

**DAWSON COUNTY PLANNING COMMISSION**  
**MEETING Agenda – Tuesday, August 18, 2020**  
**DAWSON COUNTY GOVERNMENT CENTER ASSEMBLY ROOM**  
**25 JUSTICE WAY, DAWSONVILLE GEORGIA 30534**  
**6:00 PM**

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**A. MEETING CALLED TO ORDER**

**B. INVOCATION**

**C. PLEDGE OF ALLEGIANCE**

**D. ROLL CALL**

**E. ANNOUNCEMENTS:**

There will be a Planning Commission Meeting September 15, 2020

**F. APPROVAL OF MINUTES:**

July 21, 2020

**G. APPROVAL OF THE AGENDA**

**H. STATEMENT OF DISCLOSURE:**

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

**I. NEW BUSINESS:**

**Application for Special Use:**

1. Presentation of SU 20-01 Scott Adamson is requesting a Special Use Permit for a Dog Kennels located at TMP 106-051-017. (Dawson Forest Road East)

**Application for Variance:**

2. Presentation of 20-16 Brian Weaver is requesting a front setback reduction from the required 40' to 38' for the construction of a primary residence TMP L16-137 (Shadow Lane)

**Application for Rezoning:**

3. Presentation of ZA 20-06 Victor Vazemiller is requesting to rezone 4.001 acres TMP 098-027-009 from R-A to RSR for the purpose of subdividing the property. (Goodson Road)
4. Presentation of ZA 20-07 Jim King obo Tri-Mark 400, LLC. is requesting a CPCD Zoning Stipulation Amendment for TMP 107-319-, 107-319-005, 107-319-004, 107-319-002 to remove the age restrictions on residential units within the currently zoned parcels. (Blue Ridge Pkwy)
5. Presentation of ZA 20-08 Fox Creek Properties, Inc. is requesting to rezone TMP 112-109, 104-065, 112-019, 112-013, 113-057-002, 112-018 from R-A, RPC, C-HB, CPCD, C-OI to Mixed Use Village for the purpose of developing single family, multi-family, retail/commercial/office, hotel, and light industrial uses. (GA 400 & Lumpkin Campground Rd.)

**J. UPDATES BY PLANNING & DEVELOPMENT:**

**K. ADJOURNMENT**

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

# DAWSON COUNTY REZONING APPLICATION

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

ZA 922 Tax Map & Parcel # (TMP): 100 051 017  
Submittal Date: 6.23.20 Time: 11:43 (am/pm) Received by: chg (staff initials)  
Fees Assessed: \$250 Paid: \$CC Commission District: 84  
Planning Commission Meeting Date: August 18 2020  
Board of Commissioners Meeting Date: Sept. 17 2020

## APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Scott Adamson  
Address: \_\_\_\_\_

Phone: Listed \_\_\_\_\_ Email: \_\_\_\_\_ Business \_\_\_\_\_  
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 X 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: Scott Adamson

Street Address of Property being rezoned: 2545 Dawson Forest Rd East.  
Dawsonville GA 30534

Rezoning from: \_\_\_\_\_ to: \_\_\_\_\_ Total acreage being rezoned: \_\_\_\_\_

Directions to Property: 400 North, Turn Left on Dawson Forest Rd. East.

Go through round about, continue down Dawson Forest Rd. 1.2 miles  
2545 Dawson Forest Rd. will be on your right.

720 JUN 23 11:43AM

Subdivision Name (if applicable): \_\_\_\_\_ Lot(s) #: \_\_\_\_\_

Current Use of Property: RA with Special Use permit.

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

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

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

If yes, what section? \_\_\_\_\_

#### **SURROUNDING PROPERTY ZONING CLASSIFICATION:**

North RA South RA East RA West RA

Future Land Use Map Designation: Office Professional

Access to the development will be provided from:

Road Name: Dawson Forest W. E. Type of Surface: High Type Paved.

#### **REQUESTED ACTION & DETAILS OF PROPOSED USE**

[ ] Rezoning to: RA [ ] Special Use Permit for: Kennel

Proposed Use: Dog Kennel.

Existing Utilities: [x] Water [ ] Sewer [x] 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: \_\_\_\_\_

20 JUN 23 11:44 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 2-3-20

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.

20 JUN 23 11:44AM



ZA RA

TMP#: 106-051-017

### 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>106-051</u>	1. <u>Adan Hamer</u>	<u>122 Paddock Pl.</u>
TMP <u>106-048</u>	2. <u>Jones Boyd &amp; Linda Ruth</u>	<u>2500 Dawson Forest Rd.</u>
TMP <u>106-049</u>	3. <u>Cecil Jones</u>	<u>2632 Dawson Forrest Rd.</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.

20 JUN 23 11:44AM

## 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: Scott Adams

Applicant Printed Name: SCOTT ADAMS

Application Number: 20-05

Date Signed: 5-7-2020

Sworn and subscribed before me

this 7<sup>th</sup> day of May, 2020.

Melanie Dawn Nash

Notary Public

My Commission Expires: 10/3/23



20 JUN 23 11:45AM

## PROPERTY OWNER AUTHORIZATION

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

106-051

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 rezoning granted, and/or conditions or stipulations placed on the property will be binding upon the property regardless of ownership. The undersigned below is authorized to make this application. The undersigned 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: Scott Adams

Signature of applicant or agent: [Signature] Date: \_\_\_\_\_

\*\*\*\*\*

Printed Name of Owner(s): Scott Adams

Signature of Owner(s): [Signature] Date: \_\_\_\_\_

Mailing address: 2545 Dawson Forest Rd E.

City, State, Zip: Dawsonville GA 30534

Telephone Number: Listed 678-343-0865  
Unlisted \_\_\_\_\_

Sworn and subscribed before me  
this 7<sup>th</sup> day of May, 20 20.

Melanie Dawn Nash  
Notary Public

My Commission Expires: 10/3/23



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

20 JUN 23 1:45 AM

Jameson Kinley  
Dawson County  
Director of Planning and Development  
25 Justice Way  
Dawsonville, Ga 30534

Re: Letter of Intent – Special use Permit Application for Scott and Selena Adamson (The Paw Pack) - 2545  
Dawson Forest Rd, Dawsonville Ga, 30534.

Dear Jameson Kinley

Scott and Selena Adamson are requesting to operate a dog and cat boarding facility (The Paw Pack Boarding, LLC) out of our residents. We have set up a small set of kennels inside our home. We would take scheduled appointments and care for dogs and cats. Our current license, through the Georgia Department of Agriculture has a maximum of 20 dogs at full capacity. We would securely care for the pets in our indoor kennels with heating and air, along with our large backyard. We have a large backyard with secure fencing where dogs take turns running around. Dogs would stay outside for 30min to 1 hour at a time depending on how many dogs we have at one time. Each dog would get 3 play times each day. The earliest dogs would be taken out would be 6:00am and the latest would be 8:00pm.

Future growth plans would be building a barn like structure in the front pasture that would have 25 kennels. At this point we would re-up our kennel license to 41-80 pets at max capacity. 20 pet suits in our home and 25 in barn like structure. We expect light traffic in and out of our residents with most of the boarders bringing several pets at a time.

Sincerely,

The Paw Pack, LLC

Scott Adamson

20 JUN 23 11:45 AM

# Site Plan



20 JUN 23 11:45AM

1993

2/4/2020

Proposed Kennel Business

Ringle, Bill <Bill.Ringle@dph.ga.gov>

Mon 1/13/2020 2:34 PM

To:

 1 attachments (876 KB)

2545 Dawson Forest Road E, Septic Approvals.pdf;

Scott,

Please see the attached septic system permits that were issued to Steve Hamby in 1985 and 1986. The 1985 permit was for a three-bedroom house, and the 1986 permit was issued for a one-bedroom garage apartment. I don't know if both of these exist on the property currently, or not. In 1985, the property consisted of 30 acres.

As I mentioned in our phone conversation, if there is no footprint expansion of the house, and there is no additional wastewater generated by the operation of the kennel, then we have no issues with your proposal.

Let me know if you need anything else, or if you have any questions.

Thank you,  
Bill

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

20 JUN 23 11:44AM

READY 10:30 A.M.

# DAWSON COUNTY INDIVIDUAL SEWAGE DISPOSAL SYSTEM PERMIT APPLICATION AND INSPECTION REPORT

PERMIT # 042-86-05-796 DATE PERMIT ISSUED 5-7-86 DATE SYSTEM INSP. \_\_\_\_\_  
 RECEIPT # 1390 PROPERTY OWNER & ADDRESS \_\_\_\_\_

**PROPERTY LOCATION**

Dawson-Forest Road (Old Poole Jones Property)  
~~XXXXX~~  
 Dawson County, Georgia

Dawsonville, Ga. 30534

TELEPHONE \_\_\_\_\_

SEWAGE CONTRACTOR Edd Chain

I hereby apply for a permit to install or construct an individual sewage disposal system and agree that the system will be installed to conform to the requirements of the former Georgia Department of Public Health, Chapter 270-5-25.

I understand that final inspection is required and hereby promise to notify the Dawson County Health Department upon its completion and before applying final cover at 265-2611 or 265-3223.

I further realize and understand that neither this permit nor the final inspection in any way guarantee the proper operations of the sewage system nor in any way confers any guarantee or warranty of any kind.

[Signature]

5-7-86

Owner or applicant's signature

Date

1. Type water supply:

1 individual 2. community 3. public

2 1. New system 2. Repair 3. Existing

3. Perc rate \_\_\_\_\_

4. Type facility garage apt.

5. No. of bedrooms or gallons \_\_\_\_\_

6. Subdivision: yes no

7. Lot size 30 acres

8. Building line \_\_\_\_\_

9. Septic tank capacity min. 750 gallon

10. As installed 750 gallon

11. Dosing tank capacity \_\_\_\_\_

Site: Approved; Approved conditionally; Rejected

System: Approved; Approved conditionally; Rejected

Are there any wells or springs within 100 feet or streams within 50 feet (\_\_\_\_ Yes) (✓ No).

REMARKS:

[Signature]

12. Distance S. T. from well \_\_\_\_\_

13. Min. amount of field line:

Ft. sq. 252 Linear ft. 84'

14. Field line as installed

Ft. sq. 264 Linear ft. 88'

15. Width of trench 36"

16. Distance between trenches 1 single line

17. Trench depth, avg. 36"

18. Distance from foundation 40'

19. Nearest property line 100'

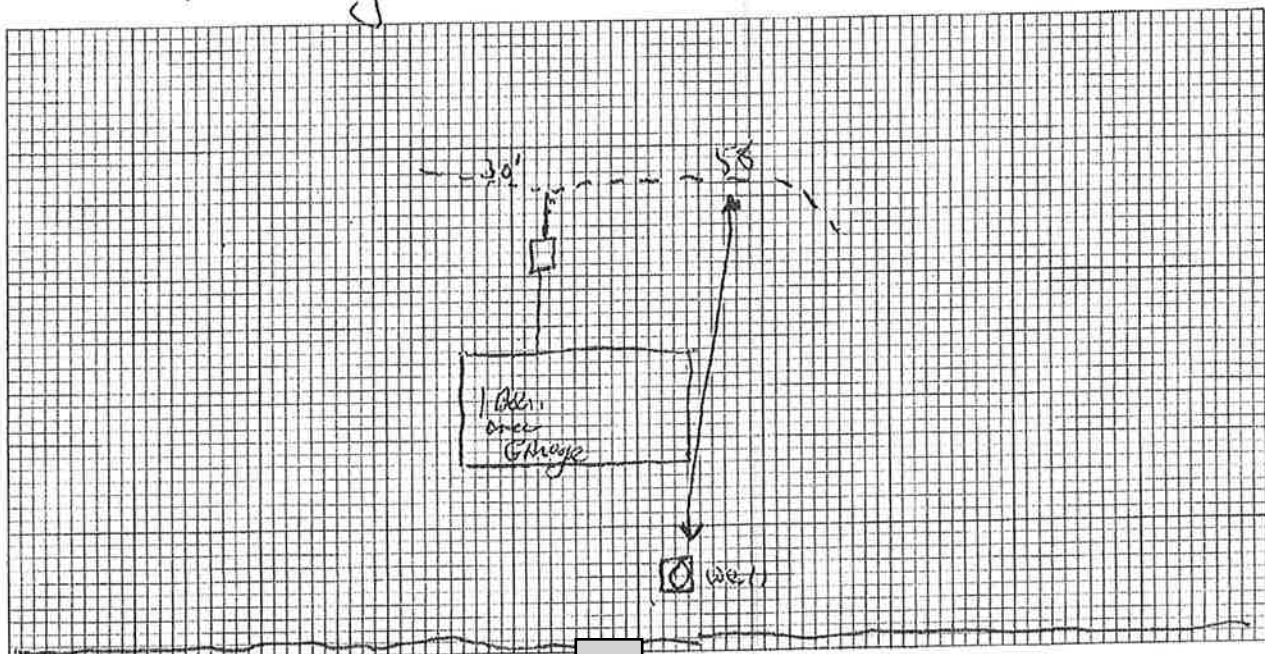
front, rear side

20. Distance from wall 110'

Inspector: [Signature]

Inspector:

DAWSON COUNTY HEALTH DEPARTMENT  
 P.O. BOX 245  
 DAWSONVILLE, GEORGIA 30534



2  
88  
3  
265

Return to:  
McMichael & Gray, PC  
Attn: Randall C. McMichael  
2055 North Brown Road, Ste 250  
Lawrenceville, GA 30043

Filed in Office: 01/27/2016 12:40PM  
Deed Doc: WD  
Bk 01182 Pg 0197  
Georgia Transfer Tax Paid : \$0.00  
Justin Power Clerk of Court

Filed in Office: 12/15/2014 09:38AM  
Deed Doc: WD  
Bk 01135 Pg 0420  
Georgia Transfer Tax Paid : \$235.00  
Justin Power Clerk of Court  
Dawson County  
0422014001481

PURPOSE OF RE-RECORDING: ~~18500~~ County  
ADD THE NOTARY SEAL WHICH WAS 000091  
OMITTED AT PREVIOUS RECORDING

### LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF WINNETT

THIS INDENTURE, made the 10th day of December, 2014 between

Michael Adamson

hereinafter called "Grantor/s" and

Scott Adamson

hereinafter called "Grantee/s".

(the words "Grantor/s" and "Grantee/s" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: That Grantor/s, for and in consideration of TEN DOLLARS and other good and valuable considerations---(\$10.00)-----receipt of which is hereby acknowledged has/have granted, sold, transferred and conveyed, and by these presents does/do grant, sell, transfer and convey unto Grantee/s:

All that tract or parcel of land lying and being in Land Lots 366 and 367 of the south half of the 13th District, 1st Section of Dawson County, Georgia, containing 2.34 acres as shown on a plat prepared by Joseph C. Keaton, Jr., Georgia Registered Surveyor, dated July 30, 2002, to which plat this reference is made for a more particular description and described according to the same as follows:

Beginning at a point in the northerly right of way of Georgia Highway 318 AKA Dawson Forest Road (having a 100' right of way) in Land Lot 366, located by measuring south 88 09'57" east a distance of 1356.90 feet from the iron pin located at the point where said right of way intersects the original west line of Land Lot 366; thence from said point of beginning north 00 00'00" east 130.76 feet to a point; thence south 88 54'59" west a distance of 61.09 feet to a point; thence north 00 44'40" east a distance of 266.37 feet to a point; thence north 68 21'22" east a distance of 44.47 feet to a point; thence south 68 42'41" east a distance of 209.08 feet to a point; thence south 08 45'48" east a distance of 180.88 feet to a point; thence south 00 00'00" east a distance of 246.08 feet to a point; thence north 88 09'57" west a distance of 202.29 feet to a point; thence north 2 43'28" west 82.00 to the point of beginning.

TO HAVE AND TO HOLD, in fee simple. And Grantor/s will warrant and forever defend the right and title to said premises unto Grantee/s against the lawful claims of all persons claiming by through or under Grantor.

IN WITNESS WHEREOF, Grantor/s' hand and seal have been hereunto affixed, the day and year first above written.

Signed, sealed and delivered  
in the presence of:

Witness

Notary Public

My Commission Expires:



Michael Adamson

20 JUN 23 11:44AM

(GWT-142037.PFD/GWT-142037/35)



**DAWSON COUNTY  
INDIVIDUAL SEWAGE DISPOSAL SYSTEM PERMIT APPLICATION AND INSPECTION REPORT**

PERMIT # 042-85-7-491 DATE PERMIT ISSUED 7-15-85

RECEIPT # 1048

DATE SYSTEM INSP. \_\_\_\_\_

PROPERTY OWNER & ADDRESS \_\_\_\_\_

Steve Hamby

**PROPERTY LOCATION**

Hwy. 318 -- approximately 1½ mile west of Ga. 400  
on Hwy. 318. OLD POOLE JONES HOME PLACE  
Dawson County, Ga.

TELEPHONE \_\_\_\_\_

SEWAGE CONTRACTOR \_\_\_\_\_

I hereby apply for a permit to install or construct an individual sewage disposal system and agree that the system will be installed to conform to the requirements of the former Georgia Department of Public Health, Chapter 270-5-25.

I understand that final inspection is required and hereby promise to notify the Dawson County Health Department upon its completion and before applying final cover at 265-2611 or 265-3223.

I further realize and understand that neither this permit nor the final inspection in any way guarantee the proper operations of the sewage system nor in any way confers any guarantee or warranty of any kind.

Berlus Hamby  
Owner or applicant's signature

7-15-85

Date

**1. Type water supply:**

1. Individual 2. community 3. public

1. New system 2. Repair 3. Existing

3. Perc rate \_\_\_\_\_

4. Type facility Dwelling

5. No of bedrooms or gallons 3

6. Subdivision: yes no

7. Lot size 30 acres

8. Building line \_\_\_\_\_

9. Septic tank capacity min. 1000 gals.

10. As installed 1000 gals 1100

11. Dosing tank capacity \_\_\_\_\_

Site: Approved Approved conditionally; Rejected  
System: Approved Approved conditionally; Rejected  
Are there any wells or springs within 100 feet or  
streams within 50 feet (\_\_\_\_ Yes) (\_\_\_\_ No).

REMARKS: Berlus Hamby  
Abandoned well must be covered

12. Distance S. T. from well \_\_\_\_\_

13. Min. amount of field line:

Ft. sq. 756 Linear ft. 252

14. Field line as installed

Ft. sq. 756 Linear ft. 252

15. Width of trench 36"

16. Distance between trenches 10'

17. Trench depth, avg. 38"

18. Distance from foundation 10'

19. Nearest property line \_\_\_\_\_

front, rear, side

20. Distance from well must be 100' when installed

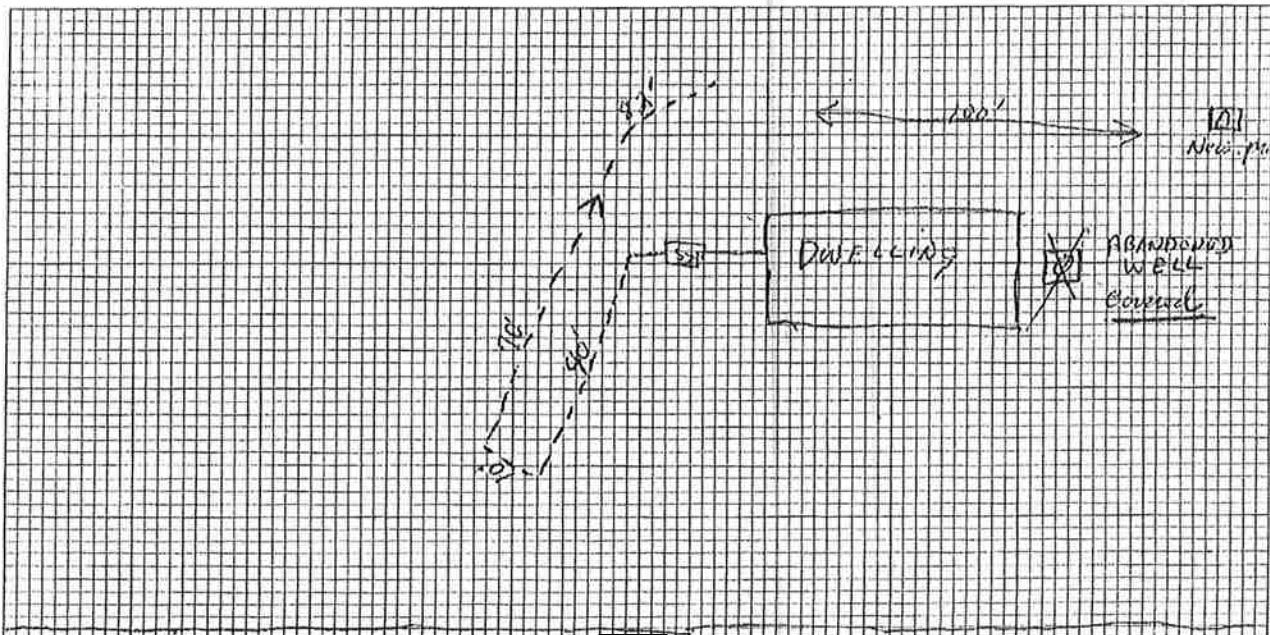
Inspector: Non Fleming

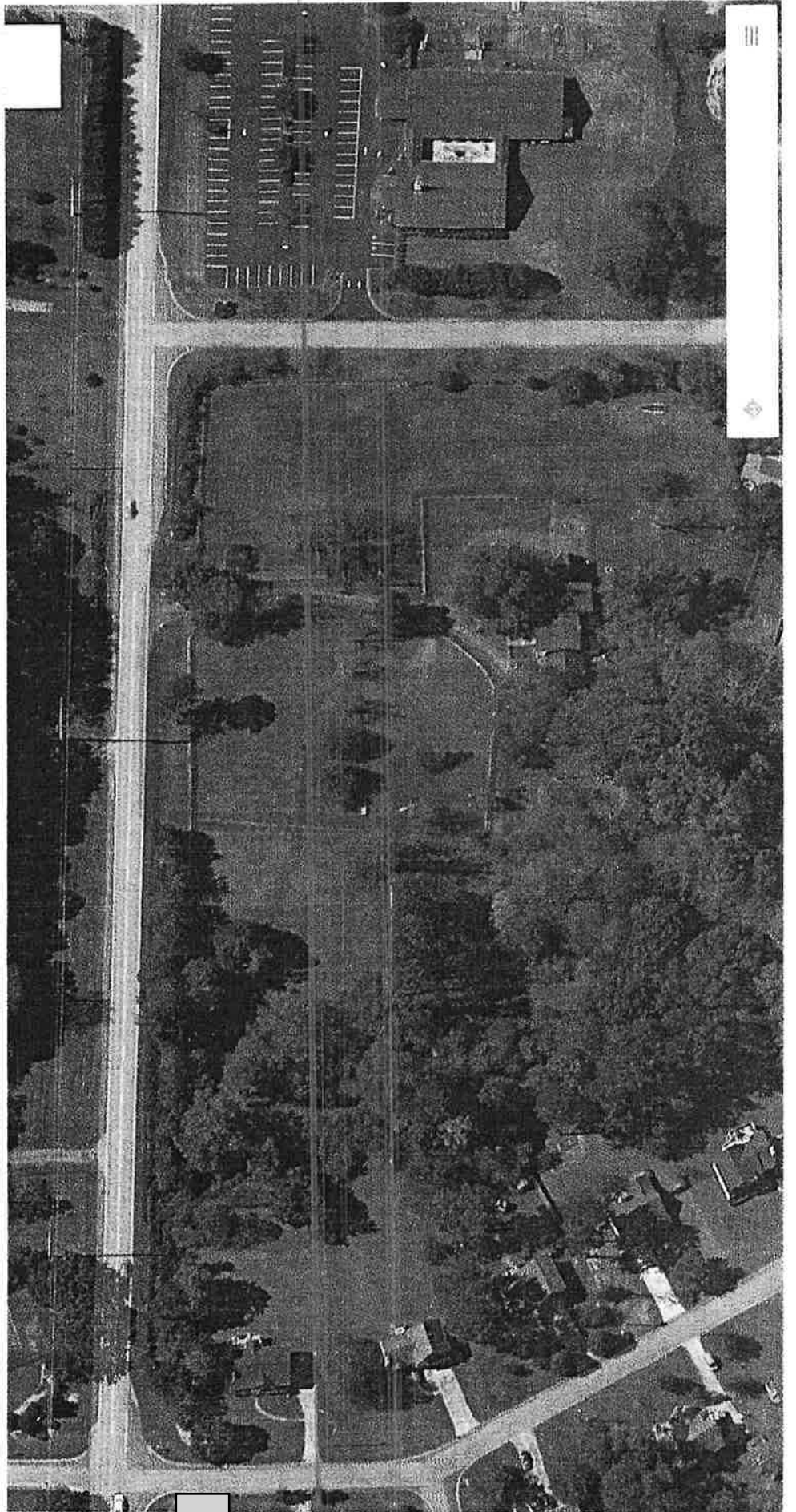
Inspector: Non Fleming

DAWSON COUNTY HEALTH DEPARTMENT

P.O. BOX 245

DAWSONVILLE, GEORGIA 30534





**State Farm Fire and Casualty Company**  
**Animal Care Services Policy**  
 Prepared: August 15, 2017

Prepared for: THE PAW PACK

Prepared by: Roger Slaton

Phone:

Phone:

Phone:

Email:

Quote Effective Date: 08/15/2017

**Quote Results**

**Coverages**

	<b>Limit</b>	<b>Premium</b>
Coverage B - Business Personal Property	50,000 - Replacement Cost	511.00
Loss Of Income And Extra Expense	Actual Loss Sustained - 12 Months	
Coverage L - Business Liability - Per Occurrence	1,000,000	87.00
Coverage L - Business Liability - Annual Aggregate Limit	2,000,000	
Products / Completed Operations Liability - Annual Aggregate	2,000,000	
Damage to Premises Rented to You	300,000	
Coverage M - Medical Expenses	5,000	

**Policy Deductibles**

Accidental Injury To Animals	100	
Basic Deductible	2,000	(33.00)
Employee Dishonesty	250	
Equipment Breakdown	2,000	
Inland Marine Computer Property Form	500	
Money and Securities	250	

**Discounts and Charges**

Business In Residence Premises		(118.00)
Protective Devices Discount		(72.00)
Years in Business Discount		(24.00)

**Extensions of Coverage**

Accidental Injury To Animals Per Animal	1,000	
Accidental Injury To Animals Per Occurrence	10,000	
Accounts Receivable (Off Premises)	5,000	
Accounts Receivable (On Premises)	10,000	
Arson Reward	5,000	
Back-Up of Sewer or Drain	10,000	25.00
Collapse	Included	
Damage To Non-Owned Buildings From Theft, Burglary Or Robbery	Coverage B Limit	
Debris Removal	25% of covered loss	
Employee Dishonesty	10,000	
Equipment Breakdown	Included	
Fire Department Service Charge	2,500	
Fire Extinguisher Systems Recharge Expense	5,000	
Forgery Or Alteration	10,000	
Glass Expenses	Included	

This is a sample quote that contains only a general description of some available coverages and limits with an approximate premium, subject to eligibility. It is not a contract, binder of coverage or coverage recommendation. All coverages are subject to the terms, provisions, exclusions, and conditions in the policy and its endorsements. If information used for rating changes or different rates are effective at the time of policy issuance, this rate quote may be revised. If you have any questions, please contact my office.

20 JUN 23 1:44 AM

**Animal Care Services Policy**

**Prepared for:** THE PAW PACK,

**Quote Results**

	<b>Limit</b>	<b>Premium</b>
Increased Cost Of Construction And Demolition Costs (applies only when buildings are insured on a replacement cost basis)	10%	
Inland Marine Computer Property Form	25,000	
Inland Marine Computer Property Loss of Income / Extra Expense	25,000	
Money And Securities (Off Premises)	5,000	
Money And Securities (On Premises)	10,000	
Money Orders And Counterfeit Money	1,000	
Newly Acquired Business Personal Property (applies only if this policy provides Coverage B - Business Personal Property)	100,000	
Newly Acquired Or Constructed Buildings (applies only if this policy provides Coverage A - Buildings)	250,000	
Ordinance Or Law - Equipment Coverage	Included	
Outdoor Property	5,000	
Personal Effects (applies only to those premises provided Coverage B - Business Personal Property)	2,500	
Personal Property Off Premises	15,000	
Pollutant Clean Up And Removal	10,000	
Preservation Of Property	30 Days	
Property Of Others (applies only to those premises provided Coverage B - Business Personal Property)	2,500	
Seasonal Increase - Business Personal Property	25%	
Signs	2,500	
Spoilage (applies only to those premises provided Coverage B - Business Personal Property) Expediting Expenses	1,000	
Spoilage (applies only to those premises provided Coverage B - Business Personal Property) Off Premises	5,000	
Spoilage (applies only to those premises provided Coverage B - Business Personal Property) On Premises	5,000	
Valuable Papers and Records (Off Premises)	5,000	
Valuable Papers and Records (On Premises)	10,000	
Water Damage, Other Liquids, Powder Or Molten Material Damage	Included	
<b>Additional Endorsements</b>		<b>200.00</b>
Animal Form, 100 deductible, 10,000 coverage		
<b>Total Annual Premium</b>		<b>576.00</b>
<b>Monthly Premium (Service charge not included)</b>		<b>48.00</b>

**Location 1 -**

**Address:** 2545 Dawson Forest Rd E  
Dawsonville, GA 30534-6725

This is a sample quote that contains only a general description of some available coverages and limits with an approximate premium, subject to eligibility. It is not a contract, binder of coverage or coverage recommendation. All coverages are subject to the terms, provisions, exclusions, and conditions in the policy and its endorsements. If information used for rating changes or different rates are effective at the time of policy issuance, this rate quote may be revised. If you have any questions, please contact my office.

**Rating Information**

County: Dawson

Is this address inside the city limits: No

Earthquake zone: 04

Occupancy / Ownership: Business In

Residence

Type of business: 792 - Kennels - Breeding,

Boarding, or Sales (excluding pet

grooming &amp; pet training)

Year built: 1990

Number of years the applicant has owned and  
operated the same type of insured business: 15

Construction: Frame

Territory Zone: 39

Protection class: 3

Number of Kennels: 10

This is a sample quote that contains only a general description of some available coverages and limits with an approximate premium, subject to eligibility. It is not a contract, binder of coverage or coverage recommendation. All coverages are subject to the terms, provisions, exclusions, and conditions in the policy and its endorsements. If information used for rating changes or different rates are effective at the time of policy issuance, this rate quote may be revised. If you have any questions, please contact my office.

**DAWSON COUNTY PLANNING COMMISSION  
PLANNING STAFF REPORT**

**Applicant**.....Scott Adamson

**Amendment #** .....SU 20-01

**Request**.....Special Use of a Dog Kennel

**Proposed Use** .....Dog Kennel

**Current Zoning** .....R-A (Residential Agriculture)

**Size**.....2.34± acres

**Location** .....Dawson Forest Rd. East

**Tax Parcel** .....106 051 017

**Planning Commission Date** .....August 18, 2020

**Board of Commission Date**.....September 17, 2020

---

**Applicant Proposal**

The applicant is seeking to operate a dog & cat boarding facility out of their residence. They would take scheduled appointments for up to 20 dogs (at full capacity). Dogs would have a backyard with secured fencing where they would stay outside from 30 minutes to 1 hour at a time depending on the number of dogs being boarded at the time. The animals would be allowed to play outside 3 times a day from the earliest time at 6 a.m. and latest at 8 p.m. Future growth plans are to build a barn-like structure in the front pasture that would have an additional 25 kennels at that time their kennel license would need to be updated to allow 41-80 pets at max capacity. They expect light traffic in and out of the residence.

**History and Existing Land Uses**

Mr. & Mrs. Adamson purchased the property in 2014 and has been owner occupied since that time.

<b>Adjacent Land Uses</b>	<b>Existing zoning</b>	<b>Existing Use</b>
North	R-A & VCR	Residential
South	R-A	Residential

East	VCR	Residential
West	VCR	Residential

### **Development Support and Constraints**

With the parcel facing Dawson Forest Road it would be able to accommodate clients dropping pets off and picking up. Mitigating sounds and odors for the surrounding established, residential neighborhoods of Paddock Place and Dawson Junction could prove difficult. The closest residence to the proposed kennel's backyard is approximately 200' (from house to house).

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

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

### **Public Facilities/Impacts**

**Engineering Department** –No comments returned.

**Environmental Health Department** – No comments returned.

**Emergency Services** – No comments necessary.

**Etowah Water & Sewer Authority** –“There is water available at this site, but no sanitary sewer. Any future expansion will need to be evaluated by EWSA.”

**Dawson County Sheriff's Office** – No comments necessary.

**Georgia Department of Transportation** –No comments necessary.

### **Analysis**

- The future of this corridor is designated as Office Professional but is currently residential with light commercial uses scattered along the length of the road.

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

**A. The existing uses and classification of nearby property.**

Properties surrounding the parcel are established residential neighborhoods with a church approximately 300' from the residence.

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

It would be dependent upon the mitigation of the sight, sound and odors coming from the property.

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

The destruction values would not promote any type of gain to the neighboring properties.

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

Currently, a veterinarian's office is approximately 750' from the applicant's driveway that would help to serve the area as a complimentary service.

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

The property is surrounded on 3 sides by vacant land that is owned by someone other than the applicant on a fairly busy County collector road with 2 established residential neighborhoods to the North, East & West.

**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 parcel is not vacant and has been owner occupied for the past several years. The current home that stands on the parcel was constructed in 1987 (according to the Dawson County Tax Assessor).

**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.**

As proposed, the applicant sees the highest and most profitable use of their property would as a kennel. The surrounding property owners would be dealing with additional traffic, sights, sounds and smells of a dog kennel.



