

DAWSON COUNTY PLANNING COMMISSION
MEETING Agenda – Tuesday, November 19, 2024
DAWSON COUNTY GOVERNMENT CENTER ASSEMBLY ROOM
25 JUSTICE WAY, DAWSONVILLE GEORGIA 30534
6:00 PM

A. MEETING CALLED TO ORDER

B. INVOCATION

C. PLEDGE OF ALLEGIANCE

D. ROLL CALL

E. ANNOUNCEMENTS:

F. APPROVAL OF MINUTES:

1. For approval, Minutes from the September 17, 2024 Planning Commission Meeting.

G. APPROVAL OF THE AGENDA

H. STATEMENT OF DISCLOSURE:

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

I. NEW BUSINESS:

Application for Variance:

1. Presentation of VR 24-10: Dale & Roberta Heady
2. Presentation of VR 24-11: Jeffrey & Lori Garrett

Application for Rezoning:

3. Presentation of ZA 24-11: Jim King obo Timothy P. LeBlanc

J. 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

SEPTEMBER 17th 2024
DAWSON COUNTY PLANNING COMMISSION MEETING
DAWSON COUNTY GOVERNMENT CENTER

Chairman Jason Hamby called the Dawson County Planning Commission meeting to order at 6:03 p.m.

Neil Hornsey gave the invocation. Chairman Hamby led the Pledge of Allegiance.

Members present: Jason Hamby, District 1 Chairman; John Maloney, District 2; Shelton Townley, District 3; Neil Hornsey, District 4; Steve Sanvi, Chairman Appointee. Staff present: Priscilla Coley and Sharon Farrell.

Chairman Hamby requested a motion to approve the minutes from the June 16th, 2024, Planning Commission Meeting, as prepared. **Motion passed by a vote of 5-0 (Hornsey/Maloney)**

Chairman Hamby asked for a motion to approve the agenda presented by staff. **The motion passed by a vote of 5-0. (Hornsey/Maloney)**

Chairman Hamby announced that anyone who wishes to speak in favor of or oppose any application must complete a statement of disclosure of campaign contributions of \$250 or more. **No disclosure statements were requested/required from intended speakers.**

New Business

VR 24-10: Roberta Hastreiter-Heady is requesting a variance to the Dawson County Land Use Resolution side setback requirements to construct an addition to a residence seven (7) feet from the side property line.

Chairman Hamby stated that the applicant, Roberta Hastreiter-Heady, has requested a postponement of her hearing to accommodate out-of-state family obligations.

Chairman Hamby asked for a motion to postpone.

The motion to postpone the variance hearing to the November 11, 2024, Planning Commission Meeting passed unanimously, 5-0.

ZA 24-05: Kurt Trump is requesting the rezoning of 3.13 acres (survey of July 2024) on Oak Grove Road, off War Hill Park Road, from *Vacation Cottage Restricted (VCR)* to *Commercial Industrial Restricted (C-IR)* to construct and operate a thirty-five (35) slip open boat storage facility.

Chairman Hamby asked if anyone could speak on behalf of the application. Kurt Trump, owner and resident of the subject property, provided a verbal history of the property previously operating as a commercial machinery repair shop under the ownership of his late father. Mr. Trump detailed his physical and financial efforts to improve his property through a permitted remodel, removing over 40 “junk” cars and various rubbish and grading/silt fencing to improve erosion concerns. When asked about the scope of the proposed storage yard, Mr. Trump verbally noted that he intended to create forty-five (45) boat slips.

Chairman Hamby asked if there was anyone to speak in favor of the application. There were none.

Chairman Hamby asked if there was anyone to speak in opposition to the application. Fred Wiedenmann, resident of Dawson County, spoke for 2 minutes 47 seconds regarding the cumulative worth of properties along Oak Grove Road and believing the proposed boat storage facility would cause property values to drop.

Chairman Hamby asked if there was anyone to speak in opposition to the application. Jim Pearson, resident of Dawson County, spoke for 2 minutes 58 seconds. Mr. Pearson identified issues such as road width for large boat pulling traffic, lack of turnaround access for boat owners if they were to miss the entrance of the proposed storage facility and safety concerns for other residents in the area who use Oak Grove Road as a walking route. Mr. Pearson acknowledged the improvements Mr. Trump has made to his property.

Chairman Hamby asked if there was anyone else to speak in opposition to the application. There were no additional speakers.

Chairman Hamby closed the Board for discussion.

Chairman Hamby asked for a motion.

Motion to recommend denial of the request passed 4-1 (Sanvi/Hornsey – Townley).

ZA 24-06: Chad Kimbral of Kimbral Garage, is requesting to rezone 2.83 acres, parcel 088 108 004, from RSR (ZA 21-23) to CBH (GA Hwy 9 & Dawson Forest Road) to construct and operate an automotive repair and service garage.

Chairman Hamby asked if anyone could speak on behalf of the application. Christopher Light, of Lipscomb Johnson, LLP (Cumming, GA), representing Mr. Kimbral detailed the scope the proposed automotive repair shop if successfully rezoned. Mr. Light made note of Planning Director, Sharron Farrell's assistance navigating the complexities of the Code and Comprehensive Plan requirements. Staff proposed an alternate rezoning option, from RSR to C-RB, that would be more consistent with the Comprehensive Plan, but would also require an amendment to the Land Development Code, Table 3.3.

Chairman Hamby asked if there was anyone to speak in favor of the application. Chad Kimbral, owner of the subject property, spoke for 2 minutes 4 seconds regarding his proposed repair and service garage.

Chairman Hamby asked if there was anyone to speak in opposition to the application. There were none.

Chairman Hamby closed the Board for discussion.

Chairman Hamby asked for a motion.

The motion to recommend approval of the request passed unanimously, 5-0 (Hornsey/Maloney).

ZA 24-07: David Engineering, on behalf of Will Wade, is requesting 1.47 acres, a portion of 093-046, from RSR to C-CB (Southwest corner of GA Hwy 53 and Perimeter Road).

Chairman Hamby asked if there was anyone to speak in favor of the application. Payton Anderson of Davis Engineering, on behalf of property owner Will Wade, spoke regarding the proposed medical office intended for the property if rezoning is granted. Mr. Anderson detailed the appropriateness of this use, given the surrounding zonings, per the Comprehensive Plan. Adequate parking allowance and utilities availability were confirmed.

Chairman Hamby asked if there was anyone to speak in opposition to the application. There were none.

Chairman Hamby closed the Board for discussion.

Chairman Hamby asked for a motion.

The motion to recommend approval of the request passed unanimously, 5-0 (Sanvi/Maloney).

Chairman Hamby asked if there were updates from Planning and Development. Director Sharon Farrell acknowledged the hiring of new and present staff member Priscilla Coley. Mrs. Farrell went on to briefly detail Ms. Coley's experience in Planning in both Government and Private Sector positions. The Board warmly welcomed the addition to the staff.

There being no further business to discuss, the meeting was adjourned at 6:29 p.m.

Jason Hamby, Chairman

Date



VR 24-10

Planning Commission Hearing September 17, 2024

VARIANCE STAFF REPORT

Proposal: The applicant requests a variance to the Dawson County Land Use Resolution side setback requirements for the remodeling and addition to a residence seven feet from the side property line.

Applicant	Roberta Hastreiter-Heady
The development standard and requirements to be varied	Land Use Code, Article III Section 121-67
Zoning	Vacation Cottage Restricted
Acreage	.369 acres
Plat	Minor Plat approved 2024 (original plat 1978)
Road Classification	Local Residential
Right-of-Way	40 feet
Tax Parcel	L10 079
Commission District	District 3

Direction	Zoning	Existing Use
North	VCR	Single Family Residential
South	VCR	Single Family Residential
East	VCR	Single Family Residential
West	VCR	Single Family Residential

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

Minimum square footage. Eight hundred square feet (heated).

Minimum setbacks.

Front yard - 100 feet on parkways, 60 feet on state highways, 35 feet on others;

Side yard - 15 feet;

Rear yard - 20 feet.

Front yard setback applies to all frontages on publicly maintained streets.

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

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

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

County Agency Comments:

Planning and Development: The applicant has a lengthy history of frustration regarding property boundaries; however, the owner's actions in designing the addition create hardship.

Public Works Department: No comment

Emergency Services: No comment

Criteria for granting variances.

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

- (1) That a strict or literal interpretation and enforcement of the specified standard or requirement would result in practical difficulty or unnecessary hardship; and
- (2) That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property which do not apply generally to other properties in the same district; and
- (3) That the granting of the variance will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the near vicinity; and
- (4) That the granting of the variance would support general objectives contained within the Land Use Chapter of the code.



DAWSON COUNTY VARIANCE APPLICATION

25 Justice Way, Dawsonville, Georgia 30534

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Roberta L. Hasltreiter-Heady TTEE, Hasltreiter Family GST Exempt Trust, and Dale E. Heady

Address: [REDACTED]

Contact Email: [REDACTED] Telephone # [REDACTED]

Status: ☒ Owner ☐ Authorized Agent ☐ Lessee

PROPERTY INFORMATION

Street Address of Property:

322 Overlook Circle, Dawsonville, GA 30534

Land Lot(s): 325 District: South Half 13th District Section: 1st Section

Subdivision/Lot: Overlook Subdivision / 26

Building Permit #: _____ (if applicable)

REQUESTED ACTION

A Variance is requested from the requirements of Article # III Section # 121-67 of the Land Use Resolution/Sign Ordinance/Subdivision Regulations/Other.

☐ Front Yard setback ☒ Side Yard setback ☐ Rear Yard setback variance of 8 feet to allow the structure to: ☒ be constructed; ☐ remain a distance of 7 feet from the ☒ property line, or ☐ other : _____ instead of the required distance of 15 feet as required by the regulations.

☐ Other (explain request): _____

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



DAWSON COUNTY VARIANCE APPLICATION

25 Justice Way, Dawsonville, Georgia 30534

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

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

Please see the extra sheets attached for a detailed

answer to this question (page 1-2). The situation is complicated.

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

Please see the extra sheets attached for a detailed answer to this question (page 1-2).

The situation is complicated.

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:

This request is for a 7.6' variance on the south side of the proposed addition,

and is for the lowest portion of an outside staircase.

(The highest portion of the outside staircase is attached to an upper (2nd floor) outside deck.)

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

It is only the lowest portion of an outside staircase (attached to an outside deck) that is at issue in this variance request,

which would not deter a use of the property, or of the adjacent property, by others. In contrast,

such staircase would make the property far more safe (as a fire escape from the 2nd floor of the proposed addition).

Add extra sheets if necessary.

Additional Sheets – Dawson County Variance Application – June 21, 2024

(322 Overlook Circle, Dawsonville, GA 30534)

(Owner: Hastreiter Family GST Exempt Trust; Roberta L. Hastreiter-Heady, Trustee)

Introduction:

We have been consistently working on a very large and expensive proposed addition to our above-identified property, which we purchased on **July 9, 2002 (22 years ago)** from J. Clint Hood. There have been some very complex issues that we have had to overcome (discussed hereinbelow), which have caused a series of separate setbacks, and many delays. We have selected a builder, and we are ready to have the proposed addition commenced in the next several months.

This “Dawson County Variance Application” is for the **south side** of our proposed addition (at the **south side** of the property, and at the **left side** of the property when facing the street, Overlook Circle), and is for **the lowest portion of an outside staircase (ground level)**. The most upper portion of such staircase is to be attached to a 2nd-floor outdoor deck at the rear of the property (facing Lake Lanier).

Answers to Questions 1. and 2. of the “Dawson County Variance Application”

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

Our architect finalized our architectural plans for a large addition to this property in **December of 2021**, which was long prior to the **April of 2023** change in the Dawson County side yard setback requirements (10' to 15'). We would be unable to construct an outside staircase (attached to an outside 2nd-floor deck) that functions as a fire escape, and a ground access, from the 2nd floor of the property on the south side of the proposed addition. Also, see the section below.

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

The prior owner of this property, J. Clint Hood, **never** disclosed to us, or to our closing attorney, or to our title insurance company, a deed showing that he had sold 0.05 acres of the property (on the south side of our house) to the direct next-door neighbor, Jerome Pulman (now deceased), even though he clearly **knew** very well about such deed (he executed it, and he did so only about one year prior to our purchasing the property from him). Very unfortunately, this deed was **never** discovered by any of several different professionals that we had hired, and paid for: (1) our closing attorney, Russell Hippee Esq., that we hired in **2002**; (2) our title insurance company, Chicago Title Insurance Company, that we hired in **2002**; **or** (3) a survey company that we hired in **2015**, Trail & Son, Inc., and paid, to prepare and record a Plat of Survey of the property with

the Dawson County Planning and Development Department. As a result of the forgoing, such survey, and the acreage that is stated in our deed to the property, are **both incorrect**. (We had a **new** (2nd) Plat of Survey, which is now **correct**, prepared, and recorded with the Dawson County Planning and Development Department on **April 16, 2024**.) We learned about the foregoing sale and deed from our next-door neighbor (at the south side of our house), Mitchell Domit, on or about **May 9, 2023** (***about 21 YEARS AFTER we had purchased the property from J. Clint Hood, and about 1.5 YEARS AFTER the architectural plans for our proposed addition had been completed***). We then had to pay to have a **2nd** Plat of Survey for the property prepared and recorded (very expensive), and there were two related matters, which resulted in many months of delays. (See the more detailed discussion hereinbelow.)

Professionals Hired / Work Performed by them:

We have spent the following funds to date hiring various professionals to help us with a variety of aspects of our proposed addition.

- \$5,500.00 - **Architectural Plans**, Completed by Homes of Atlanta Unlimited Inc., Architect Ron Carter, <https://www.homesofatlanta.com>, ron@homesofatlanta.com, (678) 393-9985); Paid: (1) \$2,000.00 **September 12, 2021** via Bank of America Check #8661; (2) \$2,000.00 **November 12, 2021** via Bank of America Check #8669; and (3) \$1,500.00 **December 15, 2021** via Bank of America Check #8676)
- \$3,500.00 – **Structural Engineering Analysis and Report** (Koblasz & Kennison Engineering, PC (Invoice #G6583) (support@kk-eng.com) (333 Creekstone Ridge, Woodstock, GA 30188) ((404) 860-2600) (Paid **December 28, 2022** – Bank of America Direct Draft)
- \$650.00 - **Soil Testing in Back Yard (for Septic System Analysis)** Temmel Homebuilder / John Temmel (275 Wood Shoals Court, Alpharetta, GA 30022; Cell: (770) 833-3911; john@temmelhomes.com (Paid **May 31, 2023**; Bank of America On Line Bill Pay)
- \$5,289.40 - **Septic Engineering Field Work and Design (for a NEW Septic System)** Thomas Martin (Monarch Engineering and Consulting, Inc.) ((404) 408-1955) (PO Box 2083, Cumming, GA 30028) ((1) \$2,500.00 Paid **February 8, 2024** Bank of America Zelle, Initial Retainer; (2) \$2,789.40 Paid **June 2, 2024** via Bank of America Zelle, Invoice #3364) *

* **This NEW septic system plan has been approved by Dawson County.**

- \$4,017.50 - **Preparation of a new (2nd) Plat of Survey**, which was recorded with the Dawson County Planning and Development Department on **April 16, 2024** (DB 90 PG 99) (Surveyor: Trail & Son, Inc.; (706) 216-8980; 3898 War Hill Park Road, Dawsonville, GA 30534; btrail@windstream.net; Paid: (1) \$1,760.00 on **March 25, 2024** via Bank of America Check #8867; and (2)

\$2,257.50 on **April 22, 2024** via Bank of America On Line Bill Pay) *

* **NOTE:** We had paid Trail & Son, Inc. \$770.00 to prepare an original (1st) **Plat of Survey** on or about **January 13, 2016** (Invoice #1593, Paid via Bank of America Check #1287), which it filed with the Dawson County Planning & Development Department on **January 7, 2016** (Plat Book 82, Page 11).

2nd Plat of Survey for the Property (Requirement for, and Related Issues)

Around **May of 2023**, the next-door neighbor of our property (at its south side), Mitchell Domit (11 View Point Dr., Dawsonville, GA 30534), saw one or more of the professionals that we had hired in relation to our proposed addition performing work in the back yard of our property. Mitchell subsequently informed us (in a nice neighborly manner) that the survey markers that were present in the backyard of our property were not correctly positioned. We asked him why he thought the foregoing, and he informed us that J. Clint Hood, the former owner of our property (who sold our property to us), had sold 0.05 acres of land at the south side of our property (in Lot 26) to Jerome Pulman (now deceased), the former owner of Mitchell Domit's property, and that the positions of the survey markers were not consistent with such sale. We informed Mitchell that we were not aware of such sale, and we asked him if he had any documentation showing the same. Mitchell subsequently provided us with a copy of the deed of sale.

As a result of the above-described deed, *which we first learned about from Mitchell Domit, and reviewed, on or about May 9, 2023 (21 years after we had purchased the property from J. Clint Hood)*, we subsequently traveled to the Dawson County Recorder of Deeds Office, and we worked with its personnel to determine whether or not such deed had been recorded in the deed books in that office. After many hours of research at that office, we were able to locate such deed, which is for a sale of 0.05 acres of the land present in our Lot 26 (at its south side) by J. Clint Hood to Jerome Pulman **on July 31, 2001 (about one year prior to the sale by J. Clint Hood of our property to us)** (see Deed Book 00393, Pages 0443-0445). We then knew that the above-described **original** (1st) Plat of Survey of our property that we had paid for in **2016 was likely not correct**, and that we would need to have a **new (2nd) Plat of Survey** prepared and recorded with the Dawson County Planning and Development Department, which was done on **April 16, 2024**.

There were two significant issues, which were **not in our control**, in regard to our procuring the **new (2nd) Plat of Survey** for our property, *which caused almost a year of delay*. First, and very unfortunately, after we hired Ben Trail (a solo surveyor), of Trail & Son, Inc., to prepare, and record with the Dawson County Planning and Development Department, the new (2nd) Plat of Survey, Ben had a heart attack, and required a pacemaker. As a result, and of course, Ben was unavailable to work for many months. Second, when Ben eventually did prepare the new (2nd) Plat of Survey of our property, he was **not** aware that the Dawson County side yard setback requirements had changed from 10' to 15'. As a result, he provided us with a new (2nd) survey showing a 10' setback, which was **not correct**. We subsequently informed Ben about the change

in the side yard setback, and he had to significantly revised the new (2nd) Plat of Survey that he had prepared for us, thereby causing additional delay.

Further, even though J. Clint Hood clearly **knew** about the above-described deed (he executed it and apparently received money for the 0.05 acres of land present in Lot 26 from Jerome Pulman), he **never** disclosed such deed to us, to our closing attorney, Russell H. Hippe, Esq. (of Russell H. Hippe & Associates, P.C., Suite 620, 5605 Glenridge Drive, Atlanta, GA), **OR** to our title insurance company (Chicago Title Insurance Company (Policy #72106-337331), now Fidelity National Financial), **ever at any time**. Further, **none** of the numerous professionals that we hired, and paid for (closing attorney, title insurance company, survey company) **ever discovered such deed**. **None of us would ever have known about such deed if Mitchell Domit had not informed us about it, and provided a copy of it to us, 21 years after we purchased the property from J. Clint Hood.**

It appears to us from a review of the deed of sale of our property from J. Clint Hood to us that he sold, and collected money for, the **same** 0.05 acres of land to **both** Jerome Pulman and us (i.e., it appears to us that we **both** paid for such 0.05 acres of land). Our deed (page 2), which is executed by J. Clint Hood, discusses “**0.41 ACRES**” of Land, which clearly is **not correct**, as can be seen from the new (2nd) Plat of Survey that we had prepared and recorded.

The above situation has created an unimaginable amount of work and expense for us, which should never have been necessary, and has also interfered with our architectural plans for our proposed addition (which had been finalized, and paid for, about a year and a half before we learned from Mitchell Domit about the sale and deed of 0.05 acres of land in our Lot 26 from J. Clint Hood to Jerome Pulman).

