

**DAWSON COUNTY PLANNING COMMISSION**  
**MEETING Agenda – Tuesday, February 16, 2021**  
**DAWSON COUNTY GOVERNMENT CENTER ASSEMBLY ROOM**  
**25 JUSTICE WAY, DAWSONVILLE GEORGIA 30534**  
**6:00 PM**

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**A. MEETING CALLED TO ORDER**

**B. INVOCATION**

**C. PLEDGE OF ALLEGIANCE**

**D. ROLL CALL**

**E. ANNOUNCEMENTS:**

Planning Commission Meeting March 16<sup>th</sup> 2021

**F. APPROVAL OF MINUTES:**

January 19, 2021

**G. APPROVAL OF THE AGENDA**

**H. STATEMENT OF DISCLOSURE:**

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

**I. NEW BUSINESS:**

**Application for Special Use:**

1. Presentation of SU 21-01 Candie Parkey is requesting a Special Use of TMP 067-005 for the purpose of placing a second mobile home on 5 acres in a R-A zoning.

**Application for Rezoning:**

2. Presentation of ZA 20-27 Dawson County is requesting to rezone TMP 113-011 & 113-092 from C-HB to RMF & C-HB for the purpose of developing a commercial component and multi-family dwellings.
3. Presentation of ZA 21-01 Lucas Ray is requesting to rezone TMP 104 032 from R-A to RSRMM for the purpose of subdividing the parcel per RSRMM guidelines.
4. Presentation of ZA 21-02 Alex Myers is requesting to rezone TMP 113-093-001 from R-A to C-IR for the purpose of relocating an existing transfer station and constructing a new facility.
5. Presentation of ZA 21-03 Jim King is requesting to rezone TMP 096-036 from R-A to RSR for the purpose of subdividing the parcel per RSR standards.

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

**K. ADJOURNMENT**

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

# DAWSON COUNTY VARIANCE APPLICATION

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

SU  
VR 21-01

Tax Map & Parcel # (TMP): 067 005

Current Zoning: R-A

Commission District #: 1

Submittal Date: 1-8-21 Time: 9:20 am/pm Received by: hoye (staff initials)



Fees Assessed: \$300- Paid: \_\_\_\_\_

Planning Commission Meeting Date: Feb.  
Board of Commissioners march

## APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Candie Parkey

Address: 

Phone:  Listed  Unlisted  Email: Business  Personal 

Status:  Owner  Authorized Agent  Lessee  Option to purchase

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

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

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

Meeting Date: \_\_\_\_\_ Applicant Signature: \_\_\_\_\_

## PROPERTY INFORMATION

Street Address of Property: 467 Juno Rd. Dawsonville, GA

Land Lot(s): 1105 District: \_\_\_\_\_ Section: \_\_\_\_\_

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

21 JAN 31 01 4AM

Directions to the Property: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**REQUESTED ACTION**

A Variance is requested from the requirements of Article # \_\_\_\_\_ Section # 318.C.2 of the Land Use Resolution/Sign Ordinance/Subdivision Regulations/Other (circle one).

If other, please describe: \_\_\_\_\_  
\_\_\_\_\_

Type of Variance requested:

- Front Yard  Side Yard  Rear Yard variance of \_\_\_\_\_ feet to allow the structure to:
- be constructed;  remain a distance of \_\_\_\_\_ feet from the: \_\_\_\_\_
- property line,  road right of way, or  other (explain below):

instead of the required distance of \_\_\_\_\_ required by the regulations.

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

Sign Variance for: \_\_\_\_\_

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

Other (explain request): 2 mobile homes on 5 acres in R-A zoning

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

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

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

My mother has an existing mobile home on the parcel and is need of help due to declining health.

2014/10/14

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

Due to the hardship + current acreage of the parcel this would not be permissable

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: \_\_\_\_\_

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

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

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

21 APR 8 10:15 AM

# PROPERTY OWNER AUTHORIZATION

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

\_\_\_\_\_  
\_\_\_\_\_

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

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

Printed name of applicant or agent: \_\_\_\_\_

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

\_\_\_\_\_  
Printed Name of Owner(s): \_\_\_\_\_

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

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

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

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

(Seal)

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

NOTARY PUBLIC

**List of Adjacent Property Owners**

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

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

	<u>Name</u>	<u>Address</u>
TMP 067 006	1. Wendy Gilleland	321 Juno Rd. Dawsonville GA.
TMP 067 072	2. Bernice Wilkie	P.O. Box 648 Dawsonville GA.
TMP 067 037	3. Estate of Wendall Wilkie	P.O. Box 648 Dawsonville GA.
TMP 067-004	4. Roy Foster	434 Juno Rd. Dawsonville GA
TMP 067003	5. Richard Sfeir	488 Juno Rd Dawsonville GA
TMP 067071	6. Justin Graham	496 Juno Rd Dawsonville GA
TMP 067007	7. Lori Finch (Trustee)	P.O. Box 233 Dawsonville GA
TMP _____	8. _____	_____
TMP _____	9. _____	_____
TMP _____	10. _____	_____
TMP _____	11. _____	_____
TMP _____	12. _____	_____
TMP _____	13. _____	_____
TMP _____	14. _____	_____
TMP _____	15. _____	_____

Use additional sheets if necessary.

21 JAN 8 10:15 AM

**APPLICANT CERTIFICATION**

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

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

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

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

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

Signature Carrie Parker  
Witness Janet Hoyer

Date 1-5-21  
Date 1/5/21

**WITHDRAWAL**

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

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

Signature \_\_\_\_\_

Date \_\_\_\_\_

**Withdrawal of Application:**

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

PLANNING & DEVELOPMENT DEPARTMENT

**Dawson County, Georgia Board of Commissioners**

**Affidavit for Issuance of a Public Benefit**

**As Required by the Georgia Illegal Immigration Reform and Enforcement Act of 2011**

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

I am a United States citizen.

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

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

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

\_\_\_\_\_

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

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

\_\_\_\_\_

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

Executed in Dawsonville (city), Georgia (state)

Candie Parkey  
Signature of Applicant

1-5-21  
Date

Candie Parkey  
Printed Name

N/A  
Name of Business

SUBSCRIBED AND SWORN BEFORE ME ON

THIS 5th DAY OF January, 20 21

Janet Glover Notary Public

My Commission Expires: 1/13/2023

2023 JAN 13 10:15 AM





# APPLICATION PROCESSING: STAFF USE ONLY

**ZA** \_\_\_\_\_ **Applicant Name:** \_\_\_\_\_

**Application Fee:** \$ \_\_\_\_\_

**IF APPLICABLE:**

- Legal Advertisement Submitted to Newspaper Date: \_\_\_\_\_
- Planning Commission & Board of Commissioners Packets Delivered Date: \_\_\_\_\_
- Application Posted on County Website Date: \_\_\_\_\_
- Adjacent Property Owner Notices Mailed Date: \_\_\_\_\_
- Interdepartmental Forms Submitted for Review Date: \_\_\_\_\_
- Department of Transportation Notified Date: \_\_\_\_\_
- Georgia Mountains Notified (DRI) Date: \_\_\_\_\_
- Public Notice Signs on Property Verified Date: \_\_\_\_\_
- Approval or Denial Form placed in folder Date: \_\_\_\_\_
- Applicant Notified of Final Action Date: \_\_\_\_\_
- Approval or Denial Form to Office Manager/Building Official/Marshal Date: \_\_\_\_\_
- Rezoning Change Form to Director Date: \_\_\_\_\_
- Zoning Map Amended Date: \_\_\_\_\_
- Change Zoning in EnerGov by Parcel Date: \_\_\_\_\_
- Planning Commission Meeting Minutes placed in folder Date: \_\_\_\_\_
- Board of Commission Meeting Minutes placed in folder Date: \_\_\_\_\_

## Planning Commission & Board of Commissioners Actions

PC Recommendation Date: \_\_\_\_\_  Approval  Approval w/stipulations  Denial  
BOC Decision Date: \_\_\_\_\_  Approval  Approval w/stipulations  Denial

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

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

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

This notice and acknowledgement shall be public record.

Applicant Signature: Candie Parkey

Applicant Printed Name: Candie Parkey

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

Date Signed: 12-29-20

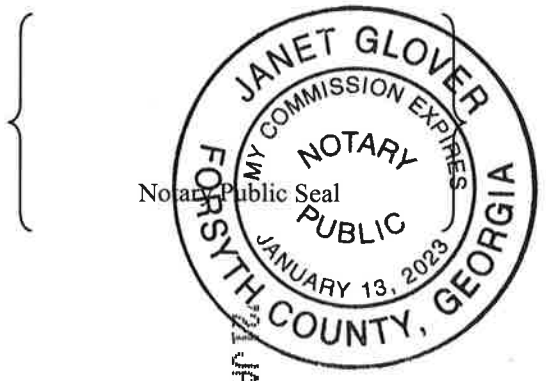
Sworn and subscribed before me

this 5th day of January, 2021.

Janet Glover

Notary Public

My Commission Expires: 1/13/2023



2012

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

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

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

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

\_\_\_\_\_

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

Amount \$ \_\_\_\_\_ Date: \_\_\_\_\_

Enumeration and description of each gift when the total value of all gifts is \$250.00 or more made to the local government official during the two (2) years immediately preceding the filing of application for rezoning:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature of Applicant/Representative of Applicant:

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

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

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

21 JAN 8 10:15AM

**PROPERTY OWNER AUTHORIZATION**

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

Rt 4-281 Juno Rd Dawsonville GA. Parcel # 067005

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

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

Printed Name of applicant or agent: Candie Parkey  
Signature of applicant or agent: Candie Parkey Date: 12-29-20

\*\*\*\*\*

Printed Name of Owner(s): JANET PRUETT  
Signature of Owner(s): Janet Pruett Janet Pruett Date: 1-5-21  
Mailing address: [Redacted]  
City, State, Zip: [Redacted]  
Telephone Number: Listed [Redacted]  
Unlisted [Redacted]

Sworn and subscribed before me this 5 day of January, 2020. (LW)  
Lugena Weese  
Notary Public

My Commission Expires: 12/04/2023



(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.)

JAN 30 10:58 AM

## DRI INFORMATION

IF YOUR DEVELOPMENT FALLS WITHIN ANY OF THE FOLLOWING THRESHOLDS,  
PLEASE ASK PLANNING STAFF FOR DRI REVIEW CHECKLISTS.

**Table 1: Developments of Regional Impact - Tiers and Development Thresholds  
Effective January 1, 2005**

Type of Development	Non-metropolitan Regions (Dawson County status eff. 1/2005)
(1) Office	Greater than 125,000 gross square feet
(2) Commercial	Greater than 175,000 gross square feet
(3) Wholesale & Distribution	Greater than 175,000 gross square feet
(4) Hospitals and Health Care Facilities	Greater than 200 new beds; or generating more than 250 peak hour vehicle trips per day
(5) Housing	Greater than 125 new lots or units
(6) Industrial	Greater than 175,000 gross square feet; or employing more than 500 workers; or covering more than 125 acres
(7) Hotels	Greater than 250 rooms
(8) Mixed Use	Gross square feet greater than 125,000 (with residential units calculated at 1800 square feet per unit toward the total gross square footage); or covering more than 40 acres; or if any of the individual uses meets or exceeds a threshold as identified herein
(9) Airports	Any new airport with a paved runway; or runway additions of more than 25% of existing runway length
(10) Attractions & Recreational Facilities	Greater than 1,500 parking spaces or a seating capacity of more than 6,000
(11) Post-Secondary School	New school with a capacity of more than 750 students, or expansion by at least 25 percent of capacity
(12) Waste Handling Facilities	New facility or expansion of use of an existing facility by 50 percent or more
(13) Quarries, Asphalt & Cement Plants	New facility or expansion of existing facility by more than 50 percent
(14) Wastewater Treatment Facilities	New facility or expansion of existing facility by more than 50 percent
(15) Petroleum Storage Facilities	Storage greater than 50,000 barrels if within 1,000 feet of any water supply; otherwise, storage capacity greater than 200,000 barrels
(16) Water Supply Intakes/Reservoirs	New Facilities
(17) Intermodal Terminals	New Facilities
(18) Truck Stops	A new facility with more than three diesel fuel pumps; or containing a half acre of truck parking or 10 truck parking spaces.
(19) Any other development types not identified above (includes parking facilities)	1000 parking spaces

Dawson County, Georgia  
Real Estate Transfer Tax  
Paid \$ 6.50  
Date 11-27-78  
Ralph Maddox  
Clerk of Superior Court

STATE OF GEORGIA, County of Dawson

This INDENTURE, Made this 25th day of November in the  
Year of Our Lord One Thousand Nine Hundred and Seventy Eight between  
CLEVE EWANS

of the State of Georgia and County of Dawson of the first part, and  
J.H. PRUETT and JANET PRUETT

of the State of Florida and County of Orange of the second part,

WITNESSETH: That the said part Y of the first part, for and in consideration of the sum of  
Ten Dollars and other valuable consideration Dollars,  
in hand paid, at and before the sealing and delivery of these presents, the receipt of which  
is hereby acknowledged, ha<sup>s</sup> granted, bargained, sold and conveyed, and by these presents  
do<sup>es</sup> grant, bargain, sell and convey unto the said part ies of the second part, their  
heirs and assigns, all that tract or parcel of land lying and being in the Fifth (5th)  
District and First (1st) Section of Dawson County, Georgia, and  
consisting of five (5) acres more or less of Original Land Lot  
Number 1105, and being more fully described as follows:

BEGINNING at the Southeast Original corner of said land lot  
Number 1105; thence following the South Original line of said Land  
Lot due West Four Hundred Twenty Five (425) feet to an iron pin on  
said Original Line; thence due North Five Hundred Fifty One (551)  
feet to an iron pin on the South Right-of-Way of a dirt County road;  
thence following said Right-of-Way, South 84 degrees 30 minutes  
East a distance of Four Hundred Twenty Five (425) feet to an  
iron pin on the East Original line of said Land Lot Number 1105;  
thence following said East Original line due South for a distance of  
Five Hundred Ten (510) feet to the point of beginning.

Said property is more clearly described by a plat of survey made by  
Lloyd Vaughters, Registered Land Surveyor, dated  
and recorded in Plat Book 8 Page 48, Dawson County, Georgia  
Records.

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

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

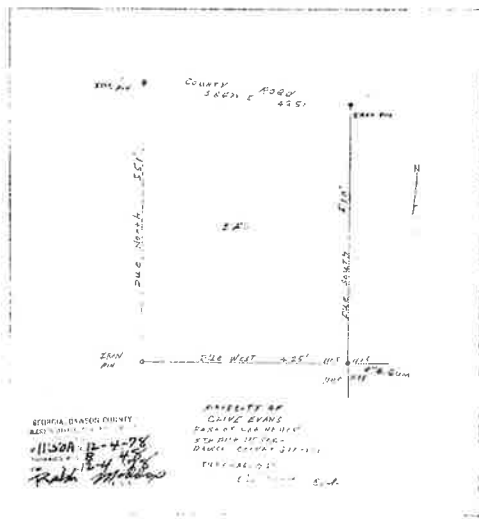
IN WITNESS WHEREOF, the said part Y of the first part ha<sup>s</sup> hereunto set his  
hand and seal, the day and year above written.

Signed, sealed and delivered in presence of:

Cory Lee Jatum  
[Signature]  
Notary Public, Georgia State at Large  
My Commission Expires April 30, 1980  
WILLIAM H. JAMES  
NOTARY PUBLIC  
STATE OF GEORGIA

Cleve Ewans (Seal)  
GEORGIA, DAWSON COUNTY (Seal)  
CLERK'S OFFICE, SUPERIOR COURT (Seal)  
FILED FOR RECORD (Seal)  
10:33 A.M. 11-27-78  
Recorded in Book 46 Page 247  
This day of 12-4-78  
Ralph Maddox  
C. R. C.

21 JAN 8 10:15AM



21 JAN 8 10:15 AM

**Official Tax Receipt**  
**Nicole Stewart**  
**DAWSON COUNTY Tax Commissioner**

*New mobile Home*  
 Phone: (706) 344-3520  
 Fax: (706) 344-3522

25 Justice Way Suite 1222  
 Dawsonville, GA 30534

Trans No	Property ID/District Description	Original Due	Interest & Penalty	Prev Paid	Amount Due	Amount Paid	Transaction Balance
16383 Year-Bill No 2020 - 1728	066 031 / 001 LL 1071 LD 5-1  FMV: \$56,960.00	491.81	0.00 Fees 0.00	0.00	491.81	491.81	0.00
						<b>Paid Date</b> 11/20/2020 16:28:19	<b>Current Due</b> 0.00
Transactions:	16383 - 16383 <b>Totals</b>	491.81	0.00	0.00	491.81	491.81	0.00

Paid By :

BROWN ACRES JUNIOR F OR  
 TINA A BROWN

Cash Amt: 0.00  
 Check Amt: 491.81  
 Charge Amt: 0.00  
 Change Amt: 0.00  
 Refund Amt: 0.00  
 Overpay Amt: 0.00

BROWN FRANK & TINA

Check No 4617  
 Charge Acct

21 JAN 9 10:15 AM



New mobile home

Summary

Parcel Number 066 031  
 Location Address 242 TATUM TRAIL  
 Legal Description LL 1071 LD 5-1  
 (Note: Not to be used on legal documents)  
 Class R4-Residential  
 (Note: This is for tax purposes only. Not to be used for zoning.)  
 Tax District UNINCORPORATED (District 01)  
 Millage Rate 23.867  
 Acres 4.44  
 Neighborhood RL-ST - Amicalola (312000)  
 Homestead Exemption Yes (S1)  
 Landlot/District N/A

[View Map](#)



Owner

BROWN FRANK & TINA  
 [Redacted Address]

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	1	4.44

Mobile Homes

Style	Manufacturer	Model	YearBuilt	WidthLength	SerialNumber	Condition	Value
Mobile Homes	HORTON	* AV	1994	27 x 56	H106048GLR	Average	\$10,760

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Homesite Imp: 3 Avg	1997	1x0 / 1	1	\$5,000

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
10/25/2006	771 112	18 297	\$108,000	Fair Market Sale (Improved)	RAY WANDA	BROWN FRANK & TINA
8/8/1986	91 366	18 297	\$0	Quitclaim ( non ALT )		RAY WANDA

Valuation

	2020	2019	2018	2017	2016
Previous Value	\$56,960	\$56,960	\$38,769	\$39,404	\$38,110
Land Value	\$41,200	\$41,200	\$41,200	\$28,728	\$28,728
+ Improvement Value	\$10,760	\$10,760	\$10,760	\$7,541	\$8,176
+ Accessory Value	\$5,000	\$5,000	\$5,000	\$2,500	\$2,500
= Current Value	\$56,960	\$56,960	\$56,960	\$38,769	\$39,404

Photos

2020 066 031



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

The Dawson County Assessor makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change.

[User Privacy Policy](#)  
[GDPR Privacy Notice](#)

Developed by  
 Schneider  
GEOSPATIAL

Last Data Upload: 12/30/2020, 12:20:02 AM

Version 2.3.99

**Donald Williams & Associates**  
 Professional Land Surveying Services  
 1325 Montgomery Drive  
 Marietta, Georgia 30067  
 (404) 596-0416

FOR  
**RICKY RAY**  
 1971 B  
 L.L. SIDORE, 5ND DISTRICT, 141 SECTION, DAWSON COUNTY, GEORGIA

**BOUNDARY SURVEY**  
 GRAPHIC SCALE: 1" = 200'  
 DATE: JUNE 17, 1982  
 FILE NO.: P2640

**REFERENCE:**  
 1. PLAT FOR HENRY TATUM PREPARED BY  
 B. LAMAR FLOYD DATED 5-1-84

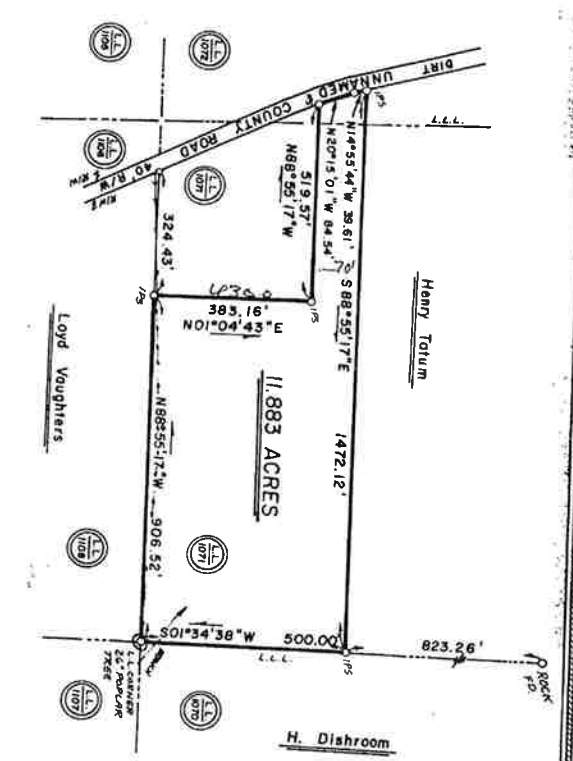
GEORGIA, DAWSON COUNTY  
 CLERK'S OFFICE SUBDIVISION COURTS  
 RECORD # 3-1088  
 RECORDED IN BOOK 18-5-88  
 BY *[Signature]* JUN 18 1982  
 CLERK'S OFFICE  
 CAMP DUNNELL



**LEGEND**  
 1 IRON PIN SET  
 2 IRON PIN FOUND  
 3 IRON PIN  
 4 LAND SURVISE

**NOTE:**  
 This plat was prepared for Ricky Ray, who is the owner of the land shown hereon. It is based on a survey of 1.883 acres of land in the 141st section of the 5th district of Dawson County, Georgia, as shown on the plat for Henry Tatum prepared by B. Lamar Floyd dated 5-1-84. The survey was made by the method of angles and distances using the equipment used for measurement, namely, EDM (TOTAL STATION).

This plat has been submitted for clearance within one foot in 47N, S70, 1981.