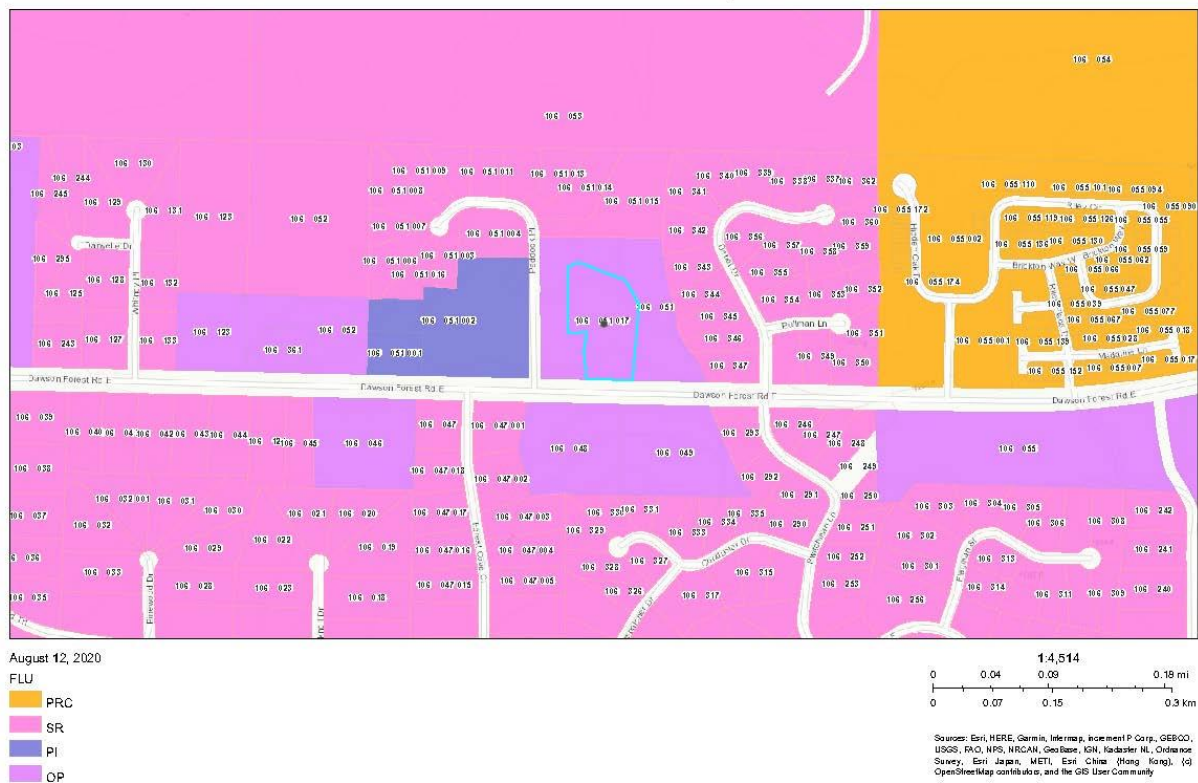
Pictures of Property:



Current Zoning Map:



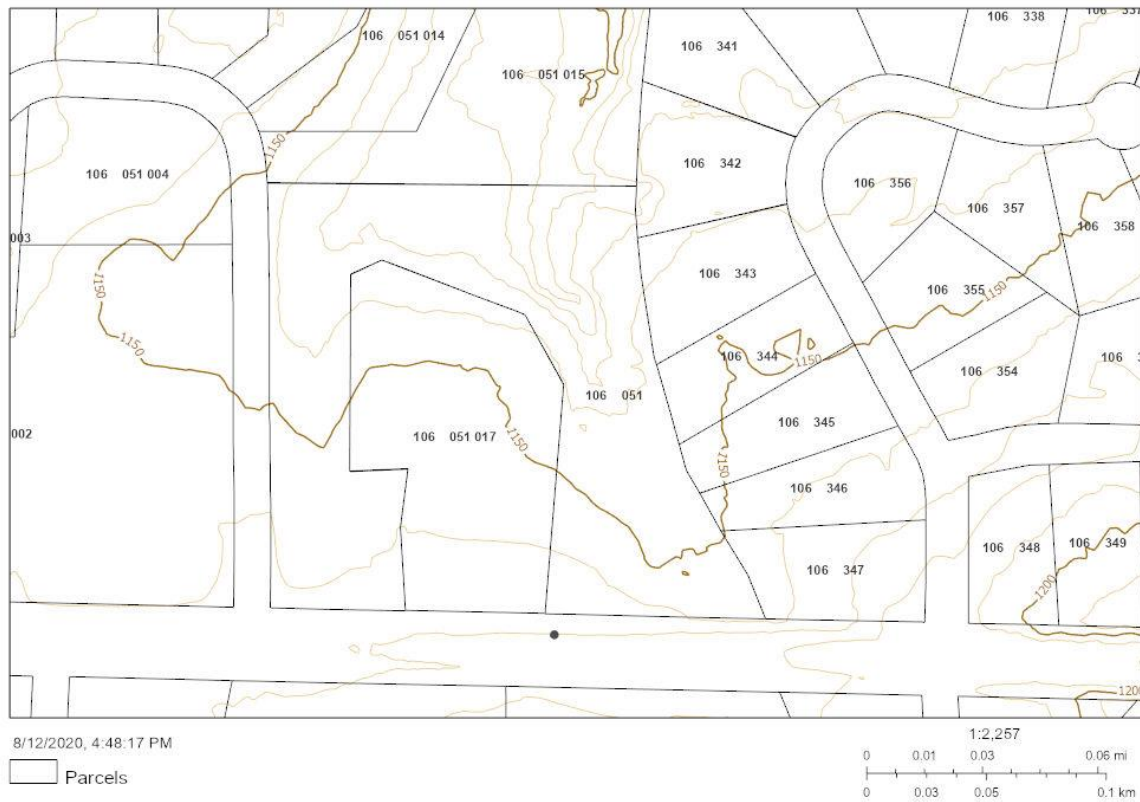
Future Land Use Map





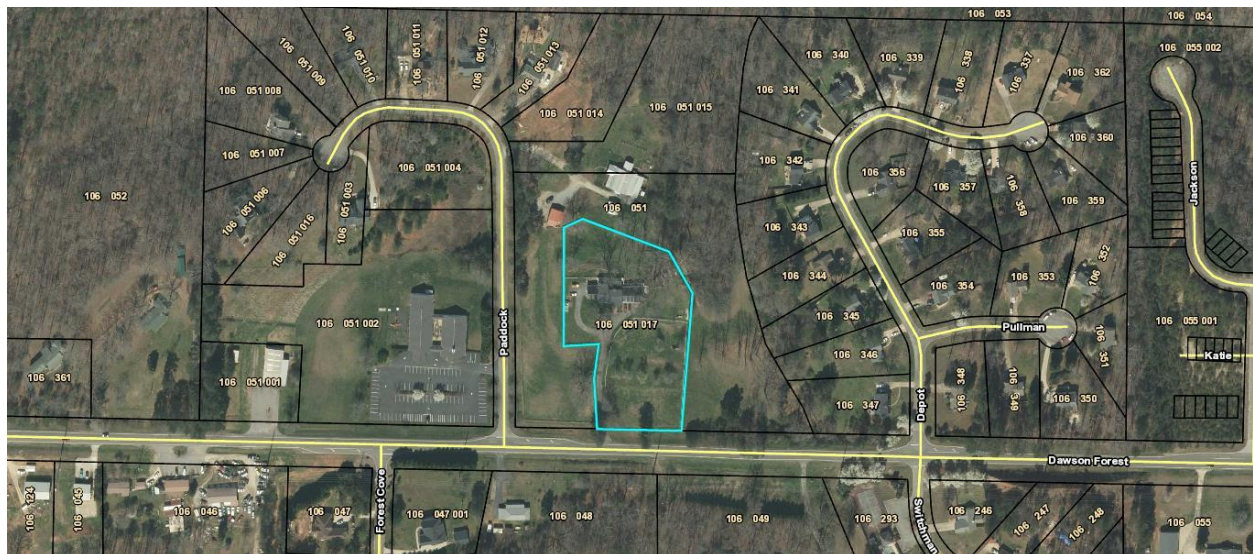
Topography:

## Topo Map



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 PLANNING COMMISSION  
PLANNING STAFF REPORT**

**Applicant**.....Brian Weaver  
**Case Docket #** .....VR 20-016  
**Request**.....Front setback reduction from 40' to 2'  
**Proposed Use** .....To build a primary residence  
**Size**......51 +/- acres  
**Existing Zoning** .....VCR  
**Applicable Regulations** .....Dawson County Land Use Resolution  
**Location** .....Shadow Lane  
**Tax Parcel #** .....L16-137  
**Meeting Date**.....August 18, 2020

---

**Applicant Proposal**

Mr. Weaver is seeking a front setback variance of 38' to build his residence 2' off of his property line.

**History and Existing Land Use**

The applicant is in the process of purchasing the lot which is vacant land that is situated in an older lake neighborhood.

**Staff analysis**

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.*

- 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.*

Originally subdivided, this parcel's property line would have been at the edge of the cul-de-sac. With the additional right of way given to the county the property line is now 40' from the curb. This was not taken into account when the parcel was divided because the topography of the lot did not lend itself to building further back.

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*

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

The general objectives of the ordinance are to have orderly growth and development. The variance, as presented, should not undermine those objectives.



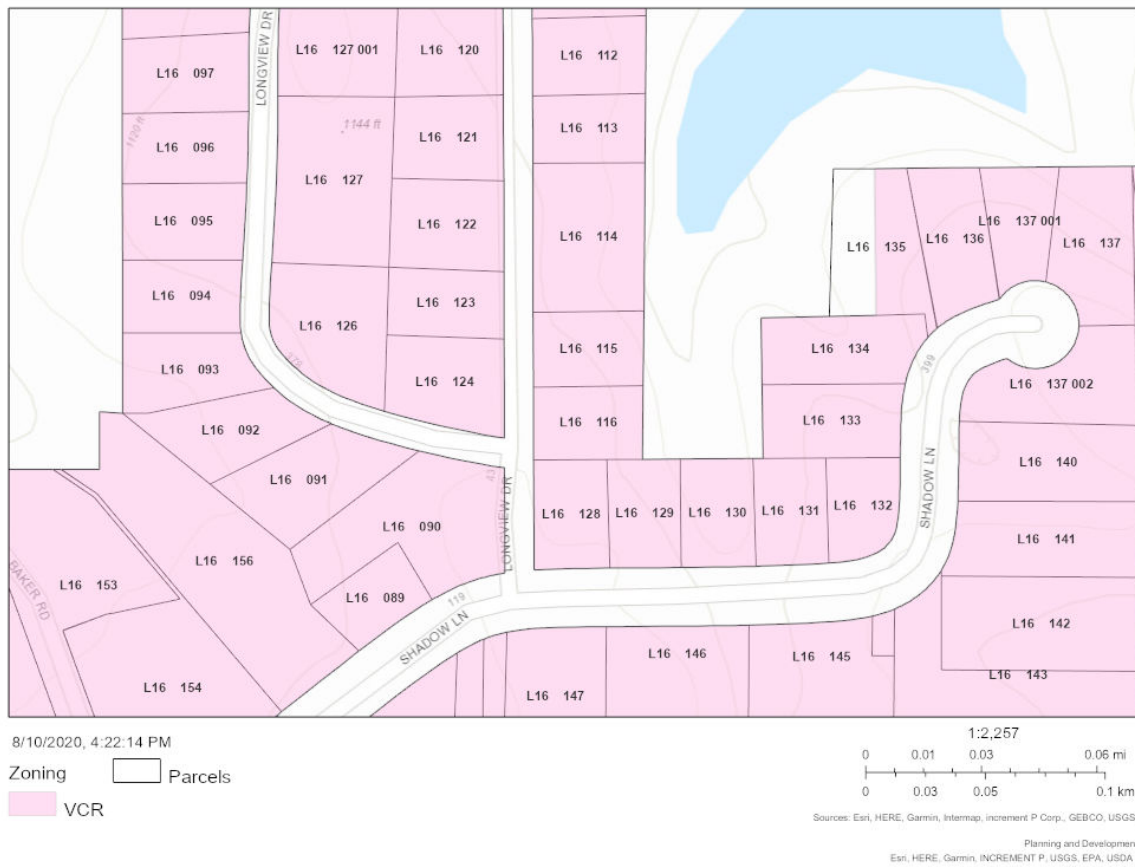
Picture of subject property:





## Existing zoning:

### Dawson County Current Zoning



### Future Land Use:

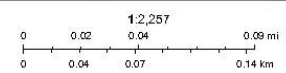
Future Land Use Map



August 10, 2020

FLU

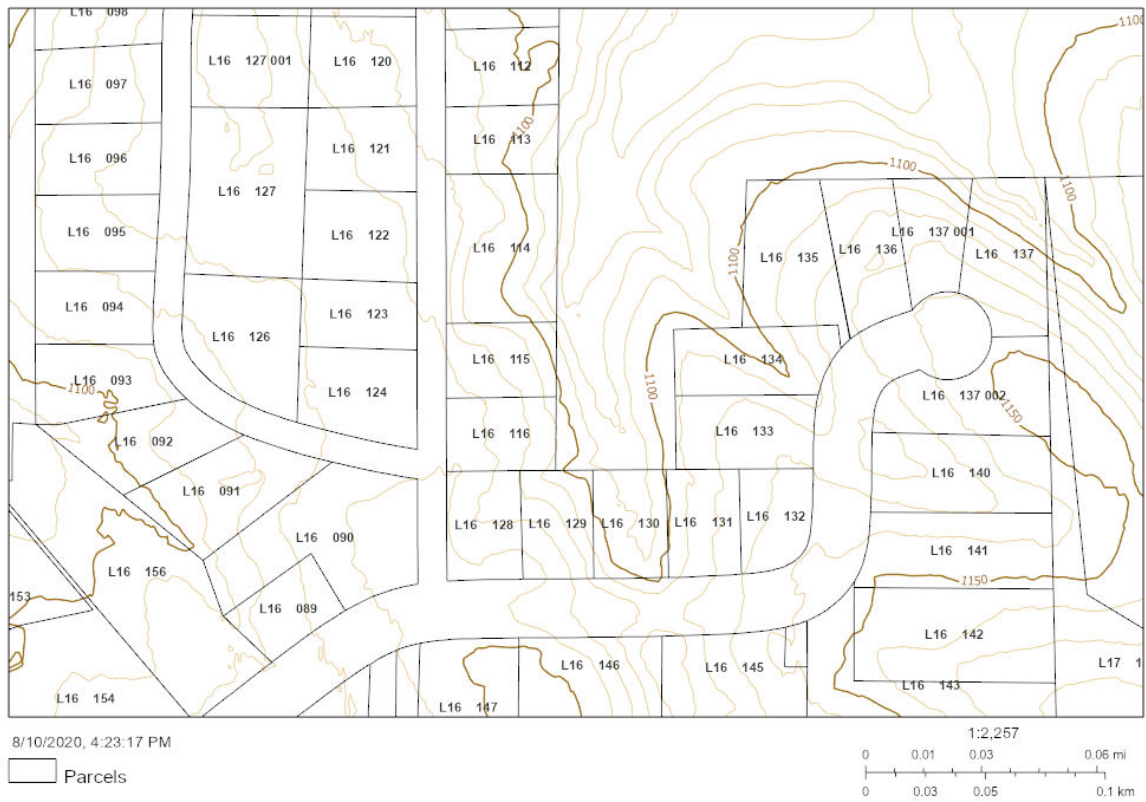
 SRR

 RL

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), Swisstopo, Mapbox, OpenStreetMap contributors, and the GIS User Community

Topo:

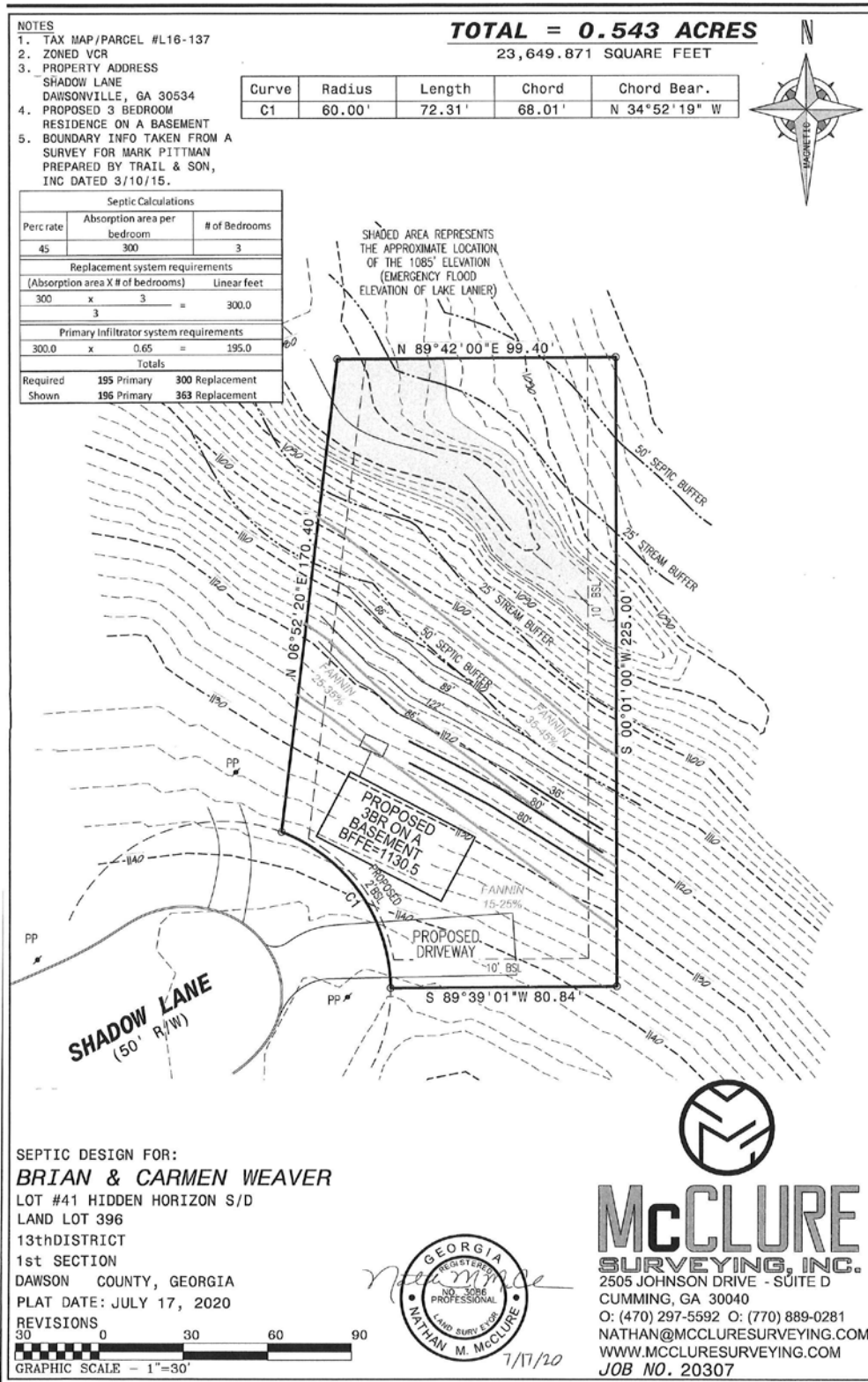
### Topo Map



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

This aerial map shows a residential development with lots L16 and L17. Lot L16 137 is highlighted in blue. A yellow line indicates a proposed road or driveway. Labels include 'Longview', 'Shadow', and 'Barker'.

# Site Plan:





# DAWSON COUNTY VARIANCE APPLICATION

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

VR \_\_\_\_\_ Tax Map & Parcel # (TMP): L16 137  
Current Zoning: VCR Commission District #: 3  
Submittal Date: 7.10.2020 Time: 8:35 am/pm Received by: Urgu (staff initials)  
Fees Assessed: 350- Paid: check  
Planning Commission Meeting Date: August 18, 2020

## **APPLICANT INFORMATION** (or Authorized Representative)

Printed Name: Donald Brian Weaver  
Address: \_\_\_\_\_

Phone: Listed \_\_\_\_\_ Email: Business \_\_\_\_\_  
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 INFORMATION**

Street Address of Property: Lot 41, Shadow Lane  
Dawsonville, GA 30534

Land Lot(s): 41 District: 01 Section: \_\_\_\_\_

Subdivision/Lot: Hidden Horizon Building Permit #: \_\_\_\_\_ (if applicable)

Directions to the Property: Hwy 53 to War Hill Park Rd to Barker  
to ~~Shadow~~ Shadow Lane to the dead end culdesac.

## REQUESTED ACTION

A Variance is requested from the requirements of Article # 3 Section # 309 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 38 feet to allow the structure to:

☒ be constructed; ☐ remain a distance of 2 feet from the: \_\_\_\_\_

☒ property line, ☐ road right of way, or ☐ other (explain below): \_\_\_\_\_

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

☐ Lot Size Request for a reduction in the minimum lot size from \_\_\_\_\_ to \_\_\_\_\_

☐ Sign Variance for: \_\_\_\_\_

☐ Home Occupation Variance to operate: \_\_\_\_\_ business

☐ Other (explain request): \_\_\_\_\_

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

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

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

Based on the topography of the land and the deep ravine running through the lot, placing a homesite at the current building line behind the 40-foot setback would result in us NOT being able to purchase the property due to an inability to build on the steep land and into the ravine.

2. Describe the exceptional and extraordinary conditions applicable to this property which do not apply to other properties in the same district: The lot is unique for several reasons. There is an

exceptional ravine/creek that lies behind the current building line and extends across the entire lot. There is also a severe drop in topography from the front property line to the ravine. In addition, through the years, the acreage has changed from 0.64 to 0.565 - removing 0.075 acre from the front of the property as roads have been paved and right-of-way established.

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: Granting this variance request would

not negatively impact any surrounding property in any way. The county has provided room for utilities/right of way between the curb and front property line. Our future home would compliment the current homes and be more aesthetically pleasing.

The 10 foot side setbacks would remain. Property owners have approved variance proposal. Value would be added to the Hidden Horizons subdivision.

4. Describe why granting this variance would support the general objectives within this Resolution: Granting this variance supports the general objectives of the Land Use Resolution by advancing economically sound and stable use of the land. Nothing will threaten the safety, health, morals or general welfare of the citizens. The request is reasonable, supported by adjacent property owners, and will attractively complete the cul-de-sac development - adding value to near-by properties.

**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.)

(see additional sheets)

20 JUL 10 8:36AM



**1. Describe difficulty or unnecessary hardship:**

Based on the topography of the land and deep ravine running through the lot, placing a homesite at the current building line behind the 40 foot setback would result in us not being able to purchase the property due to an inability to build on the steep land and into the ravine. The grading cost, foundational walls, decks, etc.. would exceed a reasonable budget.

**2. Describe the exceptional conditions which do not apply to other properties:**

This lot is unique for several reasons. The land was previously subdivided into multiple lots. After being divided, lot 41 was 0.64 acres. The original property marker can now be found in the asphalt cul-de-sac. Then the county created a right-of-way at the beginning of the property lessening the front acreage by 0.075 for a total lot area of 0.565 acre. The lot now begins after the utilities area/right-of-way noted on the survey plat recorded with the Clerk of Court. According to the survey plat, the distance from the curb to the property line is 40 feet. The distance from the curb to the building line is approximately 80 feet.

The lot is also unique due to the steep topography of the land. There is a severe drop from the front property line to the ravine. Additionally, there is an exceptional ravine that lies behind the building line and extends across the entire lot.

**3. Describe why the variance request would not be detrimental to the public:**

Granting this variance request would not negatively impact any surrounding property in any way. The county has provided room for utilities, including power lines marked on the plat, between the curb and the front property line.

Allowing the variance request would allow an aesthetically pleasing home to be built and compliment the homes currently in the area. Manicured landscaping and a new home would add value to the Hidden Horizons neighborhood.

The 10 foot building lines on the sides of the property would remain and therefore would not impact adjacent properties. The adjacent property owners have provided support for the variance proposal (see document).

**4. Describe why granting this variance would support the objective with this Resolution:**

Adjusting the building line from 40 feet to 2 feet would allow a home to be built behind the right-of-way, on land that is suitable for a more standard basement foundation. Lot 41 is the only vacant lot in the cul-de-sac. Granting the variance would mean finalizing the sale of the property and the construction of a nice lake home which would add value to Hidden Horizons neighborhood.

Granting the variance supports the general objectives of the Land Use Resolution by advancing economically sound and stable use of the land. Nothing will threaten the safety, health, morals or general welfare of the citizens. The request is reasonable, supported by adjacent property owners, and will attractively complete the cul-de-sac development - adding value to near-by properties.

20 JUL 10 8:36AM

Lot 41 on Shadow Lane is currently under contract from seller Darcy to buyer Donald Brian Weaver. The closing of this property is contingent upon the approval of this variance request. The difficulty with the strict enforcement of the current standard is due to the steep topography of the land and a deep ravine that extends across the entire property. Placing a homesite at the current building line behind the 40 foot setback would result in us not being able to purchase the property due to an inability to build on the steep land and into the ravine. The grading cost, foundational walls, decks, etc.. would exceed a reasonable budget.

Lot 41 is unlike the adjacent properties and is unique for several reasons. The land was previously subdivided into multiple lots. After being divided, Lot 41 was 0.64 acres. The original property marker can now be found in the asphalt cul-de-sac (See plat marking "PK Nail Set"). Then the county created a right-of-way at the beginning of the property lessening the front acreage by 0.075 for a total lot area of 0.565 acre. The lot now begins after the utilities area/right-of-way noted on the survey plat recorded with the Clerk of Court. According to the survey plat, the distance from the curb to the property line is approximately 40 feet. The distance from the curb to the building line is approximately 80 feet.

The lot is also unique due to the steep topography of the land. There is an extreme drop in topography from the curb to the ravine. The land quickly gets steeper the further back. Additionally, there is an exceptional ravine that lies behind the building line and extends across the entire lot. This impacts the home site and the septic system.

We are requesting the building line be moved from the 40 foot mark to 2 feet in order to build a walkout basement foundation. Granting this variance request would not negatively impact any surrounding property in any way. The county has provided room for utilities in the right-of-way, including power lines marked on the plat, between the curb and the front property line. Also, the 10 foot building lines on the sides of the property would remain and therefore would not impact adjacent properties. Allowing the variance request would allow an aesthetically pleasing home to be built and compliment the homes currently in the area.

Adjusting the building line from 40 feet to 2 feet would allow a home to be built behind the right-of-way, on land that is suitable for a more standard basement foundation. Lot 41 is the only vacant lot in the cul-de-sac. Granting the variance would mean finalizing the sale of the property and the construction of a nice lake home which would add value to Hidden Horizons neighborhood.

Granting the variance supports the general objectives of the Land Use Resolution by advancing economically sound and stable use of the land. Nothing will threaten the safety, health, morals or general welfare of the citizens. The request is reasonable, supported by adjacent property owners, and will attractively complete the cul-de-sac development - adding value to near-by properties.

20 JUL 10 8:36AM

## PROPERTY OWNER AUTHORIZATION

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

✓ 0 Shadow Lane; Dawsonville GA 30534  
LOT 41

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: Donald Brian Weaver

Signature of applicant or agent: [Signature] Date: 7/1/20

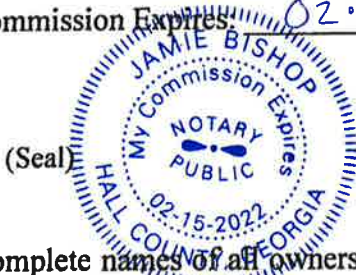
✓ Printed Name of Owner(s): DARCY B GUFFIN

✓ Signature of Owner(s): [Signature] Date 7/1/20

Sworn and subscribed before me  
this 1 day of July, 2020.

Notary Public [Signature]

My Commission Expires: 02-15-2022



(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.)

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.**

NameAddress

TMP <u>L16 137001</u>	1.	_____
TMP <u>L16 137001</u>	2.	<u>Colin + Susan Backinsky 305 Shadow Lane Dawsonville, GA 30534</u>
TMP <u>L16 137002</u>	3.	<u>James Allen Benvenuto 304 Shadow Lane Dawsonville, GA 30534</u>
TMP <u>L17187</u>	4.	<u>Byron + Dana Letchworth 181 Oak Grove Rd Dawsonville, GA 30534</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.

20 JUL 10 8:36AM

## 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: Dale Smith Date: 7/2/20

Signature of Witness: Cameron J. Weaver Date: 7/2/20

\*\*\*\*\*

## WITHDRAWAL

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

I hereby withdraw application #: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

### Withdrawal of Application:

Withdrawals of any application may be accommodated within the Planning & Development 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.

2020 JUL 10 8:36 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:

United States Passport

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

Executed in Cumming (city), Georgia (state)

Donald Brian Weaver  
Signature of Applicant

7/1/2020  
Date

Donald Brian Weaver  
Printed Name

\_\_\_\_\_  
Name of Business

SUBSCRIBED AND SWORN BEFORE ME ON

THIS 1st DAY OF July, 20 20

Judy C. Ware Notary Public

My Commission Expires: \_\_\_\_\_



20 JUL 10 8:36AM





July 1, 2020

Mr. Mark Pittman

**Subject: Level 3 Soil Report**  
Parcel ID: L16 137  
Shadow Lane  
Dawsonville, Dawson County, Georgia 30534

Dear Mr. Pittman,

Mill Creek Environmental, LLC is pleased to be of assistance on this project. This soil report was prepared in accordance with the Georgia Department of Public Health Manual for On-Site Sewage Management Systems.

A soil survey was conducted at the subject property on June 29, 2020. The soils were classified as belonging to the Fannin Soil Series. The Fannin Soil Series should have the ability to function as a suitable absorption field with proper design, installation, and maintenance.

Soil boring locations and soil series are shown on the attached site plan. Suitability codes and estimated absorption rates are shown on the attached Level 3 Soil Report. If you have any questions or if we can be of further assistance, please call us at (706) 579-1607.

Sincerely,  
**Mill Creek Environmental, LLC**

Drew Heimlich  
Staff Biologist

Stephen Johnson, PG  
Senior Project Manager

20 JUL 10 8:35 AM

**COUNTY:** Dawson **DATE:** June 29, 2020

**CONTACT:** Mr. Mark Pittman

**SITE LOCATION ADDRESS:** Parcel ID: L16 137, Shadow Lane, Dawsonville, Georgia 30534

**PHONE NUMBER:**

**SCALE:** 1"= 40'

### **SUITABILITY CODE DESCRIPTIONS & GENERAL NOTES:**

**SUITABILITY CODE A:**

THESE SOILS ARE SUITABLE FOR INSTALLATION OF ON-SITE SYSTEMS WITH PROPER SYSTEM DESIGN, INSTALLATION, AND MAINTENANCE. POSITION OF THE SITE OR OTHER SOIL AND LANDSCAPE CONSIDERATIONS MAY REQUIRE THE DRAIN FIELD AREA TO BE GREATER THAN THE MINIMUM AND/OR THE DRAIN FIELD DESIGN TO REQUIRE EQUAL DISTRIBUTION OR LEVEL FIELD INSTALLATION.

Miscellaneous Notes:

All borings are staked in the field and labeled.

This soil report is in accordance with the standards and regulations set forth in the Georgia Department of Public Health Manual for On-Site Sewage Management Systems, June 2019. Mill Creek Environmental, LLC does not issue permits for, install, maintain or guarantee the performance of any on-site sewage management system. The County Health Department has the authority to permit on-site sewage management systems on this property and may have a different view of the soil conditions. The County Health Department has final jurisdiction over permitting and regulating on-site sewage management systems.

Any alteration to this report without my expressed, written consent and approval will render this report null and void. Any alteration to the site after the date on which the fieldwork was performed may change the nature and suitability of the site.