Change of Side Yard Setback by Dawson County (from 10' to 15') (April of 2023)

About 16 months after the architectural plans for the proposed addition to our property had been finalized (in December 2021), but during the period of time that we have been addressing the numerous, and very complicated, issues that are described hereinabove, the Dawson County side yard setback requirements changed in April of 2023 from 10' to 15', thereby putting our proposed addition in a far more complicated position, and requiring that this present variance request be for 5 additional feet more than would have been previously required (for 7.4' as opposed to 2.4'). We had no idea that this change was going to occur, and apparently nor did Ben Trail, of Trail & Son, Inc.

Health Issues of Trustee

In addition to all of the numerous, and very complicated, property issues that are discussed hereinabove, Roberta L. Hastreiter-Heady, trustee, has had some *totally unexpected*, and *very serious*, health issues, which have required her to focus upon her health.

On **May 19, 2023**, Roberta was violently rear-ended on 85 South in Atlanta by an SUV driven by a 21-year old distracted driver. Roberta's Chevrolet Suburban (a huge sturdy SUV) was hit so forcefully that it was "totaled," and her right knee was badly insured, requiring her to spend the next year plus seeing a wide variety of orthopedic surgeons, physical therapists, chiropractors, and others for treatment. Roberta's right knee not having improved after months of such treatment, she had surgery on it on **October 17, 2023**, having months of subsequent recovery, and follow-up orthopedic surgeon, physical therapy, and chiropractic treatment (still occurring).

Roberta had two additional, unrelated, surgeries in **May of 2024**, and in **June of 2024**, respectively.



DAWSON COUNTY VARIANCE APPLICATION

25 Justice Way, Dawsonville, Georgia 30534

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

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

Signature of Applicant or Agent: Roberta L. Hartsreiter-Heady, TTEE

Date: June 21, 2024

Withdrawals of any application may be accommodated within the Planning & Development office if requested before the Planning Commission agenda is set. Therefore, withdrawals may not be made after ten (10) days prior to the scheduled Planning Commission meeting hearing, unless accompanied by written request stating specific reasons for withdrawal. This withdrawal request is to be published in the legal organ prior to the meeting. Following that written request and publication the Commission will vote to remove the item from the agenda at the scheduled hearing. Please note that should the withdrawal be denied, the item will receive deliberation and public hearing with a decision by the Commission. Further the applicant is encouraged to be present at the hearing to substantiate reasons for withdrawal.

THIS SECTION TO BE COMPLETED BY STAFF.

VR 24- 10 Tax Map & Parcel# LD 079
Zoning: VCL Commission District #: 3
Submittal Date: 7.1.24 Time: am/pm Received by: mpe (staff initials)
Fee Paid: \$350 Planning Commission Meeting Date: 9/17 / 2024

Dawson County Department of Planning & Development

Variances

Property Owner Authorization Form

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

Owner's Name: Roberta L. Hastreiter Heady, Hastreiter Family GST Exempt Trust

TTEE

Mailing Address: 10425 Oxford Mill Circle

Johns Creek, GA 30022

Signature of Owner: Roberta L. Hastreiter Date: June 21, 2024
Heady TTEE

Signature of Notary: Sarika Gupta Date: 21st June 2024 Notary Stamp





DAWSON COUNTY VARIANCE APPLICATION

25 Justice Way, Dawsonville, Georgia 30534

List of Adjacent Property Owners

It is the responsibility of the Applicant to provide a list of adjacent property owners. This list must include the name and address of anyone who has property touching your property or who has property directly across the street from your property. Please note this information should be obtained using the Tax Map and Parcel Number listing of any parcel(s) adjoining or adjacent to parcel where variance or zoning is being requested. Please add additional sheets if necessary.

	Name	Address
TMP ^{L10} - 080	1.	
TMP ^{L10} - 078	2.	
TMP ^{L10} - 108	3.	
TMP -	4.	
TMP -	5.	
TMP -	6.	
TMP -	7.	
TMP -	8.	
TMP -	9.	

APPLICANT CERTIFICATION

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

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

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



THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION ON THE DOCUMENT, MAP, PLAT, OR OTHER INSTRUMENT TO WHICH THIS PLAT IS A RETRACEMENT, IS THE HEREBY RECORDED INFORMATION OF THIS PLAT. DOES NOT IMPLY APPROVAL OF THE RECORDING INFORMATION ON THE DOCUMENT, MAP, PLAT, OR OTHER INSTRUMENT TO WHICH THIS PLAT IS A RETRACEMENT. LOCAL REGULATIONS OR REQUIREMENTS OF SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR HAS BEEN ADVISED THAT THE PLAT COMES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS AS SET FORTH IN THE RULES AND REGULATIONS OF GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

OVERLOOK CIRCLE
40' R/W
(18' ASPHALT PAVEMENT)

Arc=10.15'
R=61.80'
Ch=10.14'
N 09°07'18"W

VIEW POINT
DRIVE 40' R/W

S 89°35'21"F 200.70'

W 200.48'
AREA 0.045 ACRES-1,998 SQ. FT.
SEE DEED BOOK 393 PAGE 443-4
N 89°35'21"W 198.80'

LOT 25
N/F
MITCHELL DOMIT
& DIANE A. DOMIT
DB 969, PG 636
PB 8, PG 101
PB 10, PG 65

5.30' S/D PLAT
374.03' COE

A

100

S 00°24'39"W
10.00'

1. SURVEY PROCEDURES:

1. SURVEY PROCEDURES:
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 20,163 FEET WITH AN ANGULAR ERROR OF 1 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 118,709 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 0250C DATED APRIL 4, 2018.

2. NO PORTION OF THIS PROPERTY IS IN A F.E.M.A. DESIGNATED FLOOD HAZARD AREA, AS PER F.I.R.M. PANEL # 13085C 0250C DATED APRIL 4, 2018.

3. THE UTILITY PROTECTION SERVICE SHOULD BE CONTACTED AT (800) 282-7411 PRIOR TO ANY EXCAVATION FOR 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 L10-079, CURRENT ZONING IS VCR.

6. SETBACKS FOR VCR ARE AS FOLLOWS: FRONT = 35
SIDES = 19
REAR = 20
U.S. ARMY CORPS OF ENGINEERS

7. THIS PROPERTY IS SERVED BY PUBLIC WATER PER ETO
WATER & SEWER AUTHORITY, LOCATED 670.00' FROM H

B. DAWSON COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF ANY PIPES, DITCHES, DETENTION PONDS OR OTHER STRUCTURES WITHIN ANY DRAINAGE EASEMENTS BEYOND THE COUNTY LINE.

9. NO STRUCTURES, FENCES OR OTHER OBSTRUCTIONS MAY BE PLACED WITHIN A DRAINAGE OR ACCESS EASEMENT WITHOUT PERMIT FROM THE DAWSON COUNTY DEPARTMENT OF ENGINEERING.

10. THE COMMON DRIVEWAYS IDENTIFIED AS "PRIVATELY MAINTAINED DRIVEWAYS" ARE PRIVATE WAYS AND ARE NOT MAINTAINED BY STATE, COUNTY, OR OTHER PUBLIC AGENCIES.

11. PRIVATELY MAINTAINED COMMON DRIVEWAYS ARE INELIGIBLE FOR ADOPTION AS PUBLIC ROADS OR STREETS.

12. ALL DRIVEWAYS ENTERING ANY COUNTY STREET OR ROAD HAVE A MINIMUM TEN (10) FOOT BREAKING AREA NO GREATER THAN FIVE (5) INCHES ABOVE THE CROWN OF THE STREET OR ROAD.

13. STATE WATERS ARE LOCATED WITHIN 200 FEET OF THE

LIB DATE ROUNDED

ROBERTA I. HA

2. L. LOUISE LEA

& LOUISE LEA
LET OF MY

LAND LOT 325 - SOUTH HALF

DAWSON CO

TOTAL AREA
16,055 Sq. Ft.
0.369 Acres

LAND PLANNERS & SURVEYORS
CONSTRUCTION MANAGEMENT

3898 WAR HILL PARK RD, DAWSONVILLE, GEORGIA 30534
PHONE: (706) 216-8980 CELL: (706) 974-7046
FAX: (706) 265-4543 EMAIL: btrail1@windstream.net

REVISIONS:

DAWSON COUNTY REVISED LAND DEVELOPMENT ORDINANCE
BUILDING LINE SETBACKS REVISED DECEMBER 12, 2023
ADD PROPOSED BUILDING
REVISED FEBRUARY 5, 2024

PLAT DATE: DECEMBER 8, 2023
SURVEY DATE: MAY 12, 2023

DRAWN BY: BDT
 DRWG NO: 0915-002B
 SCALE: 1" = 30'

LOT 26 - OVERLOOK SUBDIVISION
LAND LOT 325 - SOUTH HALF 13TH. DISTRICT - 1ST. SECTION
DAWSON COUNTY, GEORGIA

GENERAL NOTES

1. SURVEY PROCEDURES: THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 20,163 FEET WITH AN ANGULAR ERROR OF 1 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 250,000 FEET. EQUIPMENT USED FOR ANGULAR AND LINEAR MEASUREMENTS: TOP CON CPT-9003A.
2. NO PORTION OF THIS PROPERTY IS IN A F.E.M.A. DESIGNATED FLOOD HAZARD AREA, AS PER F.I.R.M. PANEL # 13085G 02508 DATED SEPTEMBER 9, 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 L10-079, CURRENT ZONING IS VCR.
6. SETBACKS FOR VCR ARE AS FOLLOWS: FRONT = 40' SIDES = 10' REAR = 20' U.S. ARMY CORPS OF ENGINEERS = 0'

Arc=15.36'
R=61.80'
Ch=15.32'
N 06°42'30"W

OVERLOOK CIRCLE
40' R/W

LEGEND

- C.O.E.D.F. = CORP OF ENGINEERS ALUMINUM DISK FOUND
- I.P.F. = IRON PIN FOUND
- I.P.S. = 1/2" REBAR WITH CAP SET
- O.T.P. = OPEN TOP PIPE FOUND
- C.T.P. = CRIMPED TOP PIPE FOUND
- R/W = RIGHT OF WAY
- P.L. = PROPERTY LINE
- C.L. = CENTER LINE
- B.L. = BUILDING LINE
- L.L. = LAND LOT
- L.L.L. = LAND LOT LINE
- P.P. = POWER POLE
- C.W. = CUY WIRE
- R. = RADIUS
- C.H. = CHORD
- N.F. = NOW OR FORMERLY
- D.B. = DEED BOOK
- P.B. = PLAT BOOK
- PAGE = PAGE
- N.W. = WATER METER
- N.V. = WATER VALVE
- L.P. = LIGHT POLE
- F.H. = FIRE HYDRANT
- C.O. = CLEAN OUT
- A.P.P. = TYPE FENCE LINE
- A.S.A. = ASADON POWER POLE
- W.L. = WALK LIGHT
- E.B. = ELECTRIC BOX
- M.B. = MAIL BOX
- P.O.L. = POINT ON LINE

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

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

S 89°35'21"E 200.70'

LOT 27
N/F
MICHAEL J. FARRELL
& AIMEE V. FARRELL
DB 635, PG 463
PB 8, PG 101
ZONED VCR

S 89°35'21"E 200.70'

CONCRETE DRIVEWAY
LANDING
GARAGE
#322
TWO STORY
ROCK & FRAME
RESIDENCE
SCREENED PATIO
LANDING
UNDERGROUND LP TANK
10' BL

N 89°35'21"W 198.80'

LOT 25
N/F
MITCHELL DOMIT
& DIANE A. DOMIT
DB 969, PG 636
PB 8, PG 101
PB10, PG 65
ZONED VCR

S 85°39'39"W 141.10'

LL 324
LL 325
LL 333
LL 332

PLAT REFERENCE

1. FINAL PLAT FOR OVERLOOK SUBDIVISION, BY MIZE BROTHERS, INC., DATED DECEMBER 28, 1978 AND REVISED MARCH 15, 1979 RECORDED IN DAWSON COUNTY COURT HOUSE IN PLAT BOOK 8, PAGE 101, (SHOWING 49 LOTS).
2. PLAT FOR BENJAMIN L. & GINNY L. POWELL, BY MIZE BROTHERS, INC., DATED MAY 19, 1980 AND RECORDED IN DAWSON COUNTY COURT HOUSE IN PLAT BOOK 10, PAGE 65, (SHOWING 0.27 ACRES).

LAKE LANIER
U.S. ARMY
CORPS
OF ENGINEERS

Planning approval is not
approval from the Health
Department. Contact that
agency for approval.

APPROVED

JAN 25 2018

FOR RECORDING



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: Ben D. Trail Reg. No. 1719
Date: 1-20-16

Filed in Office: 01/25/2018 03:54PM
Plat Doc: PLAT
Bk 00032 Pg 0011

Justin Power Clerk of Court
Dawson County

TOTAL AREA
18,053 Sq. Ft.
0.414 Acres

Trail and Pon, Inc.

LAND PLANNERS & SURVEYORS
CONSTRUCTION MANAGEMENT

3898 WAR HILL PARK RD, DAWSONVILLE, GEORGIA 30534
PHONE: (706) 216-8980 CELL: (706) 974-7046
FAX: (706) 265-4543 EMAIL: btrail@windstream.net

REVISIONS:

Revise per Dawson County Comments dated
January 13, 2016. January 20, 2016

PLAT DATE: DECEMBER 30, 2015
SURVEY DATE: OCTOBER 12, 2015

FIELD CREW: JGK & JLT

DRAWN BY: BDT

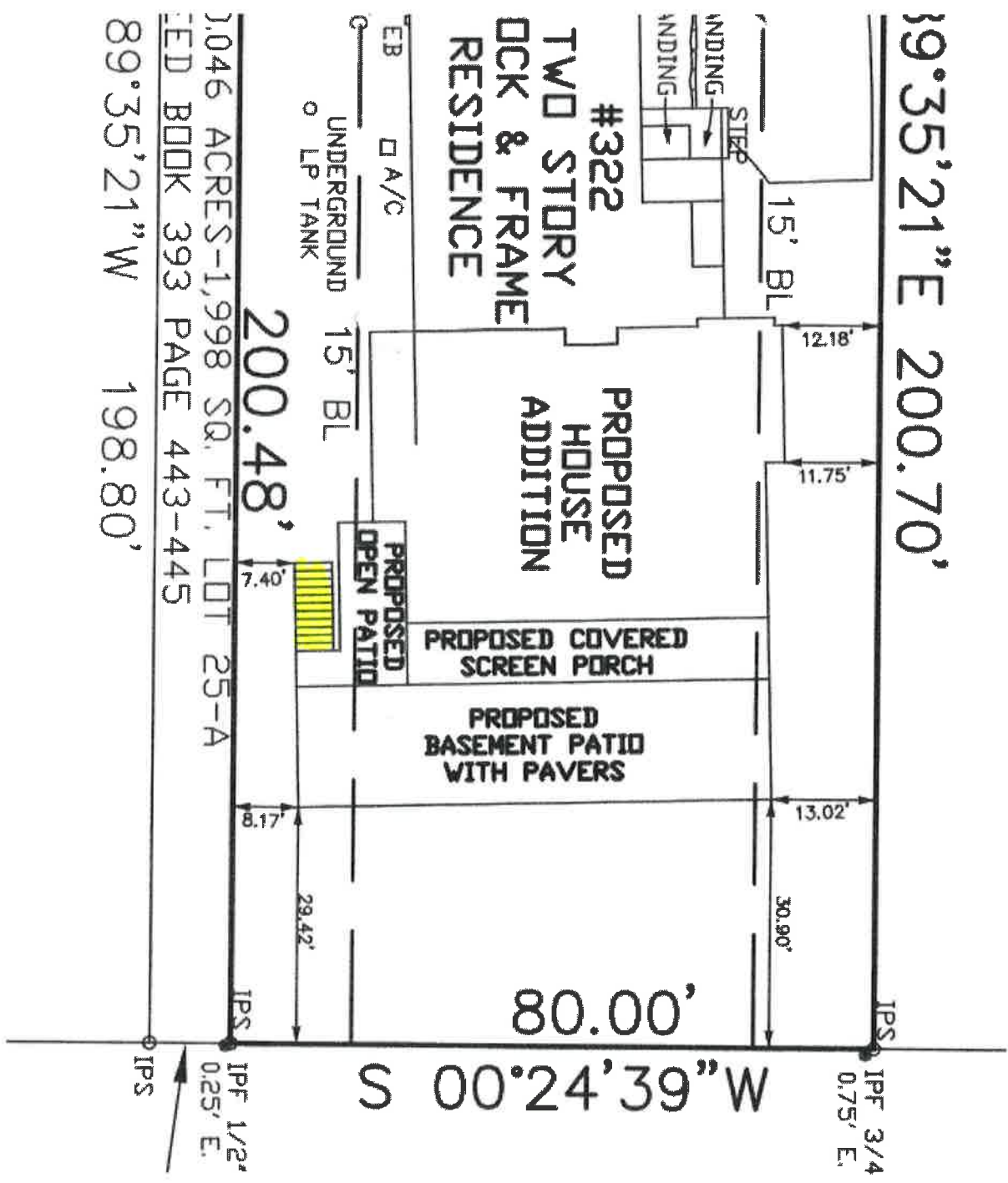
DRWG FILE: 0915-002

SCALE: 1" = 30'