21 JAN 8 10:15 AM

Existing mobile home

Printed: 12/30/2020 15:17:31  
Register: 11 Clerk: SG

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

Official Tax Receipt  
Nicole Stewart  
DAWSON COUNTY Tax Commissioner

25 Justice Way Suite 1222  
Dawsonville, GA 30534

Trans No	Property ID/District Description	Original Due	Interest & Penalty	Prev Paid	Amount Due	Amount Paid	Transaction Balance
24634 Year-Bill No 2020 - 11237	067 005 / 001 LL 1105 LD 5  FMV: \$65,480.00	619.79	0.00 Fees 0.00	0.00	619.79	619.79	0.00
						<b>Paid Date</b> 11/12/2020 10:32:31	<b>Current Due</b> 0.00
Transactions:	24634 - 24634 Totals	619.79	0.00	0.00	619.79	619.79	0.00

Paid By :

ROBERT PRUETT & JENNEL S  
PRUITT

Cash Amt:	0.00
Check Amt:	619.79
Charge Amt:	0.00
Change Amt:	0.00
Refund Amt:	0.00
Overpay Amt:	0.00

PRUETT J H & JANET



Check No 453  
Charge Acct

21 JAN 6 9 AM

Existing mobile home

**Summary**

**Parcel Number** 067 005  
**Location Address** 467 JUNO RD  
**Legal Description** LL 1105 LD 5  
 (Note: Not to be used on legal documents)  
**Class** R4-Residential  
 (Note: This is for tax purposes only. Not to be used for zoning.)  
 UNINCORPORATED (District 01)  
**Tax District**  
**Millage Rate** 23.867  
**Acres** 5  
**Neighborhood** RL-ST - Amicalola (312000)  
**Homestead Exemption** No (S0)  
**Landlot/District** N/A

[View Map](#)



**Owner**

PRUETT J H & JANET

**Rural Land**

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	1	5

**Mobile Homes**

Style	Manufacturer	Model	YearBuilt	WidthLength	SerialNumber	Condition	Value
Mobile Homes	UNKNOWN	UNKNOWN	1981	24 x 55		Fair	\$10,450

**Accessory Information**

Description	Year Built	Dimensions/Units	Identical Units	Value
Storage Building: Frame	1999	12x12 / 0	0	\$890
Storage Building: Frame	1999	8x30 / 0	0	\$1,400
Storage Building: Pre-Fab MTL	1999	8x10 / 0	0	\$410
Lean-To: No-Slab	1997	8x22 / 0	1	\$330
Lean-To: No-Slab	1997	16x50 / 0	1	\$1,500
Homesite Imp: 3 Avg	1997	1x0 / 1	1	\$5,000

**Sales**

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
11/25/1978	46 247		\$6,500	Quitclaim ( non ALT )	EVANS CLEVE	PRUETT J H & JANET
6/28/1967	06 565		\$550	Quitclaim ( non ALT )		EVANS CLEVE

**Valuation**

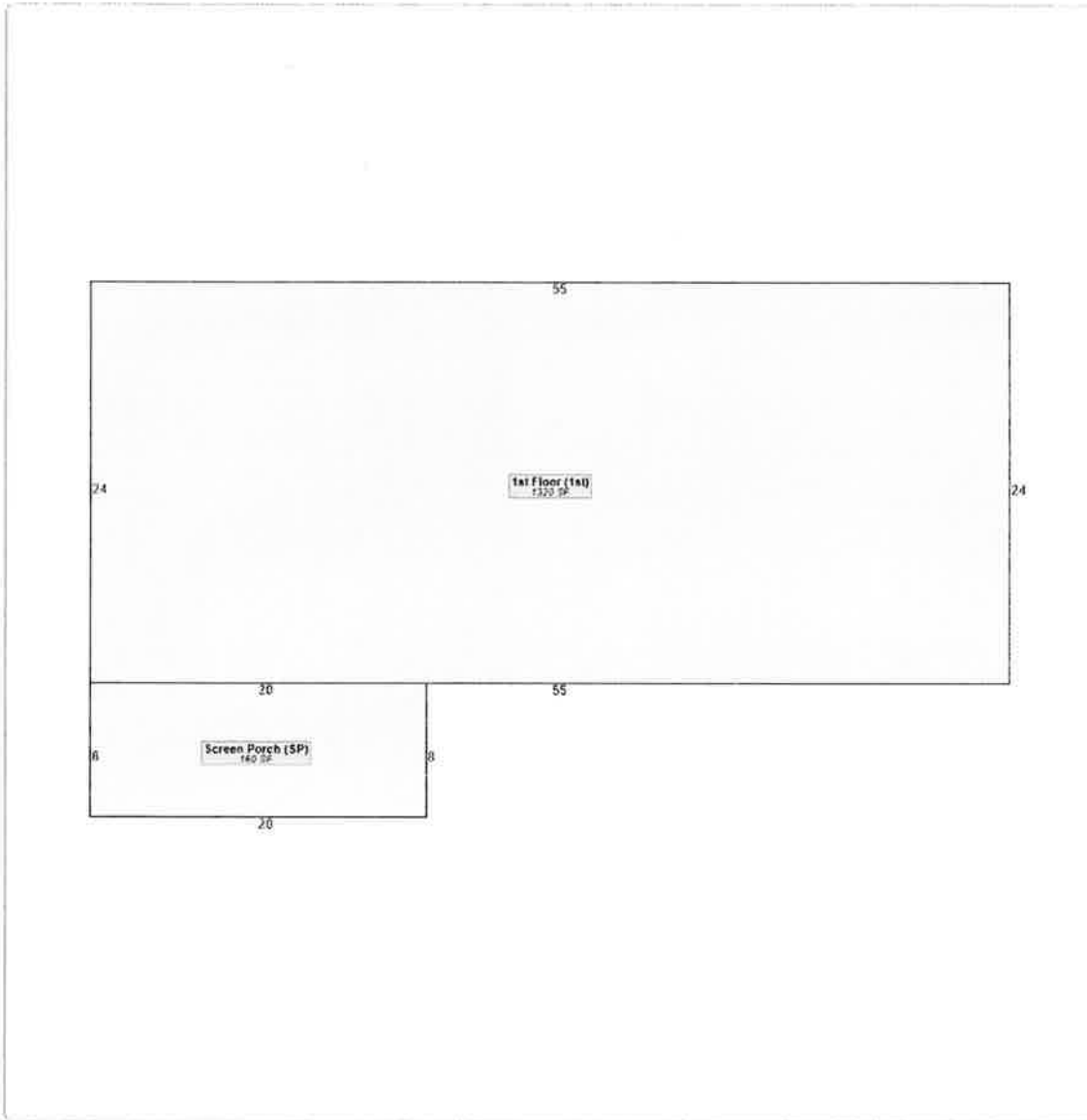
	2020	2019	2018	2017	2016
Previous Value	\$65,480	\$65,480	\$44,611	\$44,611	\$43,408
Land Value	\$45,500	\$45,500	\$45,500	\$30,525	\$30,525
+ Improvement Value	\$10,450	\$10,450	\$10,450	\$7,802	\$7,802
+ Accessory Value	\$9,530	\$9,530	\$9,530	\$6,284	\$6,284
= Current Value	\$65,480	\$65,480	\$65,480	\$44,611	\$44,611

**Photos**

2020  
 2019  
 2018  
 2017  
 2016



Sketches



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

The Dawson County Assessor makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change.

[User Privacy Policy](#)  
[GDPR Privacy Notice](#)



Last Data Upload: 12/30/2020, 12:20:02 AM

Version 2.3.99

# Letter of Intent

I Candie Parkey is intending to move a Horton  
1994 Double Wide Trailer on the property at Rt 4  
281 Juno Rd Dawsonville GA, 30534 to help with my  
mother, Jennell Pruett. She is disabled and do not  
need to be there alone at the time.

Candie Parkey



21 JAN 8 10:15 AM





Overview



Legend

 Parcels

Parcel ID: 067 005  
Alt ID: 5305  
Owner: PRUETT J H & JANET  
Acres: 5  
Assessed Value: \$65480

Date created: 1/25/2021  
Last Data Uploaded: 1/22/2021 5:50:50 PM

Developed by 

**DAWSON COUNTY PLANNING COMMISSION  
PLANNING STAFF REPORT**

**Applicant**.....Candie Parkey

**Amendment #** .....SU 21-01

**Request**.....Special Use

**Proposed Use** .....Placing a second mobile home on 5 acres in a R-A zoning.

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

**Size**.....5± acres

**Location** .....Juno Rd.

**Tax Parcel** .....067-005

**Planning Commission Date** .....February 16, 2021

**Board of Commission Date**.....March 18, 2021

**Applicant Proposal**

Applicant is seeking to move in a mobile home onto her Mother’s 5-acre parcel that has an existing mobile home. Ms. Parkey will be acting as a caregiver to her aging Mother.

**History and Existing Land Uses**

The land currently has one mobile home on the property that has been owned/occupied by the applicant’s mother since 1978.

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

**Development Support and Constraints**

This parcel is located in the Northern region of the county and the request would not be out of character for the area.

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

According to the 2018 comprehensive plan and accompanying FLUP (Future Land Use Plan), the subject property is identified as Residential Agriculture.

**Public Facilities/Impacts**

**Engineering Department** –“No improvements affecting the property are proposed.”

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

**Emergency Services** – No comments returned.

**Etowah Water & Sewer Authority** – No comments returned.

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

**Analysis**

The proposed use of the property would fit the general character of the area and fits the Future Land Use designation.

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

- A. The existing uses and classification of nearby property.**  
All adjacent properties are zoned Residential Agricultural and consistent with the Future Land Use Map.
- B. The extent to which property values are diminished by the particular land use classification.**  
There should be no diminishment of property values.
- C. The extent to which the destruction of property values of the applicant promotes the health, safety, morals, or general welfare of the public.**  
There should be no destruction of property values.

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

There should be no gain to the public if approved.

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

The subject property is suitable for the purposed use and fits with the general character of the area.

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

The property is not vacant and is the primary residence of the Applicant's mother.

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

The hardship is that the Applicant's mother is facing declining health and is need of assistance for her day to day activities. The applicant has been given a mobile home that would be moved to the parcel for the Applicant to reside in.

Pictures of Property:



Current Zoning Map:

Dawson County Current Zoning



2/2/2021, 12:30:30 PM

Parcels Zoning  
RA

1:4,514  
0 0.03 0.06 0.12 mi  
0 0.05 0.1 0.2 km  
Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

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

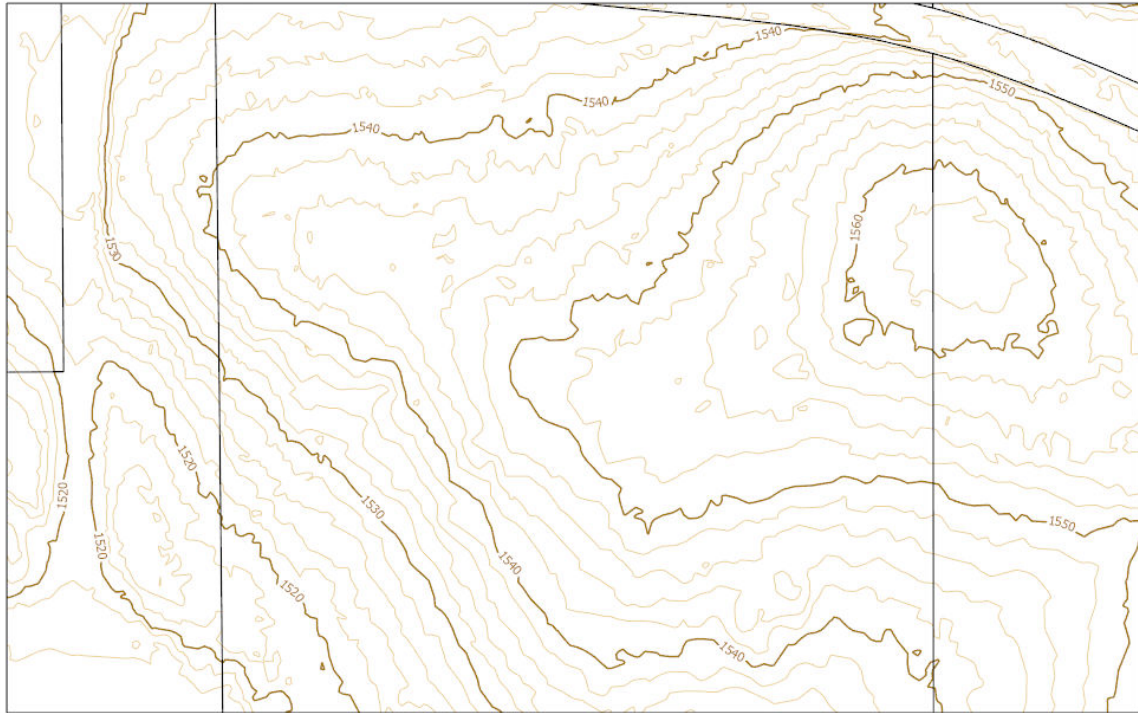
Future Land Use Map:

Future Land Use Map



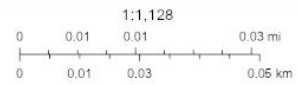
Topography:

Topo Map



2/2/2021, 12:36:00 PM

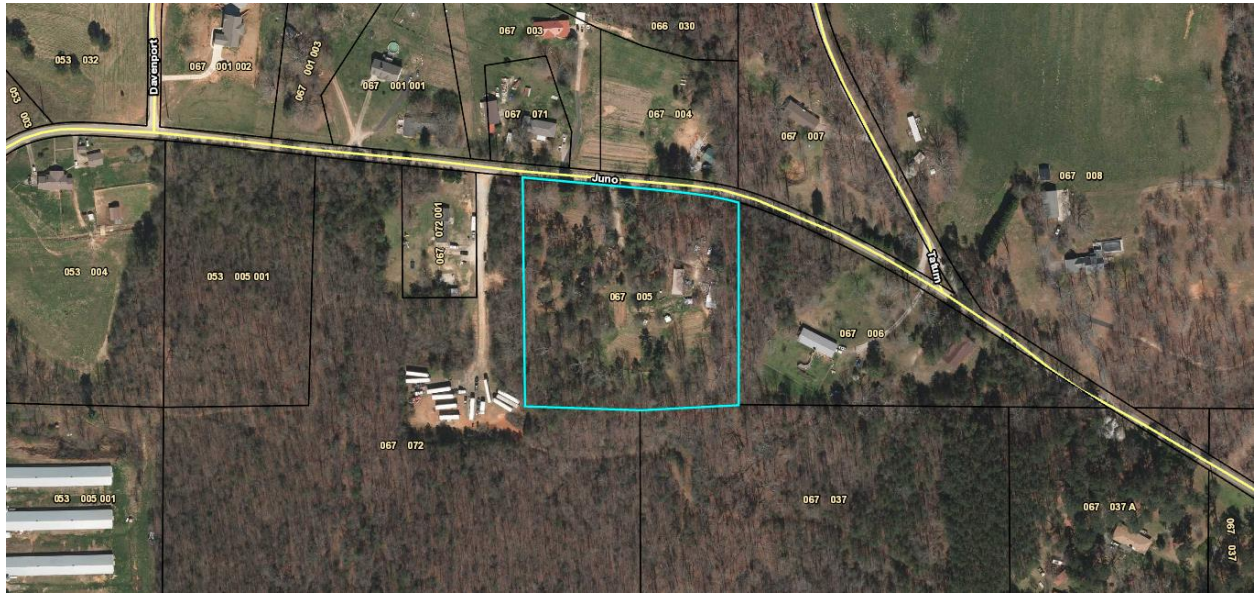
Parcels



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



Aerial:



DAWSON COUNTY REZONING APPLICATION

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

ZA 20.27 Tax Map & Parcel # (TMP): 113.011 & 113.092
Submittal Date: 12.22.20 Time: 3:41 am/pm Received by: Ungele (staff initials)
Fees Assessed: Waived Paid: N/A Commission District: 3
Planning Commission Meeting Date: February 14, 2021
Board of Commissioners Meeting Date: February 18, 2021

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Dawson County
Address: 25 Justice Way Dawsonville, GA 30534
Phone: Listed 706-344-3004 Email: jKinley@dawsoncounty.org
Business Personal
Status: [ ] Owner [X] Authorized Agent [ ] Lessee [ ] Option to purchase

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

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

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

Meeting Date: Applicant Signature:

PROPERTY OWNER/PROPERTY INFORMATION

Name: D53, LLC

Street Address of Property being rezoned: Lumpkin Campground Rd. W + Hwy 53 EAO+

Rezoning from: C-HB to: C-HB + RME Total acreage being rezoned: 25.34

Directions to Property (if no address): Hwy 53 E to Lumpkin Campground Rd. left onto Lumpkin Campground Rd. W. Property on the immediate Right.

N/A

Subdivision Name (if applicable): NIA Lot(s) #: 120

Current Use of Property: Vacant

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

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

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

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

**SURROUNDING PROPERTY ZONING CLASSIFICATION:**

North RMF South C-HB East C-DI + C-HB West C-HB + C-IR

Future Land Use Map Designation: C-HB

Access to the development will be provided from:

Road Name: Lumpkin Campground Rd. Type of Surface: asphalt

**REQUESTED ACTION & DETAILS OF PROPOSED USE**

Rezoning to: RMF + CHB  Special Use Permit for: \_\_\_\_\_

Proposed Use: develop 120 unit townhome community w/ commercial component

Existing Utilities:  Water  Sewer  Gas  Electric

Proposed Utilities:  Water  Sewer  Gas  Electric

**RESIDENTIAL**

No. of Lots: 120 Minimum Lot Size: \_\_\_\_\_ (acres) No. of Units: 120

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

Type:  Apartments  Condominiums  Townhomes  Single-family  Other

Is an Amenity Area proposed: yes; if yes, what? pool & cabana

**COMMERCIAL & INDUSTRIAL**

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

**APPLICANT CERTIFICATION**


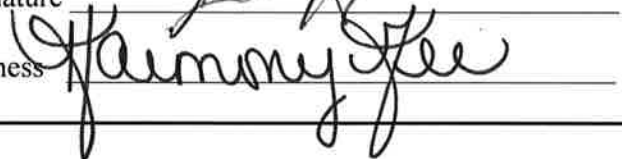
I hereby request the action contained within this application relative to the property shown on the attached plats and site plan and further request that this item be placed on both the Planning Commission and Board of Commissioners agenda(s) for a public hearing.

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

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

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

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

Signature  Date 12/22/2020  
Witness  Date 12.22.2020

**WITHDRAWAL**

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

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

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

**Withdrawal of Application:**

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

ZA 20-87

TMP#: 113.011 + 113.092

**List of Adjacent Property Owners**

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

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

	<u>Name</u>	<u>Address</u>
TMP _____	1. <u>See attached spreadsheet</u>	_____
TMP _____	2. _____	_____
TMP _____	3. _____	_____
TMP _____	4. _____	_____
TMP _____	5. _____	_____
TMP _____	6. _____	_____
TMP _____	7. _____	_____
TMP _____	8. _____	_____
TMP _____	9. _____	_____
TMP _____	10. _____	_____
TMP _____	11. _____	_____
TMP _____	12. _____	_____
TMP _____	13. _____	_____
TMP _____	14. _____	_____
TMP _____	15. _____	_____

Use additional sheets if necessary.

TMP	First	Last	Address	City/State/Zip	Case#
113-032	Dawson Commons Dev. LLC		2700 Cumberland Pkwy Ste 130	Atlanta, GA 30339	ZA 19-16
113-086					
113-042	Georgia Theatre Co.		50 Cinema Ln.	St. Simons Island, GA 31522	ZA 19-16
113-085	WIS Dawson, LLC		500 Sea Island Rd.	St. Simons Island, GA 31522	ZA 19-16
113-179	NEGA Primary Care		743 Spring St. NE	Gainesville, GA 30501	ZA 19-16
113-085-001	Regions Bank		250 Riverchase Pkwy E Ste 600	Birmingham, AL 35244	ZA 19-16
113-037	Black Mtn. Management, LLC		2128 Yahoola Rd.	Dahlonega, GA 30533	
113-145					
113-101	The Johnson Family Group, LLC		131 Lumpkin Campground Rd. N	Dawsonville, GA 30534	ZA 19-16
113-036	Sawnee EMC				
113 074	GDOT		P.O. Box 1057	Gainesville, GA 30503	
113-038	JRF Energy, LLC		33 Lumpkin Campground Rd. S	Dawsonville, GA 30534	ZA 19-16
113-097	Turtle Creek Enterprises, LLC		6625 Hwy 53 E Ste 410-203	Dawsonville, GA 30534	ZA 19-16
113-120	Kenny & Deborah	Pelfrey	5362 Hwy 53 E	Dawsonville, GA 30534	ZA 19-16
113-035	Larry	Pirkle	271 Lumpkin Campground Rd. N	Dawsonville, GA 30534	ZA 19-16

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

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

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

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

\_\_\_\_\_

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

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

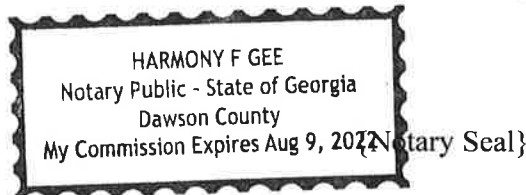
\_\_\_\_\_

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

Executed in Dawsonville (city), Georgia (state)  
12.22-2020  
Signature of Applicant \_\_\_\_\_ Date \_\_\_\_\_  
Jameson Kinley  
Printed Name \_\_\_\_\_ Name of Business \_\_\_\_\_

SUBSCRIBED AND SWORN BEFORE ME ON

THIS 22 DAY OF December, 2020  
Harmony F GEE Notary Public  
My Commission Expires: August 9, 2022



**PROPERTY OWNER AUTHORIZATION**

I/we, D53, LLC Dawson Co. obo, hereby swear that I/we own the property located at (fill in address and/or tax map & parcel #):

113-011 + 113-098

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

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

Printed Name of applicant or agent: Jameson Kinley  
Signature of applicant or agent: [Signature] Date: 12.22.2020

\*\*\*\*\*

Printed Name of Owner(s): D53, LLC

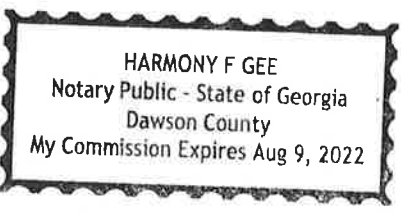
Signature of Owner(s): \_\_\_\_\_ Date: \_\_\_\_\_

Mailing address: 4705 Hamilton Mill Rd. Ste. 300

City, State, Zip: Buford, GA 30518

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

Sworn and subscribed before me  
this 22 day of December, 2020.  
[Signature]  
Notary Public  
My Commission Expires: August 9, 2022



{Notary Seal}

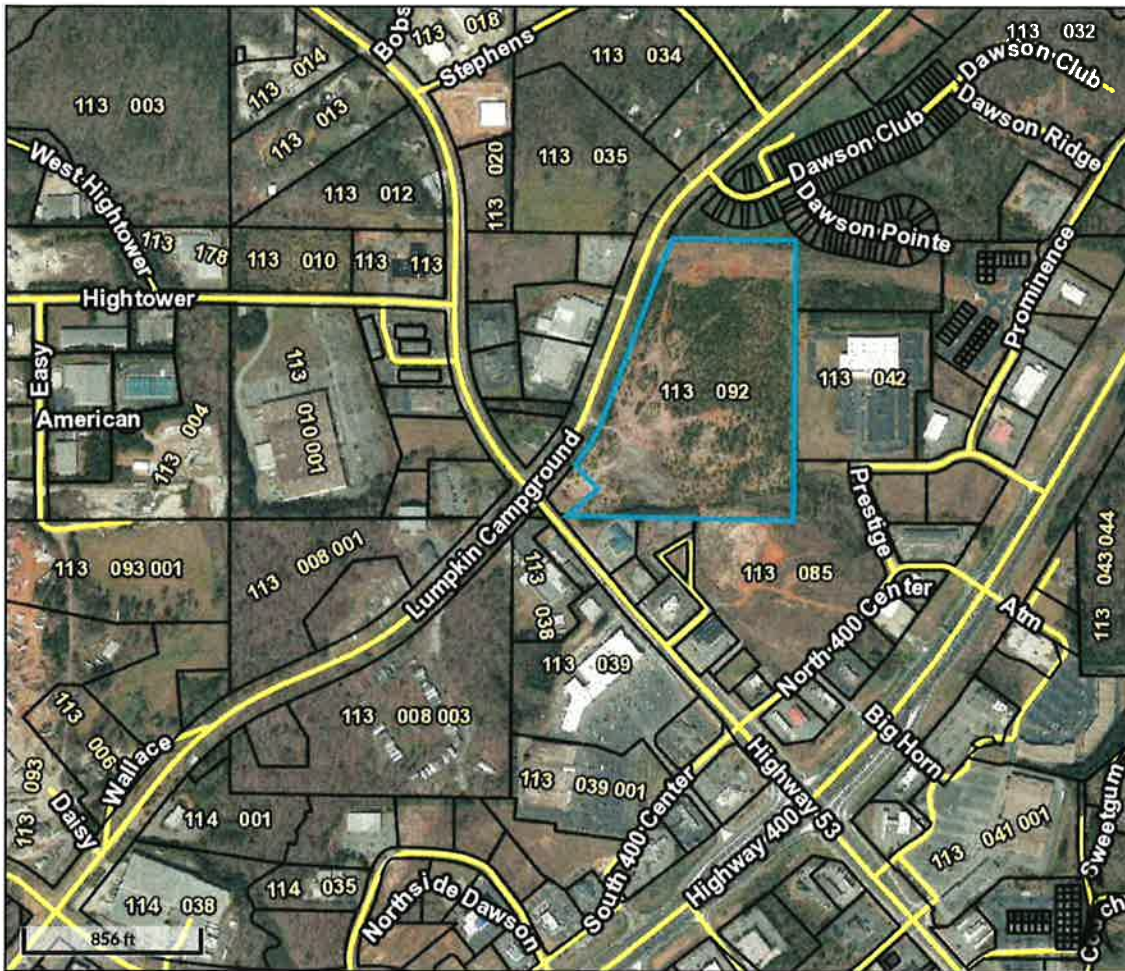
(The complete names of all owners must be listed; if the owner is a partnership, the names of all partners must be listed; if a joint venture, the names of all members must be listed. If a separate sheet is needed to list all names, please identify as applicant or owner and have the additional sheet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



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

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

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



Overview



Legend

 Parcels

Parcel ID: 113 092  
 Alt ID: 8271  
 Owner: D53 LLC  
 Acres: 25.07  
 Assessed Value: \$1504200

Date created: 12/22/2020  
 Last Data Uploaded: 12/22/2020 12:35:10 AM

Developed by  **Schneider**  
 GEOSPATIAL

**SURVEYOR'S CERTIFICATION**

TO: C.A. BRUCE

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE BEST AND MOST ACCURATE SURVEY MADE ON THE GROUNDS AT AND ON THE 20th JUNE 2004, UNDER MY PERSONAL SUPERVISION AND IN ACCORDANCE WITH THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT I AM A LICENSED SURVEYOR IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE STATE OF GEORGIA.

FREDERICK C. YOUNGMAN, GEORGIA REGISTERED LAND SURVEYOR #2160

1) THE FIELD DATA COMPLETED JULY 27, 2004, UPON WHICH THIS PLAT IS BASED, SHOWS AN ANGLE OF 180.00° PER ANGLE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 250.743 FEET.

2) THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 250.743 FEET.

3) THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE GEORGIA SURVEYING BOARD'S RULES AND REGULATIONS, AS A CURRENT MEMBER OF THE SURVEYING BOARD, AND WAS DATED DECEMBER 15, 1999.

4) THE COMMITMENT POLARITY, WHERE THE EXISTENCE OF A CURRENT RESTRICTION ON RECORD WHICH MAY EXIST.

5) NO WITHLANDS WERE IDENTIFIED OR LOCATED DURING THE COURSE OF THIS SURVEY.

6) DURING THE FIELD SURVEY CONDUCTED ON THIS DATE THERE WAS NO DISCOVERY OF ANY UNRECORDED EASEMENTS OR INTERESTS IN THE SURVEYED AREA.

7) THE UTILITIES SHOWN ON THIS PLAT HAVE BEEN LOCATED FROM AERIAL PHOTOGRAPHS AND VISUAL INSPECTION ONLY. THE LOCATION OF ANY UNRECORDED UTILITIES IS NOT GUARANTEED BY THIS SURVEYOR.

8) THE FOLLOWING DOCUMENTS WERE USED IN THE CREATION OF THIS PLAT:

1) DEED TO C.A. BRUCE, DATED 11/08/95.

2) DEED TO C.A. BRUCE, DATED 08/01/95.

3) DEED TO C.A. BRUCE, DATED 08/01/95.

4) DEED TO C.A. BRUCE, DATED 08/01/95.

5) DEED TO C.A. BRUCE, DATED 08/01/95.

6) DEED TO C.A. BRUCE, DATED 08/01/95.

7) DEED TO C.A. BRUCE, DATED 08/01/95.

8) DEED TO C.A. BRUCE, DATED 08/01/95.

9) DEED TO C.A. BRUCE, DATED 08/01/95.

10) DEED TO C.A. BRUCE, DATED 08/01/95.

11) DEED TO C.A. BRUCE, DATED 08/01/95.

12) DEED TO C.A. BRUCE, DATED 08/01/95.

13) DEED TO C.A. BRUCE, DATED 08/01/95.

14) DEED TO C.A. BRUCE, DATED 08/01/95.

15) DEED TO C.A. BRUCE, DATED 08/01/95.

16) DEED TO C.A. BRUCE, DATED 08/01/95.

17) DEED TO C.A. BRUCE, DATED 08/01/95.

18) DEED TO C.A. BRUCE, DATED 08/01/95.

19) DEED TO C.A. BRUCE, DATED 08/01/95.

20) DEED TO C.A. BRUCE, DATED 08/01/95.

21) DEED TO C.A. BRUCE, DATED 08/01/95.

22) DEED TO C.A. BRUCE, DATED 08/01/95.

23) DEED TO C.A. BRUCE, DATED 08/01/95.

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27) DEED TO C.A. BRUCE, DATED 08/01/95.

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49) DEED TO C.A. BRUCE, DATED 08/01/95.

50) DEED TO C.A. BRUCE, DATED 08/01/95.



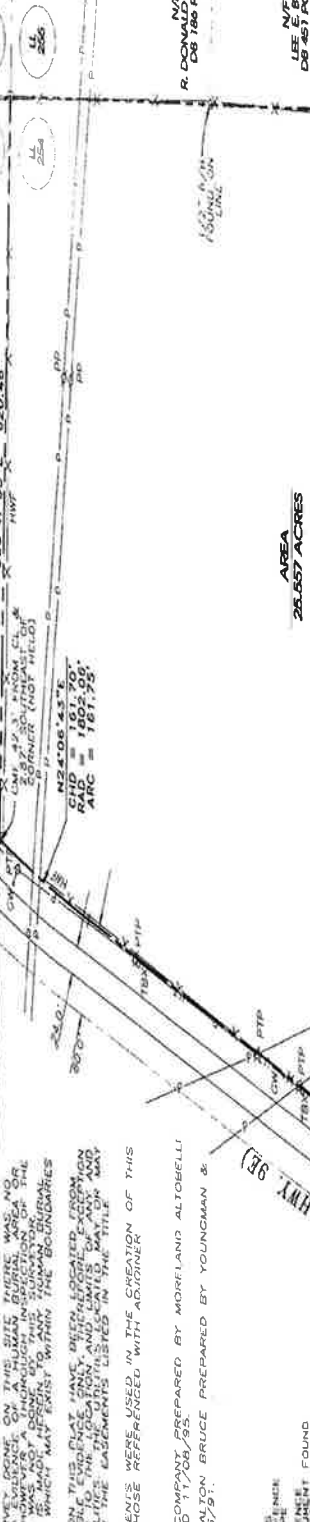
NORTH MERIDIAN BASED ON A SINGLE MAGNETIC BEARING

APPROXIMATE ILL. (Interlocking Lines)

AREA 28.657 ACRES

GEORGIA SURVEYING BOARD

REGISTERED LAND SURVEYOR #2160



LEGEND  
 ALPHEA ROAD (A.K.A. HWY. 92)  
 1/2\"/>

THIS PLAT HAS BEEN REVIEWED FOR RECORDING PURPOSES ONLY. IT SHOWS NOT TO BE IN COMPLIANCE WITH THE FOLLOWING: STRUCTURE ENCROACHES  
 REVIEWED BY: Geoffrey R. Pugh  
 DATE: 8/11/04

GEORGIA SURVEYING BOARD  
 REGISTERED LAND SURVEYOR #2160

TO: C.A. BRUCE  
 DON STEPHENS  
 DB 51 PG 364  
 N24°08'43\"/>

APPROXIMATE ILL.  
 N89°00'47\"/>

AREA 28.657 ACRES  
 R. DOMINICKS  
 DB 186 PG 342  
 N/E  
 DB 451 PG 522  
 0.33\"/>

APPROXIMATE ILL.  
 N89°00'47\"/>

THIS PLAT IS FOR THE EXCLUSIVE USE OF C.A. BRUCE, TRACT OWN. THIRD PARTIES IS AVOID.

APPROXIMATE ILL.  
 N89°00'47\"/>

**Rochester**  
 Associates, Inc.  
 425 Oak Street N.W.  
 Atlanta, Georgia 30308  
 (770) 778-0600  
 www.rochester-maac.com

BOUNDARY SURVEY FOR C.A. BRUCE  
 LOCATED IN SOUTH 1/2 OF 13TH DISTRICT, 1ST SECTION DAWSON COUNTY, GEORGIA  
 SOUTH 1/2 OF 13TH DISTRICT, 1ST SECTION DAWSON COUNTY, GEORGIA

NO.	DATE	DESCRIPTION	REVISIONS

GRAPHIC SCALE  
 0" = 50' = 100'

THIS PLAT IS NOT VALID UNLESS SIGNED AND SEALED BY THE REGISTERED SURVEYOR.

SCALE: 1" = 100'  
 DATE: 8/11/04  
 JOB#: 050412C-01  
 DRAWN BY: BLD

JOB#: G204135.CAB



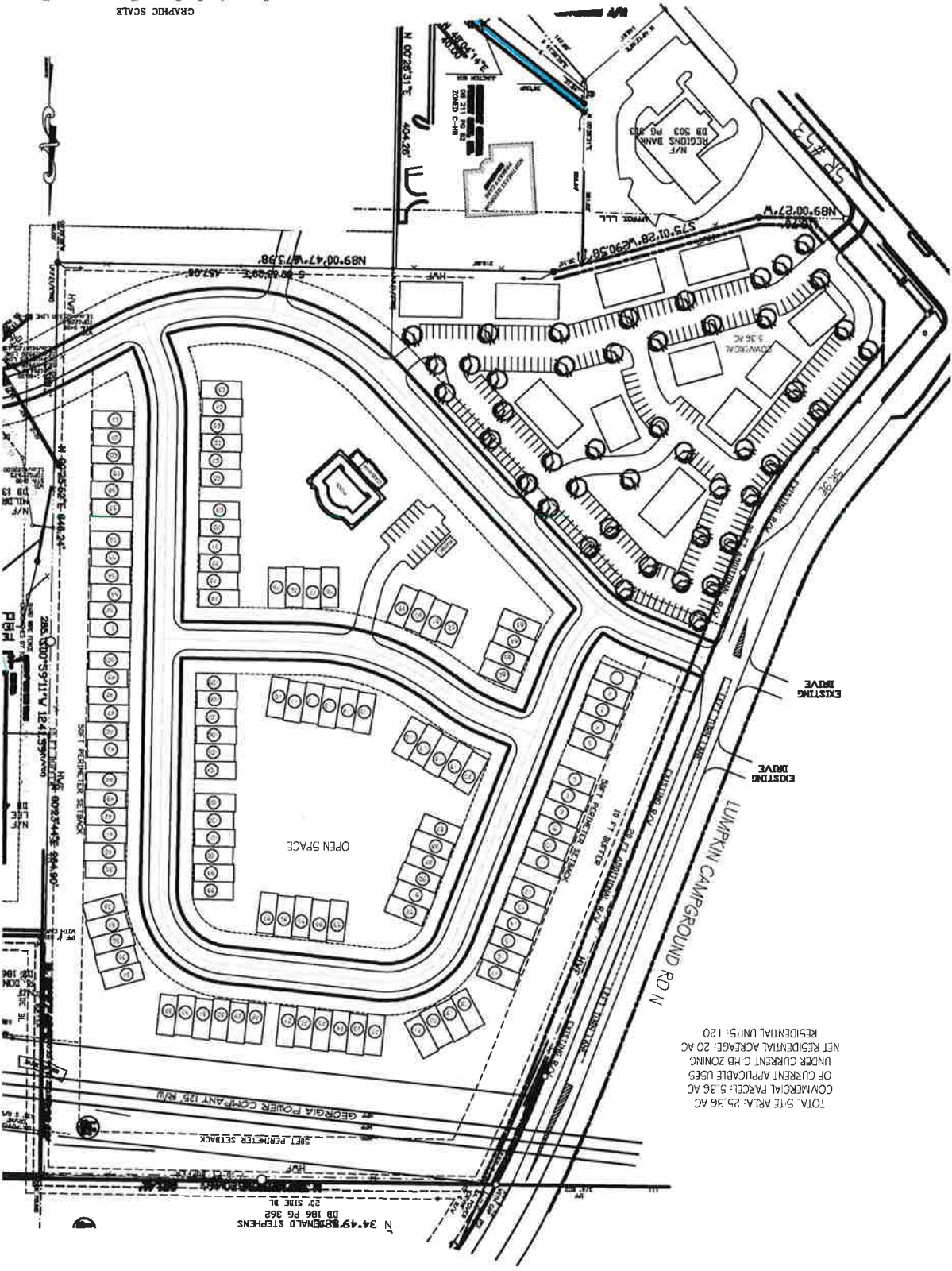
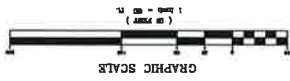
DAWSONVILLE  
EXHIBIT "A"

RIDGELINE  
LAND PLANNING, INC.  
2200 BROADWAY, SUITE 200  
DALLAS, TEXAS 75201  
TEL: 972.443.1111  
WWW.RIDGELINELANDPLANNING.COM

CONCEPTUAL  
MASTER  
PLAN

DATE	NO. REVISION	DESCRIPTION
11/10/2020	1	ISSUE FOR PERMITS
DATE	NO.	DESCRIPTION
11/10/2020	1	ISSUE FOR PERMITS

C-3



Site Plan

TOTAL SITE AREA: 25.36 AC  
 COMMERCIAL PARCEL: 5.36 AC  
 OF CURRENT APPLICABLE USES  
 UNDER CURRENT C-HB ZONING  
 NET RESIDENTIAL ACREAGE: 20 AC  
 RESIDENTIAL UNITS: 120

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

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

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

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

\_\_\_\_\_

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

Amount \$ \_\_\_\_\_ Date: \_\_\_\_\_

Enumeration and description of each gift when the total value of all gifts is \$250.00 or more made to the local government official during the two (2) years immediately preceding the filing of application for rezoning:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature of Applicant/Representative of Applicant:

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

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

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

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

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

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

This notice and acknowledgement shall be public record.

Applicant Signature: \_\_\_\_\_

Applicant Printed Name: \_\_\_\_\_

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

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

Sworn and subscribed before me

this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

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

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

{  
Notary Public Seal  
}



# DAWSON COUNTY BOARD OF COMMISSIONERS Planning and Development

January 25, 2021

Letter of Intent:

Dawson County has agreed to initiate a rezoning of Tax Map Parcels 113-011 & 113-092 from C-HB (Commercial Highway Business) to C-HB (Commercial Highway Business) & RMF (Residential Multi-Family) with the following stipulations and site plan.

Stipulations:

1. The Development shall be constructed substantially in compliance with the Site Plan attached as "Exhibit A".
2. Owner shall construct a left-turn lane from the end of the existing turn lane at SR 53 along the property frontage to the northernmost property line of this development prior to the issuance of the first Certificate of Occupancy for the Residential Development.
3. The road connecting Lumpkin Campground Rd. to Prestige Lane shall be constructed, completed, and open for passage prior to the issuance of the first Certificate of Occupancy for the Residential Development, and shall be built to County Standards. This road shall be dedicated to Dawson County no sooner than at the completion of the "vertical" construction of the Commercial Development.
4. Development as a "Pad Ready" Site of the 5.36 +/- acre Commercial Development (the "Commercial Development") shown on the Site Plan shall be commenced and proceed simultaneously and continuously with the commencement of the development of the 20 +/- acre Residential Development (the "Residential Development") shown on the Site Plan and must be completed as a Pad Ready Site at or before the issuance of 60 Certificates of Occupancy for the Residential Development. For purposes of this Stipulation, "Pad Ready" shall mean completion of grading to flat and immediate availability of water and sewer connections.
5. Upon the issuance of 60 Certificates of Occupancy for the Residential Development, actual "vertical" construction must commence on the Commercial Development before any additional Certificates of Occupancy will be issued for Residential Development.
6. Owner shall dedicate an additional 20' of right-of-way along the entire frontage of Lumpkin Campground Rd. and SR 53 prior to the issuance of the first Certificate of Occupancy.

Planning

Zoning

Code Enforcement

GIS

Building Permits  
and  
Inspections

Business Licenses

Alcohol Licenses

Soil Erosion

Dawson County  
Government Center  
25 Justice Way  
Suite 2322  
Dawsonville, GA 30534  
Phone 706-344-3500  
Ext. 42336  
Fax 706-531-2725

**DAWSON COUNTY PLANNING COMMISSION  
PLANNING STAFF REPORT**

**Applicant**.....Dawson County

**Amendment #** .....ZA 20-27

**Request**.....Rezone Property from CHB (Commercial Highway Business) to RMF (Residential Multi-Family) and CHB (Commercial Highway Business)

**Proposed Use** .....For the purpose of developing a townhome community with commercial component

**Current Zoning** .....CHB (Commercial Highway Business)

**Size**.....25.36± acres

**Location** .....Lumpkin Campground Road North and HWY 53 East

**Tax Parcel** .....113-001 and 113-092

**Planning Commission Date** .....February 16, 2021

**Board of Commission Date**.....February 18, 2021

---

**Applicant Proposal**

Dawson County is seeking to rezone the property from C-HB (Commercial Highway Business) to RMF (Residential Multi-Family) and C-HB (Commercial Highway Business) for the purpose of developing 120 townhomes and amenities area accompanied by h commercial component.

**History and Existing Land Uses**

The land is currently vacant but was rezoned from R-A (Residential Agriculture) to C-HB (Commercial Highway Business) in 2007 (ZA 07-08).



<b>Adjacent Land Uses</b>	<b>Existing zoning</b>	<b>Existing Use</b>
North	RMF	Age Targeted Townhomes under construction
South	C-HB & C-OI	Physician's Office & Bank
East	CPCD & RMF	Movie Theater and future apartment
West	C-IR & C-HB	Physician's Office & Manufacturing

**Development Support and Constraints**

This parcel has already been approved for commercial use and has several sites surrounding it for Residential Multi Family. The land that the Future Land Use Map has allotted for commercial purposes is primarily focused in the Hwy 53/ GA 400 Corridor.

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

According to the 2018 comprehensive plan and accompanying FLUP (Future Land Use Plan), the subject property is identified as Commercial Highway Business. Allowable zoning districts within Commercial Highway business include RMF, COI, C-HB, C-IR, and MUV.

**Public Facilities/Impacts**

**Engineering Department** –“Lumpkin Campground Rd. has an asphalt wearing surface. No additional comments other than what is referenced in the stipulations listed in the letter of intent.”

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

**Emergency Services** – No comments returned.

**Etowah Water & Sewer Authority** –Any expansion to water and sewer lines would have to be to Etowah Water regulations and at the developers expense..

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

**Board of Education** –

School	Dawson County High School	Dawson Co. Junior High	Dawson Co. Middle School	Kilough Elementary
Capacity	1400	725	725	650
Latest Enrollment	790	529	592	393

Teachers and staff would be added as needed but no improvements are planned at this time.

**Analysis**

Similar Rezoning in the area.

ZA 13-07 – Both adjacent properties 113-032 and 113-086 were rezoned from C-HB and RA to RMF for the purpose of apartments with the following stipulations. Since it is starting to be developed with senior living townhomes

1. A right-in de-acceleration lane into the complex and a right-out acceleration lane will be added to the Lumpkin Campground Road entrance with full-service stipulations to allow left-hand turns on to Lumpkin Campground
2. A second full-service entrance be added to Prominence Court.
3. 20’ of additional right-of-way be preserved in the event that Lumpkin Campground Road ever need to be widened

ZA 19-04 – The adjacent property 113-085 was rezoned from C-HB to RMF for the purpose of apartments with the following stipulations. The project has yet to be started.

4. The developer shall fully fund a traffic light per GDOT requirements at Medical Center Way and GA Hwy 53.
5. That there shall be a through road at Medical Center Way and 400 North Center Lane.
6. The developer shall fully bring up 400 North Center Lane from Ga Hwy. 53 to Prominence Court and include sidewalks throughout the development and interconnected roads.
7. The developer shall improve Prestige Lane.
8. The developer use earth toned shutters within the aesthetics of the development.

This property currently has the following stipulation:

1. GDOT approval is required if any access is proposed to Hwy 53.
2. Prior to further development a detailed development plan must be submitted and approved by the Planning Commission and the Board of Commissioners.
3. A DRI review may be necessary upon completion of a detailed development plan.
4. The tree density requirement calculation must be based on the entire tract to be developed less the tress preserved in the stream back buffers.
5. 20’ of ROW on Lumpkin Campground Road to be tapered 400’ to be dedicated to Dawson County for future improvements as offered by the applicant.
6. A copy of agreement for use of the adjoining detention pond is required.
7. Storm water retention/detention to include water quality and encourage infiltration include pervious area be set at 10%.
8. All requirements of the Dawson County Tree Ordinance and GA 400 Guidelines are to be strictly adhered to.
9. Inter parcels to connect to the North of the development.

Proposed Stipulations:

1. The Development shall be constructed substantially in compliance with the Site Plan attached as "Exhibit A".

2. Owner shall construct a left-turn lane from the end of the existing turn lane at SR 53 along the property frontage to the northernmost property line of this development prior to the issuance of the first Certificate of Occupancy for the Residential Development.

3. The road connecting Lumpkin Campground Rd. to Prestige Lane shall be constructed, completed, and open for passage prior to the issuance of the first Certificate of Occupancy for the Residential Development, and shall be built to County Standards. This road shall be dedicated to Dawson County no sooner than at the completion of the "vertical" construction of the Commercial Development.

4. Development as a "Pad Ready" Site of the 5.36 +/- acre Commercial Development (the "Commercial Development") shown on the Site Plan shall be commenced and proceed simultaneously and continuously with the commencement of the development of the 20 +/- acre Residential Development (the "Residential Development") shown on the Site Plan and must be completed as a Pad Ready Site at or before the issuance of 60 Certificates of Occupancy for the Residential Development. For purposes of this Stipulation, "Pad Ready" shall mean completion of grading to flat and immediate availability of water and sewer connections.

5. Upon the issuance of 60 Certificates of Occupancy for the Residential Development, actual "vertical" construction must commence on the Commercial Development before any additional Certificates of Occupancy will be issued for Residential Development.

6. Owner shall dedicate an additional 20' of right-of-way along the entire frontage of Lumpkin Campground Rd. and SR 53 prior to the issuance of the first Certificate of Occupancy.

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

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

Adjacent properties to the South and West are commercially zoned and consistent with the Future Land Use Map. Existing zoned properties to the North and West are zoned RMF

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

There should be no diminishment of property values.

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

There should be no destruction of property values.

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

There should be no gain to the public if approved.

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

The subject property is suitable for the purposed use, however, the current saturation of Residential Multi Family in a 5-mile radius should be considered.

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

The property is vacant and has been for many years but was cleared of underbrush and trees several years ago and now scrub pines are growing.

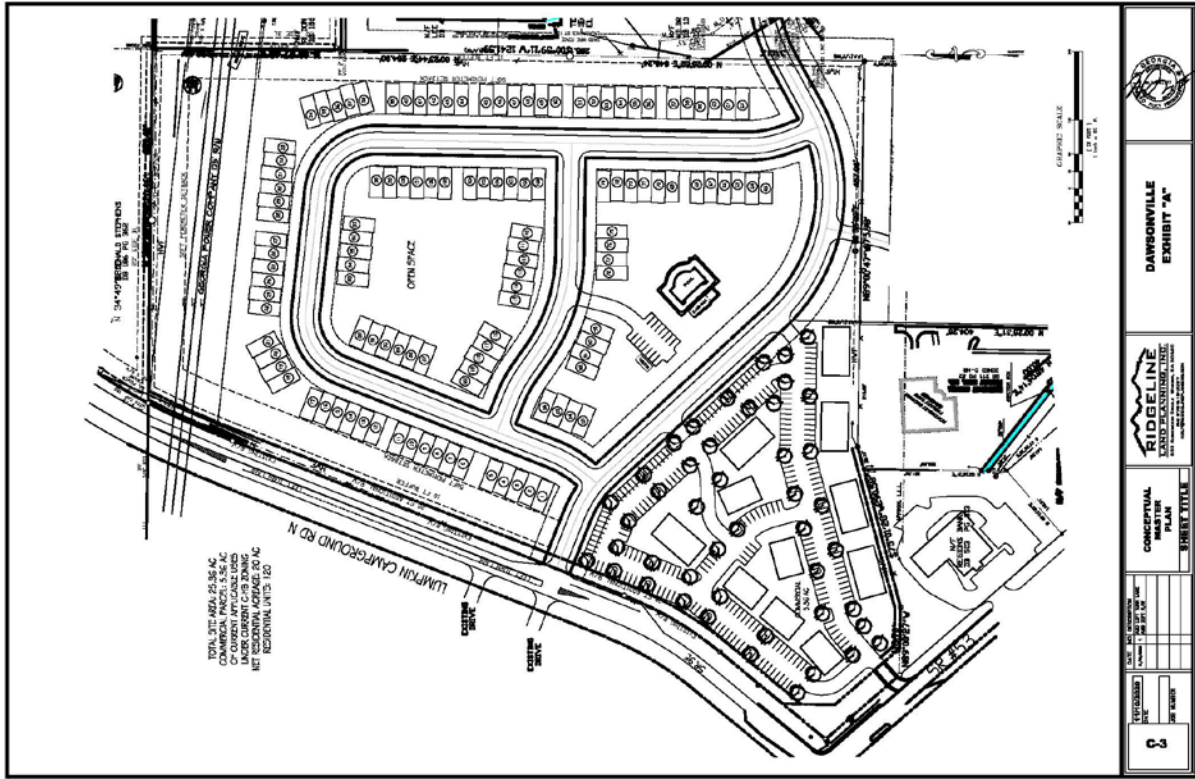
**G. The specific, unusual, or unique facts of each case, which give rise to special hardships, incurred by the applicant and/or surrounding property owners.**

The hardship is the owner of the property has tried for many years to lure businesses to the parcel for commercial use and has been unsuccessful in doing so and is looking for a new avenue to develop the parcels.