This report was completed by Certified Soil Classifier:

Stephen Johnson, PG  
Georgia Professional Geologist # 910



20 JUL 10 8:37 AM

-20177-1 Pittman

## LEVEL 3 SOIL REPORT

**COUNTY:** Dawson **DATE:** June 29, 2020

**CONTACT:** Mr. Mark Pittman

**SITE LOCATION ADDRESS:** Parcel ID: L16 137, Shadow Lane, Dawsonville, Georgia 30534

**PHONE NUMBER:**

**SCALE: 1"= 40'**

## SOIL PROPERTIES

SOIL BORING NUMBER	SOIL SERIES <sup>(2)</sup> (SEE SUITABILITY CODES)	SLOPE <sup>(1)</sup> (RANGES OF SOIL TYPE)	RESTRICTIVE/ REFUSAL LAYER <sup>(1)</sup> (INCHES BGS)	DEPTH TO <sup>(1)</sup> SEASONAL HIGH H <sub>2</sub> O TABLE (INCHES BGS)	ABSORPTION RATE <sup>(3)(4)</sup> AT RECOMMENDED TRENCH DEPTH (MIN/INCH)	RECOMMENDED <sup>(1)</sup> <sup>(3)</sup> TRENCH DEPTH (INCHES BGS)	SUITABILITY <sup>(4)</sup> CODE
		(Verified)	(Verified)	(Verified)	(Predicted)	(Verified)	
B-1	Fannin Soil Series	15-25%	>72	>72	45	24-36	A
B-2	Fannin Soil Series	25-35%	44	>44	45	18-22	A
B-3	Fannin Soil Series	35-45%	>72	>72	45	36-48	A
B-4	Fannin Soil Series	35-45%	>72	>72	45	36-48	A

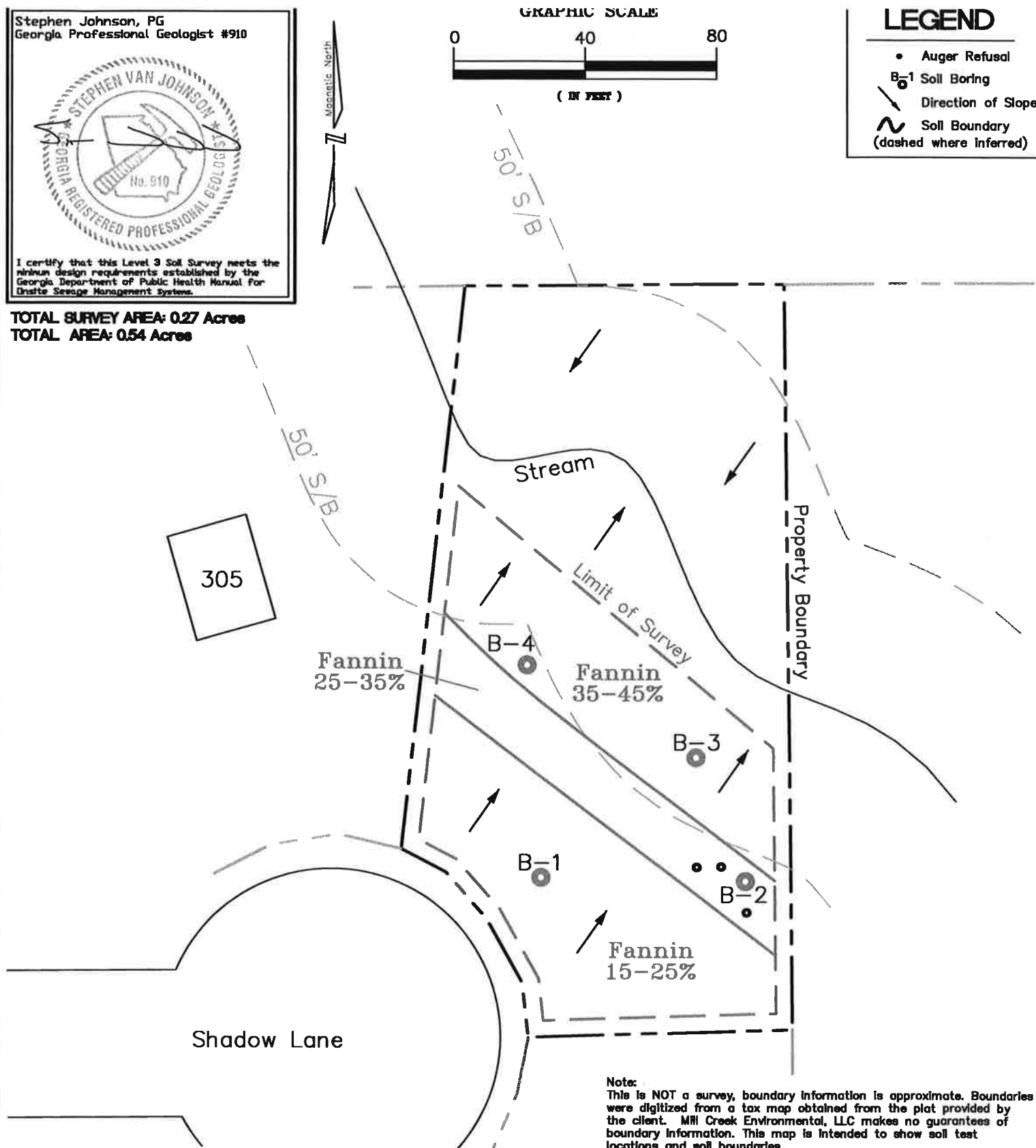
- 1 Based on field observations.  
2 Based on USDA NRCS descriptions.  
3 Based on Georgia DPH Manual for On-Site Sewage Systems, Table 2.C.  
4 Based on Soil Classifier interpretation of site conditions and soil classification.  
5 BGS = Below Ground Surface

20 JUL 10 8:37 AM

**TOTAL SURVEY AREA: 0.27 Acres**  
**TOTAL AREA: 0.54 Acres**

( IN FEET )

- Auger Refusal
- $B_{\theta 1}$  Soil Boring
- Direction of Slope
- Soil Boundary (dashed where inferred)



2000  
 2001  
 2002  
 2003  
 2004

**Mr. Mark Pittman**  
**Parcel ID: L16 137**  
**Shadow Lane**

46

**4055 Highway 53 East  
Dawsonville, Georgia 30534  
706-579-1607**

From: **Ringle, Bill** Bill.Ringle@dph.ga.gov  
Subject: Re: Letter Request for Variance Approval  
Date: July 8, 2020 at 12:09 PM  
To:  
Cc: **Wentworth, Laurie** Laurie.Wentworth@dph.ga.gov

BR

Carmen,

After making a site visit to the referenced property, I believe that this lot has some real limitations with respect to us being able to issue a septic system construction permit. The biggest impediment is the 50' creek buffer. We cannot locate any drainfield within 50' of State waters. The remaining area left outside of this buffer does not seem large enough for a primary septic system in addition to the required 100% repair area, a driveway and a house.

The repair area is required by the Georgia Department of Public Health to ensure that there is room to replace the primary system when it no longer functions. All septic system have a finite lifespan. With proper use and maintenance (having the septic tank pumped out approximately every 5 years), a 30-year lifespan is about average.

Without knowing an exact proposed home location that is staked out, driveway location, grading plan, etc. on this lot, it is impossible for us to be able to provide you an answer with any certainty whether a septic system permit to serve a three-bedroom home is feasible. It is not unusual for us to require an engineered site plan for lots as limiting as this one. If you wish to pursue this, I'd be glad to let you know more about the process. For your reference, I have attached a checklist of items that are required for an engineered site plan.

Do not hesitate to contact me if you have any questions.

Thank you,  
Bill

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

Note: We have requested the site plan according to this email.

From: Wentworth, Laurie <Laurie.Wentworth@dph.ga.gov>  
Sent: Wednesday, July 1, 2020 2:32 PM  
To: Ringle, Bill <Bill.Ringle@dph.ga.gov>  
Subject: Fw: Letter Request for Variance Approval

Thoughts on this...small space for house and septic system with a stream to boot





# PLAT REFERENCE

1. FINAL SUBDIVISION PLAT FOR HIDDEN HORIZON SUBDIVISION, BY CECIL S. MIZE, DATED AUGUST 10, 1973 AND LAST REVISED JUNE 7, 1975 AND RECORDED IN PLAT BOOK 8, PAGE 139 OF DAWSON COUNTY COURT HOUSE. (SHOWING 63 LOTS)
2. PLAT FOR BILLIE JEAN KING & CHARLES W. KING, BY MIZE BROTHERS, INC., DATED FEBRUARY 1, 1984 AND RECORDED IN PLAT BOOK 15, PAGE 105 OF DAWSON COUNTY COURT HOUSE. (SHOWING 7.64 ACRES)
3. PLAT FOR WILLIAM P. MCBRIDE, MARILYN A. MCBRIDE, EUGENE F. MCBRIDE & MARIE MCBRIDE, BY MIZE BROTHERS, INC., NOT RECORDED.

**CERTIFICATION:**  
THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROFESSIONAL SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.G.G.A.

# GENERAL NOTES

1. SURVEY PROCEDURES: THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 22,359 FEET WITH AN ANGULAR ERROR OF 0.5 SECOND PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS A PRECISION OF ONE FOOT IN 158,078 FEET. EQUIPMENT USED FOR ANGULAR AND LINEAR MEASUREMENTS: TOP CON GPT-9003A.
2. NO PORTION OF THIS PROPERTY IS IN A F.E.M.A. DESIGNATED FLOOD HAZARD AREA, AS PER F.I.R.M. PANEL # 13085C 02508, DATED SEPTEMBER 26, 2008.
3. THE UTILITY PROTECTION SERVICE SHOULD BE CONTACTED AT (800) 282-7411 PRIOR TO ANY EXCAVATION FOR VERIFICATION OF ANY UNDERGROUND UTILITY LOCATIONS. UNDERGROUND UTILITIES SHOWN ARE BASED ON ABOVE GROUND EVIDENCE ONLY.
4. THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY THOSE USED AND/OR NECESSARY FOR THE ESTABLISHMENT OF THE BOUNDARY OF THESE PARCELS. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.
5. DAWSON COUNTY TAX MAP L09-02.
6. DAWSON COUNTY CURRENT ZONING IS VCR. SETBACKS FOR VCR ARE AS FOLLOWS:  
FRONT = 40'  
SIDES = 10'  
REAR = 20'  
ACCESSORY STRUCTURES = 5'  
CORPS OF ENGINEERS = 0'
7. LOT 40 & 41 IS SERVICED BY A 3" PUBLIC WATER LINE.

LAKE LANIER  
U.S. ARMY CORPS  
OF ENGINEERS

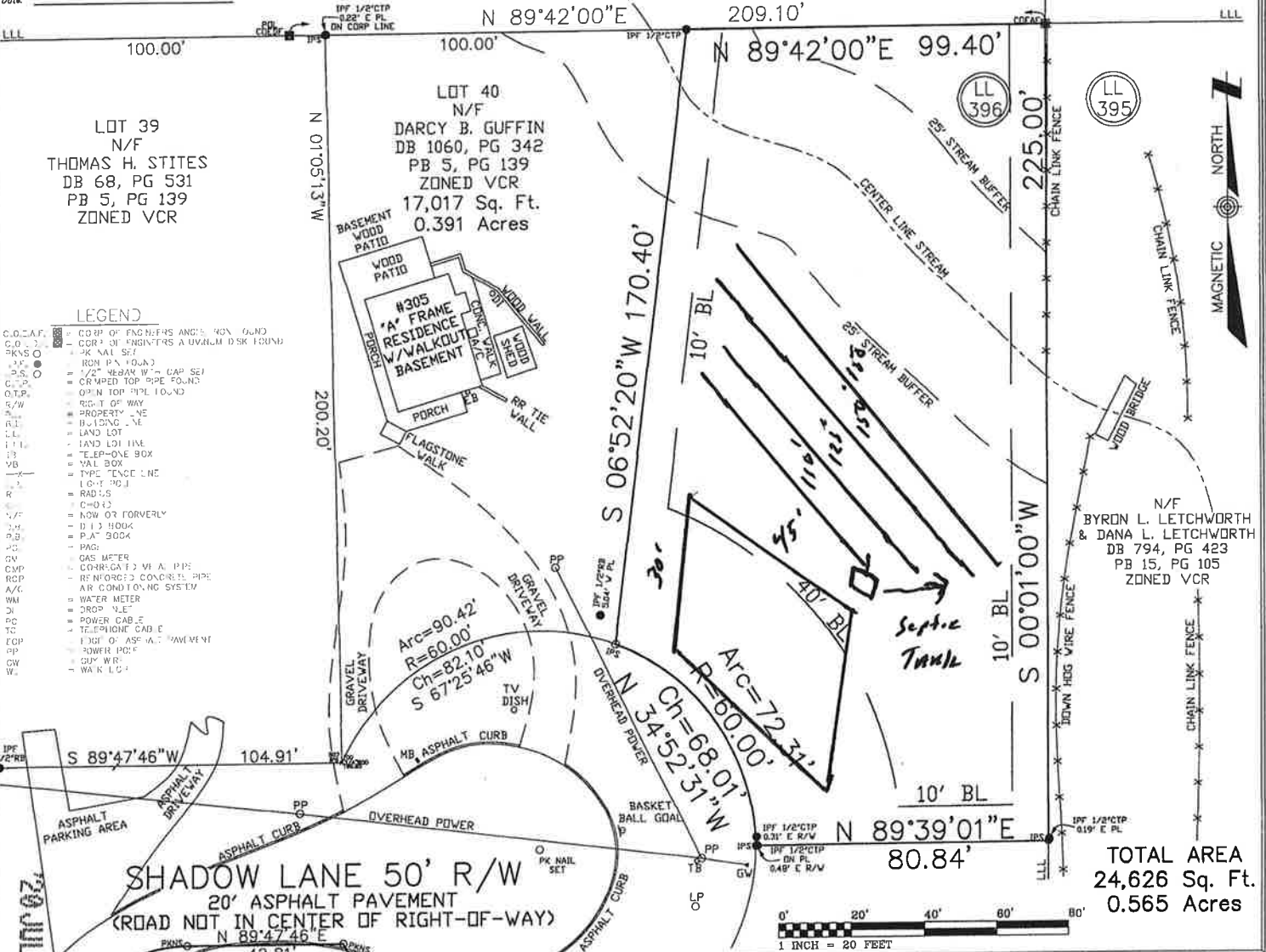
LAKE LANIER  
U.S. ARMY CORPS  
OF ENGINEERS

## STATEMENT OF LIMITATIONS

The undersigned assumes no responsibility or liability for statements or certifications made or implied on this document or plat 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 as being within the scope of training, education, experience and expertise necessary for registration and practice as a registered land surveyor.

By: Don D. Trail Reg. No. 1718

Date: \_\_\_\_\_



TOTAL AREA  
24,626 Sq. Ft.  
0.565 Acres

1 INCH = 20 FEET

**Trail and Son, Inc.**

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

REVISIONS:	PLAT DATE:
COMMENTS BY DAWSON COUNTY JUNE 29, 2015	MARCH 10, 2015
	SURVEY DATE:
	SEPTEMBER 19, 2013
	FIELD CREW:
	ICK
	DRAWN BY:
	49
	DRWG. FILE:

BOUNDARY SURVEY FOR  
**MARK PITTMAN**  
HIDDEN HORIZON SUBDIVISION - LOT 41  
LAND LOT 396 - SOUTH HALF 13TH DISTRICT - 1ST. SECTION  
DAWSON COUNTY, GEORGIA

Printed: 6/15/2020 1:11:02 PM



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

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

Trans No	Property ID / District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2019 - 2141	L16 137 / 1 LOT 41 HIDDEN HORIZON LL 396 LD 13-S FMV: 142150	\$1357.08	\$27.98 Fees: \$0.00 \$0.00	\$0.00	\$1385.06	\$0.00
<b>Totals:</b>		<b>\$1357.08</b>	<b>\$27.98</b>	<b>\$0.00</b>	<b>\$1385.06</b>	<b>\$0.00</b>

Paid Date: 2/18/2020

Charge Amount: \$1385.06

GUFFIN DARCY



Scan this code with your  
mobile phone to view this  
bill

20 JUL 10 8:37 AM



Overview



Legend

- Parcels
- Roads

Parcel ID	L16 137	Owner	GUFFIN DARCY
Class Code	Residential		
Taxing District	UNINCORPORATED	Physical Address	SHADOW LN
	UNINCORPORATED	Assessed Value	Value \$142150
Acres	0.51		

## Last 2 Sales

Date	Price	Reason	Qual
2/7/2013	\$268100	FM	Q
12/5/2001	\$220000	FM	Q

(Note: Not to be used on legal documents)

Date created: 6/15/2020

Last Data Uploaded: 6/12/2020 11:41:15 PM

Developed by  Schneider  
GEOSPATIAL

20 JUL 10 8:37 AM

## Adjacent Property Owners to Lot 41

Regarding the variance request for Lot 41, we do not have any issues with the Weaver family building closer to the road, behind the right-of-way, on the proposed building site.

SBachinsky 7/1/20  
Colin & Susan Bachinsky  
305 Shadow Lane

James A. Benvenuto 7/1/20  
James Allen Benvenuto  
304 Shadow Lane

Byron Letchworth 7/1/20  
Byron & Dana Letchworth  
181 Oak Grove Road

20 JUL 10 8:37AM



# NOTES

1. TAX MAP/PARCEL #L16-137
2. ZONED VCR
3. PROPERTY ADDRESS  
SHADOW LANE  
DAWSONVILLE, GA 30534
4. PROPOSED 3 BEDROOM  
RESIDENCE ON A BASEMENT
5. BOUNDARY INFO TAKEN FROM A  
SURVEY FOR MARK PITTMAN  
PREPARED BY TRAIL & SON,  
INC DATED 3/10/15.

**TOTAL = 0.543 ACRES**

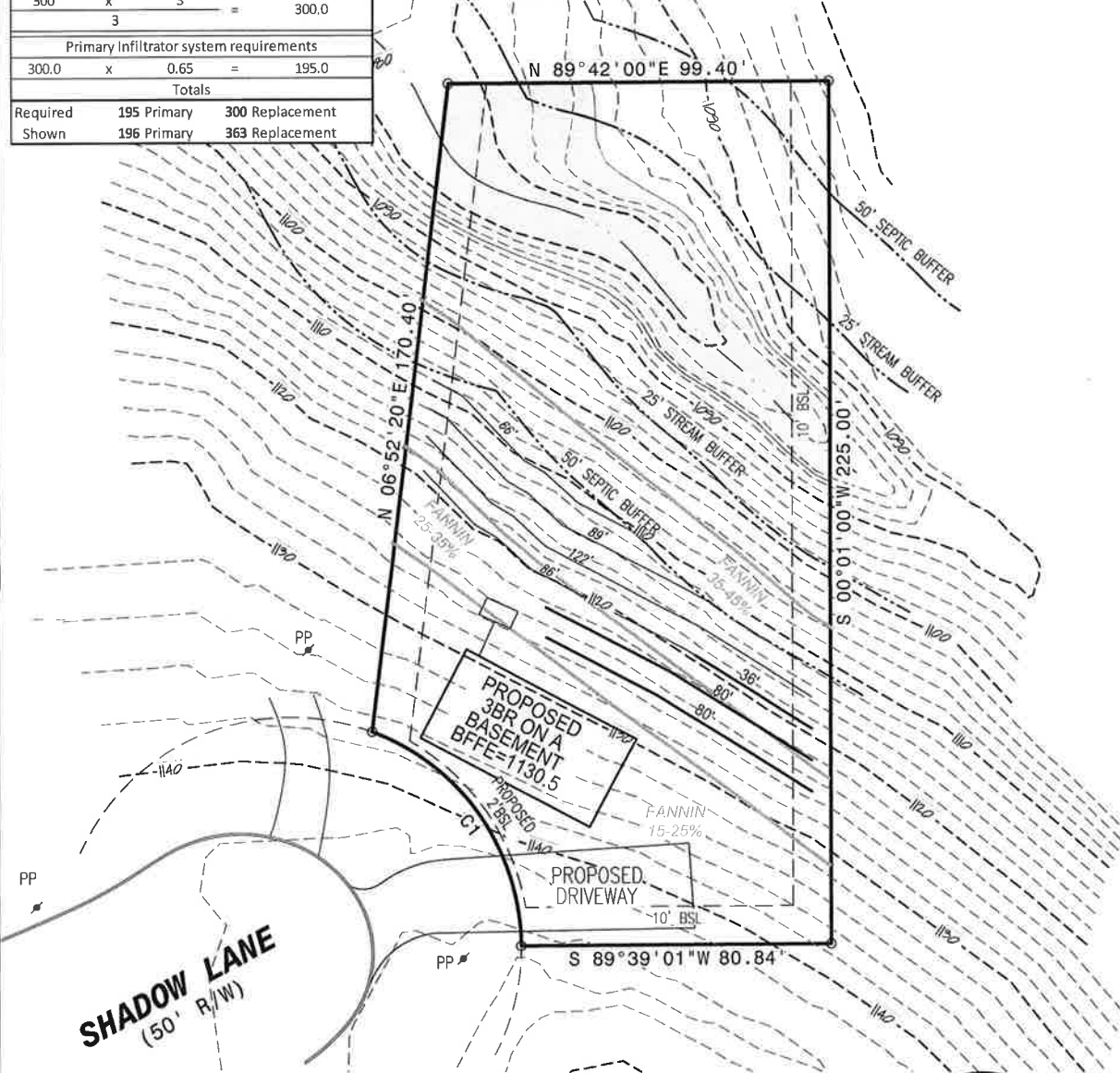
23,649.871 SQUARE FEET

Curve	Radius	Length	Chord	Chord Bear.
C1	60.00'	72.31'	68.01'	N 34°52'19" W



Septic Calculations		
Perc rate	Absorption area per bedroom	# of Bedrooms
45	300	3
Replacement system requirements		
(Absorption area X # of bedrooms)		Linear feet
300	x 3	= 300.0
3		
Primary Infiltrator system requirements		
300.0	x 0.65	= 195.0
Totals		
Required	195 Primary	300 Replacement
Shown	196 Primary	363 Replacement

SHADED AREA REPRESENTS  
THE APPROXIMATE LOCATION  
OF THE 1085' ELEVATION  
(EMERGENCY FLOOD  
ELEVATION OF LAKE LANIER)



SEPTIC DESIGN FOR:

**BRIAN & CARMEN WEAVER**

LOT #41 HIDDEN HORIZON S/D

LAND LOT 396

13thDISTRICT

1st SECTION

DAWSON COUNTY, GEORGIA

PLAT DATE: JULY 17, 2020

REVISIONS

30 0 30 60 90

GRAPHIC SCALE - 1"=30'



**McCLURE**  
SURVEYING, INC.

2505 JOHNSON DRIVE - SUITE D

CUMMING, GA 30040

O: (470) 297-5592 O: (770) 889-0281

NATHAN@MCCLURESURVEYING.COM

WWW.MCCLURESURVEYING.COM

JOB NO. 20307



## Dawson County Environmental Health

189 Hwy. 53 W., Ste. 102, Dawsonville, GA 30534

PH: 706-265-2930 FAX: 706-265-7529 • [www.phdistrict2.org](http://www.phdistrict2.org)

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Pamela Logan, M.D., M.P.H., M.A., Health Director

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July 20, 2020

Brian & Carmen Weaver

Re: Pre-purchase Evaluation, Hidden Horizon, Lot 41, Dawson County, GA

Brian & Carmen,

After making a site visit to the property and observing the site conditions with respect to the construction of a septic system, we believed the space was so tight that we were not comfortable with making a decision without requesting a site plan. You have provided us with a site plan that shows a house footprint, location, and driveway location. The septic system is shown to be located behind the house.

With this site plan, we believe that a three-bedroom septic system construction permit can be issued for this property. Once the septic permit is issued, if anything changes with respect to the house or driveway location, a new site plan must be submitted. Any major changes to the site plan must be reviewed by our office. Changes without this review may void this approval.

Due to the location of the proposed septic system area, we strongly advise you to have the system installed prior to starting construction on the house.

Do not hesitate to contact me if you have any questions.

Thank you,

George W. "Bill" Ringle  
Environmental Health Manager



20 JUL 9 4:22 PM

## DAWSON COUNTY REZONING APPLICATION

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

ZA 20.06 Tax Map & Parcel # (TMP): 098-027.009  
Submittal Date: 7-9-20 Time: 4:28 am/pm PM Received by: JK (staff initials)  
Fees Assessed: \$300 Paid: check Commission District: 4  
Planning Commission Meeting Date: August 18, 2020  
Board of Commissioners Meeting Date: September 17, 2020

### APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Victor Vazemiller

Address: \_\_\_\_\_

Phone: Listed \_\_\_\_\_ Email: Business  
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: NA Applicant Signature: [Signature]

### PROPERTY OWNER/PROPERTY INFORMATION

Name: Victor Vazemiller

Street Address of Property being rezoned: 517 Goodson Rd, Dawsonville  
GA 30534

Rezoning from: RA to: RSR Total acreage being rezoned: 4

Directions to Property: GA 400 north, left on Dawson Forest Rd  
At Georgia Premium Outlets, left on Goodson Rd  
Before Hwy 9

Subdivision Name (if applicable): \_\_\_\_\_ Lot(s) #: 1,2

Current Use of Property: Vacant

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? NO (yes/no)

If yes, what section? \_\_\_\_\_

**SURROUNDING PROPERTY ZONING CLASSIFICATION:**

North RS South RA East RA West RA

Future Land Use Map Designation: \_\_\_\_\_

Access to the development will be provided from:

Road Name: Goodson Rd Type of Surface: Pavement

**REQUESTED ACTION & DETAILS OF PROPOSED USE**

[☒] Rezoning to: RSR [ ] Special Use Permit for: \_\_\_\_\_

Proposed Use: building

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

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

**RESIDENTIAL**

No. of Lots: 2 Minimum Lot Size: 2 (acres) No. of Units: 2

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

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

Is an Amenity Area proposed: NO; if yes, what? \_\_\_\_\_

**COMMERCIAL & INDUSTRIAL**

Building area: \_\_\_\_\_ No. of Parking Spaces: \_\_\_\_\_

## **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 07/09/2020

Witness 

Date 07/09/2020

## **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.

ZA 20.06

TMP#: 098-027-009

### List of Adjacent Property Owners

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

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

Name

Address

TMP <u>098-027-001</u>	1. <u>Kim Limburg</u>	<u>517 Goodson Rd, Dawsonville GA 30534</u>
TMP <u>098-017-028</u>	2. <u>Larry Adams</u>	<u>100 Bethany dr Dawsonville ga 30534</u>
TMP <u>098-017-027</u>	3. <u>Christopher and Nicole Burruss</u>	<u>114 Bethany Dr, Dawsonville ga 30534</u>
TMP <u>098-027-002</u>	4. <u>Robert and Karen Hood</u>	<u>650 Goodson Rd, Dawsonville ga 30534</u>
TMP <u>098-017-030</u>	5. <u>Tara and Gregory Pirkle</u>	<u>70 Bethany dr Dawsonville ga 30534</u>
TMP <u>098-017-031</u>	6. <u>Ronnie and Farrah Adkins</u>	<u>56 Bethany dr Dawsonville ga 30534</u>
TMP <u>098-017-032</u>	7. <u>David and Brittany Hunt</u>	<u>34 Bethany dr Dawsonville ga 30534</u>
TMP <u>098-017-033</u>	8. <u>Jonathan and Ginger Dean</u>	<u>16 Bethany dr Dawsonville ga 30534</u>
TMP <u>098-027-004</u>	9. <u>Joann Hood</u>	<u>444 Goodson Rd Dawsonville ga 30534</u>
TMP _____	10. _____	_____
TMP _____	11. _____	_____
TMP _____	12. _____	_____
TMP _____	13. _____	_____
TMP _____	14. _____	_____
TMP _____	15. _____	_____

Use additional sheets if necessary.



## 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 9 day of July, 20 20.

Notary Public

My Commission Expires: \_\_\_\_\_



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

Pursuant to O.C.G.A. Section 36-67 A-3.A, the following disclosure is mandatory when an applicant or any representation of application for rezoning has been made within two (2) years immediately preceding the filing of the applicant's request for rezoning, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application for rezoning.

It shall be the duty of the applicant and the attorney representing the applicant to file a disclosure with the governing authority of the respective local government showing the following:

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

\_\_\_\_\_

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.



## PROPERTY OWNER AUTHORIZATION

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

517 Goodson Rd, 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: Victor Vazemiller  
Signature of applicant or agent: [Signature] Date: 7/9/20

\*\*\*\*\*

Printed Name of Owner(s): Yelena Vazemiller Victor Vazemiller  
Signature of Owner(s): [Signature] Date: 7/9/20

Mailing address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Telephone Number: \_\_\_\_\_  
Listed \_\_\_\_\_  
Unlisted \_\_\_\_\_

Sworn and subscribed before me  
this 9 day of July, 20 20

[Signature]  
Notary Public

My Commission Expires: 5/22/21



(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.)

# Letter of intent

The reason for rezoning is to be able to sell the property to someone who is looking to build their new home on the lot. We thank you for your consideration in rezoning.

All Inboxes **Parcel # 098 027 00...**

189 Highway 53 West, Suite 102  
Dawsonville, GA 30534  
(706) 265-2930  
(706) 265-7529 (fax)  
[Laurie.Wentworth@dph.ga.gov](mailto:Laurie.Wentworth@dph.ga.gov)

---

**From:** Wentworth, Laurie  
**Sent:** Wednesday, June 17, 2020 2:18 PM  
**To:** Harmony Gee  
**Subject:** Parcel # 098 027 009 (2 properties)

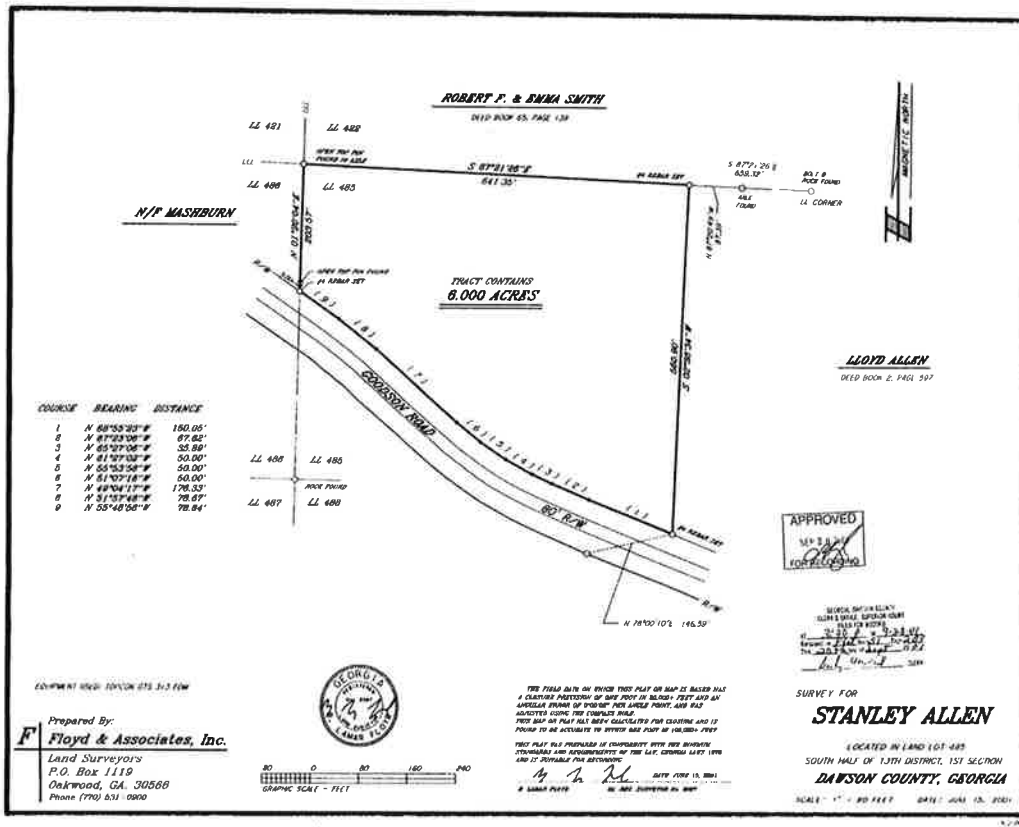
Hello Harmony,

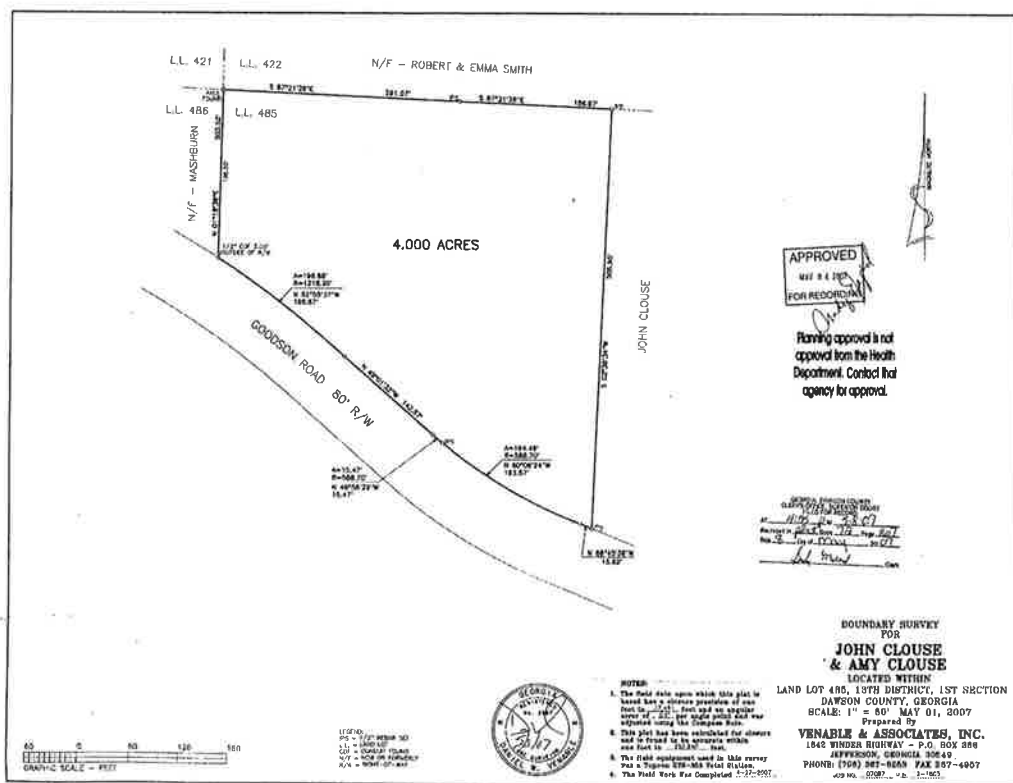
We have been contacted by the owner of these parcels regarding septic approval for a rezoning request. It is our understanding that the rezoning will create two 2 acre lots. Both of these lots would currently meet the Dawson County Board of Health minimum lot size based on the type water service at the property: Private Water Supply - 1.5 acres, Public Water Supply - .75acres. These requirements would need to be met if further subdividing takes place in the future. If a septic system is to be installed on either lot in the future, the lot will require a level 3 soil survey and evaluation/permitting by our office. If you have any question, please let us know.