BOUNDARY SURVEY FOR

**ROBERTA L. HASTREITER-HEADY
& LOUISE LEAR-HASTREITER**

LOT 26 - OVERLOOK SUBDIVISION
LAND LOT 325 - SOUTH HALF 13TH. DISTRICT - 1ST. SECTION
DAWSON COUNTY, GEORGIA



RENOVATION PLANS for DALE & ROBERTA HEADY

322 OVERLOOK CIRCLE

DAWSONVILLE, GA. 30534

GENERAL NOTES & REQUIREMENTS

1. **CODES** - All work to conform to requirements of the following codes:
International Building Code 2018 Edition w/Georgia State Amendments
International Fuel Gas Code 2018 Edition w/Georgia State Amendments
International Mechanical Code 2018 Edition w/Georgia State Amendments
International Plumbing Code 2018 Edition w/Georgia State Amendments
National Electrical Code w/ Georgia State Amendments
International Fire Code w/ Georgia State Amendments
International Energy Code w/ Georgia Supplements and Amendments
International Residential Code, 2018 Edition, w/Georgia Amendments
Hol County Ordinance for Fire Protection and Life Safety
NFPA 101-Life Safety Code with Georgia State Amendments
International Swimming Pool & Spa Code, 2018 Edition w/Georgia State Amendments
2. **OSHA** - General and subcontractors shall insure that all work activities comply fully with applicable OSHA requirements at all times. Strictly follow all instructions, requirements and requirements published as provided by manufacturers of products and materials to be incorporated into the work.
YOUR FACILITY MUST BE PROVIDED FOR CONSTRUCTION WORKERS AND SUCH FACILITIES SHALL BE MAINTAINED IN A SATISFACTORY CONDITION AT ALL TIMES.
3. **SAFETY, HEALTH & ENVIRONMENTAL** - All work shall be performed only by persons properly trained, experienced and skilled in the specific work. Provide safety barriers, warning signals, protective and dust area enclosures, ventilation, and other safety related equipment measures necessary to protect persons and property from damage or injury from the work. Provide first aid kit, fire extinguishers and first aid kit, in adequate supply, are located throughout the site at all times. Provide easy and identifiable access to a working telephone or other means of communication device for purpose of contacting emergency medical assistance. All materials, manufactured items and equipment shall be included in strict accordance with manufacturer's published instructions and only in conditions meeting manufacturer's requirements or suggestions.
4. **INSURANCE** - General and subcontractors shall maintain and keep in force workers' compensation, liability and other insurance coverage as may be required by the construction contract or by state law for the duration of the project.
5. **COORDINATION** - General contractor shall supervise and coordinate the work of all trades so as not to prevent the work or create hazardous conditions.
6. **ASSIGNMENT OF WORK** - It is the responsibility of the general contractor to assign and distribute all phases of the work among his subcontractors and labor pool. He and he alone shall be responsible for all aspects of the work or phases included in his bid and that it is necessary. He shall have a pre-bid meeting with all major subcontractors to coordinate the distribution of work to insure that all aspects of the work is properly distributed. This is especially important with items which could fall into more than one category of work.
7. **UTILITY DISCONNECTIONS & CONNECTIONS** - General and subcontractors shall coordinate permanent and temporary disconnections and connections of utilities as so as not to create potentially harmful or hazardous conditions which could cause harm to persons or property. Notify utility companies (for LUP) prior to excavation or demolition or doing anything which could interrupt or damage utility services above or below ground. Such notification shall be in the manner prescribed by the utility company and in compliance with state law.
8. **EXISTING CONDITIONS** - General and subcontractors shall visit the site and examine all existing conditions. They shall field verify and field measure all existing conditions affecting or affecting by the new work. They shall carefully examine condition of all utility services and lines and propose corrective measures where needed. They shall inquire as to the existence of any available drawings or other documents which may show existing conditions above or below ground. General contractor shall contact local utility companies such as electric, gas and water to ascertain location of underground utilities before performing any work. If discrepancies are discovered before performing any work.
9. **PERMITS** - No work shall be performed without appropriate permit(s).
10. **ENVIRONMENTAL ISSUES** - All environmental issues are sole responsibility of owner. Neither architect, engineer(s), general contractor or subcontractors are responsible for discovery, testing or removal of any hazardous material as part of their scope of work unless specifically stipulated by written agreement. If, during the course of work, general contractor or subcontractors discover hazardous materials or conditions they shall notify the owner's representative by phone and in writing immediately, before proceeding with the work, so that a safe and appropriate course of action can be decided upon.
11. **AMERICANS WITH DISABILITIES ACT** - Owner has ultimate responsibility to comply with the Americans with Disabilities Act and the state handicap law. General contractor shall insure that all work activities comply fully with applicable ADA requirements at all times. Strictly follow all instructions, requirements and requirements published as provided by manufacturers of products and materials to be incorporated into the work.
YOUR FACILITY MUST BE PROVIDED FOR CONSTRUCTION WORKERS AND SUCH FACILITIES SHALL BE MAINTAINED IN A SATISFACTORY CONDITION AT ALL TIMES.
12. **TEMPORARY BRACING** - All new walls to be temporarily braced while they are being constructed. Initial permanent bracing as soon as practical. Do not remove temporary bracing until permanent bracing or other forms of equipment are in place. At any demolition area brace and support all walls, floor and roof structures securely for safety of persons and property.
13. **WORK SCHEDULE** - General contractor shall verify proposed work schedule with owner's representative prior to bidding the work. After work commences he shall continue to verify schedule with owner's representative if changes are needed.
14. **WARRANTIES & GUARANTEES** - General contractor shall provide written warranties and guarantees to owner along with operation manuals on all equipment as part of project close-out. These documents shall be as required by the contract.
15. **SHOP DRAWINGS & SUBMITTAL DATA** - Shop drawings and submittal data shall be reviewed for general conformance with architectural or engineering design concepts and compliance with contract documents. Do not submit a change request by way of shop drawing or submittal data without first bringing the matter to the architect's or engineer's attention. If an item is submitted to the architect or engineer and it is reviewed and it is different than what is called for in the construction documents, the review does not constitute an approval of the change, nor does a review of shop drawings and submittal data relieve the general contractor of his responsibility to comply with contract construction documents. For items where proper fit and function depend on the work of others or existing conditions, field verify all conditions and dimensions. General contractor shall review shop drawings and specify that he has done so before submitting them to the architect or engineer(s). The architect and engineer(s) are not responsible for checking dimensions or verifying that proper structural member selections have been made. Fabrication processes, construction techniques, dimensioning and coordination of work by all trades is the sole responsibility of the general contractor. At a minimum, when applicable, provide complete descriptive shop drawings on structural steel, miscellaneous steel, stairs, ramps, handrails and guardrails, cabinetry, casework and millwork, trim, doors, frames and hardware, glass, glass framing systems and windows, roof and all flashing, toilet partitions, mechanical equipment, plumbing fixtures and trim, electrical equipment, lighting, panels, etc. When design load requirements are to be met for code compliance, such as for impact load on guardrails or wind load on glass, and the design of an item is provided by an outside fabricator or vendor, the fabricator or vendor shall provide the engineering calculations needed to show that the required load capacity has been met and the design is in full compliance with applicable codes. Further, he shall furnish engineer's certificate or certified drawings if requested by architect, engineer(s) or building officials. This certification shall be provided at no additional cost to the owner, project architect or project engineer(s). Provide architect with two copies of submittal material which he can keep in his possession along with the copies to be returned to the submitter.
16. **DELIVERY & STORAGE OF MATERIAL** - General contractor shall discuss and obtain approval from owner's representative on proposed locations for receiving and storing deliveries of construction materials and supplies and for location of temporary toilet and dumpster if applicable.
17. **FIRE RATED ASSEMBLIES** - Where fire rated assemblies are required, use only those assemblies which have been listed by a recognized listing agency such as the Underwriter's Laboratories. Fire rated doors and frames shall have label applied in factory or shop - not in field.
18. **RATED WALL PENETRATIONS** - When penetrating a fire rated wall or partition, use an approved fire caulking material to seal all cracks and openings. This could be for such things as structural beams, air ducts, columns, bar joints, piping, conduits, etc. Air ducts penetrating fire rated walls shall be equipped with automatic fire dampers.
19. **MODIFICATION OF STRUCTURAL CONDITIONS** - Do not modify existing or new structural conditions without consulting architect or structural engineer and obtaining written authorization to do so.
20. **CHANGES IN THE WORK** - General contractor and subcontractors shall make no changes in the work without approval from appropriate owner's representative. Where no change order work without having a cost written agreement describing the change with the owner's approval, or the approval of the owner's representative. This agreement shall stipulate what cost or time difference - if any - will be made in the contract. Often times changes are needed "immediately" and there is not adequate time to go through proper channels. In such instances a hand written field document is acceptable provided it provides the needed information. General contractor shall maintain at least one complete set of construction documents at the project site at all times for the purpose of recording conditions needed for production of as-built drawings upon completion of the project. If any items are installed differently or at different locations than as shown on the construction documents, the contractor shall record accurately and in a legible, as-built record manner.
21. **ADDITIONAL LOADS** - Do not attach or support additional loads to or from building support structure (existing or new) without verification as to the structure's adequacy. This is particularly with regards to roof structure loads.
22. **ACCESS TO CONSTRUCTION DOCUMENTS** - General contractor shall provide all subcontractors with easy access to all construction documents - not merely the documents pertaining to the work under their specific sub contract. The general contractor shall review the entire project with all subcontractors prior to bidding and beginning the work. If applicable, general contractor will make available drawings on existing conditions to all subcontractors. Such existing conditions must be verified where possible, however, before being relied upon.
23. **PROJECT KEYING & DOOR HARDWARE** - General contractor shall coordinate project keying, locking requirements and overall door hardware with the owner's representative. Provide temporary locks and keying if needed for security. All dead bolt locks to have key action (not transom action) shall not require a key. General contractor shall prepare a hardware schedule and review same with owner's representative. When deemed applicable by architect use the services of a certified hardware consultant.
24. **REPAIR OF DAMAGED WORK** - It shall be the general contractor's responsibility to repair all damaged work, complete all incomplete work and modify any work not done according to the contract documents as a condition of final payment.
25. **CLEANING OF PROJECT** - At completion of the work the general contractor shall thoroughly clean the project work area and remove from the site all rubbish, trash, scrap material and debris produced as a result of the work, either by his employees or by his subcontractors. All such material shall be safely and properly handled and disposed of on approved location under approved permitted conditions. All surfaces of the building involved in the work shall receive a final cleaning. It is incumbent on the general contractor to request a review and approval by owner's representative.
26. **WATERPROOFING** - All waterproofing shall be done by a waterproofing contractor. Use only materials and systems designed for "waterproofing". Do not use "damp proofing" materials for waterproofing. Prepare all surfaces and install waterproofing per written instructions and recommendations of manufacturer.
27. **FLASHING, SEALANTS & CAULKING** - Flash all roof edges, roof penetrations and all junctions such as roof-to-wall or wall-to-wall (where applicable) and make watertight. Use materials as described in drawings. If no specific material is referenced in the documents use only materials designated for use on various applications by their manufacturer and which are considered standard and normal for such use throughout the industry. Seal all exterior joints of dissimilar materials with elastomeric sealant material designed for use of such locations. Where possible use colored sealant. In match color of adjacent material unless noted otherwise. In interior use elastomeric caulking compound of color of dissimilar materials. Use colored material where applicable. Paint grade otherwise. Caulk of exposed cracks and gaps shall not be covered with trim, etc.
28. **COLORS** - Unless provided otherwise general contractor shall verify color selections for paint, stain, lin, carpet, plastic laminate and other such items with owner's representative. Where available provide owner with samples of manufacturer's standard selections from which to choose. Obtain approvals on selections in writing.
29. **SITE GRADING** - When grading instructions and requirements are part of the work the grading contractor shall verify grades with level instrument before grading. He shall establish property lines and mark same before grading. He shall examine and compare actual field conditions with those shown on topography surveys and grading plans. He shall not grade on an inadequate number of locations. He shall retain there are no errors. Notify architect or engineer of any detected errors before grading. Do not create any slopes greater than two horizontal: one vertical unless specifically shown otherwise. Install soil barriers to prevent slippage of streets, creeks, ponds, and ditches or ditches. Maintain drainage ways during the course of the project using dredging equipment as needed. Seed immediately after grading to prevent erosion.
30. **CUTTING & PATCHING** - Perform cutting and patching as needed to carry out the work. Cutting and patching to be done neatly and completely. Match adjacent materials and finishes where possible. Clean all areas affected by cutting and patching. Provide sample of cutting and patching if requested by architect.
31. **ATTIC COMPARTMENTS** containing gas fired mechanical equipment shall be subdivided by draft stops into an area not to exceed 1000 sq. ft. per IBC 10.1 Life Safety Code, Chapter 8, Section 8.02.1 (2), 2000 Edition, Amendments.
32. **Emergency lighting** complying with NFPA 101: Life Safety Code, Chapter 7, Sec. 7.9, 2000 Edition, shall be installed.
33. **CONTRACTOR FOR INSPECTIONS** - Contact the Dawson County Fire Marshal's Inspection Request Line at 706-343-3655 for a 100% inspection 100% - final inspection. All systems, equipment installed & operating ready for occupancy. The inspection request must be placed in place 2.00 pm the day prior to the date the inspection is needed.

PROJECT DATA

PROJECT ADDRESS 322 OVERLOOK CIRCLE
DAWSONVILLE, GA 30534

BUILDING NAME: NEW BROWNSHIRE
NEW MAIN FLOOR ADDITION
NEW SECOND FLOOR ADDITION
NEW MAIN FLOOR ADDITION
TOTAL SQUARE
TOTAL SQUARE

PROJECT SCOPE:
REMOVE EXISTING SCREEN PORCH AND DECK. ADD ADDITIONAL SPACE FOR NEW MASTER SUITE AND NEW SCREEN PORCH. ADD NEW MAIN FLOOR ADDITION.
NEW MAIN FLOOR ADDITION

PROJECT TEAM:

PROPERTY OWNER: DALE AND ROBERTA HEADY
322 OVERLOOK CIRCLE
DAWSONVILLE, GA 30534
770-410-9775
RESIDENTIAL DESIGNER: HOMES OF ATLANTA UNLIMITED, INC.
1002 LANDING COURT
ALPHARETTA, GA 30005
TEL: 404-333-3333

CONTRACTOR: TBC

VICINITY MAP

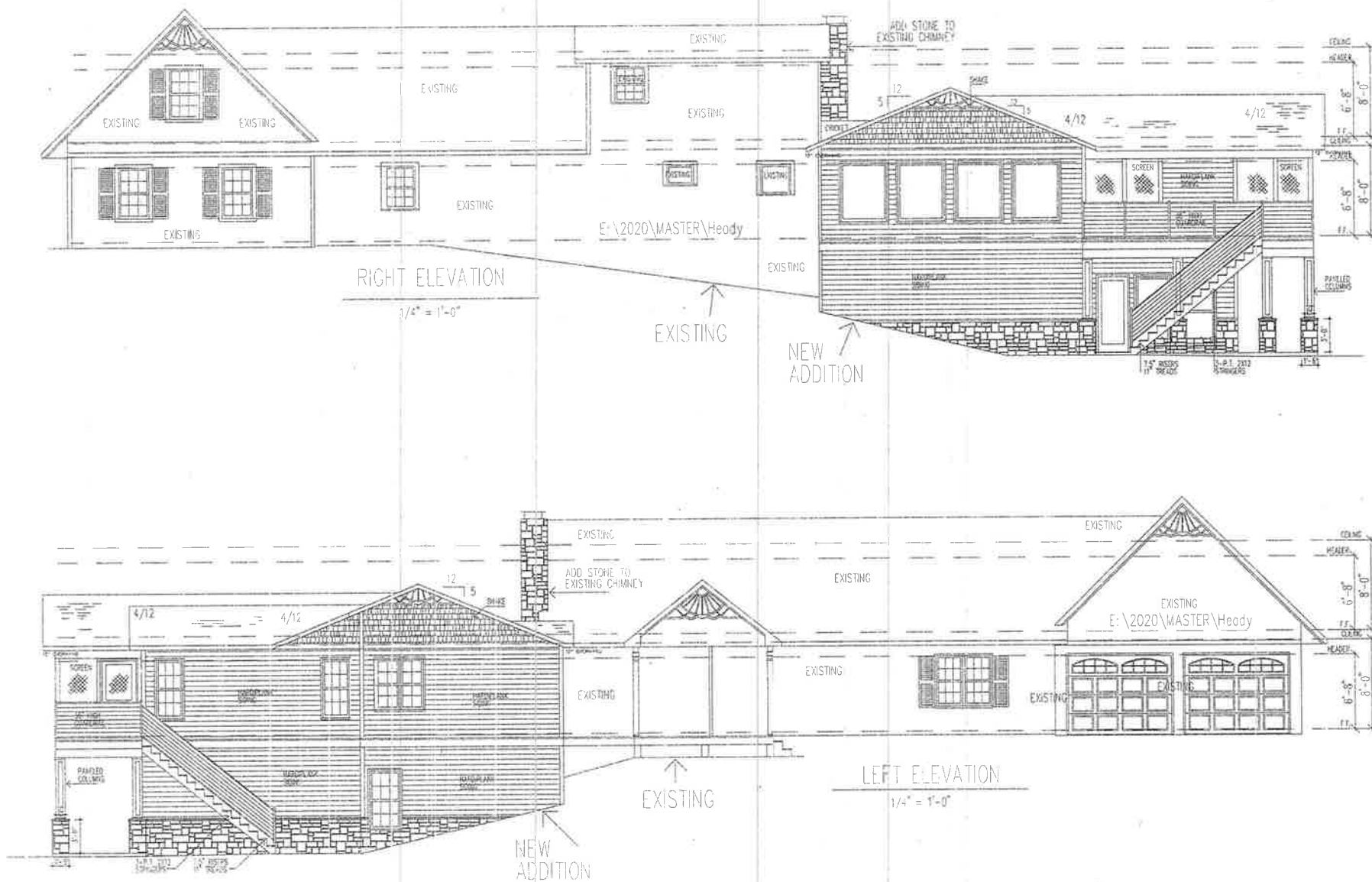


INDEX OF DRAWINGS

ARCHITECTURAL	STRUCTURAL
T-1 TITLE SHEET PROJECT DATA & GENERAL NOTES	S-0 STRUCTURAL DESIGN NOTES
A-1 AS BUILT FLOOR PLAN AND ELEVATIONS	S-1 FOUNDATION PLAN
A-2 FRONT AND REAR ELEVATIONS	S-2 FIRST FLOOR FRAMING PLAN
A-3 LEFT SIDE AND RIGHT SIDE ELEVATIONS	S-3 SECOND FLOOR FRAMING PLAN
A-4 FOUNDATION PLAN	S-4 ROOF FRAMING PLAN
A-5 MAIN FLOOR PLAN	S-5 MECHANICAL ROOMS
A-6 SECOND FLOOR PLAN	S-6 SECTIONS AND DETAILS
A-7 SECTIONS AND DETAILS	

SHEET: GA 2023

RELEASED FOR CONSTRUCTION



RENOVATION PLANS FOR:
DALE & ROBERTA HEEDY
327 OVERLOOK CIRCLE
DANESVILLE, GA 30534
E:\2020\MASTER\Heedy

BLANS BY:
JONES OF ATLANTA
LULUITO, INC.
205 LINDSEY CT
241-242-243, GA
410-340-1989
478-340-243 FAX
116 /www.jonesofatlanta.com
CREATED BY:
RON CARTER

DATE: 08/20/23

SHEET

A-3

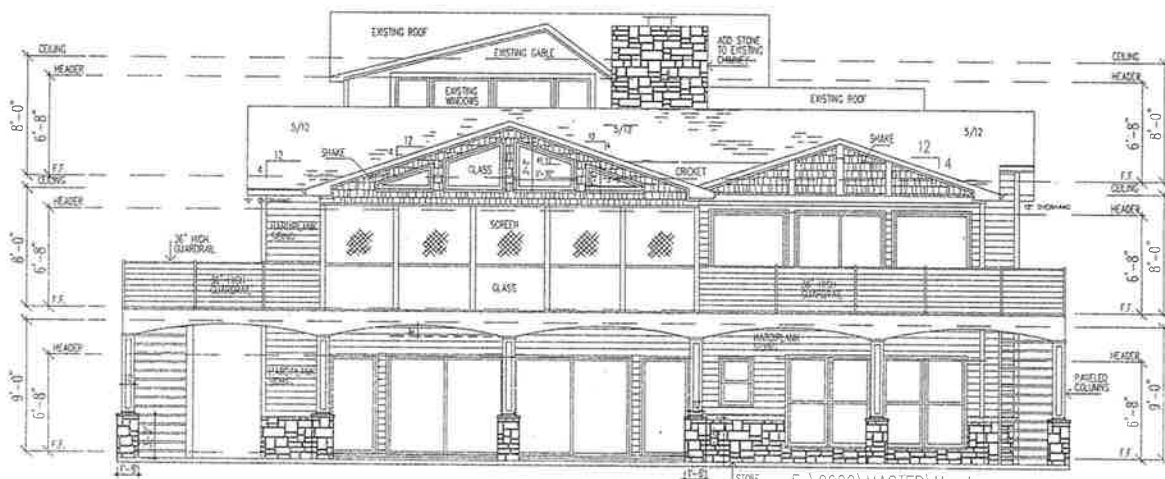
OF SHEETS

RELEASED FOR CONSTRUCTION



FRONT ELEVATION

1/4" = 1'-0"



REAR ELEVATION

1/4" = 1'-0"

RENOVATION PLANS FOR:
DALE & ROBERTA HEADY
322 OVERLOOK CIRCLE
DANVILLE, GA 30534

E:\2020\MASTER\Heady

COPYRIGHT © 2023 DALLAS OF ATLANTA

PLANS BY:
DALLAS OF ATLANTA
UNLIMITED, INC.
1008 LANDING CT.
ALPHARETTA, GA
478-343-9185
478-343-2115 FAX
http://www.dallasofatlanta.com
DRAWN BY:
RON CARTER

DATE: 09.20.23

SHEET

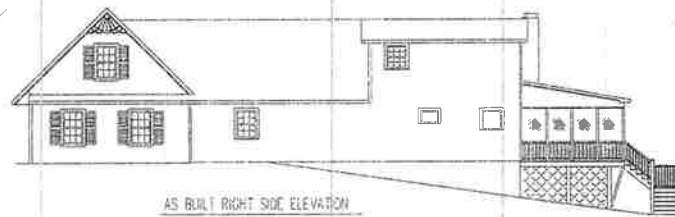
A-2

RELEASED FOR CONSTRUCTION

OF SHEETS



AS BUILT LEFT SIDE ELEVATION
1/8" = 1'-0"



AS BUILT RIGHT SIDE ELEVATION
1/8" = 1'-0"



AS BUILT REAR ELEVATION
1/8" = 1'-0"



AS BUILT FRONT ELEVATION
1/8" = 1'-0"

NOTE TO CONTRACTOR:
FIELD-VERIFY ALL MEASUREMENTS
BEFORE STARTING DEMOLITION OR
CONSTRUCTION. ALL BEAMS, JOISTS,
FOOTINGS, COLUMNS, ETC., TO BE SIZED
OR VERIFIED BY STRUCTURAL ENGINEER.