Pictures of Property:

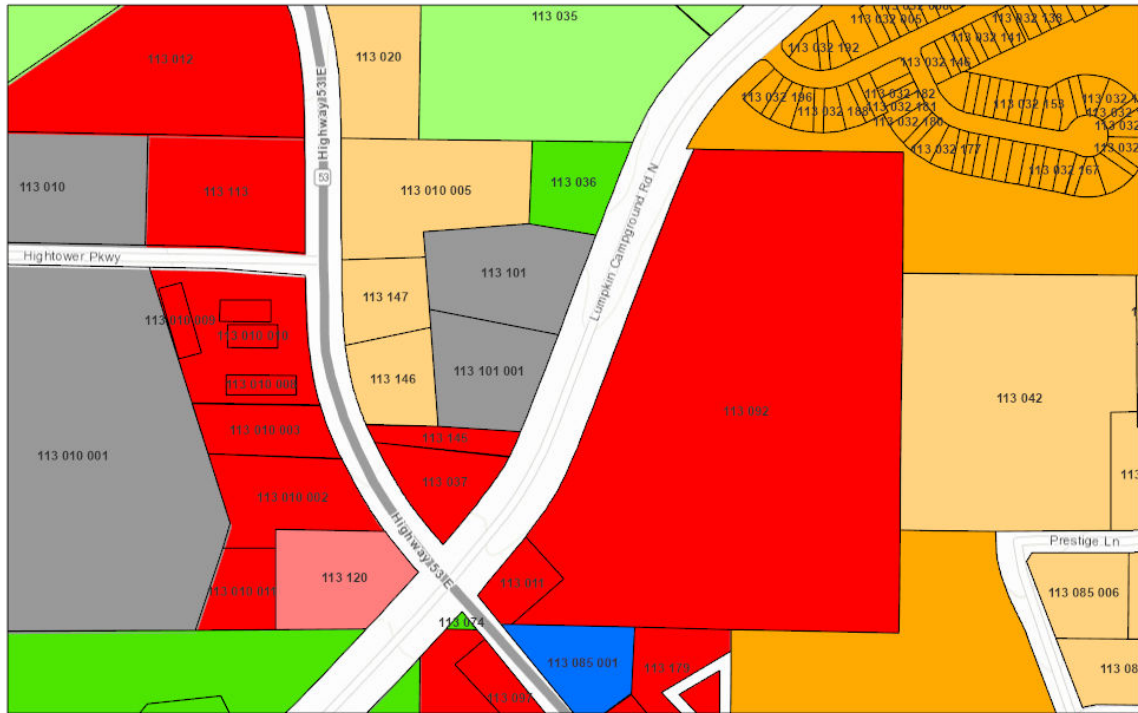


**Site Plan "Exhibit A":**

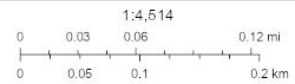


# Current Zoning Map:

## Dawson County Current Zoning



1/13/2021, 10:07:21 AM



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

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

# Future Land Use Map:

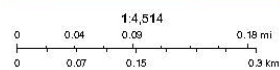
## Future Land Use Map



September 12, 2019

FLU

- CHB
- LI
- MFR
- PI

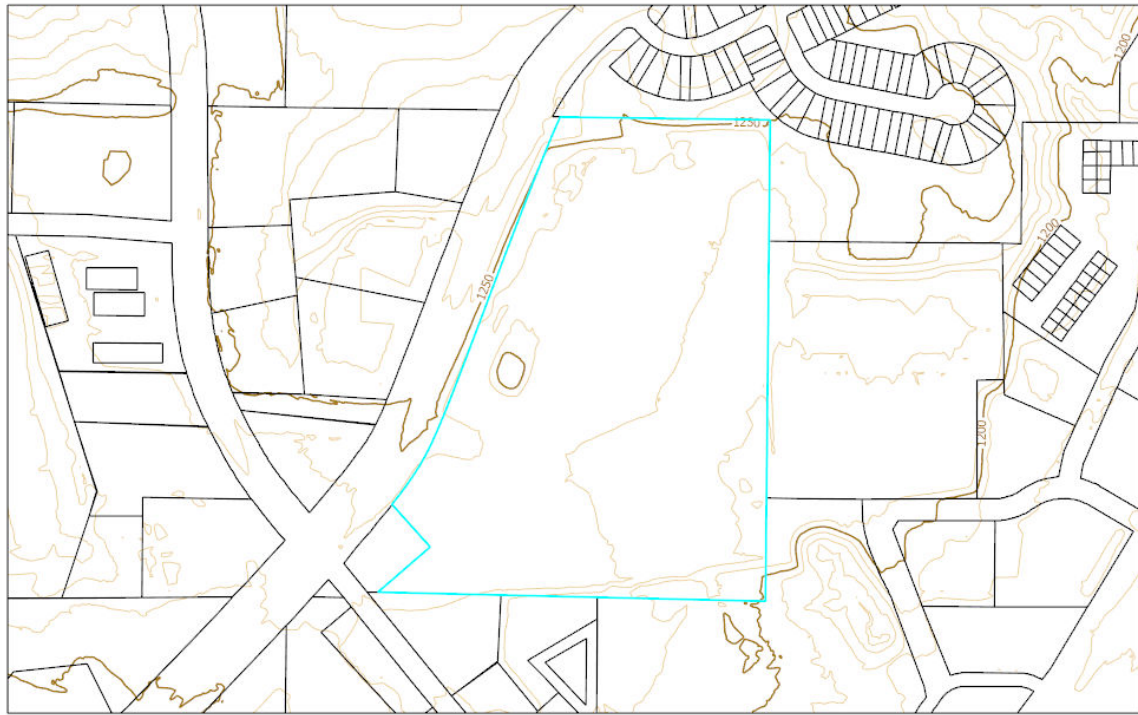


Sources: Esri, HERE, Garmin, Intermap, iPlanet P Corp., GEBCO, USGS, FRS, NPS, NRCAN, GeoBasis, IGN, Intermap N., Chinese Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community



Topography:

Topo Map



1/13/2021, 11:56:03 AM

Parcels

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

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

Aerial:



# DAWSON COUNTY REZONING APPLICATION

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

ZA 21-01 Tax Map & Parcel # (TMP): 104-032  
Submittal Date: 1-7-21 Time: 9:14 (am/pm) Received by: Ungel (staff initials)  
Fees Assessed: \$ Paid: Cash Commission District: \_\_\_\_\_  
Planning Commission Meeting Date: Dec. 16 2021  
Board of Commissioners Meeting Date: March 18 2021

## APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Lucas J. Ray Jr.  
Address: \_\_\_\_\_

Phone:  Listed  Unlisted Email:  Business  Personal  
Status:  Owner  Authorized Agent  Lessee  Option to purchase

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

I have  /have not \_\_\_\_\_ participated in a Pre-application meeting with Planning Staff.  
If not, I agree \_\_\_\_\_ /disagree \_\_\_\_\_ to schedule a meeting the week following the submittal deadline.  
Meeting Date: \_\_\_\_\_ Applicant Signature: \_\_\_\_\_

## PROPERTY OWNER/PROPERTY INFORMATION

Name: Lucas J. Ray Sr.  
Street Address of Property being rezoned: \_\_\_\_\_  
Dawsonville, GA. 30534.  
Rezoning from: RA to: RSRmm Total acreage being rezoned: 1  
Directions to Property (if no address): From 53 E. turn right on Etowah River Rd.  
the acre is between 286 + 346.

21 JAN 7 9:44 AM

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

Current Use of Property: B4-Residential

Any prior rezoning requests for property? No if yes, please provide rezoning case #: ZA \_\_\_\_\_

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

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

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

**SURROUNDING PROPERTY ZONING CLASSIFICATION:**

North RA South RA East RA West RA

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

Access to the development will be provided from:

Road Name: Etowah River Rd. Type of Surface: Gravel

**REQUESTED ACTION & DETAILS OF PROPOSED USE**

Rezoning to: RSMm  Special Use Permit for: \_\_\_\_\_

Proposed Use: Residential use.

Existing Utilities:  Water  Sewer  Gas  Electric

Proposed Utilities:  Water  Sewer  Gas  Electric

**RESIDENTIAL**

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

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

Type:  Apartments  Condominiums  Townhomes  Single-family  Other

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

**COMMERCIAL & INDUSTRIAL**

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

2100  
7  
3140

**APPLICANT CERTIFICATION**

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

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

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

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

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

Signature *James J. Ray Jr.*

Date 1-7-21

Witness *K. Dawn Phillippe*

Date 1-7-21

**WITHDRAWAL**

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

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

Signature \_\_\_\_\_

Date \_\_\_\_\_

**Withdrawal of Application:**

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

21 JAN 7 91 AM

**List of Adjacent Property Owners**

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

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

	<u>Name</u>	<u>Address</u>
TMP <u>104 032</u>	1. <u>Lucas J. Ray Sr.</u>	<u>346 Etowah River Rd Dawsonville, GA.</u>
TMP <u>104 032 001</u>	2. <u>Brittany &amp; Jason Cross</u>	<u>2816 Etowah River Rd. Dawsonville, GA.</u>
TMP <u>104-167</u>	3. <u>Corner Stone Christian Church.</u>	<u>236 Etowah River Rd. Dawsonville Ga.</u>
TMP <u>104 154</u>	4. <u>Ted &amp; Barbara Huffstetler</u>	<u>385 Etowah River Rd. Dawsonville Ga.</u>
TMP <u>104 167 001</u>	5. <u>Dawsonville Church of Christ</u>	<u>P.O. Box 184 Dawsonville Ga.</u>
TMP <u>104 035</u>	6. <u>Faye Swanson.</u>	<u>241 Etowah River Rd. Dawsonville GA.</u>
TMP _____	7. _____	_____
TMP _____	8. _____	_____
TMP _____	9. _____	_____
TMP _____	10. _____	_____
TMP _____	11. _____	_____
TMP _____	12. _____	_____
TMP _____	13. _____	_____
TMP _____	14. _____	_____
TMP _____	15. _____	_____

Use additional sheets if necessary.

2021 7 20 10:41 AM

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

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

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

This notice and acknowledgement shall be public record.

Applicant Signature: [Signature]

Applicant Printed Name: Lucas J. Ray Sr.

Application Number: ZA 21-01

Date Signed: 1-7-21

Sworn and subscribed before me

this 7 day of January, 20 21.

[Signature]  
Notary Public

My Commission Expires: November 20, 2021

} Notary Public Seal }  
K Dawn Phillips  
NOTARY PUBLIC  
Dawson County, GEORGIA

21 JAN 7 9:14 AM

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

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

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

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

\_\_\_\_\_

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

Amount \$ \_\_\_\_\_ Date: \_\_\_\_\_

Enumeration and description of each gift when the total value of all gifts is \$250.00 or more made to the local government official during the two (2) years immediately preceding the filing of application for rezoning:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature of Applicant/Representative of Applicant: \_\_\_\_\_

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

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

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

N/A.

21 JAN 7 91 AM



**PROPERTY OWNER AUTHORIZATION**

I/we, Lucas J. Ray Sr., hereby swear that I/we own the property located at (fill in address and/or tax map & parcel #):

Dawsonville, Ga. 30534.  
as shown in the tax maps and/or deed records of Dawson County, Georgia, and which parcel will be affected by this request.

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

Printed Name of applicant or agent: Lucas J. Ray Sr.

Signature of applicant or agent: [Signature] Date: 1-7-21

\*\*\*\*\*

Printed Name of Owner(s): Lucas J. Ray Sr.

Signature of Owner(s): [Signature] Date: 1-7-21

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

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

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

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

K. Dawn Phillips  
Notary Public

K Dawn Phillips  
NOTARY PUBLIC  
Dawson County, GEORGIA

My Commission Expires: November 20, 2021 {Notary Seal}

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

7 314M

## DRI INFORMATION

IF YOUR DEVELOPMENT FALLS WITHIN ANY OF THE FOLLOWING THRESHOLDS,  
PLEASE ASK PLANNING STAFF FOR DRI REVIEW CHECKLISTS.

**Table 1: Developments of Regional Impact - Tiers and Development Thresholds  
Effective January 1, 2005**

Type of Development	Non-metropolitan Regions (Dawson County status eff. 1/2005)
(1) Office	Greater than 125,000 gross square feet
(2) Commercial	Greater than 175,000 gross square feet
(3) Wholesale & Distribution	Greater than 175,000 gross square feet
(4) Hospitals and Health Care Facilities	Greater than 200 new beds; or generating more than 250 peak hour vehicle trips per day
(5) Housing	Greater than 125 new lots or units
(6) Industrial	Greater than 175,000 gross square feet; or employing more than 500 workers; or covering more than 125 acres
(7) Hotels	Greater than 250 rooms
(8) Mixed Use	Gross square feet greater than 125,000 (with residential units calculated at 1800 square feet per unit toward the total gross square footage); or covering more than 40 acres; or if any of the individual uses meets or exceeds a threshold as identified herein
(9) Airports	Any new airport with a paved runway; or runway additions of more than 25% of existing runway length
(10) Attractions & Recreational Facilities	Greater than 1,500 parking spaces or a seating capacity of more than 6,000
(11) Post-Secondary School	New school with a capacity of more than 750 students, or expansion by at least 25 percent of capacity
(12) Waste Handling Facilities	New facility or expansion of use of an existing facility by 50 percent or more
(13) Quarries, Asphalt & Cement Plants	New facility or expansion of existing facility by more than 50 percent
(14) Wastewater Treatment Facilities	New facility or expansion of existing facility by more than 50 percent
(15) Petroleum Storage Facilities	Storage greater than 50,000 barrels if within 1,000 feet of any water supply; otherwise, storage capacity greater than 200,000 barrels
(16) Water Supply Intakes/Reservoirs	New Facilities
(17) Intermodal Terminals	New Facilities
(18) Truck Stops	A new facility with more than three diesel fuel pumps; or containing a half acre of truck parking or 10 truck parking spaces.
(19) Any other development types not identified above (includes parking facilities)	1000 parking spaces

**Dawson County, Georgia Board of Commissioners**

**Affidavit for Issuance of a Public Benefit**

**As Required by the Georgia Illegal Immigration Reform and Enforcement Act of 2011**

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

  X   I am a United States citizen.

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

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

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

\_\_\_\_\_

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

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

\_\_\_\_\_

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

Executed in Dawsonville (city), Georgia (state)

[Signature]  
Signature of Applicant

1-7-2021  
Date

Lucas J. Ray Sr.  
Printed Name

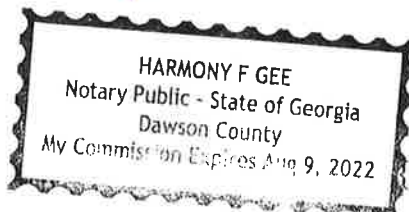
\_\_\_\_\_  
Name of Business

SUBSCRIBED AND SWORN BEFORE ME ON

THIS 7 DAY OF January, 2021

[Signature] Notary Public

My Commission Expires: August 6, 2022



} Notary Seal

2021 JAN 7 9:44 AM

# APPLICATION PROCESSING: STAFF USE ONLY

ZA \_\_\_\_\_ Applicant Name: Lucas J. Ray Jr.

Application Fee: \$ \_\_\_\_\_

## IF APPLICABLE:

- Legal Advertisement Submitted to Newspaper Date: \_\_\_\_\_
- Planning Commission & Board of Commissioners Packets Delivered Date: \_\_\_\_\_
- Application Posted on County Website Date: \_\_\_\_\_
- Adjacent Property Owner Notices Mailed Date: \_\_\_\_\_
- Interdepartmental Forms Submitted for Review Date: \_\_\_\_\_
- Department of Transportation Notified Date: \_\_\_\_\_
- Georgia Mountains Notified (DRI) Date: \_\_\_\_\_
- Public Notice Signs on Property Verified Date: \_\_\_\_\_
- Approval or Denial Form placed in folder Date: \_\_\_\_\_
- Applicant Notified of Final Action Date: \_\_\_\_\_
- Approval or Denial Form to Office Manager/Building Official/Marshal Date: \_\_\_\_\_
- Rezoning Change Form to Director Date: \_\_\_\_\_
- Zoning Map Amended Date: \_\_\_\_\_
- Change Zoning in EnerGov by Parcel Date: \_\_\_\_\_
- Planning Commission Meeting Minutes placed in folder Date: \_\_\_\_\_
- Board of Commission Meeting Minutes placed in folder Date: \_\_\_\_\_

## Planning Commission & Board of Commissioners Actions

PC Recommendation Date: \_\_\_\_\_  Approval  Approval w/stipulations  Denial  
BOC Decision Date: \_\_\_\_\_  Approval  Approval w/stipulations  Denial

PLAT NO. 19410  
 PREPARED BY JAP  
 DATE 9/11/10  
 DRAWN BY JAP  
 CHECKED BY JAP  
 SCALE 1" = 80'  
 JOB NO. 19410

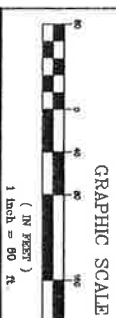
PLAT NO. 19410  
 PREPARED BY JAP  
 DATE 9/11/10  
 DRAWN BY JAP  
 CHECKED BY JAP  
 SCALE 1" = 80'  
 JOB NO. 19410

**TOTAL AREA: 715+- AC**  
 ACCORDING TO CURRENT FIELD AND RECORDED DATA  
 DATED 9/26/09 THIS PROPERTY IS NOT IN A HAZARDOUS HAZARDOUS ZONE

PLAT NO. 19410  
 PREPARED BY JAP  
 DATE 9/11/10  
 DRAWN BY JAP  
 CHECKED BY JAP  
 SCALE 1" = 80'  
 JOB NO. 19410

CHORD 183.99' - RADIUS 1620.60'  
 ARC 164.06' - RADIUS 1620.60'  
 CHORD 62.79' - RADIUS 2130.65'  
 ARC 62.79' - RADIUS 2130.65'  
 CHORD 292.44' - RADIUS 2130.65'  
 ARC 292.61' - RADIUS 2130.65'

NOTES:  
 1. THIS TRACT REPRESENTS THAT TRACT RECORDED IN PG 24, PG 180 DAWSON COUNTY RECORDS.  
 2. BUILDING SETBACKS PER ZONING.  
 3. 20' SIDES.  
 4. SURVEY OWNERS: LUCAS J. RAY  
 5. STATE WATER SIGNAL ON PROPERTY.  
 6. PROPERTY SERVED BY ETOWAH WATER AND SEWER.  
 7. NOTE: 1/2" REPAIR SET AT ALL CORNERS UNLESS OTHERWISE SHOWN.

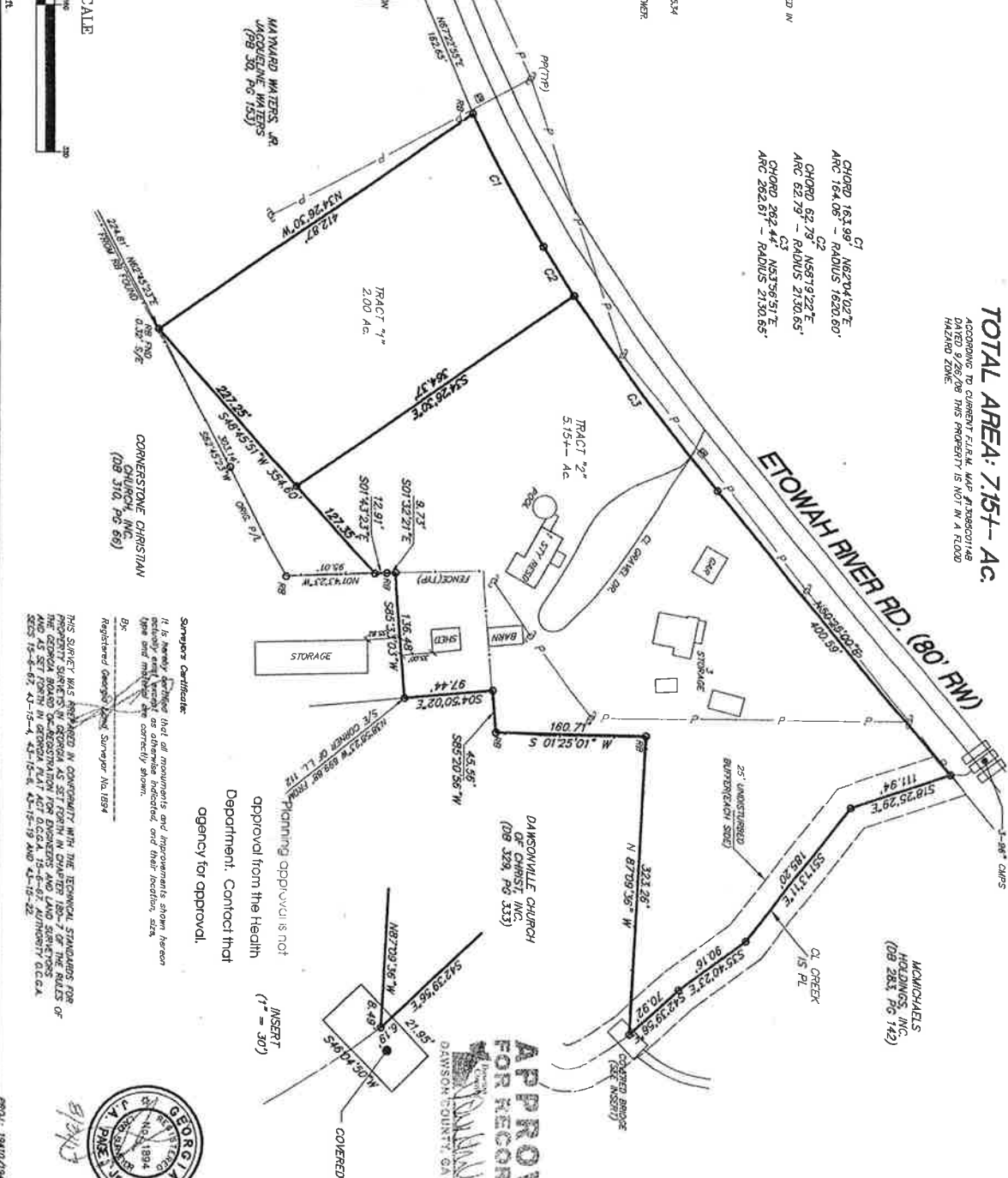


SURVEY	JAP
DRAWN	JAP
DATE	9/11/10
CHECKED	JAP
SCALE	1" = 80'
JOB NO.	19410

NO.	1	NO.	10/21/16
DATE		DATE	
SUBDIVIDE AND MODIFY P/L		DESIGNATION	
BY JAP			

**SURVEY FOR  
 LUCAS J. RAY  
 LAND LOT 112, S/H 13TH DIST, 1ST SECT.  
 DAWSON COUNTY, GEORGIA**

**J.A. PAGE AND ASSOCIATES  
 5610 CROW ROAD  
 CUMMING, GEORGIA 30041  
 (770) 889-0281  
 FAX: (770) 205-0769**



**APPROVED FOR RECORDING**  
 DAWSON COUNTY GA PLANNING  
 (04-1)

**Surveyor's Certificate:**  
 It is hereby certified that all monuments and improvements shown hereon are truly and correctly shown.  
 Registered Geodesic Surveyor No. 1894

Planning approval is not approval from the Health Department. Contact that agency for approval.  
 (1" = 30')



Site plan

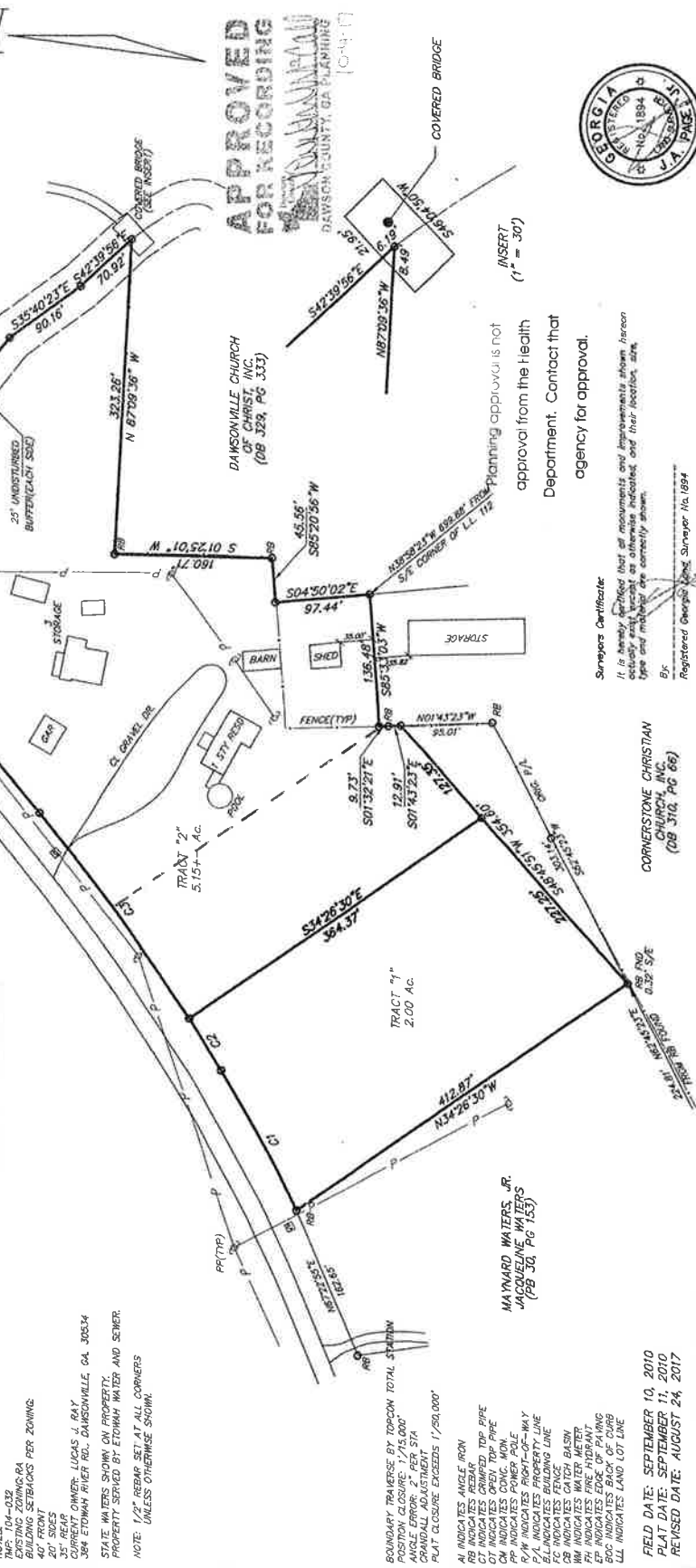
**TOTAL AREA: 7.15+ AC.**  
 ACCORDING TO CURRENT FLRA MAP #130600148  
 DATED 9/26/08 THIS PROPERTY IS NOT IN A FLOOD  
 HAZARD ZONE.

