness of the sizing and installation cannot be verified since no initial inspection records exist.		
Evaluating Environmentalist	Title:	Date:	Verify this data to be correct at the time of the evaluation. This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by malfunction.

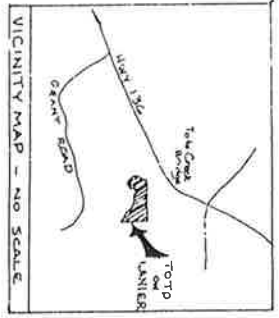
SECTION C - System Not Approved

<input type="radio"/> Yes <input type="radio"/> No	The On-site Sewage Management System was disapproved at the time of the initial and is thus not considered an approved system.	Comments:	
<input type="radio"/> Yes <input type="radio"/> No	Evaluation of the system revealed evidence of system failure or malfunction, and will therefore require corrective action in order to obtain approval of the system.		
<input type="radio"/> Yes <input type="radio"/> No	Evaluation of the system revealed conditions which would adversely affect the proper functioning of the system, and will therefore require corrective action in order to obtain approval of the system.		
Evaluating Environmentalist	Title:	Date:	Verify this data to be correct at the time of the evaluation. This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by malfunction.

SECTION D - Addition to Property or Relocation of Home (section completed in conjunction with A, B, or C above)

<input checked="" type="radio"/> Yes <input type="radio"/> No	An existing On-site Sewage Management System is located on the property listed above and has been evaluated in accordance with Section A or B above.	Comments: Detached garage to be at very front of lot closest to road. Septic system repair will need to be pumped to front of lot. Enough property exists for 195 ft for septic repair and the garage at front of lot.	
<input checked="" type="radio"/> Yes <input type="radio"/> No	A site evaluation on this date as well as the provided information indicate that the proposed construction to home or property or that the proposed relocation of the home should not adversely affect the proper functioning of the existing system provided that no additional sewage load is added to the system for the listed size home adjacent.		
		Number of Bedrooms/GPD: <u>3</u> Garbage Grinder: (circle) <input type="radio"/> Yes <input checked="" type="radio"/> No	
Evaluating Environmentalist	Title:	Date:	Verify this data to be correct at the time of the evaluation. This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by malfunction.
<i>Annita Stewart</i>	Environmental Health Specialist IV	01-Apr-21	

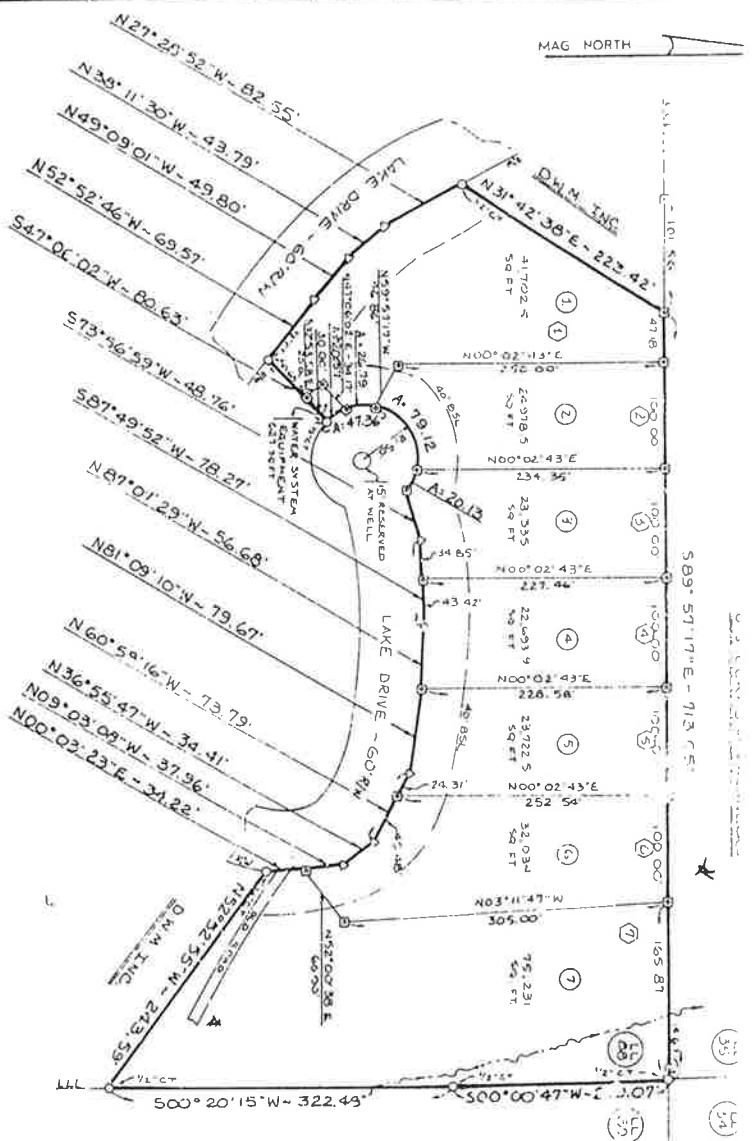
SCALE: 1"=100'
AREA: 5.61 ACRES



- LEGEND
- L.L. LAND LOT LINE
 - IFE IRON PIN FOUND
 - @ IRON PIN SET (1/2" CT)
 - CT CRIMP TOP
 - PP POWER POLE
 - R/W RIGHT-OF-WAY
 - NOT TO SCALE
 - Δ NO MONUMENT
 - CREEK BRANCH
 - PERCOLATION TEST HOLE
 - BSL BUILDING SETBACK LINE

- NOTES
- 1 THIS PROPERTY LIES IN AN AREA NOT YET MAPPED BY E.L.A.
 - 2 FIELD ERROR OF CLOSURE: 1.0' IN 24,052 BALANCED: COMPASS RULE
 - 3 PLAT ERROR OF CLOSURE: 1.0' IN 255,452 PER ANGLE POINT
 - 4 ANGULAR ERROR: 00° 00' 00"
 - 5 EQUIPMENT: 10 SECOND THEODOLITE AND AN E.D.M.
 - 6 WATER: COMMUNITY SYSTEM

PERCOLATION TEST RESULTS	
HOLES 1, 2	20 MIN./INCH
HOLES 3, 4	9 MIN./INCH



CHIESTATE BEND

correctly from an engineering requirement of the Subdivision Regulations of Dawson County, Georgia, have been fully complied with.

Charles W. ...
Registered Georgia Land Surveyor No. ...
Carter's Certification: State of Georgia, County of Dawson

The corner of the land shown on this plat and whose name is subscribed hereon, in person or through a duly authorized agent, certifies that this plat was made from an actual survey.

Agent: *...*
Date: *...*

Pursuant to the Subdivision Regulations for Dawson County, Georgia, all requirements of approval having been fulfilled, this Final Plat was given Final Approval by the Dawson County Municipal Planning Commission on *...* 19*...*

Georgia, Dawson County
Clerk of Office Superior Court
Filed for Record
d 8:30A W 6-3-85
Recorded in Book 14 Page 41
This is a true and correct copy of the original as shown to me by *...*
Clerk of Office Superior Court
Date: *...*
Name of Clerk: *...*
Date: *...*



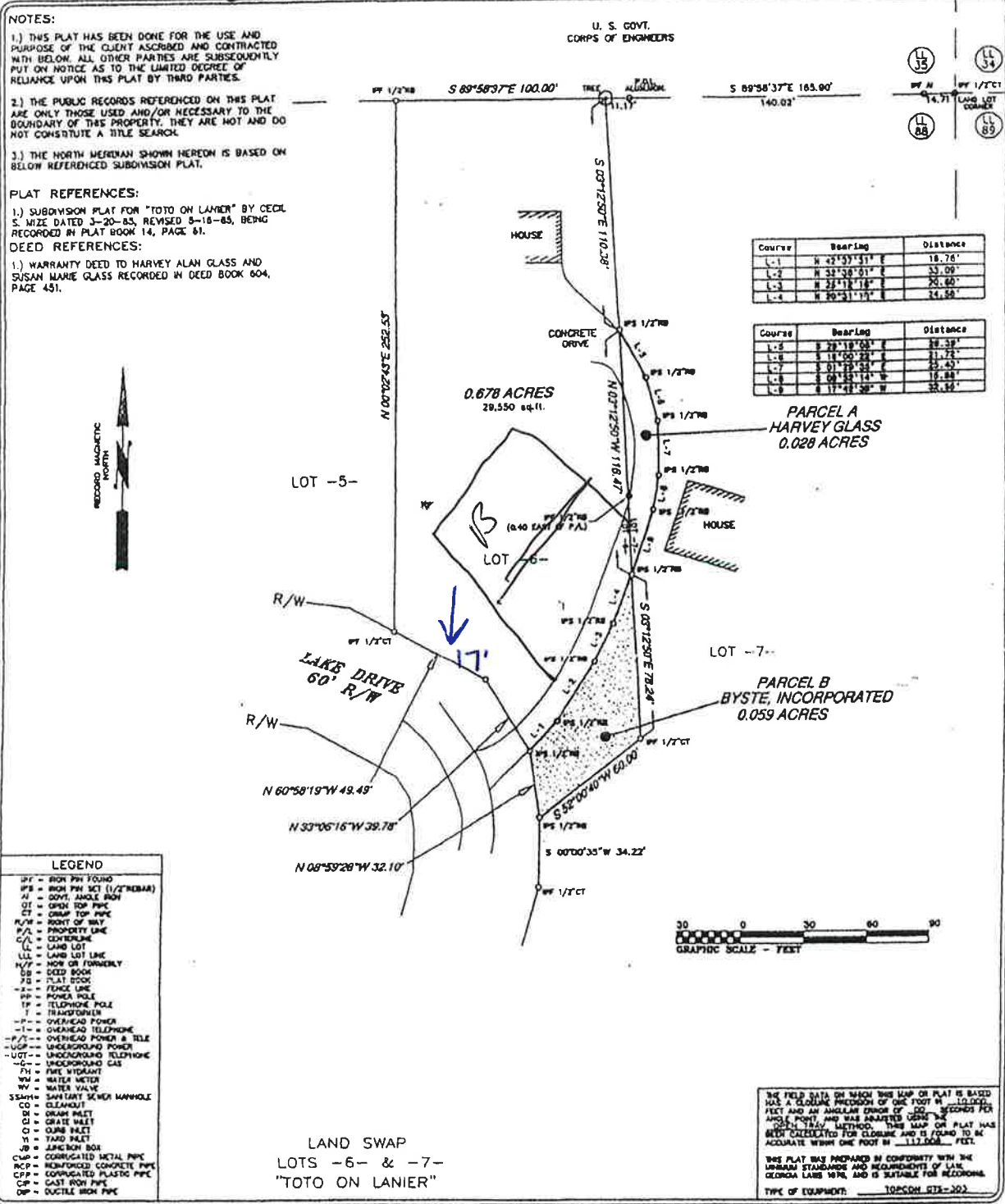
OWNERS: MIZE BROTHERS, INC.
CUMMING, GEORGIA 30130
404/887-2421

AGENTS: MARCUS BYRD & DON STEPHENS
DAWSONVILLE, GEORGIA 30534
404-265-3250

A FINAL SUBDIVISION PLAT OF
TOTO ON LANIER

Ruth made copy 8/22/16
 orig. in safe dep.

for Copy
 Ros + Ru



VERTICAL SCALE: N/A
 HORIZONTAL SCALE: 1" = 30'
 DATE: 11-08-05
 DRAWN BY: JAC
 CHECKED BY: DRJ
 JOB NO. 050222

SURVEY FOR:
HARVEY ALAN GLASS & SUSAN MARIE GLASS
 LAND LOT 88 - SOUTH HALF 13TH DISTRICT - 1ST SECTION
 HANCOCK COUNTY, GEORGIA

Moreland Altobelli Associates, Inc.
 Engineering • Planning • Landscape Architecture • Land Acquisition • Surveying
 915 Interstate Ridge Drive Suite 7
 Gainesville, Georgia 30501
 PHONE: (770) 532-4021 FAX: (770) 532-4023

Carol Hanover

0.059
 0.028
 = 0.087 Acres Added to 1.729 = 1.76 Acres

Official Tax Receipt
Nicole Stewart
DAWSON COUNTY Tax Commissioner

PROPERTY TAXES

25 Justice Way Suite 1222
 Dawsonville, GA. 30534

2020

Trans No	Property ID/District Description	Original Due	Interest & Penalty	Prev Paid	Amount Due	Amount Paid	Transaction Balance
13802 Year-Bill No 2020 - 13342	L06 065 / 001 L 6 TOTO ON LANIERS/D FMV: \$492,500.00	2,752.49	0.00 Fees 0.00	0.00	2,752.49	2,752.49	0.00
				Paid Date 11/17/2020 13:16:24		Current Due 0.00	
Transactions:	13802 - 13802 Totals	2,752.49	0.00	0.00	2,752.49	2,752.49	0.00

STEVENS RUTH F

Paid By:
 RUTH FLORENCE STEVENS

Cash Amt: 0.00
 Check Amt: 2,752.49
 Charge Amt: 0.00
 Change Amt: 0.00
 Refund Amt: 0.00
 Overpay Amt: 0.00

Check No 1003229996
 Charge Acct

DAWSON COUNTY, GEORGIA
2020 TAX BILL
 25 Justice Way, Suite 1222
 Dawsonville, Georgia 30534

DETACH AND RETURN LOWER PORTION WITH REMITTANCE

IF TAXES ARE PAID BY YOUR MORTGAGE COMPANY, SEND THEM THIS PORTION

LEGAL DESCRIPTION	MAP ID #	TAX BILL #
L 6 TOTO ON LANIERS/D	L06 065	2020-13342
TOTAL DUE DECEMBER 1, 2020		\$ 2,752.49
Make payable to "Dawson County Tax Office" and include this coupon. Do not staple, tape or attach payment.		PLEASE WRITE THE BELOW MAP ID # ON YOUR CHECK
		L06 065

FORWARDING SERVICE REQUESTED



BILL NUMBER BARCODE

If receipt is desired, please include a self-addressed stamped envelope or print at www.DawsonCountyTax.com
 If delinquent taxes are due, please call 706-344-3520 for current amount as interest continues to accrue.

Credit cards accepted online at:
www.DawsonCountyTax.com

*Sturgis (not Dawson County) charges a fee for this service.



AUTO**5-DIGIT 30534 38 167 8792 1 AV 0.389

STEVENS RUTH F

Nicole Stewart
 TAX COMMISSIONER
 25 Justice Way, Suite 1222
 Dawsonville, Georgia 30534-3454



PROPERTY TAXES
2020 PROPERTY TAX STATEMENT
DAWSON COUNTY
GEORGIA

270 Toto Dr. Dawsonville

Nicole Stewart
 TAX COMMISSIONER

25 Justice Way, Suite 1222
 Dawsonville, Georgia 30534

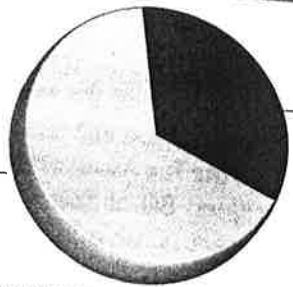
Office: 706-344-3520 | Tax Assessors: 706-344-3590



PROPERTY OWNER(S)		MAP CODE	LOCATION			BILL #	DISTRICT
STEVENS RUTH F		L06 065	270 TOTO DR			2020-13342	001 DAWSON COUNTY UNINCORPORATED
BUILDING VALUE	LAND VALUE	TOTAL FAIR MARKET VALUE	ACRES	EXEMPTIONS	DUE DATE		
233,781	258,719	492,500	0.77	X24 X24 SC	12/01/2020		

	PROPERTY DESCRIPTION							
	FAIR MARKET VALUE	40% ASSESSED VALUE	LESS EXEMPTIONS	TAXABLE VALUE	MILLAGE RATE	GROSS TAX	LESS CREDITS	NET TAX
STATE TAX	492,500	197,000	197,000					
COUNTY M&O	492,500	197,000	2,000	195,000	12.377	2,413.52		1,537.58
SALES TAX ROLLBACK	492,500	197,000	2,000	195,000	-4.492			
SCHOOL M&O	492,500	197,000	120,000	77,000	15.778	1,214.91	-875.94	1,214.91
TOTAL					23.663	\$3,628.43	\$-875.94	\$2,752.49

Please note that your Tax Commissioner is responsible for the billing and collection of tax and is not responsible for the property value or the millage rates which are used to determine the tax amount due.



THE PIE GRAPH SHOWS HOW THE AVERAGE TAX DOLLAR IS DISTRIBUTED AMONG THE VARIOUS GOVERNMENT AGENCIES. (PERCENTAGES MAY VARY DEPENDING ON EXEMPTIONS)

Scan This QR Code With Your Smart Device To Pay Your Tax Online



2020 Current Tax	\$2,752.49
Penalty	-
Interest	-
Other Fees	-
Previous Payments	-
Delinquent Tax*	-
Total Due	\$2,752.49

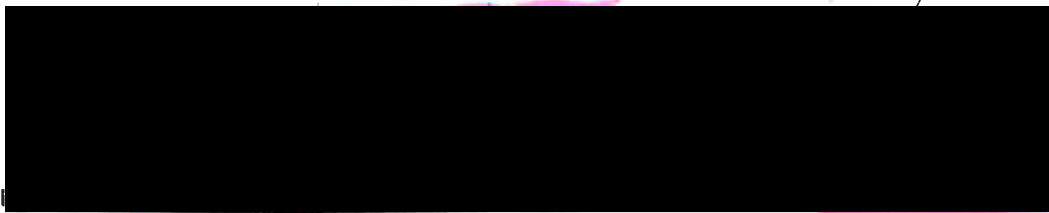
* Please note that delinquent tax due reflects total owed at the time of billing and the amount will change monthly due to interest charges. Please read the state mandated penalties and interest on the back of this bill.

DETACH TOP PORTION TO KEEP FOR YOUR RECORDS AND RETURN BOTTOM PORTION WITH PAYMENT.

OFFICIAL CHECK

1003229996

THE REPLACEMENT OF THIS DOCUMENT REQUIRES THE COMPLETION OF A BB&T DECLARATION OF LOSS



CLIENT COPY

DAWSON COUNTY TAX OFFICE

Two Thousand Seven Hundred Fifty-Two and 49/100ths Dollars

COPY NOT NEGOTIABLE

BB&T

MEMO/PURCHASER

L 6 TOT DRIVE LANIERS/D



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:
Drivers license

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)
Ruth Stevens (Signature of Applicant) 4/8/2020 (Date)
Ruth Stevens (Printed Name) _____ (Name of Business)

SUBSCRIBED AND SWORN BEFORE ME ON
THIS 8 DAY OF April, 20 20
Alesia G Wells Notary Public
My Commission Expires: 6/8/2022



21 APR 8 3:00 PM

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]

Dawson County Variance Application

The following items are required to process a Variance request:

1. Pre-Application meeting with Planning & Development Staff (recommended) → did not
- ✓ 2. Completed Application to include:
Property Owner Authorization (if acting agent)
Adjoining Property Owner information (found on the Tax Assessor's website)
- ✓ 3. Letter from the Environmental Health Department regarding the septic. (706-265-2930)
- ✓ 4. A recorded plat of the property. (Obtained from the Clerk of Court)
- ✓ 5. Site plan drawn to scale of all existing and proposed structures.
- ✓ 6. Paid tax receipt for most current year. (Tax Commissioner's office)
7. Aerial location map of the subject property (Google Earth or qPublic.com). [REDACTED]
- ✓ 8. Check or Money Order in the correct amount made payable to Dawson County.
9. Written statement explaining hardship and proposed resolution, if applicable.
10. Completed Affidavit for Issuance of a Public Benefit.

It is understood by the applicant that 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 unnecessary delays, please be sure the application is complete. Incomplete applications **without all required attachments will be REJECTED.**

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 help of a lawyer, surveyor, or other professional.

FAILURE TO APPEAR AT MEETINGS CONSTITUTES 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, AND ACCOMPANIED BY NEW COSTS FOR RE-ADVERTISEMENT AND PUBLIC HEARING.