AS BUILT FLOOR PLAN
1/8" = 1'-0"

RENOVATION PLANS FOR
DALE & ROBERTA HEADY
377 OVERLOOK CIRCLE
DUNSMONVILLE, GA 30334
E:\2020\MASTER\Heady

COPYRIGHT © 2023, HOMES OF ATLANTA

PLANS BY
HOMES OF ATLANTA
UNLIMITED, INC.
1005 LANDINGS CT
ALPHARETTA, GA
404-385-2000 FAX
404-385-2001 FAX
DESIGN BY
RON CARTER

DATE: 01/20/23

SHEET

A-1

OR SHEETS

RELEASED FOR CONSTRUCTION


$$1/4^* = 1^* - 0^*$$

PLANS BY:
HOMES OF ATLANTA
UNLIMITED, INC.
1005 LANDINGS CT.
ALPHARETTA, GA
478-393-9985
478-393-2145 FAX
<http://www.homesofatlanta.com>
DRAWN BY
RON CARTER

DATE	08/30/23
------	----------

SHEE

$$A = 4$$

CF

SWEETS



E:\2020\MASTER\Heady

MAIN FLOOR PLAN

$$1/4^* \equiv 1^*_{-0} \quad 1558 \text{ SOFC}$$

RELEASED FOR CONSTRUCTION

RENOVATION PLANS FOR:
DALE & ROBERTA HEADY
322 OVERLOOK CIRCLE
DAWSONVILLE, GA 30534
E: \2020\MASTER\Heady

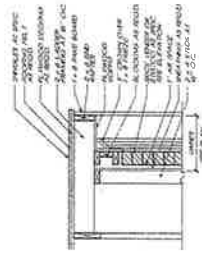
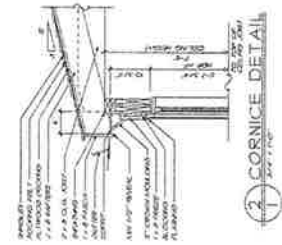
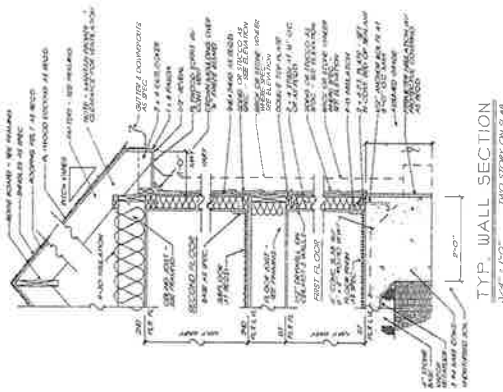
PLANS BY:
4085 OF ATLANTA
UNLIMITED, INC.
1005 LANDINGS CT
ALPHARETTA, GA
678-292-9955
678-343-2165 FAX
<http://www.herczestelland.com>
DRAWN BY:
RON CARTER

DATE 09.20.23

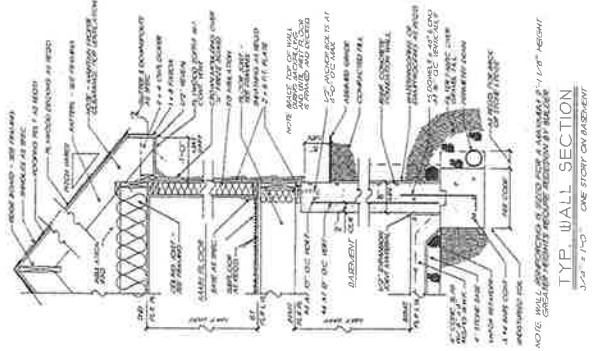
SHEET

A-5

[illegible]



RAKE DETAIL
3/4" = 1'-0"



RELEASED FOR CONSTRUCTION

RENOVATION PLANS FOR:
DALE & ROBERTA HEADY
322 OVERLOOK CIRCLE
DAWSONVILLE, GA 30534
E:\2020\WATER\Heady

PLANS BY:
HORNES OF ATLANTA
UNLIMITED, INC.
1005 LANDING CT.
ALPHARETTA, GA.
478-393-9955
478-393-3448 FAX
http://www.hornesofatlanta.com
DRA@HATL.COM
RON CARTER

DATE: 09.20.23

SHEET

A-6

OF SHEETS



E:\2020\MASTER\Heady

SEE STRUCTURAL PLAN
FOR FOUNDATION DETAILS.

1779 SQT.

$$1/4 = 1-0$$

PLANS BY:
HOMES OF ATLANTA
UNLIMITED, INC.
1005 LANDINGS CT
ALPHARETTA GA
478-343-9985
478-343-2145 FAX
<http://www.homesofatlanta.com>
DRAWN BY:
RON CARTER

DATE: 09/20/23

2000

F-1

C# 1-1175

RENOVATION PLANS FOR:
DALE & ROBERTA HEADY
322 OVERLOOK CIRCLE
DAWSONVILLE, GA 30534
E: \2020\MASTER\Heady
COPYRIGHT © 2023 HOME'S OF A

COPYRIGHT © 2023 HOMES OF ATLANTA

COPYRIGHT © 2023 HOMES OF ATLANTA

Dawson County Board of Assessors
Property Evaluation Office
25 Justice Way Suite 1201
Phone: 706-344-3590
Dawsonville GA 30534
(706)344-3590

PT-306 (revised May 2018)

Official Tax Matter - 2024 Tax Year

This correspondence constitutes an official notice of ad valorem assessment for the tax year shown above.

Annual Assessment Notice Date: 5/21/2024

Last date to file a written appeal: 7/5/2024

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at: qpublic.schneider.ga/

FORWARDING SERVICE REQUESTED

LEAR-HASTREITER LOUISE &

10425 OXFORD MILL CIR

ROBERTA L HASTREITER-HEADY CO-TRUST HASTREITER

FAMILY GST EX

ALPHARETTA, GA 30022

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at Property Evaluation Office 25 Justice Way Suite 1201 Phone: 706-344-3590 Dawsonville, GA 30534 and which may be contacted by telephone at: (706) 344-3590. **Your staff contacts are Kelly McCormick and Elaine Garrett Chief Appraiser.**

Additional information on the appeal process may be obtained at <http://dor.georgia.gov/property-tax-real-and-personal-property>

Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
908	L10 079	0.35	01		None
Property Description		LOT 26 OVERLOOK LL 325 LD 13-S			
Property Address					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value
100% Appraised Value		0	940,990	810,690	0
40% Assessed Value		0	376,396	324,276	0
Reasons for Assessment Notice					

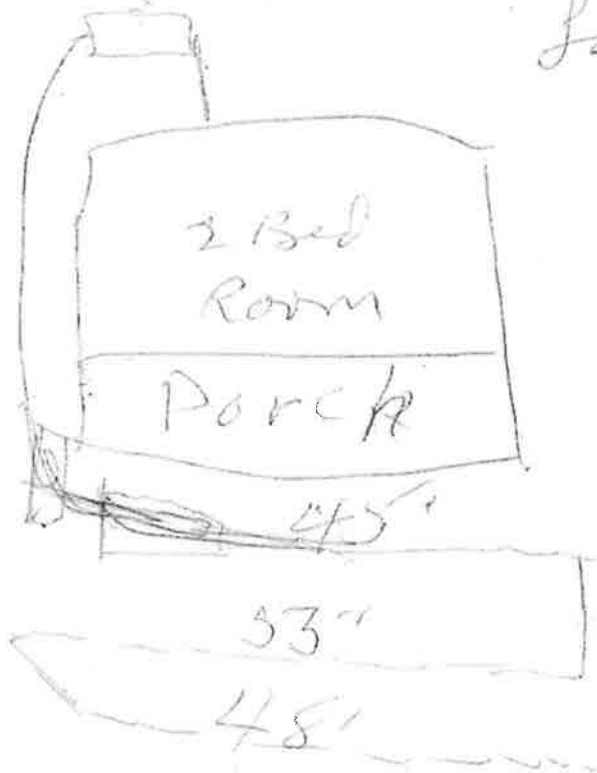
Land/Structure Tables Updated To Reflect Market;

The estimate of your ad valorem tax bill for the current year is based on the previous or most applicable year's millage rate and the fair market value contained in this notice. The actual tax bill you receive may be more or less than this estimate. This estimate may not include all eligible exemptions.

Taxing Authority	Other Exempt	Homestead Exempt	Net Taxable	Millage	Estimated Tax
County M & O	0	0	324,276	5.634000	1,826.97
School M & O CW	0	0	324,276	10.800000	3,502.18
School Bond	0	0	0	0.000000	0.00
				Total Estimated Tax	\$5329.15

Georgia Department of Human Resources
APPLICATION FOR CONSTRUCTION PERMIT AND SITE APPROVAL
FOR INDIVIDUAL SEWAGE DISPOSAL SYSTEM

Subdivision, Street or Road <i>Donnell</i>		Health District <i>15</i>	County <i>Harold</i>
Property Location (Address, Block, Lot, Directions to Property) <i>10036</i>			
I hereby apply for a construction 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 rules of the former Georgia Department of Public Health, Chapter 270-6-25 now assigned to the Division of Physical Health. I understand that final inspection is required and will notify the local or State Department upon completion of construction and before applying final cover.			
Signature (Owner or Applicant) <i>K H Long</i>		Date <i>10-3-79</i>	
Property Owner's Name <i>Long, Gordon</i>		Phone No.	
Owner's Address			
Permit Applicant's Name <i>K H Long</i>		Phone No.	
Applicant's Address			
Financial Assistance <input type="checkbox"/> FHA, <input type="checkbox"/> VA, <input type="checkbox"/> Farmers Home, <input type="checkbox"/> Conventional, Case Number _____			
Type Facility (Residence, Church, Motel, Restaurant, Etc.)			No. of Bedrooms or No. of Gallons Per Day <i>2</i>
Water Supply <input type="checkbox"/> Public, <input type="checkbox"/> Community, <input type="checkbox"/> Individual		Located Required Distances From Possible Pollution Source <input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No	
Lot Size Front _____ Ft., Rear _____ Ft., Right Side _____ Ft., Left Side _____ Ft., Square Ft./Acre _____			
House Design <input checked="" type="checkbox"/> Ground Level, <input type="checkbox"/> Split Level, <input type="checkbox"/> With Basement		Level of Plumbing Outlet <input checked="" type="checkbox"/> Ground Level, <input type="checkbox"/> Split Level, <input type="checkbox"/> Basement	
Soil Conditions (Nitrification Field) Percolation Rate _____ Min./in.; Water Table Depth _____ Feet; Soil Type (Rock, Etc.) _____			
Sewage Disposal <input type="checkbox"/> Septic Tank, <input type="checkbox"/> Construction Privy, <input type="checkbox"/> Pit Privy		Total Capacity Septic Tank <i>500</i> Gals., Dosing Tank _____ Gals., Grease Trap _____ Gals.	
Field Layout Method <input type="checkbox"/> Distribution Box, <input type="checkbox"/> Level Field, <input checked="" type="checkbox"/> Serial Distribution		Nitrification Field Area Total Sq. Ft. <i>500</i> ; Total Linear Ft. <i>160</i> ; Trench Width In. <i>36</i>	
If Distribution Box is Used No. of Lines _____; Length Each Line, Ft. _____			
Site Approved <input type="checkbox"/> Yes <input type="checkbox"/> No			
Special Conditions (Explain)			
PERMIT A Permit is hereby granted to install or construct the individual sewage disposal system described above. This Permit is not valid unless properly signed below, and expires twelve (12) months from date of issue.			
Construction Permit Number <i>042-703</i>		Date of Issue <i>10-5-79</i>	
Approved by (Health Department Representative) <i>[Signature]</i>		Title <i>Sanitation</i>	



Lat 26
800 gal tank

158X36

Seif for
overlook

Repair Permit N/C
DAWSON COUNTY
INDIVIDUAL SEWAGE DISPOSAL SYSTEM PERMIT APPLICATION AND INSPECTION REPORT

PERMIT # 0223 DATE PERMIT ISSUED 12-5-88 DATE SYSTEM INSP. _____

RECEIPT # _____ PROPERTY OWNER & ADDRESS _____

Mark Byrd

TELEPHONE _____

SEWAGE CONTRACTOR Carl Brown

PROPERTY LOCATION

Overlook S/D LOT 26

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 270-5-26.

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 guarantees the proper operations of the sewage system nor in any way confers any guarantee or warranty of any kind.

Carl Brown

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 Harding
5. No of bedrooms or gallons _____
6. Subdivision: (yes) / no
7. Lot size _____
8. Building line _____
9. Septic tank capacity min. EXISTING TANK
10. As installed _____
11. Dosing tank capacity _____

12. Distance S. T. from well _____
13. Min. amount of field line:
Ft. sq. _____ Linear ft. _____
14. Field line as installed
Ft. sq. _____ Linear ft. _____
15. Width of trench _____
16. Distance between trenches _____
17. Trench depth, avg. _____
18. Distance from foundation _____
19. Nearest property line
front, rear, side _____
20. Distance from well _____

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) (X No).

REMARKS:

Carl Brown

Inspector: Allen Hanning

Inspector: _____

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

DAWSON COUNTY
INDIVIDUAL SEWAGE DISPOSAL SYSTEM PERMIT APPLICATION AND INSPECTION REPORT

PERMIT # 822 DATE PERMIT ISSUED _____ DATE SYSTEM INSP. _____

RECEIPT # _____ PROPERTY OWNER & ADDRESS _____

PROPERTY LOCATION

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.

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 _____
5. No. of bedrooms or gallons _____
6. Subdivision: yes / no
7. Lot size _____
8. Building line _____
9. Septic tank capacity min. _____
10. As installed _____
11. Dosing tank capacity _____

12. Distance S. T. from well _____

13. Min. amount of field line:

Ft. sq. _____ Linear ft. _____

14. Field line as installed

Ft. sq. _____ Linear ft. _____

15. Width of trench _____

16. Distance between trenches _____

17. Trench depth, avg. _____

18. Distance from foundation _____

19. Nearest property line

front, rear, side

20. Distance from well _____

Site: Approved; Approved conditionally; Rejected

System: Approved; Approved conditionally; Rejected

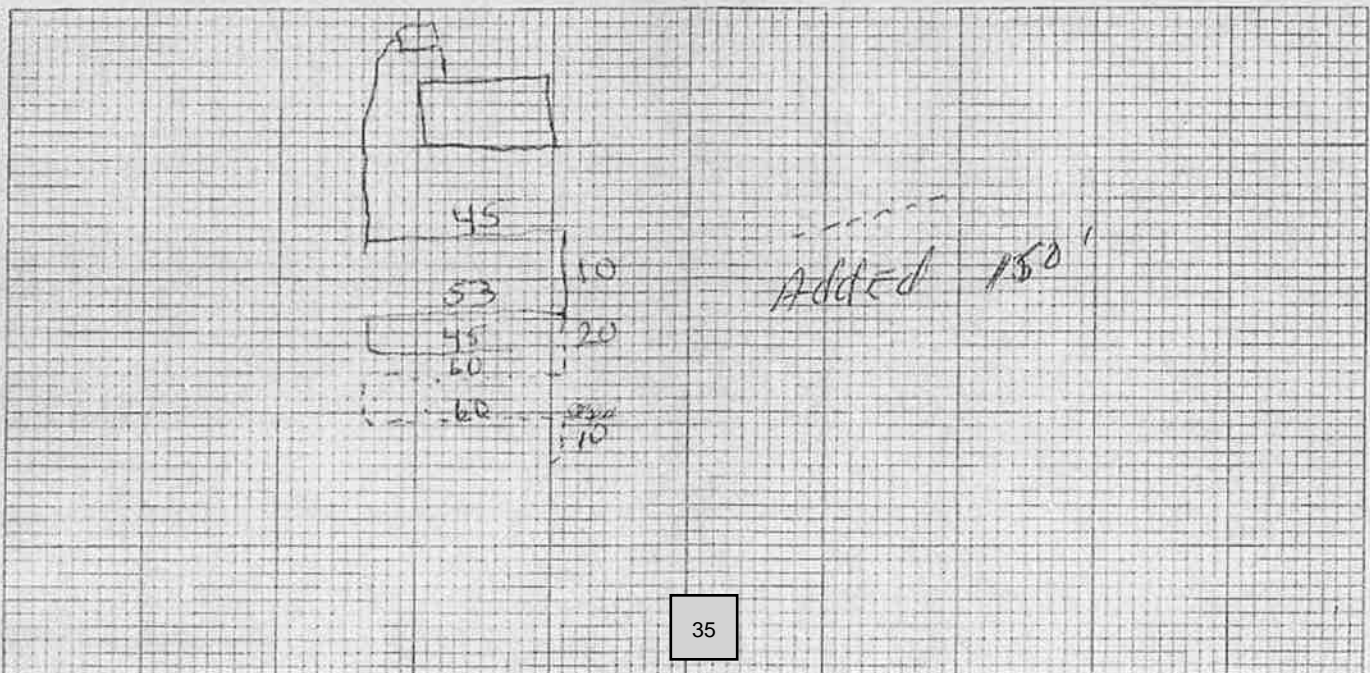
Are there any wells or springs within 100 feet or streams within 50 feet (____ Yes) (____ No).

Inspector: _____

Inspector: _____

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

REMARKS:





DAWSON COUNTY HEALTH DEPARTMENT

June 7, 2000

Environmental Health Section
P.O. Box 245
54 Highway 53-East
Dawsonville, Georgia 30534
Phone: 706-265-2930
Fax: 706-265-1636

Clint Hood
322 Overlook Circle
Overlook Subdivision, Lot #26
Dawson County
Dawsonville, Georgia 30534

TO WHOM IT MAY CONCERN:

Regarding the property located at 322 Overlook Circle, Overlook Subdivision, Lot #26, Dawsonville, Georgia, a request has been made for this office to conduct a visual evaluation of the aforementioned property and septic system. At the time of the evaluation, the system appeared to be functioning properly and no malfunctions were noted.

A permit was issued for this location on October 5, 1979 (#042-703) and upgraded on May 5, 1988 (#0223). The system is designed for a three (3) bedroom home.

If this office can be of further assistance, please contact us at 706-265-2930.

Sincerely,

Carl A. Bollinger
Environmental Health Specialist III
Dawson County Health Department

CAB/hjw

cc: file



Roberta Hastreiter-Heady <hastreit@gmail.com>

Overlook, Lot 26

1 message

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

Fri, Jun 10, 2022 at 4:34 PM

To: [REDACTED]

Please see the attached septic system records for the subject location. It appears that in 2000 it was determined that the septic system was approved for three bedrooms.

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* **Overlook, Lot 26 Septic System Records.pdf**
1182K

Dawson County, GA

Summary

Parcel Number L10 079
 Location Address 322 OVERLOOK CIR
 Legal Description LOT 26 OVERLOOK LL 325 LD 13-5
 (Note: Not to be used on legal documents)
 Class R3-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Tax District UNINCORPORATED (District 01)
 Millage Rate 16.434
 Acres 0.35
 Neighborhood UL - Lake Lanier - Water Front (Dockable) (289901)
 Homestead Exemption No (50)
 Landlot/District 325 /

[View Map](#)


Owner

LEAR-HASTREITER LOUISE &
 ROBERTA L HASTREITER-HEADY, CO-TRUSTEES
 HASTREITER FAMILY GST EXEMPT TRUST
 10425 OXFORD MILL CIR
 ALPHARETTA, GA 30022

Assessment Notices

[2024 Assessment Notice \(PDF\)](#)

Online Appeal

Would you like to submit an appeal to the Board of Assessors? [Click Here](#) for more information.