CHORD 163.99' - N62°04'02"E  
 ARC 164.06' - RADIUS 1620.60'  
 C2  
 CHORD 62.79' - N58°19'22"E  
 ARC 62.79' - RADIUS 2130.65'  
 C3  
 CHORD 262.44' - N53°36'51"E  
 ARC 262.61' - RADIUS 2130.65'

THIS TRACT REPRESENTS THAT TRACT RECORDED IN  
 PB-34, PG 128 DAWSON COUNTY RECORDS.

NOTES:  
 1. ALL EXISTING ZONING, BA  
 BUILDING SETBACKS PER ZONING:  
 40' FRONT  
 5' SIDE  
 30' REAR  
 2. STATE WATERS SHOWN ON PROPERTY.  
 PROPERTY SERVED BY ETOWAH WATER AND SEWER.  
 3. CURRENT OWNER: LUCAS J. RAY  
 384 ETOWAH RIVER RD., DAWSONVILLE, GA. 30634  
 4. PROPERTY SERVED BY ETOWAH WATER AND SEWER.  
 NOTE: 1/2" REBAR SET AT ALL CORNERS  
 UNLESS OTHERWISE SHOWN.

Plat Doc PLAT  
 Recorded 10/04/2017 10:09AM  
 JUSTIN POWER  
 Surveyor, Dawson County, Ga  
 BLD 00883 Pw 0102  
 Penalty: \$0.00  
 10/10/2017 10:09AM  
 10-12



Surveyor Certificate  
 It is hereby certified that all measurements and improvements shown hereon were made and reduced to mean sea level and that the survey was made in accordance with the provisions of the Georgia Board of Registration for Engineers and Land Surveyors and AS SET FORTH IN GEORGIA PLAT ACT O.C.G.A. 13-6-67 AUTHORITY O.C.G.A. SECS 13-6-67, 43-10-4, 43-10-6, 43-10-19 AND 43-10-22

By: J.A. PASE  
 Registered Georgia Land Surveyor No. 1894

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



FIELD DATE: SEPTEMBER 10, 2010  
 PLAT DATE: SEPTEMBER 11, 2010  
 REVISED DATE: AUGUST 24, 2017

SURVEY	JAP	JAP	NO.	DATE	DESCRIPTION	BY
DRAWN	JAP	JAP				
CHECKED	JAP	JAP	1	10/21/16	SUBDIVIDE AND MODIFY P/L	JAP
JOB NO.	19410					

J.A. PAGE AND ASSOCIATES  
 5610 CROW ROAD  
 CUMMING, GEORGIA 30041  
 (770) 889-0281  
 FAX: (770) 205-0763

**SURVEY FOR**  
**LUCAS J RAY**  
**LAND LOT 112, S/H 13TH DIST, 1ST SECT.**  
**DAWSON COUNTY, GEORGIA**

PROJ: 19410/19410.LWG

Mrs. Gee

I am writing this letter for your consideration on rezoning the property at Land Lot 112 129 LD 12-5.

I Lucas J. Ray Sr. am gifting my son (Lucas J. Ray Jr.) and daughter-in-law (Hannah J. Ray) 1 acre of land as a gift. They will be putting a mobile home on the land for a permanent resident for them and their 3 children.

I am gifting this land in their favor, so they can have a place to call home. Their children will have a stable place to where they can get a great education, great community to call home.

Thank you for your consideration in this manner.

Thank You:

Lucas Ray Sr.



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

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

Trans No	Property ID / District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2020 - 11422	104 032 / 1 LL 112 129 LD 13-S FMV: 126900	\$1153.81	\$7.45 Fees: \$0.00 \$0.00	\$0.00	\$1161.26	\$0.00
<b>Totals:</b>		<b>\$1153.81</b>	<b>\$7.45</b>	<b>\$0.00</b>	<b>\$1161.26</b>	<b>\$0.00</b>

**Paid Date: 12/31/2020**

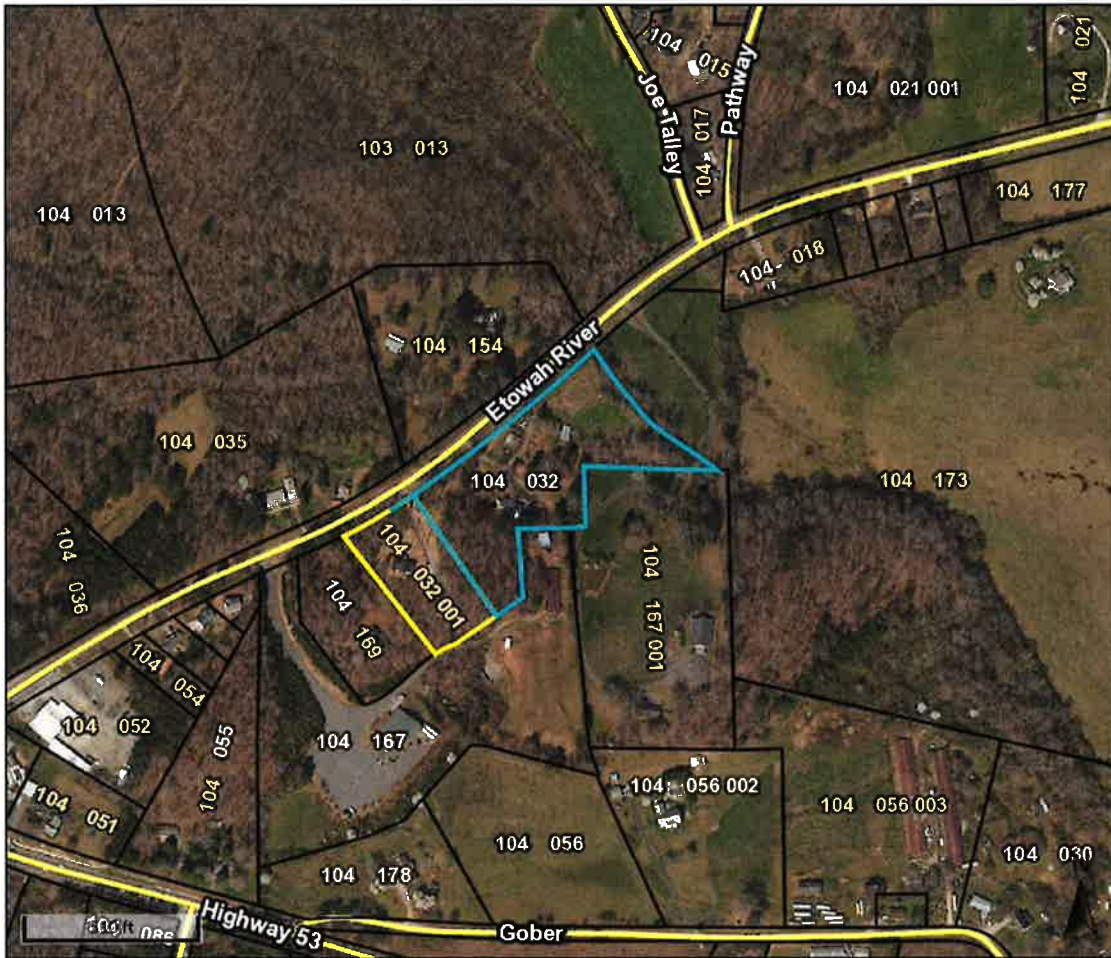
**Charge Amount: \$1161.26**

RAY LUCAS



Scan this code with your mobile phone to view this bill





Overview



Legend

 Parcels

Parcel ID: 104 032  
Alt ID: 7143  
Owner: RAY LUCAS  
Acres: 5.2  
Assessed Value: \$126900

Date created: 1/25/2021  
Last Data Uploaded: 1/22/2021 5:50:50 PM

Developed by 

**DAWSON COUNTY PLANNING COMMISSION  
PLANNING STAFF REPORT**

**Applicant**.....Lucas Ray

**Amendment #** .....ZA 21-01

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

**Proposed Use** .....Rezone property for the purpose of gifting of his son 1 acre for the placement of a manufactured home.

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

**Size**.....5.2± acres

**Location** .....Etowah River Road

**Tax Parcel** .....104 032

**Planning Commission Date** .....February 16, 2021

**Board of Commission Date**.....March 18, 2021

**Applicant Proposal**

The applicant is seeking to rezone the property from R-A (Residential Agriculture) to RSRMM (Residential Sub Rural Manufactured Moved) for the purpose of gifting his son and daughter-in-law one acre for the placement of a manufactured home as a permanent residence.

**History and Existing Land Uses**

Mr. Ray purchased the property in 2010 for his primary residence. In 2016, Mr. Ray gifted his daughter and son-in-law two acres for their primary residence.

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

West	R-A	Residential
------	-----	-------------

**Development Support and Constraints**

Having the land zoned for a Residential Sub-Rural Manufactured Moved would allow the owner to either build/move a permanent residence on a smaller parcel.

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

According to the Comprehensive Plan and accompanying FLUP (Future Land Use Plan), the subject property is identified as Rural Residential, even though it does not meet the Future Land Use Map, it does fall in with the general character of the area.

**Public Facilities/Impacts**

**Engineering Department** – “Etowah River Rd. is an asphalt wearing surface. The road is in need of repair just East of the proposed property. Classified as a minor collector. Does not appear there is a current driveway at the proposed property. Applicant will be required to obtain a driveway application for access. The proposed rezoning would not affect any future road improvement plans.

**Environmental Health Department** – “With access to public water, the proposed 1.0 acre lot would meet the Board of Health minimum lot size requirement. Without seeing the results of a level III soil survey, or performing a site evaluation, we have no way of knowing whether a septic system construction permit can be issued. During a site evaluation, we would also make sure that the existing septic systems on the remainder of the parcel have enough room for the required 100% reserve area for a replacement septic system. The replacement system area would only be used when the original septic system fails.”

**Emergency Services** – No returned.

**Etowah Water & Sewer Authority** – No comments returned.

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

**Analysis**

- It does not conform to the Future Land Use Map and Comprehensive Plan but does meet the general character of the area with existing uses. This particular parcel appeared to be lumped into the Etowah River Bottoms and classified as Residential Agriculture, the properties directly across the street are classified as Residential Sub Rural.



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

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

Properties surrounding the parcel are zoned residential (R-A) with residential homes both stick-built and manufactured.

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

There should be no diminishment of property values.

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

There should be no destruction of property values.

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

There should be no gain to the public if approved.

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

The property is suitable for the purposed land use classification even though it does not meet FLU, it falls within the general character of the area.

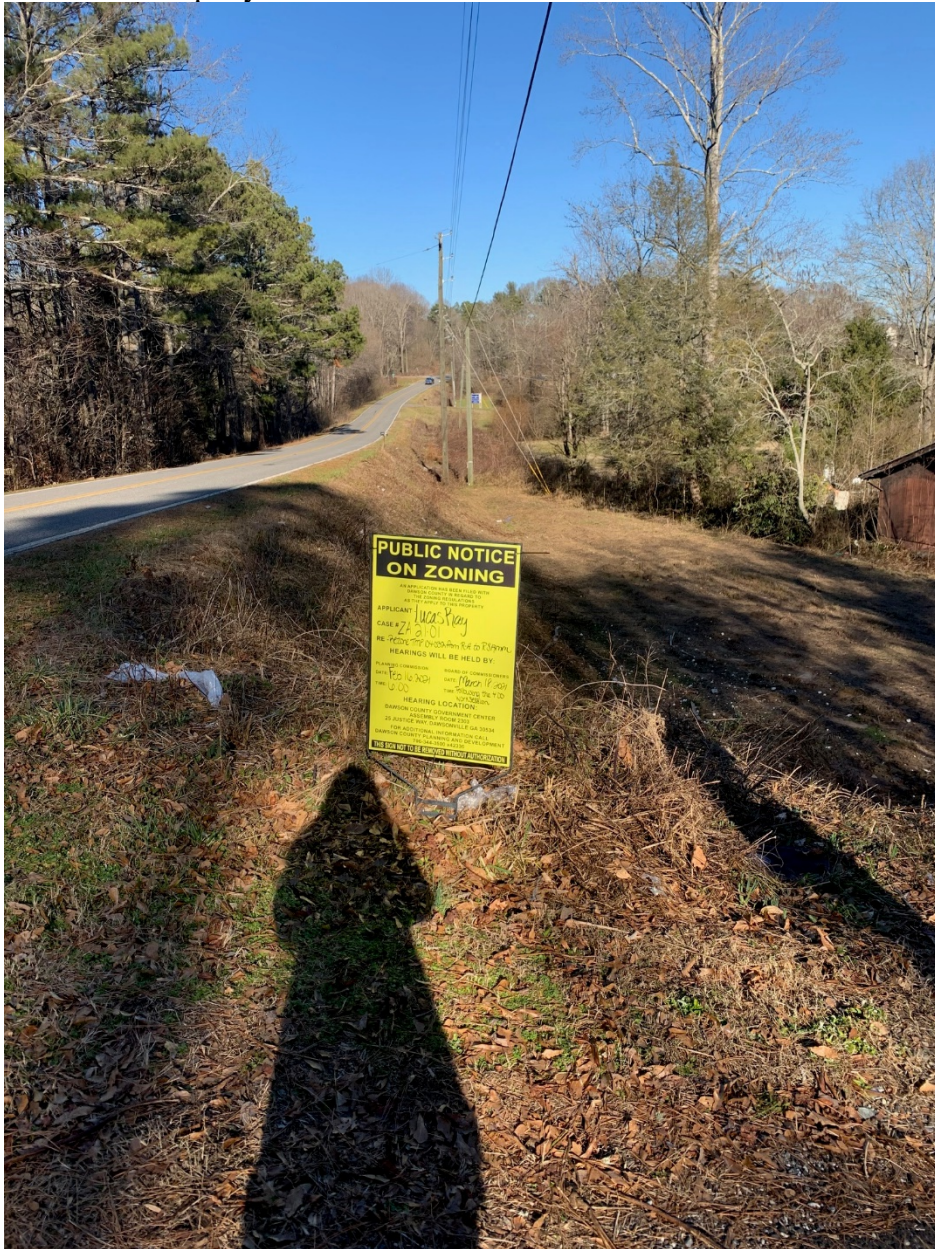
**F. The length of time the property has been vacant under the present classification, considered in the context of land development in the area in the vicinity of the property.**

It is not vacant; a portion of the parcel is occupied by the applicant.

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

The applicant is looking to gift his son and daughter in law a piece of property so that they can raise their children close to family.

Pictures of Property:



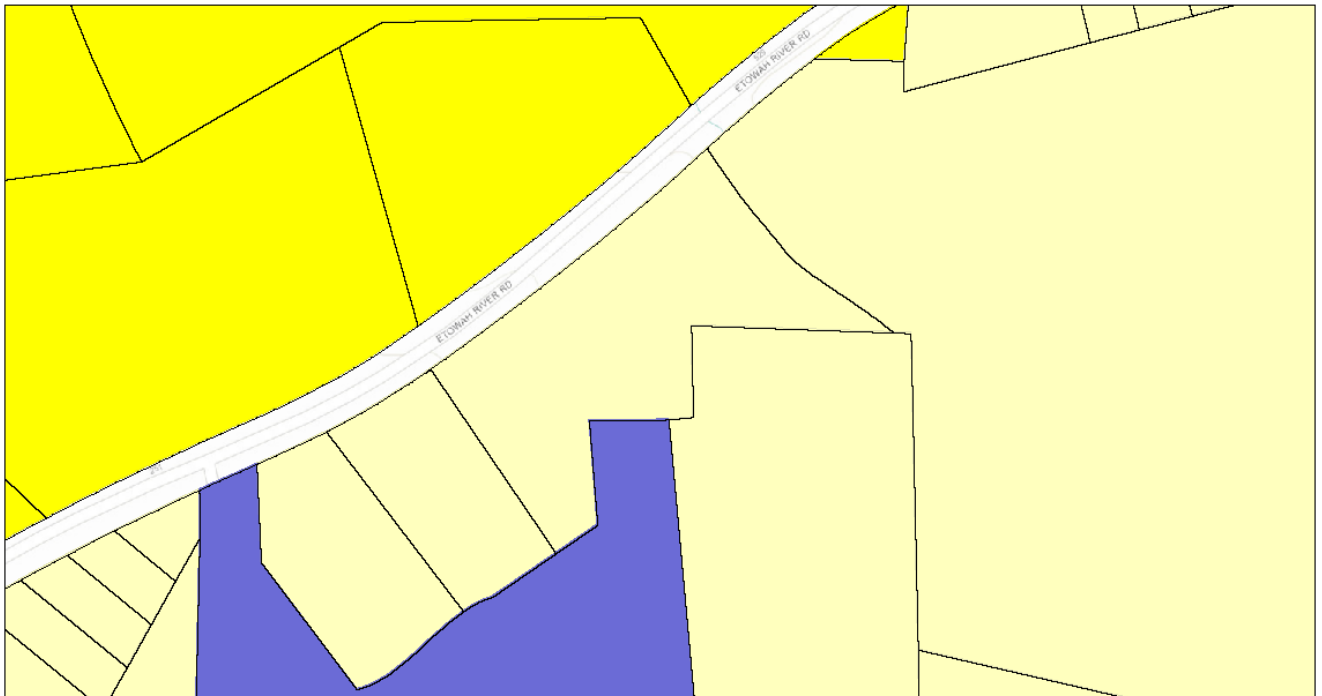
Current Zoning Map:

Dawson County Current Zoning



Future Land Use Map:

Future Land Use Map



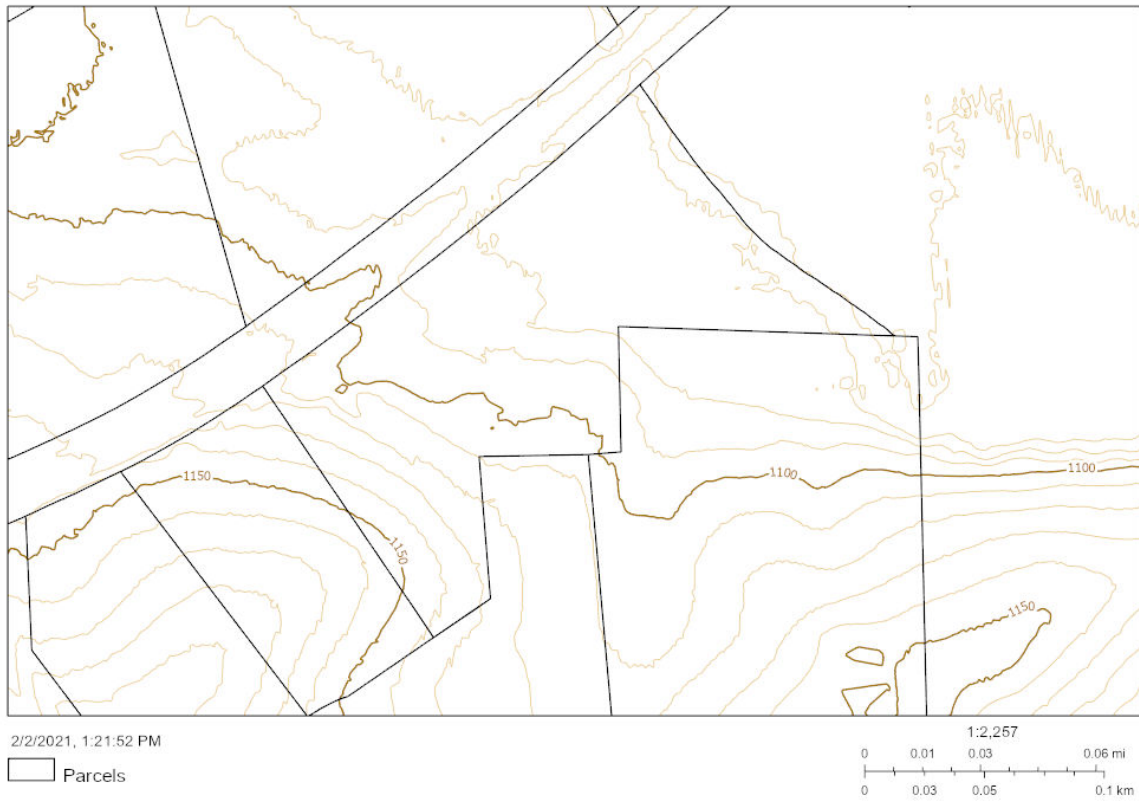
February 2, 2021  
Parcels  
FLU  
SRR  
RR  
PI

1:2,257  
0 0.02 0.04 0.09 mi  
0 0.04 0.07 0.14 km  
Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA



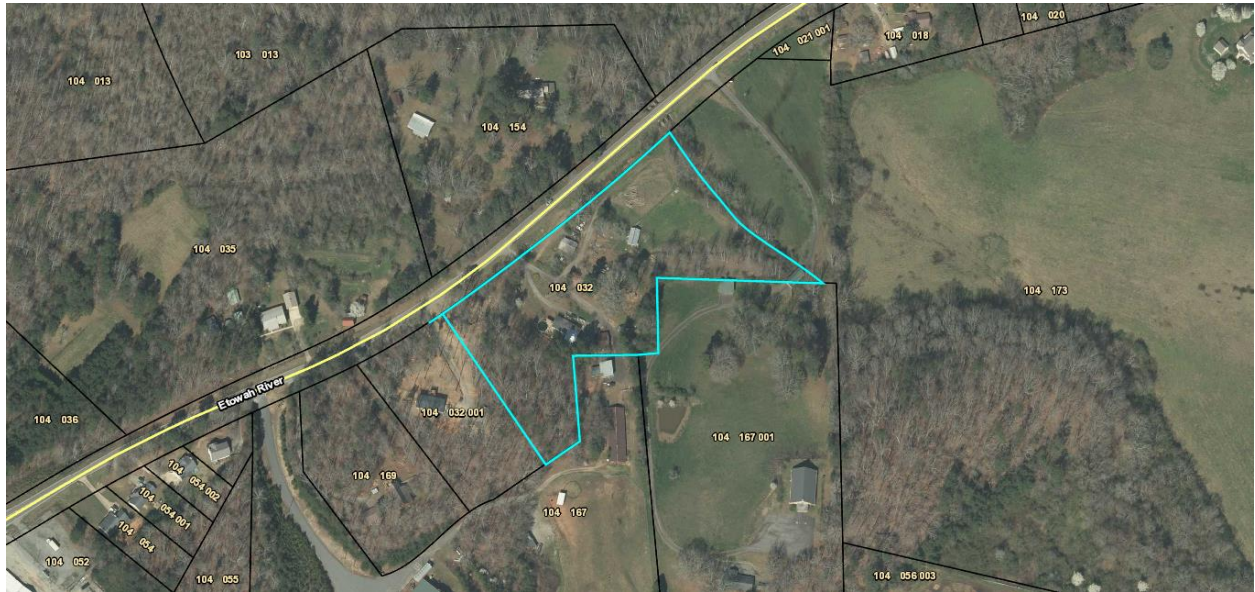
Topography:

Topo Map



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

Aerial:



# DAWSON COUNTY REZONING APPLICATION

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

ZA 21-08 Tax Map & Parcel # (TMP): \_\_\_\_\_  
Submittal Date: 1-7-21 Time: 3:37 am/pm  Received by: Urge (staff initials)  
Fees Assessed: 3500- Paid: Check Commission District: \_\_\_\_\_  
Planning Commission Meeting Date: Feb. 16, 2021  
Board of Commissioners Meeting Date: Mar. 18, 2021

## APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Alex Myers  
Address: \_\_\_\_\_

Phone:  Listed \_\_\_\_\_ Email: Business \_\_\_\_\_  
Unlisted \_\_\_\_\_ Personal \_\_\_\_\_

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

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

I have \_\_\_\_\_/have not  participated in a Pre-application meeting with Planning Staff.  
If not, I agree /disagree \_\_\_\_\_ to schedule a meeting the week following the submittal deadline.  
Meeting Date: \_\_\_\_\_ Applicant Signature: \_\_\_\_\_

## PROPERTY OWNER/PROPERTY INFORMATION

Name: Edmond L. Wallace, Robert L. Wallace, Carolyn Dooley

Street Address of Property being rezoned: Approximant address is 191 Easy Street, Dawsonville, GA 30534

Rezoning from: RA to: C-IR Total acreage being rezoned: 7.934  
Directions to Property (if no address): From Dawsonville head East on Highway 53. In approximately 6 miles turn right onto

Hightower Parkway. In approximately 4 tenths of a mile turn left on to Easy Street. Follow Easy Street until the  
asphalt ends. The property is at the end of the street and to the left.