Please check for most current version of application by date of revision: 1/29/21

Dawson County Board of Commissioners

<p>Chairman Billy Thurmond 230 Brookwood Drive Dawsonville, GA 30534 706-525-9255 Fax: 706-344-3889 chairman@dawsoncounty.org</p>	<p>District 3 Tim Satterfield 246 Hickory Nut Trail Dawsonville, GA 30534 706-531-5871 district3@dawsoncounty.org</p>
<p>District 1 Sharon Fausett 11524 Highway 136 West Dawsonville, GA 30534 706-265-8432 district1@dawsoncounty.org</p>	<p>District 4 John Emory Dooley 2677 Grizzle Road Dawsonville, GA 30534 (678) 776-2355 district4@dawsoncounty.org</p>
<p>District 2 Chris Gaines 228 Stillwater Lane Dawsonville, GA 30534 (706) 344-2628 District2@dawsoncounty.org</p>	<p>County Manager David Headley 25 Justice Way, Suite 2236 Dawsonville, GA 30534 706-344-3501 ext. 42236 dheadley@dawsoncounty.org</p>

Planning Commission Members

<p>Chairman Appointee Vacant</p>	<p>District 1 Jason Hamby Chairman 1362 Bailey Waters Road Dawsonville, GA 30534 (706) 265-1382 jahamby@dawsoncouty.org</p>
<p>District 2 John Maloney 9 Bent Ridge Road Dawsonville, GA 30534 (678) 936-0347 jmaloney@dawsoncounty.org</p>	<p>District 3 Tim Bennett 327 Couch Road Dawsonville, GA 30534 (678) 776-5443 or (706) 216-1784 tbennett@dawsoncounty.org</p>
<p>District 4 Neil Hornsey P.O. Box 1776 Dawsonville, GA 30534 706-974-3350 nhornsey@dawsoncounty.org</p>	<p><u>ALTERNATES' INFORMATION:</u> District 1: Seth Stowers District 2: Vacant District 3: Jean Maryanski District 4: Austin Harmon Chairman Appointee: Vacant</p>

Dawson County Fee Schedule

RT	(Residential Town)	\$300.00
RL	(Residential Lakefront)	\$300.00
RS	(Residential Suburban)	\$300.00
RSR	(Residential Sub-Rural)	\$300.00
RSRMM	(Residential Sub-Rural Manufactured/Moved)	\$300.00
RMF	(Residential Multi-Family)	\$475.00
RA	(Residential Exurban/Agricultural)	\$250.00
RAC	(Residential Exurban/Agricultural Corrective)	\$250.00
RRE	(Residential Rural Estate)	\$250.00
RPC	(Residential Planned Community)	\$700.00
RMHP	(Residential Manufactured/Mobile Home Park)	\$350.00
C-RB	(Commercial Rural Business)	\$700.00
C-CB	(Commercial Community Business)	\$700.00
C-HB	(Commercial Highway Business)	\$3,500.00
C-HI	(Commercial Highway Intensive)	\$3,500.00
C-PCD	(Commercial Planned Comprehensive Development)	\$3,500.00
**ADDED FEE ACCORDING TO LAND RESOLUTION SECTION 404.1		\$400.00
		TOTAL \$3,900.00
C-OI	(Commercial Office Institutional)	\$3,500.00
C-IR	(Commercial Industrial Restricted)	\$3,500.00
MUV	(Mixed Use Village)	\$3,500.00
Communication Tower (Conditional Use)		\$2,500.00
Home Occupation		\$50.00
Variance		\$350.00
Special Use Permits are based on the Current Zoning District		VARIES
Appeals		\$350.00

The fee schedule is subject to change by the Board of Commissioners.
Please check with Planning & Development staff if you have any
questions.

**DAWSON COUNTY PLANNING COMMISSION
PLANNING STAFF REPORT & RECOMMENDATION**

Applicant.....Jerry Sutton obo Development &
Construction Services, Inc.

Case Docket #VR 21-07

Request.....Front setback reduction of 65 ft. from the
required 100-foot setback.

Proposed UseConstruction of a patio

Size..... .703 +/- acres

Existing ZoningC-HB

Applicable Regulations.....Dawson County Land Use Resolution

Location796 Highway 400 S

Tax Parcel #..... 114 004 004

Meeting Date.....May 18, 2021

Applicant Proposal

The applicant is seeking to construct an outdoor patio eating area for the proposed Wild Wing Café.

History and Existing Land Use

The parcel was developed in 2002 for a Ruby Tuesday restaurant that closed last Spring. The building has been vacant for over 1 year.

Applicant Criteria of Need

To be considered for a variance, the following four (4) criteria must be addressed:

- 1.) *That a strict or literal interpretation and enforcement of the specified standard or requirement would result in practical difficulty or unnecessary hardship; and a strict and literal interpretation of the code would not allow the proposed to occur:*

- Wild Wing Café Corporate has specific standards for all Wild Wing Café restaurants including the construction of an outdoor patio area. Front setback as currently required would prohibit the construction of this required patio area.
- 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.*
- None other than a denial may potentially lead to further vacancy of the building.
- 3.) *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*
- The reduction in setback will not impact surrounding business nor infrastructure. All structures will still be over 200 feet from Ga 400
- 4.) *That the granting of the variance would support general objectives contained within this Resolution.*
- The Land Use Resolution serves as a guide to building and development. The intent is not to prohibit businesses or citizens but to guide. A granting of this variance will not adversely impact the LUR.

Staff Analysis

The additional encroachment will only impact the configuration of the side parking lot causing a reduction of 6 parking spaces. Although, encroaching into the front setback by 35 feet 65 feet of setback will remain as well as over 100 feet of distance between the front property line and Ga 400. The patio area will not produce a negative impact and may allow this structure to return to use.

Picture of subject property:



Existing zoning:

Dawson County

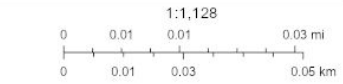


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Energy Layers - Parcels C-IR

Energy Layers - Zoning

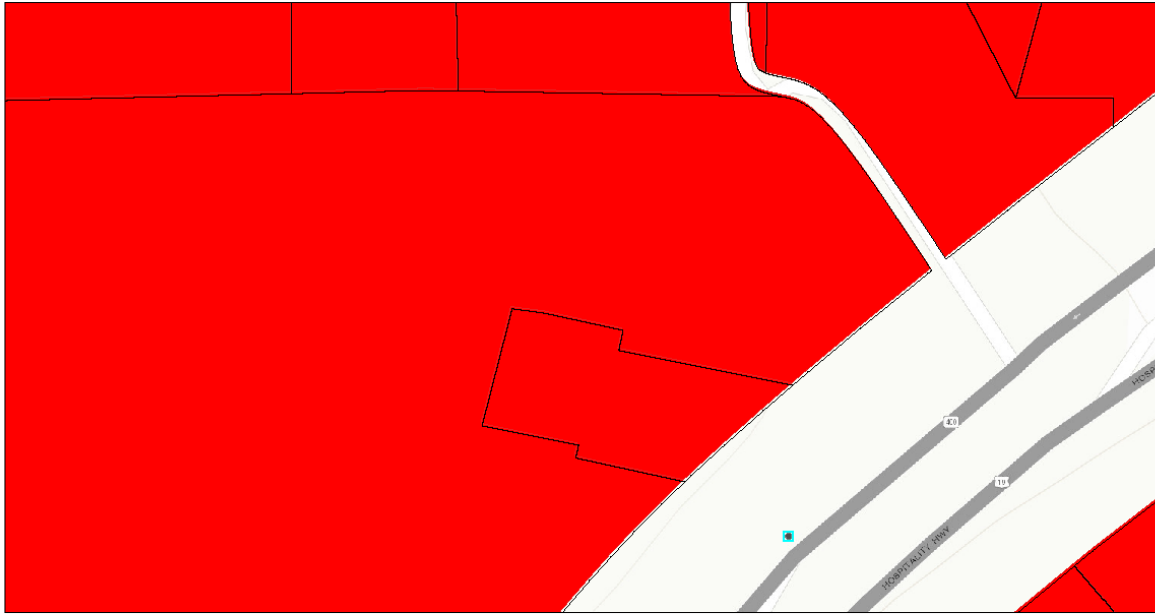
C-HB



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

Future Land Use:

Future Land Use Map

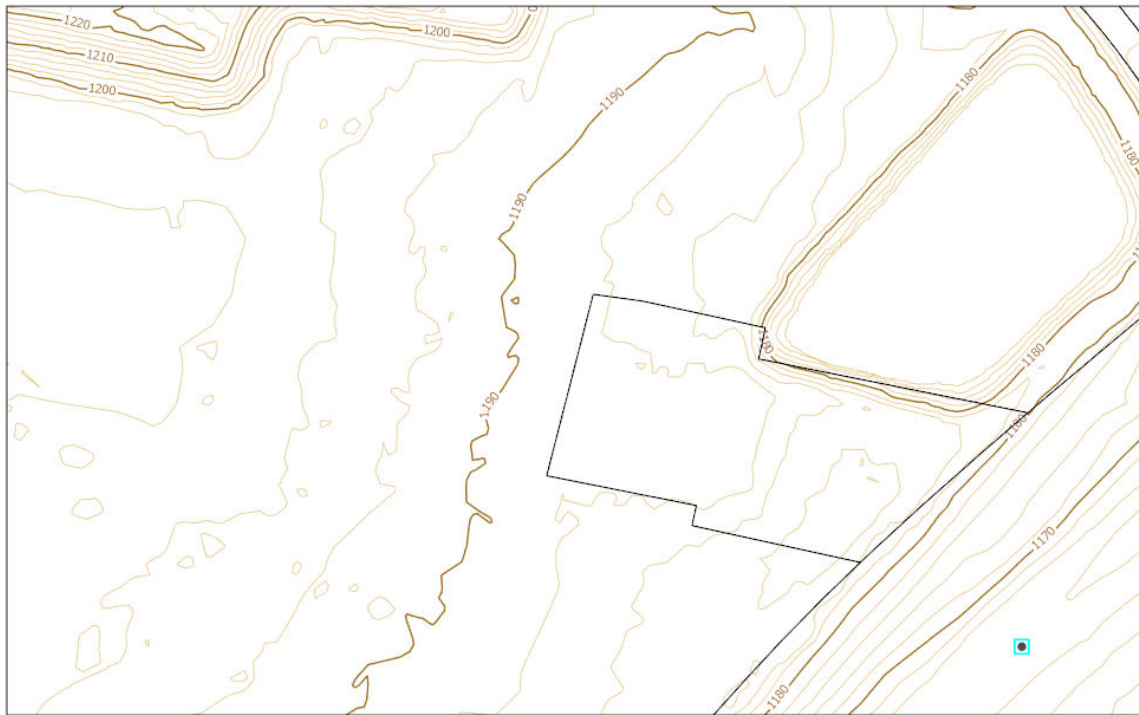


May 13, 2021
Parcels
FLU
CHB

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Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

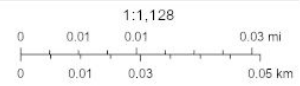
Topo:

Topo Map



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□ Parcels



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

Aerial Photo:



DAWSON COUNTY VARIANCE APPLICATION

****This portion to be completed by Zoning Administrator****

VR _____ Tax Map & Parcel # (TMP): _____
Current Zoning: _____ Commission District #: _____
Submittal Date: _____ Time: _____ am/pm Received by: _____ (staff initials)
Fees Assessed: _____ Paid: _____
Planning Commission Meeting Date: _____

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Jerry H. Sutton of Development and Construction Services, Inc.

Address: [REDACTED]
[REDACTED]

Phone: Listed [REDACTED] Email: Business [REDACTED]
Unlisted [REDACTED] Personal [REDACTED]

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 XX participated in a Pre-application meeting with Planning Staff.

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

Meeting Date: ASAP Applicant Signature: [Signature]

PROPERTY INFORMATION

Street Address of Property: 796 Highway 400 S, Dawsonville, GA 30534

Land Lot(s): 114 004 004 District: 13th Section: 1st

Subdivision/Lot: 344 Building Permit #: N/A (if applicable)

21 APR 9 10:00 AM

Directions to the Property: depart 25 Justice Way, head toward Raymond Parks St S, at the roundabout, take the 4th exit for GA-53, keep right to get
onto GA-53, turn right onto GA-9E, turn left onto Industrial Park Rd, turn right onto N Georgia Avenue, turn right, turn left, turn left, turn left and arrive at 796
Highway 400 S

REQUESTED ACTION

A Variance is requested from the requirements of Article # 4 Section # 400A 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 _____ feet to allow the structure to:
 be constructed; remain a distance of _____ feet from the: 35'
 property line, road right of way, or other (explain below):

Building Corner

instead of the required distance of N/A required by the regulations.

Lot Size Request for a reduction in the minimum lot size from N/A to N/A

Sign Variance for: N/A

Home Occupation Variance to operate: N/A business

Other (explain request): _____

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

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: _____

Current Building does not meet minimum standards for seats as required by Wild Wing Cafe Corporate Office

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

See #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: _____

The variance would provide an outdoor patio. In the current environment, it will stimulate the local economy, benefit families, and create revenue for Dawson County.

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

See #3

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.)

21 APR 9 10:04 AM

PROPERTY OWNER AUTHORIZATION

I / we Michael Bennett for Bennett Partners, LLP hereby swear that I / we own the property located at (fill in address and / or tax map & parcel #):

114 004 004

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: Jerry H. Sutton

Signature of applicant or agent: [Signature] Date: 04/09/2021

Printed Name of Owner(s): Michael P. Bennett, Managing General Partner

Signature of Owner(s): [Signature] Date: 4/8/2021

Sworn and subscribed before me this 8th day of April, 2021.

[Signature]
Notary Public

My Commission Expires: 8-16-24



(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.)

- Patsy B. Bennett, General Partner
- Michelle B. McKinney 2005 GST Trust, Limited Partner
- Valeree B. Bryant 2005 GST Trust, Limited Partner
- Paris D. Bennett, II 2005 GST Trust, Limited Partner

21 APR 9 10AM

VR# _____

TMP# _____

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

- TMP14 001 002 1. Krallis Anna A & Alexandra, 2461 Santa Rosa Street, Alpharetta, GA 30009
- TMP14 028 2. ANH Collision Specialists LLC, 130 Industrial Park Drive, Dawsonville, GA 30534
- TMP14 042 001 3. SR Hospitality LLC, 76 North Georgia Avenue, Dawsonville, GA 30534
- TMP14 042 4. Patel Trusha Nimesh, 720 Ellsborough Court, Alpharetta, GA 30005
- TMP14 005 5. 2010 Melbourne Tire Store Associates LLC, 440 Seaside Lane, Juno Beach, FL 33408
- TMP14 004 6. Chelsea GCA Realty, CPG Partners LP, P O Box 6120, Indianapolis, IN 46206
- TMP _____ 7. _____
- TMP _____ 8. _____
- TMP _____ 9. _____
- TMP _____ 10. _____
- TMP _____ 11. _____
- TMP _____ 12. _____
- TMP _____ 13. _____
- TMP _____ 14. _____
- TMP _____ 15. _____

Use additional sheets if necessary.

21 APR 9 10 00 AM

APPLICANT CERTIFICATION

I hereby request the action contained within this application relative to the property shown on the attached plats and site plan and further request that this item be placed on both the Planning Commission and Board of Commissioners agenda(s) for a public hearing.

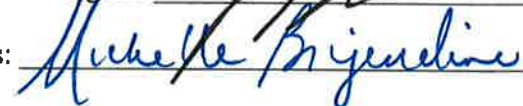
I understand that the Planning & Development staff may either accept or reject my request upon review. My request will be rejected if all the necessary data is not presented.

I understand that I have the obligation to present all data necessary and required by statute to enable the Planning Commission and 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: 04/09/2021

Signature of Witness:  Date: 04/09/2021

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.

21 APR 9 10:00 AM

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.

XXX 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:

Driver's License - State of Georgia for Jerry H. Sutton

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 Alpharetta (city), Georgia (state)


 Signature of Applicant

04/06/21
 Date

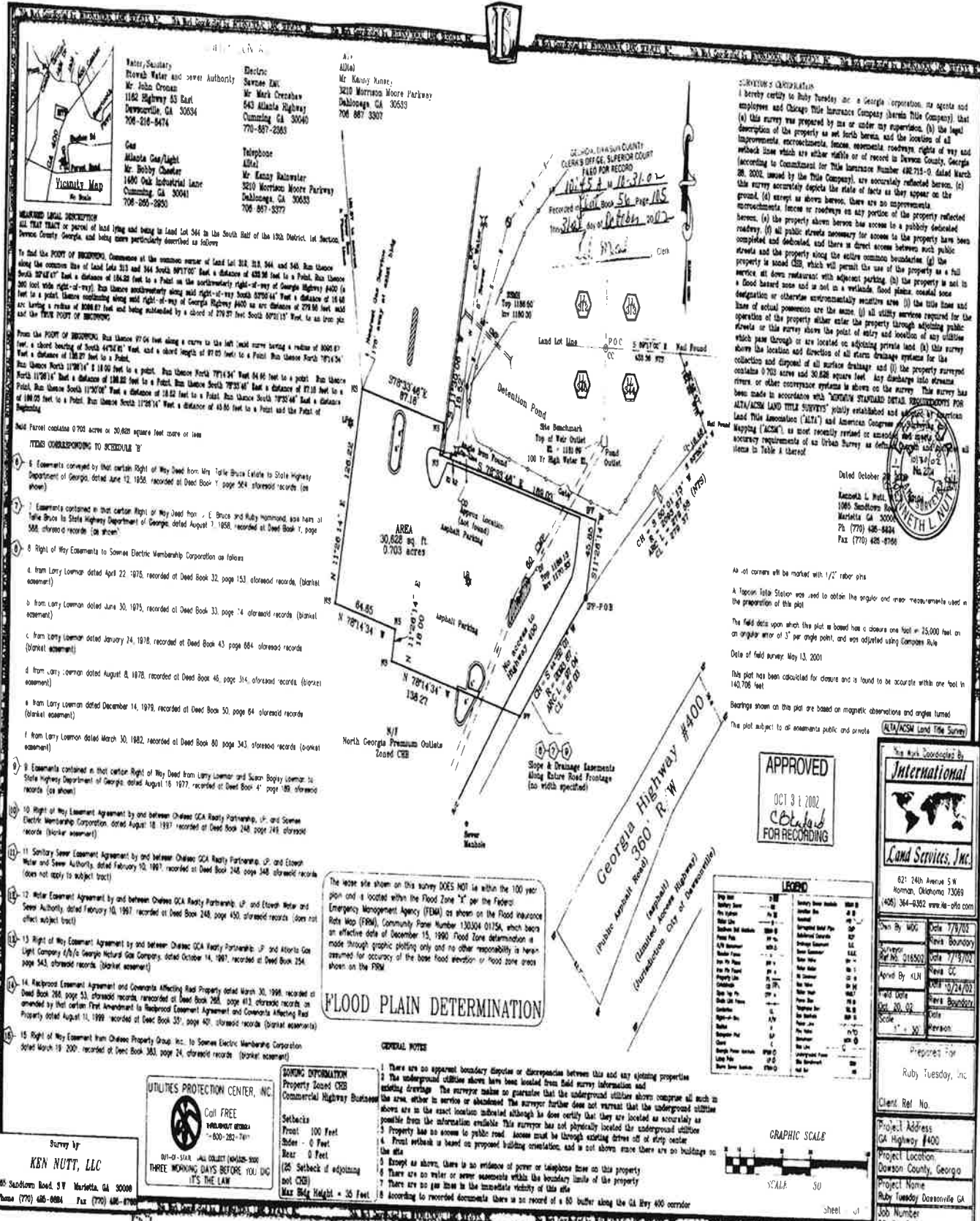
Jerry Harper Sutton
 Printed Name

Development and Construction Services Inc
 Name of Business



SUBSCRIBED AND SWORN BEFORE ME ON
 THIS 6th DAY OF April, 20 21
Michelle Brizendine Notary Public
 My Commission Expires: 06/26/22

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



Water, Sewer, Storm Water and Sewer Authority
 Mr. John Cross
 1162 Highway 53 East
 Dawsonville, GA 30634
 706-218-5474

Electric
 Service Unit
 Mr. Mark Creshaw
 543 Atlanta Highway
 Cumming, GA 30040
 770-887-2863

Telephone
 AT&T
 Mr. Kenny Katswiler
 3210 Morrison Moore Parkway
 Duluth, GA 30033
 770-887-3377

Gas
 Atlanta Gas Light
 Mr. Bobby Chawler
 1400 Oak Industrial Lane
 Cumming, GA 30041
 706-280-2950

NEAREST LOCAL JURISDICTIONS
 ALL THAT TRACT or parcel of land lying and being in Land Lot 544 in the South Half of the 15th District 1st Section, Dawson County, Georgia, and being more particularly described as follows:

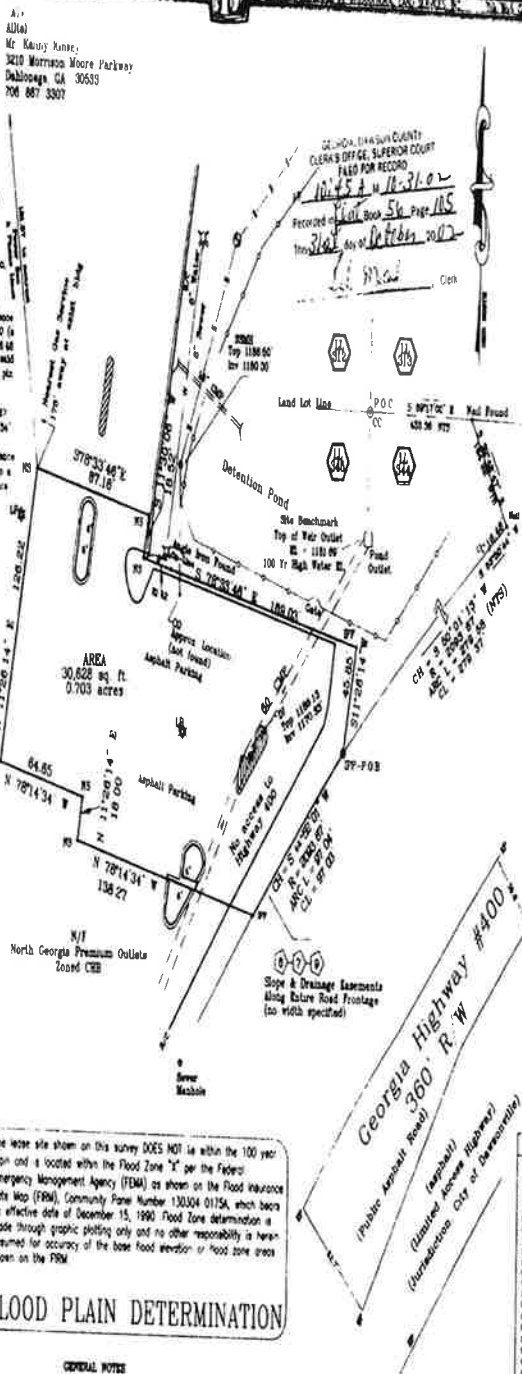
To find the POINT OF BEGINNING, Commence at the southeast corner of Land Lot 212, 213, 244 and 245. Run thence along the western line of Land Lot 212 and 244 South 89°17'00" East, a distance of 433.26 feet to a Point. Run thence South 29°24'00" East, a distance of 184.20 feet to a Point on the southerly right-of-way of Georgia Highway #400 (a 200 foot wide right-of-way). Run thence southerly along said right-of-way South 89°20'00" East, a distance of 18.40 feet to a point. Thence northerly along said right-of-way of Georgia Highway #400, an arc distance of 279.56 feet and arc length a radius of 8086.87 feet and being subtended by a chord of 279.57 feet to a Point. Run thence North 89°12'15" West, to an iron pin and the TRUE POINT OF BEGINNING.