Laurie J. Wentworth  
Environmental Health Specialist  
Dawson County Environmental Health Department  
189 Highway 53 West, Suite 102  
Dawsonville, GA 30534  
(706) 265-2930  
(706) 265-7529 (fax)  
[Laurie.Wentworth@dph.ga.gov](mailto:Laurie.Wentworth@dph.ga.gov)

See More











## Owner Information

WAZEMILLER VICTOR & YELENA

## Payment Information

Status	✓ Paid
Last Payment Date	11/22/2019
Amount Paid	\$884.99

 Search for Additional Records

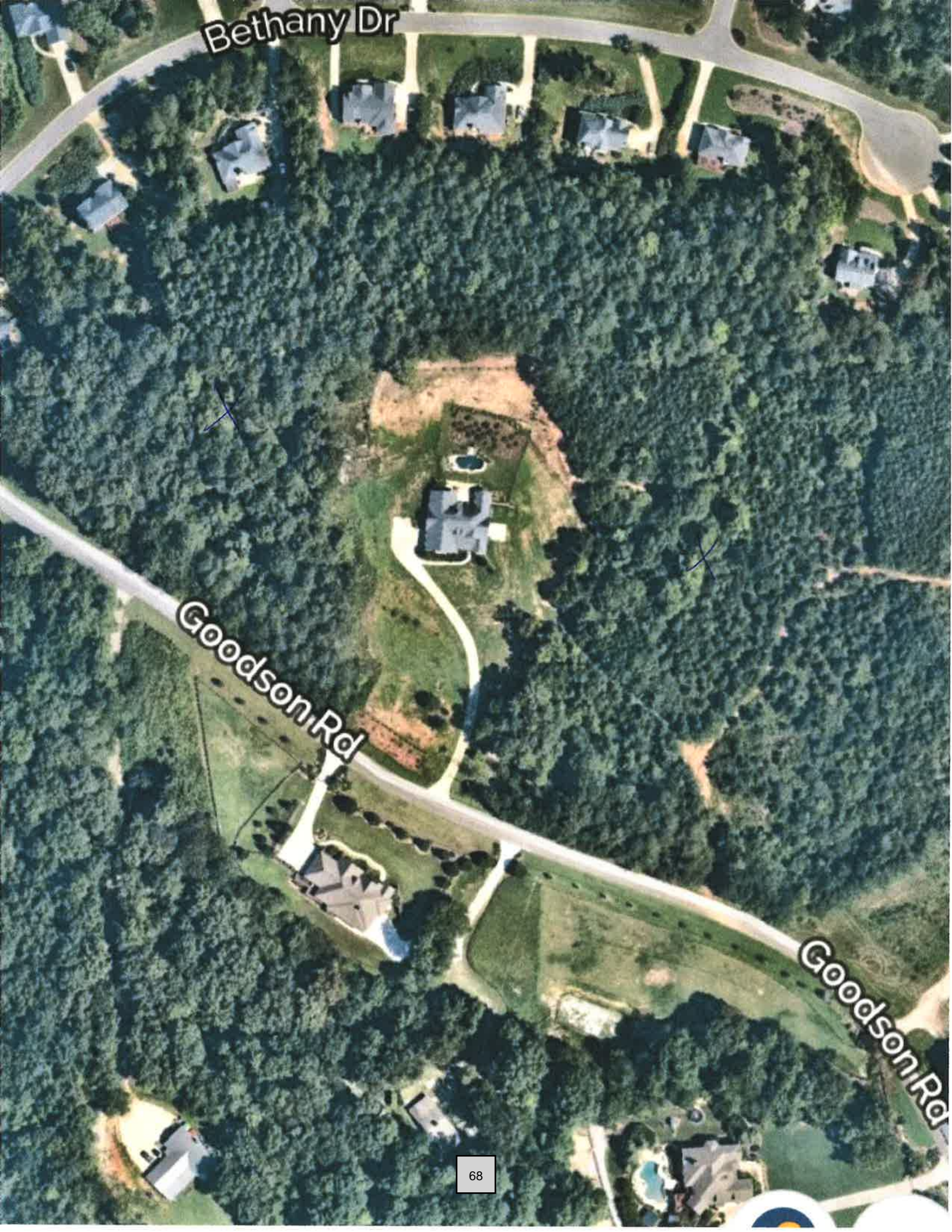
## Property Information

Parcel Number	098 027 009
District	1 DAWSON COUNTY UNINCORPORATED
Acres	4
Description	LL 485 LD 13-S
Assessed Value	\$37,080
Appraised Value	\$92,700

## Bill Information

Record Type	Property
Tax Year	2019
Bill Number	14314
Account Number	56355





Bethany Dr

Goodson Rd

Goodson 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:

Georgia 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 Dunwoody (city), Georgia (state)

Signature of Applicant

Victor and Yelena Vazeminer  
Printed Name

Date

07/09/2020

Name of Business

SUBSCRIBED AND SWORN BEFORE ME ON

THIS 9 DAY OF July, 2020

Susan Goch Notary Public

My Commission Expires: 5/22/21



**DAWSON COUNTY PLANNING COMMISSION  
PLANNING STAFF REPORT**

**Applicant**.....Victor Vazemiller

**Amendment #** .....ZA 20-06

**Request**.....Rezone Property from R-A (Residential Agriculture) to RSR (Residential Sub-Rural)

**Proposed Use** .....To sub divide parcel for purpose of selling it

**Current Zoning** .....R-A (Residential Agriculture)

**Size**.....4.001± acres

**Location** .....Goodson Rd

**Tax Parcel** .....098-027-009

**Planning Commission Date** .....August 18, 2020

**Board of Commission Date** .....September 17, 2020

---

**Applicant Proposal**

The applicant is seeking to rezone the property from R-A (Residential Agriculture) to RSR (Residential Sub Rural) for the purpose of dividing the property in accordance with the RSR zoning guidelines.

**History and Existing Land Uses**

Mr. Vazemiller acquired the parcel in 2016. Prior to that the parcel was owned by SunTrust Bank, who had a survey showing 3 separate parcels all approximately 2 acres in size but it was never recorded. The home that was built on the middle parcel split the property, bookending the 2 remaining parcels but leaving them with the same Tax Map Parcel number. The parcel remains vacant land and the owner is seeking to sell them.

Adjacent Land Uses	Existing zoning	Existing Use
North	RS	Residential Neighborhood
South	RS	Residential

East	RPC	Residential Planned Community
West	R-A & RS	Residential

### **Development Support and Constraints**

Having the land zoned for a Residential Sub-Rural would allow the owner to divide the parcels to the heirs of the estate and would fit in the general character of the area.

### **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 Residential Sub-Rural.

### **Public Facilities/Impacts**

**Engineering Department** –“No comments necessary.”

**Environmental Health Department** – No comments returned.

**Emergency Services** – No comments necessary.

**Etowah Water & Sewer Authority** –Water main is available to the location however sewer is not.

**Dawson County Sheriff’s Office** – No comments returned.

**Board of Education** – No facility additions would be necessary.

**Georgia Department of Transportation** –No comments necessary.

### **Analysis**

- It does conform to the Future Land Use Map and Comprehensive Plan.

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

- A. The existing uses and classification of nearby property.**  
Properties surrounding the parcel are zoned residential (R-A, RS, & RPC).

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

There should be no diminishment of property values.

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

There should be no destruction of property values.

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

There should be 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 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 property is vacant land.

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

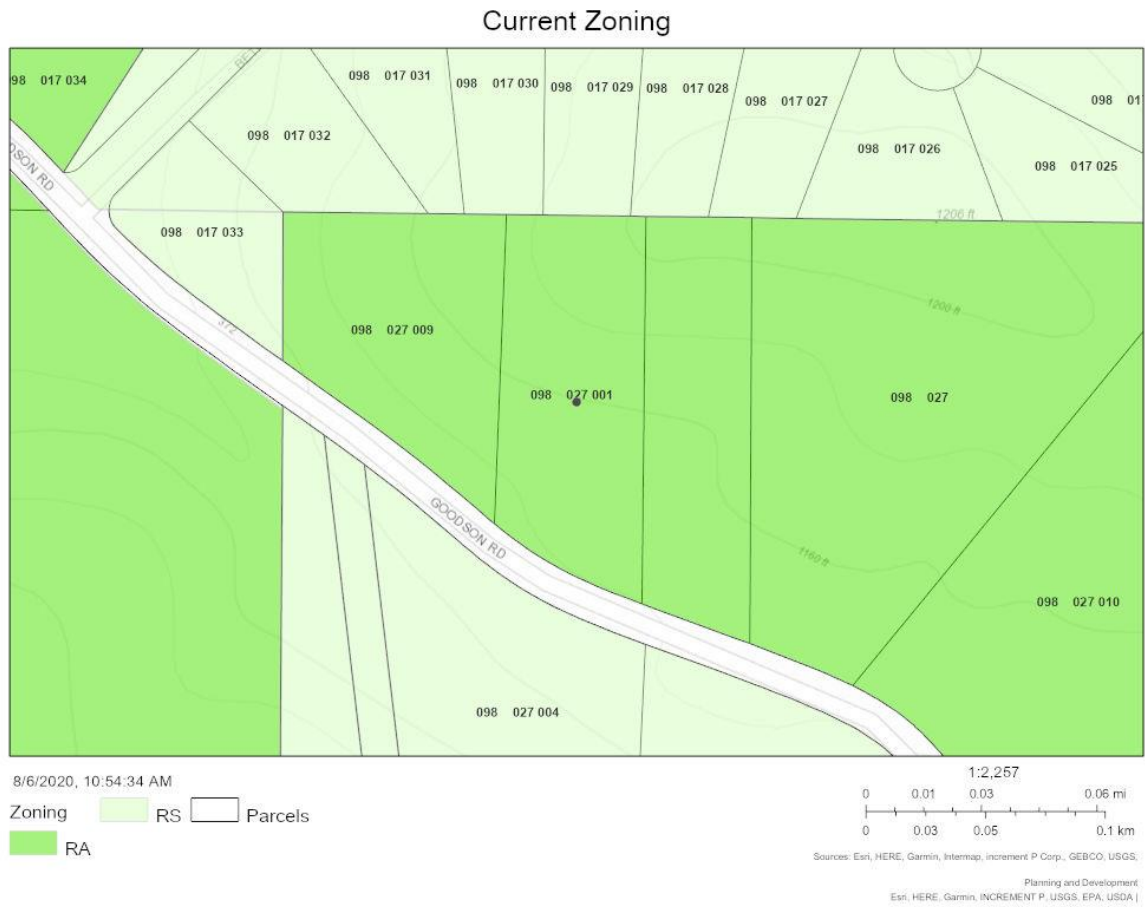
The applicant is looking to divide the parcel so that it can be sold and be developed into 2 primary residences on each proposed parcels. The parcel was bank owned at one point and with the division of the property and subsequent building of a residence dividing the parcel in the middle causing the 2 parcels sandwiching the home to share the same Tax Map Parcel number and not having a plat recorded caused the property owner to seek rezoning.



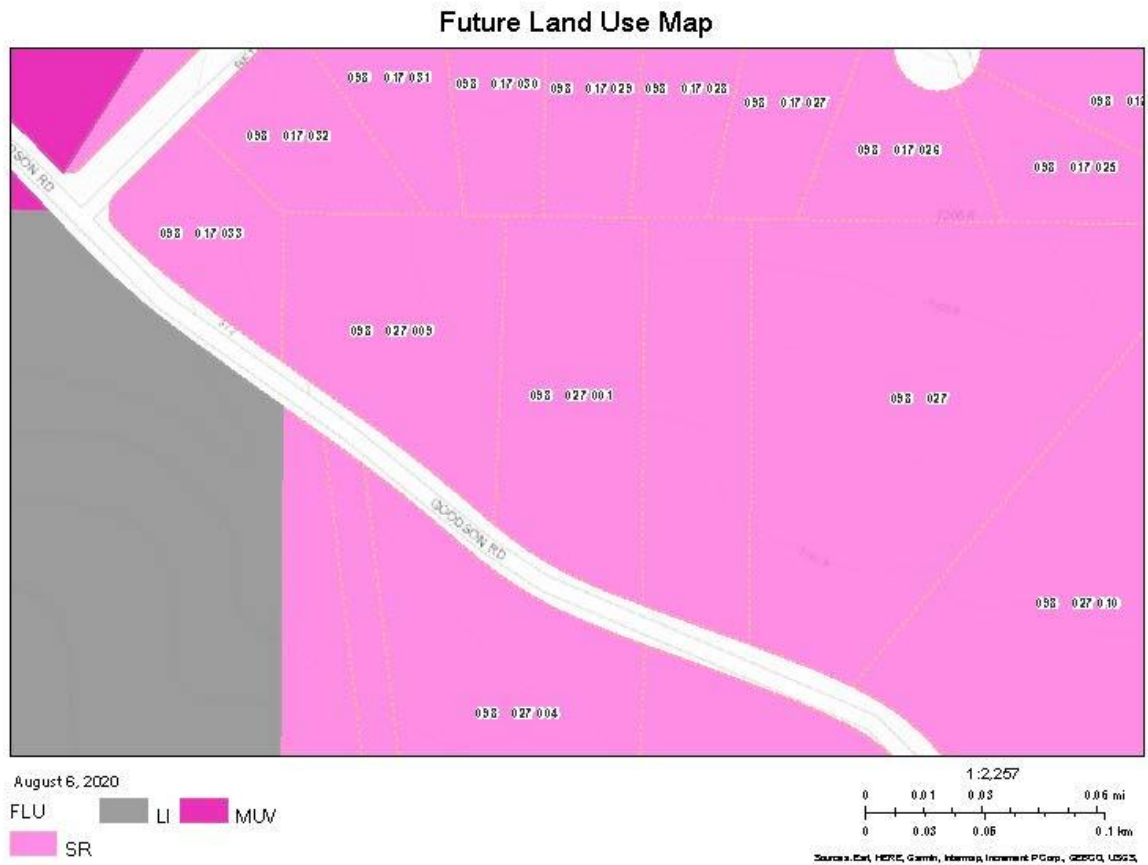
Pictures of Property:



## Current Zoning Map:



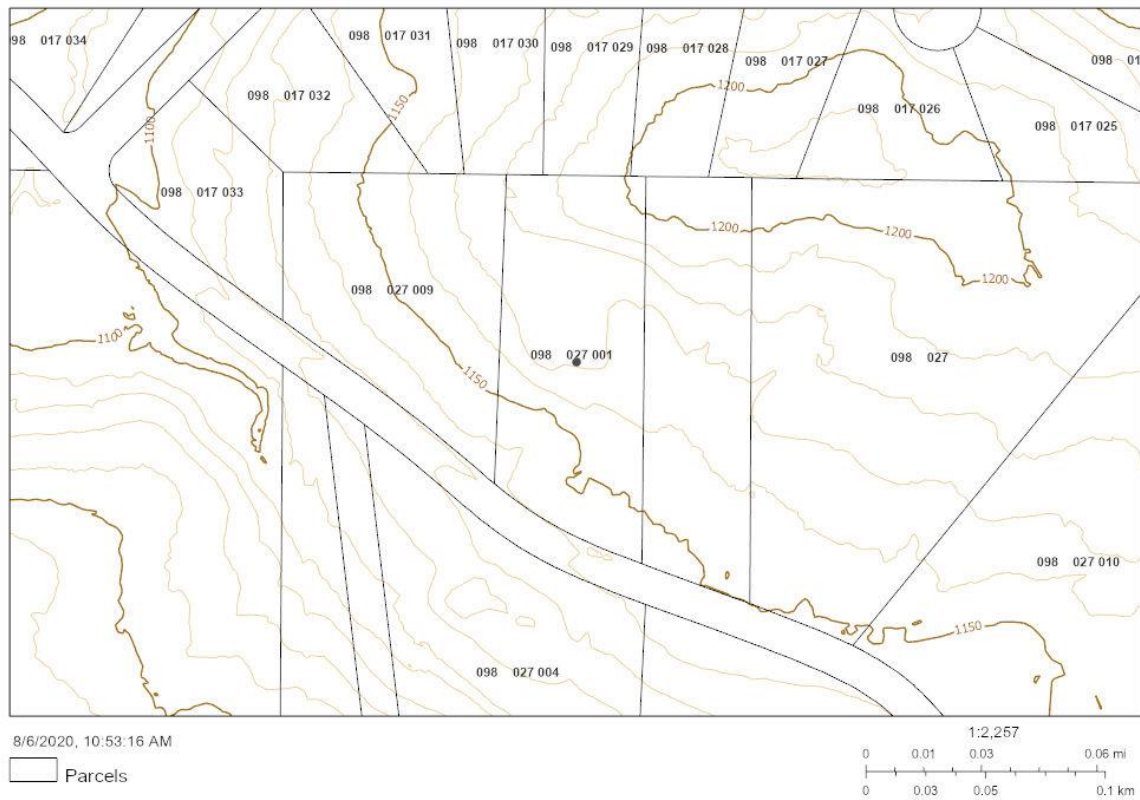
## Future Land Use Map:





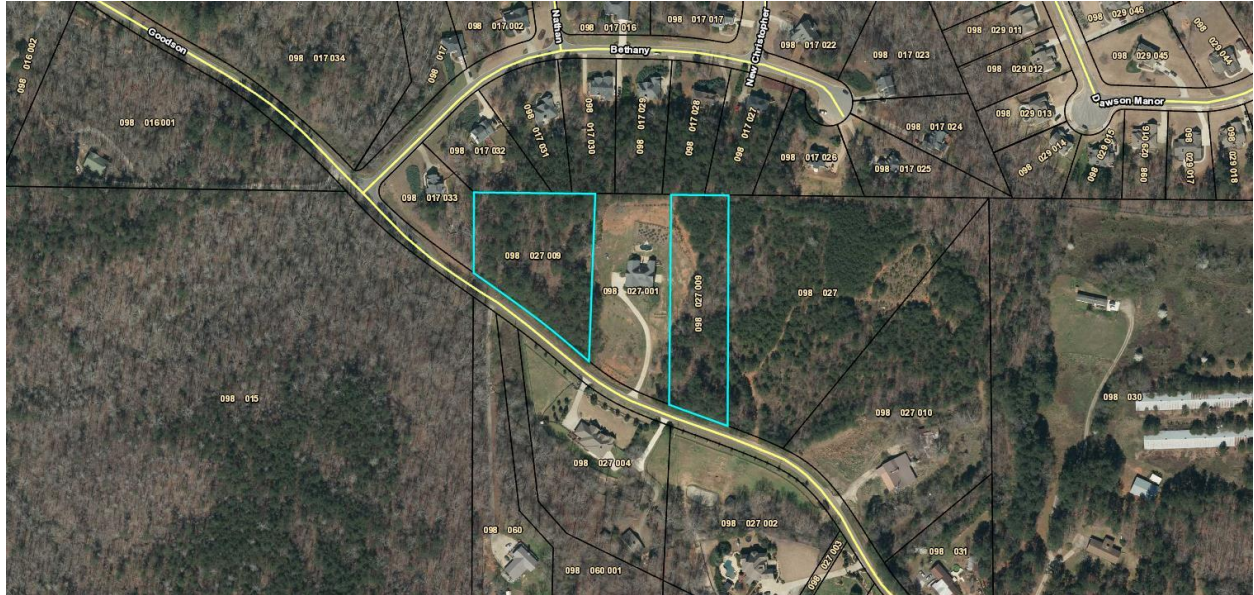
Topography:

Topo Map

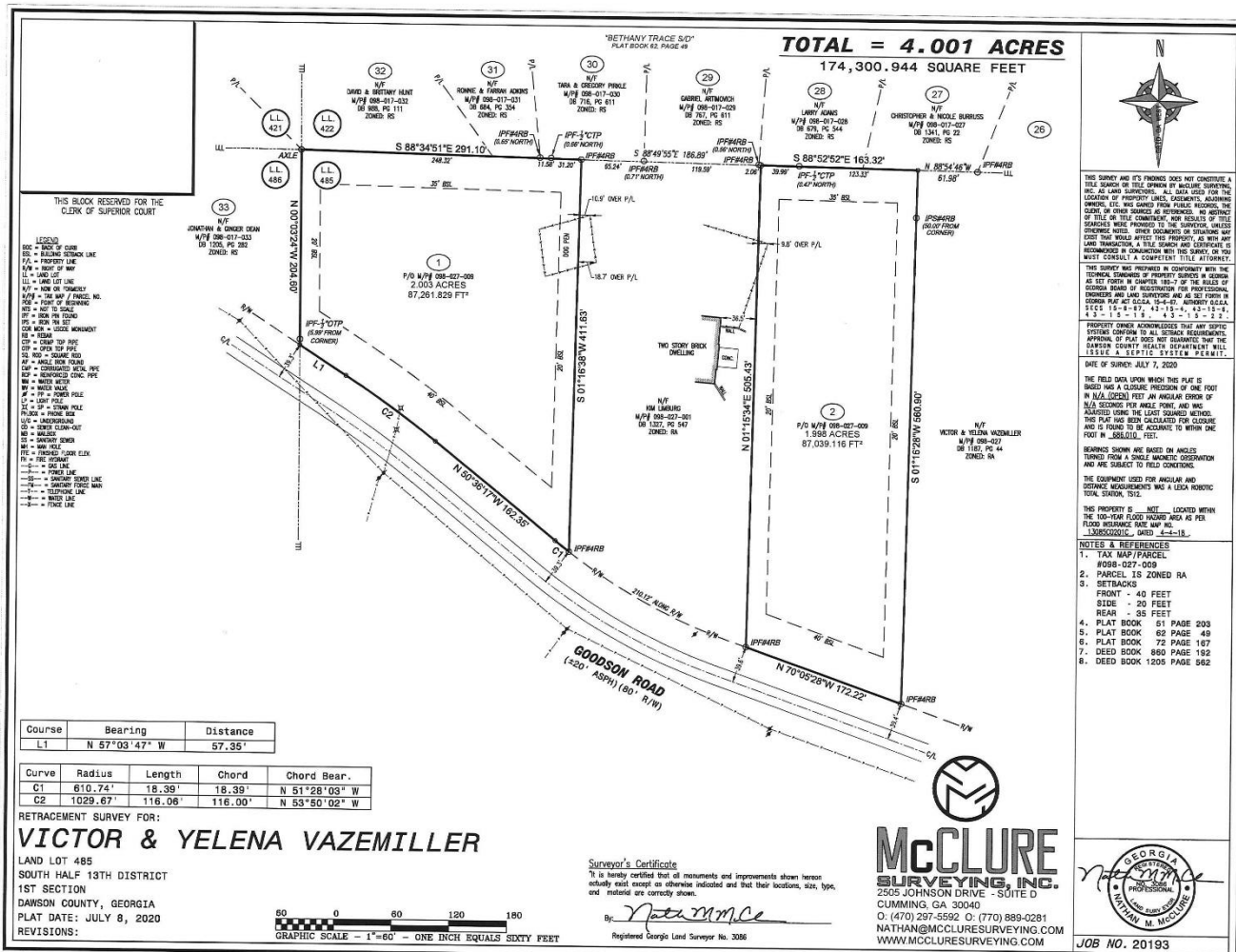


Dawson County  
The information on this map (or data product) is from a computer database accessed using a Geographic Information System (GIS). Dawson County Public Works cannot guarantee the accuracy of the information contained on this map. Each user of this map is

Aerial:



Site Plan:





# DAWSON COUNTY REZONING APPLICATION

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

ZA 20-07 Tax Map & Parcel # (TMP): 107-319  
Submittal Date: 7-10-20 Time: 11:13 (am/pm) Received by: Jhope (staff initials)  
Fees Assessed: 3900.00 Paid: check Commission District: \_\_\_\_\_  
Planning Commission Meeting Date: Aug. 18  
Board of Commissioners Meeting Date: Sept. 17

## APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Tri-Mark 400, LLC

Address: \_\_\_\_\_

Phone: Listed \_\_\_\_\_ Email: Business \_\_\_\_\_  
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: Tri-Mark 400, LLC

Street Address of Property being rezoned: Corner of Ga 400 & Blue Ridge Parkway

Rezoning from: N/A: Site Plan Amendment Only Total acreage being rezoned: 52

Directions to Property: Ga 400 North, property is on the east (right) just as you cross into Dawson County from Forsyth County.

20 JUL 10 11:13 AM

Subdivision Name (if applicable): \_\_\_\_\_ Lot(s) #: \_\_\_\_\_

Current Use of Property: Vacant

Any prior rezoning requests for property? Yes if yes, please provide rezoning case #: ZA 17-09

**\*\*\*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 400

**SURROUNDING PROPERTY ZONING CLASSIFICATION:**

North CBD South CBD East RA West CBD

Future Land Use Map Designation: \_\_\_\_\_

Access to the development will be provided from:

Road Name: GA 400 Type of Surface: Asphalt

**REQUESTED ACTION & DETAILS OF PROPOSED USE**

☒ Rezoning to: N/A- Only a Site Plan [ ] Special Use Permit for: \_\_\_\_\_  
Modification

Proposed Use: We are not changing the Proposed Use  
We are not changing any Conditions of the Current Zoning other than eliminating the age restriction

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

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

**RESIDENTIAL**

No. of Lots: \_\_\_\_\_ Minimum Lot Size: \_\_\_\_\_ (acres) No. of Units: 300

Minimum Heated Floor Area: \_\_\_\_\_ sq. ft. Density/Acre: 5.76

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

Is an Amenity Area proposed: Yes; if yes, what? Pool, Clubhouse, fitness room, walking trails

**COMMERCIAL & INDUSTRIAL**

Building area: Retail= 31,500 sf, Office= 130,000 sf No. of Parking Spaces: per County Ordinance (varies  
Hotel= 70,000 sf, Assisted Living= 141,000 sf based upon uses)

## 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.

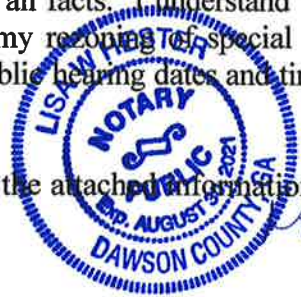
I hereby certify that I have read the above and that the above information as well as the attached information is true and correct.

Signature \_\_\_\_\_

Date \_\_\_\_\_

Witness \_\_\_\_\_

Date 7-10-20



## WITHDRAWAL

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

I hereby withdraw application # \_\_\_\_\_

Signature \_\_\_\_\_

Date \_\_\_\_\_

### Withdrawal of Application:

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

20 JUL 10 11:14 AM

ZA 20.07

TMP#: 107.319

107.319 005

107.319.004

107.319.002

**List of Adjacent Property Owners**

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

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

**Name**

**Address**

TMP _____	1. _____
TMP _____	2. _____
TMP _____	3. _____
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.

## 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 for Tri-Mark 400, LLC

Application Number: \_\_\_\_\_

Date Signed: 7.10.2020

Sworn and subscribed before me

this 10 day of July, 2020.

Lisa Hester  
Notary Public

My Commission Expires: 8/30/2021



20 JUL 10 11:14AM

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

Pursuant to O.C.G.A. Section 36-67 A-3.A, the following disclosure is mandatory when an applicant or any representation of application for rezoning has been made within two (2) years immediately preceding the filing of the applicant's request for rezoning, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application for rezoning.

It shall be the duty of the applicant and the attorney representing the applicant to file a disclosure with the governing authority of the respective local government showing the following:

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

\_\_\_\_\_

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.



# PROPERTY OWNER AUTHORIZATION

I/we, Tri-Mark 400, LLC, 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): Jim King for Tri-Mark 400, LLC

Signature of Owner(s): \_\_\_\_\_ Date: 7.10.2020

Mailing address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Telephone Number: ☐ Listed ☐ Unlisted \_\_\_\_\_

Sworn and subscribed before me  
this 10 day of July, 2020.

Lisa W Hester  
Notary Public

My Commission Expires: 8/30/2021



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

20 JUL 10 11:15 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.

  X   I am a United States citizen.

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

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

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

\_\_\_\_\_

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

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

\_\_\_\_\_

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

Executed in \_\_\_\_\_ (city), \_\_\_\_\_ (state)

Signature of Applicant

Jim King for Tri-Mark 400, LLC  
Printed Name

Date

Name of Business

SUBSCRIBED AND SWORN BEFORE ME ON

THIS 10 DAY OF July, 2020

Lisa W Hester Notary Public

My Commission Expires



20 JUL 10 11:15 AM

## LETTER OF INTENT

The applicant requests a Site Plan Amendment for Parcel Numbers: TMP 107 319, 107 319 002 107 319 004, & 107 319 005 to simply remove the age restriction on the residential units within the currently zoned CPCD Mixed-use Development. The Uses on the newly proposed Site Plan have been shuffled around slightly to satisfy a different developer's architectural style; however, the general land uses themselves remain the same. The applicant requests the removal of the age requirement simply because the senior market is currently not deep enough to economically support age restriction on 100% of the units. The units will be marketed toward the 55+ community; however, it is not economically feasible to limit it to that requirement. As you can see in the Chart below, the use of the property does not change.

Currently Allowed under Previous Zoning	Proposed Changes
Medical Office: 130,000 Sq Ft	Medical Office: 130,000 Sq Ft
Retail: 31,500 Sq Ft	Retail: 31,500 Sq Ft
Assisted Living: 141,000 Sq Ft	Assisted Living: 141,000 Sq Ft
Hotel: 70,000 Sq Ft	Hotel: 70,000 Sq Ft
Residential Units: 300 Units Age Restricted	Residential Units: 300 Units Non-Age Restrict

The 52-acre property is located at GA 400 North in Dawsonville, GA and is immediately adjacent to Dawson Fine Wine and Spirits, Highland Pointe at Oakmont and All Green Outdoor Center and Landscape Supply. It is bordered on the east by various Residential Agricultural properties which are also designated on the Future Land Use Plan as Commercial Highway Use.

Our Master Planned Development will include an amenities building, and beautifully well maintained open space throughout the property. The community will enjoy easy access to the medical resources including dentists, optometrists and a pharmacy, boutique shopping, dining, recreation opportunities, and common areas close by.

Protective Covenants will insure that the development complies with the aesthetic requirements of the Ga 400 Overlay District and developed to very high standards.

20 JUL 10 11:15AM

# TRI-MARK 400, LLC

## DEVELOPMENT PLAN

---

Date: July 10, 2020  
To: Jameson Kinley, Planning and Development Director  
From: John Kieffer, Tri-Mark 400, LLC  
Subject: **Blue Ridge Parkway & GA-400 Site Plan Amendment**

---

### SUMMARY OF INTENT

The 52-acre site is currently owned by TRI-MARK 400, LLC  
Tri-Mark 400 will be the Master Developer and will develop the Site as mixed-use per current zoning with the following uses:

- Multifamily: 300 units
  - o Parking: 525 spaces (1.75 per unit)
  - o Detached garages: 48 spaces (6 bldgs)
  - o Clubhouse: 8,000 sf clubhouse parking: 10 spaces
- Retail: up to 31,500 sf
  - o Parking: 1 per 200 sf (general)
  - o Parking: 1 per 100 sf (restaurant)
- Office (MOB): up to 130,000 sf (96,000 sf shown) parking: 384 spaces (1 per 250 sf)
- Hotel: 70,000 sf (128 keys) parking: 128 spaces (1 per key) + (1 per 2 employees)
- Assisted Living: 141,000 sf (130 rooms) parking: 130 spaces (1 per unit)
- Other Design Standards
  - o Two (2) multi-tenant pylon signs to be located along GA 400 not to exceed 35' in height
  - o Building heights for all uses and structures shall not exceed 60'
  - o Setbacks:
    - 25' side
    - 60' front
    - 75' along GA-400
    - 35' rear along interior property lines

It is anticipated that the development will be built over a six-year period or as market conditions allow. The current plan calls for the multifamily portion to commence pre-development activities immediately and construction will



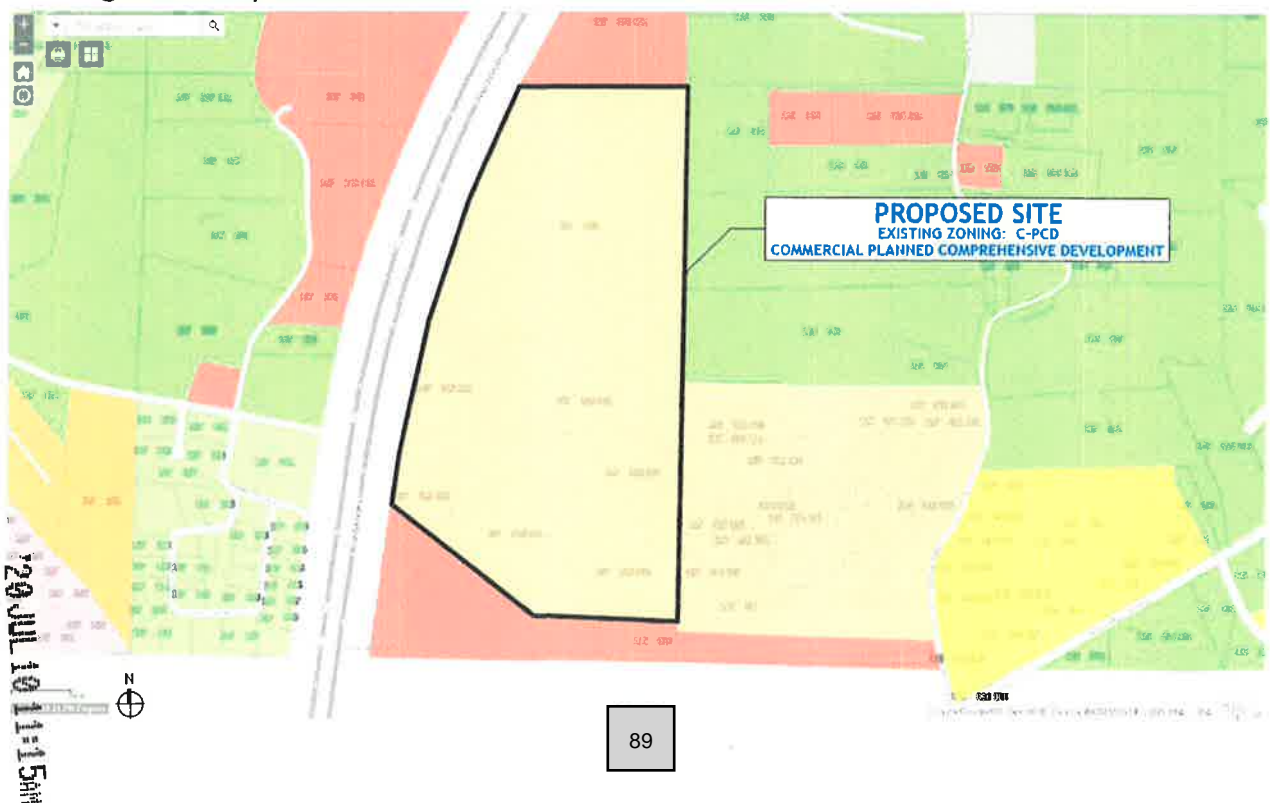
commence immediately following the receipt of all necessary building permits. The remaining uses will follow at a later date with market demand determining the timeline for those developments. The full buildout of the plan and all of its uses cannot be firmly established at this time. The project is governed by a Declaration of Easements, Covenants, and Restrictions, which is provided as an enclosure herein.