21 JAN 7 4:03 PM

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

Current Use of Property: Property is currently a vacant hay field.

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

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

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

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

**SURROUNDING PROPERTY ZONING CLASSIFICATION:**

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

Future Land Use Map Designation: Industrial

Access to the development will be provided from:

Road Name: Easy Street Type of Surface: Asphalt

**REQUESTED ACTION & DETAILS OF PROPOSED USE**

Rezoning to: C-IR  Special Use Permit for: \_\_\_\_\_

Proposed Use:

To relocate the transfer station operation of 400 Waste & Scrap LLC to this property by constructing a new facility.

Existing Utilities:  Water  Sewer  Gas  Electric

Proposed Utilities:  Water  Sewer  Gas  Electric

**RESIDENTIAL**

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

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

Type:  Apartments  Condominiums  Townhomes  Single-family  Other

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

**COMMERCIAL & INDUSTRIAL**

Building area: Approximately 20,000 sf No. of Parking Spaces: 15

21 JAN 7 4:03 PM

**APPLICANT CERTIFICATION**



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

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

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

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

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

Signature  Date 1/7/2021  
Witness  Date 1/7/2021

**WITHDRAWAL**

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

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

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

**Withdrawal of Application:**

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

2:44:43 PM

ZA 21-028

TMP#: 113.093.001

**List of Adjacent Property Owners**

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

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

**Name**

**Address**

TMP <u>113 004</u>	1. Robert L. Wallace	100 Wallace Circle
TMP <u>113 093 001</u>	2. Edmond L Wallace & Etal.	2839 Grizzle Road, Dawsonville, GA 30534
TMP <u>113 008 011</u>	3. The Bethel United Methodist Church	100 Lumpkin Campground Road, Dawsonville, GA 30534
TMP <u>113 010 001</u>	4. Christ Fellowship Church of Dawson Co	139 Hightower Pkwy., Dawsonville, GA 30534
TMP <u>113 005</u>	5. Edmond L. Wallace and Robert L. Wallace	2841 Grizzle Road, Dawsonville, GA 30534
TMP <u>113 093</u>	6. Double R 400 LLC	100 Wallace Circle, Dawsonville, GA 30534
TMP _____	7. _____	_____
TMP _____	8. _____	_____
TMP _____	9. _____	_____
TMP _____	10. _____	_____
TMP _____	11. _____	_____
TMP _____	12. _____	_____
TMP _____	13. _____	_____
TMP _____	14. _____	_____
TMP _____	15. _____	_____

Use additional sheets if necessary.

2021

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

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

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

This notice and acknowledgement shall be public record.

Applicant Signature: Edmond L. Wallace

Applicant Printed Name: Edmond L. Wallace

Application Number: ZA 21-08

Date Signed: 4/7/2021

Sworn and subscribed before me

this 07 day of January, 2021.

Tammy Bedford  
Notary Public

My Commission Expires: August 17, 2022



JAN 7 4:03PM

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

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

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This notice and acknowledgement shall be public record.

Applicant Signature: *Laura Carolyn Dooley*

Applicant Printed Name: Laura Carolyn Dooley

Application Number: ZA 21-08

Date Signed: 1/7/2021

Sworn and subscribed before me

this 7<sup>th</sup> day of January, 2021.

*Alex G Myers*  
Notary Public

My Commission Expires: 3/11/2024



21 JAN 7 4:04 PM



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

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

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

This notice and acknowledgement shall be public record.

Applicant Signature: Robert L. Wallace

Applicant Printed Name: Robert L. Wallace

Application Number: ZA 21-08

Date Signed: 1/7/2021

Sworn and subscribed before me

this 7th day of January, 2021.

Alex G. Myers  
Notary Public

My Commission Expires: 3/11/2024



21 JAN 7 4:04PM

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

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

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

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

John Emory Dooley

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

Amount \$ 400

Date: 03/05/2020

Enumeration and description of each gift when the total value of all gifts is \$250.00 or more made to the local government official during the two (2) years immediately preceding the filing of application for rezoning:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature of Applicant/Representative of Applicant:

Edmond L Wallace

Date: 1/7/2021

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

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

21 JAN 7 4:04 PM

**PROPERTY OWNER AUTHORIZATION**

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

113 093 0011

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

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

Printed Name of applicant or agent: Alex Myers

Signature of applicant or agent: [Signature] Date: 1/7/21

\*\*\*\*\*

Printed Name of Owner(s): Laura Carolyn Dooley

Signature of Owner(s): [Signature] Date: 1/7/21

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

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

Telephone Number: Listed / Unlisted

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

[Signature]  
Notary Public

My Commission Expires: 3/11/2021



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

2021

**PROPERTY OWNER AUTHORIZATION**

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

113 093 0011

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

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

Printed Name of applicant or agent: Alex Myers

Signature of applicant or agent: *Alex Myers* Date: 1/7/21

\*\*\*\*\*

Printed Name of Owner(s): Robert L. Wallace

Signature of Owner(s): *Robert L. Wallace* Date: 01/07/2021

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

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

Telephone Number: Listed  
Unlisted

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

*Alex G Myers*  
Notary Public

My Commission Expires: 3/11/2024



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

21 JAN 7 4:40 PM

**PROPERTY OWNER AUTHORIZATION**

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

113 093 0011

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

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

Printed Name of applicant or agent: Alex Myers

Signature of applicant or agent: *Alex Myers* Date: 1/7/21

\*\*\*\*\*

Printed Name of Owner(s): Edmond L. Wallace

Signature of Owner(s): *Edmond L. Wallace* Date: 01/07/2021

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

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

Telephone Number: Listed  
Unlisted

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

*Alex Myers*  
Notary Public

My Commission Expires: 3/11/2024



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

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# Developments of Regional Impact

[DRI Home](#)   [DRI Rules](#)   [Thresholds](#)   [Tier Map](#)   [FAQ](#)   [Apply](#)   [View Submissions](#)   [Login](#)

## DEVELOPMENT OF REGIONAL IMPACT Additional DRI Information

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

### Local Government Information

Submitting Local Government:	
Individual completing form:	
Telephone:	
Email:	

### Project Information

Name of Proposed Project:	400 Waste & Scrap MSW Transfer Station Relocation
DRI ID Number:	
Developer/Applicant:	400 Waste & Scrap LLC
Telephone:	
Email(s):	

### Additional Information Requested

Has the RDC identified any additional information required in order to proceed with the official regional review process? (If no, proceed to Economic Impacts.)	<input type="radio"/> (not selected) <input type="radio"/> Yes <input type="radio"/> No
If yes, has that additional information been provided to your RDC and, if applicable, GRTA?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input type="radio"/> No

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

### Economic Development

Estimated Value at Build-Out:	\$4,000,0000
Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development:	
Is the regional work force sufficient to fill the demand created by the proposed project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
Will this development displace any existing uses?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No

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



--	--

### Water Supply

Name of water supply provider for this site:	Etowah Water & Sewer Authority
What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	.000095
Is sufficient water supply capacity available to serve the proposed project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If no, describe any plans to expand the existing water supply capacity:	
Is a water line extension required to serve this project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, how much additional line (in miles) will be required?	

### Wastewater Disposal

Name of wastewater treatment provider for this site:	Etowah Water & Sewer Authority
What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	.000095
Is sufficient wastewater treatment capacity available to serve this proposed project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If no, describe any plans to expand existing wastewater treatment capacity:	
Is a sewer line extension required to serve this project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If yes, how much additional line (in miles) will be required?	
.15	

### Land Transportation

How much traffic volume is expected to be generated by the proposed development, in peak hour vehicle trips per day? (If only an alternative measure of volume is available, please provide.)	100 daily trips
Has a traffic study been performed to determine whether or not transportation or access improvements will be needed to serve this project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
Are transportation improvements needed to serve this project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, please describe below:	

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**Solid Waste Disposal**

How much solid waste is the project expected to generate annually (in tons)?	0
--	---

Is sufficient landfill capacity available to serve this proposed project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
---	--

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

--

Will any hazardous waste be generated by the development?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
---	--

If yes, please explain:

--

**Stormwater Management**

What percentage of the site is projected to be impervious surface once the proposed development has been constructed?	Building + Concrete = 61.2%
---	-----------------------------

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

The developer has already sited location for storm water detention and will develop as per Dawson County direction.
---

**Environmental Quality**

- Is the development located within, or likely to affect any of the following:
- |   |  |
|---|--|
| 1. Water supply watersheds?                   | <input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No |
| 2. Significant groundwater recharge areas?    | <input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No |
| 3. Wetlands?                                  | <input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No |
| 4. Protected mountains?                       | <input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No |
| 5. Protected river corridors?                 | <input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No |
| 6. Floodplains?                               | <input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No |
| 7. Historic resources?                        | <input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No |
| 8. Other environmentally sensitive resources? | <input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No |

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

--

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# Developments of Regional Impact

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## DEVELOPMENT OF REGIONAL IMPACT Initial DRI Information

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

### Local Government Information

Submitting Local Government:	
Individual completing form:	
Telephone:	
E-mail:	

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

### Proposed Project Information

Name of Proposed Project:	400 Waste & Scrap MSW Transfer Station Relocation
Location (Street Address, GPS Coordinates, or Legal Land Lot Description):	Approximant address is 191 Easy Street, Dawsonville, GA 30534. Project is located with in tax map parcel number 113 093 001
Brief Description of Project:	The owners of 400 Waste & Scrap own and operate a 10,000 sf MSW transfer station in Dawson County. They are also the owners of this property located about 1,200 feet from the current operation. There intentions are to build a new 20,000 sf MSW transfer station facility on this property and move all transfer station operations to this location upon completion.

#### Development Type:

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

If other development type, describe:

Project Size (# of units, floor area, etc.):	Approximately 20,000 sf transfer staton building
Developer:	400 Waste & Scrap LLC
Mailing Address:	
Address 2:	
City:	Dawsonville
State:	GA
Zip:	30534
Telephone:	
Email:	
Is property owner different from developer/applicant?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, property owner:	
Is the proposed project entirely located within your local government's jurisdiction?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If no, in what additional jurisdictions is the project located?	
Is the current proposal a continuation or expansion of a previous DRI?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, provide the following information:	Project Name: _____
	Project ID: _____
The initial action being requested of the local government for this project:	<input checked="" type="checkbox"/> Rezoning <input type="checkbox"/> Variance <input type="checkbox"/> Connect Sewer <input type="checkbox"/> Connect Water <input type="checkbox"/> Permit <input type="checkbox"/> Other _____
Is this project a phase or part of a larger overall project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, what percent of the overall project does this project/phase represent?	
Estimated Project Completion Dates:	This project/phase: _____
	Overall project: 2023
<input type="button" value="Submit Application"/> <input type="button" value="Save without Submitting"/> <input type="button" value="Cancel"/>	
<a href="#">Back to Top</a>	

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

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

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

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

\_\_\_\_\_

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

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

\_\_\_\_\_

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

Executed in Dawsonville (city), Georgia (state)

[Signature] 1/7/2021

Signature of Applicant Date

Emory Dooly 400 Waste & Scrap LLC

Printed Name Name of Business

SUBSCRIBED AND SWORN BEFORE ME ON

THIS 7th DAY OF January, 2021

[Signature] Notary Public

My Commission Expires: 3/11/2024



21 JAN 7 4:05 PM



January 7, 2021

Dawson County Planning and Zoning  
25 Justice Way  
Dawsonville, GA 30534

**Re: Zoning Application  
400 Waste and Scrap, LLC  
Easy Street, Dawsonville, GA 30534**

To Whom It May Concern:

I have the privilege of representing 400 Waste & Scrap, LLC, with regard to this zoning application.

The application filed herewith is presented by the owners of 400 Waste & Scrap, LLC. Said owners are also the individual owners of the subject property. The intent of this application is to allow for the rezoning of the subject property to allow the applicant to build a new solid waste transfer station facility on the property and move all transfer station operations to said new location upon completion. The scrap metal recycling operation of the Applicant will remain at its current location allowing the two operations to operate independently.

Over the years both the scrap metal recycling and transfer station portions of the business have grown and are now too large to operate out of the same facility. Moving the transfer station to a separate location will allow for a safer, and more efficient, operation.

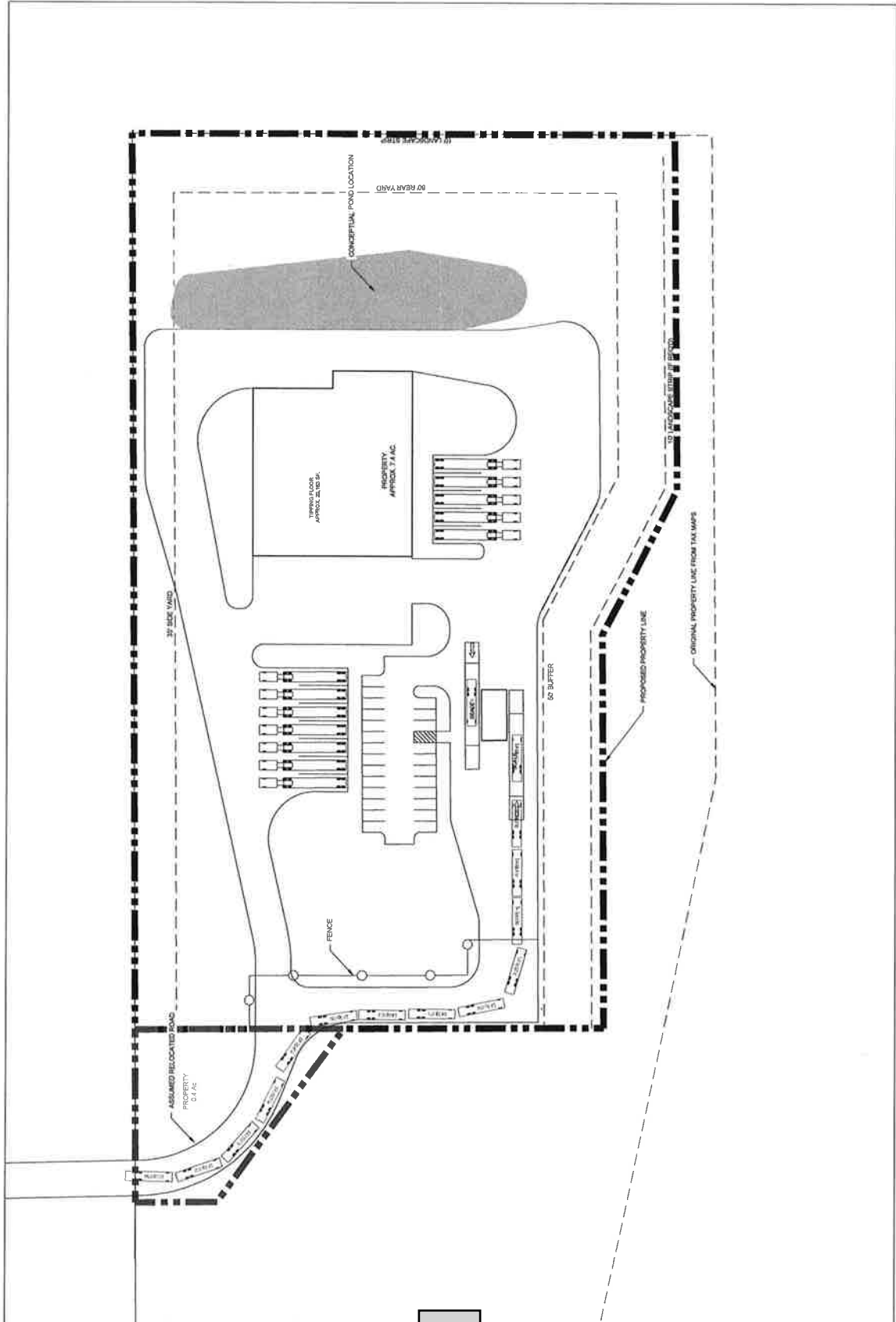
Should you have any questions or need anything further, please do not hesitate to contact me.

Very truly yours,

Alex G. Myers  
Attorney at Law

21 JAN 7 4:05 PM

21 JAN 7 4:05PM



Site Plan



Overview



Legend

 Parcels

Parcel ID: 113 093 001  
Alt ID: 10073  
Owner: WALLACE EDMOND L & ETAL  
Acres: 15  
Assessed Value: \$311500

Date created: 1/7/2021  
Last Data Uploaded: 1/7/2021 12:37:28 AM

Developed by 

21 JAN 7 4:05 PM

# 2020 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

WALLACE EDMOND L & ETAL

RETURN THIS PORTION WITH PAYMENT  
 (Interest will be added per month if not paid by due date)

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

**Tax Payer:** WALLACE EDMOND L & ETAL  
**Map Code:** 113 093 001 REAL  
**Description:** LL 285 LD 13S  
**Location:**  
**Bill No:** 2020-14660  
**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	
0	311,500	15.0000	311,500	12/15/2020		12/15/2020		
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
COUNTY M&O	311,500	124,600		124,600	12.3770	1,542.17		982.47
SALES TAX ROLLBACK				124,600	-4.4920		-559.70	
SCHOOL M&O	311,500	124,600		124,600	15.7780	1,965.94		1,965.94
<b>TOTALS</b>					<b>23.6630</b>	<b>3,508.11</b>	<b>-559.70</b>	<b>2,948.41</b>

This gradual reduction and elimination of the state property tax millage rate is the result of property tax relief passed by the Governor and the House of Representatives and the Georgia State Senate.

**PAID**  
 (11/13/2020)

You can pay your bill in person, by mail, by phone (706-701-2576), online at [www.dawsoncountytax.com](http://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	2,948.41
Penalty	0.00
Interest	2,827.75
Other Fees	0.00
Previous Payments	0.00
Back taxes	5,711.20
<b>TOTAL DUE</b>	<b>11,487.36</b>

Bill No.	Due Date	* TOTAL DUE *
2020-14660	12/15/2020	11,487.36

Map : 113 093 001

Payment good through: 12/15/2020

Printed: 10/16/2020

Location:

Dear Taxpayer,  
 This is your current year Ad Valorem Property Tax Statement. This bill must be paid in full by December 1st in order to avoid interest and penalty charges. If payment is made after the due date, please call the office for the current amount due. State law requires all bills to be mailed to the owner of record as of January 1st of the tax year. If you have sold this property, please forward this bill to the NEW OWNER and notify our office.  
 Thank you for the privilege of serving you as your Tax Commissioner.  
 Nicole Stewart





RESERVED FOR RECORDING INFORMATION



ASSUMED MAGNETIC FROM D.B. 981 - PG. 197

EASY STREET  
60' RIGHT-OF-WAY  
PUBLIC MAINTAINED ASPHALT SURFACE

N 173°28' E  
104.28'

N 01°31'08" W  
221.24'

N 55°11'26" W  
150.88'

S 89°28'52" W  
499.07'

N 89°28'52" E  
499.07'

N 89°28'52" E  
259.03'

N 89°28'52" E  
259.03'

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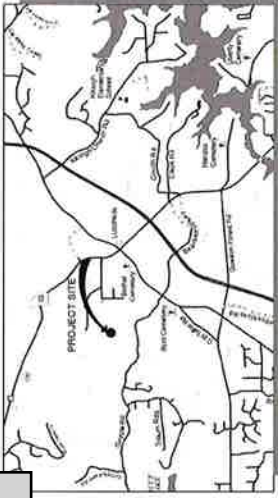
N 89°28'52" E  
259.03'

N 89°28'52" E  
259.03'

N 89°28'52" E  
259.03'

**SURVEY NOTES**

1. THE BEARING AND DISTANCE WHICH THIS PLAT IS BASED UPON IS A CLOSURE ERROR OF ONE FOOT IN 100,000 FEET AND AN ANGULAR ERROR OF 02" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE.
2. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 259,654 FEET.
3. EQUIPMENT USED: TOPCON GPT 3002W 2; FOR ANGULAR AND LINEAR MEASUREMENTS
4. THIS SURVEY WAS PREPARED WITHOUT THE AID OF A TITLE SEARCH AND IS SUBJECT TO ANY AND ALL DISCLOSURES THAT A TITLE SEARCH MAY PRODUCE.
5. IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE PROPERTY DESCRIBED HEREIN AND COMES INTO COMPLIANCE WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE GEORGIA PLAT ACT OCCA 15-4-67
6. BY GRAPHICALLY SCALING THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD ZONE, REFERENCE MAP: FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER: 13085C0225C, DATED 7-2016.



**SURVEYOR CERTIFICATION**

As required by subsection (g) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording. The surveyor certifies that the survey was conducted in accordance with the standards of the profession and that the information contained herein is true and correct to the best of the surveyor's knowledge and belief. The appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors as set forth in O.C.G.A. Section 15-6-67.

Douglas R. Sherritt

- LEGEND**
- SNAP..... CORRUPTED METAL PIPE
  - DB P/L..... DEED BOOK PAGE
  - IPF..... IRON PIN SET (AIR) (REBAR)
  - IPF..... IRON PIN SET (AIR) (REBAR)
  - LL..... LAND LOT LINE
  - N/F..... NOW OR FORMERLY
  - OTF..... OPEN TOP PIPE
  - P/L..... PROPERTY CORNER
  - P/L..... PROPERTY LINE
  - PP..... POWER POLE
  - PP..... POINT OF BEGINNING
  - R/W..... RIGHT-OF-WAY

LAND SURVEYING AND PLANNING  
 ♦ GA #2995 ♦ NC #4997 ♦  
 131 Prominence Court  
 Douglasville, GA 30134  
 Office: 706.300.7178  
 www.LDPofga.com  
 doug@dpoofga.com



Revision Number	Date	Description
	Date: January 7, 2021	Field Data: January, 2021
	Drawn By: DRS	DWG FILE: DOOLEY
	Field Crew: DT	Job #: 4888 001
	Checked By: DRS	Field Book: T335 Hecox

**400 WASTE & SCRAP**

Boundary Survey for

Land Use: 085, Dawson County, Georgia

Sheet No: 1 of 1

1 of 1

**TOTAL AREA**  
7.800 Acres

PORTION OF TAX PARCEL 113 093 001  
 N/F  
 EDMOND L. WALLACE & ETAL

TAX PARCEL 113 004  
 N/F  
 ROBERT L. WALLACE  
 D.B. 199 - PG. 332

TAX PARCEL 113 005  
 N/F  
 EDMOND L. AND  
 ROBERT L. WALLACE  
 D.B. 890 - PG. 140  
 P.B. 3 - PG. 269

TAX PARCEL 113 093  
 DOUBLE IN 400 L.L.C.  
 D.B. 1099 - PG. 46  
 P.B. 5 - PG. 143

TAX PARCEL 113 008 001  
 N/F  
 THE BETHEL UNITED  
 METHODIST CHURCH  
 D.B. 867 - PG. 142



**DAWSON COUNTY PLANNING COMMISSION  
PLANNING STAFF REPORT**

**Applicant**.....Alex Myers on behalf of 400 Waste & Scrap

**Amendment #** .....ZA 21-02

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

**Proposed Use** .....To relocate a portion of an existing transfer station and construct an approx. 20k sq. ft. building

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

**Size**.....7.4± acres

**Location** .....Easy Street.

**Tax Parcel** .....113 093 001

**Planning Commission Date** .....February 16, 2021

**Board of Commission Date** .....March 18, 2021

---

**Applicant Proposal**

400 Waste & Scrap, LLC is requesting a rezone of this parcel to allow them to build a new solid waste transfer station facility on the property and move all transfer station operations to said new location upon its completion. The scrap metal recycling operation of the owners will remain at its current location allowing the two operations to operate independently. Over the years both the scrap metal recycling and transfer station portions of the business have grown and are now too large to operate out of the same facility. Moving the transfer station to a separate location will allow for a safer, and more efficient operation.

**History and Existing Land Uses**

The current use of the property vacant but is surrounded to the North and South with industrially zoned properties and uses.