From the POINT OF BEGINNING, Run thence 87°04 feet along a curve to the left, back curve having a radius of 8086.87 feet, a chord bearing of South 47°24' West, and a chord length of 87.05 feet to a Point. Run thence North 79°14'34" East, a distance of 118.00 feet to a point. Run thence North 79°14'34" East, a distance of 118.00 feet to a point. Run thence North 79°14'34" East, a distance of 118.00 feet to a point. Run thence North 79°14'34" East, a distance of 118.00 feet to a point. Run thence North 79°14'34" East, a distance of 118.00 feet to a point. Run thence North 79°14'34" East, a distance of 118.00 feet to a point.

Said Parcel contains 0.703 acres or 30,628 square feet more or less

ITEMS CORRESPONDING TO SCHEDULE 'B'

- Easements conveyed by that certain Right of Way Deed from Mrs. Telle Bruce Caffee to State Highway Department of Georgia, dated June 12, 1956, recorded at Deed Book 7, page 564, stored records (as shown)
- Easements contained in that certain Right of Way Deed from E. Bruce and Ruby Hammond, aka here at Telle Bruce to State Highway Department of Georgia, dated August 7, 1958, recorded at Deed Book 7, page 568, stored records (as shown)
- Right of Way Easements to Some Electric Membership Corporation as follows:
 - from Lory Looman dated April 22, 1975, recorded at Deed Book 32, page 153, stored records (blanket easement)
 - from Lory Looman dated June 30, 1975, recorded at Deed Book 33, page 74, stored records (blanket easement)
 - from Lory Looman dated January 24, 1978, recorded at Deed Book 43, page 684, stored records (blanket easement)
 - from Lory Looman dated August 6, 1978, recorded at Deed Book 45, page 314, stored records (blanket easement)
 - from Lory Looman dated December 14, 1979, recorded at Deed Book 50, page 64, stored records (blanket easement)
 - from Lory Looman dated March 30, 1982, recorded at Deed Book 80, page 343, stored records (blanket easement)
- Easements contained in that certain Right of Way Deed from Lory Looman and Susan Rogers Looman to State Highway Department of Georgia, dated August 15, 1977, recorded at Deed Book 47, page 328, stored records (as shown)
- Right of Way Easement Agreement by and between Chasco OCA Realty Partnership, LP and Some Electric Membership Corporation, dated August 18, 1997, recorded at Deed Book 248, page 248, stored records (blanket easement)
- Sanitary Sewer Easement Agreement by and between Chasco OCA Realty Partnership, LP and Elbow Water and Sewer Authority, dated February 10, 1997, recorded at Deed Book 248, page 248, stored records (does not apply to subject tract)
- Water Easement Agreement by and between Chasco OCA Realty Partnership, LP and Elbow Water and Sewer Authority, dated February 10, 1997, recorded at Deed Book 248, page 450, stored records (does not affect subject tract)
- Right of Way Easement Agreement by and between Chasco OCA Realty Partnership, LP and Atlanta Gas Light Company (a Georgia Natural Gas Company), dated October 14, 1997, recorded at Deed Book 254, page 543, stored records (blanket easement)
- Neighborhood Easement Agreement and Covenants Affecting Real Property dated March 30, 1998, recorded at Deed Book 268, page 53, stored records, re-recorded at Deed Book 298, page 413, stored records as amended by that certain First Amendment to Neighborhood Easement Agreement and Covenants Affecting Real Property dated August 11, 1999, recorded at Deed Book 337, page 407, stored records (blanket easement)
- Right of Way Easement from Chasco Property Group, Inc. to Some Electric Membership Corporation dated March 19, 2007, recorded at Deed Book 363, page 24, stored records (blanket easement)



FLOOD PLAIN DETERMINATION

The above site shown on this survey DOES NOT lie within the 100 year flood zone and is located within the Flood Zone "X" per the Federal Emergency Management Agency (FEMA) as shown on the Flood Insurance Rate Map (FIRM), Community Panel Number 130504 0115A, which bears an effective date of December 15, 1990. Flood Zone determination is made through graphic plotting only and no other responsibility is herein assumed for accuracy of the base Flood elevation or flood zone areas shown on the FIRM.

GENERAL NOTES

- There are no apparent boundary disputes or discrepancies between this and any adjoining properties.
- The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such in the area, either in service or abandoned. The surveyor further does not warrant that they are located as accurately as possible from the information available. This surveyor has not physically located the underground utilities.
- Property has no access to public road access must be through existing drives off of city streets.
- Front setback is based on proposed building orientation, and is not shown where there are no buildings on the site.
- Except as shown, there is no evidence of power or telephone lines on this property.
- There are no water or sewer easements within the boundary limits of the property.
- There are no gas lines in the immediate vicinity of this site.
- According to recorded documents there is no record of a 50' buffer along the GA Hwy 400 corridor.

SURVEYOR'S CERTIFICATION

I hereby certify that Ruby Tuesday, Inc. a Georgia corporation, its agents and employees and Chasco Title Insurance Company (hereinafter "this Company") that (a) this survey was prepared by me or under my supervision, (b) the legal description of the property as set forth herein, and the location of all improvements, encroachments, fences, easements, roadways, rights of way and setback lines which are either visible or of record in Dawson County, Georgia (according to Commission for Title Insurance Number 496715-0 dated March 28, 2002 issued by this Company), are accurately reflected herein, (c) this survey accurately depicts the state of facts as they appear on the ground, (d) except as shown herein, there are no improvements, encroachments, fences or roadways on any portion of the property reflected herein, (e) the property shown herein has access to a publicly dedicated street, (f) all public streets necessary for access to the property have been completed and dedicated, and there is direct access between such public streets and the property along the entire common boundaries, (g) the property is located CSD, which will permit the use of the property as a full service all down restaurant with adjacent parking, (h) the property is not in a flood hazard zone and is not in a wetlands flood plain coastal zone designation or otherwise environmentally sensitive area (i) the title lines and lines of actual possession are the same, (j) all utility services required for the operation of the property either under the property through adjoining public streets or this survey show the point of entry and location of any utilities shown the location and direction of all storm drainage systems for the collection and disposal of all surface drainage and (k) the property surveyed contains 0.703 acres and 30,628 square feet. Any drainage into adjacent streets or other easement systems is shown on the survey. This survey has been made in accordance with "NATIONAL STANDARD DETAILS REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" jointly established and adopted by the National Land Title Association ("ALTA") and American Congress of Surveying and Mapping ("ACSM"), as most recently revised or amended, and meets the accuracy requirements of an Urban Survey as defined through the ALTA/ACSM all items to Table 1 thereof.

Dated October 3, 2002

Reneeth L. Hill, Surveyor
 1985 Sanderson Road
 Marietta, GA 30066
 Ph. (770) 428-8434
 Fax. (770) 428-4766

All lot corners will be marked with 1/2" iron pins

A Topcon Total Station was used to obtain the angle and minor measurements used in the preparation of this plot

The field data upon which this plot is based has a closure error of 1:25,000 feet on an angle error of 1" per angle point, and was adjusted using Compass Rule

Date of field survey: May 13, 2001

This plot has been calculated for closure and is found to be accurate within one foot in 140,706 feet

Bearings shown on this plot are based on magnetic observations and angles turned

This plot subject to all easements public and private

APPROVED

OCT 3 1 2002

Checked

FOR RECORDING

LEADS	
1st Party	2nd Party
3rd Party	4th Party
5th Party	6th Party
7th Party	8th Party
9th Party	10th Party
11th Party	12th Party
13th Party	14th Party
15th Party	16th Party
17th Party	18th Party
19th Party	20th Party
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89th Party	90th Party
91st Party	92nd Party
93rd Party	94th Party
95th Party	96th Party
97th Party	98th Party
99th Party	100th Party

GRAPHIC SCALE

SCALE 50

Sheet of

Survey by
KEN NUTT, LLC
 1085 Sanderson Road, SW Marietta, GA 30066
 Phone (770) 428-8884 Fax (770) 428-4766

UNITILES PROTECTION CENTER, INC.
 Call FREE
 1-800-281-7671
 09-11-STAR ALL COLLECT (MOBILE-SMS)
 THREE MORNING DAYS BEFORE YOU DIG
 IT'S THE LAW

SEBETICS
 Front 100 Feet
 Sides 0 Feet
 Rear 0 Feet
 (60' Setback of adjoining lot CSD)
 Max Sign Height = 35 Feet

INTERNATIONAL Land Services, Inc.
 621 24th Avenue S.W.
 Norman, Oklahoma 73669
 (405) 364-9392 www.intl-alsa.com

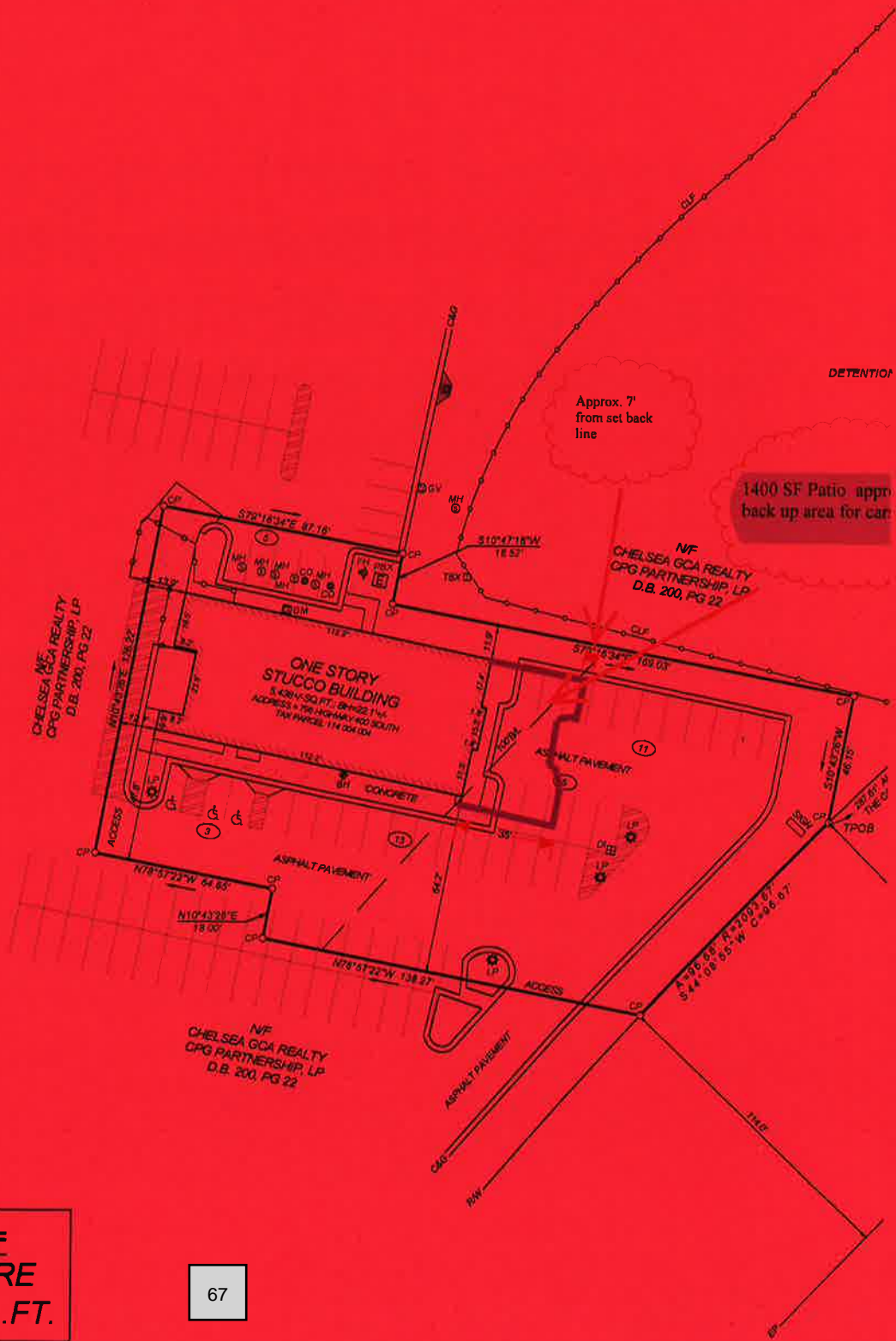
Prepared For
 Ruby Tuesday, Inc.

Client Ref. No.
 Project Address
 GA Highway #400
 Project Location
 Dawson County, Georgia
 Project Name
 Ruby Tuesday Danville GA
 300 Number
 02-04-043



LAND LOT LINE
N88°50'00"E 330.10'

IPF
1/2" RB



21 APR 9 10:00 AM

AREA =
0.703 ACRE
30,642 SQ. FT.



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

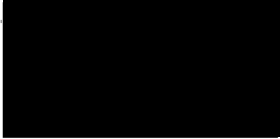
**Phone: (706) 344-3520
Fax: (706) 344-3522**

Trans No	Property ID / District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2020 - 1050	114 004 004 / 1 LL 344 LD 13-S FMV: 955300	\$9042.11	\$0.00 Fees: \$0.00 \$0.00	\$0.00	\$9042.11	\$0.00
Totals:		\$9042.11	\$0.00	\$0.00	\$9042.11	\$0.00

Paid Date: 12/1/2020

Charge Amount: \$9042.11

BENNETT PARTNERS LLLP



Scan this code with your mobile phone to view this bill

21 APR 9 10:01 AM



Overview



Legend

-  Parcels

Date created: 2/26/2021
Last Data Uploaded: 2/26/2021 1:36:34 AM

Developed by  **Schneider**
GEOSPATIAL

21 APR 9 10:01 AM

**DAWSON COUNTY PLANNING COMMISSION
PLANNING STAFF REPORT**

Applicant.....Charles Green

Amendment #ZA 21-10

Request.....Rezone Property from C-HB (Commercial Highway Business) to C-HI (Commercial Highway Intensive)

Proposed UseTo relocate an existing landscaping supply store

Current ZoningC-HB (Commercial Highway Business)

Size.....1.97± acres

LocationHwy 53 East

Tax Parcel104-061 & 104-062

Planning Commission DateMay 18, 2021

Board of Commission DateJune 17, 2021

Applicant Proposal

The applicant intends to develop the subject property for the purpose of relocating an existing landscape supply business. This business currently is licensed to operate at 4924 Hwy 53 East.

History and Existing Land Uses

The current use of the property has storage buildings for sale and a home that is vacant. A driveway to the proposed location is in place.

Adjacent Land Uses	Existing zoning	Existing Use
North	R-A	Residential
South	R-A	Residential
East	C-HB	Commercial
West	C-HB	Commercial

Development Support and Constraints

The parcel will need to install a commercial entrance per GDOT’s recommendation and there are also topography and residential buffers that will need to be considered.

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

According to the Comprehensive Plan and accompanying FLUP (Future Land Use Plan), the subject property is identified as Crossroads Commercial however this is a new zoning classification that has yet to be incorporated into the FLUP.

Public Facilities/Impacts

Engineering Department–“Requesting a driveway access off SR 53 and another driveway access off Gober Road (commercial driveways) SR 53 is a state road maintained by GDOT and in good condition. Gober Road is a County maintained gravel road. The proposed access to the development is adequate to support the use. Any driveway requested off of SR will require GDOT approval.”

Environmental Health Department – No comments returned.

Emergency Services –“The proposed relocation of the landscape supply business to this location would be concerns for loaded vehicles (dump trucks/trailers) pulling out to merge into high-speed traffic on Hwy 53 at the bottom of Gober Hill.”

Etowah Water & Sewer Authority – “Water main may be in conflict with future road or driveway construction-contact EWSA for guidance.”

Dawson County Sheriff’s Office – No comments returned.

Georgia Department of Transportation –GDOT coordination would be necessary.

Analysis

This property is currently zoned C-HB and the Future Land Use Plan designates it as Crossroads Commercial. Crossroads Commercial is for small nodes (4-15 acres) of commercial development at intersections primarily in rural/exurban and suburban areas along corridors designated as “scenic.” Crossroads Commercial nodes are intended to be limited to very small, enclosed retail trade and service establishments serving the immediate area. The applicants business is not an appropriate use for Crossroads Commercial as C-RB (rural business) and C-CB (community business) are the current equivalents to the Crossroad

Commercial FLUP designation. If allowed said rezoning should include stipulations which provide screening between this more intense use and surrounding uses. Such screening may include planted buffers and screening requirements for bulk materials storage.

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

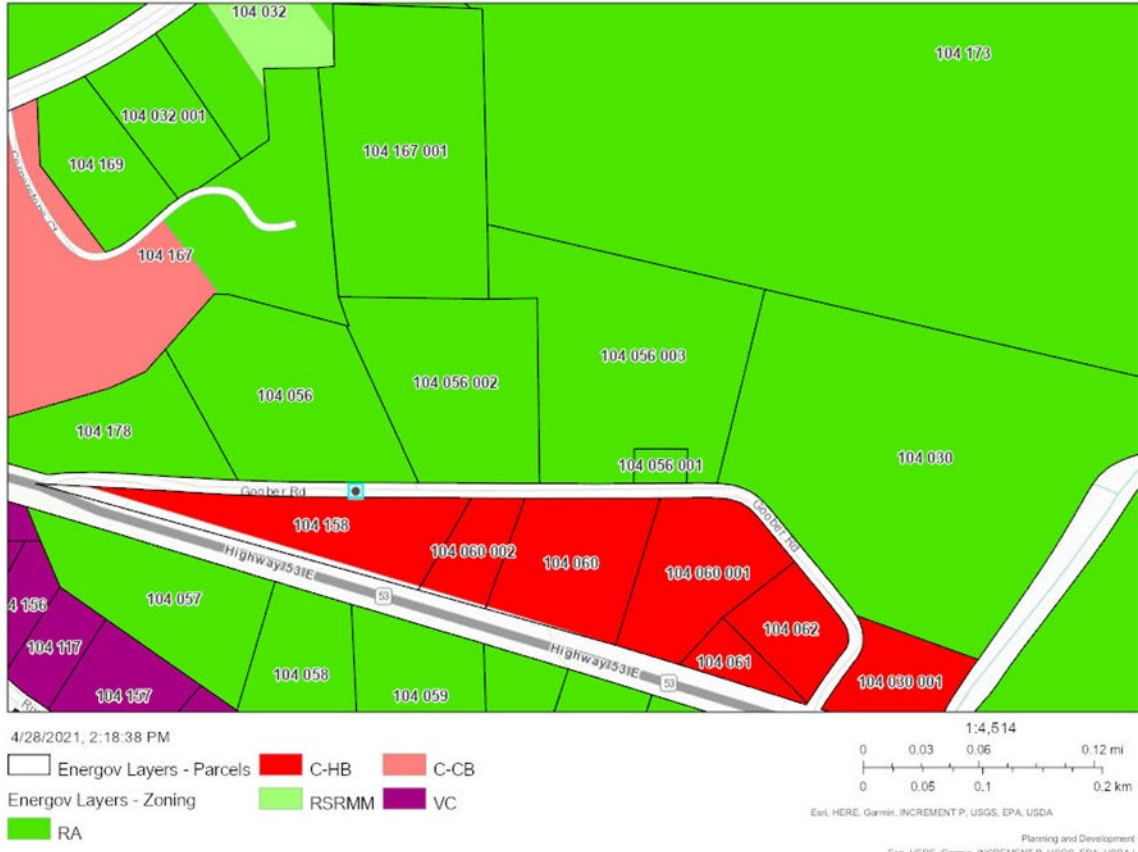
- A. The existing uses and classification of nearby property.**
Residential R-A property exists to the north and south however both are separated from the applicant's property by roadways. Boarding the rest of the property to the east and west are properties zoned C-HB.
- B. The extent to which property values are diminished by the particular land use classification.**
There should be no significant diminishment of property values however screen is recommended to buffer less intense land uses.
- C. The extent to which the destruction of property values of the applicant promotes the health, safety, morals, or general welfare of the public.**
There should be no destruction of property values however screen is recommended to buffer less intense land uses.
- D. The relative gain to the public, as compared to the hardship imposed upon the individual property owner.**
The resumed use of a currently vacant commercial property would be a gain to the public additionally the change in location as compared to the applicant's current location should ease traffic issues.
- E. The suitability of the subject property for the proposed land use classification.**
The property is suitable for the purposed land use classification.
- F. The length of time the property has been vacant under the present classification, considered in the context of land development in the area in the vicinity of the property.**
The subject property has been vacant for several years and has existed as commercial property after its initial intended use as residential property prior to this date.
- G. The specific, unusual, or unique facts of each case, which give rise to special hardships, incurred by the applicant and/or surrounding property owners.**
The prohibition of this use in C-HB facilitates the need for this request. No notable hardship exists beyond the zoning classification.

Pictures of Property:



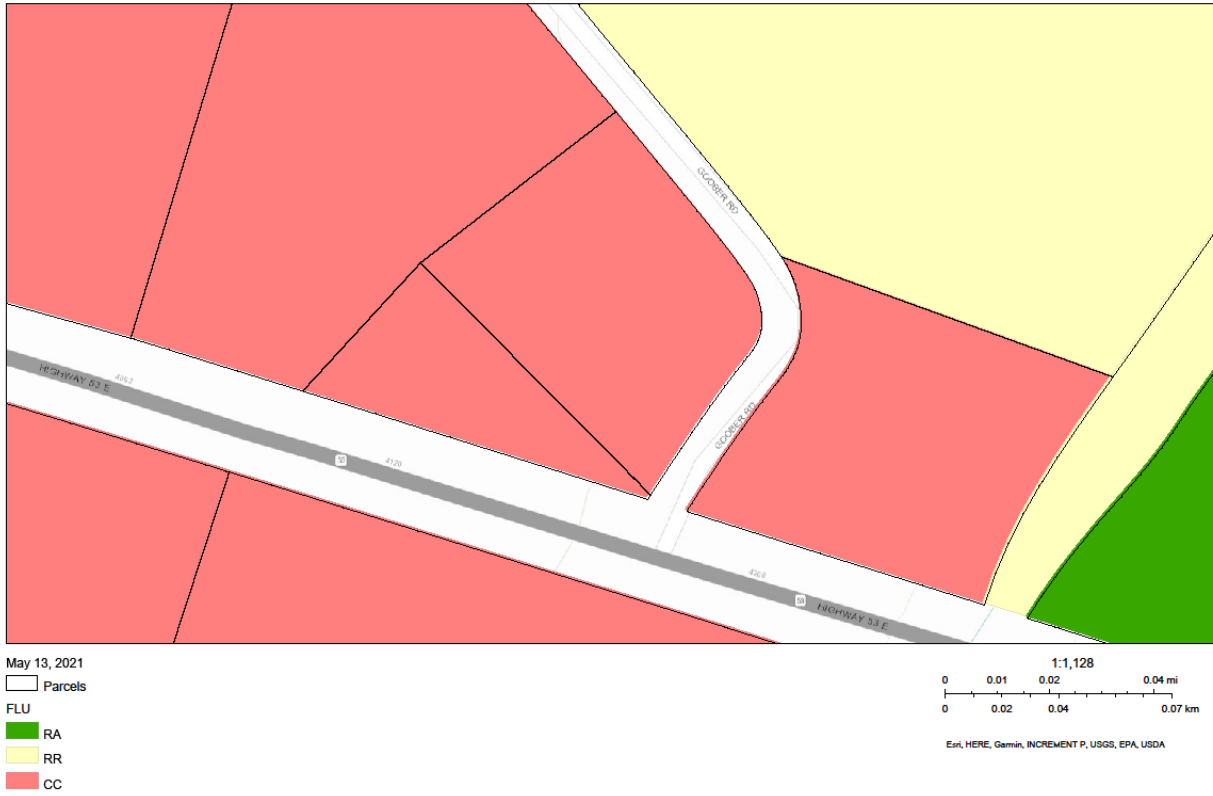
Current Zoning Map:

Dawson County Current Zoning



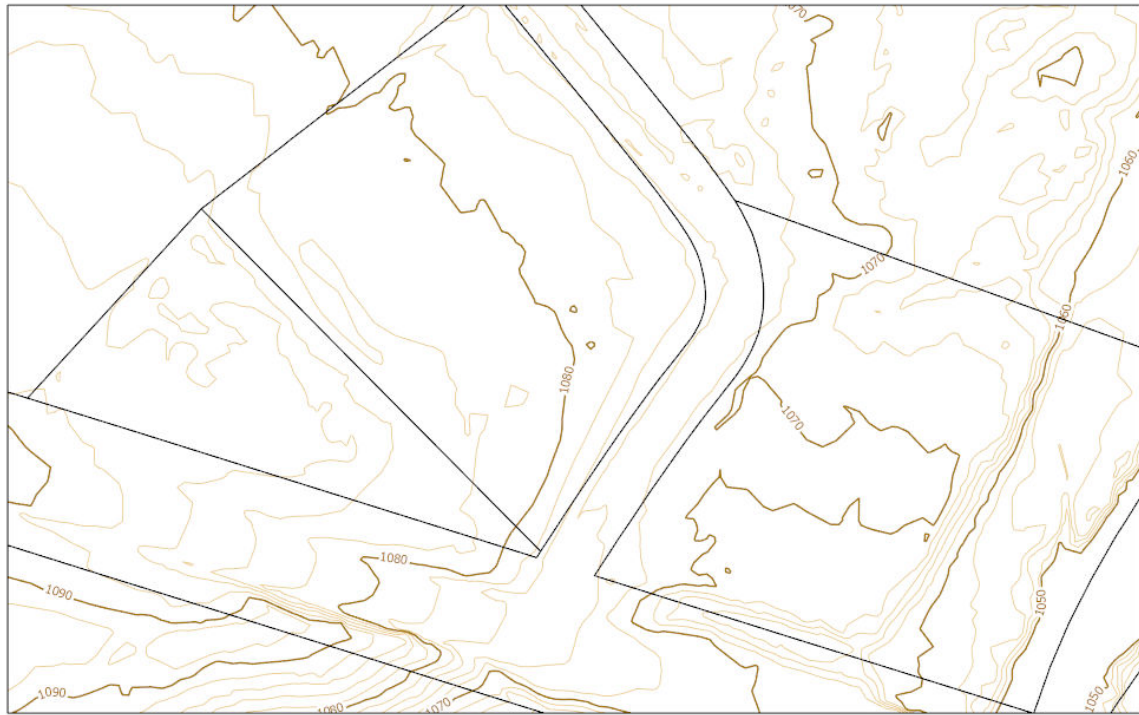
Future Land Use Map:

Future Land Use Map



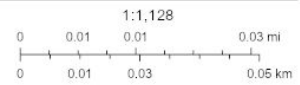
Topography:

Topo Map



5/13/2021, 3:56:23 PM

□ Parcels

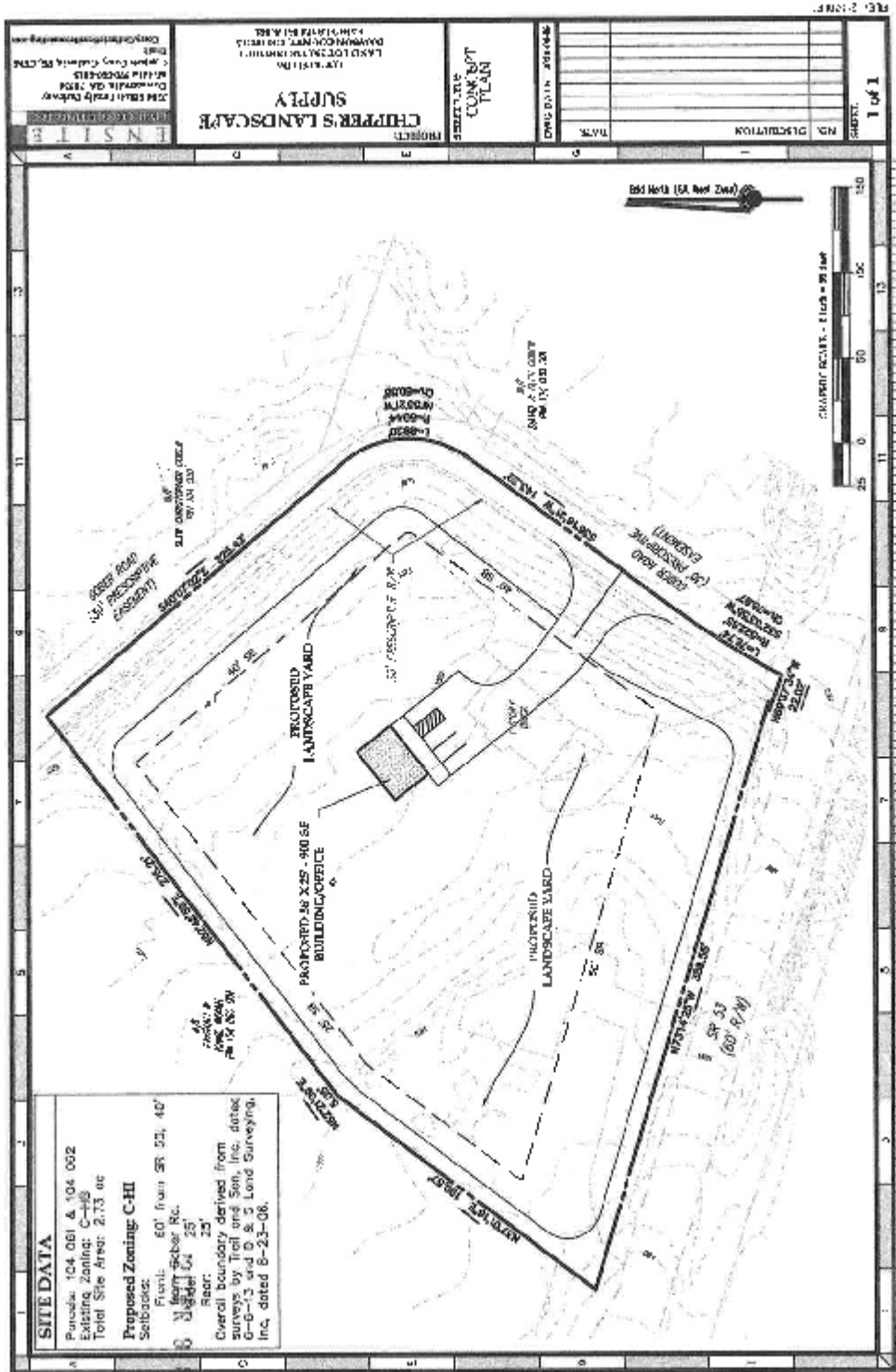


Dawson County
The information on this map (or data product) is from a computer database accessed using a Geographic Information System (GIS). Dawson County Public Works cannot guarantee the accuracy of the information contained on this map. Each user of this map is

Aerial:



Site Plan:



DAWSON COUNTY REZONING APPLICATION

This portion to be completed by Zoning Administrator

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

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

Fees Assessed: _____ Paid: _____ Commission District: _____

Planning Commission Meeting Date: _____

Board of Commissioners Meeting Date: _____

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Charles Green

Address: _____

Phone: _____
Listed _____ Business _____
Unlisted _____ Personal Chippers Landscape Supply

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: 4-5-21 Applicant Signature: _____

PROPERTY OWNER/PROPERTY INFORMATION

Name: Georgia Trailer & Equipment

Street Address of Property being rezoned: 624 Deer Track Rd. Canton, GA 30114

Rezoning from: C-HB to: C-HI Total acreage being rezoned: 2.33

Directions to Property (if no address): _____

21 APR 9 8:43AM

Subdivision Name (if applicable): _____ Lot(s) #: _____

Current Use of Property: Storage Building Sales

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

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

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

If yes, what section? North _____ South _____

SURROUNDING PROPERTY ZONING CLASSIFICATION:

North R-A South R-A East C-HB West C-HB

Future Land Use Map Designation: C-HB

Access to the development will be provided from:

Road Name: _____ Type of Surface: _____

REQUESTED ACTION & DETAILS OF PROPOSED USE

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

Proposed Use:

Moving an existing landscape supply business to a new location

Existing Utilities: [x] Water [] Sewer [] Gas [x] Electric

Proposed Utilities: [] Water [] Sewer [] Gas [] Electric

RESIDENTIAL

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

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

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

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

COMMERCIAL & INDUSTRIAL

Building area: _____ No. of Parking Spaces: _____

21 APR 9 0:40 AM

ZA _____

TMP#: _____

List of Adjacent Property Owners

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

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

	<u>Name</u>	<u>Address</u>
TMP <u>1040068</u>	1. <u>Billy & Teresa Price</u>	<u>4104 Hwy 53 East ^{Dowsonville}</u>
TMP <u>104030001</u>	2. <u>Brian & Chris Cober</u>	<u>497 Cober Rd. Dowsonville</u>
TMP <u>104030</u>	3. <u>Chris Cober</u>	<u>377 Cober Rd. Dowsonville</u>
TMP <u>104060001</u>	4. <u>Raishah & Kamil Momin</u>	<u>P.O. Box 1956 Dowsonville</u>
TMP _____	5. _____	_____
TMP _____	6. _____	_____
TMP _____	7. _____	_____
TMP _____	8. _____	_____
TMP _____	9. _____	_____
TMP _____	10. _____	_____
TMP _____	11. _____	_____
TMP _____	12. _____	_____
TMP _____	13. _____	_____
TMP _____	14. _____	_____
TMP _____	15. _____	_____

Use additional sheets if necessary.

21 APR 9 04:00 AM

Official Tax Receipt
Nicole Stewart
DAWSON COUNTY Tax Commissioner

25 Justice Way Suite 1222
 Dawsonville, GA 30534

Trans No	Property ID/District Description	Original Due	Interest & Penalty	Prev Paid	Amount Due	Amount Paid	Transaction Balance
16382 Year-Bill No 2020 - 5473	104 062 / 001 LL 130 LD 13-S FMV: \$114,800.00	1,086.61	0.00 Fees 0.00	0.00	1,086.61	1,086.61	0.00
						Paid Date 11/20/2020 15:26:07	Current Due 0.00
Transactions:	16382 - 16382 Totals	1,086.61	0.00	0.00	1,086.61	1,086.61	0.00

Paid By :

GEORGIA TRAILER &
EQUIPMENT INC

GEORGIA TRAILER & EQUIPMENT INC


Cash Amt: 0.00

Check Amt: 1,086.61

Charge Amt: 0.00

Change Amt: 0.00

Refund Amt: 0.00

Overpay Amt: 0.00

Check No 7406
 Charge Acct

21 APR 9 8:48 AM

Official Tax Receipt
Nicole Stewart
DAWSON COUNTY Tax Commissioner

25 Justice Way Suite 1222
 Dawsonville, GA 30534

Trans No	Property ID/District Description	Original Due	Interest & Penalty	Prev Paid	Amount Due	Amount Paid	Transaction Balance
13490 Year-Bill No 2020 - 5474	104 061 / 001 LL 130 LD 13-S FMV: \$42,540.00	402.65	0.00 Fees 0.00	0.00	402.65	402.65	0.00
						Paid Date 10/19/2020 13:50:06	Current Due 0.00
Transactions:	13490 - 13490 Totals	402.65	0.00	0.00	402.65	402.65	0.00

Paid By :

GEORGIA TRAILER AND EQUIPMENT INC

Cash Amt: 0.00
 Check Amt: 402.65
 Charge Amt: 0.00
 Change Amt: 0.00
 Refund Amt: 0.00
 Overpay Amt: 0.00



GEORGIA TRAILER AND EQUIPMENT INC

Check No 7392
 Charge Acct

21 APR 9 8:43 AM

Untitled Map

Write a description for your map.

- Legend**
-  512 Gober Rd
 -  Leilani's Gardens

 4191 Hwy 53



85

1000 ft



Untitled Map

Write a description for your map.

- Legend**
-  512 Gober Rd
 -  Leilani's Gardens

 512 Gober Rd



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:

_____ *Drivers License* _____

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 _____ (city), _____ (state)

Signature of Applicant

Date

Printed Name

Name of Business

SUBSCRIBED AND SWORN BEFORE ME ON

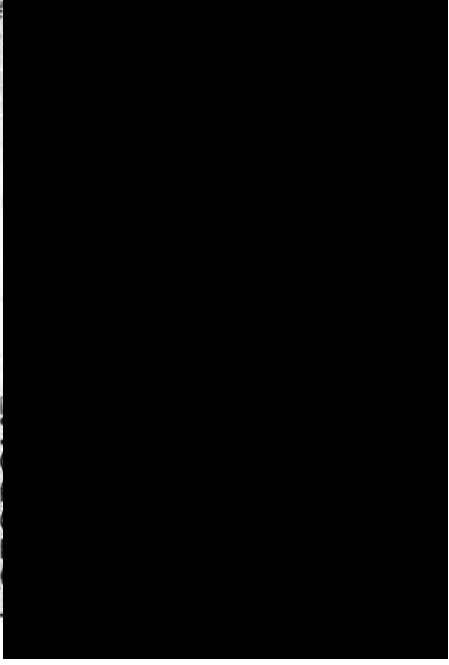
THIS _____ DAY OF _____, 20_____

Notary Public

My Commission Expires: _____

{Notary Seal}

21 APR 9 8:43AM



21 APR 9 8:49AM

APPLICATION PROCESSING: STAFF USE ONLY

ZA _____ **Applicant Name:** Charles Green

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: _____
- Department of Transportation Notified Date: _____
- Georgia Mountains Notified (DRI) 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: _____
- Rezoning Change Form to Director Date: _____
- Zoning Map Amended Date: _____
- Change Zoning in EnerGov by Parcel Date: _____
- Planning Commission Meeting Minutes placed in folder Date: _____
- Board of Commission Meeting Minutes placed in folder Date: _____

Planning Commission & Board of Commissioners Actions

PC Recommendation Date: _____ Approval Approval w/stipulations Denial

BOC Decision Date: _____ Approval Approval w/stipulations Denial

21 APR 9 8:43AM



THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS OF WAY BOTH PUBLIC AND PRIVATE. ALL MATTERS OF TITLE EXCEPT THE FIELD DATA HEREON SHALL BE GOVERNED BY THE FIELD DATA. PRECISION OF ONE FOOT IN 24,000 FEET AND AN ANGULAR ERROR OF 17" PER ANGLE POINT. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND ADJUSTED USING THE COMPASS RULE. THIS PLAT IS TO BE ACCURATE WITHIN ONE FOOT IN 12,000 FEET.

EQUIPMENT USED FOR FIELD MEASUREMENTS:
 ANGLAR: LEICA 305 TC
 LINEAR: ELECTRONIC DISTANCE METER
 DRAWN & FIELDWORK BY: D. SHIRLEY
 UNLESS OTHERWISE NOTED:
 ALL MEASUREMENTS ARE 1/2" REBAR
 THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A LEGAL TITLE SEARCH AND IS SUBJECT TO ANY AND ALL DISCLOSURES PRODUCED BY SAME INCLUDING EASEMENTS WHETHER OR NOT SHOWN ON THIS PLAT. THIS SURVEY IS FOR INFORMATION ONLY. THE EXCLUSIVE USE OF THE PERSON OR ENTITY NAMED HEREON, EDITING OR REPRODUCTION WITHOUT THE CONSENT OF THE SURVEYOR IS PROHIBITED.

A PORTION OF THIS PARCEL OF LAND IS IN THE 100 YEAR FLOOD PLAIN ACCORDING TO FEMA F.I.R.M. MAP# 100004 0755A DATED DEC 15, 1990

NOTES:

1. THE STATUS OF GOBER ROAD IS AS FOLLOWS:
 A) STATED TO BE COUNTY ROAD # 75 NO KNOWN RIGHT OF WAY IN PB 19, PG 101
 B) STATED AS A 30' PREScriptive RIGHT OF WAY IN DB 473, PG 72-74
 C) STATED GOBER ROAD A 15' GRAVEL ROAD IN PB 35, PG 151
2. REFERENCE DB 383 PG 114, DB 263, PG 338 AND PB 1, PG 127 SUBJECT PROPERTY REFERENCES
3. REFERENCES TO ADJORNERS BOUNDARIES AS PLAT OF SURVEY.

REFERENCE: PG 1, PG 127

PLAT OF SURVEY FOR
SETH J. BRODSKY
GEORGIA TRAILER & EQUIPMENT

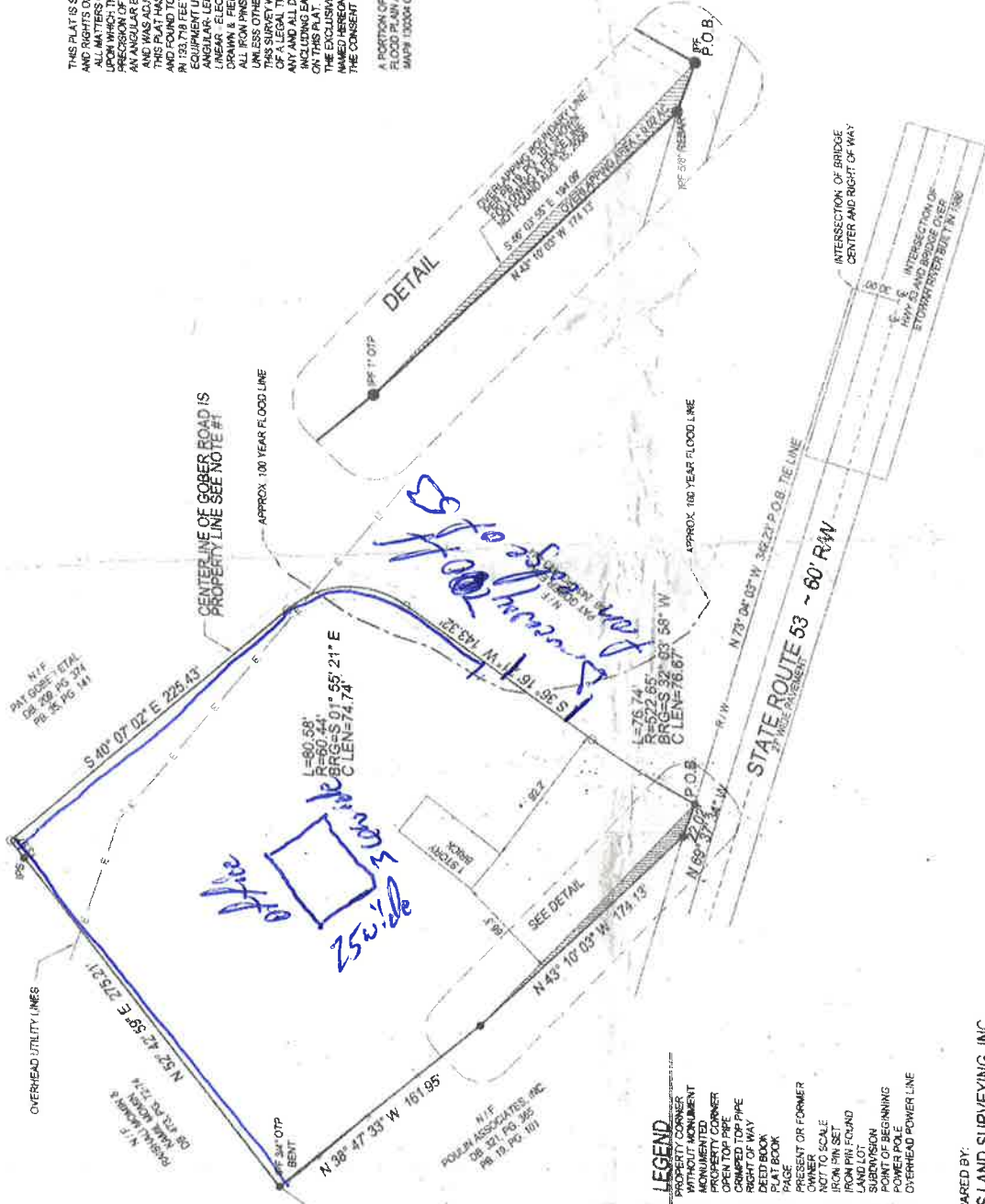
LAND LOT 130, DISTRICT 13, SECTION 1
 DAWSON COUNTY, GEORGIA

DATE OF FIELDWORK: 08/15/2006 MAP DATE: 08/15/2006



8-213-06

JOB NUMBER: 06-206 DRAWING NUMBER: 06-301-02 GOBER ROAD, DAWSON, GA; DB 383, PG 114; DB 263, PG 338; PB 1, PG 127



Handwritten notes in blue ink:
 "Area of subject parcel = 1.97 acres" (circled)
 "INCLUDES OVERLAP"
 "35' to 75' easement of 100 ft" (written along a boundary line)
 "Office 25' x 25' area" (written near a small rectangular area)

AREA OF SUBJECT PARCEL = 1.97 ACRES
 INCLUDES OVERLAP

- LEGEND**
- PROPERTY CORNER WITH MONUMENT
 - PROPERTY CORNER WITHOUT MONUMENT
 - OPEN TOP PIPE
 - CRIMPED TOP PIPE
 - RIGHT OF WAY
 - DEED BOOK
 - PLAT BOOK
 - PRESENT OR FORMER OWNER
 - N.T.S. NOT TO SCALE
 - IPS IRON PIN SET
 - IP FROM PIN FOUND
 - ANGLE
 - SUBSTATION
 - POINT OF BEGINNING
 - POWER POLE
 - OVERHEAD POWER LINE

PREPARED BY:
D & S LAND SURVEYING, INC.
 DAVID W. SHIRLEY, R.L.S.
 100 CHEROKEE STREET
 CANTON, GA 30114
 770-720-4443
 770-720-7539 (FAX)
 dsland@att.net



21 APR 9 8:49 AM

APPLICANT CERTIFICATION

I hereby request the action contained within this application relative to the property shown on the attached plats and site plan and further request that this item be placed on both the Planning Commission and Board of Commissioners agenda(s) for a public hearing.

I understand that the Planning & Development staff may either accept or reject my request upon review. My request will be rejected if all the necessary data is not presented.

I understand that I have the obligation to present all data necessary and required by statute to enable the Planning Commission and the Board of Commissioners to make an informed determination on my request. I will seek the advice of an attorney if I am not familiar with the zoning and land use requirements.

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

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

Signature _____ Date _____
Witness _____ Date _____

WITHDRAWAL

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

I hereby withdraw application # _____

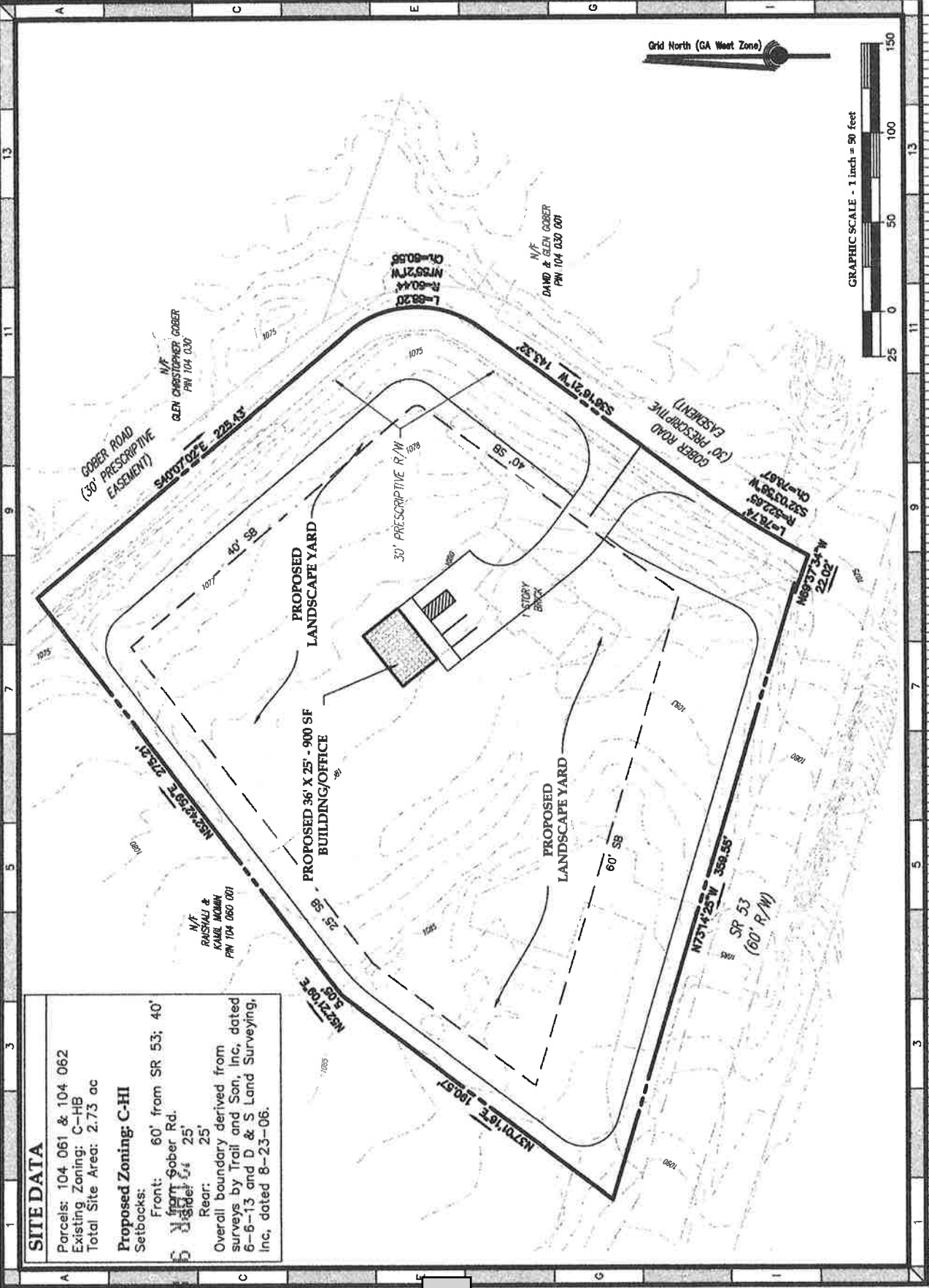
Signature _____ Date _____

Withdrawal of Application:

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

21 APR 9 8:49 AM

PROJECT: CHIPPER'S LANDSCAPE SUPPLY		LOCATED IN: LAND LOT 130, 138 DISTRICT DAWSON COUNTY, GEORGIA PARCELS 104 061 & 062	
CLIENT: 3304 Elliott Family Parkway Dawsonville, GA 30534 Mobile: 770-597-6813 Contact: Corey Gutierrez, PE, CFM Email: Corey.Gutierrez@chippersconsulting.com		DATE: DWG DATE: 2023-04-08	
PROJECT TITLE: CONCEPT PLAN		NO.: DESCRIPTION:	
DATE:		SHEET: 1 of 1	



SITE DATA

Parcels: 104 061 & 104 062
 Existing Zoning: C-HB
 Total Site Area: 2.73 ac

Proposed Zoning: C-HI

Setbacks:
 Front: 60' from SR 53; 40' from Gober Rd.
 Right: 4' and 25'
 Rear: 25'

Overall boundary derived from surveys by Trail and Son, Inc, dated 6-6-13 and D & S Land Surveying, Inc, dated 8-23-06.

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: _____

Application Number: _____

Date Signed: _____

Sworn and subscribed before me

this _____ day of _____, 20____.

Notary Public

My Commission Expires: _____

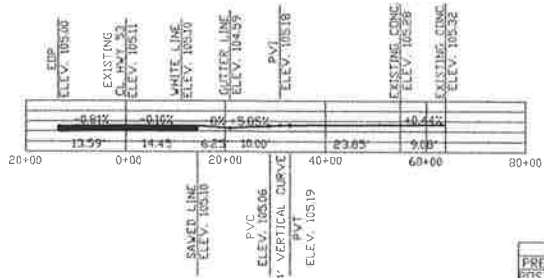
{
Notary Public Seal
}

21 APR 9 8:49 AM

**BOUNDARY SURVEY
GENERAL NOTES**

1. SURVEY PROCEDURES: THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 24,973 FEET WITH AN ANGULAR ERROR OF 1 SECOND PER ANGLE POINT AND HAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND HAS A PRECISION OF ONE FOOT IN 59,418 FEET. EQUIPMENT USED FOR ANGULAR AND LINEAR MEASUREMENTS: TOP CON OPT-9003A.
2. NO PORTION OF THIS PROPERTY IS IN A FEMA DESIGNATED FLOOD HAZARD AREA, AS PER F.I.E.M. PANEL # 12005C OFFICIAL DATED SEPTEMBER 26, 2008.
3. THE UTILITY PROTECTION SERVICE SHOULD BE CONTACTED AT (800) 382-7411 PRIOR TO ANY EXCAVATION FOR VERIFICATION OF ANY UNDERGROUND UTILITY LOCATIONS. UNDEGROUND UTILITIES SHOWN ARE BASED ON ABOVE GROUND EVIDENCE ONLY.
4. THE PUBLIC RECORDS REFERENCED ON THIS PLAN 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 133-48.
6. DAWSON COUNTY CURRENT ZONING IS C-1D. (COMMUNITY BUSINESS COMMERCIAL).
7. SETBACKS FOR C-1B ARE AS FOLLOWS: FRONT = 60' SIDES = 25' REAR = 25'

8. TOWN PROVIDED BY DAWSON COUNTY OF MAPPING.



DRIVEWAY PROFILE
NTS

OWNER
GEORGIA TRAILER & EQUIPMENT, INC.
c/o SETH BRODSKY
8421 KNOX BRIDGE HIGHWAY
CANTON, GEORGIA 30114
Phone: 770-289-6334
24 HOUR CONTACT
Fax: 770-479-0049

STORM RAINFALL DATA

0'-0" DIA.	1 1/2" DIA.	2" DIA.	3" DIA.	4" DIA.	6" DIA.	8" DIA.	10" DIA.
PRE-CONSTRUCTION	1.5	1.5	1.7	1.9	2.1		
POST CONSTRUCTION	1.3	1.5	1.7	1.9	2.1		

COEFFICIENT OF RUN-OFF (0.95%)
RAINFALL INTENSITY (5.0 min.)
STORM SEWER AREA AT DRIVEWAY (0.2 acres)

GEORGIA DOT NOTES

1. THE WORK AUTHORIZED MUST BEGIN WITHIN THREE MONTHS AND BE COMPLETED WITHIN TWELVE MONTHS ON A SCHEDULE SATISFACTORY TO THE DEPARTMENT FROM THE PERMIT APPROVAL DATE AND ALSO BE COMPLETED BEFORE THIS FACILITY IS OPEN TO THE PUBLIC.
2. THE FOLLOWING WILL NOT BE ALLOWED ON RIGHT-OF-WAY: (1) DIVERSION OF ADDITIONAL DRAINAGE AREA ONTO THE RIGHT-OF-WAY OR INCREASE IN THE CFS OF EXISTING CHANNELS OF WATER; (2) GRADING EXCEPT AT DRIVEWAY CONSTRUCTION LOCATIONS; (3) HEADWALLS; (4) SIGN SUPPORT STRUCTURES AND OTHER STRUCTURES WHICH ARE DESIGNED, INSTALLED OR INTEND TO ADVERTISE OR PROMOTE; (5) LANDSCAPING WITHOUT PRIOR APPROVAL OF THE LANDSCAPE PLAN.
3. ALL EXISTING UTILITIES WHICH WOULD BE UNDER NEW PAVEMENT OR IN ACCELERATION/DECELERATION LANES SHALL BE RELOCATED BEFORE FINAL GRADING OF PAVING AND AT NO COST TO THE DOT OR AN APPROVED RETENTION LETTER FROM THE UTILITY OWNER.
4. CONSTRUCTION OF EROSION CONTROL BARRIERS PER GEORGIA DEPARTMENT OF NATURAL RESOURCES CODE 390-3-7 AND SHALL BE MAINTAINED UNTIL PERMANENT VEGETATION IS ESTABLISHED.
5. APPLICANT SHALL RESTORE ALL EXISTING SIGNS AND PREPARE TO MEET SPECIFICATIONS ALL RIGHT-OF-WAY THAT IS DISTURBED DURING WORK AUTHORIZED HEREIN.
6. THE PERMIT APPLICANT IS RESPONSIBLE FOR REPLACEMENT OF ALL EXISTING PERMANENT BARRIERS DAMAGED BY THE PERMIT CONSTRUCTION AND THE ADDITION OF NEW PAVEMENT MARKINGS AND OR SIGNS AS SHOWN ON THE APPROVED PLAN OR CURRENT M.U.T.C. GUIDELINES.
7. ALL CURBED CHANNELS SHALL BE FILLED TO THE TOP OF CURB WITH TOP SOIL AND GRASSED. NOTE: THIS APPROVAL DOES NOT ALLOW ANY WORK ON STATE RIGHT-OF-WAY IN CONNECTION WITH UTILITY LINES (SANITARY SEWER, WATER, TELEPHONE, GAS, ETC.).
8. REQUIRED PAVEMENT SPECIFICATIONS:
1 1/2" --- 3 1/2" SUBGRADE OR 6" --- 8" R --- 10.9 R 10.9 REINFORCEMENT
2" --- 18 MM SUPERPAVE
6" --- 25 MM SUPERPAVE
12" --- GRADED AGGREGATE BASE COURSE
9. POSTED SPEED LIMIT = 55 MPH
10. LENGTH OF FRESHFACE = 358.85'
11. CENTERLINE OF DRIVEWAY IS ESTIMATED TO BE AT DOT MILE MARKER 13.85.

SIGHT DISTANCE CERTIFICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THE SIGHT DISTANCE FOR THE PROJECT IS DESIGNED WITH ACCURATE DISTANCE. THE REGULATED SPEED LIMIT ON THE APPROXIMATE UNDERGOING IS 55 MPH. THE DESIGN SIGHT DISTANCE PROVIDES VISIBILITY OF 410 FEET TO THE LEFT AND 410 FEET TO THE RIGHT. THE SIGHT DISTANCE SHALL BE MEASURED AS A POINT OF 13 FEET FROM THE EDGE OF PAVEMENT AND 3.5 FEET TO NEAREST ROAD MARKING.

By: *[Signature]*
Seth D. Trout Reg. No. 1718
Date: 6-6-13



VICINITY MAP



TOTAL AREA
33,004 Sq. Ft.
0.758 Acres



STATEMENT OF LIMITATIONS

The undersigned assumes no responsibility or liability for statements or certifications made or implied on this document or plan except those specifically defined by the laws of the state of Georgia and the state board of registration for the professional engineers and land surveyors or laws which the scope of training, education, experience and knowledge necessary for registration and practice is required by law.

By: *[Signature]*
Seth D. Trout Reg. No. 1718
Date: 6-6-13

Trail and Pen, Inc.
LAND PLANNERS & SURVEYORS
CONSTRUCTION MANAGEMENT
3898 WAR HILL PARK ROAD, DAWSONVILLE, GEORGIA 30534
PHONE: (706) 216-8900 MOBILE: (706) 974-7046
FAX: (706) 265-4543 EMAIL: trail@windstream.net

REVISIONS:	PLAT DATE:
ADD COUNTY GIS TOPO MAPPING JANUARY 25, 2013	NOVEMBER 13, 2012
ADD OWNERS NAME & ADDRESS JANUARY 30, 2013	SURVEY DATE: OCTOBER 12, 2012
ADD DOT'S COMMENTS TO DRAWING JUNE 6, 2013	FIELD CREW: MB
	DRAWN BY: BOT
	DRWG. FILE: 1012-001

DRIVEWAY PERMIT FOR
**SETH BRODSKY AND
GEORGIA TRAILER & EQUIPMENT, INC.**
LAND LOT 130 - SOUTH HALF 13TH. DISTRICT - 1ST. SECTION
DAWSON COUNTY, GEORGIA

MAY 9 8:49AM

PROPERTY OWNER AUTHORIZATION

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

512 Gober Rd and 4191 Hwy 53

Dawsonville, GA, 30534

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: Charles Green (C.P.A.)
Signature of applicant or agent: [Signature] Date: 4-8-21

Printed Name of Owner(s): Seth Brodsky
Signature of Owner(s): [Signature] Date: 1

Mailing address: [Redacted]

City, State, Zip: [Redacted]

Telephone Number: Listed [Redacted]
Unlisted _____

Sworn and subscribed before me this 7th day of April, 2021.

Carol Ann Porter
Notary Public

My Commission Expires: 02/03/2024



(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.)

APR 9 8:50AM

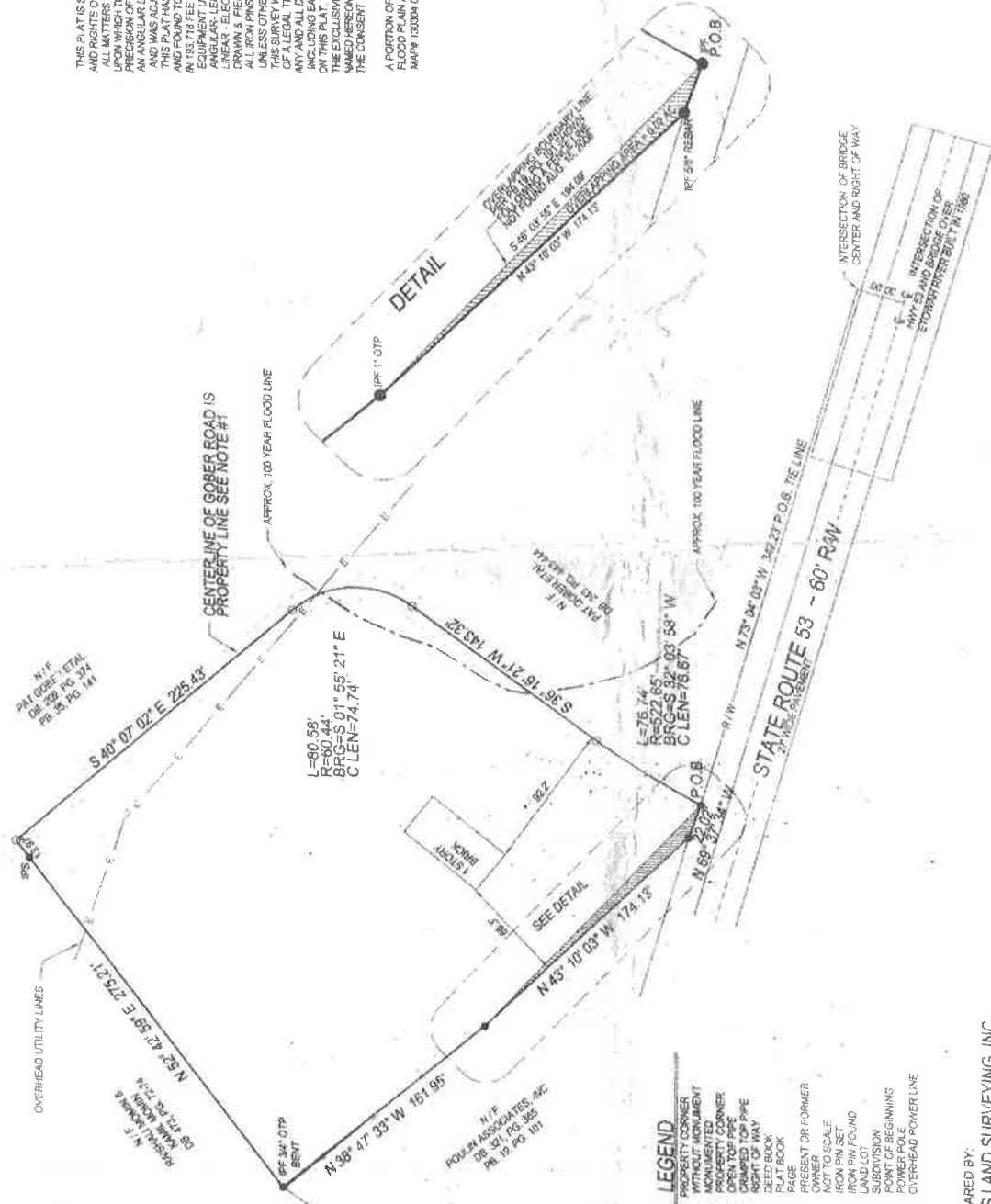


THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS OF WAY BOTH PUBLIC AND PRIVATE. ALL MATTERS OF TITLE EXCEPTED, THE FIELD DATA FOR WHICH THIS PLAT IS BASED HAS A CLOSURE ERROR OF 0.007 FEET PER 100 FEET OF DISTANCE. AN ANGULAR ERROR OF 13" PER ANGLE POINT. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT PER 100 FEET OF DISTANCE. FIELD MEASUREMENTS: LINEAR - LEICA 305 TC ANGLAR - ELECTRONIC DISTANCE METER. DRAWN & FIELDWORK BY: D. SHIRLEY. ALL IRON PINS FOUND AND SET ARE 1/2" REBAR. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A LEGAL TITLE SEARCH AND IS SUBJECT TO ANY AND ALL DISCLOSURES PRODUCED BY SAME INCLUDING EASEMENTS WHETHER OR NOT SHOWN HEREON. THIS SURVEY WAS PROVIDED FOR THE EXCLUSIVE USE OF THE PARTIES NAMED HEREON. LENDING OR REPRODUCTION WITHOUT THE CONSENT OF THE SURVEYOR IS PROHIBITED.

A PORTION OF THIS PARCEL OF LAND IS IN THE 100 YEAR FLOOD PLAIN ACCORDING TO F.E.M.A. F.I.R.M. MAP# 130004 0125A DATED DEC. 15, 1999

NOTES:

1. THE STATUS OF GOBER ROAD IS AS FOLLOWS:
 - A) STATED TO BE COUNTY ROAD 475 NO KNOWN RIGHT OF WAY IN PB. 10, PG. 101.
 - B) STATED AS A 36' PREScriptive RIGHT OF WAY IN DB. 473, PG. 72/74.
 - C) STATED GOBER ROAD A 15' GRAVEL ROAD IN PB. 35, PG. 145.
2. REFERENCE DB. 383 PG. 114, DB. 263, PG. 33P AND PB. 1, PG. 177 SUBJECT PROPERTY REFERENCES.
3. REFERENCES TO ADJOINERS BOUNDARIES AS PLAT OF SURVEY.

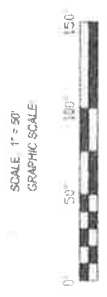


DETAIL

DETAIL

- LEGEND**
- PROPERTY CORNER WITHOUT MONUMENT
 - MONUMENTED PROPERTY CORNER
 - OPEN TOP CORNER
 - CRUMPLED TOP PIPE
 - RIGHT OF WAY
 - DEEP BOOK
 - PLAT BOOK
 - IRON PIN SET
 - PRESENT OR FORMER OWNER
 - N.T.S. NOT TO SCALE
 - IRON PIN SET
 - I.P.F. IRON PIN FOUND
 - LAND LOT
 - SUBDIVISION
 - POINT OF BEGINNING
 - POWER POLE
 - OVERHEAD POWER LINE

PREPARED BY:
D & S LAND SURVEYING, INC.
 DAVID W. SHIRLEY, R.L.S.
 100 CHEROKEE STREET
 CANTON, GA 30114
 770-720-4443
 770-720-7539 (FAX)
 dsland@att.net



AREA OF SUBJECT PARCEL = 1.97 ACRES
 INCLUDES OVERLAP

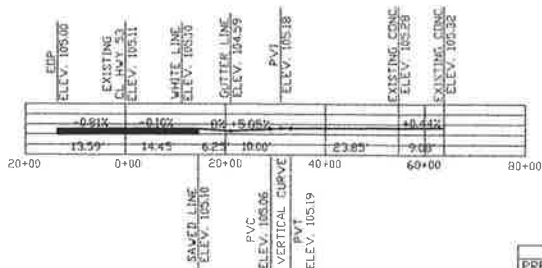
PLAT OF SURVEY FOR
SETH J. BRODSKY
GEORGIA TRAILER & EQUIPMENT

LAND LOT 130, DISTRICT 13, SECTION 1
 DAWSON COUNTY, GEORGIA
 DATE OF FIELDWORK: 08/15/2008 MAP DATE: 08/15/2008

REFERENCE: PB. 1, PG. 127

**BOUNDARY SURVEY
GENERAL NOTES**

1. SURVEY PROVISIONS: THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSURE FRACTION OF ONE FOOT IN 24,973 FEET WITH AN ANGULAR ERROR OF 1 SECOND PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND HAS A PRECISION OF ONE FOOT IN 58,416 FEET. EQUIPMENT USED FOR ANGULAR AND LINEAR MEASUREMENTS: TOP CON 011-8003A.
2. NO PORTION OF THIS PROPERTY IS IN A F.L.A. DESIGNATED LOCAL HAZARDOUS AREA, AS PER P.L. 94-143, PANEL # 13005C 01/48, DATED SEPTEMBER 26, 2008.
3. THE UTILITY PROTECTION SERVICE SHOULD BE CONTACTED AT (706) 282-7419 PRIOR TO ANY EXCAVATION FOR SUPPORTION OF ANY UNDERGROUND UTILITY LOCATIONS. UNDERGROUND UTILITIES SHOWN ARE BASED ON ABOVE GROUND EVIDENCE ONLY.
4. THE PUBLIC RECORDS REFERENCED BY THIS PLAN 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 L13-49.
6. DAWSON COUNTY CURRENT ZONING IS C-NB (COMMUNITY BUSINESS COMMERCIAL).
7. SETBACKS FOR C-NB ARE AS FOLLOWS: FRONT = 20' SIDES = 25' REAR = 25'
8. TOPO PROVIDED BY DAWSON COUNTY GIS MAPPING.



DRIVEWAY PROFILE
NTS

STORM RAINFALL DATA

STATION	5yr	10yr	25yr	50yr	100yr
PRE-CONSTRUCTION	1.3	1.3	1.7	1.9	2.1
POST CONSTRUCTION	1.2	1.5	1.7	1.9	2.1

COEFFICIENT OF RUN-OFF (0.95%)
RAINFALL INTENSITY (5.0 min.)
STORM SEWER AREA AT DRIVEWAY (0.2 acres)

GEORGIA DOT NOTES

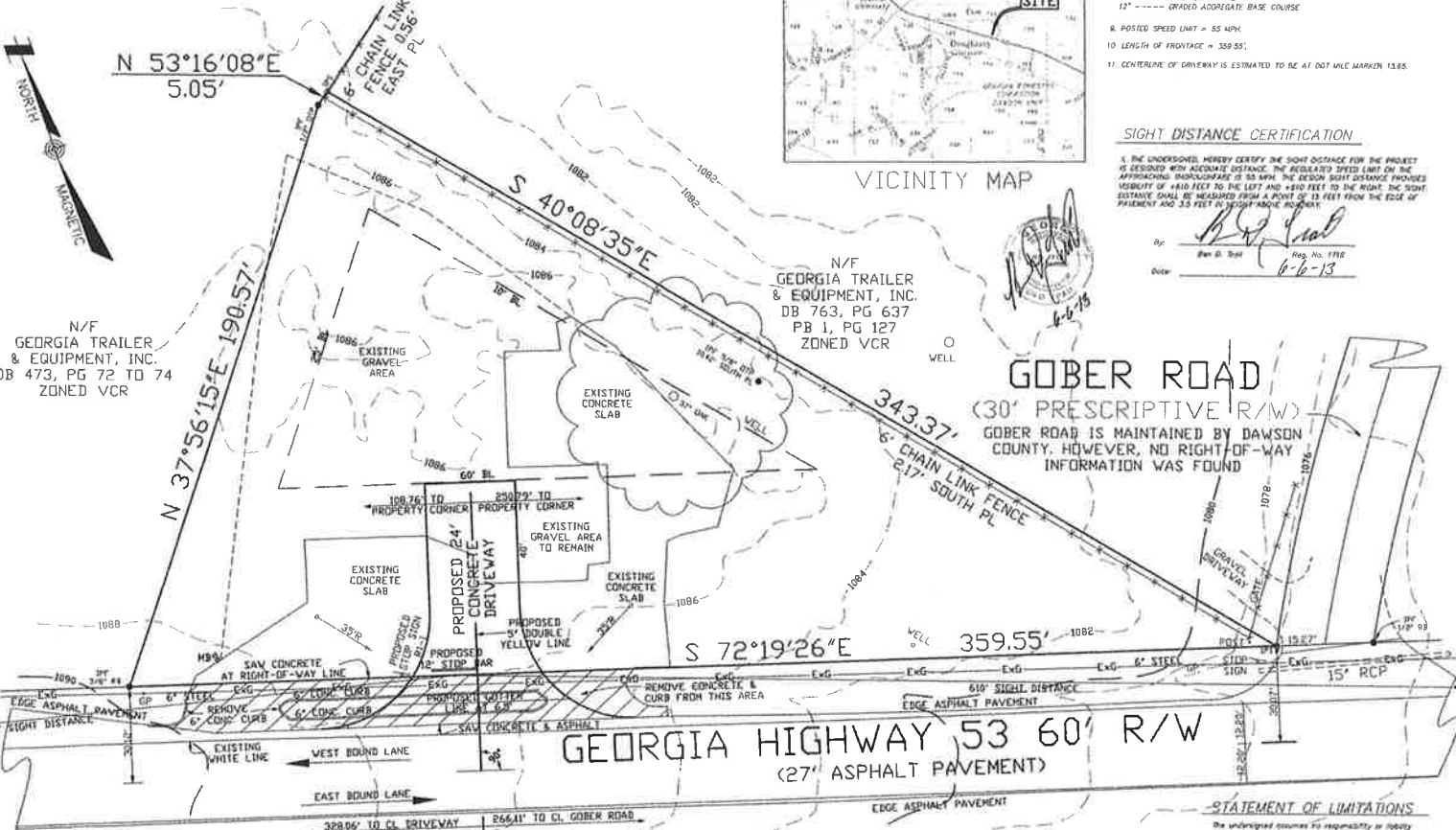
1. THE WORK AUTHORIZED MUST BEGIN WITHIN THREE MONTHS AND BE COMPLETED WITHIN TWELVE MONTHS ON A SCHEDULE SATISFACTORY TO THE DEPARTMENT FROM THE PERMIT APPROVAL DATE AND ALSO BE COMPLETED BEFORE THE FACILITY IS OPEN TO THE PUBLIC.
2. THE FOLLOWING SHALL NOT BE ALLOWED ON DOT RIGHT-OF-WAY: (1) DIVERSION OF ADDITIONAL DRAINAGE AREA INTO THE RIGHT-OF-WAY OR INCREASE IN THE QPS OF EXISTING RESOURCES OF WATER; (2) GRADING EXCEPT AT DRIVEWAY CONSTRUCTION LOCATIONS; (3) HEADLAMBS; (4) SIGN SUPPORT STRUCTURES AND OTHER STRUCTURES WHICH ARE DESIGNED, INTENDED OR USED TO ADVERTISE OR INFORM; (5) LANDSCAPING WITHOUT PRIOR APPROVAL OF THE LANDSCAPE PLAN.
3. ALL EXISTING UTILITIES WHICH WOULD BE UNDER NEW PAVEMENT OR IN ACCELERATION/DECELERATION LINES SHALL BE RELOCATED BEFORE FINAL GRADING OR PAVING AND AT 10' DIST TO THE DOT OR AN APPROVED RETENTION LETTER FROM THE UTILITY OWNER.
4. CONSTRUCTION OF EROSION CONTROL BARRIERS PER GEORGIA DEPARTMENT OF NATURAL RESOURCES CODE 330-3-7 AND SHALL BE MAINTAINED UNTIL PERMANENT VEGETATION IS ESTABLISHED.
5. APPLICANT SHALL RESTORE ALL EXISTING SIGNS AND SIGNS TO DOT SPECIFICATIONS ALL RIGHT-OF-WAY THAT IS DISTURBED DURING WORK AUTHORIZED HEREIN.
6. THE PERMIT APPLICANT IS RESPONSIBLE FOR REPLACEMENT OF ALL EXISTING PAVEMENT MARKINGS DAMAGED BY THE PERMIT CONSTRUCTION AND THE ADDITION OF NEW PAVEMENT MARKINGS AND OR SIGNS AS SHOWN ON THE APPROVED PLAN OR CURRENT M.U.T.C.D. GUIDELINES.
7. ALL CURBED ISLANDS SHALL BE FLEED TO THE TOP OF CURB WITH TOP SOIL AND GRADED. NOTE: THIS APPROVAL DOES NOT ALLOW ANY WORK ON STATE RIGHT-OF-WAY IN CONNECTION WITH UTILITY LINES (SANITARY SEWER, WATER, TELEPHONE, GAS, ETC.).
8. REQUIRED PAVEMENT SPECIFICATIONS:
1 1/4" - 3/4" SUBGRADE - 2" 6" - 8" 8" - 12" 8" 12" 8" REINFORCEMENT
2" - 19 MM SUPERPAVE
8" - 25 MM SUPERPAVE
12" - GRADED AGGREGATE BASE COURSE
9. POSTED SPEED LIMIT = 55 MPH
10. LENGTH OF FRONTAGE = 358.55'
11. CENTERLINE OF DRIVEWAY IS ESTIMATED TO BE AT DOT MILE MARKER 13.65.



SIGHT DISTANCE CERTIFICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE SIGHT DISTANCE FOR THE PROJECT IS DESIGNED WITH ACCURATE DISTANCE. THE REQUIRED SPEED LIMIT ON THE APPROACHING ROADWAY IS 55 MPH. THE DESIGN SIGHT DISTANCE PROVIDED HEREBY OF 480 FEET TO THE LEFT AND 480 FEET TO THE RIGHT. THE SIGHT DISTANCE SHALL BE MAINTAINED AT A POINT OF 13 FEET FROM THE EDGE OF PAVEMENT AND 3.3 FEET IN REVERSE SIDE ROADWAY.

By: *[Signature]*
Date: 6-6-13



TOTAL AREA
33,004 Sq. Ft.
0.758 Acres



STATEMENT OF LIMITATIONS

The undersigned assumes no responsibility or liability for statements or certifications made or relied on the statement or plan shall those specifically defined by the laws of the state of Georgia and the state board of registration for the professional engineers and land surveyors or being within the scope of training, education, experience or the professional necessary for registration, and shall be held responsible for any registration, and shall be held responsible for any registration, and shall be held responsible for any registration.

By: *[Signature]*
Date: 6-6-13

<p>Trail and Son, Inc. LAND PLANNERS & SURVEYORS CONSTRUCTION MANAGEMENT 3898 WAR HILL PARK ROAD, DAWSONVILLE, GEORGIA 30534 PHONE: (706) 216-9380 MOBILE: (706) 974-7046 FAX: (706) 265-4543 EMAIL: map@trailandson.com</p>	<p>REVISIONS: ADD COUNTY GIS TOPO MAPPING JANUARY 25, 2013 ADD OWNERS NAME & ADDRESS JANUARY 30, 2013 ADD DOT'S COMMENTS TO DRAWING JUNE 6, 2013</p>	<p>PLAT DATE: NOVEMBER 13, 2012 SURVEY DATE: OCTOBER 12, 2012 FIELD CREW: MB DRAWN BY: BDT DRWG. FILE: 1012-001</p>	<p>DRIVEWAY PERMIT FOR SETH BRODSKY AND GEORGIA TRAILER & EQUIPMENT, INC. LAND LOT 130 - SOUTH HALF 13TH. DISTRICT - 1ST. SECTION DAWSON COUNTY, GEORGIA</p>
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Existing On-site Sewage Management System Performance Evaluation Report Form

Applicant: <u>CHIP GREEN</u>		Reason for Existing Sewage System Evaluation: ZONING REQUEST
Property/System Address: <u>512 GOBER RD DAWSONVILLE, GA 30534</u>		
Subdivision Name:	Lot: Block:	
Existing System Information: Water Supply (circle)	Number of Bedrooms/GPD: Garbage Grinder: (circle)	
<input checked="" type="radio"/> Public <input type="radio"/> Private Well <input type="radio"/> Community	<u>2/0</u> <input type="radio"/> Yes <input checked="" type="radio"/> No	

*** One of Section A, B, or C should be Completed ***

SECTION A - System on Record

(1) Yes (2) No	Existing On-site Sewage Management System inspection records indicate that all components of the system were properly constructed and installed at the time of the original inspection.	Comments:	
(1) Yes (2) No	A copy of the original On-site Sewage Management System Inspection Report is attached.		
(1) Yes (2) No	Maintenance records indicate that the system has been pumped out or serviced within the last five (5) years or the system was installed within that time frame.		
(1) Yes (2) No	A site evaluation of the system on this date revealed no evidence of system failure or of conditions which would adversely affect the functioning of the system.		
Evaluating Environmentalist	Title:	Date:	Verify this data to be correct at the time of the evaluation. This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by malfunction.

SECTION B - System Not on Record

<input checked="" type="radio"/> Yes	No inspection records are on file showing the On-site Sewage Management System was inspected and approved at the time of the installation	Comments: No evidence of septic failure. Septic tank appears to be a 1000 gallon tank.	
(1) Yes (2) No	The septic tank was uncovered at the time of the evaluation and it appears to meet the required design, construction and installation criteria.		
(1) Yes (2) No	Documentation from a Georgia Certified Installer has been provided as to the condition of the septic tank and its respective components, certifying its design, construction, and installation criteria. A copy is attached.		
(1) Yes (2) No	Maintenance records indicate that the system has been pumped out or serviced within the last five (5) years or the system was installed within that time frame.		
<input checked="" type="radio"/> Yes (2) No	A site evaluation of the system on this date revealed no evidence of system failure or of conditions which would adversely affect the functioning of the system; however, appropriateness of the sizing and installation cannot be verified since no initial inspection records exist.		
Evaluating Environmentalist	Title:	Date:	Verify this data to be correct at the time of the evaluation. This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by malfunction.
<i>Spencer Winters</i>	Environmental Health Specialist IV	08-Apr-21	

SECTION C - System Not Approved

(1) Yes (2) No	The On-site Sewage Management System was disapproved at the time of the initial and is thus not considered an approved system.	Comments:	
(1) Yes (2) No	Evaluation of the system revealed evidence of system failure or malfunction, and will therefore require corrective action in order to obtain approval of the system.		
(1) Yes (2) No	Evaluation of the system revealed conditions which would adversely affect the proper functioning of the system, and will therefore require corrective action in order to obtain approval of the system.		
Evaluating Environmentalist	Title:	Date:	Verify this data to be correct at the time of the evaluation. This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by malfunction.

SECTION D - Addition to Property or Relocation of Home (section completed in conjunction with A, B, or C above)

<input checked="" type="radio"/> Yes (2) No	An existing On-site Sewage Management System is located on the property listed above and has been evaluated in accordance with Section A or B above.	Comments: A 1000 gallon septic tank can accommodate a 3-bedroom residence. Residence will become an office space for a landscape business.	
<input checked="" type="radio"/> Yes (2) No	A site evaluation on this date as well as the provided information indicate that the proposed construction to home or property or that the proposed relocation of the home should not adversely affect the proper functioning of the existing system provided that no additional sewage load is added to the system for the listed size home adjacent.		
		Number of Bedrooms/GPD: Garbage Grinder: (circle)	
		<u>2</u> <input type="radio"/> Yes <input checked="" type="radio"/> No	
Evaluating Environmentalist	Title:	Date:	Verify this data to be correct at the time of the evaluation. This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by malfunction.
<i>Spencer Winters</i>	Environmental Health Specialist IV	08-Apr-21	

3 0:50AM

**Southern Grading Inc. DBA
Chipper's Landscape Supply**

Re: 512 Gober Rd and
4191 Hwy 53 E
Dawsonville GA 30534

To Whom It May Concern

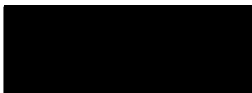
We are currently under contract on the above two properties. We will be moving our business, Chipper's Landscape Supply, from its current location which is approximately ¾ of a mile from the new property.

Chipper's has been in business for 10 years. We currently sell all types of landscape supply products such as mulch, gravel, decorative rock etc...

All inventory will be moved to the new location and all business will resume as it does now.

Thank you

Charles W Green Jr, Owner
Chipper's Landscape Supply



21 APR 9 8:50 AM

**DAWSON COUNTY PLANNING COMMISSION
PLANNING STAFF REPORT**

Applicant.....Jim King

Amendment #ZA 21-11

Request.....Rezone from R-A & C-CB to C-HB

Proposed UseDevelop a service style retail/office-warehouse & general retail

Current ZoningR-A & C-CB

Size.....23.11± acres

LocationDawson Forest Road & Hwy 53 East

Tax Parcel114-033-005, 114-018 & 114-033-001, 114-046-001

Planning Commission DateMay 18, 2021

Board of Commissioners Date..... June 17, 2021

Applicant Proposal

The applicant is seeking to develop a service style retail/office-warehouse & general retail on 23.11 acres at the NW corner of Dawson Forest Rd. & Hwy 53 E. The purposed development will be integrated into the residential neighborhood that is a separate zoning application.

History and Existing Land Uses

This property was purchased in 2016 by the current owner and the parcel has remained vacant. A zoning application was heard in 2020 requesting a zoning of Residential multi-family (leaving out any commercial component) and was subsequently withdrawn.

Adjacent Land Uses	Existing zoning	Existing Use
North	RMF	Apartment
South	RMF	Apartments
East	R-A	Single Family

		Residential/Vacant Land
West	CPCD	Commercial

Development Support and Constraints

The applicant has access to a commercial driveway and parking lot with his existing business. Utilizing the existing commercial driveway would promote inter parcel connectivity.

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

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

Public Facilities/Impacts

Engineering Department – “Major collector, asphalt locate along throughfare and state route. It is unknown at this time if the proposed access is adequate. Heavy traffic flow, geometric issues along state route could exist. Public Works will need to review a traffic impact study to make access comment. Dawson County and GDOT are partnering to complete a round a bout at Dawson Forest and SR 53. This development will increase traffic at the intersection and as such the developer should contribute to the cost of construction.”

Environmental Health Department – No comments returned.

Emergency Services – No comments necessary per Chief Bailey.

Etowah Water & Sewer Authority “If water main expansion/upgrades required to serve project. Must be developed & installed per EWSA specs at the developer’s expense. Sewer main expansion/upgrades required to serve project. Must be designed & installed per EWSA specs at developer’s expense.”

Dawson County Sheriff’s Office – Additional staffing needs to accommodate for growth. Improvements have been requested in an unknown timeframe.

GDOT: “Further coordination with GDOT will be necessary for this project,”

Analysis

According to the Comprehensive Plan and accompanying FLUP (Future Land Use Plan), the subject property is identified as Commercial Highway Business however, multi-family construction has occurred and is proposed for properties surrounding the Hwy 53 and Dawson Forest Road intersection. One development in particular, The Parker located on the

southwest side of the intersection was approved, rezoned and constructed in contradiction to the FLUP designation of Light Industrial. Residential Multifamily is therefore an acceptable zoning classification in align with current development in the area. With that being said this request has been submitted in conjunction with rezoning request ZA 21-07 (RA to CHB) for the portion of this property which fronts Hwy 53 and Dawson Forest Rd. These two requests, when taken as a whole would be better suited for a zoning of Commercial Planned Comprehensive Development (CPCD). A CPCD zoning would allow more control of development by the Board of Commissioners and would require a site specific plan and design for the project.

The Planning Department is in the process of updating the 400 Corridor guidelines and is working to present the BOC with a Hwy 53 Corridor plan within the near future. This development will be held to the guidelines in-place at the time of submittal, unless otherwise stipulated.

As currently presented the Planning and Development Department recommends the following stipulations:

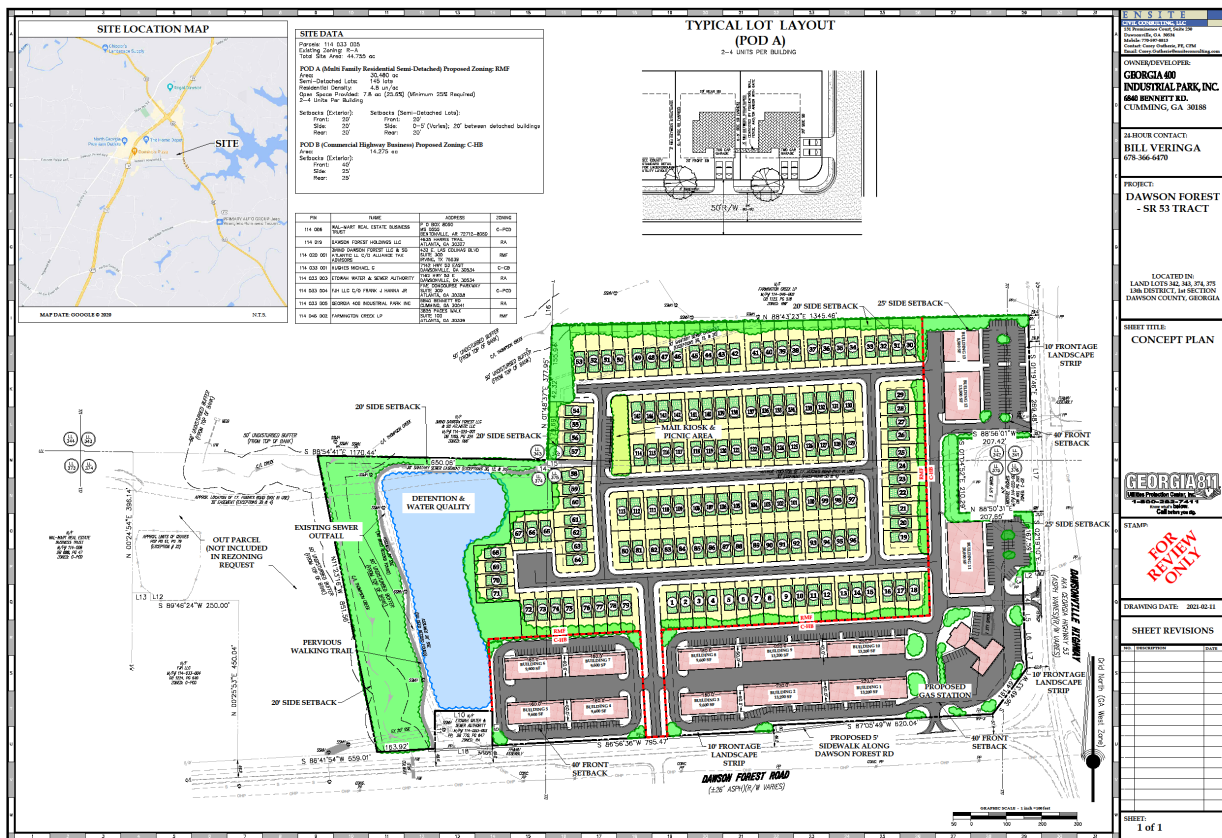
- Infrastructure for both portions should occur concurrently.
- Inter-parcel connectivity of the CHB and RMF portions and connectivity with surrounding developments should be required via sidewalks, street alignments, trails, etc.
- A maximum 2 curb cuts per street frontage of Hwy 53 and Dawson Forest Rd should be permitted.
- Dumpsters in the commercial portion should be fully screened both from the view of the public street and the accompanying multifamily portion of the project.
- All storm water infrastructure within the development should be interconnected and utilize shared detention.
- With consideration of the development of traffic improvements (roundabout(s)) at the Hwy 53 and Dawson Forest Rd intersection the developer should donate a negotiated amount based on the precedent set by the neighboring Penler development, towards cost of construction.
- A minimum 20 foot planted buffer should be established between the commercial and residential portions of this project.
- Open space suitable for play of not less than one acre should be required. The installation of playground equipment is encouraged.
- At a minimum, amenities for the RMF portion of this development should include a clubhouse and pool.
- The RMF portion of this development should provide additional parking equaling 20 percent of the number of lots. (For example, if 150 units is proposed then 30 additional parking spaces should be required).
- Project should be subject to additional requirements by the Planning Department if such requirements are noted during the civil review of said development.
- In addition to the requirements of the Buffer, Landscape and Tree Ordinance, street trees should be required outside of the rights of way of both Hwy 53 and Dawson Forest Rd. In addition, street trees should be required along all roadways within the multifamily portion of this development.

The rezoning request falls in line with the Comprehensive Plan and Future Land Use designation.

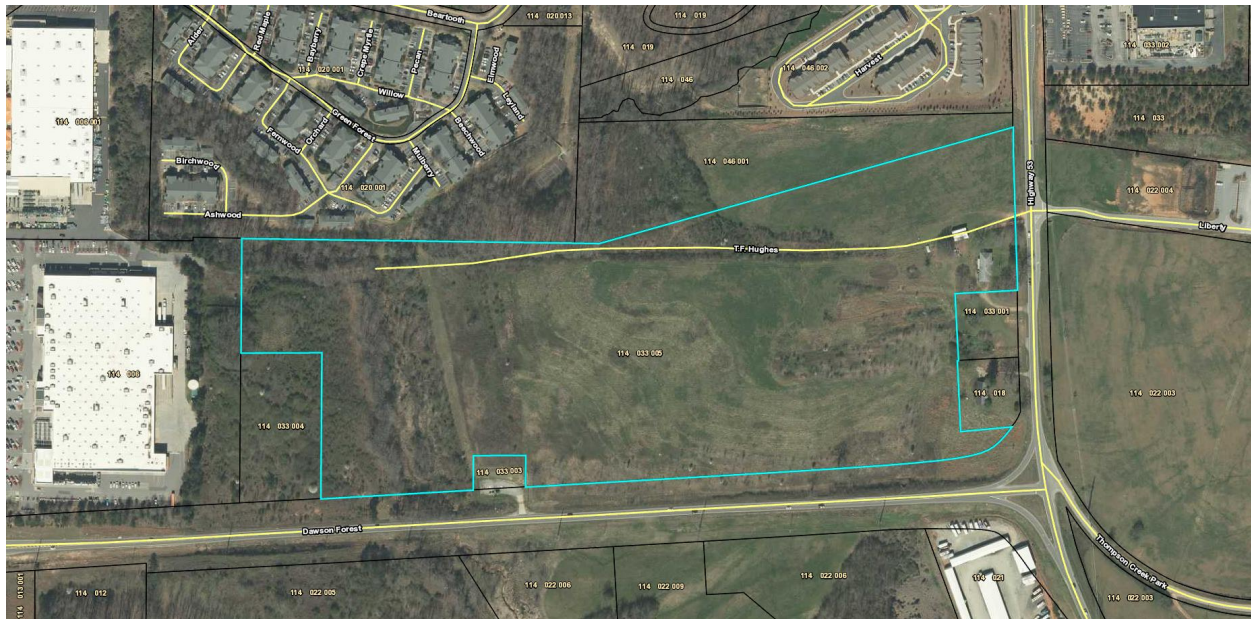
The following observations should be noted with respect to this request:

- A. The existing uses and classification of nearby property.**
Currently the property is undeveloped.
- B. The extent to which property values are diminished by the particular land use classification.**
There should not be any diminishment to property values.
- C. The extent to which the destruction of property values of the applicant promotes the health, safety, morals, or general welfare of the public.**
There should be no destruction of property values.
- D. The relative gain to the public, as compared to the hardship imposed upon the individual property owner.**
There should be none.
- E. The suitability of the subject property for the proposed land use classification.**
The subject property is well suited for the purposed use with adjacent properties being similar of similar and compatible use.
- F. The length of time the property has been vacant under the present classification, considered in the context of land development in the area in the vicinity of the property.**
The land is vacant.
- G. The specific, unusual, or unique facts of each case, which give rise to special hardships, incurred by the applicant and/or surrounding property owners.**
The applicant would be subject to the 400 Corridor Design Guidelines and depending on when construction begins, Hwy 53 Corridor Guidelines.

Site Plan:



Aerial View:



Pictures of the Property:



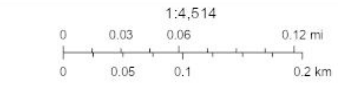
Current Zoning Map:

Dawson County Current Zoning



3/10/2021, 4:58:11 PM

- | | | | |
|---------|-----------|------|-------|
| Parcels | Zoning RA | C-HB | C-PCD |
| | C-CB | RMF | |

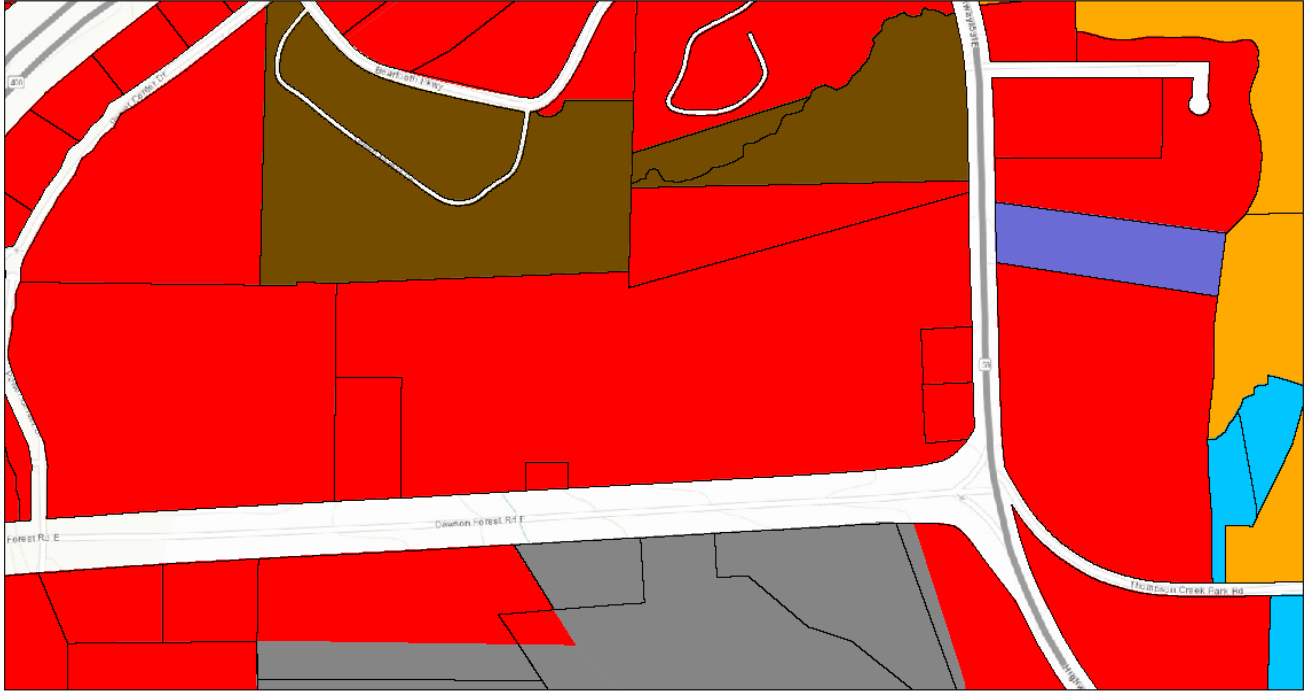


Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

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

Future Land Use Map:

Future Land Use Map

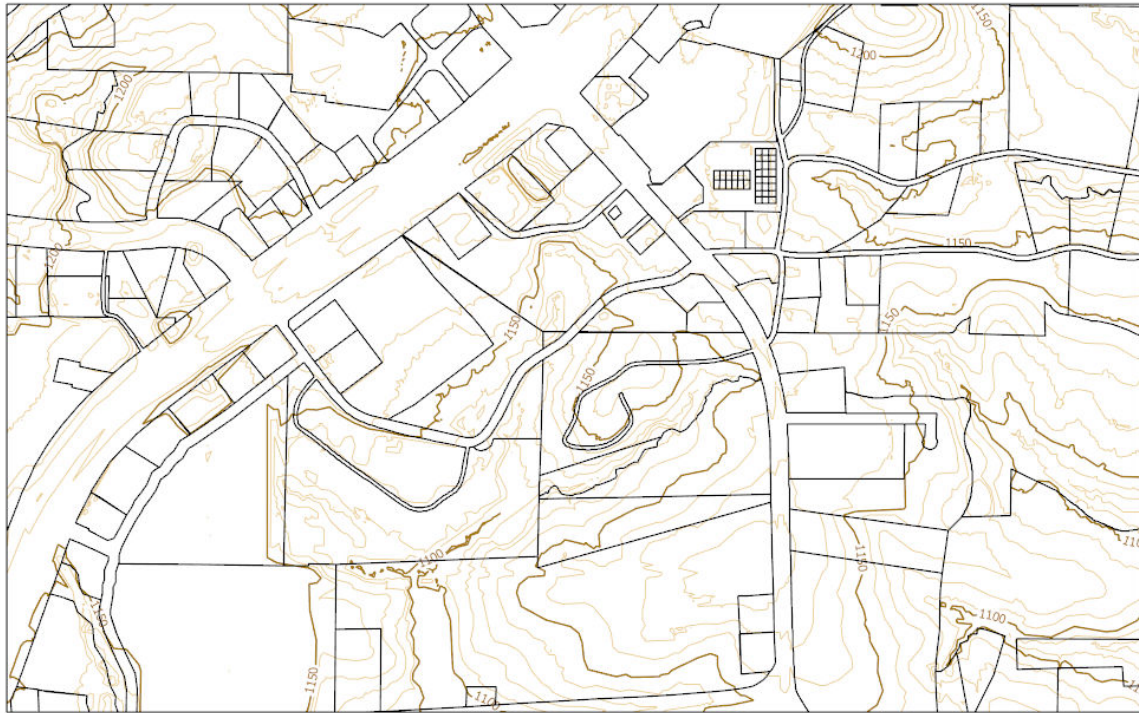


March 10, 2021
Parcels FLU
CHB
PI
PRC
LI
RL
MFR

1:4,514
0 0.04 0.09 0.18 mi
0 0.07 0.15 0.3 km
Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

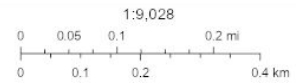
Topography:

Topo Map



3/10/2021, 4:25:29 PM

Parcels



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

DAWSON COUNTY REZONING APPLICATION

*****This portion to be completed by Zoning Administrator*****

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

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

Fees Assessed: _____ Paid: _____ Commission District: _____

Planning Commission Meeting Date: _____

Board of Commissioners Meeting Date: _____

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Jim King

Address: 131 Prominence Court, Suite 230

Phone: Listed _____ Email: Business [REDACTED]
 Unlisted _____ 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: _____

PROPERTY OWNER/PROPERTY INFORMATION

Name: Georgia 400 Industrial Park, Inc

Street Address of Property being rezoned: [REDACTED]

Rezoning from: AG to: CHB Total acreage being rezoned: 23.11

Directions to Property: NW Corner of Dawson Forest Rd & Highway 53. Across from Byrd's Boat Storage

21 APR 9 15 50 AM

Subdivision Name (if applicable): n/a Lot(s) #: _____

Current Use of Property: Agricultural

Any prior rezoning requests for property? no if yes, please provide rezoning case #: ZA _____

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

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

If yes, what section? South

SURROUNDING PROPERTY ZONING CLASSIFICATION:

North RA South RA East RA West C-HB

Future Land Use Map Designation: Commercial Hwy

Access to the development will be provided from:

Road Name: State Route 53 Type of Surface: Asphalt

REQUESTED ACTION & DETAILS OF PROPOSED USE

Rezoning to: CHB Special Use Permit for: _____

Proposed Use: Residential Neighborhood aimed at 55+ Seniors

Existing Utilities: Water Sewer Gas Electric

Proposed Utilities: Water Sewer Gas Electric

RESIDENTIAL

No. of Lots: n/a Minimum Lot Size: n/a (acres) No. of Units: n/a

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

Type: Apartments Condominiums Townhomes Single-family Other

Is an Amenity Area proposed: No; if yes, what? N/A

COMMERCIAL & INDUSTRIAL

Building area: 264,900 SF No. of Parking Spaces: _____

DAWSON COUNTY

APPLICANT CERTIFICATION

I hereby request the action contained within this application relative to the property shown on the attached plats and site plan and further request that this item be placed on both the Planning Commission and Board of Commissioners agenda(s) for a public hearing.

I understand that the Planning & Development staff may either accept or reject my request upon review. My request will be rejected if all the necessary data is not presented.

I understand that I have the obligation to present all data necessary and required by statute to enable the Planning Commission and the Board of Commissioners to make an informed determination on my request. I will seek the advice of an attorney if I am not familiar with the zoning and land use requirements.

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

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

Signature _____

Date 8.11.21

Witness Jammy Lee

Date 8.11.21

WITHDRAWAL

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

I hereby withdraw application # _____

Signature _____

Date _____

Withdrawal of Application:

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

2021 SEP 14 10:23 AM

List of Adjacent Property Owners

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

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

	<u>Name</u>	<u>Address</u>
TMP _____	1. _____	_____
TMP 114 018	2. Same Owner	_____
TMP 114 020 001	3. 3Mind Dawson Forest LLC & SG Atlantic, LLC	c/o Alliance Tax Advisors
TMP 114 033 001	4. Michael G Hughes: 7142 HWY 53 EAST DAWSONVILLE, GA 30534	_____
TMP 114 033 003	5. Etowah Water & Sewer Authority: 1162 Highway 53 E, Dawsonville, GA 30534	_____
TMP 114 033 005	6. Georgia 400 Industrial Park, Inc: Same Owner	_____
TMP 114 046 002	7. Farmington Creek, LP: 3825 PACES WALK SUITE 100 ATLANTA, GA 30339	_____
TMP 114 033	8. Dawson Forest Holdings, LLC, 4635 HARRIS TRAIL ATLANTA, GA 30327	_____
TMP 114 022 004	9. Dawson County Government, 25 Justice Way, Dawsonville, GA 30534	_____
TMP 114 022 003	10. David, Billy & Rocky Hughes: 33 Parkside Cir, Dawsonville, GA 30534	_____
TMP 114 022 006	11. David, Billy & Rocky Hughes: 33 Parkside Cir, Dawsonville, GA 30534	_____
TMP 114 022 009	12. Penler Dawsonville, LLC: P.O. BOX 56607 ATLANTA, GA 30343	_____
TMP 114 022 005	13. David, Billy & Rocky Hughes: 33 Parkside Cir, Dawsonville, GA 30534	_____
TMP 114 021	14. Byrd Elliott Properties, LLC: 7342 HWY 53 EAST DAWSONVILLE, GA 30534	_____
TMP 114 022 003	15. David, Billy & Rocky Hughes: 33 Parkside Cir, Dawsonville, GA 30534	_____

Use additional sheets if necessary.

21 FEB 11 12:21 PM

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: 21-07

Date Signed: 2-11-21

Sworn and subscribed before me

this 11 day of Feb., 2021.

Harmoney Gee
Notary Public
My Commission Expires: _____

{
Notary Public Seal
}

HARMONY F GEE
Notary Public - State of Georgia
Dawson County
My Commission Expires Aug 9, 2022

21FEB11 12:22PM

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 who campaign contribution was made:

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.

21FEB11 12:22PM

PROPERTY OWNER AUTHORIZATION

I/we, David Duncan U.P. GA-400 Industrial Park inc, hereby swear that I/we own the property located at (fill in address and/or tax map & parcel #):

Tax Parcel 114-033, located at The Northwest Corner of Dawson Forrest Rd and GA. Hwy. 53

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: JIM KING

Signature of applicant or agent: [Signature] Date: _____

Printed Name of Owner(s): David Duncan

Signature of Owner(s): [Signature] Date: 2-11-21

Mailing address: _____

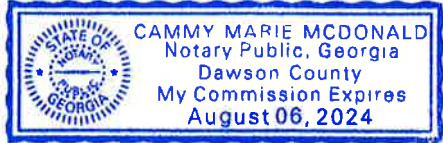
City, State, Zip: _____

Telephone Number: Listed Unlisted _____

Sworn and subscribed before me this 11th day of February, 2021.

Cammy Marie McDonald
Notary Public

My Commission Expires: 8/6/24



{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.)

21 FEB 11 2021

PROPERTY OWNER AUTHORIZATION

I/we, David Duncan, V.P. Ga. 400 Industrial Park inc., hereby swear that I/we own the property located at (fill in address and/or tax map & parcel #):

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): David Duncan

Signature of Owner(s): [Signature] Date: 4-7-21

Mailing address: _____

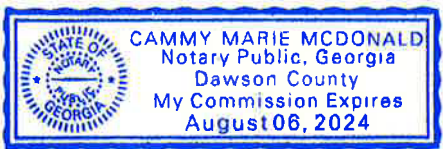
City, State, Zip: _____

Telephone Number: _____

Listed
Unlisted

Sworn and subscribed before me this 7th day of April, 2021.

Cammy Marie McDonald
Notary Public



My Commission Expires: 8/6/2024

{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.)

2 APR 9 AM '21

6

DAWSON COUNTY, GEORGIA
REAL ESTATE TRANSFER TAX
DATE: 10-4-2001
Book: 403 Page: 205-206
Clerk: Gregory Higgins, Clerk
SUPERIOR COURT

GEORGIA, DAWSON COUNTY
CLERK'S OFFICE, SUPERIOR COURT
FILED FOR RECORD
AT 9:50A M 10-3-01
Recorded in Book 403 Page 205-206
This 4 day of Oct. 2001
Judy Mead, Clerk

Return To:
Carey, Jarrard & Walker
P. O. Box 635
Gainesville, Georgia 30503

LIFE ESTATE DEED

STATE OF GEORGIA,
COUNTY OF HALL.

THIS INDENTURE, made this 28th day of September, 2001, between Mountainview Development Company, Inc., a Georgia corporation, and Joe K. Smith, party of the first part, and Michael G. Hughes, for and during the lifetime of Tommy Hughes, party of the second part.

WITNESSETH: That the said party of the first part, for in consideration of the sum of One Dollar (\$1.00), in hand paid, the receipt whereof is acknowledged, has bargained, sold, and by these presents does remise, convey and Quit Claim to the said party of the second part, his heirs and assigns:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE
MADE A PART HEREOF.

The interest conveyed to Michael G. Hughes by this deed is a life estate interest only for and during the lifetime of Tommy Hughes.

TO HAVE AND TO HOLD the said described premises to the said party of the second part.

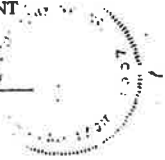
IN WITNESS WHEREOF, The said party of the first part has hereunto set their hands and seals, the day and year above written.

Signed, sealed and delivered
in presence of:

Witness
Julia Stargel
Notary Public
My Commission Expires
NOV. 18, 2004
HALL COUNTY
PUBLIC

MOUNTAINVIEW DEVELOPMENT
COMPANY, INC., a Georgia corp.

BY: *Elora Stargel*
Name: Elora Stargel
Title: CEO



(CORPORATE SEAL)

Joe K. Smith
JOE K. SMITH (SEAL)

21 APR 9 10 50 AM

205

EXHIBIT "A"

(LIFE ESTATE PARCEL)

ALL THAT TRACT or parcel of land, together with improvements thereon, situate, lying and being in Lots 341, 342, 375 and 376 of the south half, 13th District, 1st Section, Dawson County, Georgia, and being more particularly described as follows:

To find the Point of Beginning, begin at a point common to the corners of Land Lots 342, 343, 374 and 375, said district and county; thence run North 86 degrees 55 minutes 18 seconds East, 1158.88 feet to a point which marks the True Point of Beginning; from said True Point of Beginning, run thence North 88 degrees 51 minutes 06 seconds East, 207.43 feet to an iron pin found located on the westerly right of way line of S.R. 53 (60 foot right of way); thence along said right of way line South 01 degree 08 minutes 54 seconds East, 210.00 feet to an iron pin found; thence leaving said right of way line and running South 88 degrees 51 minutes 06 seconds West, 207.43 feet to a point; thence running North 01 degree 08 minutes 54 seconds West, 210.00 feet to the Point of Beginning.

Containing 1.00 acres, as shown and delineated on plat of survey prepared for Joe K. Smith by Richard May & Associates, Inc., dated September 27, 2001, which plat is incorporated herein for a more complete description of the property.

21 APR 9 10 56 AM

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), Georgia (state)

Signature of Applicant

Jim King

Printed Name

Date

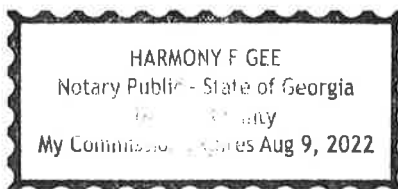
Name of Business

SUBSCRIBED AND SWORN BEFORE ME ON

THIS 11 DAY OF Feb., 2021

Harmony F. Gee Notary Public

My Commission Expires: August 9, 2022



{Notary Seal}

21FEB11 12:24 PM

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]

LETTER OF INTENT

The applicant requests Rezoning to a portion of Parcel Number: 114 033 005 from RA to C-HB in order to build Service Style Retail/Office-Warehouse (Flex Space) and General Retail on 14.3 acres. The property is located at the NW Corner of Dawson Forest Rd and Highway 53E, Dawsonville, GA 30534. The property encompasses the remainder of this Parcel which has also been submitted under separate application as a Residential Neighborhood. It is bounded on the West by Wal-Mart and the Dawson Forest Apartments, the North by the Farmington Apartments and the South by the Penler Apartments and Byrd Boat & Self-Storage Facility. It is designated on the Future Land Use Plan as Commercial Highway Business. The proposed development will contain general retail, offices, and warehouse space that will serve the area and will be integrated into the Residential Neighborhood providing a walkable and sustainable live-work-play community. This Business Park will also serve the surrounding community by providing an opportunity and place for local citizens to bring their businesses closer to home.

114 033 005

Owner Information

GEORGIA 400 INDUSTRIAL PARK INC

Payment Information

Status	Paid
Last Payment Date	11/09/2020
Amount Paid	\$34,724.03

Property Information

Parcel Number	114 033 005
District	1 DAWSON COUNTY UNINCORPORATED
Acres	51.44
Description	LL 374 LD 13-S
Assessed Value	\$1,467,440
Appraised Value	\$3,668,600

Bill Information

Record Type	Property
Tax Year	2020
Bill Number	5451
Account Number	56913
Due Date	12/01/2020

Taxes

Base Taxes	\$34,724.03
Penalty	\$0.00
Interest	\$0.00
Total Due	\$0.00

21 FEB 11 12:24 PM

OWNER/DEVELOPER:
GEORGIA 400
INDUSTRIAL PARK, INC.
 6840 BENNETT RD.
 CUMMING, GA 30188

24-HOUR CONTACT:
BILL VERINGA
 678-366-6470

PROJECT:
DAWSON FOREST
- SR 53 TRACT

LOCATED IN:
 LAND LOTS 342, 343, 374, 375
 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: 2021-02-11

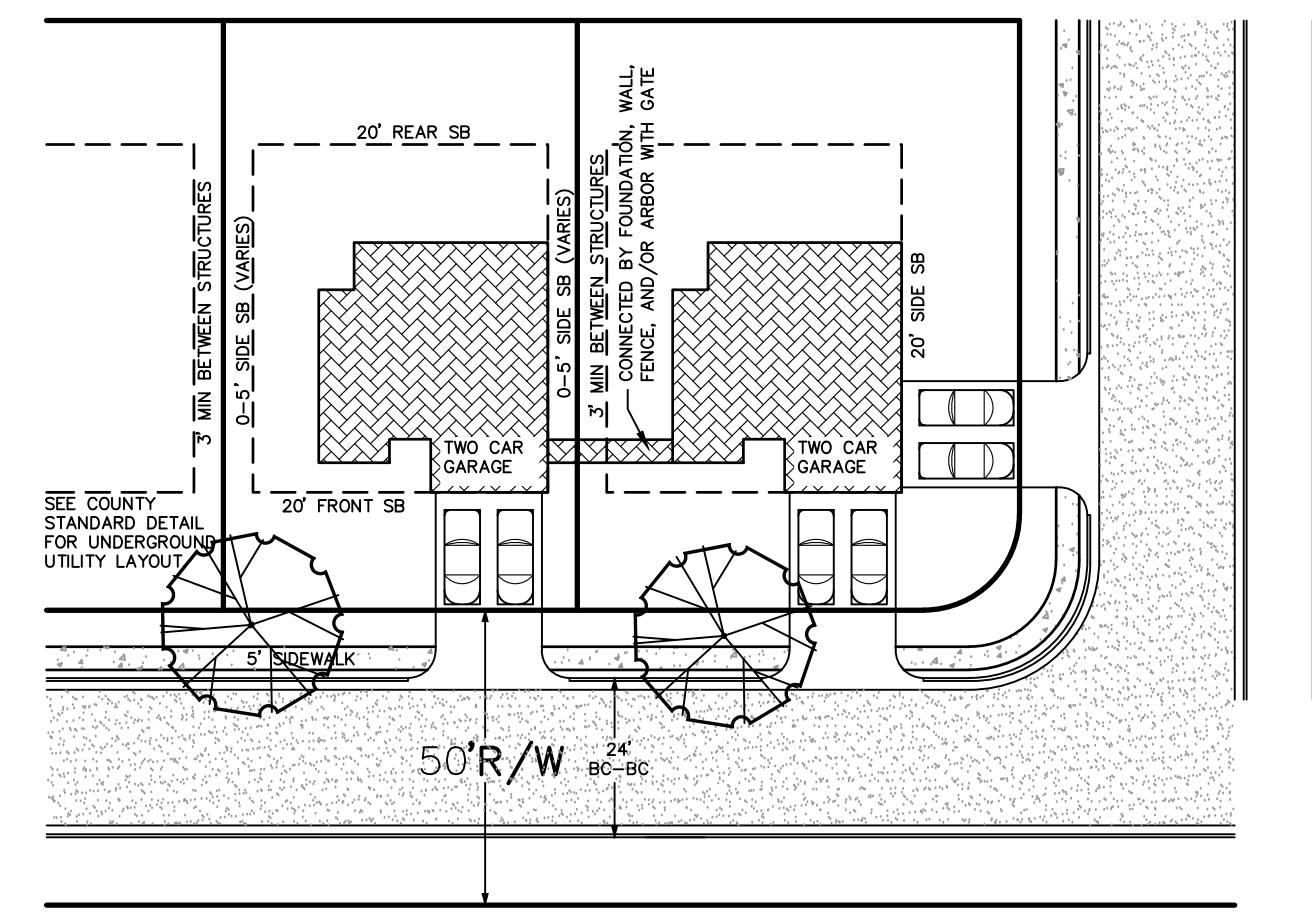
SHEET REVISIONS

NO.	DESCRIPTION	DATE

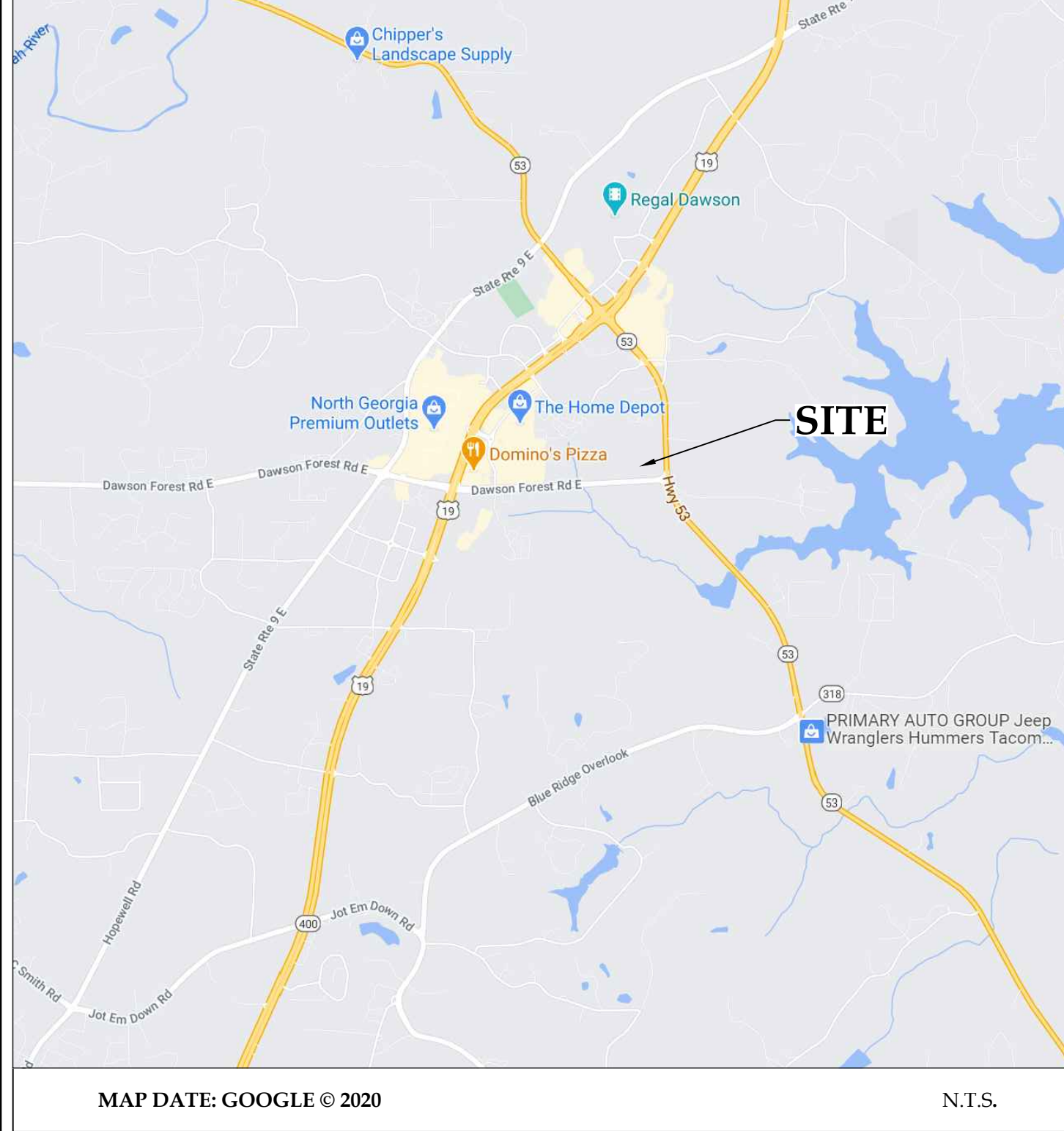
SHEET:
1 of 1

TYPICAL LOT LAYOUT (POD A)

2-4 UNITS PER BUILDING



SITE LOCATION MAP



SITE DATA

Parcels: 114 033 005
 Existing Zoning: R-A
 Total Site Area: 44.755 ac

POD A (Multi Family Residential Semi-Detached) Proposed Zoning: RMF
 Area: 30.480 ac
 Semi-Detached Lots: 145 lots
 Residential Density: 4.8 un/ac
 Open Space Provided: 7.8 ac (25.6%) (Minimum 25% Required)
 2-4 Units Per Building

Setbacks (Exterior):
 Front: 20'
 Side: 20'
 Rear: 20'

Setbacks (Semi-Detached Lots):
 Front: 20'
 Side: 0-5' (Varies); 20' between detached buildings
 Rear: 20'

POD B (Commercial Highway Business) Proposed Zoning: C-HB
 Area: 14.275 ac

Setbacks (Exterior):
 Front: 40'
 Side: 25'
 Rear: 25'

PIN	NAME	ADDRESS	ZONING
114 006	WAL-MART REAL ESTATE BUSINESS TRUST	P O BOX 8050 MS 0555 BENTONVILLE, AR 72712-8050	C-PCD
114 019	DAWSON FOREST HOLDINGS LLC	4635 HARRIS TRAIL ATLANTA, GA 30327	RA
114 020 001	3MIND DAWSON FOREST LLC & SG ATLANTIC LL C/O ALLIANCE TAX ADVISORS	433 E LAS COLINAS BLVD SUITE 300 IRVING, TX 75039	RMF
114 033 001	HUGHES MICHAEL G	7142 HWY 53 EAST DAWSONVILLE, GA 30534	C-CB
114 033 003	ETOWAH WATER & SEWER AUTHORITY	1162 HWY 53 E DAWSONVILLE, GA 30534	RA
114 033 004	FJH LLC C/O FRANK J HANNA JR	SUITE 300 ATLANTA, GA 30328	C-PCD
114 033 005	GEORGIA 400 INDUSTRIAL PARK INC	6840 BENNETT RD CUMMING, GA 30041	RA
114 046 002	FARMINGTON CREEK LP	3825 PACES WALK SUITE 100 ATLANTA, GA 30339	RMF

MAP DATE: GOOGLE © 2020

N.T.S.



GRAPHIC SCALE - 1 inch = 100 feet