## **MAPS AND REFERENCES**

### General Location Map:

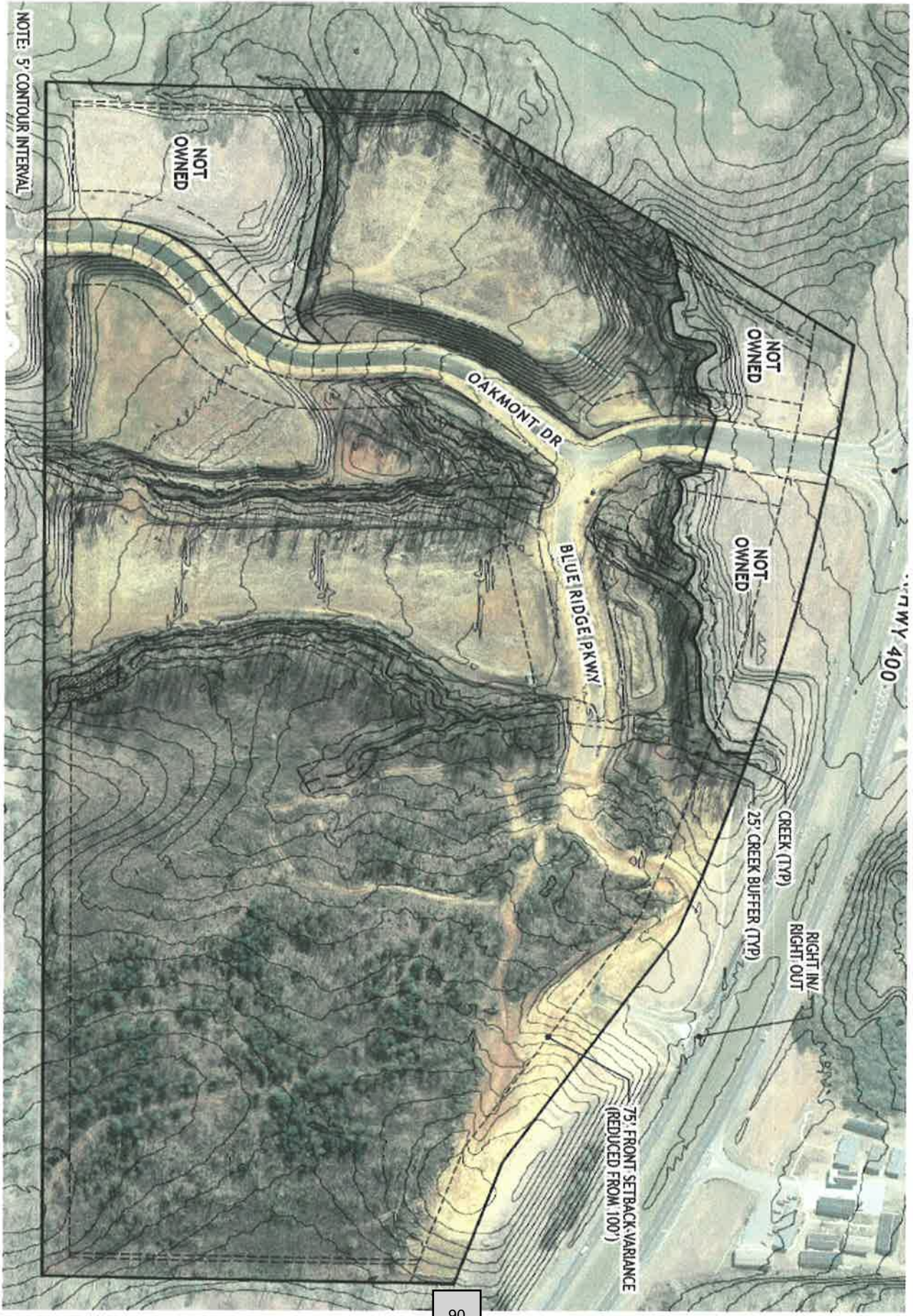


### Existing and Proposed Land Uses:



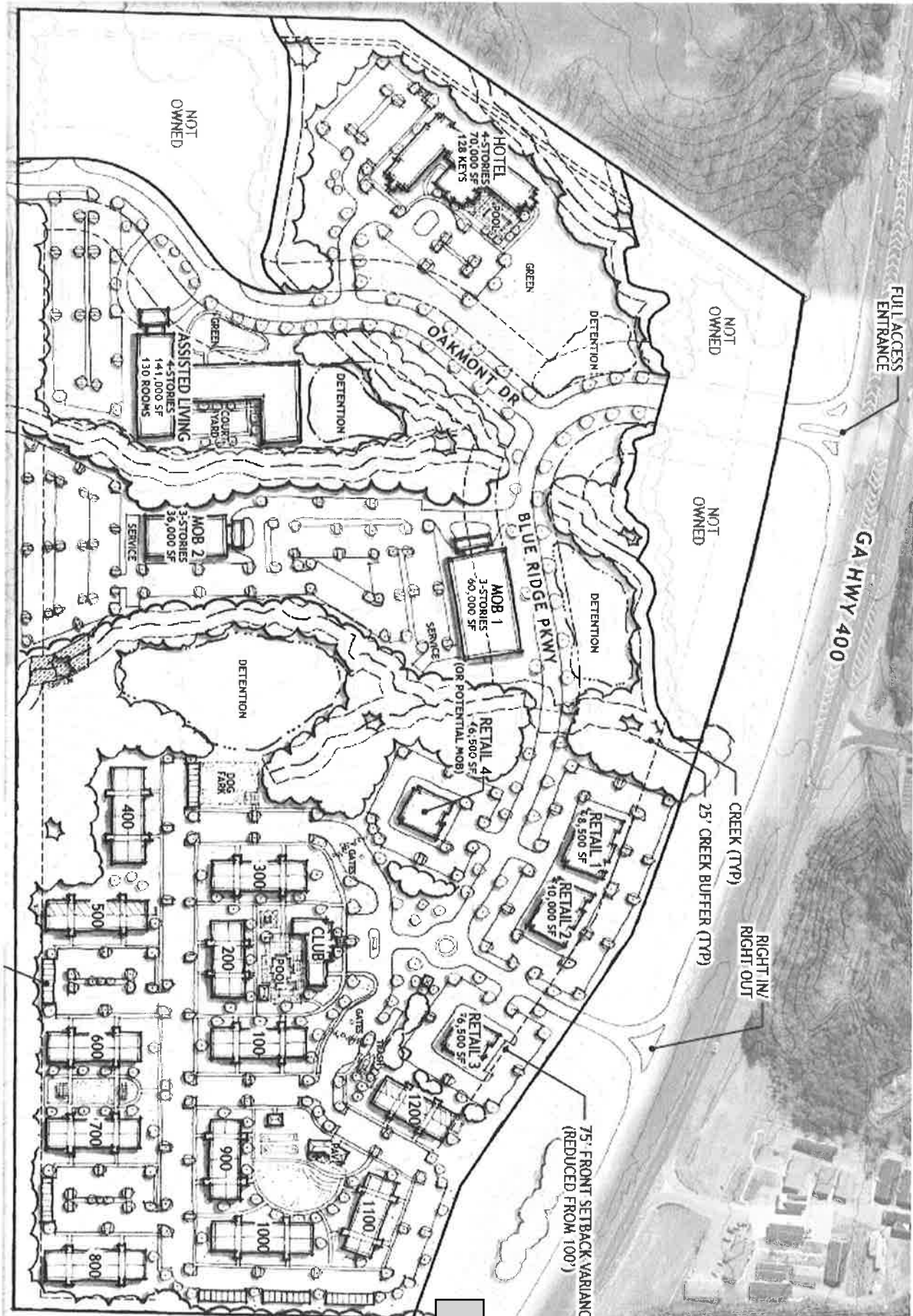


Contour Map:



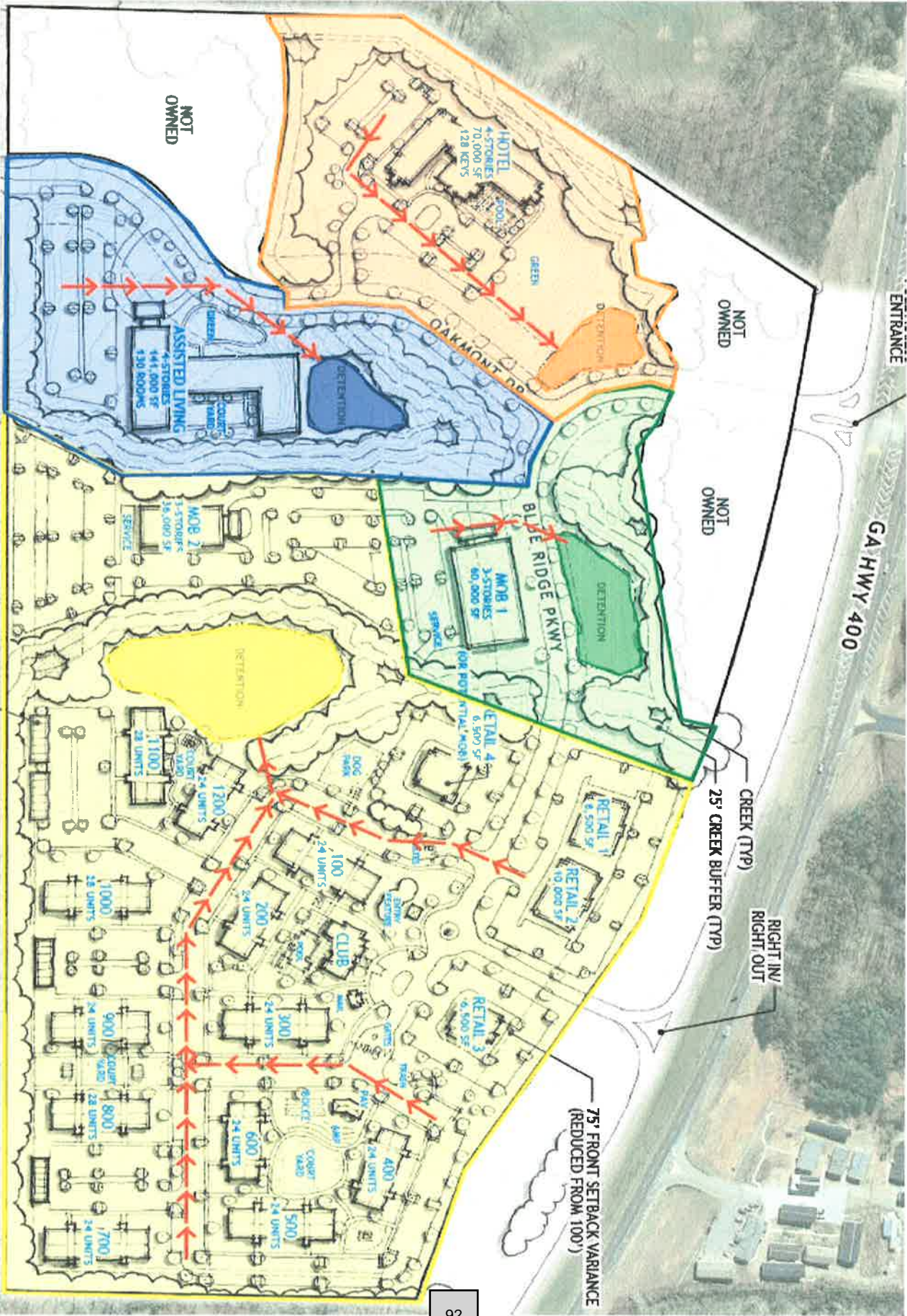


APPROXIMATE LOCATION OF BUILDINGS, ROADS AND MAJOR DETENTION AREAS:





MASTER DRAINAGE PLAN:





**OVERALL DEVELOPMENT SUMMARY:**

OVERALL BOUNDARY: +/- 52 ACRES  
GREENSPACE AREA: +/- 16.5 ACRES (31.73%)

MULTIFAMILY: 300 UNITS  
PARKING: 525 SPACES (1.75 PER UNIT)  
DETACHED GARAGES: 48 SPACES (6 BLDGS)  
CLUBHOUSE: 8,000 SF  
CLUBHOUSE PARKING: 10 SPACES

RETAIL: UP TO 42,500 SF  
PARKING: 1 PER 200 SF (GENERAL)  
PARKING: 1 PER 100 SF (RESTAURANT)

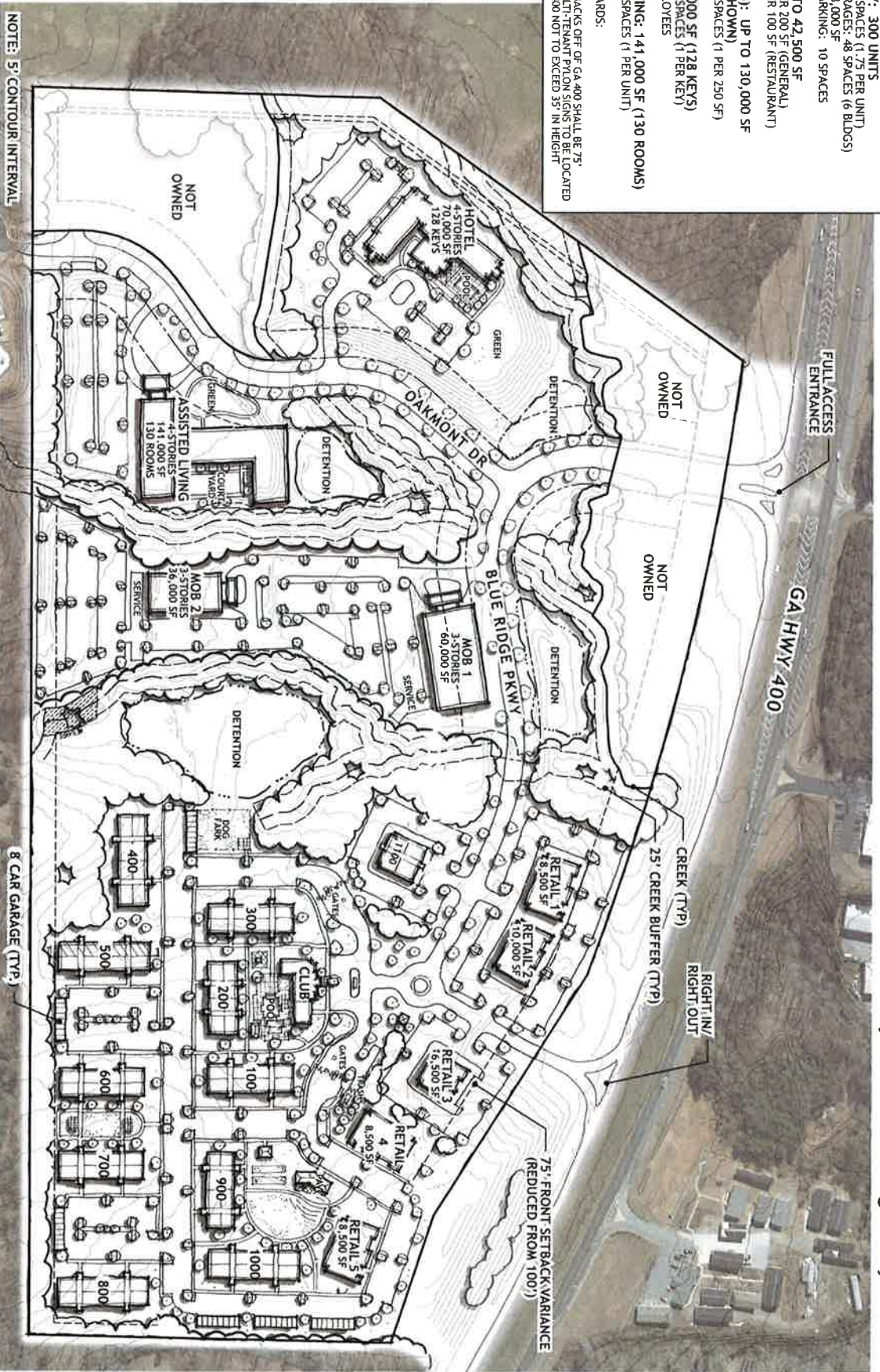
OFFICE (MOB): UP TO 130,000 SF  
(96,000 SF SHOWN)  
PARKING: 384 SPACES (1 PER 250 SF)

HOTEL: 70,000 SF (128 KEYS)  
PARKING: 128 SPACES (1 PER KEY)  
+ 1 PER 2 EMPLOYEES

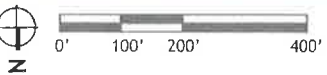
ASSISTED LIVING: 141,000 SF (130 ROOMS)  
PARKING: 130 SPACES (1 PER UNIT)

**DESIGN STANDARDS:**

- FRONT SETBACKS OFF OF GA 400 SHALL BE 75'
- TWO (2) MULTI-TENANT Pylon SIGNS TO BE LOCATED ALONG GA 400 NOT TO EXCEED 35' IN HEIGHT



NOTE: 5' CONTOUR INTERVAL



# **Conceptual Master Plan** GA Hwy 400 & Blue Ridge Pkwy - Dawsonville, GA

Printed: 7/22/2020 2:10:18 PM



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

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

Trans No	Property ID / District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2019 - 14010	107 319 005 / 1 LL 499 542 543 LD 13S TRACT 5 FMV: 478200	\$4565.28	\$32.34 Fees: \$0.00 \$0.00	\$0.00	\$4597.62	\$0.00
Totals:		\$4565.28	\$32.34	\$0.00	\$4597.62	\$0.00

Paid Date: 12/23/2019

Charge Amount: \$4597.62

TRIMARK 400 LLC

T

DAWSONVILLE, GA 30534



Scan this code with your  
mobile phone to view this  
bill

Printed: 7/22/2020 2:10:36 PM



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

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

Trans No	Property ID / District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2019 - 14009	107 319 004 / 1 LL 499 542 543 LD 13S TRACT 4 FMV: 376800	\$3597.24	\$25.48 Fees: \$0.00 \$0.00	\$0.00	\$3622.72	\$0.00
Totals:		\$3597.24	\$25.48	\$0.00	\$3622.72	\$0.00

Paid Date: 12/23/2019

Charge Amount: \$3622.72

TRI MARK 400 LLC

DAWSONVILLE, GA 30534



Scan this code with your  
mobile phone to view this  
bill

Printed: 7/22/2020 2:10:53 PM



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

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

Trans No	Property ID / District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2019 - 14007	107 319 / 1 LL 498,499,542,543 LD 13-S FMV: 2735478	\$26115.06	\$184.97 Fees: \$0.00 \$0.00	\$0.00	\$26300.03	\$0.00
Totals:		\$26115.06	\$184.97	\$0.00	\$26300.03	\$0.00

Paid Date: 12/23/2019

Charge Amount: \$26300.03

TRI MARK 400 LLC

DAWSONVILLE, GA 30534



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bill



Printed: 7/22/2020 2:11:07 PM



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

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

Trans No	Property ID / District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2019 - 14008	107 319 002 / 1 LL 499 542 543 LD 13S TRACT 2 FMV: 471600	\$4502.27	\$31.89 Fees: \$0.00 \$0.00	\$0.00	\$4534.16	\$0.00
Totals:		\$4502.27	\$31.89	\$0.00	\$4534.16	\$0.00

Paid Date: 12/23/2019

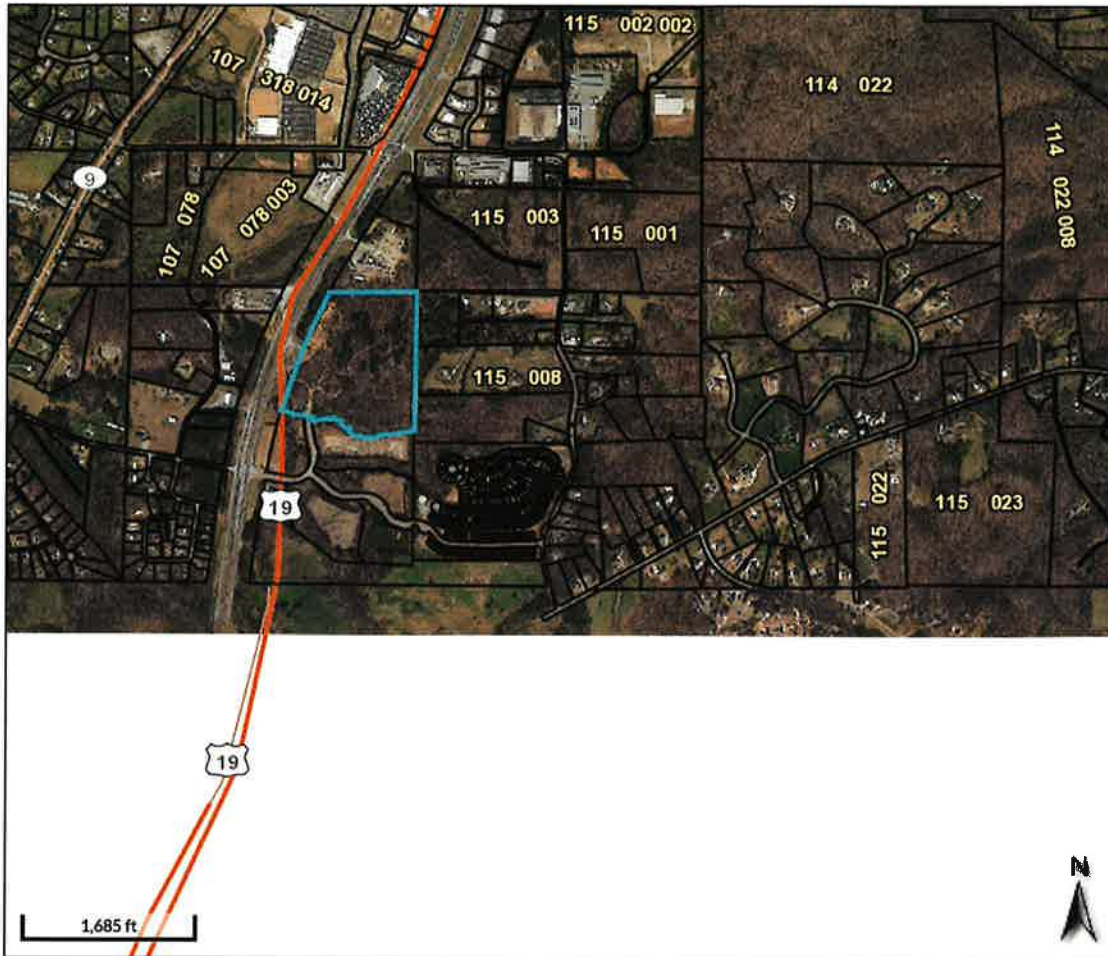
Charge Amount: \$4534.16

TRI MARK 400 LLC

DAWSONVILLE, GA 30534



Scan this code with your  
mobile phone to view this  
bill



Overview



Legend

- Parcels
- Roads

Parcel ID 107 319  
Class Code Commercial  
Taxing District UNINCORPORATED  
Acres 30.31

Owner TRI MARK 400 LLC

Last 2 Sales

Date	Price	Reason	Qual
11/14/2012	\$765000	MB	U
9/4/2012	0	FC	U

Physical Address n/a  
Assessed Value Value \$1786200

(Note: Not to be used on legal documents)

Date created: 7/22/2020  
Last Data Uploaded: 7/21/2020 11:22:24 PM

Developed by Schneider  
GEOSPATIAL

**DAWSON COUNTY PLANNING COMMISSION  
PLANNING STAFF REPORT**

**Applicant**.....Tri-Mark 400, LLC

**Amendment #** .....ZA 20-07

**Request**.....Zoning Condition Update

**Proposed Use** .....Commercial Planned Community  
Development

**Current Zoning** .....Commercial Planned Community  
Development

**Size**.....52± acres

**Location** ..... Corner of GA 400 N & Blue Ridge Pkwy

**Tax Parcel** .....107-319, 107-319-005, 107-319-004,  
107-319-002

**Planning Commission Date** .....August 18, 2020

**Board of Commissioners Date**..... September 17, 2020

---

**Applicant Proposal**

The applicant is seeking to modify existing zoning conditions that were stipulated per the 2017 rezoning approval of ZA 17-09. The request would remove the age restriction that was placed on the residential units. The uses of the newly proposed site plan are essentially the same as the previously approved plan with some shifting to accommodate a different architectural style. The applicant proposes medical offices (130k sq. ft.), retail (31,500 sq. ft.), assisted living (141k sq. ft.), hotel (70k sq. ft.) and residential units (300). It should be noted that the applicant is not requesting a change in the previously approved density.

**History and Existing Land Uses**

This property was originally rezoned in 2003 from R-A to CPCD but only the residential portion was developed at that time. One of the outlying retail parcels was developed and the rest of the development currently sits vacant.

<b>Adjacent Land Uses</b>	<b>Existing zoning</b>	<b>Existing Use</b>
North	C-HB	Commercial
South	C-HB & Forsyth County	Vacant
East	R-A & CPCD	Vacant & Semi-Attached Residential
West	C-HB	Commercial

### **Development Support and Constraints**

The property has access to water and sewer which allows for the density in housing. The major constraint on the property is the sensitive areas of floodplain and stream buffers that have to be accommodated within the development.

### **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** – No comments returned.

**Environmental Health Department** – “This development will be served by Etowah Water and Sewer Authority.”

**Emergency Services** – See the attached.

**Etowah Water & Sewer Authority** “Upgrades and extensions will be required to provide water service to the development at the developer’s expense. The system must be developed & installed per EWSA specs at the Developer’s expense. Sewer Main extension and upgrades will be required to service development and must be funded by the developer.”

**Dawson County Sheriff’s Office** – No comments returned.

**Board of Education** – “Dawson Co. High School recommended capacity 1440 latest enrollment 819. Dawson Co. Junior High (8-9) recommended capacity 725 the latest enrollment 585. Dawson Co. Middle School recommended capacity 725 the latest enrollment 578. Kilough Elementary recommended capacity 650 latest enrollment 416. Unknown number of students projected for this development. Teacher and staff would be added as necessary. No improvements are planned at this time.”

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

## Analysis

- This is an update to an already approved zoning. While it does not conform to the Future Land Use Map, this rezoning predates the adoption and the future land use plan does not take into consideration previous zonings.

### **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.**  
The property is already zoned. This process is to update the site plan and stipulations.
- 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 public will gain a multiuse community that could provide and example to future neighborhoods.
- E. The suitability of the subject property for the proposed land use classification.**  
While the subject property does not conform to our Future Land Use as zoned, it is currently zoned CPCD.
- 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 been the same since the rezoning(s) in 2003 with the exception of the development of the residential portion located in the rear of the development and one retain parcel. In 2019 one parcel that was included in the
- 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 new developer is looking to change the site plan and stipulations in which cannot be done due to development constraints not taken into consideration during the previous zoning application.



### **ZA 17-09 Stipulations:**

This request is approved with the following stipulations.

- (1) The project shall be developed to the standards set forth in the applicant/owner provided letter of intent and master designed site plan to include:

#### Commercial/Medical Office-Maximum

- 130,000 sq. ft. of office space
- 31,500 sq. ft. of retail space
- 141,000 sq. ft. of assisted living space
- 70,000 sq. ft. hotel space

#### Residential-Maximum

- 200 independent living dwelling units
- 60 senior duplex dwelling units
- 40 residential loft dwelling units over retail space

#### Design Standards

- Front setbacks off of GA 400 shall be 75'.
  - Two (2) multi-tenant pylon signs to be located along GA 400 not to exceed 35' in height.
- (2) Any deviation of intent or plans as set forth in this amendment shall be subject to review by the Director of Planning and Development to include approval, denial, or requiring further amendment of the CPCD zoning.
  - (3) All stipulations of zoning shall be made a part of any plats, plans, or permits associated with this development.

\*Removal of Residential Maximum section. There will be 300 residential units.

\*Remove Stipulation #2. All revisions of the plan will need to be approved by the Board of Commissioners.

Pictures of Property:

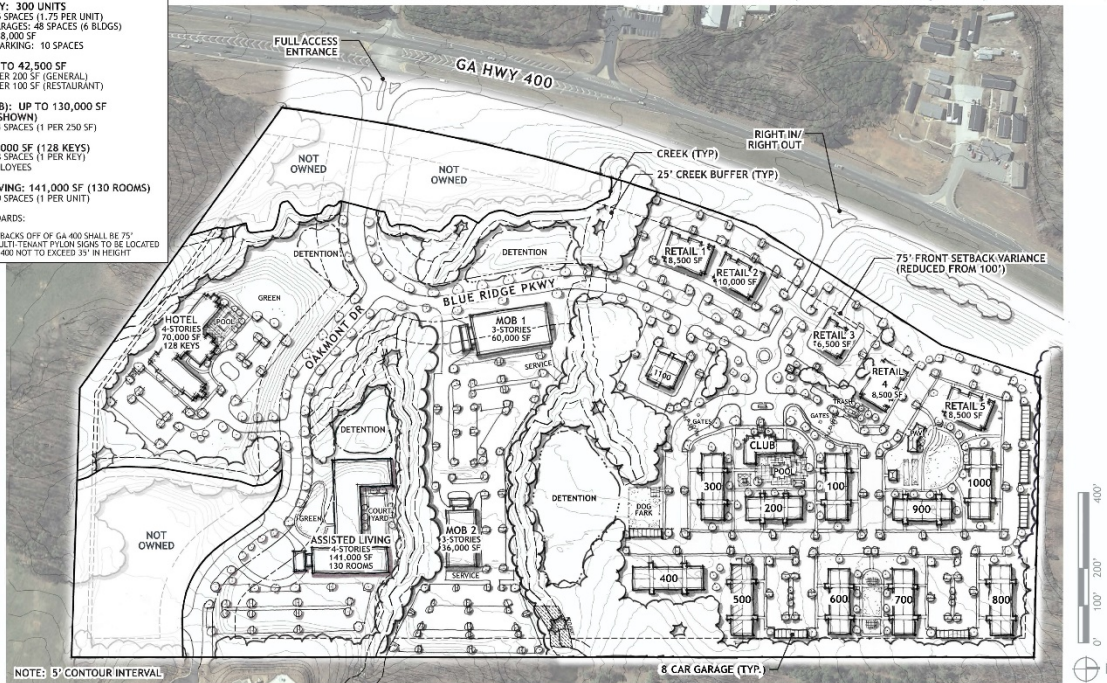


## Site Plan:

<b>OVERALL DEVELOPMENT SUMMARY:</b>	
OVERALL BOUNDARY: +/- 52 ACRES	
GREENSPACE AREA: +/- 16.5 ACRES (31.73%)	
<b>MULTIFAMILY: 300 UNITS</b>	
PARKING: 525 SPACES (1.75 PER UNIT)	
DETACHED GARAGES: 48 SPACES (6 BLDGS)	
CLUBHOUSE: 8,000 SF	
CLUBHOUSE PARKING: 10 SPACES	
<b>RETAIL: UP TO 42,500 SF</b>	
PARKING: 1 PER 200 SF (GENERAL)	
PARKING: 1 PER 100 SF (RESTAURANT)	
<b>OFFICE (MOB): UP TO 130,000 SF</b>	
(96,000 SF SHOWN)	
PARKING: 384 SPACES (1 PER 250 SF)	
<b>HOTEL: 70,000 SF (128 KEYS)</b>	
PARKING: 128 SPACES (1 PER KEY)	
+ 1 PER 2 EMPLOYEES	
<b>ASSISTED LIVING: 141,000 SF (130 ROOMS)</b>	
PARKING: 130 SPACES (1 PER UNIT)	
<b>DESIGN STANDARDS:</b>	
• FRONT SETBACKS OFF OF GA-400 SHALL BE 75'	
• TWO (2) MULTI-TENANT PYLON SIGNS TO BE LOCATED ALONG GA-400 NOT TO EXCEED 35' IN HEIGHT	

## Conceptual Master Plan

GA Hwy 400 & Blue Ridge Pkwy - Dawsonville, GA



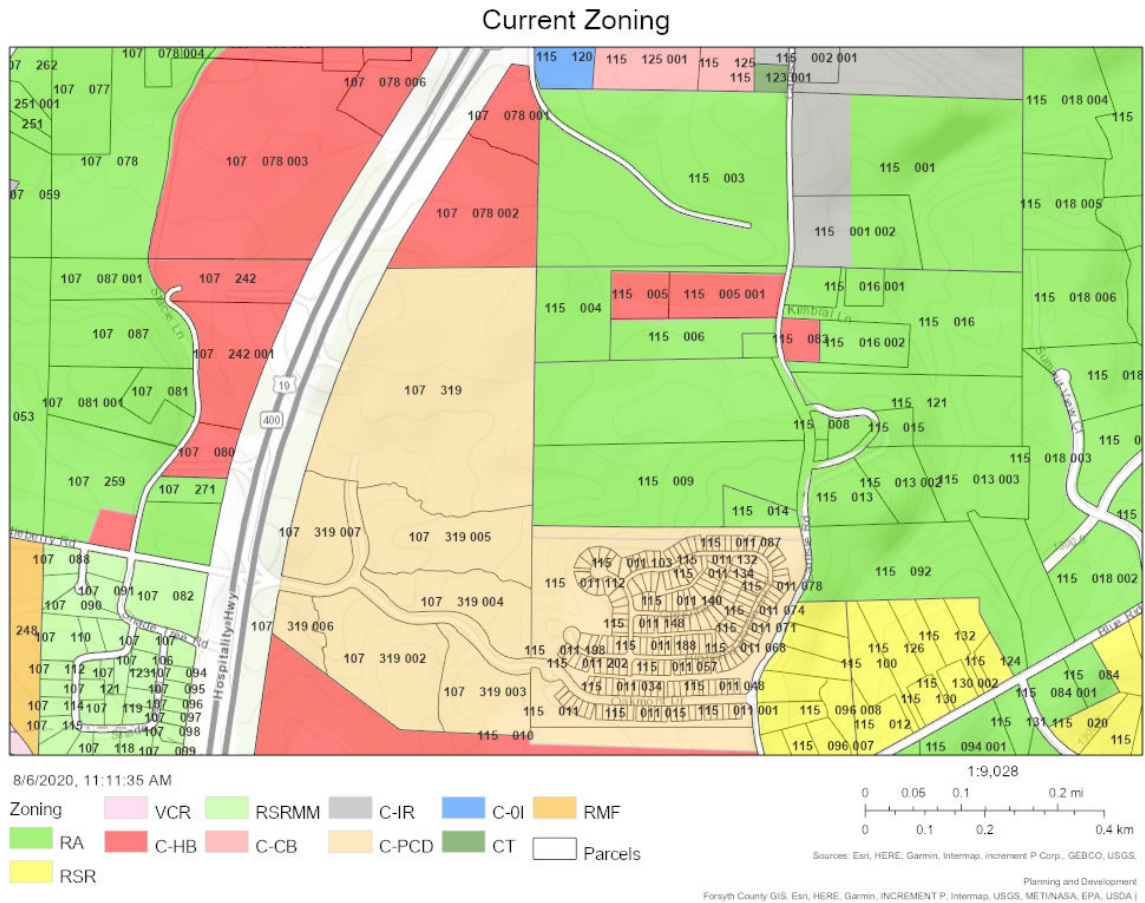
THE BAINBRIDGE COMPANIES | 1.13.2020

NILES BOLTON ASSOCIATES





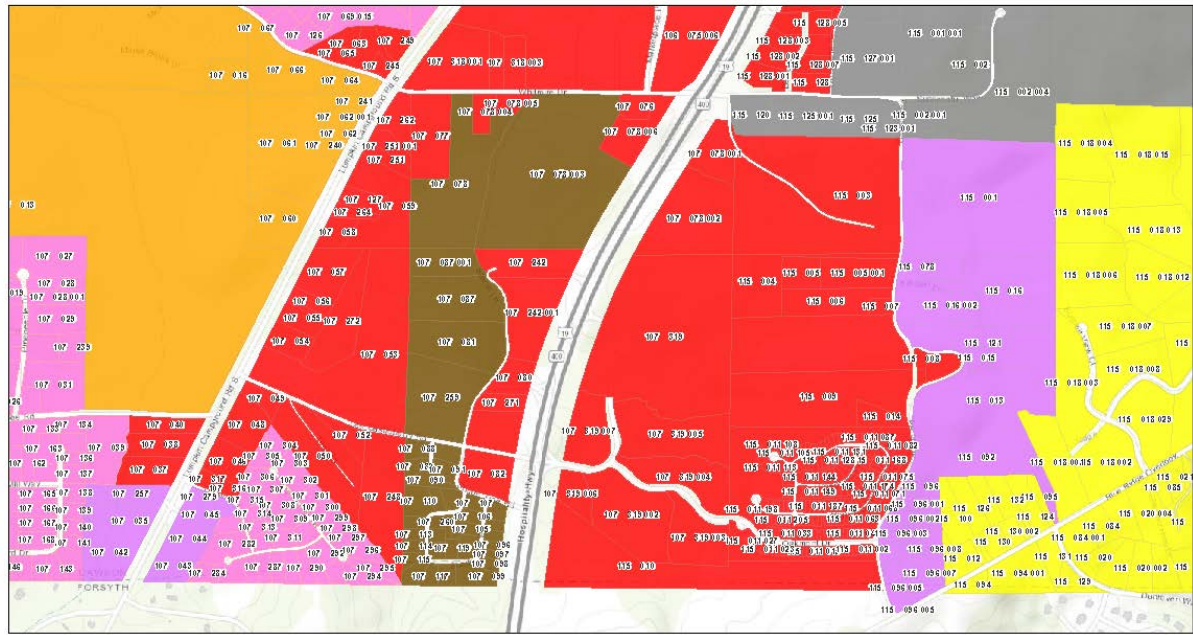
## Current Zoning Map:





## Future Land Use Map:

Future Land Use Map



August 13, 2020

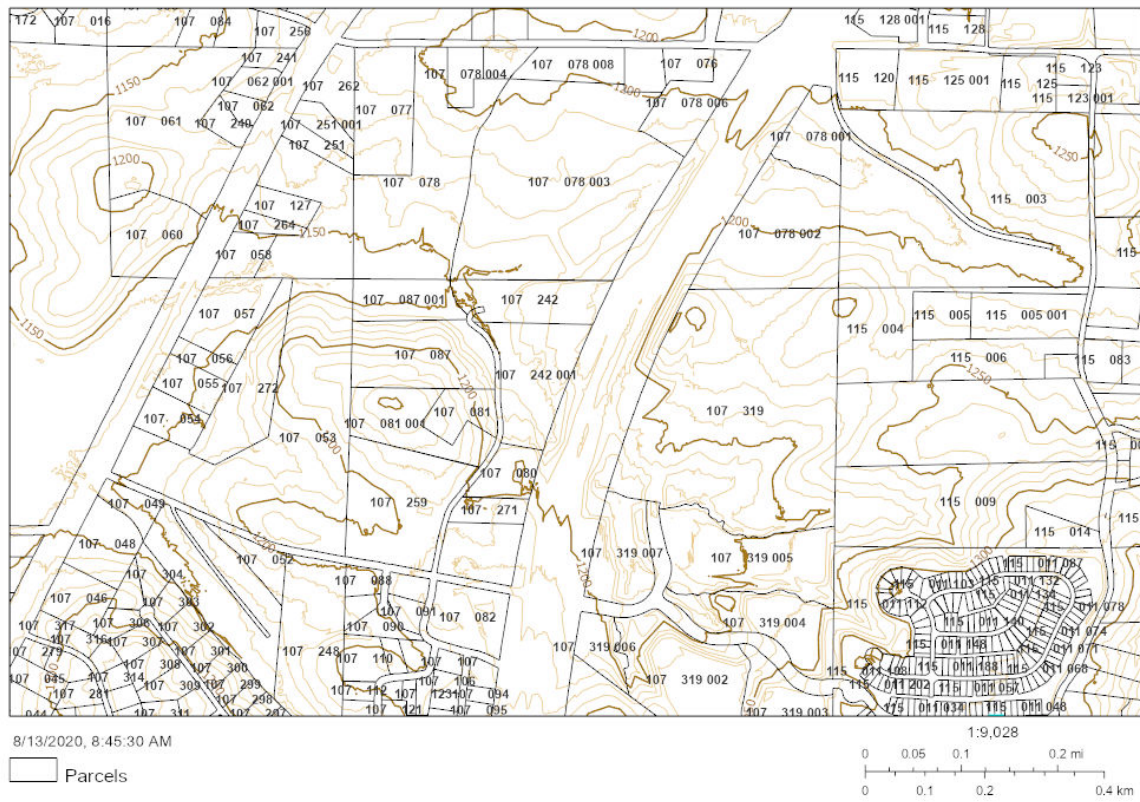
FLU  
SRR CHB MFR  
PRC SR LI OP

1:9,028  
0 0.07 0.15 0.3 mi  
0 0.15 0.3 0.6 km

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri, Japan, METI, Esri, China (Hong Kong), Swisstopo, OpenStreetMap contributors, and the GIS User Community

## Topography:

Topo Map



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



# Conceptual Master Plan

## GA Hwy 400 & Blue Ridge Pkwy - Dawsonville, GA

## GA Hwy 400 & Blue Ridge Pkwy - Dawsonville, GA

**OVERALL DEVELOPMENT SUMMARY:**

OVERALL BOUNDARY: +/- 52 ACRES

GREENSPACE AREA: +/- 16.5 ACRES (31.73%)

**MULTIFAMILY: 300 UNITS**

**PARKING: 525 SPACES (1.75 PER UNIT)**

DETACHED GARAGES: 48 SPACES (6 BLDGS)

CLUBHOUSE: 8,000 SF  
CLUBHOUSE PARKING: 100 SPACES

CLUBHOUSE PARKING: 10 SPACES

**RETAIL: UP TO 42,500 SF**

PARKING: 1 PER 200 SF (GENERAL)

PARKING: 1 PER 100 SF (RESTAURANT)

**OFFICE (MOB): UP TO 130,000 SF**

(96,000 SF SHOWN)

PARKING: 384 SPACES (1 PER 250 SF)

**HOTEL: 70,000 SF (128 KEYS)**

**PARKING: 128 SPACES (1 PER KEY)**

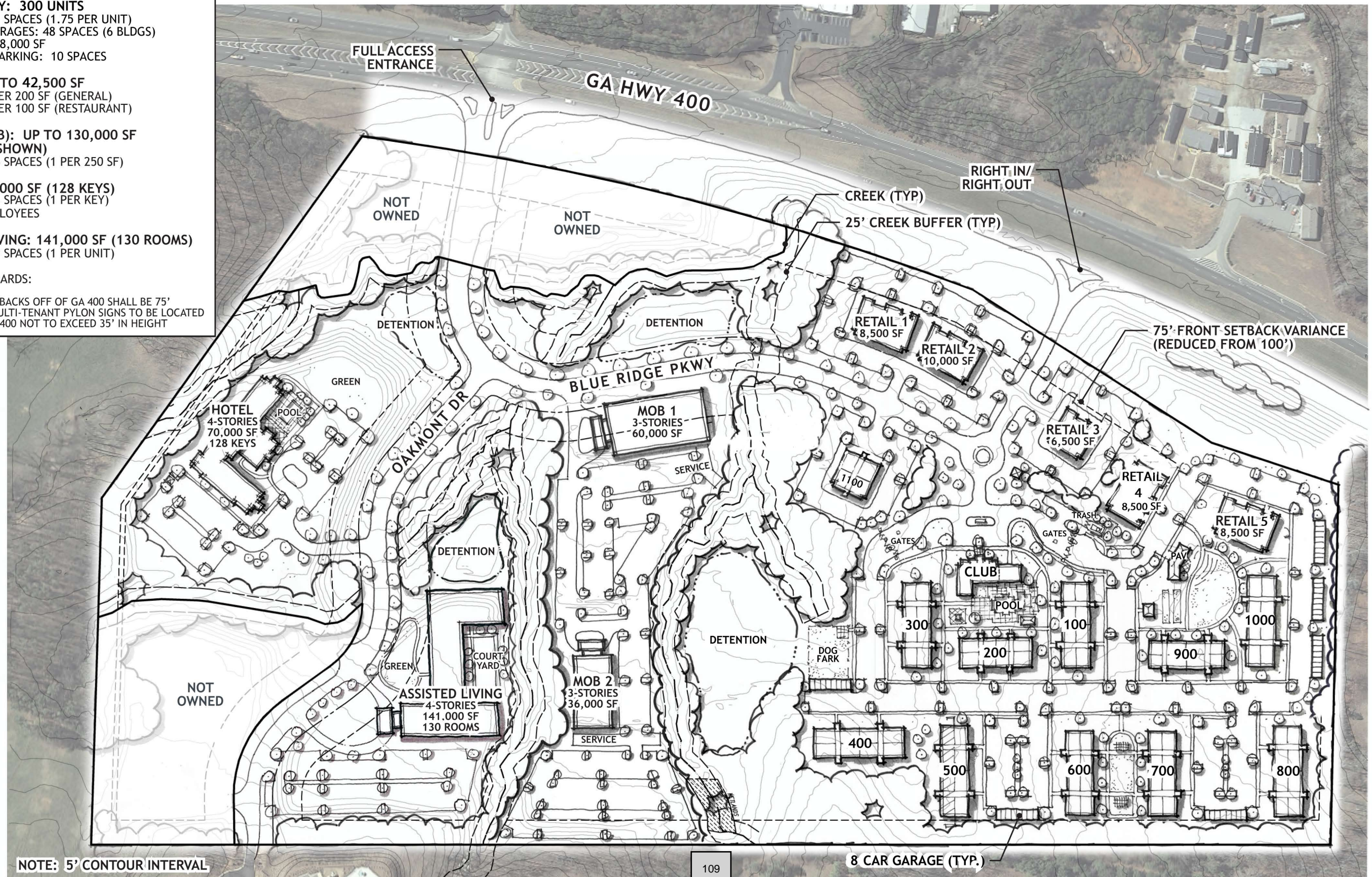
+ 1 PER 2 EMPLOYEES

**ASSISTED LIVING: 141,000 SF (130 ROOMS)**

PARKING: 130 SPACES (1 PER UNIT)

### DESIGN STANDARDS:

- FRONT SETBACKS OFF OF GA 400 SHALL BE 75'
- TWO (2) MULTI-TENANT PYLON SIGNS TO BE LOCATED ALONG GA 400 NOT TO EXCEED 35' IN HEIGHT



**NOTE: 5' CONTOUR INTERVAL**

109

8 CAR GARAGE (TYP.)



GA400e Blue Ridge Pkwy.

Emergency Services  
Dawson County

Case #: 20-07 Applicant: Tri-Mark 400 LLC

Present Zoning: N/A Proposed Zoning: N/A

STATIONS

Fire Station	Travel Distance	Response Time	Volunteer/Paid
<u>2</u>	<u>2.4 miles</u>	<u>5 min</u>	<u>Comb.</u>
<u>3</u>	<u>4.5 miles</u>	<u>8 min</u>	<u>Comb.</u>

1. Fire Rating of Area: Structures more than 5 road miles from a fire station may be required to pay a higher class insurance rate. Circle one:

(3)      5/9      6/9      7/9      8/9      9      10

2. Construction type: \_\_\_\_\_

3. Occupancy classification: \_\_\_\_\_

4. Degree of hazard: \_\_\_\_\_

5. Number of dwelling units: \_\_\_\_\_

6. Number of approved fire apparatus access roads: \_\_\_\_\_

7. Dead-end fire apparatus access roads in excess of 150 feet?

Yes \_\_\_\_\_ No \_\_\_\_\_

8. Fire apparatus access roads exceed 14% in grade?

Yes \_\_\_\_\_ No \_\_\_\_\_

9. Fire apparatus access roads:

Width: \_\_\_\_\_

Turning Radius: \_\_\_\_\_

Turnarounds: \_\_\_\_\_

10. Fire protection water supply:

Type of water supply: \_\_\_\_\_

Water main size: \_\_\_\_\_

Fire flow: \_\_\_\_\_

Hydrant spacing: \_\_\_\_\_

11. Will zoning have an impact on Emergency Services:

Response Time: \_\_\_\_\_

Manpower: yes

Apparatus: yes

Work Load: yes

Emergency Response Increase: yes

Comments: see Attached comment sheet

Signature of personnel completing form:

JBiley 8/9/2020





# Dawson County Emergency Services

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

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

---

Date: August 9, 2020  
To: Dawson County Planning Commission  
From: Jeff Bailey  
Subj: #20-07 Zoning Review Comments, Tri-Mark 400 LLC.

Regarding the removal of age restriction applied to the residential portion, no comment.

The remainder of the proposed project warrants early/further discussion of considered construction details; and the anticipated impacts on DCES' ability to respond to calls for service both on the property and throughout the rest of the County.

While potentially in line with current zoning and future land use development guidelines, the resulting increased numbers in population and structures (in addition to all the other pending land development projects) will exceed this department's current capabilities to provide an acceptable level service.

For example, Dawson County had three (3) full time staffed ambulances in 1999 serving a county population of approximately 16,000 people. Today, we still have only three (3) full time staffed ambulances, and a projected 2020 population of over 26,000. That represents a population increase of over 60% and a proportional increase in calls for service. As a result, we frequently must call for mutual aid responses resulting in extended response times. This proposed development should also be expected to increase our population and calls for service, further exceeding our current capabilities.

Of additional concern is the number and design of proposed structures in this development. They have indicated the intent to build several 4 story structures, not to exceed 60 feet in height, as a part of this project. DCES does not currently possess an aerial apparatus/ladder truck, and this would be crucial for the capability to effect vertical rescue and suppression efforts.

---

### *Mission Statement*

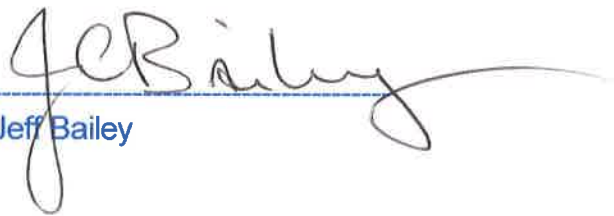
*Dawson County Emergency Services is committed to the preservation of life and protection of property of the citizens of Dawson County.*

And lastly, our current staffing levels are insufficient to provide an acceptable response capability. A single-family residential structure fire anywhere in the County would require essentially all on duty staff to respond to it in keeping with National Fire Protection Association standards. This obviously leaves us severely restricted in our ability to respond to any other calls that may happen during the same time frame.

This is not to say that this or other similar developments should not be considered, but rather to emphasize the critical need for consideration of Emergency Services capabilities related to the proposed growth. Now is the appropriate time to determine desired levels of protection and discuss the financial and planning needs required to achieve it.

I am available to discuss these issues and look forward to any thoughts or comments on these matters.

Sincerely,



Jeff Bailey

---

*Mission Statement*

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

## DAWSON COUNTY REZONING APPLICATION

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

ZA 20-08 Tax Map & Parcel # (TMP): \_\_\_\_\_  
Submittal Date: 7-10-2020 Time: 11:27 (am/pm) Received by: Wge (staff initials)  
Fees Assessed: 3500- Paid: check Commission District: \_\_\_\_\_  
Planning Commission Meeting Date: August 18  
Board of Commissioners Meeting Date: Sept. 17

### APPLICANT INFORMATION (or Authorized Representative)

Printed Name: FOX CREEK PROPERTIES, INC.

Address: \_\_\_\_\_

Phone: Listed \_\_\_\_\_ Email: \_\_\_\_\_  
Unlisted \_\_\_\_\_ 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: [Signature]

### PROPERTY OWNER/PROPERTY INFORMATION

Name: LUMPKIN CAMPGROUND ROAD LLC

Street Address of Property being rezoned: NW CORNER OF LUMPKIN CAMPGROUND ROAD AND GA 400

Rezoning from: R-A RESIDENTIAL AGRICULTURAL  
RPG RESIDENTIAL PLANNED COMMUNITY  
C-HS HIGHWAY BUSINESS COMMERCIAL DISTRICT  
C-PDO COMMERCIAL PLANNED COMPREHENSIVE  
C-DO DEVELOPMENT DISTRICT  
C-IO COMMERCIAL OFFICE INSTITUTIONAL DISTRICT to: MUV - MIXED USE VILLAGE Total acreage being rezoned: ~~528.832~~ 517 ACRES

Directions to Property: THE NORTHWESTERN SIDE OF LUMPKIN CAMPGROUND RD NW (STATE ROUTE 9 E)

AND GA 400 BETWEEN HWY 53 AND ETOWAH RIVER ROAD.

20 JUL 10 11:27 AM

Subdivision Name (if applicable): DAWSON VILLAGE (PROPOSED) Lot(s) #: \_\_\_\_\_

Current Use of Property: VACANT

Any prior rezoning requests for property? ~~NO~~ Y if yes, please provide rezoning case #: ZA 19-05 + ZA 19-15

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

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

If yes, what section? NORTH

**SURROUNDING PROPERTY ZONING CLASSIFICATION:**

North RA South RA, R-1, R-2 East C-HB, C-CB West RA

Future Land Use Map Designation: PLANNED RESIDENTIAL COMMUNITY

Access to the development will be provided from:

Road Name: GA HWY 400 AND LUMPKIN CAMPGROUND RD Type of Surface: HEAVY DUTY ASPHALT

**REQUESTED ACTION & DETAILS OF PROPOSED USE**

MUV -  
[X] Rezoning to: MIXED USE VILLAGE [ ] Special Use Permit for: \_\_\_\_\_

Proposed Use:

SINGLE FAMILY DETACHED LOTS, MULTI-FAMILY UNITS, COMMERCIAL/RETAIL/RESTAURANT, AND LIGHT INDUSTRIAL SPACE

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

Proposed Utilities: ☒ Water ☒ Sewer ☒ Gas ☒ Electric

**RESIDENTIAL**

No. of Lots: ~~800~~ <sup>941</sup> LOTS Minimum Lot Size: 4800 - 7200 sq ft per lot (acres) No. of Units: ~~800~~ <sup>288</sup> UNITS

Minimum Heated Floor Area: \_\_\_\_\_ sq. ft. Density/Acre: 1.8 UPA

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

Is an Amenity Area proposed: YES; if yes, what? POOL/MASTER AMENITY FOR GARDEN APARTMENTS

**COMMERCIAL & INDUSTRIAL**

Building area: 54,000 SQ FT No. of Parking Spaces: 3.25 spaces per 500 sqft of commercial

20111011:27AM

## 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 7/8/20  
Witness  Date 7/8/2020

## WITHDRAWAL

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

I hereby withdraw application # \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

### Withdrawal of Application:

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

20 JUL 10 11:27 AM



ZA 20.08

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>104 029</u>	1. BARRY CONNER	NO PHYSICAL ADDRESS
TMP <u>104 028</u>	2. BARRY CONNER	NO PHYSICAL ADDRESS
TMP <u>112 001 001</u>	3. CN MCCLURE	GRANT ROAD W
TMP <u>112 017 001</u>	4. HEIDI BEHRMANN	GRANT ROAD W
TMP <u>112 015</u>	5. CHRISTIE HARTNER	317 GRANT ROAD
TMP <u>112 106</u>	6. GREG WIECHARD	267 GRANT ROAD W
TMP <u>112 014</u>	7. MARILOU/PHILLIP TORRE	101 GRANT ROAD W
TMP <u>112 025 002</u>	8. RED ROCK LLC	NO PHYSICAL ADDRESS
TMP <u>113 057 002</u>	9. AMERICA'S HOMEPLACE	NO PHYSICAL ADDRESS
TMP <u>113 095</u>	10. CHRISTOPHER STEPHENS	995 LUMPKIN CAMPGROUND ROAD N
TMP <u>113 044 010</u>	11. ROGER LANIER STEPHENS	859 LUMPKIN CAMPGROUND ROAD N
TMP <u>113 032 001</u>	12. RUSSELL STEPHENS	NO ADDRESS GIVEN
TMP <u>113 032 004</u>	13. EDNA STEPHENS	NO ADDRESS GIVEN
TMP <u>113 044 001</u>	14. MARJORIE ANN STEPHENS	759 LUMPKIN CAMPGROUND ROAD N
TMP <u>112 098 007</u>	15. MICHAEL WAYNE FRAZIER	326 BRIGHTS WAY

Use additional sheets if necessary.

20 JUL 10 11:27 AM

ZA 2008

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.

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	<u>Name</u>	<u>Address</u>
TMP <u>112 098 008</u>	1. KEITH JOHN PAGEL	334 BRIGHTS WAY
TMP <u>112 098 009</u>	2. DANIEL POISSON	340 BRIGHTS WAY
TMP <u>112 098 010</u>	3. MATTHEW DEVENY	366 BRIGHTS WAY
TMP <u>112 098 011</u>	4. DANA W PETERS	444 BRIGHTS WAY
TMP <u>112 098 035</u>	5. BRIAN BRANTLY	650 BRIGHTS WAY
TMP <u>112 098 015</u>	6. THOMAS MATSON	645 BRIGHTS WAY
TMP <u>112 108</u>	7. RICHARD RAY	5235 HWY 53 E
TMP <u>112 023</u>	8. JEFFREY PARKER	5211 HWY 53 E
TMP <u>112 023 001</u>	9. RICHARD RAY	5211 HWY 53 E
TMP <u>104 067 001</u>	10. QUING ZHANG	RIVERVIEW DRIVE
TMP <u>104 067 002</u>	11. QUING ZHANG	46 RIVERVIEW DRIVE
TMP <u>104 067 003</u>	12. DAVID CLARK	56 RIVERVIEW DRIVE
TMP <u>104 067 006</u>	13. WILLIAM MINOR	126 RIVERVIEW DRIVE
TMP <u>104 067 008</u>	14. HAROLD LINK	162 RIVERVIEW DRIVE
TMP <u>104 067 009</u>	15. JOHN P BIANCHINI	188 RIVERVIEW DRIVE

Use additional sheets if necessary.

2024.10.11:28M

ZA 20.08

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>104 067 010</u>	1. TERRY T BURCH	189 RIVERVIEW DRIVE
TMP _____	2. _____	_____
TMP <u>104 067</u>	3. CHESATEE LLC	NO ADDRESS GIVEN
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.

20 JUL 10 11:28AM

## 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: [Signature]

Applicant Printed Name: FOX CREEK PROPERTIES, INC.

Application Number: 2A 20.08

Date Signed: 7/8/20

Sworn and subscribed before me

this 8th day of July, 2020.

Karen Sides

Notary Public

My Commission Expires: 01/08/2024



20 JUL 10 11:28 AM

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

Pursuant to O.C.G.A. Section 36-67 A-3.A, the following disclosure is mandatory when an applicant or any representation of application for rezoning has been made within two (2) years immediately preceding the filing of the applicant's request for rezoning, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application for rezoning.

It shall be the duty of the applicant and the attorney representing the applicant to file a disclosure with the governing authority of the respective local government showing the following:

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

N/A

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

Amount \$ N/A 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: 7/8/20

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

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

20 JUL 10 11:28 AM



## PROPERTY OWNER AUTHORIZATION

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

(PARCEL IDs: 112 109

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: FOX CREEK PROPERTIES, INC.

Signature of applicant or agent: \_\_\_\_\_ Date: \_\_\_\_\_

\*\*\*\*\*

Printed Name of Owner(s): BARRY CONNER

Signature of Owner(s): Barry Conner Date: 7/8/20

Mailing address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Telephone Number: \_\_\_\_\_

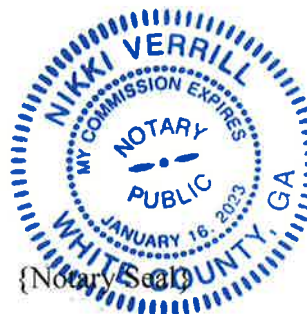
Listed

Unlisted

Sworn and subscribed before me  
this 8 day of July, 20 20

Nikki Verrill  
Notary Public

My Commission Expires: 1-16-23



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

20 JUL 10 11:28 AM

## PROPERTY OWNER AUTHORIZATION

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

(PARCEL IDs: 112 109

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: FOX CREEK PROPERTIES, INC.

Signature of applicant or agent: [Signature] Date: \_\_\_\_\_

\*\*\*\*\*

Printed Name of Owner(s): BARRY CONNER

Signature of Owner(s): \_\_\_\_\_ Date: \_\_\_\_\_

Mailing address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Telephone Number: ☐ Listed ☐ Unlisted \_\_\_\_\_

Sworn and subscribed before me  
this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public

My Commission Expires: \_\_\_\_\_

{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.)

20 JUL 10 11:28 AM

## PROPERTY OWNER AUTHORIZATION

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

(PARCEL IDs: \_\_\_\_\_)

113 057 002, 112 013, 112 018)

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: FOX CREEK PROPERTIES, INC.

Signature of applicant or agent: \_\_\_\_\_ Date: \_\_\_\_\_

\*\*\*\*\*

Printed Name of Owner(s): AMERICA'S HOME PLACE, INC

Signature of Owner(s): Barry Conner Date: 7-8-20

Mailing address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Telephone Number: \_\_\_\_\_

Listed

Unlisted

Sworn and subscribed before me

this 8 day of July, 20 20.

Nikki Verrill

Notary Public

My Commission Expires: 1-16-23



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

20 JUL 10 11:28 AM

## PROPERTY OWNER AUTHORIZATION

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

(PARCEL IDs: \_\_\_\_\_ 113 057 002, 112 013, 112 018)

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: FOX CREEK PROPERTIES, INC.

Signature of applicant or agent: \_\_\_\_\_ Date: \_\_\_\_\_

\*\*\*\*\*

Printed Name of Owner(s): AMERICA'S HOME PLACE, INC

Signature of Owner(s): \_\_\_\_\_ Date: \_\_\_\_\_

Mailing address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Telephone Number: Listed \_\_\_\_\_  
Unlisted \_\_\_\_\_

Sworn and subscribed before me  
this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

{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.)

20 JUL 10 11:28 AM

## PROPERTY OWNER AUTHORIZATION

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

(PARCEL IDs: 104 065, 112 019)

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: FOX CREEK PROPERTIES, INC.

Signature of applicant or agent: \_\_\_\_\_ Date: \_\_\_\_\_

\*\*\*\*\*

Printed Name of Owner(s): LUMPKIN CAMPGROUND ROAD, LLC

Signature of Owner(s): Barry Conner Date: 7/8/20

Mailing address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Telephone Number: \_\_\_\_\_

Listed

Unlisted

Sworn and subscribed before me  
this 8 day of July, 2020

Nikki Verrill  
Notary Public

My Commission Expires: 1-16-23



(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.)



## PROPERTY OWNER AUTHORIZATION

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

(PARCEL IDs: 112 109, 104 065, 113 057 002, 112 013, 112 018)

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: FOX CREEK PROPERTIES, INC.

Signature of applicant or agent: \_\_\_\_\_ Date: \_\_\_\_\_

\*\*\*\*\*

Printed Name of Owner(s): LUMPKIN CAMPGROUND ROAD, LLC

Signature of Owner(s): \_\_\_\_\_ Date: \_\_\_\_\_

Mailing address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Telephone Number:            Listed             
Unlisted           

Sworn and subscribed before me  
this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

{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.)

2011-01-28 PM 11:28

**From:** [Wentworth, Laurie](#)  
**To:**  
**Subject:** Rezoning Request  
**Date:** Thursday, July 9, 2020 5:02:47 PM

---

Hello Hayley,

We are in receipt of the parcel numbers you requested our department review for septic for your rezoning request. We will review them and provide an email to the county regarding any requirements from our department.

Thanks,

Laurie J. Wentworth  
Environmental Health Specialist  
Dawson County Environmental Health Department  
189 Highway 53 West, Suite 102  
Dawsonville, GA 30534  
(706) 265-2930  
(706) 265-7529 (fax)  
[Laurie.Wentworth@dph.ga.gov](mailto:Laurie.Wentworth@dph.ga.gov)

20 JUL 10 11:29 AM

**JAMES M. WALTERS**  
 Attorney at Law  
 Suite 103  
 311 Green St. N.W.  
 Gainesville, GA 30503  
 (770) 536-3264

042-07-001893  
 GEORGIA, DAWSON COUNTY  
 CLERKS OFFICE, SUPERIOR COURT  
 FILED FOR RECORD  
 AT 10:15A M 11-29-07  
 Recorded in Deed Book 841 Page 645-646  
 This 29 day of Nov. 20 07

PAID \$ 45.00  
 DATE 11-29-07  
**WARRANTY DEED**  
 Becky McCord, Clerk  
 BECKY MCCORD, CLERK  
 SUPERIOR COURT

State of Georgia, Hall County

THIS INDENTURE, Made the 26<sup>th</sup> day of November in the year of our Lord Two Thousand, and Seven between RAYFORD DONALD STEPHENS, of the First Part and AMERICA'S HOME PLACE, INC. of the Second Part

Parcel 113 057 002

WITNESSETH: That the said party of the First Part for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed, and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto Party of the Second Part its heirs and assigns, all the following described property, to wit:

**SEE EXHIBIT 'A' ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.**

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said party of the second part, its heirs and assigns, forever, in Fee Simple.

AND THE SAID party of the first part, for his heirs, executors and administrators, will warrant and forever defend the right and title to the above described property, unto the said party of the second part, its heirs and assigns, against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal, the day and year above written.

Signed, sealed and delivered in the presence of:

Unofficial Witness

*Rayford Donald Stephens* (SEAL)  
 RAYFORD DONALD STEPHENS

Notary Public, Hall County, GA

*Cheryl Walters* (SEAL)  
 Cheryl Walters  
 Notary Public  
 Hall County, Georgia  
 Comm. Expires: Jan. 10, 2011

Clerk's Office, Superior Court  
 Filed for record at o'clock M.  
 , 20  
 Recorded in Deed Book , Page  
 , 20  
 , Clerk

## EXHIBIT 'A'

All that tract or parcel of land lying and being in Land Lot 198, South Half, 13<sup>th</sup> District, 1<sup>st</sup> Section, Dawson Co. GA and being shown and delineated on plat of survey prepared for Don Stephens by Trail and Son, Inc., Ga. Reg. Sur. dated March, 2007 and being more particularly described according to said survey as follows:

Parcel 113 057 002

Begin at a rock found at the common corner of Land Lots 162, 161, 197 and 198; thence along the Land Lot Lines of Land Lot 161 and 198 South 89 degrees 06 minutes 37 seconds East 242.64 feet to an iron pin set; thence leaving said Land Lot Lines South 65 degrees 43 minutes 03 seconds West 116.11 feet to a right of way to a right of way concrete marker found; thence South 27 degrees 28 minutes 56 seconds East 10.26 feet to a concrete marker found; thence a chord distance and degree South 68 degrees 05 minutes 38 seconds West 151.75 feet to a point on the dividing line of Land Lots 197 and 198; thence along said dividing Land Lot Lines North 00 degrees 21 minutes 00 seconds West 117.24 feet to a rock found being the POINT OF BEGINNING. Containing 0.343 acres according to said survey.



JAMES M. WALTERS  
Attorney at Law  
Suite 103  
311 Green St. N.W.  
Gainesville, GA 30503  
(770) 536-3264

DAWSON COUNTY, GEORGIA  
REAL ESTATE TRANSFER TAX

PAID \$ 8,483.90  
DATE 3-4-05

LIMITED

WARRANTY DEED

GEORGIA, DAWSON COUNTY  
CLERK'S OFFICE, SUPERIOR COURT  
FILED FOR RECORD

AT 10:20A M. 3-4-05  
Recorded in Deed Book 652 Page 260-262  
This 4 day of March 20 05

Becky McCard  
BECKY MCCORD, CLERK  
SUPERIOR COURT

State of Georgia, Hall County

THIS INDENTURE, Made the 2<sup>nd</sup> day of March in the year of our Lord Two Thousand and Five between SOUTHERN CATHOLIC, INC. of the county of Dawson and State of Georgia, of the First Part and LUMPKIN CAMPGROUND ROAD, LLC of the county of Hall and State of Georgia of the Second Part

Parcel 112 019

WITNESSETH: That the said party of the First Part for and in consideration of the sum of TEN DOLLARS AND NO/100 in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed, and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto Party of the Second Part its heirs and assigns, all the following described property, to wit:

**SEE EXHIBIT 'A' ATTACHED HERETO AND  
INCORPORATED HEREIN BY REFERENCE.**

**SEE PERMITTED EXCEPTION ATTACHED AS EXHIBIT 'B'  
HERETO.**

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said party of the second part, its heirs and assigns, forever, in Fee Simple.

AND THE SAID party of the first part, for his heirs, executors and administrators, will warrant and forever defend the right and title to the above described property, unto the said party of the second part, his heirs and assigns, against the claims of all persons owning, holding or claiming by, through or under the said party of the first part.

IN WITNESS WHEREOF, the said party of the first part has hereunto set its hand and seal, the day and year above written.

Signed, sealed and delivered in the presence of:

SOUTHERN CATHOLIC, INC.

[Signature]  
[Signature]

BY: [Signature] (SEAL)  
JERRY ASHCROFT  
ITS: PRESIDENT

Notary Public, Hall County, GA

CHERYL T. WALTERS  
NOTARY PUBLIC  
HALL COUNTY, GEORGIA  
COMM. EXPIRES JAN. 5, 2007

(CORPORATE SEAL AFFIXED)

Clerk's Office, \_\_\_\_\_ Superior Court  
Filed for record at \_\_\_\_\_ o'clock \_\_\_\_\_ M.  
\_\_\_\_\_, 19\_\_\_\_  
Recorded in Deed Book \_\_\_\_\_, Page  
\_\_\_\_\_, 19\_\_\_\_  
\_\_\_\_\_, Clerk



## EXHIBIT 'A'

All that tract or parcel of land lying and being in Land Lots 105, 135, 136, 137, 138, 162, 163 and 164, South Half, 13<sup>th</sup> District, Dawson County, GA and being shown and delineated on plat of survey prepared for Lumpkin Campground Road, LLC by John T. Gaston, Ga. Reg. Sur. dated December 27, 2004 and being more particularly described according to said survey as follows:

Parcel 112 019

BEGIN AT a crimped top pipe found at the intersection of Land Lots 163, 162, 196 and 197; thence North 88 degrees 21 minutes 48 seconds West 1309.40 feet to a 2 inch pipe found located at the common corner of Land Lots 164, 163, 195 and 196; thence South 89 degrees 44 minutes 25 seconds West 1297.05 to a rod found and being the common corner of Land Lots 165, 164, 194 and 195; thence North 1 degree 14 minutes 09 seconds East 1317.09 feet to a standing rock found at the common corner of Land Lots 135, 136, 165 and 164; thence North 89 degrees 18 minutes 32 seconds West 1312.51 feet to a nail found in rock pile being the common corner of Land Lots 134, 135, 166 and 165; thence North 0 degrees 26 minutes 45 seconds East 1298.88 feet to a nail found in rock pile being the common corner of Land Lots 107, 106, 134 and 135; thence South 89 degrees 14 minutes 47 seconds East 1309.21 feet to a nail found in rock pile being the common corner of Land Lots 106, 105, 135 and 136; thence North 2 degrees 12 minutes 35 seconds East 667.56 feet to an iron pin found; thence South 88 degrees 37 minutes 59 seconds East 1301.05 feet to an iron pin found; thence South 2 degrees 06 minutes 50 seconds West 671.03 feet to a painted rock found being the common corner of Land Lots 105, 104, 136 and 137; thence South 89 degrees 27 minutes 01 second East 1337.37 feet to a pipe found being the common corner of Land Lots 104, 103, 137 and 138; thence South 88 degrees 07 minutes 40 seconds East 1367.80 feet to an iron pin found; thence South 00 degrees 04 minutes 15 seconds East 830.14 feet to a point in the centerline of graded road; thence along the centerline of graded road the following calls: a chord distance and degree South 23 degrees 22 minutes 20 seconds West 429.83 feet to a point; thence South 18 degrees 38 minutes 12 seconds West 440.23 feet to a point; thence a chord distance and degree South 40 degrees 57 minutes 02 seconds West 376.81 feet to a point; thence South 63 degrees 15 minutes 52 seconds West 168.70 feet to an iron pin found; thence a chord distance and degree South 57 degrees 25 minutes 03 seconds West 152.80 feet to an iron pin found; thence South 51 degrees 34 minutes 15 seconds West 187.83 feet to an iron pin found; thence leaving said graded road South 38 degrees 25 minutes 45 seconds East 529.76 feet to an iron pin found; thence North 84 degrees 56 minutes 42 seconds West 669 feet to a crimped top pin found being the POINT OF BEGINNING. Containing 273.673 acres according to said survey.

AP

20 JUL 10 11:39 AM

Filed in Office: 09/19/2019 11:43AM  
Deed Doc: WD  
Bk 01367 Pg 0579-0582  
Georgia Transfer Tax Paid : \$600.00  
Justin Power Clerk of Court  
Dawson County  
0422019001600

JAMES M. WALTERS  
Attorney at Law  
Suite 103  
311 Green St. N.W.  
Gainesville, GA 30503  
(770) 536-3264

Parcel 112 018

LIMITED  
WARRANTY DEED

State of Georgia, Hall County

THIS INDENTURE, Made the 18<sup>th</sup> day of September in the year of our Lord Two Thousand and Nineteen between MYRA AMOS, CHRISTOPHER STEPHENS, ANDREW STEPHENS A/K/A MICHAEL ANDREW STEPHENS, AND ROBERT STEPHENS, of the First Part and AMERICA'S HOME PLACE, INC. of the Second Part

WITNESSETH: That the said party of the First Part for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed, and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto Party of the Second Part its heirs and assigns, all the following described property, to wit:

SEE EXHIBIT 'A' ATTACHED HERETO AND  
INCORPORATED HEREIN BY REFERENCE.

SUBJECT TO PERMITTED EXCEPTIONS ATTACHED AS  
EXHIBIT 'B'.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said party of the second part, its heirs and assigns, forever, in Fee Simple.

AND THE SAID party of the first part, for their heirs, executors and administrators, will warrant and forever defend the right and title to the above described property, unto the said party of the second part, its heirs and assigns, against the claims of all persons owning, holding or claiming by, through or under the said party of the first part.

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

Signed, sealed and delivered in the presence of:

Unofficial Witness

MYRA AMOS

Andrew Stephens (SEAL)  
ANDREW STEPHENS A/K/A  
MICHAEL ANDREW STEPHENS AS  
ATTORNEY IN FACT FOR  
CHRISTOPHER STEPHENS PER POA  
RECORDED DEED BOOK 1367  
PAGE 576  
DAWSON CO GA DEED RECORDS

Michael Andrew Stephens (SEAL)  
ANDREW STEPHENS A/K/A

ANDREW STEPHENS  
Robert Stephens (SEAL)  
ROBERT STEPHENS

MICHAEL

Notary Public  
My Commission Expires:

Notary Seal Affixed:



112 018

20 JUL 10 11:29 AM

## EXHIBIT 'A'

Parcel 112 018

All that tract or parcel of land lying and being in Land Lots 133, 134, 166, 167, 192, and 193 of the south half of the 13th District, 1st Section of Dawson County, Georgia, and being more particularly described as follows:

BEGINNING at a rock pile found at the southeast corner of Land Lot 134 and going thence along the south line of Land Lot 134 south 89 degrees 55 minutes 47 seconds west 659.99 feet to an iron pin found; going thence south 0 degrees 03 minutes 09 seconds east 948.55 feet to an iron pin found; going thence south 89 degrees 57 minutes 17 seconds west 270.05 feet to an iron pin found; going thence south 43 degrees 59 minutes 49 seconds west 494.30 feet to an iron pin found on the north right of way of State Hwy. #53 (right-of-way varies); going thence along the curvature of the north right of way of State Hwy. #53 the following courses and distances; South 75 degrees 33 minutes 51 seconds west 147.32 feet to a right-of-way monument; westerly in an arc 483.86 feet to a right of way monument, which arc is subtended by a chord north 86 degrees 03 minutes 35 seconds west 474.06 feet to the right of way monument; north 63 degrees 57 minutes 23 seconds west 49.50 feet to a point; thence leaving the north right of way of State Hwy. #53 and going north 44 degrees 45 minutes 00 seconds east 673.51 feet to an iron pin found; going thence north 28 degrees 48 minutes 56 seconds east 500.42 feet to an iron pin found; going thence north 22 degrees 39 minutes 00 seconds west 1707.41 feet to a point in the center of the Etowah River; going thence along the centerline of the Etowah River north 61 degrees 23 minutes 14 seconds east 196.07 feet to a point; thence leaving the centerline of the Etowah River and going south 90 degrees 00 minutes 00 seconds east 1695.46 feet to a rock pile found at the northeast corner of Land Lot 134; going thence along the east line of Land Lot 134 south 0 degrees 18 minutes 49 seconds east 1298.91 feet to a rock pile found at the southeast corner of Land Lot 134, which rock pile found is the POINT OF BEGINNING.

The above-described property containing 69.76 acres, according to plat of survey for Doris Byrd Stephens by Richard W. Cannon, dated February 1, 1996, and recorded in Plat Book 37, page 61, Dawson County, Georgia Plat Records. Said plat is incorporated herein and made a part hereof by reference.

NA

MAS

RS

20 JUL 10 10:29 AM

**JAMES M. WALTERS**  
Attorney at Law  
Suite 103  
311 Green St. N.W.  
Gainesville, GA 30503  
(770) 536-3264

DAWSON COUNTY, GEORGIA  
REAL ESTATE TRANSFER TAX

PAID \$ 983.20

DATE 6-15-07 **WARRANTY DEED** Clerk

PT-61-042:2007-001077

GEORGIA, DAWSON COUNTY  
CLERK'S OFFICE, SUPERIOR COURT  
FILED FOR RECORD

AT 11:15A M 6-15-07

Recorded In Deed Book 816 Page 644-645

This 15 day of June 20 07

Becky McCord  
BECKY MCCORD, CLERK  
SUPERIOR COURT

State of Georgia, Hall County

THIS INDENTURE, Made the 14<sup>th</sup> day of June in the year of our Lord Two Thousand, and Seven between EDWARD P. BUZZELL AND VIRGINIA M. BUZZELL of the State of Georgia, of the First Part and LUMPKIN CAMPGROUND ROAD, LLC of the county of Hall and State of Georgia of the Second Part

WITNESSETH: That the said parties of the First Part for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, conveyed, and confirmed, and by these presents do grant, bargain, sell, alien, convey and confirm unto Party of the Second Part its heirs and assigns, all the following described property, to wit:

**SEE EXHIBIT 'A' ATTACHED HERETO AND  
INCORPORATED HEREIN BY REFERENCE.**

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said party of the second part, its heirs and assigns, forever, in Fee Simple.

AND THE SAID parties of the first part, for their heirs, executors and administrators, will warrant and forever defend the right and title to the above described property, unto the said party of the second part, its heirs and assigns, against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hand and seal, the day and year above written.

Signed, sealed and delivered in the presence of:

James M. Walters  
Unofficial Witness  
Sheryl Walters  
Notary Public, Hall County, Georgia  
Hall County, Georgia  
Comm. Expires: Jan. 10, 2011

Edward P. Buzzell (SEAL)  
EDWARD P. BUZZELL  
Virginia M. Buzzell (SEAL)  
VIRGINIA M. BUZZELL

Clerk's Office, \_\_\_\_\_ Superior Court  
Filed for record at \_\_\_\_\_ o'clock \_\_\_\_\_ M.  
\_\_\_\_\_, 20\_\_\_\_  
Recorded in Deed Book \_\_\_\_\_, Page  
\_\_\_\_\_, 20\_\_\_\_  
\_\_\_\_\_, Clerk

Parcel 104 065



## EXHIBIT 'A'

All that tract or parcel of land lying and being in Land Lots 132, 133, 167 & 192, 13<sup>th</sup> District, 1<sup>st</sup> Section, Dawson Co. GA and being shown and delineated on plat of survey prepared for Barry Conner, LLC by Phillips Land Surveying, Ga. Reg. Sur. dated March 20, 2007 and being more particularly described according to said survey as follows:

BEGIN at an iron pin found on the Northerly right of way of State Highway 53 being the common corner with The Gates of Etowah Subdivision; thence leaving said right of way North 38 degrees 16 minutes 02 seconds East 939.74 feet to an iron pin found; thence North 61 degrees 42 minutes 53 seconds West 197.78 feet to an iron pin found; thence North 60 degrees 25 minutes 51 seconds West 209.05 feet to an iron pin; thence North 52 degrees 25 minutes 08 seconds West 178.40 feet to a point; thence North 54 degrees 28 minutes 18 seconds West 420.17 feet to an iron pin found; thence North 54 degrees 27 minutes 02 seconds West 741.64 feet to a point in the centerline of Etowah River; thence along said centerline of Etowah River in a Northerly and Easterly direction 1304.24 feet to a point; thence leaving said Etowah River South 22 degrees 14 minutes 37 seconds East 1720.44 feet to an iron pin found; thence South 29 degrees 08 minutes 31 seconds West 500.16 feet to an iron pin found; thence South 44 degrees 49 minutes 01 seconds West 659.11 feet to an iron pin set on the Northerly right of way of State Route 53; thence along said right of way North 67 degrees 22 minutes 35 seconds West 195.64 feet to an iron pin found being the POINT OF BEGINNING. Containing 36.48 acres according to said survey.

Parcel 104 065





20 JUL 10 11:29 AM

JAMES M. WALTERS DAWSON COUNTY, GEORGIA  
 Attorney at Law REAL ESTATE TRANSFER TAX  
 Suite 103 PAID \$ 1682.00  
 311 Green St. N. W. AT 10:45 A. M. 7/7/06  
 Gainesville, GA 30603 Recorded in Deed Book 749 Page 517-518  
 (770) 536-3264 This 10 day of July 2006  
 BECKY MCCORD, CLERK  
 SUPERIOR COURT  
 Becky McCord, Clerk

### WARRANTY DEED

State of Georgia, Hall County

THIS INDENTURE, Made the 30<sup>th</sup> day of June in the year of our Lord Two Thousand and Six between **ELIZABETH B. PIRKLE FAMILY, L.P.** of the county of Hall and State of Georgia, of the First Part and **BARRY CONNER** of the county of Hall and State of Georgia of the Second Part

WITNESSETH: That the said party of the First Part for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed, and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto Party of the Second Part his heirs and assigns, all the following described property, to wit:

**SEE EXHIBIT 'A' ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.**

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said party of the second part, his heirs and assigns, forever, in Fee Simple.

AND THE SAID party of the first part, for its heirs, executors and administrators, will warrant and forever defend the right and title to the above described property, unto the said party of the second part, his heirs and assigns, against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the first part has hereunto set its hand and seal, the day and year above written.

Signed, sealed and delivered in the presence of:

**ELIZABETH B. PIRKLE FAMILY, L.P.**

BY: Elizabeth B. Pirkle (SEAL)  
 ELIZABETH B. PIRKLE  
 General Partner

June C. Wheelchel  
 Notary Public, Hall County, GA

Frankie Jane Pitts (SEAL)  
 FRANKIE JANE PITTS  
 General Partner

JUNE C. WHELCHER  
 NOTARY PUBLIC  
 HALL COUNTY, GEORGIA

COMM. EXPIRES: 8-11-06  
 Clerk's Office, Superior Court  
 Filed for record at \_\_\_\_\_ o'clock \_\_\_\_\_ M.  
 \_\_\_\_\_, 19\_\_\_\_  
 Recorded in Deed Book \_\_\_\_\_, Page \_\_\_\_\_  
 \_\_\_\_\_, 19\_\_\_\_  
 \_\_\_\_\_, Clerk

Parcel 112 109

## EXHIBIT 'A'

All that tract or parcel of land lying and being in Land Lots 106 and 107, 13<sup>th</sup> District, (South Half), 1<sup>st</sup> Section, Dawson County, GA and being shown and delineated on plat of survey prepared for Barry Conner by Christopher E. Moore and Associates, Inc., Reg. Sur. dated June 27, 2006, and being more particularly described according to said survey as follows:

Parcel 112 109

BEGIN at a rock found being the common corner of Land Lots 76, 77, 105 and 106; thence South 05 degrees 29 minutes 17 seconds West 1324.09 feet to a nail found in rock pile being the common corner of Land Lots 106, 105, 135 and 136; thence North 85 degrees 57 minutes 58 seconds West 1309.37 feet to a nail found in rock pile being the common corner of Land Lots 107, 106, 134 and 135; thence North 86 degrees 00 minutes 34 seconds West 1319.03 feet to rebar found being the common corner of Land Lots 108, 107, 133 and 134; thence North 03 degrees 59 minutes 26 seconds East 216.42 feet to a point in the center of Etowah River; thence along the centerline of Etowah River in a Northerly and Easterly direction 2,170.43 feet to a point; thence leaving said Etowah River South 85 degrees 58 minutes 07 seconds East 837.93 feet to a rock found being the common corner of Land Lots 76, 77, 105 and 106 and the POINT OF BEGINNING. Containing 56.0910 acres according to said survey.

EBP  
758

20 JUL 10 11:30 AM

JAMES M. WALTERS  
Attorney at Law  
Suite 103  
311 Green St. N.W.  
Gainesville, GA 30503  
DAWSON COUNTY, GEORGIA  
REAL ESTATE TRANSFER TAX

042-07-001482  
GEORGIA, DAWSON COUNTY  
CLERK'S OFFICE, SUPERIOR COURT  
FILED FOR RECORD  
AT 10:30 A.M. 8-30-07  
Recorded in Deed Book 829 Page 601-602  
This 30 day of August 20 07

PAID \$ 562.00  
DATE 8-30-07  
Becky McCord  
BECKY MCCORD, CLERK  
SUPERIOR COURT

WARRANTY DEED, Mound, Clerk

Parcel 112 013

State of Georgia, Hall County

THIS INDENTURE, Made the 22<sup>nd</sup> day of August in the year of our Lord Two Thousand, and Seven between PAUL W. NICHOLS AND NANCY S. NICHOLS of the First Part and AMERICA'S HOME PLACE, INC. of the Second Part

WITNESSETH: That the said parties of the First Part for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, conveyed, and confirmed, and by these presents do grant, bargain, sell, alien, convey and confirm unto Party of the Second Part its heirs and assigns, all the following described property, to wit:

**SEE EXHIBIT 'A' ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.**

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said party of the second part, its heirs and assigns, forever, in Fee Simple.

AND THE SAID parties of the first part, for their heirs, executors and administrators, will warrant and forever defend the right and title to the above described property, unto the said party of the second part, its heirs and assigns, against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hand and seal, the day and year above written.

Signed, sealed and delivered in the presence of:

*Cheryl Walters*  
Unofficial Witness Cheryl Walters  
Notary Public  
Hall County, Georgia  
Notary Public, Hall County, GA Expires: Jan. 10, 2011

*Paul W. Nichols* (SEAL)  
PAUL W. NICHOLS  
*Nancy S. Nichols* (SEAL)  
NANCY S. NICHOLS

Clerk's Office, \_\_\_\_\_ Superior Court  
Filed for record at \_\_\_\_\_ o'clock \_\_\_\_\_ M.  
\_\_\_\_\_, 20\_\_\_\_  
Recorded in Deed Book \_\_\_\_\_, Page \_\_\_\_\_, 20\_\_\_\_  
\_\_\_\_\_, Clerk

Parcel 112 013

**EXHIBIT 'A'**

All that tract or parcel of land lying and being in Land Lot 101, South Half of the 13<sup>th</sup> District, 1<sup>st</sup> Section, Dawson County, GA and being shown and delineated on plat of survey prepared for Nancy S. And Paul W. Nichols by Jick A. Page, Jr., GA. Reg. Sur. dated October 8, 1988 and being recorded in the Clerk's Office of the Superior Court of Dawson Co. GA in Plat Book 24, page 21. Said plat and the record thereof are herein incorporated for a full and complete legal description. Containing 2.00 acres according to said survey.

Also conveyed is All that tract or parcel of land lying and being in Land Lot 102 of the 13-S Land District of Dawson County, GA and being more particularly described as follows:

BEGINNING at a point 250 feet left of and opposite station 234+43.90 on the survey centerline of Ga. Highway Project APD-056-1(33), Dawson County; running thence North 06 degrees 10 minutes 08 seconds East a distance of 156.10 feet to a point 250 feet left of and opposite station 236+00 on said centerline; thence North 30 degrees 54 minutes 62 seconds East a distance of 173.14 feet to a point 180 feet left of and opposite station 237+50 on said centerline; thence South 20 degrees 58 minutes 30 seconds West a distance of 127.10 feet to a point 210 feet left of and opposite station 236+34.35 on said centerline; thence South 06 degrees 10 minutes 08 seconds East a distance of 186.73 feet to a point 210 feet left of and opposite station 234+47.62 on said centerline; thence North 89 degrees 08 minutes 11 seconds West a distance of 40.17 feet back to the POINT OF BEGINNING.

All of the above property being shown and delineated on plat of survey prepared for Paul W. Nichols and Nancy s. Nichols by Jick A. Page, Ga. Reg. Sur. dated December 20, 1995 and being incorporated herein by reference.

X Purn

X NASH



LEGEND:	
ALP	ROD PIN FOUND
ACI	CRACKED TOP PIN FOUND
UBI	REBAR PIN FOUND
QBS	REBAR PIN SET
ALP	CRACK TOP FOUND
CUF	CONCRETE URETHANE FOUND
W	PROPERTY LINE
N	North of Way
N	North of Roadway
C/L	CENTER LINE
AL	LAND LOT LINE
AL	DATE MARKER
AL	WATER METER
AL	WATER MAIN
AL	DOUGLASS ROW LINE
AL	POSTHOLE OR CATCHER ARE
AL	CONCRETE TIE
AL	CONCRETE TIE
AL	BLINDING POLE



Printed: 7/7/2020 3:32:07 PM



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

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

Trans No	Property ID / District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2019 - 8668	104 065 / 1 LL 133 167 192LD13-1 FMV: 303700	\$292.75	\$0.00 Fees: \$0.00 \$0.00	\$0.00	\$292.75	\$0.00
Totals:		\$292.75	\$0.00	\$0.00	\$292.75	\$0.00

**Paid Date:** 11/4/2019

**Charge Amount:** \$292.75

LUMPKIN CAMPGROUND ROAD LLC



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20 JUL 10 11:30 AM

Printed: 7/7/2020 3:34:29 PM



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

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

Trans No	Property ID / District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2019 - 320	113 057 002 / 1 .34 AC LL 198 LD 13-S FMV: 9300	\$88.78	\$0.00 Fees: \$0.00 \$0.00	\$0.00	\$88.78	\$0.00
<b>Totals:</b>		<b>\$88.78</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$88.78</b>	<b>\$0.00</b>

**Paid Date: 11/4/2019**

**Charge Amount: \$88.78**

AMERICA'S HOME PLACE INC



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mobile phone to view this  
bill

20 JUL 10 11:30 AM

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

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

Trans No	Property ID / District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2019 - 2909	112 109 / 1 LL 106 107 LD 13-S FMV: 523600	\$415.14	\$0.00 Fees: \$0.00 \$0.00	\$0.00	\$415.14	\$0.00
Totals:		\$415.14	\$0.00	\$0.00	\$415.14	\$0.00

**Paid Date: 11/4/2019**

**Charge Amount: \$415.14**

CONNER BARRY



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20 JUL 10 11:36 AM

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

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

Trans No	Property ID / District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2019 - 8669	112 019 / 1 LL 135 136 137 138 139 161 162 163 164 FMV: 6222300	\$2622.90	\$0.00 Fees: \$0.00 \$0.00	\$0.00	\$2622.90	\$0.00
<b>Totals:</b>		<b>\$2622.90</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$2622.90</b>	<b>\$0.00</b>

**Paid Date: 11/4/2019**

**Charge Amount: \$2622.90**

LUMPKIN CAMPGROUND ROAD LLC



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7:20 JUL 10 11:30AM



Printed: 7/7/2020 3:35:47 PM



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

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

Trans No	Property ID / District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2019 - 13151	112 018 / 1 LL 133 134 166 167 LD 135 FMV: 468600	\$4473.63	\$4007.53 Fees: \$0.00 \$0.00	\$0.00	\$8481.16	\$0.00
<b>Totals:</b>		<b>\$4473.63</b>	<b>\$4007.53</b>	<b>\$0.00</b>	<b>\$8481.16</b>	<b>\$0.00</b>

**Paid Date: 11/22/2019**

**Charge Amount: \$8481.16**

STEPHENS DORIS BYRD



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20 JUL 10 11:30 AM

Printed: 7/7/2020 3:39:56 PM



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

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

Trans No	Property ID / District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2019 - 322	112 013 / 1 LL 102 LD 12-1 FMV: 207652	\$1982.32	\$0.00 Fees: \$0.00 \$0.00	\$0.00	\$1982.32	\$0.00
Totals:		\$1982.32	\$0.00	\$0.00	\$1982.32	\$0.00

Paid Date: 11/4/2019

Charge Amount: \$1982.32

AMFRICAS HOME PLACE INC



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20 JUL 10 11:30 AM

Printed: 7/7/2020 3:32:07 PM



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

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

Trans No	Property ID / District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2019 - 8668	104 065 / 1 LL 133 167 192LD13-1 FMV: 303700	\$292.75	\$0.00 Fees: \$0.00 \$0.00	\$0.00	\$292.75	\$0.00
Totals:		\$292.75	\$0.00	\$0.00	\$292.75	\$0.00

**Paid Date: 11/4/2019**

**Charge Amount: \$292.75**

LUMPKIN CAMPGROUND ROAD LLC



Scan this code with your  
mobile phone to view this  
bill

20 JUL 10 11:30 AM

7/10/2020

Dawson County Planning & Development  
25 Justice Way  
Dawsonville, Georgia 30354

Re: **Letter of Intent**  
**Lumpkin Campground Road @ GA 400 ± 517 Acres**  
Planners and Engineers Collaborative, Inc. Project No. 18232.01

Dear Planning and Zoning officials,

This rezoning application is being submitted on behalf of the applicant and developer. This application proposes to rezone the approximately 517-acre property located at the northwestern corner of Lumpkin Campground Road and GA 400 from R-A (Residential Agricultural), RPC (Residential Planned Community), C-HB (Highway Business Commercial), C-PCD (Commercial Planned Comprehensive Development District) and C-OI (Commercial Office Institutional District) to MUV-Mixed Use Village. This rezoning would facilitate the creation of a new, mixed-use development consisting of a variety of residential, commercial, recreational, and office uses.

The approximately 517-acre property is comprised of six separate tracts with the following parcel ID numbers: 112 109, 104 065, 112 019, 112 013, 113 057 002, and 112 018. The requested rezoning would consolidate the six tracts to under one singular zoning district (MUV) to facilitate the complex mixed-use project.

**Existing Conditions:**

The uses surrounding the property include:

- North: two local churches; south of Grant Road
- East: local churches, and single family homes; bounded by GA 400
- South: detached single-family homes, some commercial uses
- West: largely undeveloped land; bounded by the Etowah River

As it currently exists, the property is mostly undeveloped with the exception of a small structure and some existing disturbance on the site. The Etowah River forms the westerly border of the site, and several smaller streams run through the site in a generally north-south orientation. Streams that are identified as perennial on the site are subject to stream buffers; the site plan is designed to work around the streams and natural topography of the site. The large scale of the project enables this flexibility in design.

**Proposed Development**

The proposed development consists of eight 'pods' lettered A-H which would vary in size and land use. In total, there are 941 single-family lots, 288 multi-family housing units, 125 hotel rooms, approximately 60,000 square feet of commercial/retail/office space, and 30-acres of light industrial uses proposed on the site.

Pods A-D consist of the non-residential and multi-family uses. Pod A is near the intersection of Lumpkin Campground Road and GA 400, and would be where nearly 50,000 square feet of the proposed retail/commercial uses would be located. There is also a fire station proposed in this pod, which would have bays for three trucks.

Pod B would consist of the multi-family dwellings within walking distance of the commercial uses in Pod A. The apartments would have their own master amenity area.

Pod C would be located north of Pod B, set back slightly from the main external thoroughfares. This pod is generally slated for light industrial and medical uses, but is left open on the plan to indicate the flexibility of this space (approximately 30 acres).



Pod D would be located in the northeastern corner of the site and would have visible frontage (and right-in/right-out access) on GA 400. This pod is proposed to have the remaining approximately 10,000 square feet of retail/commercial space, as well as a 125-key hotel.

Pods E through H are set back off of GA 400 and Lumpkin Campground Road, and are slated for the lower-density residential component of the development. The single-family residential component would gain access from Lumpkin Campground Road and would have its own master amenity area. In total, there would be 941 lots proposed for these pods (collectively). The layout of these pods would follow the natural terrain and features of the site, including the many streams criss-crossing the property.

#### **Zoning Rationale**

The applicant is of the opinion that the proposed rezoning is appropriate for the collection of parcels above-mentioned in this letter for several reasons. First, property constitutes an extremely large area that is located on a prime thoroughfare frontage (GA 400, yet has remained undeveloped under its current zoning for decades. This is partly because the land has a much weaker value zoned for agricultural uses, due to the difficult terrain (at the foothills of the Appalachian Mountains) and the numerous streams onsite.

As noted above, the property has prime frontage on GA 400, and the use of the property should reflect this apt location. The current zoning does not currently match the future land use designation of the site, which is Planned Residential Community. The rear portion of the proposed mixed-use development would consist substantially of planned residences that would match this land use designation. The proposed mixed use frontage of the site would match the future land uses of similar sites along GA 400 to the north, which all have future land use designations of Mixed Use Village and Commercial Highway Business. This proposal would provide a better linkage between these future land uses than the current agricultural zoning does. Additionally, the commercial-to-multi-family-to-single-family lots is a reasonable transition in land use intensity moving west from GA 400 to the Etowah River Corridor.

#### **Conclusion**

The applicant and owner respectfully request that the Dawson County Board of Commissioners, Planning Commission and Planning Staff approve and support the Applicant's request to allow for the rezoning of this property to Mixed-Use Village. This would facilitate the development of a new, mixed-use community that would contribute to the advancement of the purpose and intent of the Dawson County comprehensive plan.

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

Sincerely,  
**Planners and Engineers Collaborative, Inc.**

Kenneth J. Wood, P.E., LEED AP  
President

For the Firm

kjw/ht/dp



[illegible][illegible]

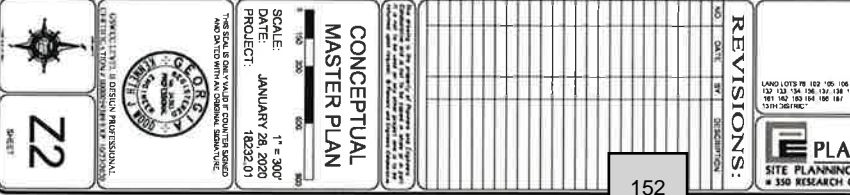
**DAWSON VILLAGE**  
A MASTER PLANNED MIXED-USE DEVELOPMENT  
FOR  
FOX CREEK DEVELOPMENT

05 108 108 108  
112 112 112  
112 112  
112 112

DAWSON COUNTY  
GEORGIA

**"WE PROVIDE SOLUTIONS"**

**PLANNERS AND ENGINEERS COLLABORATIVE**  
CONSULTING LANDSCAPE ARCHITECTURE • CIVIL ENGINEERING • LAND SURVEYING  
10000 NCH CORP • PEACHTREE CORNERS, GEORGIA 30092 • (770) 453-2741 • FAX (770) 453-3915



DRI#3146

# Developments of Regional Impact

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## DEVELOPMENT OF REGIONAL IMPACT Initial DRI Information

This form is to be completed by the city or county government to provide basic project information that will allow the RDC to determine if the project appears to meet or exceed applicable DRI thresholds. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

### Local Government Information

Submitting Local  
Government:Individual completing  
form:

Telephone:

E-mail:

\*Note: The local government representative completing this form is responsible for the accuracy of the information contained herein. If a project is to be located in more than one jurisdiction and, in total, the project meets or exceeds a DRI threshold, the local government in which the largest portion of the project is to be located is responsible for initiating the DRI review process.

### Proposed Project Information

Name of Proposed  
Project:

DAWSON VILLAGE (PROPOSED)

Location (Street Address,  
GPS Coordinates, or  
Legal Land Lot  
Description):THE NORTHWESTERN SIDE OF LUMPKIN CAMPGROUND RD NW  
(STATE ROUTE 9 E) AND GA 400Brief Description of  
Project:A MIXED USE DEVELOPMENT WITH RESTAURANT, RETAIL, MULTI-FAMILY  
RESIDENTIAL, LIGHT INDUSTRIAL, PROFESSIONAL OFFICE, HOTEL, AND  
SINGLE-FAMILY DETACHED USES.

#### Development Type:

- |  |   |   |
|--|---|---|
| <input checked="" type="radio"/> (not selected)            | <input type="radio"/> Hotels                                | <input type="radio"/> Wastewater Treatment Facilities |
| <input type="radio"/> Office                               | <input checked="" type="radio"/> Mixed Use                  | <input type="radio"/> Petroleum Storage Facilities    |
| <input type="radio"/> Commercial                           | <input type="radio"/> Airports                              | <input type="radio"/> Water Supply Intakes/Reservoirs |
| <input type="radio"/> Wholesale & Distribution             | <input type="radio"/> Attractions & Recreational Facilities | <input type="radio"/> Intermodal Terminals            |
| <input type="radio"/> Hospitals and Health Care Facilities | <input type="radio"/> Post-Secondary Schools                | <input type="radio"/> Truck Stops                     |
| <input type="radio"/> Housing                              | <input type="radio"/> Waste Handling Facilities             | <input type="radio"/> Any other development types     |
| <input type="radio"/> Industrial                           | <input type="radio"/> Quarries, Asphalt & Cement Plants     |   |

If other development type, describe:

Project Size (# of units, floor area, etc.):	941 SINGLE-FAMILY LOTS, 3-BAY FIRE STATION, 288 MULTI-FAMILY APARTMENT UNITS, 125-KEY HOTEL, APPROX. 60,000 SF OF COMMERCIAL/OFFICE/RETAIL USES		
Developer:	FOX CREEK PROPERTIES, INC.		
Mailing Address:			
Address 2:			
	City:	State:	Zip:
Telephone:			
Email:			
Is property owner different from developer/applicant?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No		
If yes, property owner:	BARRY CONNER (NAMED AS HIMSELF AND OTHER PROFESSIONAL ENTITIES ON AUTHORIZATION)		
Is the proposed project entirely located within your local government's jurisdiction?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No YES - DAWSON COUNTY		
If no, in what additional jurisdictions is the project located?			
Is the current proposal a continuation or expansion of a previous DRI?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No		
If yes, provide the following information:	Project Name: <input type="text"/>		
	Project ID: <input type="text"/>		
The initial action being requested of the local government for this project:	<input checked="" type="checkbox"/> Rezoning <input type="checkbox"/> Variance <input type="checkbox"/> Connect Sewer <input type="checkbox"/> Connect Water <input type="checkbox"/> Permit <input type="checkbox"/> Other <input type="text"/>		
Is this project a phase or part of a larger overall project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No		
If yes, what percent of the overall project does this project/phase represent?			
Estimated Project Completion Dates:	This project/phase: <input type="text"/> Overall project: 2030		
<input type="button" value="Submit Application"/> <input type="button" value="Save without Submitting"/> <input type="button" value="Cancel"/>			
<a href="#">Back to Top</a>			



# Developments of Regional Impact

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## DEVELOPMENT OF REGIONAL IMPACT Additional DRI Information

This form is to be completed by the city or county government to provide information needed by the RDC for its review of the proposed DRI. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

### Local Government Information

Submitting Local Government:

Individual completing form:

Telephone:

Email:

### Project Information

Name of Proposed Project:

DAWSON VILLAGE (PROPOSED)

DRI ID Number:

Developer/Applicant:

FOX CREEK PROPERTIES, INC.

Telephone:

Email(s):

### Additional Information Requested

Has the RDC identified any additional information required in order to proceed with the official regional review process? (If no, proceed to Economic Impacts.)

☐ (not selected) ☐ Yes ☒ No

If yes, has that additional information been provided to your RDC and, if applicable, GRTA?

☐ (not selected) ☐ Yes ☐ No

If no, the official review process can not start until this additional information is provided.

### Economic Development

Estimated Value at Build-Out:

\$400 million

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development:

\$2 million

Is the regional work force sufficient to fill the demand created by the proposed project?

☐ (not selected) ☒ Yes ☐ No

Will this development displace any existing uses?

☐ (not selected) ☒ Yes ☐ No

If yes, please describe (including number of units, square feet, etc):

AGRICULTURAL LAND WILL BE CONVERTED INTO MIXED USE LAND BUT NO EXISTING STRUCTURES OR USES WILL BE DISRUPTED/DISPLACED BY THIS PROPOSAL

### Water Supply

Name of water supply provider for this site:	ETOWAH WATER & SEWER AUTHORITY
What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0.45 MGD
Is sufficient water supply capacity available to serve the proposed project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If no, describe any plans to expand the existing water supply capacity:	
N/A	
Is a water line extension required to serve this project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, how much additional line (in miles) will be required?	
NO, BUT A WATER MAIN UPGRADE ALONG LUMPKIN CAMPGROUND ROAD FROM AN EXISTING 8" TO A 12" WILL BE REQUIRED	

### Wastewater Disposal

Name of wastewater treatment provider for this site:	ETOWAH WATER & SEWER AUTHORITY
What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0.40 MGD
Is sufficient wastewater treatment capacity available to serve this proposed project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If no, describe any plans to expand existing wastewater treatment capacity:	
N/A	
Is a sewer line extension required to serve this project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If yes, how much additional line (in miles) will be required?	
0.5 MILES	

### Land Transportation

How much traffic volume is expected to be generated by the proposed development, in peak hour vehicle trips per day? (If only an alternative measure of volume is available, please provide.)	traffic study forthcoming
Has a traffic study been performed to determine whether or not transportation or access improvements will be needed to serve this project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
Are transportation improvements needed to serve this project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If yes, please describe below:	



1) Project entry 1 at SR 9E: Signal may be warranted; WB free flow right needed; heavy SB left turn traffic; roundabout may work 2) SR 9E at GA 400: Dual EB lefts needed (add two lanes)

### Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)?

9,255 tons/year

Is sufficient landfill capacity available to serve this proposed project?

☐ (not selected) ☒ Yes ☐ No

If no, describe any plans to expand existing landfill capacity:

N/A

Will any hazardous waste be generated by the development?

☐ (not selected) ☒ Yes ☐ No

If yes, please explain:

YES, POTENTIALLY FROM MEDICAL OFFICES WHICH WILL BE HANDLED AS MEDICAL HAZARDOUS WASTES.

### Stormwater Management

What percentage of the site is projected to be impervious surface once the proposed development has been constructed?

20%

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management:

The site will maintain stream buffers and direct storm drainage into detention and water quality facilities. Proposed impacts to streams or wetlands will be minimized and will be mitigated if necessary.

### Environmental Quality

Is the development located within, or likely to affect any of the following:

- |   |  |
|---|--|
| 1. Water supply watersheds?                   | <input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No |
| 2. Significant groundwater recharge areas?    | <input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No |
| 3. Wetlands?                                  | <input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No |
| 4. Protected mountains?                       | <input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No |
| 5. Protected river corridors?                 | <input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No |
| 6. Floodplains?                               | <input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No |
| 7. Historic resources?                        | <input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No |
| 8. Other environmentally sensitive resources? | <input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No |

If you answered yes to any question above, describe how the identified resource(s) may be affected:

Yes, Etowah River. Additional buffers proposed on the Etowah River. Impacts to the water supply will be minimized utilizing water quality features to achieve 80% TSS removal project-wide. Additionally, all storm water discharges will travel through open spaces within the proposed development and not directly into the River. Yes. Stream and wetland disturbances will be kept to a minimum. Disturbances will be kept under 0.5 ac of wetlands, and 300 lf of streams.

**Submit Application**

**Save without Submitting**

**Cancel**

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20 JUL 10 11:31 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.

X

I am a United States citizen.

\_\_\_\_\_

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

\_\_\_\_\_

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

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

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

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

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

Executed in Atlanta (city), Georgia (state)

Signature of Applicant

William M Evans, Jr.  
Printed Name

Date

7/8/2020  
Name of Business

SUBSCRIBED AND SWORN BEFORE ME ON

THIS 8th DAY OF July, 2020

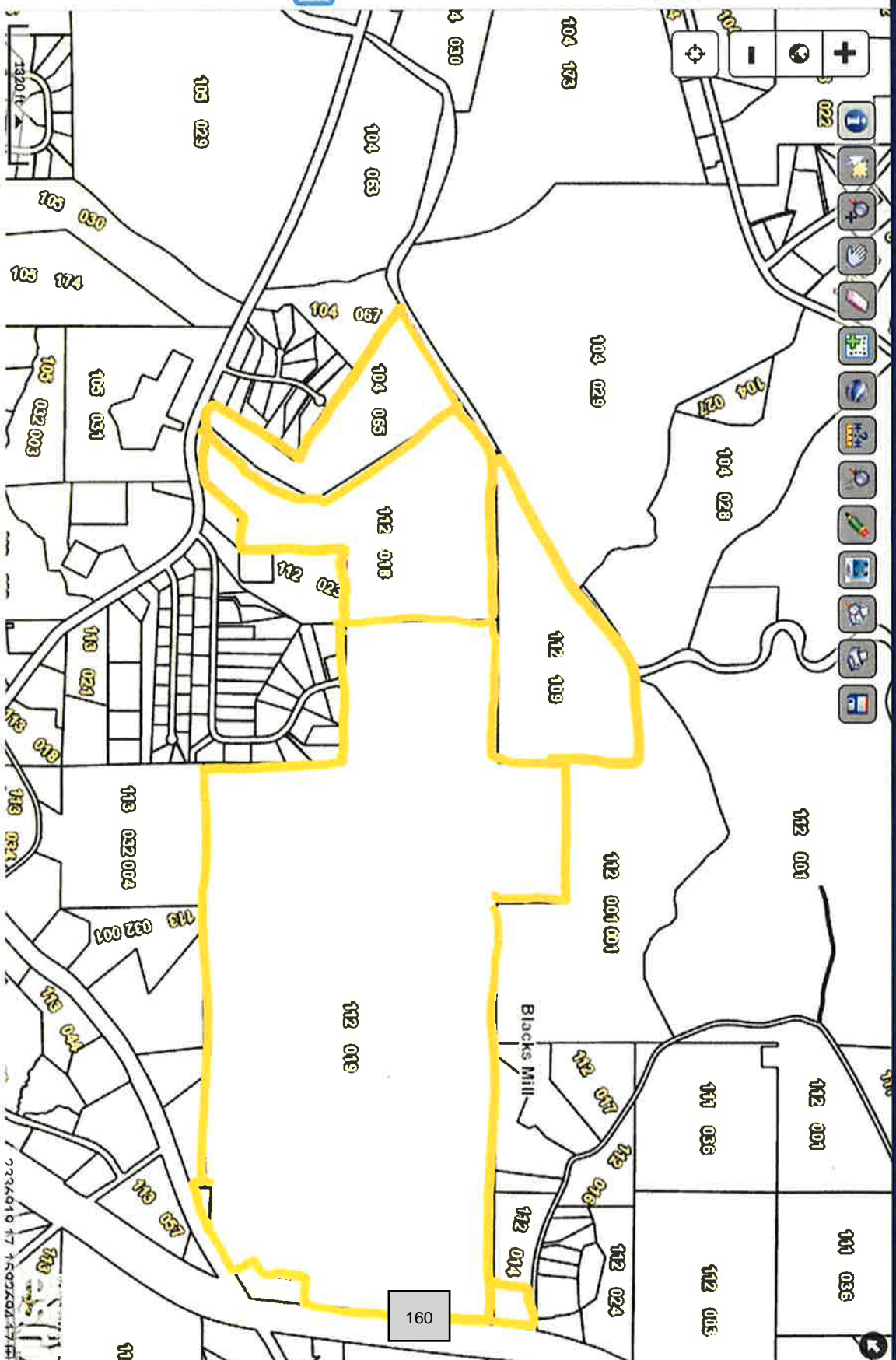
Karen Sides Notary Public

My Commission Expires: 01/08/2024

{Notary Seal}



20 JUL 10 11:53 AM









**DAWSON COUNTY PLANNING COMMISSION  
PLANNING STAFF REPORT**

**Applicant**.....Fox Creek Properties, Inc.

**Amendment #** .....ZA 20-08

**Request**.....Rezone Property from CHB (Commercial Highway Business), R-A (Residential Agriculture), RPC (Residential Planned Community), CPCD (Commercial Planned Community Development), COI (Commercial Office Institution) to MUV (Mixed Use Village)

**Proposed Use** .....Mixed Use Village consisting of a comprehensive development ranging from single family residential through light industrial

**Current Zoning** .....CHB (Commercial Highway Business), R-A (Residential Agriculture), RPC (Residential Planned Community), CPCD (Commercial Planned Community Development), C-OI (Commercial Office Institution)

**Size**.....517± acres

**Location** ..... Corner of Lumpkin Campground Rd and GA Hwy 400 with frontage along Hwy 53 & Grant Road

**Tax Parcel** .....112 019, 113 057 002, 112 109, 104 065, 112 018 and 112 013

**Planning Commission Date** .....August 18<sup>th</sup>, 2020

**Board of Commissioners Date**..... September 17<sup>th</sup>, 2020

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**Applicant Proposal**

The proposed development consists of 8 “pods”. There are 941 single family lots, 288 multi-family housing units, 125 hotel rooms, approximately 60,000 square feet of commercial/retail/office space, and 30 acres of light industrial.

### **History and Existing Land Uses**

The purposed development centers on the previous Southern Catholic College location. The land was cleared and a single building was started when the development was abandoned. It currently sits vacant.

<b>Adjacent Land Uses</b>	<b>Existing zoning</b>	<b>Existing Use</b>
North	R-A	Residential & Farming
South	C-HB	Commercial
East	C-HB	Commercial
West	RSR/R-A	Residential

### **Development Support and Constraints**

The limitations of this project revolves around two major constraints. First is water and sewer availability with Etowah Water and Sewer Authority. The other is environmental factors such as steep terrain and multiple stream buffers throughout these parcels. As a Mixed Use Village zoning classification, this will have to get a second look through the zoning process, if approved. We will be looking at these much closer if approved.

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

According to the 2013-2033 Comprehensive Plan and accompanying FLUP (Future Land Use Plan), the subject property is identified as Residential Planned Community/Rural Residential/Suburban Residential.

### **Public Facilities/Impacts**

**Engineering Department** – No comments returned.

**Environmental Health Department** –

No comments necessary due to Etowah Water and Sewer facilitating the water and sewer treatment of the development.

**Emergency Services** – Please see the attached memo from Fire Marshal Jeff Bailey.

**Etowah Water & Sewer Authority** – “Off-site extensions/upgrades will be required to provide water and sewer service to the development as well as on-site to be funded by the developer.”

**Dawson County Sheriff's Office** – “As of right now, the police protection is not adequate in the area. Request for additional staffing would be necessary. Increase in residential/retail anticipated to result in increased calls for service.”

**Board of Education** – “Additional students would be accommodated by adding additional teaching staff. Each school has capacity to grow by several hundred students. The school system has capacity at each location listed above. The district also has multiple tracts of land to build schools as needed in the future.

**Georgia Department of Transportation** – Additional coordination with GDOT will be necessary for this project.

### **Analysis**

- Planned growth is always preferable. This concept plan follows the ideals of our comprehensive plan in that it show the majority of commercial along 400 and Lumpkin Campground. It feathers in the less intensive apartments behind the commercial through to the single family lots.
- With a manageable 1.8 unit per acre spread over 500+ acres, this will make is much easier to obtain the 30 % open space requirement. This allow for better buffers to streams and more strategic placement of storm water management facilities. This allows us to better plan and mitigate environmental impact.
- Current zoning allows for the majority of this project to commence without rezoning. Rezoning to MUV allows for more county/community input into the physical planning process and the county will get a better consistent and uniform product. These types of developments better lend themselves to long term sustainability.
- MUV is a two part zoning process. At this stage we are looking at 7 factors
  - 1) Proposed Uses
    - Keeping the proposed Light Industrial, Retail, and Hotel at the front of the development near Hwy 400 this goes with the general character of what we look for in growth along the GA 400 Corridor with those types of uses highway facing and the residential portion further off of the road.
  - 2) Number of units per use
    - 941 single-family lots
    - 288 multi-family units
    - 125 hotel rooms
    - 60,000 square feet of commercial/retail/office space
    - 30 acres being designated as light industrial
  - 3) Designated Areas of Use
    - See Site Plan
  - 4) Open Space, Amenities, Road Systems, Access Points
    - Open Space 41.3 % roughly 215 acres (required 156 acres or 30 %)
    - Three separate amenities areas are associated with residential portions of the development.

- Road systems for concept plan we understand the intent would have 2 access points on GA 400 & Lumpkin Campground. Further discussion regarding road systems and coordination with GDOT will be necessary.
- 2 access points: Lumpkin Campground Rd. & Georgia 400  
\*does not meet subdivision regulations
- 5) Proposed Name of the Development
  - Currently the proposed name is Dawson Village and will need to be amended due to an existing development within the county (Legacy Kroger) having the same name.
- 6) Location of all wetlands and streams as those terms are defined under State and Federal Law
  - Per site plan this does not encroach on any wetlands and stays off of appropriate stream buffers.
- 7) Public & Private Streets
  - Not listed on site plan

**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 West are residentially zoned and consistent with the Future Land Use Map. Adjacent Properties to the South and East are zoned commercially and consistent with the Future Land Use Map.
- B. The extent to which property values are diminished by the particular land use classification.**  
There should be no diminishment of property values.
- C. The extent to which the destruction of property values of the applicant promotes the health, safety, morals, or general welfare of the public.**  
There should be no destruction of property values.
- D. The relative gain to the public, as compared to the hardship imposed upon the individual property owner.**  
The addition of a fire station and additional retail options would serve the proposed and surrounding public.
- 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 the location and close proximity to GA 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 property (TMP 112 019) has been vacant since 2005. The other parcels are vacant land.

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

The purposed development would bring additional tax revenue to the county with the retail stores, restaurants, hotel and industrial in adjunct to the jobs that this would provide to area residents. The development would also bring an additional 1250 (approximate) homes in the form of residential multifamily and single family, with the before mentioned, comes traffic, crime and public safety concerns from citizens.

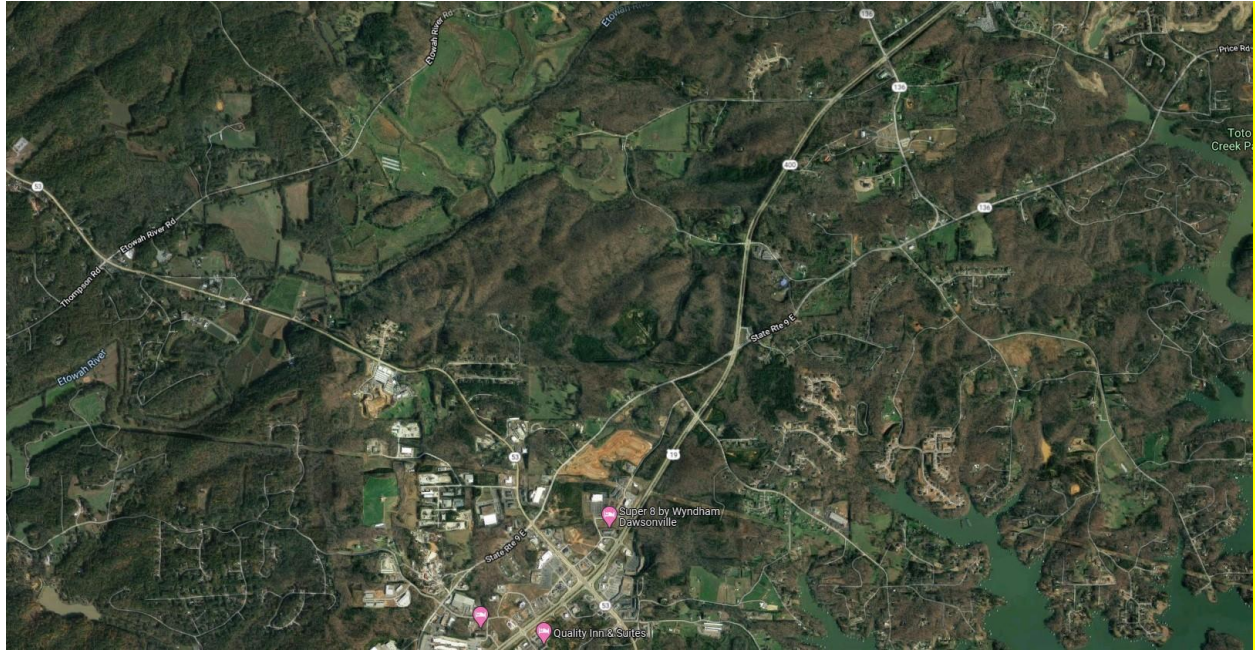
Pictures of Property:





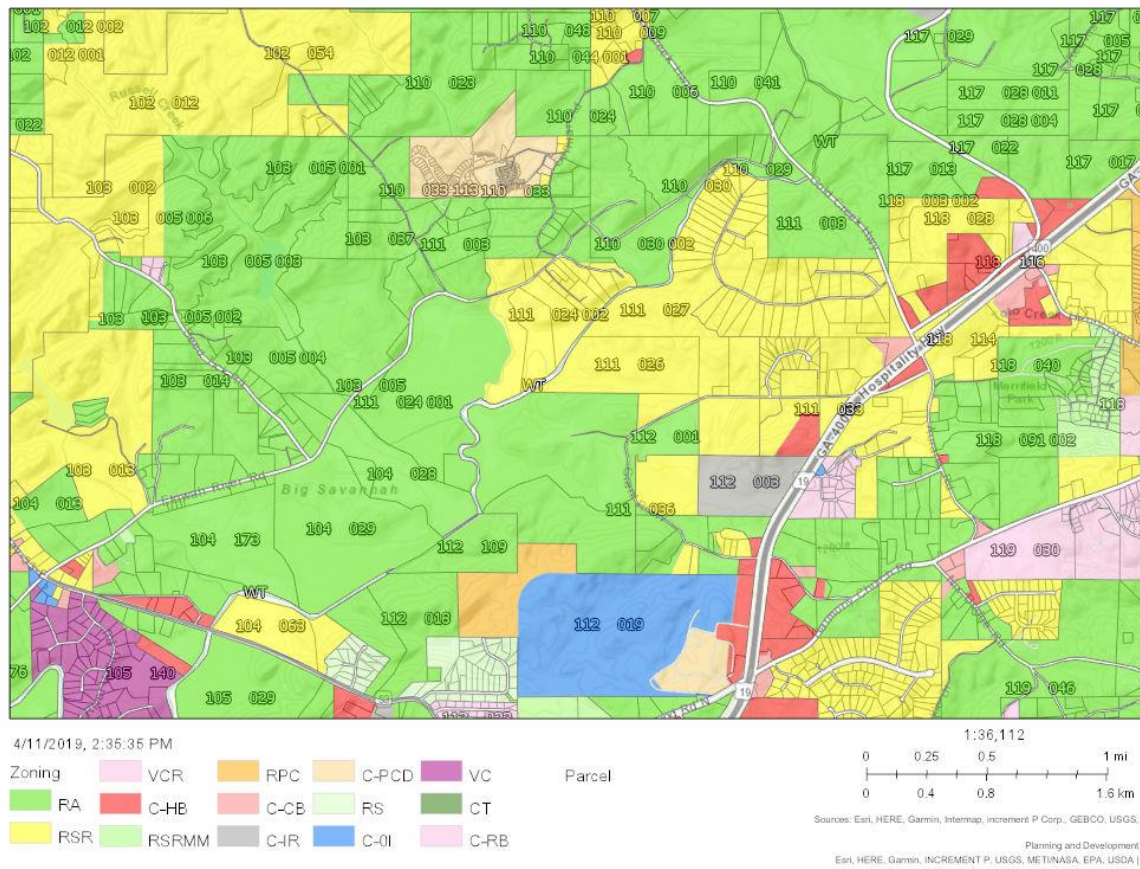


Aerial:



## Current Zoning Map:

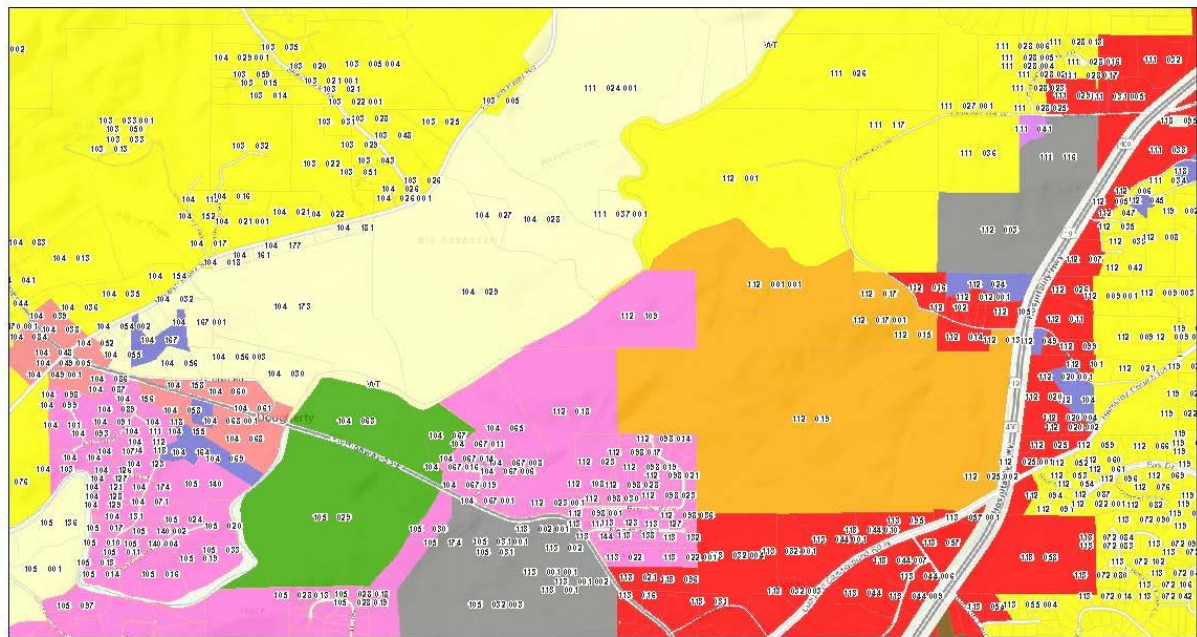
### Dawson County





## Future Land Use Map:

Future Land Use Map



August 13, 2020

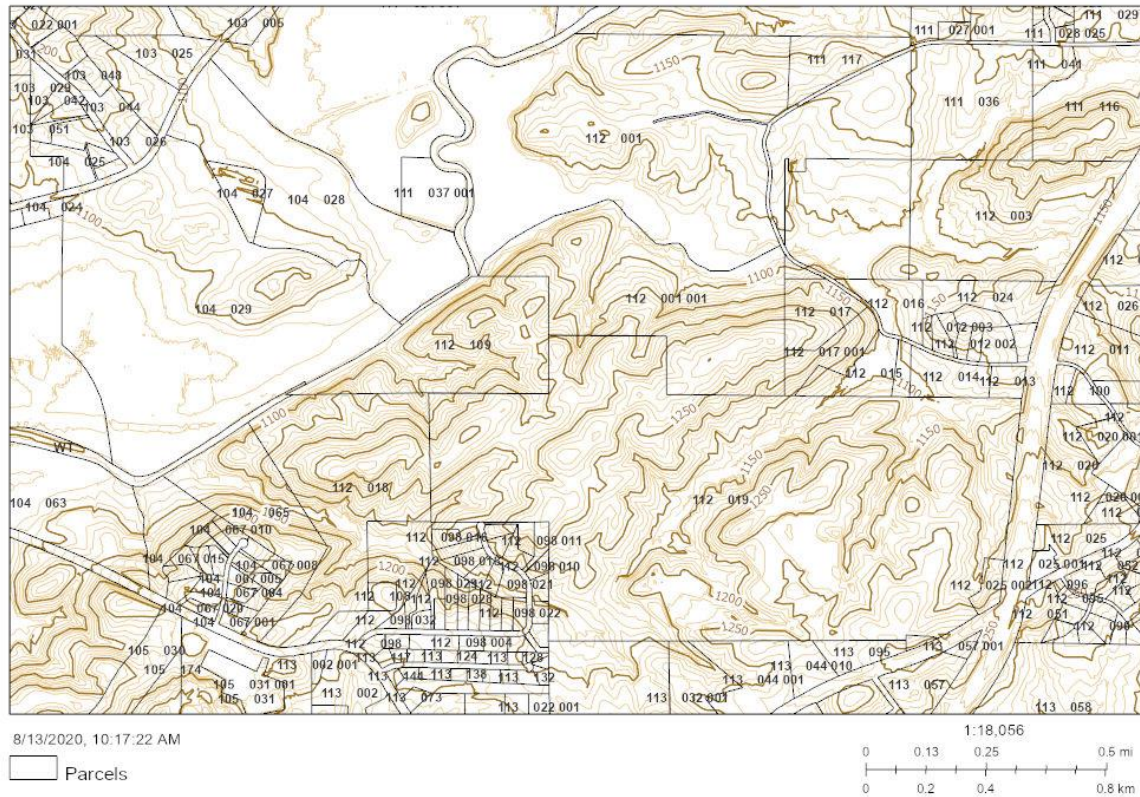
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0 0.3 0.6 1.2 km

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

Topography:

Topo Map



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





N.W. Corner GA 400 & Lumpkin Campground Rd.

**Emergency Services  
Dawson County**

Case #: 20-08

Applicant: Fox Creek Properties

Present Zoning: multiple

Proposed Zoning: MUV

**STATIONS**

Fire Station	Travel Distance	Response Time	Volunteer/Paid
3	1.1 miles	2 min	Comb.
2	2.9 miles	6 min	Comb

1. Fire Rating of Area: Structures more than 5 road miles from a fire station may be required to pay a higher class insurance rate. Circle one:

3

5/9

6/9

7/9

8/9

9

10

2. Construction type: \_\_\_\_\_

3. Occupancy classification: \_\_\_\_\_

4. Degree of hazard: \_\_\_\_\_

5. Number of dwelling units: \_\_\_\_\_

6. Number of approved fire apparatus access roads: \_\_\_\_\_

7. Dead-end fire apparatus access roads in excess of 150 feet?

Yes \_\_\_\_\_ No \_\_\_\_\_

8. Fire apparatus access roads exceed 14% in grade?

Yes \_\_\_\_\_ No \_\_\_\_\_

9. Fire apparatus access roads:

Width: \_\_\_\_\_

Turning Radius: \_\_\_\_\_

Turnarounds: \_\_\_\_\_

10. Fire protection water supply:

Type of water supply: \_\_\_\_\_

Water main size: \_\_\_\_\_

Fire flow: \_\_\_\_\_

Hydrant spacing: \_\_\_\_\_

11. Will zoning have an impact on Emergency Services:

Response Time: yes

Manpower: yes

Apparatus: yes

Work Load: yes

Emergency Response Increase: yes

Comments: See Attached comment sheet

Signature of personnel completing form:

J. Bailey 8/6/2020



# Dawson County Emergency Services

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

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

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Date: August 7, 2020  
To: Dawson County Planning Commission  
From: Jeff Bailey  
Subj: #20-08 rezoning comments, Dawson Village

In reviewing the submitted rezoning application, I would like to point out some of my concerns related to life safety and property protection. A project of this size and complexity has many facets that will impact this department's ability to provide acceptable service levels, both within the proposed development and throughout the County. Further, I would ask that we open dialogue on these concerns coinciding with consideration of the zoning change, rather than waiting until time of the land's development.

As stated in the application, they propose to build 1229 residential occupancies (single and multi-family combined). At an occupancy rate of just two persons in each, that would result in an approximate increase in the County population of 2,458 or about 10%. Add to that the 125 hotel rooms, 60,000 square feet of commercial/mercantile/office space, and 30 acres of light industrial use; and a daily County population increase of 30% or more is not unrealistic. In addition to the increased daily population, both the number and types of structures requiring protection warrant advanced considerations as well.

That said, proportionate increases in calls for Fire and EMS services need to be both anticipated and planned for, as well as the burden of cost for providing same. As is documented, we frequently find ourselves with no available Med units in the County due to *our current call volume*, and without bolstering the number of apparatus and personnel we would surely find this trend increasing. This circumstance requires requesting mutual aid responses from surrounding departments and accepting the resultant prolonged response times. The same holds true for suppression/rescue operations as well. With current staffing levels, a single-family house fire in Dawson County requires every person on shift to respond to it per National Fire Protection Association standards. This scenario obviously hinders our ability to respond to any additional/simultaneous calls, as we are often called upon to do.

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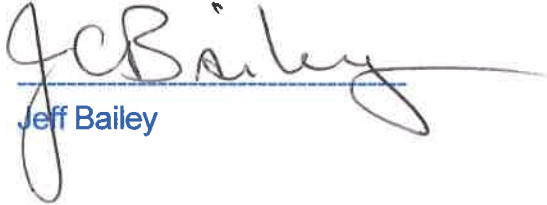
## *Mission Statement*

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



Another major area for concern arises from the fact that Dawson County does not currently have an aerial apparatus (ladder truck). The necessity of our obtaining a ladder truck is only further amplified by the likelihood of multi-story and large footprint structures being a part of Dawson Village. Without a ladder truck in service, our abilities to effect vertical rescue and support suppression activities will be severely restricted. The time needed to spec/procure, fund, and house a ladder truck is extensive; and all these items warrant discussion early in the process of consideration of this property.

I am available for any questions or thoughts on these matters.



Jeff Bailey

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*Mission Statement*

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