<b>Adjacent Land Uses</b>	<b>Existing zoning</b>	<b>Existing Use</b>
North	C-IR	Industrial Restricted
South	C-IR	Industrial Restricted
East	R-A	Church/Cemetery
West	R-A	Vacant

**Development Support and Constraints**

The parcel is adjacent to industrial properties to the North and South. However, with trucks entering Easy Street and Hwy 53 there will need to be coordination with the Public Works department and possibly GDOT.

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

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

**Public Facilities/Impacts**

**Engineering Department**– “Easy Street was fully reclaimed with soil cement and repaved in 2019. The access is located in an industrial park. The access road is designed and built for industrial daily loads. The property is located in the MS4 area and a stormwater management plan shall be submitted for approval at the development and permitting stage.”

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

**Emergency Services** – No comments returned.

**Etowah Water & Sewer Authority** – No comments returned.

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

**Analysis**

This property has been designated by the county for commercial zoning of Commercial Industrial Restricted. This request falls in line with our Comprehensive Plan and stands bring additional jobs and tax revenue into the county.

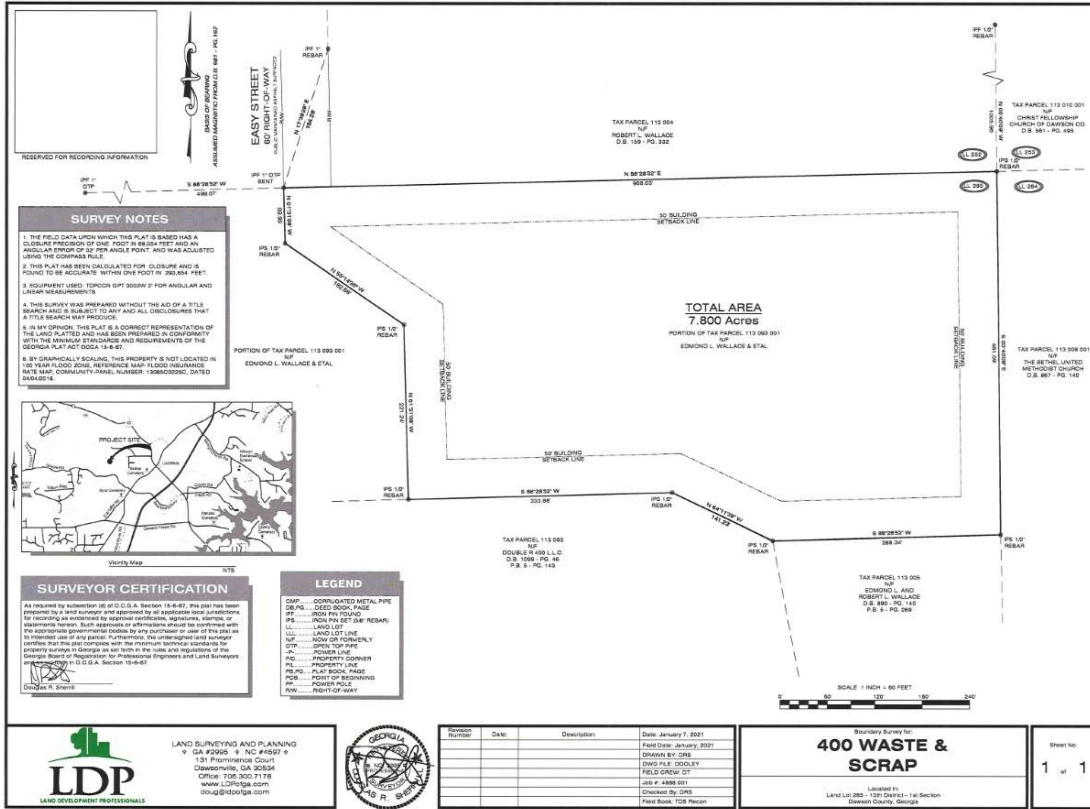
**The following observations should be noted with respect to this request:**

- A. The existing uses and classification of nearby property.**  
Properties to the North and South include industrial uses. This parcel backs up to a Church (with an extensive buffer) and vacant land that is owned by the family requesting the zoning change.
- B. The extent to which property values are diminished by the particular land use classification.**  
There should be no diminishment of property values.
- C. The extent to which the destruction of property values of the applicant promotes the health, safety, morals, or general welfare of the public.**  
There should be no destruction of property values.
- D. The relative gain to the public, as compared to the hardship imposed upon the individual property owner.**  
There should be public gain if the project is approved bringing jobs and economic growth to the county.
- E. The suitability of the subject property for the proposed land use classification.**  
The property is suitable for the purposed land use classification and is reflected as such within the Future Land Use Map.
- F. The length of time the property has been vacant under the present classification, considered in the context of land development in the area in the vicinity of the property.**  
The property is vacant land.
- G. The specific, unusual, or unique facts of each case, which give rise to special hardships, incurred by the applicant and/or surrounding property owners.**  
The current Residential Agriculture zoning classification is contiguous to an existing industrial development. The applicant is seeking to bring the rest of the parcel into industrial zoning. The applicant is seeking to expand their existing business to a nearby location here within the county bringing with it jobs and commerce.

Pictures of Property:

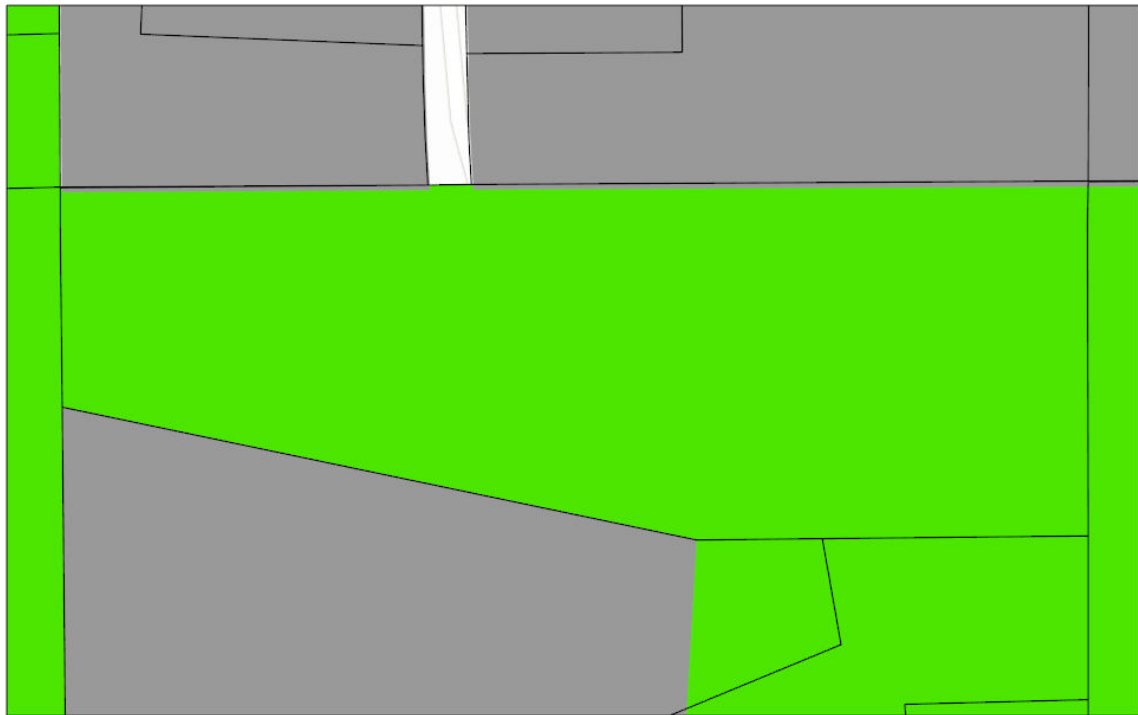


Plat:



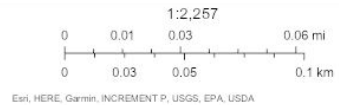
Current Zoning Map:

Dawson County Current Zoning



2/2/2021, 3:12:59 PM

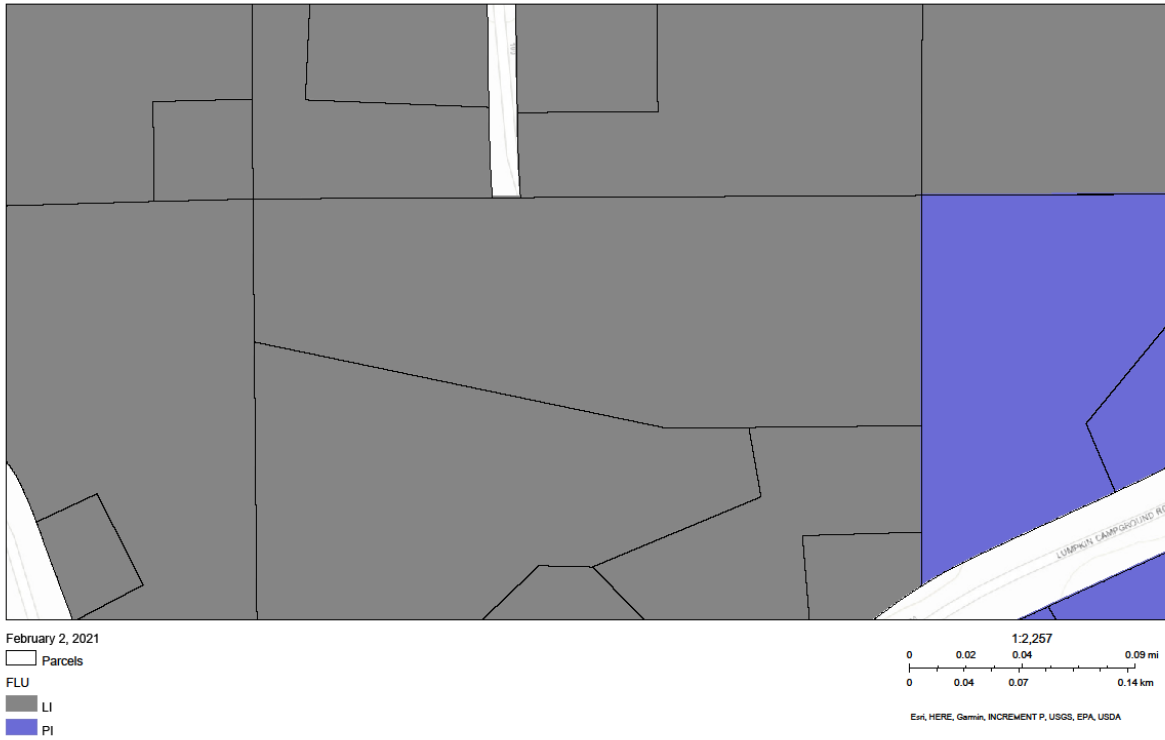
Parcels Zoning  
C-IR  
RA



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

Future Land Use Map:

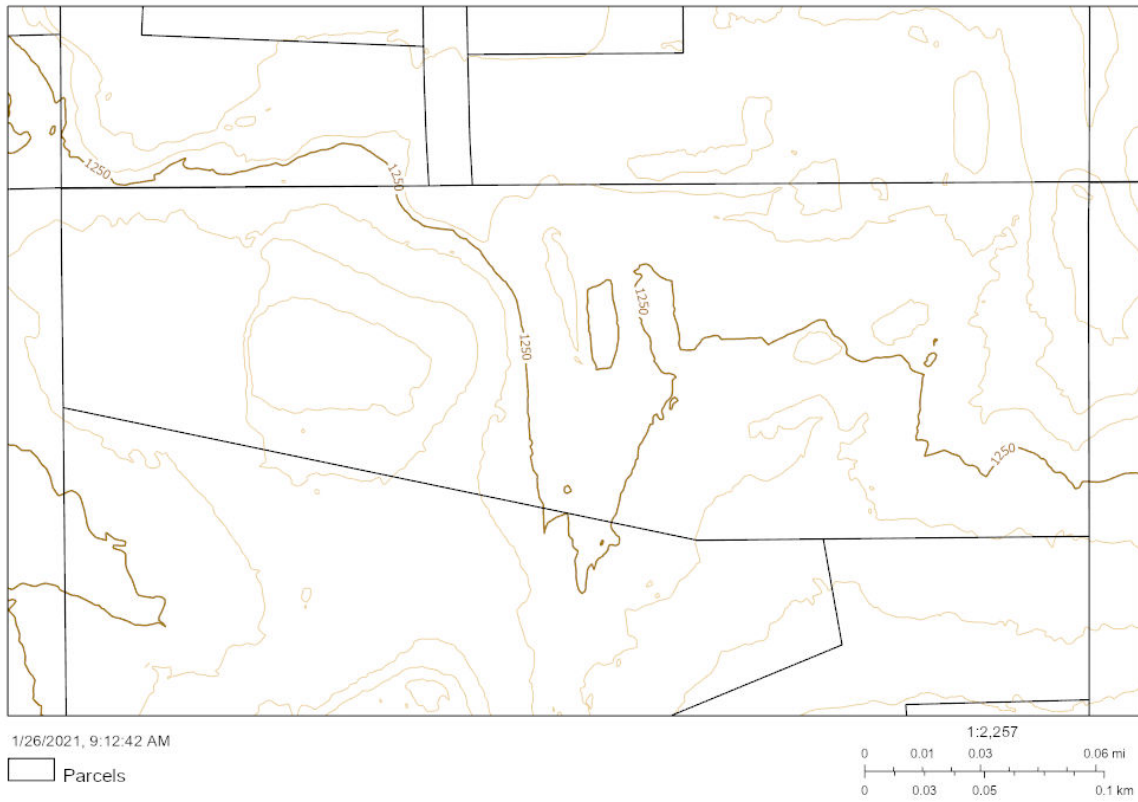
Future Land Use Map





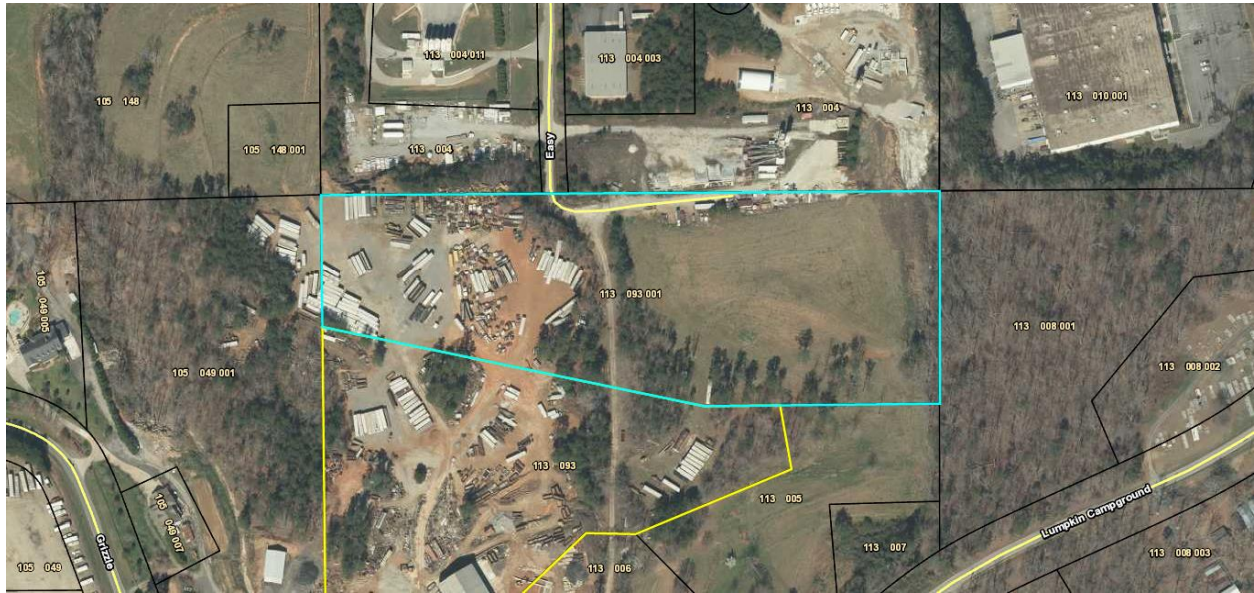
Topography:

Topo Map



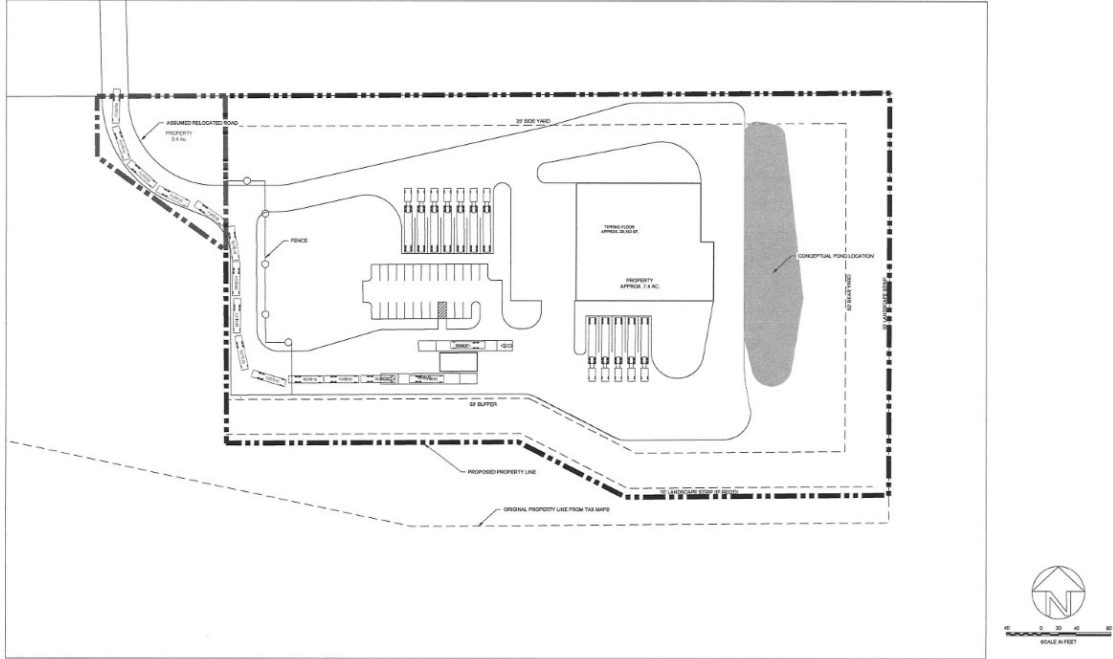
Dawson County  
The information on this map (or data product) is from a computer database accessed using a Geographic Information System (GIS). Dawson County Public Works cannot guarantee the accuracy of the information contained on this map. Each user of this map is

Aerial:



Site Plan:

21 JAN 7 4:05 PM



Site Plan

# DAWSON COUNTY REZONING APPLICATION

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

ZA 21-03 Tax Map & Parcel # (TMP): 096036  
Submittal Date: 1-7-21 Time: 4:04 am/pm  Received by: Jrglee (staff initials)  
Fees Assessed: \$300- Paid: check Commission District: \_\_\_\_\_  
Planning Commission Meeting Date: Feb.  
Board of Commissioners Meeting Date: March

## APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Jim King  
Address: \_\_\_\_\_

Phone:  Listed  Unlisted Email:  Business  Personal

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

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

I have  /have not \_\_\_\_\_ participated in a Pre-application meeting with Planning Staff.  
If not, I agree \_\_\_\_\_ /disagree \_\_\_\_\_ to schedule a meeting the week following the submittal deadline.  
Meeting Date: \_\_\_\_\_ Applicant Signature: [Signature]

## PROPERTY OWNER/PROPERTY INFORMATION

Name: Norma Jean Cain, Trustee for Marmee Family Trust  
Street Address of Property being rezoned: SW corner Thompson Rd & Hugh Stowers Rd.  
Tax Parcel # 096 036

Rezoning from: RA to: RSR Total acreage being rezoned: 8.58  
Directions to Property (if no address): \_\_\_\_\_

SR 53 to Thompson Road (west), Thompson Rd to Hugh Stowers, Property at SW corner of intersection

JAN 7 4:20 PM

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

Current Use of Property: **Vacant** \_\_\_\_\_

Any prior rezoning requests for property? **No** if yes, please provide rezoning case #: ZA \_\_\_\_\_

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

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

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

**SURROUNDING PROPERTY ZONING CLASSIFICATION:**

North **RSR** South **RA** East **RA** West **RA**

Future Land Use Map Designation: **Sub-Rural Residential** \_\_\_\_\_

Access to the development will be provided from:

Road Name: **Hugh Stowers Rd.** Type of Surface: **Asphalt**

**REQUESTED ACTION & DETAILS OF PROPOSED USE**

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

Proposed Use: **Single Family Residences**

Existing Utilities:  Water [ ] Sewer [ ] Gas  Electric

Proposed Utilities:  Water [ ] Sewer [ ] Gas  Electric

**RESIDENTIAL**

No. of Lots: **5** Minimum Lot Size: **1** (acres) No. of Units: \_\_\_\_\_

Minimum Heated Floor Area: **2,000** sq. ft. Density/Acre: **0.6/ac**

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

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

**COMMERCIAL & INDUSTRIAL**

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

2017 4200

**APPLICANT CERTIFICATION**

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

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

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

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

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

Signature \_\_\_\_\_

Date 01/07/2021

Witness \_\_\_\_\_

Date 01/07/2021

*[Handwritten signature: Alister Webb]*

**WITHDRAWAL**

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

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

Signature \_\_\_\_\_

Date \_\_\_\_\_

**Withdrawal of Application:**

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

21 JAN 7 4:20 PM

ZA \_\_\_\_\_

TMP#: 0910 0310

**List of Adjacent Property Owners**

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

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

	<u>Name</u>	<u>Address</u>
TMP <u>096 024</u>	1. Jason & Stephanie Danuser	_____
TMP <u>096 041</u>	2. Bruce & Karen Smith	_____
TMP <u>096 038</u>	3. Melvin Stowers	_____
TMP <u>095 107</u>	4. Thompson Corner, LLC	_____
TMP <u>095 106 006</u>	5. Hugh Stowers, Jr	_____
TMP <u>095 106 007</u>	6. Joshua Wheeler	_____
TMP <u>095 106 008</u>	7. Gary & Carrie Christopher	_____
TMP <u>095 106 009</u>	8. Wayne & Betty Abernathy	_____
TMP <u>095 106 010</u>	9. Jeffery & Connie Buice	_____
TMP <u>096 037</u>	10. Reginald Stowers	_____
TMP _____	11. _____	_____
TMP _____	12. _____	_____
TMP _____	13. _____	_____
TMP _____	14. _____	_____
TMP _____	15. _____	_____

Use additional sheets if necessary.

21 JAN 7 4:20 PM

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

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

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

This notice and acknowledgement shall be public record.

Applicant Signature: \_\_\_\_\_

Applicant Printed Name: Jim King

Application Number: ZA 71-03

Date Signed: 01/07/2021

Sworn and subscribed before me

this 7 day of January, 2021.

Alesia G. Wells  
Notary Public

My Commission Expires: 6/8/2022



21 JAN 7 4:20 PM



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

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

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

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

\_\_\_\_\_

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

Amount \$ \_\_\_\_\_ Date: \_\_\_\_\_

Enumeration and description of each gift when the total value of all gifts is \$250.00 or more made to the local government official during the two (2) years immediately preceding the filing of application for rezoning:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature of Applicant/Representative of Applicant:

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

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

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

21 JAN 7 4:20PM

**PROPERTY OWNER AUTHORIZATION**

I/we, Norma Jean Cain, trustee Marmec Trust, hereby swear that I/we own the property located at (fill in address and/or tax map & parcel #):

Thompson Rd. Dawsonville, Ga. 30534  
Parcel # 096 036

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

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

Printed Name of applicant or agent: JIM KING

Signature of applicant or agent: [Signature] Date: 12/23/2020

\*\*\*\*\*

Printed Name of Owner(s): Norma Jean Cain Trustee, Marmec Trust

Signature of Owner(s): Norma Jean Cain, trustee Date: 12/23/20

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

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

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

Sworn and subscribed before me this 23<sup>rd</sup> day of December, 2020.

[Signature]  
Notary Public

**GREGORY V. MERRITT**  
**NOTARY PUBLIC**  
Hall County  
State of Georgia  
My Comm. Expires Jan. 8, 2021

My Commission Expires: 1-8-2021

{Notary Seal}

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

11 AM 7 4:20 PM

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

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

X

I am a United States citizen.