[Appeal to Board of Assessors](#)

Land

Type	Description	Calculation Method	Frontage	Depth	Acres	Lots
Residential	Res-Lake-Open Water (250)	Front Feet	77	197	0.35	1

Residential Improvement Information

Style One Family (Detached)
 Heated Square Feet 2496
 Interior Walls Sheetrock
 Exterior Walls Masonry & Wood/Stone
 Foundation Masonry/Crawl
 Attic Square Feet 0
 Basement Square Feet 0
 Year Built 1978
 Roof Type Architectural Shingles
 Flooring Type Carpet/Hrdwd/Tile
 Heating Type Central Heat/AC
 Number Of Rooms 5
 Number Of Bedrooms 3
 Number Of Full Bathrooms 2
 Number Of Half Bathrooms 0
 Number Of Plumbing Extras 3
 Value \$334,300
 Condition Average
 Fireplaces/Appliances Const 1 sty 1 Box 1
 House Address 322 OVERLOOK CIR

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Boat Hoist/Lift	1990	0x0 / 1	0	\$2,500
Paving: Concrete	1978	10x80 / 0	1	\$890
Homesite Imp: 3 Avg	1978	0x0 / 1	1	\$5,000
Dock: Steel-Part Covered-3 AV	1978	16x32 / 0	1	\$2,900

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
7/8/2002	450 279	8 64	\$455,000	Fair Market Sale (Improved)	HOOD CLINT J	LEAR-HASTREITER LOUISE &
6/12/2000	345 326	8 64	\$269,000	Fair Market Sale (Improved)	LUCZYNSKI T E & BREN	HOOD CLINT J
7/6/1993	170 147		\$150,000	Fair Market Sale (Improved)	HARRIS DE & BERNICE	LUCZYNSKI T E & BREN
1/18/1989	117 114		\$103,000	Fair Market Sale (Improved)	BYRD MARCUS JR	HARRIS DE & BERNICE
10/22/1979	49 792	8 64	\$12,000	Fair Market Sale (Improved)		BYRD MARCUS JR

Valuation

'Current Value' listed below reflects value at time of Assessment

'Previous Value' listed below reflects changes made after Assessment due to Appeal

	2024	2023	2022	2021	2020
Previous Value	\$940,990	\$548,740	\$464,840	\$456,840	\$446,340
Land Value	\$465,100	\$549,100	\$274,500	\$228,800	\$228,800
+ Improvement Value	\$334,300	\$380,600	\$264,000	\$225,800	\$217,800
+ Accessory Value	\$11,290	\$11,290	\$10,240	\$10,240	\$10,240
= Current Value	\$810,690	\$940,990	\$548,740	\$464,840	\$456,840

Photos



VR 24-11

Planning Commission Hearing November 19th, 2024

VARIANCE STAFF REPORT

Proposal: The applicant requests a variance to the Dawson County Land Use Resolution side setback requirements for the remodeling and addition to a residence seven feet from the side property line.

Applicant	Jeffrey & Lori Garrett
The development standard and requirements to be varied	Land Use Code, Article III Section 121-67(3)(c)
Zoning	Vacation Cottage Restricted
Acreage	.389 acres
Plat	Original Plat 1980, Sunrise Lot 11
Road Classification	Local Residential
Right-of-Way	50 feet
Tax Parcel	L12 027
Commission District	District 3

Direction	Zoning	Existing Use
North	VCR	Single Family Residential
South	VCR	Single Family Residential
East	VCR	Single Family Residential
West	VCR	Single Family Residential

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

Minimum square footage. Eight hundred square feet (heated).

Minimum setbacks.

Front yard - 100 feet on parkways, 60 feet on state highways, 35 feet on others;

Side yard - 15 feet;

Rear yard – 0 feet; (U.S. Corps. adjacent)

Front yard setback applies to all frontages on publicly maintained streets.

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

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

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

County Agency Comments:

Planning and Development: U.S. Corp. of Engineers 1085' minimum elevation restriction on rear third of the property along with the septic tank and drain field located on the front third limit the applicants' options for expanding the footprint of an existing home on the subject property.

Public Works Department: No comment

Emergency Services: No comment

Criteria for granting variances.

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

- (1) That a strict or literal interpretation and enforcement of the specified standard or requirement would result in practical difficulty or unnecessary hardship; and
- (2) That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property which do not apply generally to other properties in the same district; and
- (3) That the granting of the variance will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the near vicinity; and
- (4) That the granting of the variance would support general objectives contained within the Land Use Chapter of the code.



DAWSON COUNTY VARIANCE APPLICATION

25 Justice Way, Dawsonville, Georgia 30534

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Jeffrey & Lori Garrett

Address: [REDACTED]

Contact Email: [REDACTED]

Telephone # [REDACTED]

Status: ☒ Owner ☐ Authorized Agent ☐ Lessee

PROPERTY INFORMATION

Street Address of Property:

1802 Kilough Church Road, Dawsonville, GA 30534

Land Lot(s): 320 District: 13 Section: 1

Subdivision/Lot: Sunrise S/D / 11

Building Permit #: _____ (if applicable)

REQUESTED ACTION

A Variance is requested from the requirements of Article # III Section # 121-67 of the Land Use Resolution/Sign Ordinance/Subdivision Regulations/Other.

☐ Front Yard setback ☒ Side Yard setback ☐ Rear Yard setback variance of 5 feet to allow the structure to: ☒ be constructed; ☐ remain a distance of 5 feet from the ☒ property line, or ☒ other: (right side & left side) instead of the required distance of 10 feet as required by the regulations.

☐ Home Occupation Variance: _____

☐ Other (explain request): _____

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



DAWSON COUNTY VARIANCE APPLICATION

25 Justice Way, Dawsonville, Georgia 30534

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

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

See Exhibit A, attached

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

See Exhibit A, attached

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:**

See Exhibit A, attached

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

See Exhibit A, attached

Add extra sheets if necessary.



DAWSON COUNTY VARIANCE APPLICATION

25 Justice Way, Dawsonville, Georgia 30534

List of Adjacent Property Owners

It is the responsibility of the Applicant to provide a list of adjacent property owners. This list must include the name and address of anyone who has property touching your property or who has property directly across the street from your property. Please note this information should be obtained using the Tax Map and Parcel Number listing of any parcel(s) adjoining or adjacent to parcel where variance or zoning is being requested. Please add additional sheets if necessary.

	Name	Address
TMP <u>L12</u> - <u>026</u>	1.	<div></div>
TMP <u>L12</u> - <u>028</u>	2.	<div></div>
TMP _____ - _____	3.	_____
TMP _____ - _____	4.	_____
TMP _____ - _____	5.	_____
TMP _____ - _____	6.	_____
TMP _____ - _____	7.	_____
TMP _____ - _____	8.	_____
TMP _____ - _____	9.	_____

APPLICANT CERTIFICATION

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

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

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

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

The property is a lot in which approximately 50% cannot be built upon due to the Army Corps of Engineers easement rights to the 1085' elevation. The 1085' elevation is located at the rear of the house, and allows no ability to expand towards the lake, which is the largest part of the property. (see attached- Sunrise plat.jpg.pdf, Lot 11)

The home's septic tank and initial part of the drain field are in the front yard, essentially boxing our renovation in from the front and back. (see attached- Original Septic Permit & Map, Septic lid front yard) An architect and septic engineer were hired to evaluate the possibility of a new septic system in the front yard as the main part of our current drain field is in the back yard below the 1085' elevation line. To do this would also limit the renovation to our current footprint. (see attached- Conceptional OSSMS)

In addition to the above-described constraints, the 10' setback requirement on both sides of the house prohibit me from building an addition to make the house a permanent home.

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

Unlike many other properties in our subdivision, 50% of the property cannot be developed due to the Army Corps of Engineers easement rights to the 1085' elevation. In addition, due to the Corps' current policy on new septic drain fields below the 1085' elevation, we have limited ability to expand our footprint in the front, needing protected front yard space for a new or alternate septic system.

In addition, when our neighbor to the south/left (Lot 12) rebuilt several years ago, the elevation was increased to accommodate a walk-out basement. (see attached- neighbor) This has resulted in a high grade for water runoff to our south/left wall. A 5' variance will bring our house structure out of this dip without the need for significant fill dirt. (see attached- House dip)

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

The Army Corps of Engineer's 1085' flowage easement would not be impacted and the 5' variance related to both sides of the property is minor. If our application is accepted, we

would place the south/left wall at 5'. Our south/left neighbor rebuilt several years ago, and this would not significantly impact or be injurious to the properties. (see attached-neighbor) This because the neighbor's home sits 17' from the property line and is significantly elevated compared to our property. On the north/right property line we would have approximately 25-30 feet on the 5' property line, with the remainder at 10'. As such, it would be a minor encroachment, and thus not detrimental to the public health, safety, morals or welfare and not be materially injurious to properties in the near vicinity.

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

Granting this variance would allow us to do an addition and major renovation to the existing house without being detrimental to the public health, safety, morals or welfare, or be materially injurious to properties nearby. The renovation will allow us to make this our permanent home and significantly improve the property and benefit surrounding property values.

Statement of Hardship

To: Dawson County Planning Commission

I am seeking consideration for a left and right side property line variance for a major renovation of my house. The intent is to build a home that can become our permanent residence.

Unfortunately, our lot is constrained by the Army Corps of Engineer easement rights to the 1085' elevation. This easement prevents us from developing approximately 50% of our property. In addition, the home's septic tank and initial part of the drain field are in the front yard, essentially boxing our renovation in from the front and back. If a new septic system is ever required, it will need to be placed in the front yard, as the backyard is completely below the 1085' elevation. Also, after our left side neighbor's rebuild several years ago, there have been water runoff problems to our left wall because of the increased elevation of their home.

A 5' variance on the left and right sides will allow us to renovate our home to become a permanent residence. This should minimally affect our neighbors to the left and not significantly encroach on their existing home, as because of the angle of their home, it sits 17' from the property line. Also, because of our lot topography, moving our left wall to 5' from the property line will improve the above stated drainage issue, with less need for fill. On the right side of the property, we would build on the 5' property line for 25-30 feet only. This should minimally affect our neighbors. This home renovation will improve the neighborhood's aesthetics and property values.

Respectfully,

A handwritten signature in black ink, appearing to read "Jeff Garrett", with a long horizontal flourish extending to the right.

Jeff Garrett

9/10/24



LEFT NEIGHBOR

Our
PROPERTY





DAWSON COUNTY VARIANCE APPLICATION

25 Justice Way, Dawsonville, Georgia 30534

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

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

Signature of Applicant or Agent: _____

Date: _____

Withdrawals of any application may be accommodated within the Planning & Development office if requested before the Planning Commission agenda is set. Therefore, withdrawals may not be made after ten (10) days prior to the scheduled Planning Commission meeting hearing, unless accompanied by written request stating specific reasons for withdrawal. This withdrawal request is to be published in the legal organ prior to the meeting. Following that written request and publication the Commission will vote to remove the item from the agenda at the scheduled hearing. Please note that should the withdrawal be denied, the item will receive deliberation and public hearing with a decision by the Commission. Further the applicant is encouraged to be present at the hearing to substantiate reasons for withdrawal.

THIS SECTION TO BE COMPLETED BY STAFF

VR 24- _____ Tax Map & Parcel# _____

Zoning: _____ Commission District #: _____

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

Fee Paid: _____

Variances

Property Owner Authorization Form

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

Owner's Name: Jeffrey Garrett

Mailing Address: [REDACTED]

Signature of Owner: [Signature] Date: 9/10/24

Signature of Notary: [Signature] Date: 9/10/2024



SUNRISE PLAT

CURVE INFORMATION FOR CENTER LINE			
CURVE NO.	Δ	RADIUS	TANGENT
1	04°07'	1415.59	65.0
2	17°23'	649.41	84.0
3	42°23'	218.65	84.0
4	11°41'	3567.55	365.0



SCALE 1"=100.0'

ACRES 35.25

SURVEYED: 8-29-80

FUTURE DEVELOPMENT

N00°38'W. 1351.5'

NOW OR FORMERLY
NETTIE PATTERSON

SON COUNTY
SUPERIOR COURT
RECORD
10-22-80
Page 147
10-22-80
Mallory
USA

MAP



General Notes:

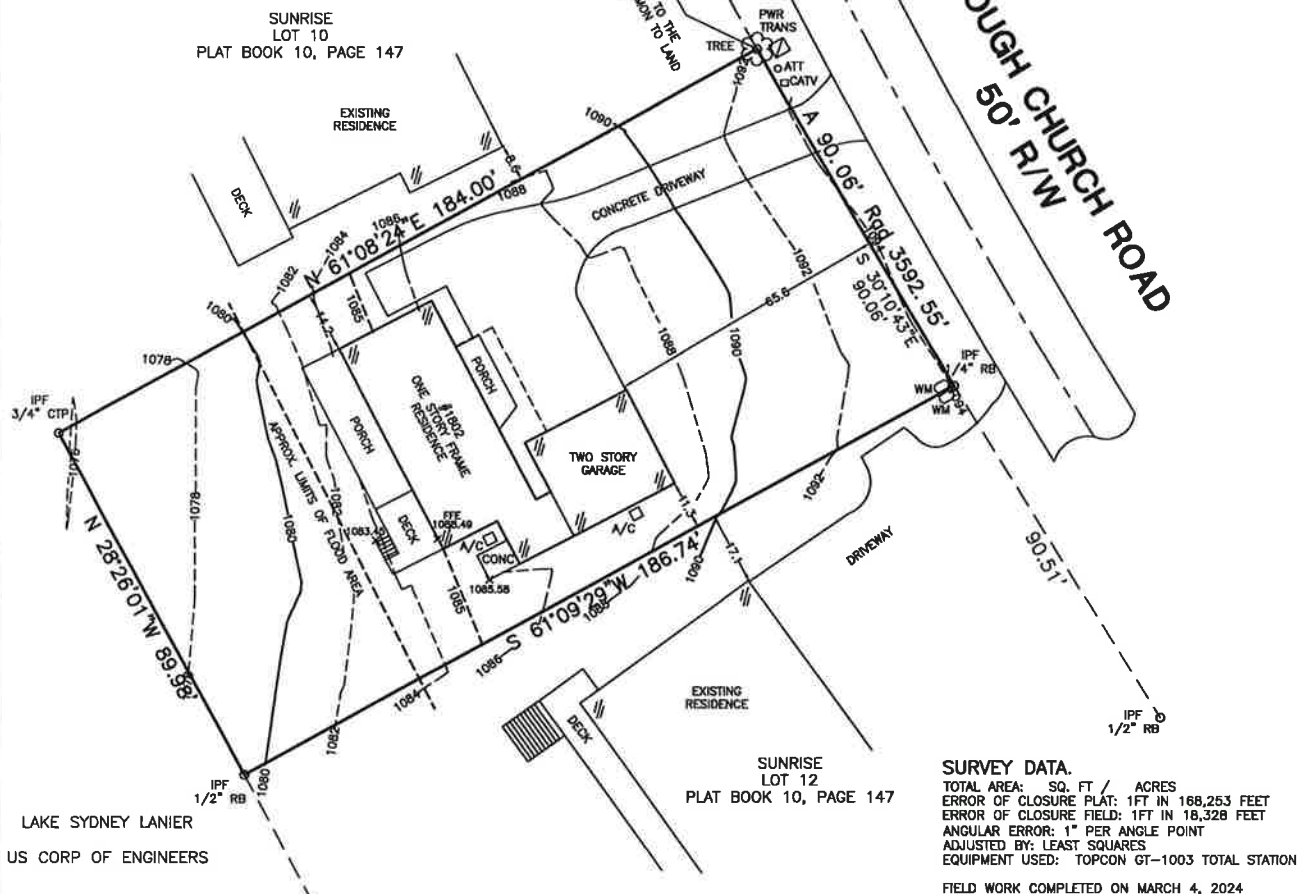
SURVEY AS PER IRON PINS FOUND, AND THE FINAL PLAT OF SUNRISE S/D RECORDED IN PLAT BOOK 10, PAGE 147.

SURVEY DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND PROPERTY IS SUBJECT TO ALL MATTERS OF TITLE.

A PORTION OF SUBJECT TRACT LIES WITHIN A 100 YEAR FLOOD DISTRICT (ZONE "A") AS PER F.I.R.M. PANEL NO. 13085C0225C, EFFECTIVE DATE 4/4/2018
NO FLOOD STUDY OR ELEVATION STUDY WAS PERFORMED FOR THIS SURVEY

LEGEND

R/W	RIGHT OF WAY	FES	FLARED END SECTION
PVT	PAVEMENT	JWB	JUNCTION BOX
WM	WATER METER	HW	HEADWALL
B/L	BUILDING LINE	CL	CENTER LINE
EL	PROPERTY LINE	DR	DRAINAGE DIRECTION
▲	FIRE HYDRANT	HN	HOUSE NUMBER
●	VALVE	IPF	IRON PIN FOUND
—	WATER MAIN	IPF	IRON PIN SET
MH	MANHOLE	EP	ELECTRIC POWER
—	SEWER LINE	R	RADIUS OF CURVATURE
DE	DRAINAGE EASEMENT	CB	DOUBLE WING CATCH BASIN
SE	SEWER EASEMENT	CB	SINGLE WING CATCH BASIN
PP	POWER POLE	PP	POWER POLE
N&C	NAIL IN CAP	A	ARC OF CURVE
LP	LIGHT POLE	INV	INVERT
EE	EXISTING ELEVATION	DI	DROP INLET
		PE	PROPOSED ELEVATION



LAKE SYDNEY LANIER
US CORP OF ENGINEERS

SUNRISE SUBDIVISION
LOT 11

Total Area:
16,667 SQ. FT / 0.38 ACRES



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This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein.
RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-5-87.

J. Scott Smith
J. SCOTT SMITH, PLS 3014

3/8/24
DATE



REVISIONS		
NO.	DATE	TASK
1	4/22/24	ADD TOPO

Boundary Survey
Lori Jones Garrett
Jeffrey Paul Garrett

LAND LOT (S): 320 DISTRICT: 13 SECTION: 1
COUNTY: DAWSON 320 STATE: GEORGIA
SCALE: 1" = 20' DATE: 3/8/24 DRAWN: J.S.S. CHECKED: J.S.S. JOB NO.: 24130

DIVERSIFIED TECHNICAL GROUP, L.L.C.

LAND SURVEYORS AND LAND PLANNERS
Land Surveying Firm License# 587

2700 BRASELTON HIGHWAY - SUITE 10-430
Dacula, Georgia 30019
PH. 770-614-7095
EMAIL: DtgSurvey@yahoo.com

General Notes:

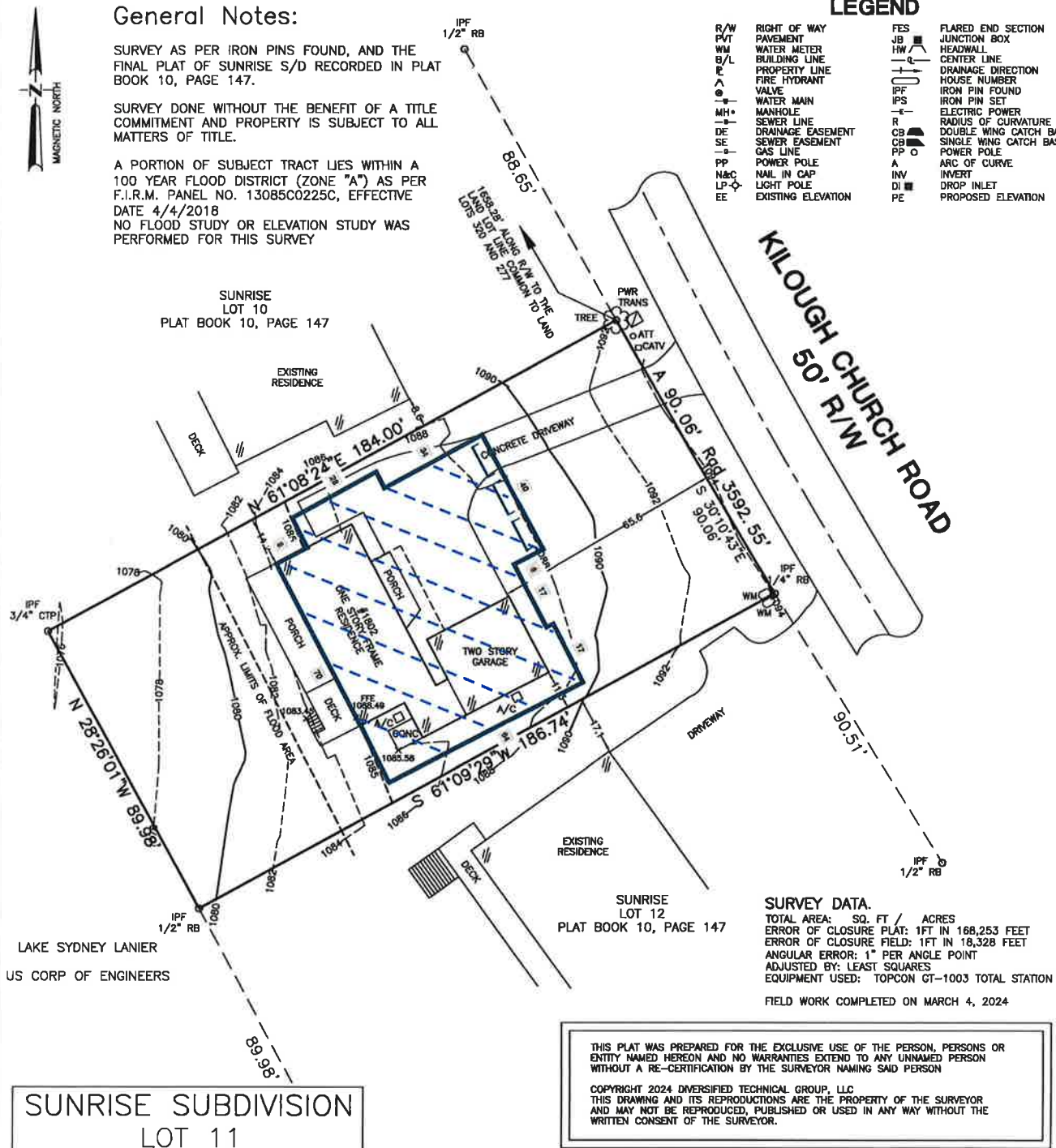
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LEGEND

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PVT	PAVEMENT	JB	JUNCTION BOX
WM	WATER METER	HW	HEADWALL
B/L	BUILDING LINE	CL	CENTER LINE
IL	PROPERTY LINE	CD	DRAINAGE DIRECTION
IL	FIRE HYDRANT	IPF	IRON PIN FOUND
IL	VALVE	IPS	IRON PIN SET
IL	WATER MAIN	E	ELECTRIC POWER
MH	MANHOLE	R	RADIUS OF CURVATURE
DE	SEWER LINE	CB	DOUBLE WING CATCH BASIN
SE	DRAINAGE EASEMENT	PP	POWER POLE
PP	SEWER EASEMENT	A	ARC OF CURVE
N&C	GAS LINE	INV	INVERT
LP	POWER POLE	DI	DROP INLET
EE	NAIL IN CAP	PE	PROPOSED ELEVATION
	EXISTING ELEVATION		



SUNRISE SUBDIVISION
LOT 11

Total Area:
16,667 SQ. FT / 0.38 ACRES



SURVEY DATA.

TOTAL AREA: SQ. FT / ACRES
ERROR OF CLOSURE PLAT: 1FT IN 166,253 FEET
ERROR OF CLOSURE FIELD: 1FT IN 18,328 FEET
ANGULAR ERROR: 1" PER ANGLE POINT
ADJUSTED BY: LEAST SQUARES
EQUIPMENT USED: TOPCON GT-1003 TOTAL STATION

FIELD WORK COMPLETED ON MARCH 4, 2024

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Scott Smith
J. SCOTT SMITH, PLS 3014

3/8/24
DATE



REVISIONS		
NO.	DATE	TASK
1	4/22/24	ADD TOPO

Boundary Survey Lori Jones Garrett Jeffrey Paul Garrett		
LAND LOT (S): 320	DISTRICT: 13	SECTION: 1
COUNTY: DAWSON	320	STATE: GEORGIA
SCALE: 1" = 20'	DATE: 3/8/24	DRAWN: S.
CHECKED: J.S.S.	JOB NO. 24130	

DIVERSIFIED TECHNICAL GROUP, L.L.C.

LAND SURVEYORS AND LAND PLANNERS
Land Surveying Firm License# 587

2700 BRASELTON HIGHWAY - SUITE 10-430
Dacula, Georgia 30019
PH: 770-614-7095
EMAIL: DtgSurvey@yahoo.com

2023 Property Tax Statement

Nicole Stewart
Dawson County Tax Commissioner
25 Justice Way
Suite 1222
Dawsonville, GA 30534

MAKE CHECK OR MONEY ORDER PAYABLE TO:
Dawson County Tax Commissioner

GARRETT JEFFREY PAUL & LORI JONES

RETURN THIS PORTION WITH PAYMENT

(Interest will be added per month if not paid by due date)

Bill No.	Due Date	TOTAL DUE
2023-5785	05/24/2024	23.26

Map : L12 027

Payment good through: 05/24/2024

Last payment made on: 11/21/2023

Printed: 03/25/2024

Location: 1802 KILOUGH CH RD

This bill is an Adjusted Bill after your appeal was heard by the Dawson County Board of Equalization. If you have any questions concerning the adjusted value, please contact the Tax Assessors Office at 706-344-3590.

Please remember that your tax commissioner is your tax collector and is not responsible for your values nor for your rates. If payment is made after the above date, please call 706-344-3520 for the correct amount due.

Interest and penalties are governed by Georgia code.

X



24.26

Nicole Stewart
Dawson County Tax Commissioner
25 Justice Way
Suite 1222
Dawsonville, GA 30534

Tax Payer: GARRETT JEFFREY PAUL & LORI JO
Map Code: L12 027 REAL
Description: LT 11 SUNRISE S/D
Location: 1802 KILOUGH CH RD
Bill No: 2023-5785
District: 001 DAWSON COUNTY UNINCORPORATE

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

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date		Payment Good Through	Exemptions	
305,600	488,100	.3900	793,700	05/24/2024			05/24/2024		
Entity		Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX		793,700	317,480	0.00	317,480	.0000			.00
COUNTY M&O		793,700	317,480	0.00	317,480	9.6810	3,073.52		1,788.68
SALES TAX ROLLBACK				0.00	317,480	-4.0470		-1,284.84	
SCHOOL M&O		793,700	317,480	0.00	317,480	10.8000	3,428.78		3,428.78
TOTALS						16.4340	6,502.30	-1,284.84	5,217.46

ADJUSTED BILL

Appeal Settle
-Updated Bil.

pay Tuesday

706 344 3520
pd

You can pay your bill in person, by mail, by phone (706-701-2576), online at www.dawsoncountytax.com, or at the drop box in front of the courthouse at the crosswalk. If Postmarked after December 1st, interest at a rate prescribed by law will be added monthly. An additional penalty as prescribed by law will be added every 120 days. If the bill is marked appealed, then this bill is only 85% of the total bill pending.

NO PAYMENT CONTRACTS WILL BE ALLOWED. \$35.00 FEE FOR RETURNED CHECKS

Current Due	5,217.46
Penalty	0.00
Interest	0.00
Other Fees	0.00
Previous Payments	5,194.20
Back taxes	0.00
TOTAL DUE	23.26

Printed: 03/25/2024



Georgia Department of Public Health On-Site Sewage Management System Performance Evaluation Report Form

APPLICANT NAME: Lori Garrett	PROPERTY/SYSTEM ADDRESS: 1802 KILOUGH CHURCH RD DAWSONVILLE, GA 30534	EVALUATION ID: 014996
APPLICANT PHONE: (336) 409-0803		COUNTY: Dawson
APPLICANT EMAIL ADDRESS: lorigarrett@me.com	SUBDIVISION/LOT/BLOCK: Sunrise/11/.	REASON FOR EVALUATION: Structure Renovation

Inspection Records

Yes	1. Inspection records exist for this septic system.
Yes	2. Inspection records indicate that all components of the septic system were properly constructed and approved at the time of original inspection. A copy of the original inspection report is attached.

Maintenance Records (applicable copies are attached)

No	3. Maintenance or installation records indicate that the tank has been pumped out or installed within the past 5 years. Note: it is recommended that septic tanks be pumped at least once every 5 years.
N/A	4. Systems with aerobic treatment unit(s) (ATU): Records indicate the ATU has been serviced in accordance with the manufacturer's recommended maintenance schedule OR an authorized representative of the manufacturer has provided documentation that the ATU is operating sufficiently.
N/A	5. Systems with grease trap(s): Maintenance records indicate the grease trap(s) has been pumped out within the last 6 months OR documentation has been provided by a qualified individual confirming that the grease trap contains less than 75% of the designed grease holding capacity and is operating sufficiently.

System Assessment and Existing Site Conditions (applicable copies are attached)

N/A	6. The septic tank was uncovered at the time of this County Board of Health Evaluation OR maintenance records exist and the tank appears to meet the required design, construction, and installation criteria. The appropriateness of the sizing and installation criteria of the absorption field cannot be verified since no initial inspection records exist.
N/A	7. A Georgia certified septic tank installer has provided written documentation of the system design, location, and components.
Yes	8. This site evaluation by the County Board of Health revealed no evidence of system failure.
Yes	9. This site evaluation by the County Board of Health revealed no evidence of adverse conditions which would affect the functioning of the system.

Addition to Property

No	10. This site evaluation as well as the provided information indicate that the proposed construction to the home or property should not adversely affect the functioning of the existing system.
----	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Relocation of Home or Change of Use

N/A	11. This site evaluation as well as the provided information indicate that the system appears to meet the required design, construction, and installation criteria to accommodate the proposed relocation of the home or change of use for the facility should not adversely affect the functioning of the existing system.
-----	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

See 2nd page for evaluation notes, disclaimer, and signature.

Performance Evaluation Report Form (continued)

PROPERTY/SYSTEM ADDRESS:

1802 KILOUGH CHURCH RD DAWSONVILLE, GA 30534

EVALUATION ID:

014996

SUBDIVISION/LOT/BLOCK:

Sunrise/11/.

Adverse Conditions (i.e. malfunctioning or damaged system or clear evidence of a condition, or conditions, that would likely contribute to system malfunction or unacceptable risk to public health):

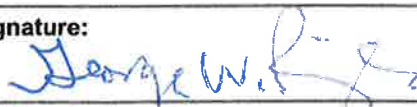
The proposed footprint of the new home renovation may require that the septic tank and conveyance line from the 1997 drainfield to the 1983 drainfield be re-located. If this is the case, then a septic system modification permit shall be issued.

Additional Notes/Comments:

The combination of the systems that were installed in 1983 and in 1997 are approved for a four-bedroom home. There were no signs of system malfunction.

Inspector:
Bill Ringle

Signature:



Date:

04/25/2024

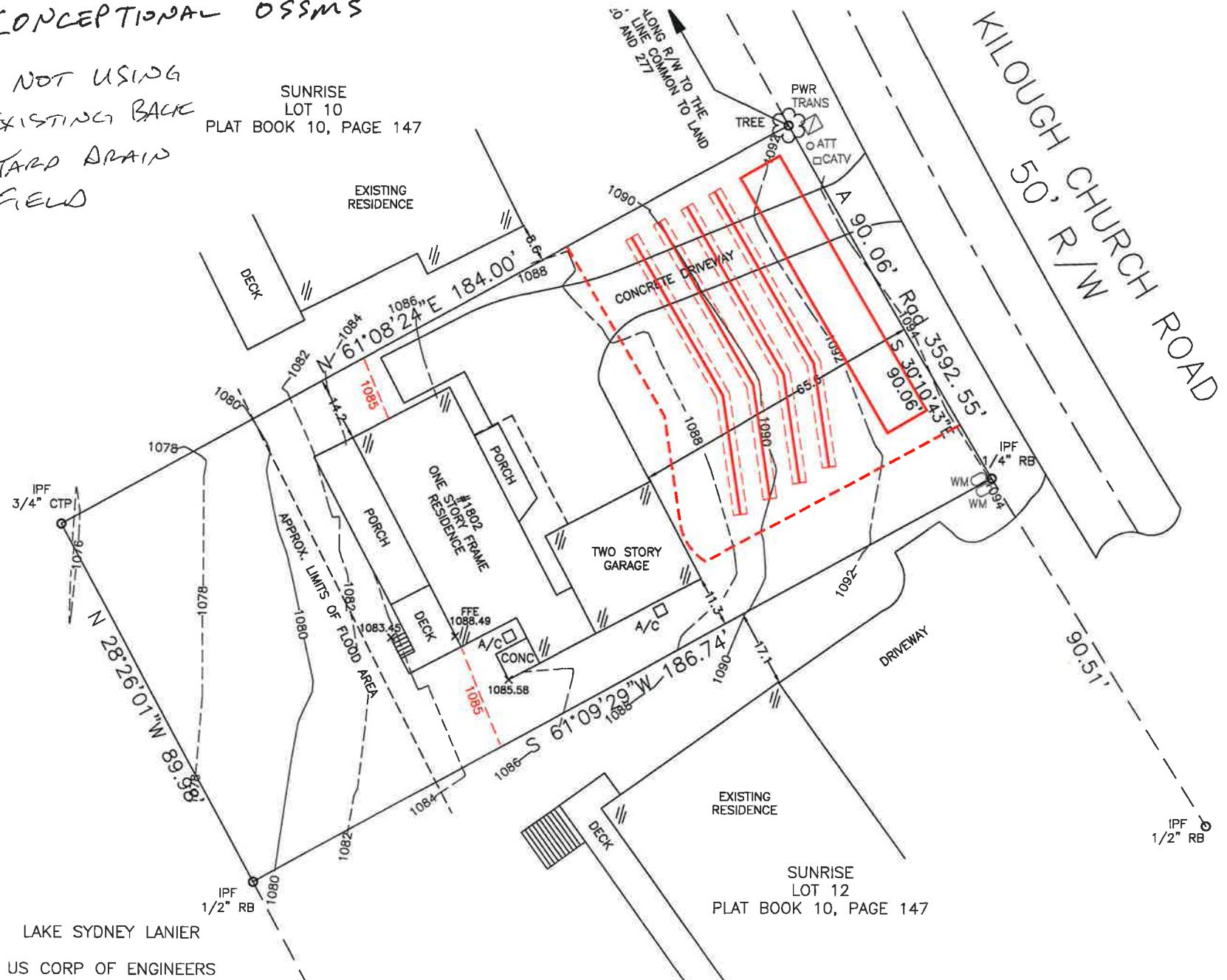
I verify the above information to be correct at the date and time of this evaluation only. **Disclaimer:** This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by system malfunction.

CONCEPTIONAL OSSMS

* NOT USING
EXISTING BACK
YARD DRAIN
FIELD

SUNRISE
LOT 10
PLAT BOOK 10, PAGE 147

LAKE SYDNEY LANIER
US CORP OF ENGINEERS





**EXISTING
RESIDENCE**

38.65'  1658.28' ALONG R/W TO THE
LAND LOT LINE COMMON TO THE
LANDS 320 AND 277

PP
N&C
LP- ϕ
EE

À
INV
DI
DE

ARC OF CURVE
INVERT
DROP INLET
PROPOSED ELEVATION

CONCEPTUAL OSMS

* USING EXISTING
BACKYARD
DRAIN
FIELD

KILOUGH CHURCH ROAD
50' R/W

251 L.F. CONVENTIONAL
ABSORPTION LINE
(REPAIR)

88 LL CHAMBER
ABSORPTION LINE
(PRIMARY)

IPF 1/2" RB

IPF
1/2nd RE

**EXISTING
RESIDENCE**

TOTAL AREA: SQ. FT / ACRES
ERROR OF CLOSURE PLAT: 1FT IN 168,253 FEET
ERROR OF CLOSURE FIELD: 1FT IN 18,328 FEET
ANGULAR ERROR: 1" PER ANGLE POINT
ADJUSTED BY: LEAST SQUARES
EQUIPMENT USED: TOPCON GT-1003 TOTAL STATION

FIELD WORK COMPLETED ON MARCH 4, 2024

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SUNRISE SUBDIVISION



LAND USE AMENDMENT STAFF REPORT PLANNING & DEVELOPMENT

ZA Number: 24-11 / DRI #4298

Public Meetings: Planning Commission, November 19, 2024
Board of Commission Hearing, December 19, 2024

Project Name: Leblanc Tract

Owner: T.P. LeBlanc

Applicant: King Consulting

Requested Action: Rezone the property to develop a residential subdivision of 2.0 units per net acre, calculated on 140 acres.

Planning Commission Recommendation:

Property Size: 152.83 acres

Location: GA Highway 9S and Dawson Forest Road

Commission District: District 1

Parcel I.D. Number: 098-015

Zoning District: RA Residential Agricultural

Road Classification: Dawson Forest Road is a two-lane roadway with a 50-mph posted speed limit. State Road 9S is a two-lane roadway with a 55-mph posted speed limit near the proposed development. Goodson Road is a two-lane local roadway adjacent to the site.

Requested Zoning District: RS-2 Residential

Character Area: Suburban Living

Dawson Trail Segment: Segment 1-A Dawson Forest Road

Location	Character Area	Zoning	Existing Use
Site	Suburban Living	RA	Wooded acreage
North	Suburban Living	RA	Large lot residential
South	Rural Living	RA	Large lot residential
East	Suburban Living	RA	Residential
West	Suburban Living	RSR	Vacant land

-Analysis-

The applicant proposes rezoning the property from RA to RS-2 to develop a residential subdivision with an amenity tract. The concept plan depicts 280 single-family homesites with a small recreational tract. In 2021, a rezoning application (ZA 21-21) for the property was tendered to rezone the site from R-A (Residential Agriculture) to RS-3 (Residential Suburban 3) to develop a 379-lot subdivision; the Planning Commission denied the application afterward it was withdrawn from the county agenda.

The property is located within the Suburban Living Character area as delineated on Dawson County's Character Area Map, which was adopted in October 2023. The Suburban Living Character Area allows for the RS-2 designation. RS-2 residential suburban districts are areas with low-density single-family residential growth and access to public sewer. These areas are typified by conventional subdivision development and suburban-style, single-family on-site construction. The proposal is consistent with the Character Area Plan. The Character Area Map as adopted by the Board of Commissioners provides the best possible indication of desirable future district patterns.

Additional natural resources assessments will be required for the final design and permitting, which may modify the concept plan and the number of home sites.

Sec. 121-313. Guidelines to be considered when Granting an Amendment.

Whenever consideration is being given to an amendment to the Land Use Code, the planning commission shall make its recommendations, and the board of commissioners shall make its decision based on the following criteria:

1. The existing uses and classification of nearby property
2. The extent to which the particular land use classification diminishes property values;
3. The extent to which the destruction of property values of the applicant promotes the health, safety, morals, or general welfare of the public;
4. The relative gain to the public, as compared to the hardship imposed upon the individual property owner;
5. The suitability of the subject property for the proposed land use classification;
6. The length of time the property has been vacant under the present classification, considered in the context of land development in the area in the vicinity of the property and
7. Whether the requested zoning would result in a use that could create an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools;

Suburban Living

The primary function of the Suburban Living character area is to economically provide for public facilities and services in an established residential area and provide for growth while retaining levels of open space. Residential development in the Suburban Living character area shall have a maximum density of two (2) dwelling units per net acre.

Future development will continue to be detached, single-family homes. Opportunities for variety in dwelling sizes and types can be developed, provided such action is part of a Residential Planned Community. New commercial development shall be an allowable use within Crossroads Commercial nodes.

Table 3-20. Suburban Living Character Area Land Uses

LAND USES	LAND USE DESIGNATION
Residential uses	Residential Suburban (RS) Residential Suburban (RS-2) Residential Planned Community (RPC) Commercial Office Institutional (C-OI) Commercial Rural Business (C-RB)
Offices	
Places of worship	
Libraries	
Schools	
Recreation	
Greenways and trails	
Neighborhood and Community Parks	
Conservation Subdivisions	

MITIGATION STRATEGIES:

- Strategy 10.1: Provide pedestrian multi-use paths to adjacent and nearby residential or commercial areas.
- Strategy 10.2: Residential subdivision design should set aside a high percentage of open space, excluding utility easements.
- Strategy 10.3: Residential development plans should reduce the limits of clearing and grading, i.e., no land disturbance of more than 30 percent in any single contiguous area.
- Strategy 10.4: Developments should provide open and green space, including shared civic space, exclusive of utility easements.
- Strategy 10.5: Amend the Land Use Code to include maximum impervious surface requirements.
- Strategy 10.6: Require trail construction or payment instead of land uses adjacent to the proposed greenway and trails.



Public Works Department:

1. The proposed development will require a stormwater Pre-Design/Pre-Submittal Consultation
2. Provide sight distance analysis for both proposed driveways to verify stopping distance requirements are met
3. Transportation improvements in accordance with the Traffic Impact Study prepared by KCI Technologies dated September 2024 and subsequent amendments to include:
 - a. In addition to the northbound deceleration lane, construct a southbound left turn deceleration lane on SR9
 - b. Provide a full detailed study to determine the needed improvements to the roundabouts to mitigate the overall decrease in the LOS as a result of this development. The study is to include a topographic survey of existing improvements and the available right of way. The needed improvements will be the responsibility of the developer.
4. Recommend sidewalks along the frontage of SR9 and Dawson Forest Road to connect to the existing sidewalks at the roundabout.
5. Provide street lighting at both proposed driveways
6. Note that a performance bond will be required for all new work within the right of way of Dawson Forest Road
7. All work on State Route 9 must be coordinated and permitted by the GDOT

Etowah Water and Sewer Authority

EWSA will require that the developer extend sewer to the property along with a 12" water main upgrade down Dawson Forest Road. Both extensions must come from the Blacksmill Elementary School area. EWSA is unsure of the time frame since this will be up to the developer; however, if they want to develop, they will work on upgrading and extending the water and sewer lines as soon as we let them. Both extensions/upgrades must be designed and installed per EWSA specifications. Plans must be submitted for review and approval before any construction activity starts.

Emergency Services

A preliminary comment based on information in the zoning application is not to be construed as a final position on all matters related to the proposed property development.

All apparatus access roads within the proposed development shall conform to the requirements of IFC Appendix D for width, hydrants, no parking, turnarounds, etc. The Dawson County Fire Ordinance requires a minimum 1-hour fire resistance rating of paralleling exterior walls within 25 feet of a lot line and 20 feet of another occupiable structure.

Transportation Analysis:

Traffic Impact Study prepared by KCI Technologies dated September 2024 and subsequent amendments.

Dawson County Board of Education: As of November 13, 2024, there are no comments.

SEGMENT 1 DAWSON FOREST

Overview:

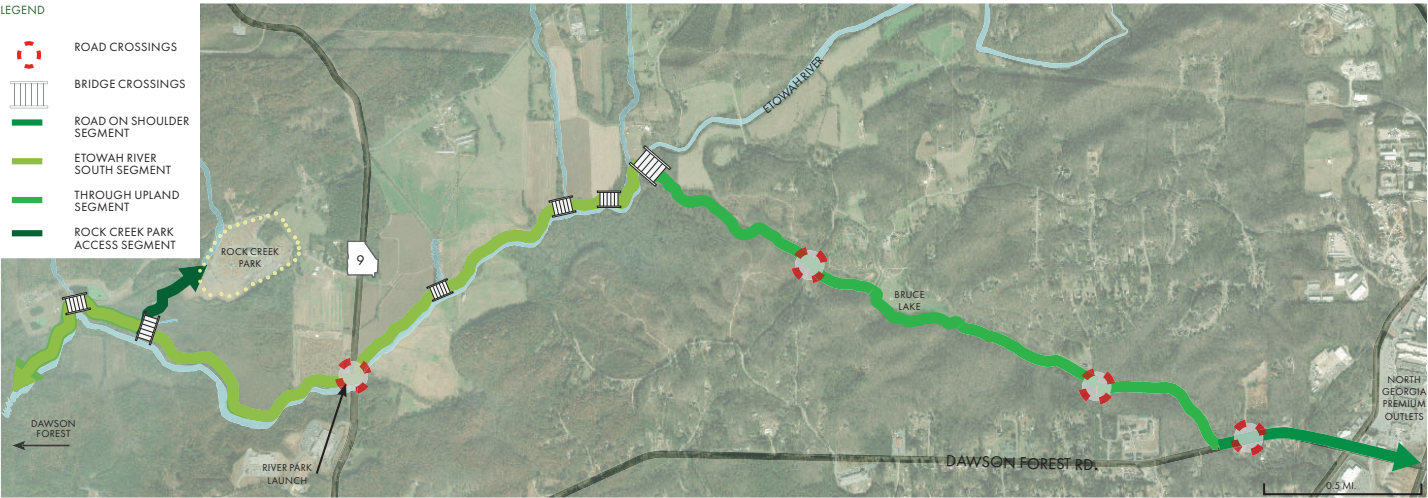
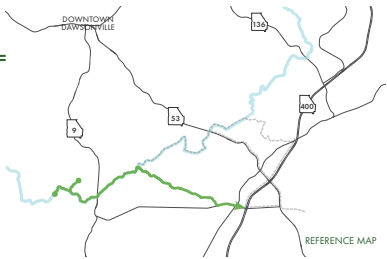
Connecting points of interest: North Georgia Premium Outlets, Etowah River, Dawson Forest, Rock Creek Park
Begins/Ends: GA 400/Dawson Forest
Distance: +/- 6.4 miles

Benefits:

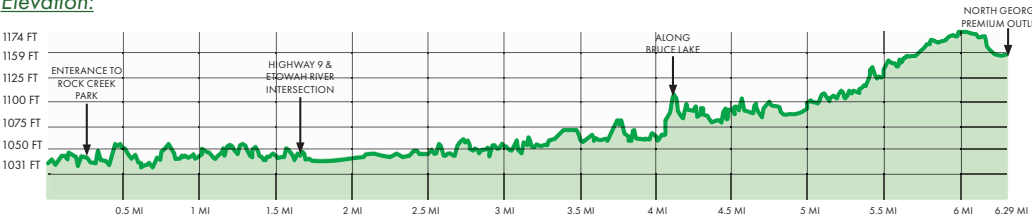
- Connects commercial hub to existing natural areas, river, and parks
- Adjacent to existing and planned residential
- Connects existing trail heads

Challenges:

- Requires drainage improvements on Dawson Forest Road
- Right-of-way acquisition through upland areas



Elevation:



MINIMUM ELEVATION | 1031 FT
AVERAGE ELEVATION | 1074 FT
MAX ELEVATION | 1174 FT

TOTAL DISTANCE: 6.29 MILES ELEVATION GAIN/LOSS: 808 FT., -693 FT MAX SLOPE: 14.4 %, -15.5% AVERAGE SLOPE: 2.9%, -2.7%

After consideration of Section 121-313, Guidelines to be considered when granting an amendment: if the commission grants this request, staff recommends the following stipulations to lessen the impacts of the development:

1. A maximum of 265 residential home sites.
2. A recreation area of at least four acres shall be provided. The common area shall be located and designed to ensure residents can use and enjoy it for active or passive recreation. This area shall be accessible via pedestrian connections. Constrained lands shall not be utilized for common areas.
3. Transportation improvements per the Traffic Impact Study prepared by *KCI Technologies* dated September 2024.
4. Construct a northbound deceleration lane on SR9.
5. Construct a southbound left turn deceleration lane on SR9.
6. Provide a complete, detailed study to determine the needed improvements to the roundabouts to mitigate the overall decrease in the existing LOS due to this development. The study will include a topographic survey of existing improvements and the available right of way. The developer will be responsible for the improvements that are needed.
7. Sidewalks along the frontage of SR9 and Dawson Forest Road connecting to the existing sidewalks at the roundabout.
8. Provide street lighting at both proposed driveways.
9. A performance bond will be required for all new work within Dawson Forest Road's right-of-way.
10. All work on State Route 9 must be coordinated and permitted by the GDOT.
11. Provide sight distance analysis for both proposed driveways to verify that stopping distance requirements are met.
12. Before the 100th building permit is issued, the applicant must contribute \$45,000 to the Dawson Forest Trail.
13. No internal residential driveway shall be permitted to be located closer than 120 feet to the existing or proposed right-of-way of Dawson Forest Road or GA Hwy 9S intersecting roadways.
14. Common mailbox areas must include a roofed area to shelter the patron from the elements. Such structures are exempt from setback requirements.
15. Retaining walls must be faced with natural stone, brick, or a minimum of four-inch-thick manufactured stone; modular block is allowed. The underlying substrate may not be visible through the facing material. Retaining walls located on individual lots are not subject to this requirement.



Dawson County

PUBLIC HEARING APPLICATION- LAND USE AMENDMENT

A short summary of the proposed use:

280-home Residential Community on 152.44 acres. The lots will be a minimum of 85'x100' per the RS-2

Contact Information:

Contact Name: Jim King

Address: 131 Prominence Court Suite: 230

City: Dawsonville State: GA Zip: 30534

Telephone: [REDACTED] Email: jim@kingconsulting.info

PLEASE DO NOT PROVIDE UNLISTED NUMBER

Subject Property Information:

Address: SE corner of State Highway 9 & Dawson Forest Road Current Zoning: RA

District: 4th Section: 1st Land Lot: 1121,1122,1123,1124,38 Parcel ID: LL (cont): 1123,1124 & 38 Parcel # 098 015

Proposed Zoning: RS-2 Current Use: Undeveloped/wooded

This Application Is For (Check All That Apply) :

- | | | |
|----------------------------------------------------------------|----------------------------------------------------|--------------|
| <input type="checkbox"/> Appeal of Administrative Decision | <input type="checkbox"/> Master Plan Review - MUV | Other: _____ |
| <input checked="" type="checkbox"/> Rezoning (Land Use change) | <input type="checkbox"/> Amendment of Master Plan | |
| <input type="checkbox"/> Special Use | <input type="checkbox"/> Amendment of Stipulations | |

APPLICANT INTENT

Applicant's Request (Letter of Intent):

Dawson Forest Road | Residential Community | August 30, 2024

The applicant, Jim King requests the Rezoning of Parcel Number 098 015 from R-A to RS-2 in order to construct a 280-home Residential Community on 152.44 acres bordered on the North by Dawson Forest Road, the West by State Route 9, the East by Goodson Rd. and on the south by single family residences. The property is currently undeveloped and zoned RA. A large buffer area is being preserved along both State Hwy 9 and Dawson Forest Road and a 200' buffer preserved along Goodson Road.

The Property lies within the Suburban Living Character Area as designated by the newly adopted Comprehensive Plan. The lot size specified within the Suburban Character Area is 85' x 100' or 8,500 sq feet and the plan we are proposing exceeds that lot size. The property was formerly designated as Industrial and Mixed-Use Village on the 2028 and 2049 Future Land Use Plans. Mixed-Use Village carries a maximum density of 2.8 homes per acre with no minimum lot size. Our plan exhibits a density of 1.8 homes per acre with large 85' wide lots which far exceeds the residential size and density requirements of the prior FLUP and the other new developments along Dawson Forest Road. The proposed development is in harmony with the existing and/or currently developing neighborhoods along Dawson Forest Road and the surrounding area and completely conforms to the new 2023 Comprehensive Plan designation as Suburban Living Character Area in which it resides.

Water, sewer and electricity are available to the property. Sewer service will be provided once the Silver City Sewer Interceptor Line is completed. A 12" water main will be extended from Blacks Mill Elementary School to the site by the developer. All utilities within the development will be underground.

The proposed development is within walking distance of both Riverview Elementary and Middle Schools which will greatly reduce the traffic impact that is typically associated with similar residential developments, making this an ideal location. The primary entrance will access Hwy 9 to focus traffic south into Forsyth County along Hwy 9 in order to insure minimal traffic impact to Dawson Forest Road and other Dawson County secondary and minor roads. If, in the future, any access is required on Goodson Road, it will be gated and limited to Emergency access only.

Applicant Certification

I hereby request the action contained within this application relative to the property shown on the attached survey, plat, 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. The staff will send notices to adjacent property owners advising of the request and proposed use prior to the public hearing.

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

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

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

Signature _____

Date 8/29/2024

Witness [Signature]

Date 8/29/2024

Property Owner Authorization

I/we, Timothy P. LeBlanc, hereby swear that I/we own the property located at (fill in address and/or tax map parcel #s):

Street Address of Property being rezoned: Dawson Forest Road / Georgia Highway 9

TMP#: 098-015

as shown in the tax maps and/or deed records of Dawson County, Georgia, and which parcel or parcels 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: Jim King

Signature of applicant or agent: _____ Date: _____

Printed Name of Owner(s): LeBlanc Family Partners LLLP

Signature of Owner(s): Tim LeBlanc Date: August 29, 2024

Mailing address: _____

City, State, Zip: _____

Phone (Listed/Unlisted): _____

Sworn and subscribed before me

this 29th day of August

[Signature]
Notary Public



{Notary Seal}

My Commission Expires: _____

(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.)

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 acknowledgment shall be public record.

Applicant Signature: Jim King

Applicant Printed Name: JIM KING

Date Signed: 8/29/2024

Sworn and subscribed before me

this 29th day of August, 2024.

Gail Loggins
Notary Public

My Commission Expires: 9/7/2025

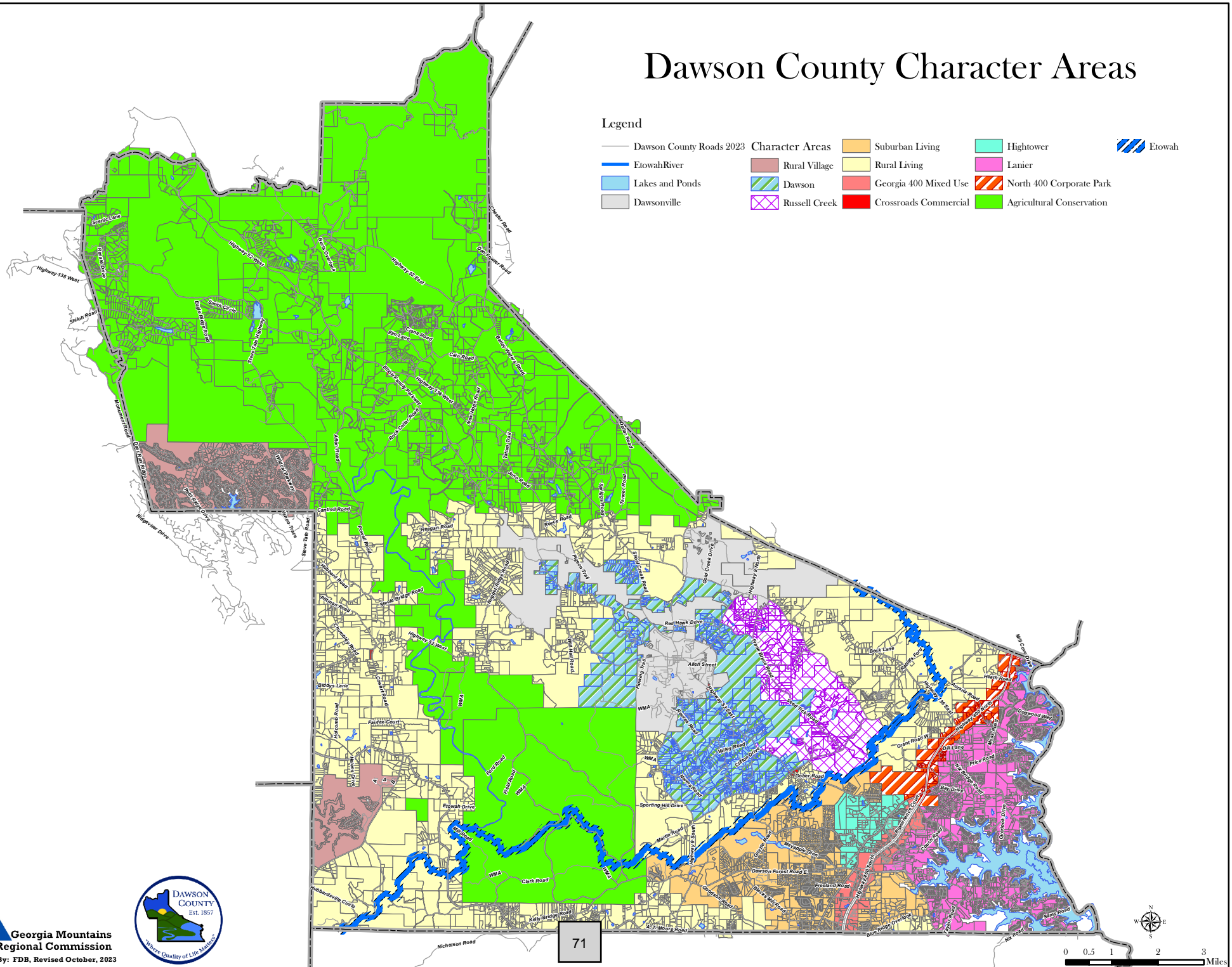


Application Number (by staff): _____

Dawson County Character Areas

Legend

— Dawson County Roads 2023	Character Areas	Suburban Living	Hightower	Etowah
— Etowah River	Rural Village	Rural Living	Lanier	
Lakes and Ponds	Dawson	Georgia 400 Mixed Use	North 400 Corporate Park	
Dawsonville	Russell Creek	Crossroads Commercial	Agricultural Conservation	



CONSTRUCTION & DEVELOPMENT SCHEDULE

Entitlement Process: August 2024 - November 2024

Engineering Design: December 2024 – May 2025

Land Development Ph1: May 2025 – November 2025

Home Construction Ph1: November 2025 – November 2026

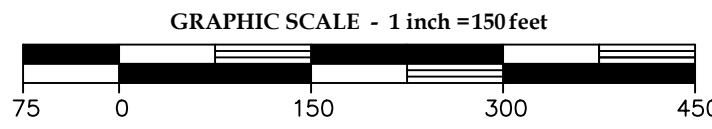
Land Development Ph2: March 2026– September 2026

Home Construction Ph2: November 2026 – November 2027

Parcel: 098 015
Existing Zoning: RA
Total Site Area: 152.43 ac

Proposed Zoning: RS-2 RESIDENTIAL SUBURBAN

Gross Area:	152.43 ac
Constrained Lands (Stream Buffers, Wetlands, Floodplain, >45% Slopes):	12.85 ac
Net Area:	139.58 ac
Total Lots:	280 lots
Net Density:	2.0 lots/ac
Setbacks:	
Front:	30'
Side:	10'
Rear:	20'
Min Lot Size:	8,500 sf (85' x 100')



Grid North (GA West Zone)

MAP DATE: GOOGLE © 2024

N.T.S.

OWNER:
**LEBLANC FAMILY
PARTNERS, LLP**

APPLICANT
PHONE: 678-316-3572
EMAIL: jim@kingconsulting.info

24-HOUR CONTACT:
JIM KING
678-316-3572
EMAIL: jim@kingconsulting.info

1

4

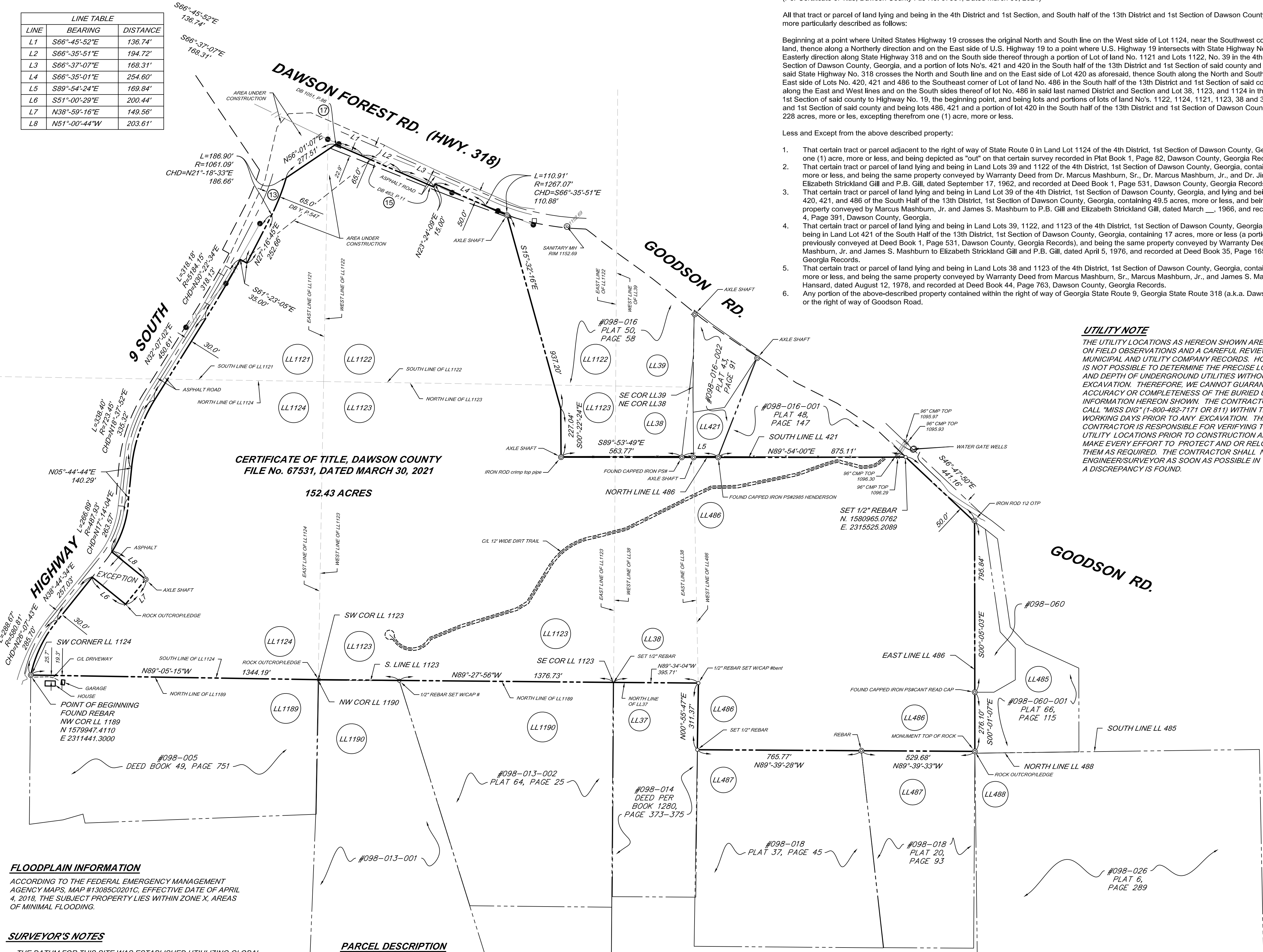
STAMP:

**FOR
REVIEW
ONLY**

SHEET REVISIONS

SHEET:
1 OF 1

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S66°-45'-52"E	136.74'
L2	S66°-35'-51"E	194.72'
L3	S66°-37'-07"E	168.31'
L4	S66°-35'-01"E	254.60'
L5	S89°-54'-24"E	169.84'
L6	S51°-00'-29"E	200.44'
L7	N38°-59'-16"E	149.56'
L8	N51°-00'-44"W	203.61'



FLOODPLAIN INFORMATION

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS, MAP #13085C0201C, EFFECTIVE DATE OF APRIL 4, 2018, THE SUBJECT PROPERTY LIES WITHIN X AREAS OF MINIMAL FLOODING.

SURVEYOR'S NOTES

- THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS AND BASED ON POSITIONAL VALUES FOR THE REFERENCE STATION NETWORK DEVELOPED BY eGPS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983 - STATE PLANE COORDINATE SYSTEM OF GEORGIA-WEST ZONE. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988. ANY DIRECTIONS OR DIMENSIONS SHOWN AREA 4 RECTANGULAR, GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.
- EQUIPMENT USED: LEICA GS14 GNSS RECIEVER.
- IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE GEORGIA PLAT ACT OCGA 15-6-67.
- CONSTRUCTION WAS PRESENT AT THE INTERSECTION OF GA-9 AND DAWSON FOREST ROAD. THIS AREA HAS BEEN NOTED IN THE DRAWING.
- NO BUILDINGS WERE OBSERVED ON THE SUBJECT PROPERTY.
- NO PARTY WALLS WERE OBSERVED ON THE SUBJECT PROPERTY.
- THE UTILITIES PROVIDED FROM GEORGIA 911 CONTACTS WERE CONTINUED VIA IMAGES. ALL UTILITIES ARE APPROXIMATE.
- NO PARKING SPACES WERE OBSERVED ON THE SUBJECT PROPERTY.
- NO INDICATION OF EARTH MOVING, BUILDING CONSTRUCTION OR ADDITIONS WERE OBSERVED DURING THE COURSE OF SURVEY.
- THE PROPERTY DESCRIBED IN THE COMMITMENT AND AS DEPICTED ON THE SURVEY ARE ONE AND THE SAME

PARCEL DESCRIPTION

(Per Certificate of Title, Dawson County File No. 67531, Dated March 30, 2021)

All that tract or parcel of land lying and being in the 4th District and 1st Section, and South half of the 13th District and 1st Section of Dawson County, Georgia and more particularly described as follows:

Beginning at a point where United States Highway 19 crosses the original North and South line on the West side of Lot 1124, near the Southwest corner of said lot of land, thence along a Northerly direction and on the East side of U.S. Highway 19 to a point where U.S. Highway 19 intersects with State Highway No. 318, thence an Easterly direction along State Highway 318 and on the South side thereof through a portion of Lot No. 1121 and Lots 1122, No. 39 in the 4th District and 1st Section of Dawson County, Georgia, and a portion of lots No's. 421 and 420 in the South half of the 13th District and 1st Section of said county and to a point where said State Highway No. 318 crosses the North and South line and on the East side of Lot 420 as aforesaid, thence South along the North and South line and on the East side of Lots No. 420, 421 and 486 to the Southeast corner of Lot of land No. 486 in the South half of the 13th District and 1st Section of said county, thence West along the East and West lines and on the South sides thereof of lot No. 486 in said last named District and Section and Lot 38, 1123, and 1124 in the 4th District and 1st Section of said county to Highway No. 19, the beginning point, and being lots and portions of lots of land No's. 1122, 1124, 1121, 1123, 38 and 39 in the 4th District and 1st Section of said county and being lots 486, 421 and a portion of lot 420 in the South half of the 13th District and 1st Section of Dawson County, and containing 228 acres, more or les, excepting therefrom one (1) acre, more or less.

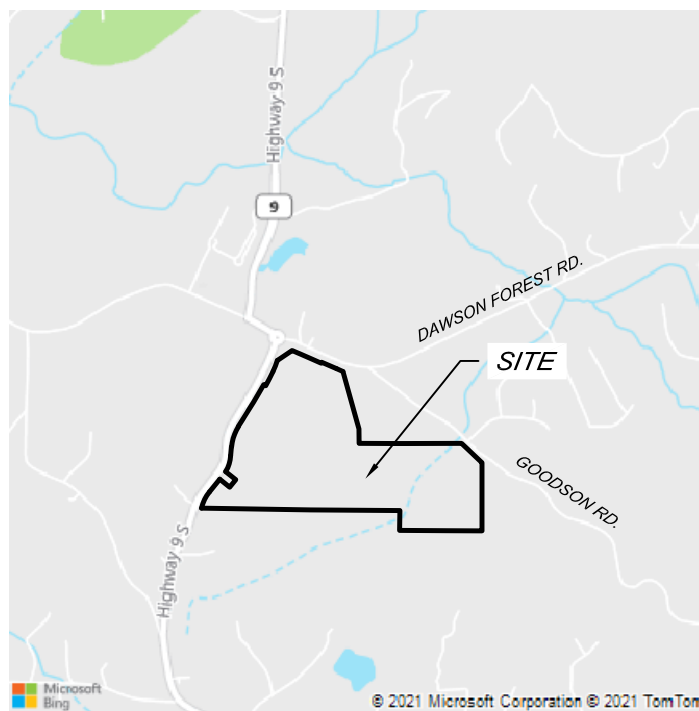
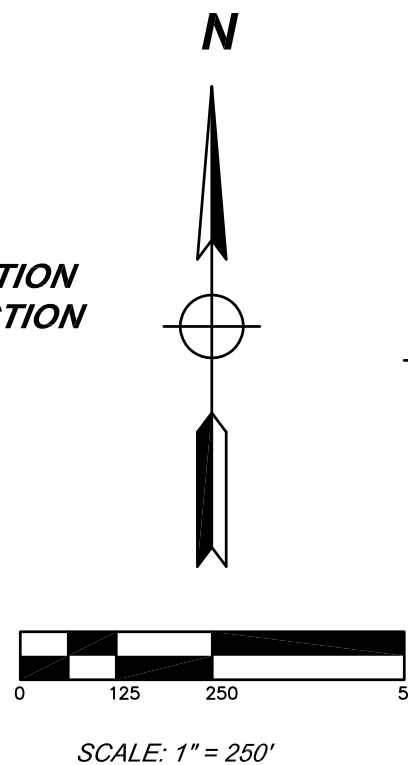
Less and Except from the above described property:

- That certain tract or parcel adjacent to the right of way of State Route 0 in Land Lot 1124 of the 4th District, 1st Section of Dawson County, Georgia, containing one (1) acre, more or less, and being depicted as "out" on that certain survey recorded in Plat Book 1, Page 82, Dawson County, Georgia Records,
- That certain tract or parcel of land lying and being in Land Lots 39 and 1122 of the 4th District, 1st Section of Dawson County, Georgia, containing 13.46 acres, more or less, and being the same property conveyed by Warranty Deed from Dr. Marcus Mashburn, Sr., Dr. Marcus Mashburn, Jr., and Dr. Jim Mashburn to Elizabeth Strickland Gill and P.B. Gill, dated September 17, 1962, and recorded at Deed Book 1, Page 531, Dawson County, Georgia Records.
- That certain tract or parcel of land lying and being in Land Lot 39 of the 4th District, 1st Section of Dawson County, Georgia, and lying and being in Land Lots 420, 421, and 486 of the South Half of the 13th Distict, 1st Section of Dawson County, Georgia, containing 49.5 acres, more or less, and being the same property conveyed by Marcus Mashburn, Jr. and James S. Mashburn to P.B. Gill and Elizabeth Strickland Gill, dated March __, 1966, and recorded at Deed Book 4, Page 391, Dawson County, Georgia.
- That certain tract or parcel of land lying and being in Land Lots 39, 1122, and 1123 of the 4th District, 1st Section of Dawson County, Georgia, and lying and being in Land Lot 421 of the South Half of the 13th District, 1st Section of Dawson County, Georgia, containing 17 acres, more or less (a portion of which was previously conveyed at Deed Book 1, Page 531, Dawson County, Georgia Records), and being the same property conveyed by Warranty Deed from Marcus Mashburn, Jr. and James S. Mashburn to Elizabeth Strickland Gill and P.B. Gill, dated April 5, 1976, and recorded at Deed Book 35, Page 165, Dawson County, Georgia Records.
- That certain tract or parcel of land lying and being in Land Lots 38 and 1123 of the 4th District, 1st Section of Dawson County, Georgia, containing 4.28 acres, more or less, and being the same property conveyed by Warranty Deed from Marcus Mashburn, Sr., Marcus Mashburn, Jr., and James S. Mashburn to Harold Hansard, dated August 12, 1978, and recorded at Deed Book 44, Page 763, Dawson County, Georgia Records.
- Any portion of the above-described property contained within the right of way of Georgia State Route 9, Georgia State Route 318 (a.k.a. Dawson Forest Road), or the right of way of Goodson Road.

UTILITY NOTE

THE UTILITY LOCATIONS AS HEREON SHOWN ARE BASED ON FIELD OBSERVATIONS AND A CAREFUL REVIEW OF MUNICIPAL AND UTILITY COMPANY RECORDS. HOWEVER, IT IS NOT POSSIBLE TO DETERMINE THE PRECISE LOCATION AND DEPTH OF UNDERGROUND UTILITIES WITHOUT EXCAVATION. THEREFORE, WE CANNOT GUARANTEE THE ACCURACY OR COMPLETENESS OF THE BURIED UTILITY INFORMATION HEREON SHOWN. THE CONTRACTOR SHALL CALL "MISS DIG" (1-800-482-7171 OR 811) WITHIN THREE WORKING DAYS PRIOR TO ANY EXCAVATION. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THESE UTILITY LOCATIONS PRIOR TO CONSTRUCTION AND SHALL MAKE EVERY EFFORT TO PROTECT AND OR RELOCATE THEM AS REQUIRED. THE CONTRACTOR SHALL NOTIFY THE ENGINEER/SURVEYOR AS SOON AS POSSIBLE IN THE EVENT A DISCREPANCY IS FOUND.

4th DISTRICT & 1st SECTION
13th DISTRICT & 1st SECTION
DAWSON COUNTY,
GEORGIA



LOCATION MAP
 NOT TO SCALE

LEGEND

- MANHOLE
- CATCHBASIN
- CURB CATCHBASIN
- FIRE HYDRANT
- WATER VALVE
- GAS VALVE
- TELEPHONE POLE
- POWER POLE
- POWER AND TELEPHONE POLE
- LIGHT POLE
- MAIL BOX
- SIGN
- SPRINKLER
- RAILROAD SIGNAL
- TRANSFORMER
- BARRIER FREE PARKING
- BITUMINOUS SURFACE
- CONCRETE SURFACE
- CONCRETE CURB
- FENCE LINE
- OVERHEAD POWER LINES
- TREE LINE
- STUMP
- PINE
- BUSH
- TREE
- TELEPHONE PEDESTAL
- FOUND SURVEY CORNER
- SET 1/2" IRON ROD
- SET WOOD LATH
- SET P.K. NAIL
- GUY ANCHOR AND POLE
- NOT FIELD LOCATED
- CABLE TV PEDESTAL
- ANTENNA
- SATELLITE DISH
- AIR CONDITIONING UNIT
- SOIL BORING
- ELECTRICAL PEDESTAL
- BURIED CABLE LINES
- BURIED ELECTRIC LINES
- GASMAINS
- SANITARY SEWER LINES
- STORM SEWER LINES
- TELEPHONE LINES
- WATERMAINS

EXHIBIT "B" EXCEPTIONS

- All matters shown on Plat Book 1, Page 82, Dawson County, Georgia records. (Document unclear as to location of any easements)
- Easement from J.C. Hughes and G.O. Hughes to Georgia Power Company, dated May 11, 1938, filed June 24, 1938, recorded in Deed Book T, Page 366, aforesaid records. (Blanket easement granting rights to Georgia Power Company to enter property to maintain electrical facilities, not plottable)
- General Permit from J.C. Hughes and G.O. Hughes to Southern Bell Telephone and Telegraph Company, dated May 4, 1939, filed July 10, 1939, recorded in Deed Book T, Page 481, aforesaid records. (25' wide easement each side of telephone lines on property, not shown as exact location of telephone lines unknown)
- Easements granted in Right of Way Deed from G.O. Hughes to Dawson County, dated and filed June 28, 1940, recorded in Deed Book U, Page 50, aforesaid records. (80' wide right of way - 40' each side of road centerline - width has since widened)
- Easements granted in Right of Way Deed from Mrs. Emma Dell Duncan and J.C. Hughes to Dawson County, dated and filed June 28, 1940, recorded in Deed Book U, Page 51, aforesaid records. (80' wide right of way - 40' each side of road centerline - width has since widened)
- Easements granted in Right of Way Deed from G.O. Hughes to State Highway Department of Georgia, dated May 9, 1953, filed October 14, 1953, recorded in Deed Book W, Page 537, aforesaid records. (80' wide right of way - 40' each side of road centerline - width has since widened)
- Easements granted in Right of Way Deed from J.C. Hughes to State Highway Department of Georgia, dated September 22, 1954, filed February 3, 1955, recorded in Deed Book W, Page 549, aforesaid records. (15' wide right of way added on to the present right of way)
- Easement from J.C. Hughes to Sawnee Electric Membership Corporation, dated October 22, 1956, filed October 24, 1956, recorded in Deed Book Y, Page 45, aforesaid records. (30' wide easement - 15' each side of electric transmission line, not shown as exact location of electric transmission line unknown)
- Easement from J.C. Hughes to Georgia Power Company, dated March 5, 1957, filed March 20, 1957, recorded in Deed Book Y, Page 191, aforesaid records. (Blanket easement granting rights to Georgia Power Company to enter property to maintain electrical facilities, not plottable)
- Easements granted in Right of Way Deed from J.C. Hughes to Dawson County, dated June 4, 1958, filed June 5, 1958, recorded in Deed Book Y, Page 547, aforesaid records. (65' wide right of way and 100' wide right of way for a county road intersection, as shown)
- Easement from J.C. Hughes to Sawnee Electric Membership Corporation, dated September 10, 1958, filed September 12, 1958, recorded in Deed Book Z, Page 3, aforesaid records. (Blanket easement granting rights to Sawnee Electric Membership Corporation to enter property to maintain electrical facilities, not plottable)
- Civil Action (CA #02-CV-219-A). Condemnation Proceedings. Georgia Transmission Corporation, successor to Oglethorpe Power Corporation (an electric membership corporation) vs. all that tract or parcel of land lying and being in Land Lot 122, 4th District, First Session, Dawson County, Georgia, et. al, dated and filed September 12, 2002, recorded in Deed Book 463, Page 11, aforesaid records. (As shown)
- Tenancy-In-Common Agreement among Mary Helen Mashburn McGruder, Susan Mashburn Hawkins and Van Mashburn LeBlanc, dated November 14, 2011, filed November 17, 2011, recorded in Deed Book 1005, Page 82, as amended by First Amendment dated November 30, 2012, filed December 13, 2012, recorded in Deed Book 1051, Page 86, aforesaid records. (Blanket agreement document dividing the subject property up into divided ownership between multiple parties, not plottable)
- Easement from LeBlanc Family Partners LLLP, a Georgia limited liability partnership, Sarah Hawkins Warren f/k/a Sarah M. Hawkins, in her capacity as Trustee of the Sarah Hawkins Trust Number 6, Pilgrim Mill Family Limited Partnership LLLP, a Georgia limited liability limited partnership and Carter M. Hawkins, in his capacity as Trustee of the Carter M. Hawkins Trust Number 6 to Georgia Power Company, dated March 8, 2019, filed April 19, 2019, recorded in Deed Book 1342, Page 114, aforesaid records. (15' wide easement, each side of proposed Georgia Power Company overhead distribution line as shown on Exhibit A of document, appears to affect property, as shown)

To (name of insured, if known), (name of lender, if known), (name of insurer, if known), (names of others as negotiated with the client):

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items _____ of Table A thereof. The fieldwork was completed on _____ [date].

Date: _____

Nathan G. Shepherd
 Professional Surveyor No. LS003466

PREPARED BY:
 NATHAN G. SHEPHERD RLS

514 WEST MAPLE ST.
 CUMMING, GEORGIA 30004

TEL 989-284-8178
 DRAWN BY: JT

DATE: 04/29/2021
 JOB NUMBER: 130141SG2021



ALTA/NSPS LAND TITLE SURVEY FOR:

LeBLANC FAMILY PARTNERS LLLP

622 PILGRIM MILL ROAD
 CUMMING, GA 30040

ALTA/NSPS LAND TITLE SURVEY OF:

PART OF THE 4th DISTRICT & 1st SECTION &
 SOUTH 1/2 OF THE 13th DISTRICT & 1st SECTION
 DAWSON COUNTY, GEORGIA

130141SG2021

D-5772