\_\_\_\_\_

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

\_\_\_\_\_

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

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

\_\_\_\_\_

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

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

\_\_\_\_\_

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

Executed in Dawsonville (city), Georgia (state)

Signature of Applicant

Jim King

Printed Name

01/07/2021

Date

Ensite Civil Consulting, LLC

Name of Business

SUBSCRIBED AND SWORN BEFORE ME ON

THIS 7 DAY OF January, 2021

Alesia G Wells Notary Public

My Commission Expires: 6/8/2022

21 JAN 7 4:21 PM



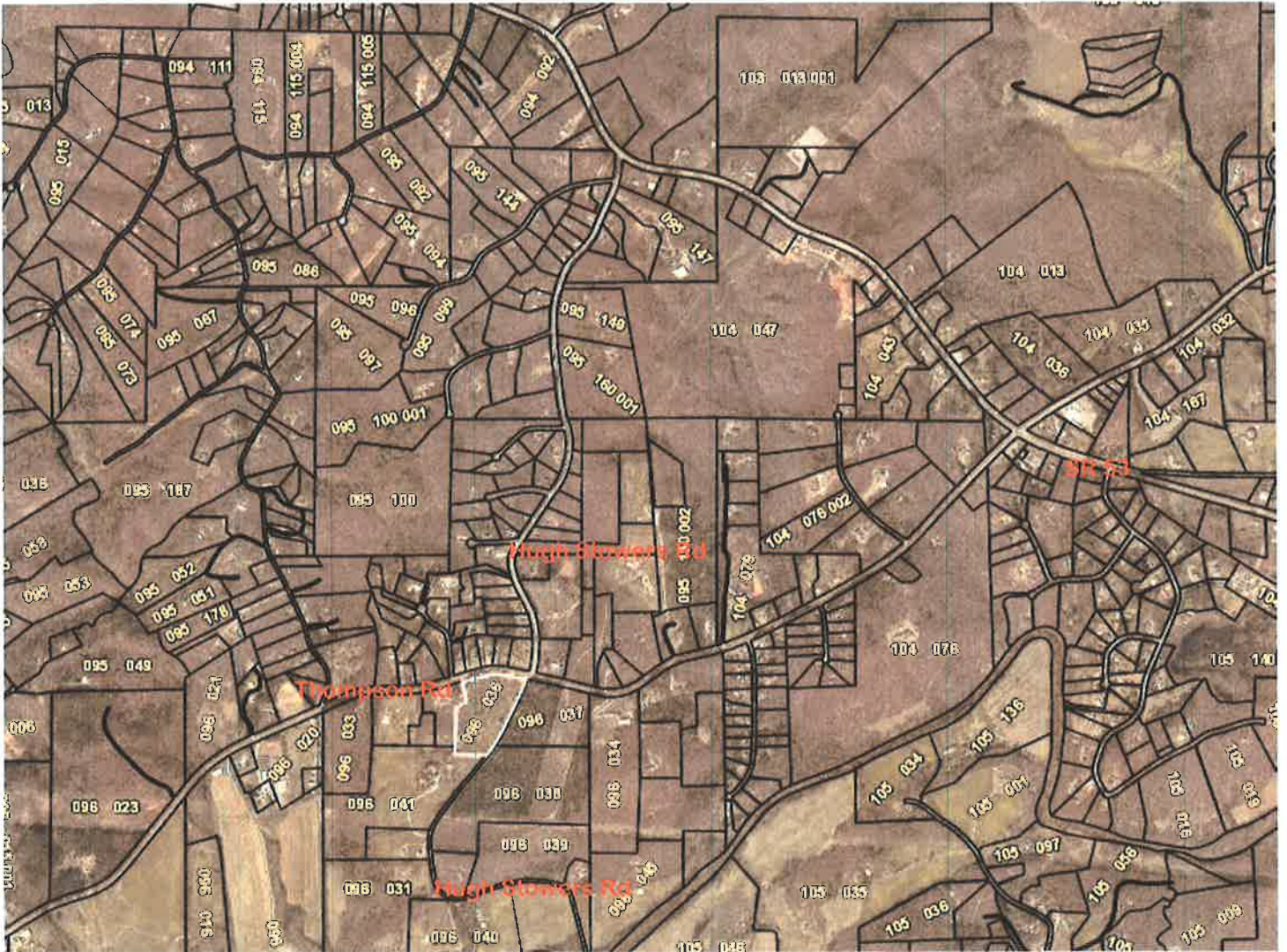
## Secure and Verifiable Documents Under O.C.G.A. § 50-36-2

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

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

21 JAN 7 4:21 PM

LOCATION MAP



21 JAN 7 4:21 PM

**Owner Information**  
MORMA J CAIN TRISTEE OF THE MARMEE  
FAMILY TRUST

*Proof of Paid Taxes*

**Payment Information**

Status	Paid
Last Payment Date	11/09/2020
Amount Paid	\$1,172.74

**Property Information**

Parcel Number	096 036
District	1 DAWSON COUNTY UNINCORPORATED
Acres	8.58
Description	LL 182 183 LD 13-S
Assessed Value	\$49,560
Appraised Value	\$123,900

**Bill Information**

Record Type	Property
Tax Year	2020
Bill Number	9802
Account Number	59167
Due Date	12/01/2020

**Taxes**

Base Taxes	\$1,172.74
Penalty	\$0.00
Interest	\$0.00
Total Due	\$0.00

21 JAN 7 4:21PM

DATE OF SURVEY:

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN \_\_\_\_\_ FEET, AN ANGULAR ERROR OF \_\_\_\_\_ SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARED METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN \_\_\_\_\_ FEET.

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

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

THIS PROPERTY IS NOT LOCATED WITHIN THE 100-YEAR FLOOD HAZARD AREA AS PER FLOOD INSURANCE RATE MAP NO. \_\_\_\_\_ DATED \_\_\_\_\_

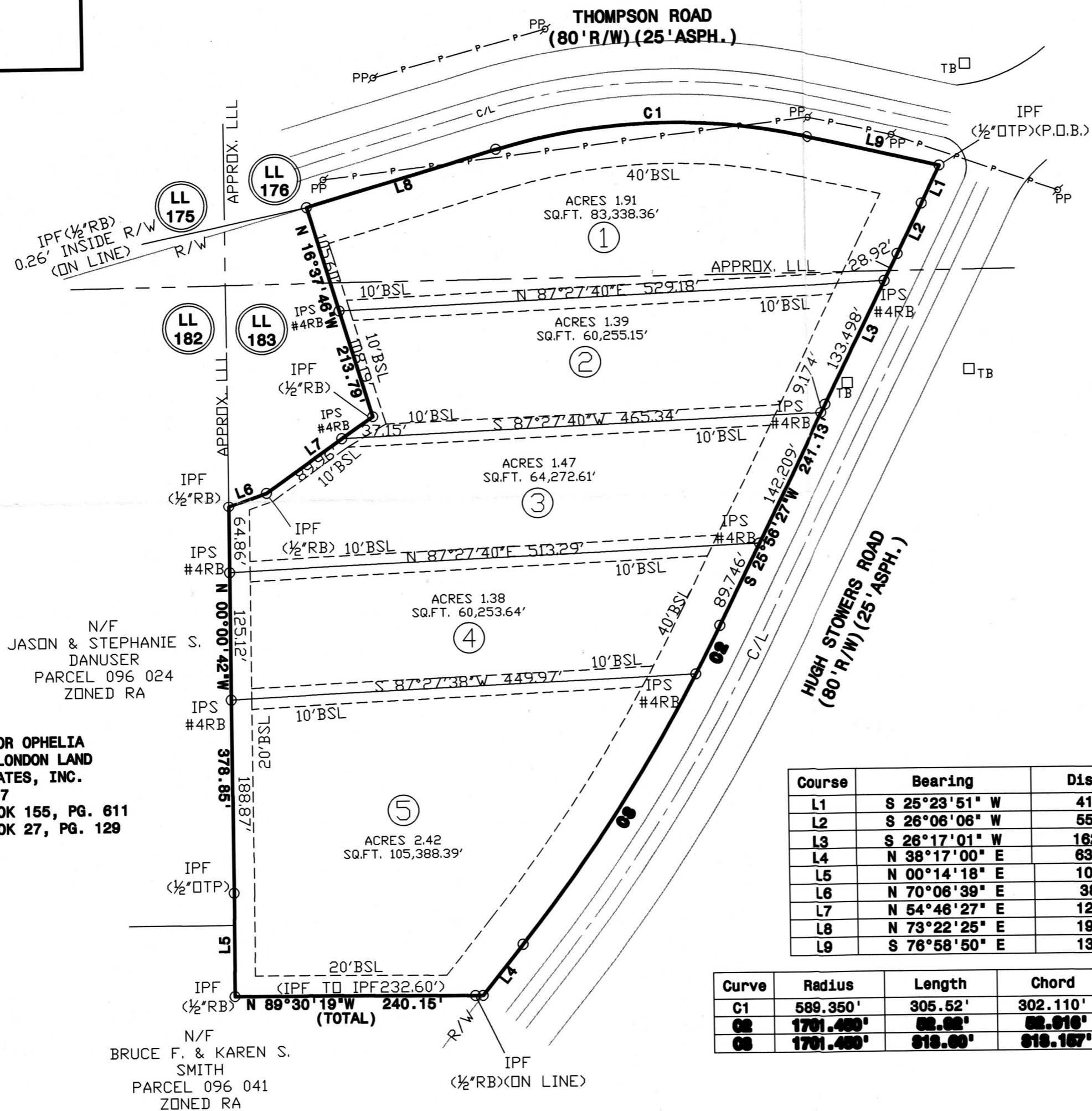
**TOTAL = 8.575 ACRES**  
**373,508.150 SQUARE FEET**  
**PARCEL 096 036**  
**ZONED RA**

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

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

**NOTES & REFERENCES:**

1. RETRACEMENT PLAT FOR OPHELIA STOWERS MARREE BY LONDON LAND SURVEYING & ASSOCIATES, INC. SEPTEMBER 29TH 2017
- DEED REFERENCE: BOOK 155, PG. 611
- PLAT REFERENCE: BOOK 27, PG. 129



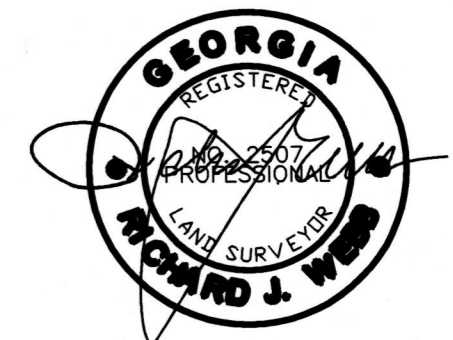
Course	Bearing	Distance
L1	S 25°23'51" W	41.03'
L2	S 26°06'06" W	55.05'
L3	S 26°17'01" W	162.42'
L4	N 38°17'00" E	83.420'
L5	N 00°14'18" E	101.53'
L6	N 70°06'39" E	38.96'
L7	N 54°46'27" E	127.12'
L8	N 73°22'25" E	191.81'
L9	S 76°58'50" E	131.08'

Curve	Radius	Length	Chord	Chord Bear.
C1	589.350'	305.52'	302.110'	N 88°13'29" E
C2	1791.480'	82.88'	82.810'	S 25°49'55" W
C3	1791.480'	818.00'	818.167'	S 88°00'12" W

**SEEKING REZONING FROM RA TO RSR**

**REZONING NOTE**

RA VALUE	RSR VALUE
FRONT: 40.00'	FRONT: 40.00'
SIDE: 20.00'	SIDE: 10.00'
REAR: 35.00'	REAR: 20.00'



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

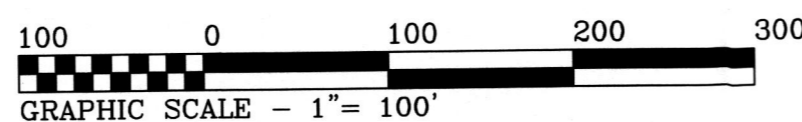
*Richard J. Webb*  
 Richard J. Webb RLS 2507

TECHNICAL LAND SERVICES INC. d/b/a  
**RICHARD WEBB & ASSOCIATES**  
 Land Surveying Consultants  
 P.O. BOX 561 CUMMING GA. 30028 (770)-889-6103  
 100 KELLY MILL ROAD CUMMING GA. 30040  
 Email: rjwebb6103@comcast.net

**JOB NO.**  
**W20343**

REZONING PLAT FOR:  
**MOSAIC OAKS, LLC**

LAND LOTS 176 & 183  
 SOUTH HALF 13TH DISTRICT 1ST SECTION  
 DAWSONVILLE COUNTY, GEORGIA  
 DECEMBER 29, 2020



**DAWSON COUNTY PLANNING COMMISSION  
PLANNING STAFF REPORT**

**Applicant**.....Jim King

**Amendment #** .....ZA 21-03

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

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

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

**Size**.....8.58± acres

**Location** .....Thompson Rd

**Tax Parcel** .....096 036

**Planning Commission Date** .....February 16, 2021

**Board of Commission Date** .....March 18, 2021

**Applicant Proposal**

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

**History and Existing Land Uses**

Mr. King is representing the owner of the parcel. They are seeking to sell the parcel where it will be subdivided according to RSR guidelines. The property is currently vacant pasture land.

<b>Adjacent Land Uses</b>	<b>Existing zoning</b>	<b>Existing Use</b>
North	RSR	Residential Single Family
South	R-A	Residential Single Family
East	R-A	Vacant
West	R-A	Residential Single Family



### **Development Support and Constraints**

Having the land zoned for a Residential Sub-Rural would allow the owner to divide the parcels into 1+ acre lots to develop single family residences that fit in the general character of the area.

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

According to the Comprehensive Plan and accompanying FLUP (Future Land Use Plan), the subject property is identified as Residential Sub-Rural.

### **Public Facilities/Impacts**

**Engineering Department** –“Thompson Road is a major collector road, road was fully reclaimed in 2019, Hugh Stowers Rd. is a minor collector and was fully reclaimed in 2020. A site plan of the lot access locations is requested. Along Thompson Road the Western most lots accesses could have sight distance challenges, no additional road improvements are planned.”

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

**Emergency Services** – No comments returned.

**Etowah Water & Sewer Authority** – No comments returned.

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

### **Analysis**

- It does conform to the Future Land Use Map and Comprehensive Plan and fits with the character of the area.

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

- A. The existing uses and classification of nearby property.**  
Properties surrounding the parcel are zoned residential (R-A & RSR).
- B. The extent to which property values are diminished by the particular land use classification.**  
There should be no diminishment of property values.

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

There should be no destruction of property values.

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

There should be no gain to the public if approved.

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

The property is suitable for the purposed land use classification.

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

The property is vacant land.

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

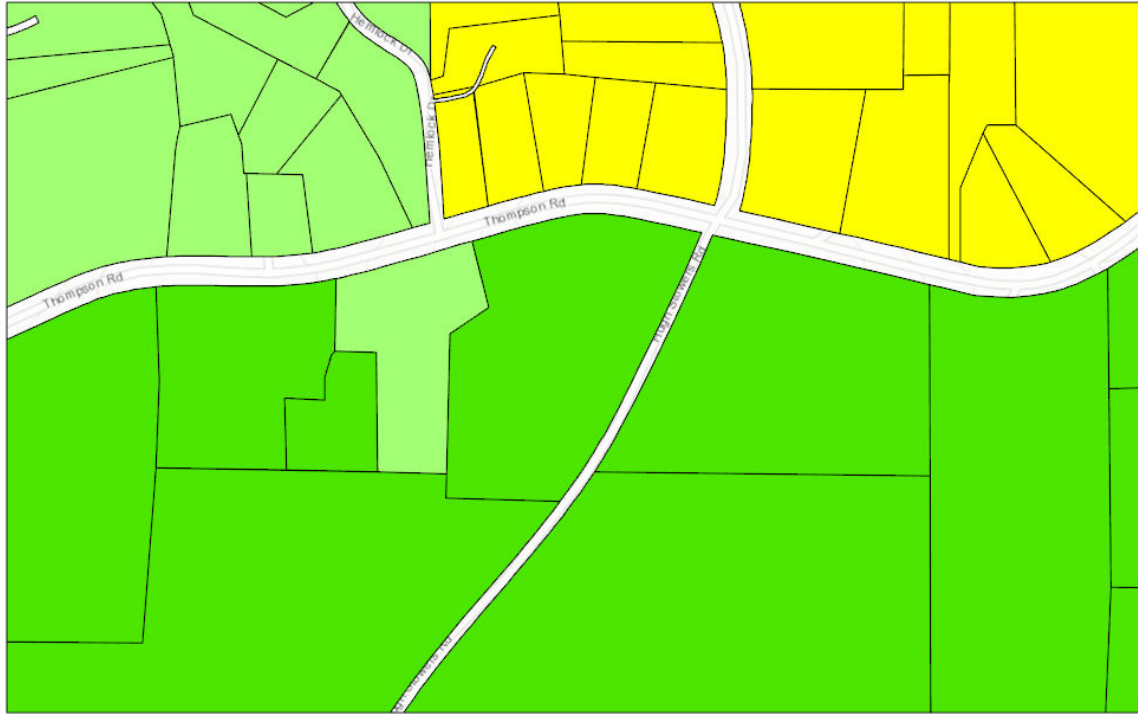
The applicant is looking to divide the parcel so that it can be sold and be developed into 5 residential lots ranging from 1.38 to 2.42 acres in size. Of the seven residential parcels that are adjacent to this parcel the average acreage is 1.62 acres for a single family residence.

Pictures of Property:



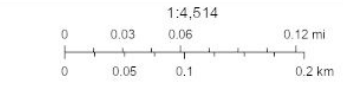
Current Zoning Map:

Dawson County Current Zoning



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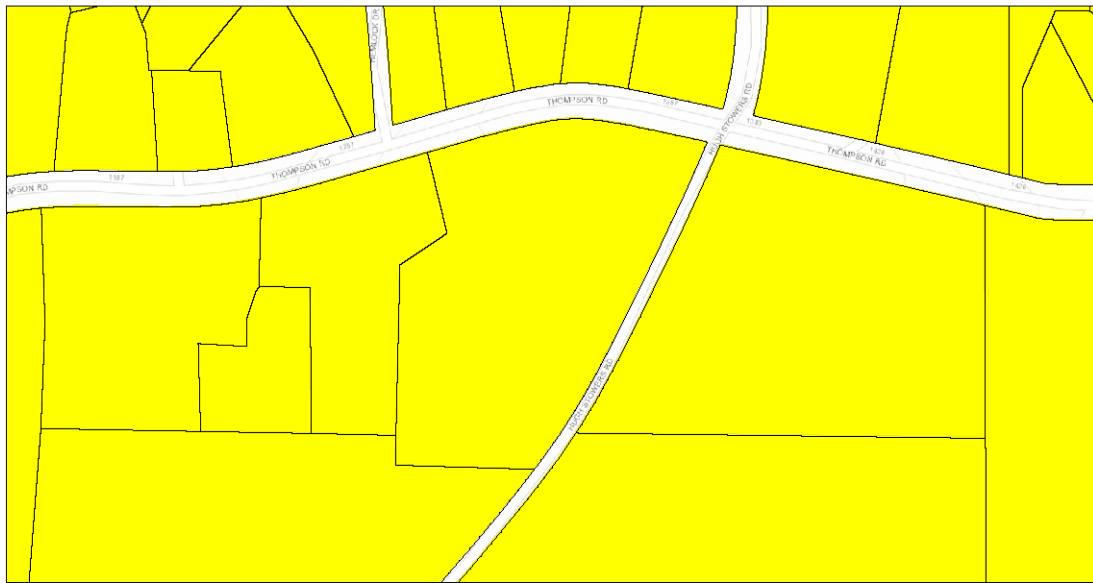
Parcels Zoning RSR RSRMM RA



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

# Future Land Use Map:

## Future Land Use Map

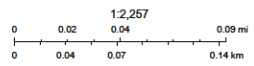


February 3, 2021

Parcels

FLU

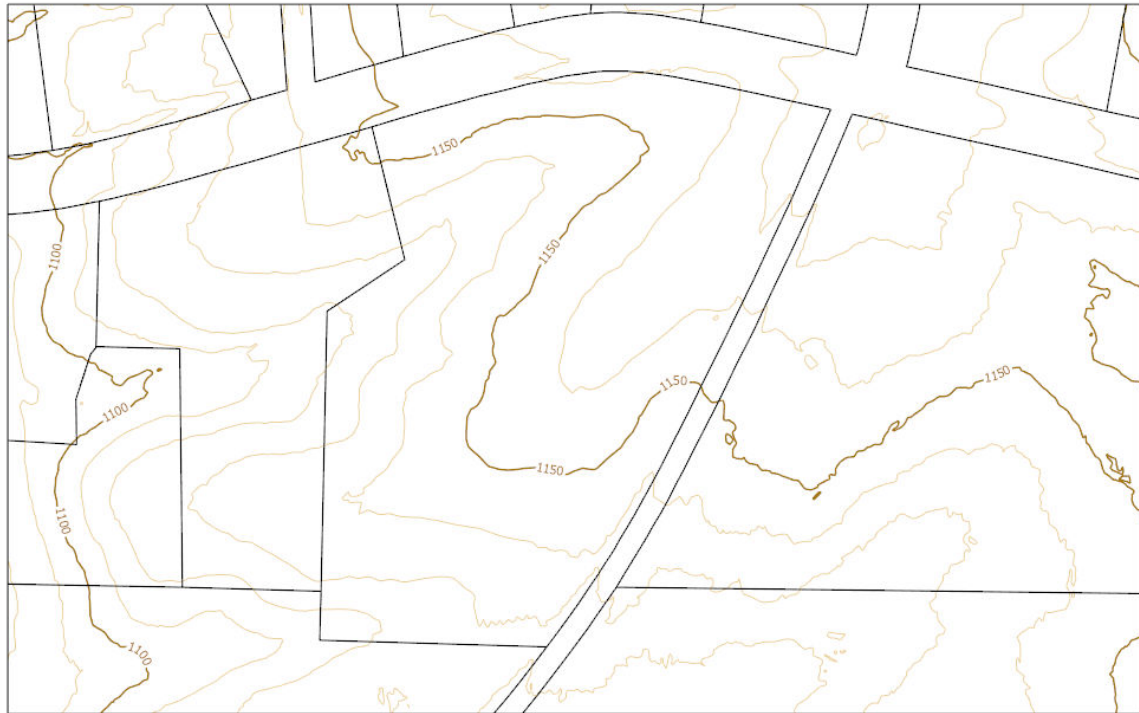
SRR



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

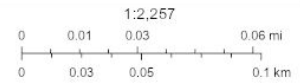
Topography:

Topo Map



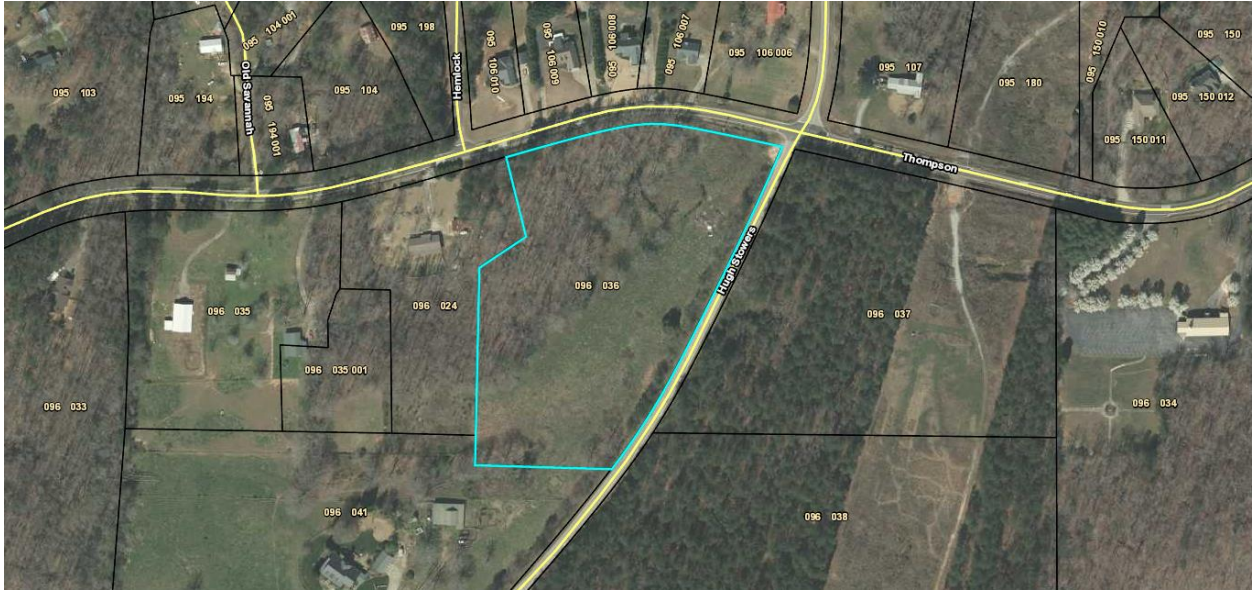
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□ Parcels



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

Aerial:



Site Plan:

