

**DAWSON COUNTY BOARD OF COMMISSIONERS  
VOTING SESSION AGENDA – THURSDAY, SEPTEMBER 15, 2022  
DAWSON COUNTY GOVERNMENT CENTER ASSEMBLY ROOM  
25 JUSTICE WAY, DAWSONVILLE, GEORGIA 30534  
TO IMMEDIATELY FOLLOW THE 4:00 PM WORK SESSION**

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**A. ROLL CALL**

**B. INVOCATION AND PLEDGE OF ALLEGIANCE**

**C. ANNOUNCEMENTS**

**D. APPROVAL OF MINUTES**

- [1.](#) Minutes of the Work Session held on September 1, 2022
- [2.](#) Minutes of the Voting Session held on September 1, 2022

**E. APPROVAL OF AGENDA**

**F. PUBLIC COMMENT**

**G. ZONINGS**

- [1.](#) ZA 22-15 - Jim King requests to rezone TMP 097-017 from RSR (Residential Sub-Rural) to RPC (Residential Planned Community) for purposes of developing a 332-lot subdivision with amenities area (Grizzle Road).
  
- [2.](#) ZA 22-19 - Jim King requests to rezone TMP 107-053 and 107-272 from RA (Residential Agriculture) to RMF (Residential Multi-Family) for purposes of developing 152 multi-family dwellings (Lee Castleberry Road).  
VR 22-14 - Jim King requests to vary from the Dawson County Land Use Resolution Article III Section 308.C.6.B - vary from the width of driveways in RMF.
  
- [3.](#) ZA 22-20 - Miles, Hansford & Tallant LLC on behalf of Dawson Yards LLC requests to rezone TMP 113-017, 113-018 and 113-096 from RSRMM (Residential Sub-Rural Manufactured Moved) and CHB (Commercial Highway Business) to CIR (Commercial Industrial Restricted) for purposes of developing office/warehouse space (Highway 53 East).

**H. NEW BUSINESS**

- [1.](#) Consideration of Request to Use County Facility Parking Lots During Mountain Moonshine Festival and Use of Transfer Station Following Festival
- [2.](#) Consideration of Shop with a Cop Fundraiser
- [3.](#) Consideration of RFP #406-22 - Debris Removal and Disposal Services Results
- [4.](#) Consideration of 2023 Payroll and Holiday Calendar
- [5.](#) Consideration of 2023 Board of Commissioners Meeting Schedule
- [6.](#) Consideration of Annexation C2200122

**I. PUBLIC COMMENT**

## **J. ADJOURNMENT**

*\*An Executive Session may follow the Voting Session meeting.*

*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 BOARD OF COMMISSIONERS  
WORK SESSION MINUTES – SEPTEMBER 1, 2022  
DAWSON COUNTY GOVERNMENT CENTER ASSEMBLY ROOM  
25 JUSTICE WAY, DAWSONVILLE, GEORGIA 30534  
4:00 PM**

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*Those present were Chairman Billy Thurmond; Commissioner Sharon Fausett, District 1; Commissioner Chris Gaines, District 2; Commissioner Tim Satterfield, District 3; County Manager David Headley; County Attorney Angela Davis; County Clerk Kristen Cloud; and interested citizens of Dawson County. District 4 Commissioner Emory Dooley was not present.*

**NEW BUSINESS**

1. Presentation of Request to Use County Facility Parking Lots During Mountain Moonshine Festival and Use of Transfer Station Following Festival- KARE for Kids Board Member Tom French  
*This item will be placed on the September 15, 2022, Voting Session Agenda.*
2. Presentation of Shop with a Cop Fundraiser- Sheriff Jeff Johnson  
*This item will be placed on the September 15, 2022, Voting Session Agenda.*
3. Presentation of RFP #406-22 - Debris Removal and Disposal Services Results- Public Works Director Jeff Hahn / Purchasing Manager Melissa Hawk  
*This item will be placed on the September 15, 2022, Voting Session Agenda.*
4. Presentation of 2023 Payroll and Holiday Calendar- Human Resources Director Kristi Finley  
*This item, presented by Chief Financial Officer Vickie Neikirk, will be placed on the September 15, 2022, Voting Session Agenda.*
5. Presentation of Appointment of Interim Emergency Management Agency Director- County Manager David Headley  
*This item, which also includes the Appointment of a Deputy Interim Emergency Management Agency Director, will be added to the September 1, 2022, Voting Session Agenda.*
6. Presentation of 2023 Board of Commissioners Meeting Schedule- County Clerk Kristen Cloud  
*This item will be placed on the September 15, 2022, Voting Session Agenda.*
7. Discussion of Pay Increases for Employees to Offset Inflation- Chairman Billy Thurmond  
*Discussion was led by Commissioner Satterfield, and this item will be added to the September 1, 2022, Voting Session Agenda.*
8. County Manager Report  
*This item was for information only.*

9. County Attorney Report  
*County Attorney Davis had no information to report and requested an Executive Session.*

APPROVE:

ATTEST:

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Billy Thurmond, Chairman

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Kristen Cloud, County Clerk

DRAFT

**DAWSON COUNTY BOARD OF COMMISSIONERS  
VOTING SESSION MINUTES – SEPTEMBER 1, 2022  
DAWSON COUNTY GOVERNMENT CENTER ASSEMBLY ROOM  
25 JUSTICE WAY, DAWSONVILLE, GEORGIA 30534  
IMMEDIATELY FOLLOWING THE 4:00 PM WORK SESSION**

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**ROLL CALL:** Those present were Chairman Billy Thurmond; Commissioner Sharon Fausett, District 1; Commissioner Chris Gaines, District 2; Commissioner Tim Satterfield, District 3; County Manager David Headley; County Attorney Angela Davis; County Clerk Kristen Cloud; and interested citizens of Dawson County. District 4 Commissioner Emory Dooley was not present.

**INVOCATION AND PLEDGE OF ALLEGIANCE:** Chairman Thurmond

**ANNOUNCEMENTS:**

Chairman Thurmond announced during the Roll Call that Commissioner Dooley was not present because he and his wife, earlier in the day, welcomed a baby girl.

**APPROVAL OF MINUTES:**

Motion passed 3-0 to approve the Minutes of the Work Session held on August 18, 2022. Fausett/Satterfield

Motion passed 3-0 to approve the Minutes of the Voting Session held on August 18, 2022. Satterfield/Gaines

**APPROVAL OF AGENDA:**

Motion passed 3-0 to approve the agenda with the following change:

- Removal of item No. 1 under New Business:
  - Annexation C2200122 (*will appear on the September 15, 2022, Voting Session Agenda*)
- Addition of two items under New Business:
  - Appointment of Interim Emergency Management Agency (EMA) Director and Deputy Interim EMA Director
  - Pay Increases for Employees to Offset Inflation

Fausett/Gaines

**PUBLIC COMMENT:**

None

**ALCOHOL LICENSE:**

*Alcohol License Transfer (Retail Package Sale of Beer and Wine) - Arisha Shell Inc.*

Motion passed 3-0 to approve an Alcohol License Transfer (Retail Package Sale of Beer and Wine) - Arisha Shell Inc. Fausett/Gaines

**NEW BUSINESS:**

**Consideration of Appointment of Interim Emergency Management Agency (EMA) Director and Deputy Interim EMA Director**

Motion passed 3-0 to appoint Emergency Services Interim Director Jason Dooley as the county's Interim Emergency Management Agency (EMA) Director and Emergency Services Quartermaster Lucas Ray as the county's Deputy Interim EMA Director. Satterfield/Gaines

**Consideration of Pay Increases for Employees to Offset Inflation**

Motion passed 3-0 to approve a 5 percent pay increase for all current county employees, with the exception of elected officials who will get a raise from the state beginning in January 2023; to amend the Employee Handbook to include all county employees; and to make the increase effective on September 3, 2022. Funds will come from General Fund's fund balance. The Employee Handbook (Section 9.5.3 Cost of Living Adjustment (COLA)) will now read: "The Board of Commissioners may consider the applicability and the ability of Dawson County to apply a Cost of Living Adjustment ('COLA') for employees collectively. A COLA is defined as a measurement of the price of goods and services required for maintaining an average level standard of living in a regional area. Any COLA adjustment to a salary would be applied only for those employees specified by the Board of Commissioners. The COLA adjustment effective date will be applied upon recommendation by the Board of Commissioners." Satterfield/Fausett

**PUBLIC COMMENT:**

None

**ADJOURNMENT:**

**EXECUTIVE SESSION:**

Motion passed 3-0 to enter into Executive Session to discuss litigation. Fausett/Gaines

Motion passed 3-0 to come out of Executive Session. Gaines/Satterfield

**APPROVE:**

**ATTEST:**

\_\_\_\_\_  
Billy Thurmond, Chairman

\_\_\_\_\_  
Kristen Cloud, County Clerk

FOR STAFF USE ONLY  
DATE & TIME STAMP

# Dawson County Rezoning Application

## APPLICANT INFORMATION (or Authorized Representative)

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

Printed Name: Jim King

Address: 131 Prominence Court, Suite 230 Dawsonville GA 30534

Phone (Listed/Unlisted): \_\_\_\_\_

Email (Business/Personal): \_\_\_\_\_

Status:  Owner  Authorized Agent  Lessee  Option to purchase

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

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

Meeting Date: \_\_\_\_\_ Applicant Signature: Jim King

Digitally signed by Jim King  
DN: cn=Jim King, o=, email=jim@kingconsulting.info, c=US  
Date: 2022.05.10 07:51:20 -0400

## REQUESTED ACTION & DETAILS OF PROPOSED USE

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

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

Existing Utilities:  Water  Sewer  Gas  Electric

Proposed Utilities:  Water  Sewer  Gas  Electric

### RESIDENTIAL

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

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

Type:  Apartments  Condominiums  Townhomes  Single-family  Other

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

### COMMERCIAL & INDUSTRIAL

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

# Property Owner/ Property Information

Name: CN Investment Partners, LP

Street Address of Property being rezoned: 0 Grizzle Road

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

Directions to Property (if no address):

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

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

Current Use of Property: Undeveloped

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

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

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

If yes, what section?  North  South

### SURROUNDING PROPERTY ZONING CLASSIFICATION:

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

Future Land Use Map Designation: RR - Rural Residential

Access to the development will be provided from:

Road Name: Grizzle Road Type of Surface: Asphalt paved



# Applicant Certification

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

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

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

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

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

Signature \_\_\_\_\_ Date 5-11-2012

Witness Julie Ego Date 5-11-2012

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

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

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

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

N/A

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

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

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

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

\_\_\_\_\_  
Date

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

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

22 MAY 13 9:50 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: Jim King  Digitally signed by Jim King  
DN: cn=Jim King, o, ou, email=jim@kingconsulting.info, c=US  
Date: 2022.05.10 08:02:50 -0400

Applicant Printed Name: Jim King

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

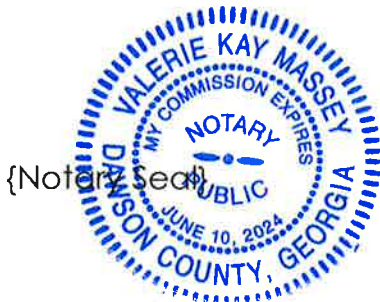
Date Signed: \_\_\_\_\_

Sworn and subscribed before me

this 13 day of May, 2022.

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

My Commission Expires: June 10 2024



# PROPERTY OWNER AUTHORIZATION

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

097 017

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

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

Printed Name of applicant or agent: Bruce A. Rippen for D.R. Horton, Inc.

Signature of applicant or agent: [Signature] Date: 3-7-22

\*\*\*\*\*

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

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

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

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

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

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

[Signature]  
Notary Public

My Commission Expires: 8/17/25

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

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



February 8, 2022

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

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

Dear Mr. Mura,

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

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

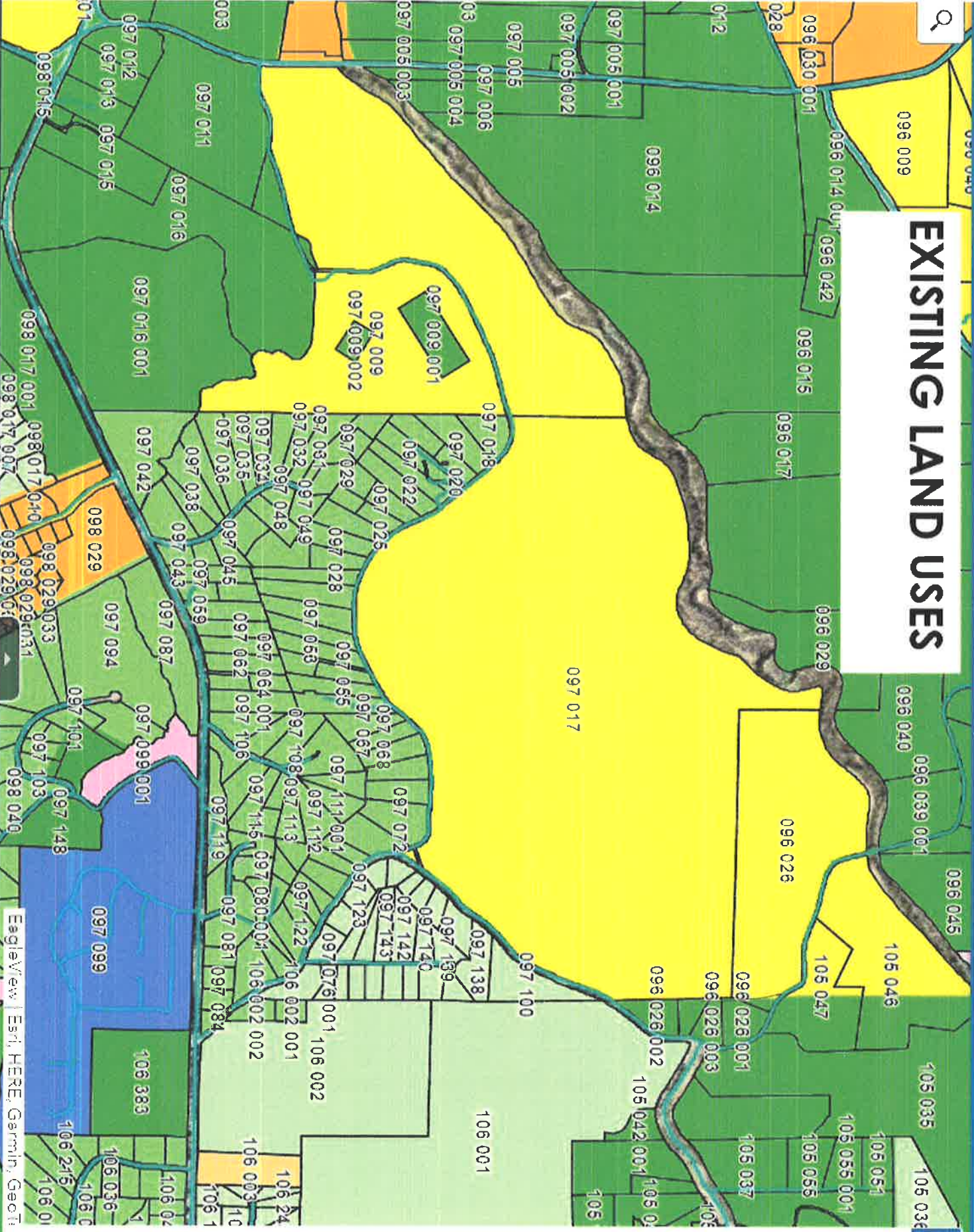
Sincerely,

John V. Cronan  
Systems Coordinator





# EXISTING LAND USES

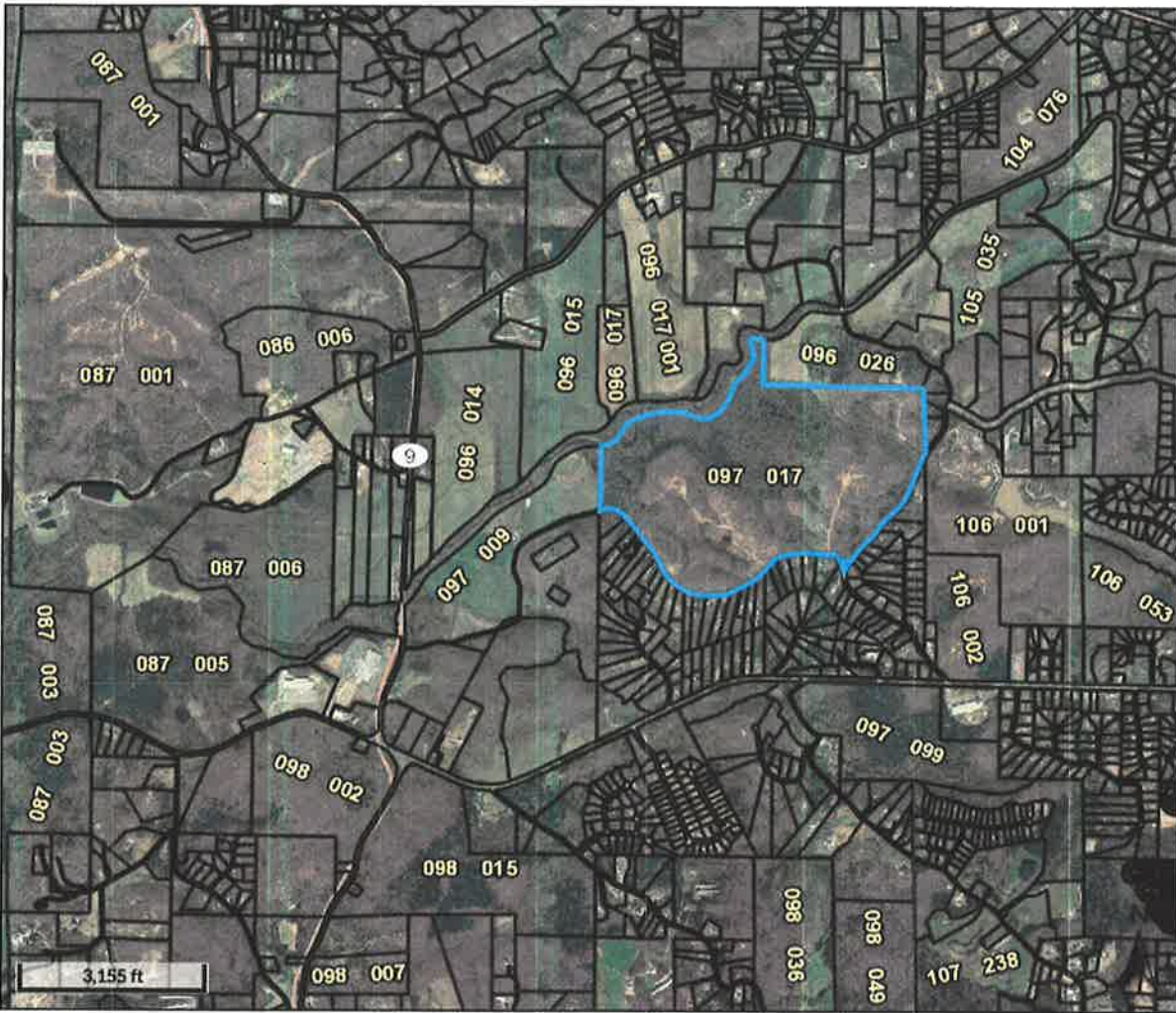


## Legend

- RA
- RSR
- VCR
- CHB
- RSRMM
- RPC
- C-CB
- CIR
- C-01
- RS
- 9
- MUV
- VC
- CT
- C-RB
- RMF
- HD
- RAC
- CHI
- RRE

EagleView | Esri, HERE, Garmin, GeoT...





Overview



Legend

□ Parcels

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

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

Developed by  Schneider  
GEOSPATIAL

22 MAY 13 9:31 AM

## LETTER OF INTENT

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

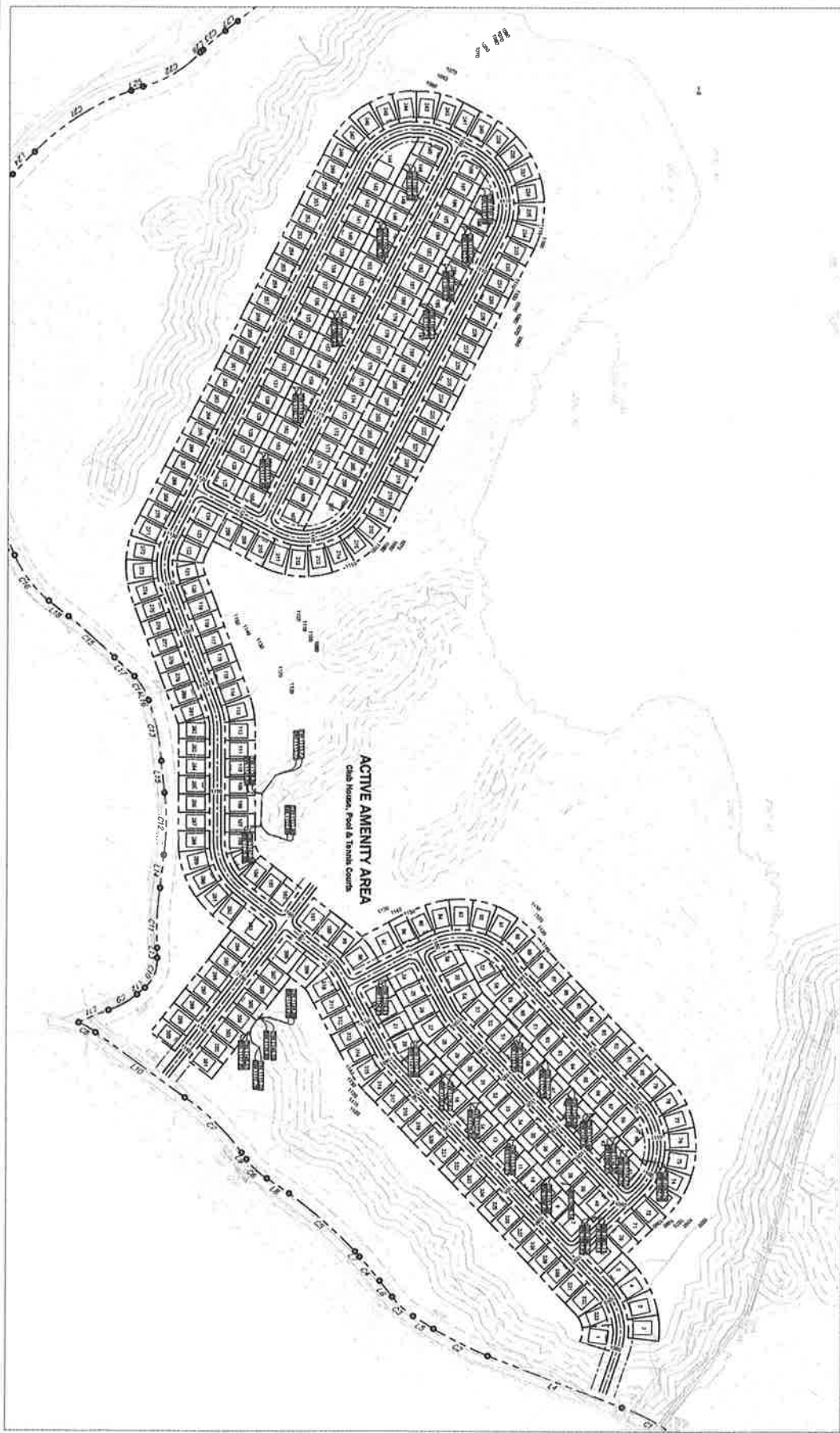
The existing neighborhood/community is currently characterized by the east and south bordering single-family and mobile homes on 1 to 2 acre lots. It is designated on the Future Land Use Plan as Rural-Residential due to it's proximity to the Etowah River; however, it is in a high-growth area and surrounded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

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

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

22 MAY 13 9:31 AM

Drawings: C:\Users\KORHUA-1\MFP\MyDocuments\Projects\Public\_2010\Concept\Drawings\_2012\PLAN\_Apr 20, 2012.dwg 2012 PLAN\_Apr 20, 2012.dwg By: jphillips




**CONCEPT PLAN DISCLOSURES:**

1. THE CONCEPT PLAN IS PREPARED FOR GENERAL INFORMATION ONLY. IT IS SUBJECT TO CHANGE WITHOUT NOTICE. THE CONCEPT PLAN IS NOT A CONTRACT. THE CONCEPT PLAN IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE CONCEPT PLAN IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE CONCEPT PLAN IS NOT TO BE USED FOR ANY OTHER PURPOSE.

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**SITE SUMMARY**

OWNER:	DR. HORTON, INC.
ZONING:	RS-20
PERMITTED:	RESIDENTIAL
APPLICANT:	DR. HORTON, INC.
PROJECT NO.:	19
DATE:	APRIL 20, 2012
DRAWN BY:	JPHILLIPS
CHECKED BY:	JPHILLIPS
SCALE:	AS SHOWN



**CLIENT**  
**DR. HORTON, INC.**  
 8800 ROSWELL ROAD, BUILDING B, SUITE 100,  
 SANDY SPRING, GEORGIA 30086

**PROJECT NO. 19**

**LOCATION:**  
 NORTH OF THE INTERSECTION OF DAWSON ROAD AND GRIZZLE ROAD, MARIETTA, GEORGIA

**DESIGNER:**  
**LEICRAW ENGINEERING, INC.**  
 3415 CORPORATE WAY  
 SUITE 110  
 KENNESAW, GA 30144  
 PHONE: 478.444.8888  
 FAX: 770.414.0298  
 WWW.LEICRAWENGINEERING.COM

**SCALE:**  
 AS SHOWN

**DATE:**  
 APRIL 20, 2012

**SCALE & NORTH ARROW:**  
 SCALE: AS SHOWN  
 NORTH ARROW: AS SHOWN

**811**  
 Home Safe System  
 Call before you dig.

**CONCEPT SHADING PLAN**

CS-1



**ZA 22- 15**

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

**Applicant Proposal**

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

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

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

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

County Agency Comments:

**Engineering Department:** Traffic analysis by NV5 reviewed by KCI.

**Environmental Health Department:** No comments returned as of 7.28.2022

**Emergency Services:** No comments returned as of 7.28.2022

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

**Board of Education:**

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

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

**Planning & Development:**

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

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

- (1) The existing uses and classification of nearby property;
- (2) The extent to which property values are diminished by the particular land use classification;
- (3) The extent to which the destruction of property values of the applicant promotes the health, safety, morals, or general welfare of the public;
- (4) The relative gain to the public, as compared to the hardship imposed upon the individual property owner;
- (5) The suitability of the subject property for the proposed land use classification;
- (6) The length of time the property has been vacant under the present classification, considered in the context of land development in the area in the vicinity of the property; and
- (7) The specific, unusual, or unique facts of each case, which give rise to special hardships, incurred by the applicant and/or surrounding property owners.

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



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

**A. Residential Land Uses.**

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

**B. Open Space and Buffer Requirements.**

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

**C. Transportation.**

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



3. At the Intersection of Dawson Forest Road at Grizzle Road a westbound right-turn lane, and eastbound left-turn land and separating the southbound approach to a left-turn only lane and a shared through/right-turn lane.
4. The amenity sidewalks and pedestrian driveway crossings shall be placed so that pedestrians are visible to the drivers, and drivers are visible to the pedestrians. Pedestrian-driver sightlines shall not be blocked with landscaping or signage.

**D. Development Requirements.**

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

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

**A. Residential Land Uses.**

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

**B. Open Space and Buffer Requirements.**

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

**C. Transportation.**

1. A left turn land at the proposed northern site driveway.
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3. At the Intersection of Dawson Forest Road at Grizzle Road a westbound right-turn lane, and eastbound left-turn land and separating the southbound approach to a left-turn only lane and a shared through/right-turn lane.
4. The amenity sidewalks and pedestrian driveway crossings shall be placed so that pedestrians are visible to the drivers, and drivers are visible to the pedestrians. Pedestrian-driver sightlines shall not be blocked with landscaping or signage.

**D. Development Requirements.**

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

**Application for Rezoning**

ZA 22-15 Jim King is requesting to rezone TMP 097-017 from RSR (Residential Sub-Rural) to RPC (Residential Planned Community) for purposes of developing a 332-lot subdivision with amenities area. Grizzle Road

Chairman Hamby asked if there was anyone to speak on behalf of the application. Jim King of Dawsonville, Georgia spoke on behalf of the applicant.

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

Chairman Hamby asked if there was anyone to speak in opposition of the application. Daniel Brownlow, Myron Padgett, Carol Weathers, Joann Hauss, Heather Dally, Lydia Gonzalez, Tonya Bagwell, Jane Gilbertson, Matthew Green, Tony Wilson, Candida Castleberry, Lamar Rucker, Lucy Martinez and Larry Staton all of Dawsonville, Georgia spoke of concerns of: increase of traffic on Dawson Forest Road and Grizzle Road, lack of utilities/infrastructure, lot size in comparison to surrounding parcels, noise concerns, well water depreciation, concerns of river run off into the Etowah, the number of developing neighborhoods along Dawson Forest Road, stress on emergency services, increase of population, school crowding, price point of the homes in comparison to existing homes in the area, the size of the development, being "no benefits to this development but to the property owner", and fear of a recession.

Chairman Hamby then closed the public hearing for Board discussion.

A motion to recommend denial of the request was passed 3-0 Maloney/Bennett 1 abstention Hamby

ZA 22-19 Jim King is requesting to rezone TMP 107-053 & 107-272 from R-A (Residential Agriculture) to RMF (Residential Multi-Family) for purposes of developing a 152 multi-family dwellings Lee Castleberry Road

VR 22-14 Jim King is requesting to vary from the Dawson County Land Use Resolution Article III Section 308.C.6.B vary from the width of driveways in RMF. TMP 107-053 & 107-272 Lee Castleberry Rd.

Chairman Hamby asked if there was anyone to speak on behalf of the application. Jim King of Dawsonville, Georgia spoke on behalf of the application. Mr. King stated that his client had been before the Board earlier this year with a request for the corner of Lee Castleberry Road and Stacey Lane for the a 48-lot townhome development and he has recently acquired another 25 acres adjacent that he would like to develop as well. Chairman Hamby asked for the breakdown on the number of units within the development. Mr. King stated that there would be 40 single family semi-detached homes and 160 units of apartments. Mr. King stated that his client has agreed to make road improvements to Lee Castleberry Road per the Planning Staff's recommendation.

Billy Stark of Flowery Branch, Georgia also spoke to the application as the developer. That the developer would prefer to widen Lee Castleberry to 24' with no curb and gutter and that they would also be installing a sidewalk along Lee Castleberry Road from Lumpkin Campground Road to Georgia Highway 400.

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

Chairman Hamby asked if there was anyone to speak in opposition of the application. Carol Weathers and Nerlene Elliott of Dawsonville, Georgia spoke to concerns of the need of widening Lee Castleberry, traffic not only on Lee Castleberry but traffic at the intersection of Lee Castleberry and Georgia 400, concerns of the animals being displaced and Dawson County losing the rural feel.

Chairman Hamby then closed the Public Hearing for Board discussion.

Chairman Hamby asked for a motion. A motion to recommend approval of the request with the staff proposed stipulations

# Dawson County Rezoning Application

FOR STAFF USE ONLY  
DATE & TIME STAMP

## APPLICANT INFORMATION (or Authorized Representative)

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

Printed Name: Jim King

Address: 131 Prominence Court, Suite 230 Dawsonville GA 30534

Phone (Listed/Unlisted): \_\_\_\_\_

Email (Business/Personal): \_\_\_\_\_

Status:  Owner  Authorized Agent  Lessee  Option to purchase

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

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

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

## REQUESTED ACTION & DETAILS OF PROPOSED USE

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

Proposed Use: Townhome and Semi-Detached Residential Neighborhood

Existing Utilities:  Water  Sewer  Gas  Electric

Proposed Utilities:  Water  Sewer  Gas  Electric

### RESIDENTIAL

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

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

Type:  Apartments  Condominiums  Townhomes  Single-family  Other

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

### COMMERCIAL & INDUSTRIAL

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

# Property Owner/ Property Information

Name: Robert A. Edwards

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

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

Directions to Property (if no address):

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

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

Current Use of Property: Residential

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

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

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

If yes, what section?  North  South

### SURROUNDING PROPERTY ZONING CLASSIFICATION:

North RA South RMF East RMF West RA & RPC

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

Access to the development will be provided from:

Road Name: Lee Castleberry Rd Type of Surface: Asphalt

# Applicant Certification

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

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

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

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

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

Signature \_\_\_\_\_ Date 05/12/2022  
Witness [Signature] \_\_\_\_\_ Date 05/12/2022

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

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

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

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

N/A

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

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

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

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

\_\_\_\_\_  
Date

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

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



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

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

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

This notice and acknowledgement shall be public record.

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

Applicant Printed Name: Jim King

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

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

Sworn and subscribed before me

this 13 day of May, 2022.

[Signature]  
Notary Public

My Commission Expires: June 10 2024



**PROPERTY OWNER AUTHORIZATION**

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

117 + 209 Lee Castleberry Rd. Dawsonville, GA

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

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

Printed name of applicant or agent: Jim King

Signature of applicant or agent: [Signature] Date: 4-5-2022

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

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

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

Jonathan Gutierrez  
Notary Public

My Commission Expires: 12/15/24

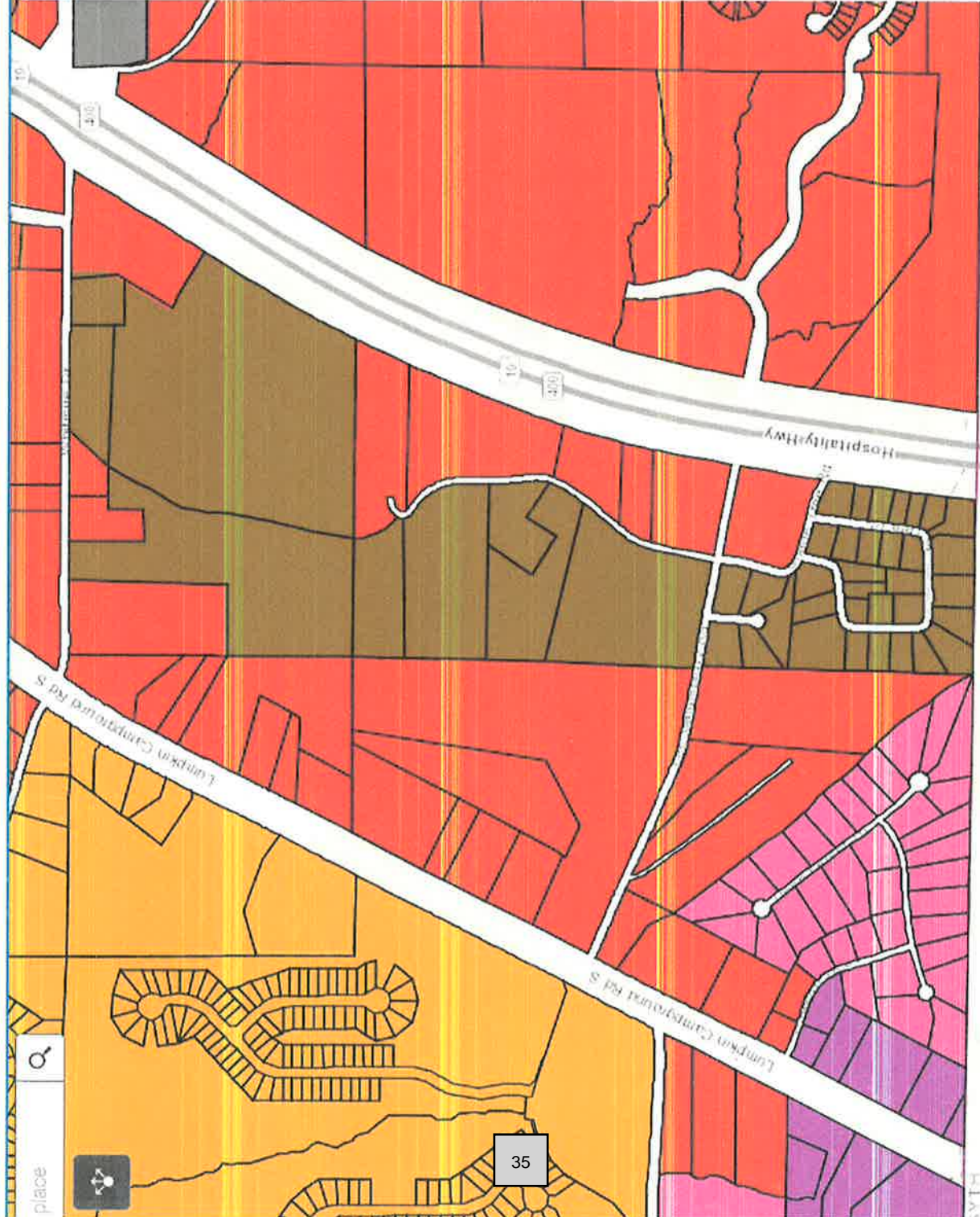
(Seal) **JONATHAN GUTIERREZ**  
NOTARY PUBLIC  
Hall County  
State of Georgia  
My Comm. Expires Dec. 15, 2024

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

place



35



### Legend

Dawsonville City Limits



Parcels



FLU

RPC-Residential Planned Community

SRR-Sub-Rural Residential

RL-Residential-Lakefront

RA-Residential Agriculture

SR-Suburban Residential

RR-Rural Residential

CHB-Commercial Highway Business

LI-Light Industrial

MFR-Multiple Family Residential

PI-Public/Institutional

RT-Residential Town

CC-Crossroads Commercial

OP-Office Professional

MUV-Mixed Use Village

TCU-Transportation Communication Utilities

PARK-Parks/Conservation

OWNER/DEVELOPER:  
**STANLAND AND DEVELOPMENT LLC**  
 3719 WINDER HWY  
 FLOWERY BRANCH, GA 30542  
 EMAIL: [hsa4@plungrove.com](mailto:hsa4@plungrove.com)

24-HOUR CONTACT:  
**BILL STARK**  
 EMAIL: [hsa4@plungrove.com](mailto:hsa4@plungrove.com)

PROJECT:  
**LEE CASTLEBERRY**  
**25 AC TRACT**

LOCATED IN:  
 LAND LOTS 497, 498, 541, & 544  
 1/4A DISTRICT, 1/4 SECTION  
 DANSON COUNTY, GEORGIA

SHEET TITLE  
**CONCEPT PLAN**

STAMP:  
**FOR REVIEW ONLY**

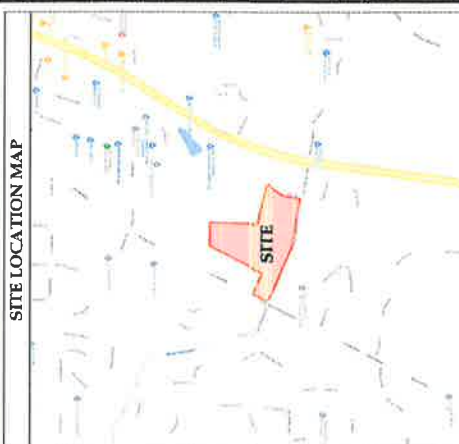
DRAWING DATE: 2022-05-11

SHEET REVISIONS

DATE: 11/15/2022

SCALE: 1" = 100'

GRID NORTH (GA WEST ZONE)



SITE LOCATION MAP

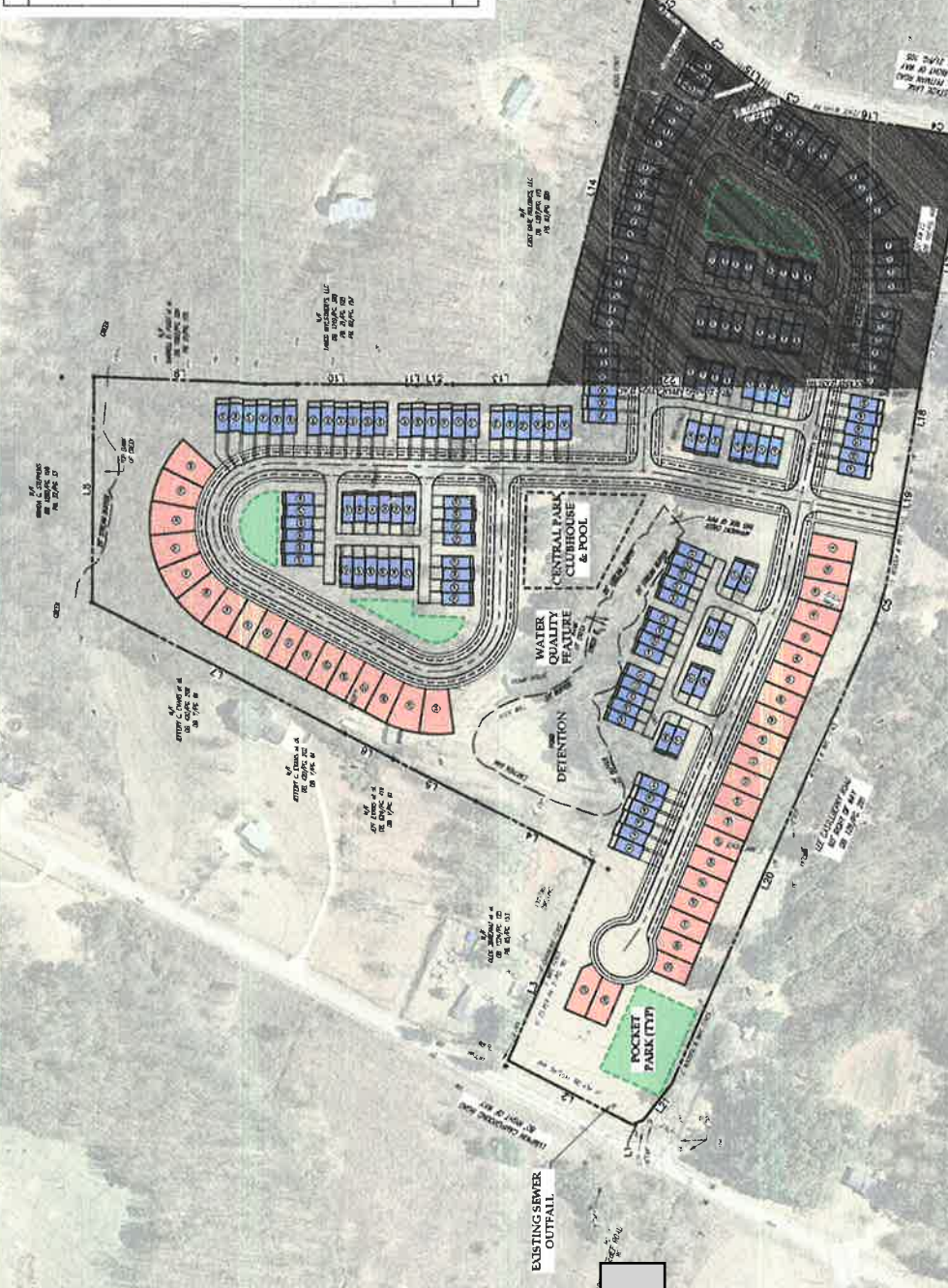
PROPOSED ZONING APPLICATION  
 Parcel: 107 003.4 & 107 272  
 Total Site Area: 25.35 ac  
 Proposed Zoning: RMF Residential Medium Density  
 Area: 25.35 ac  
 Subdiv: 132 Lots (128 Bounded)  
 Total Lots: 132  
 Density: 5.21 Units/Acre (5.21 U/A)  
 Subdiv: 132  
 Density: 5.21 Units/Acre (5.21 U/A)  
 Subdiv: 132  
 Density: 5.21 Units/Acre (5.21 U/A)

EXISTING DEVELOPMENT  
 107 003.4 & 107 272  
 Existing Zoning: RUF  
 Area: 8,772 ac  
 Total Lots: 43  
 Density: 4.9 Units/Acre (4.9 U/A)  
 Subdiv: 43  
 Density: 4.9 Units/Acre (4.9 U/A)

TOTAL DEVELOPMENT  
 Total Site Area: 33,202 ac  
 Open Space: 25%  
 Total Lots: 200  
 Density: 6.0 Units/Acre (6.0 U/A)

Curve #	Start Station	End Station	Length	Radius
C1	5+00.00	5+25.00	25.00	100.00'
C2	5+25.00	5+50.00	25.00	100.00'
C3	5+50.00	5+75.00	25.00	100.00'
C4	5+75.00	6+00.00	25.00	100.00'
C5	6+00.00	6+25.00	25.00	100.00'

Line #	Direction	Length	Line #	Direction	Length
L1	N 89° 23' 30" W	215.00	L12	S 89° 23' 30" E	215.00
L2	S 89° 23' 30" E	215.00	L13	N 89° 23' 30" W	215.00
L3	N 89° 23' 30" W	215.00	L14	S 89° 23' 30" E	215.00
L4	S 89° 23' 30" E	215.00	L15	N 89° 23' 30" W	215.00
L5	N 89° 23' 30" W	215.00	L16	S 89° 23' 30" E	215.00
L6	S 89° 23' 30" E	215.00	L17	N 89° 23' 30" W	215.00
L7	N 89° 23' 30" W	215.00	L18	S 89° 23' 30" E	215.00
L8	S 89° 23' 30" E	215.00	L19	N 89° 23' 30" W	215.00
L9	N 89° 23' 30" W	215.00	L20	S 89° 23' 30" E	215.00
L10	S 89° 23' 30" E	215.00	L21	N 89° 23' 30" W	215.00
L11	N 89° 23' 30" W	215.00	L22	S 89° 23' 30" E	215.00



TYPICAL LOT LAYOUT



TYPICAL LOT LAYOUT



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

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

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

This notice and acknowledgement shall be public record.

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

Applicant Printed Name: JIM KING

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

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

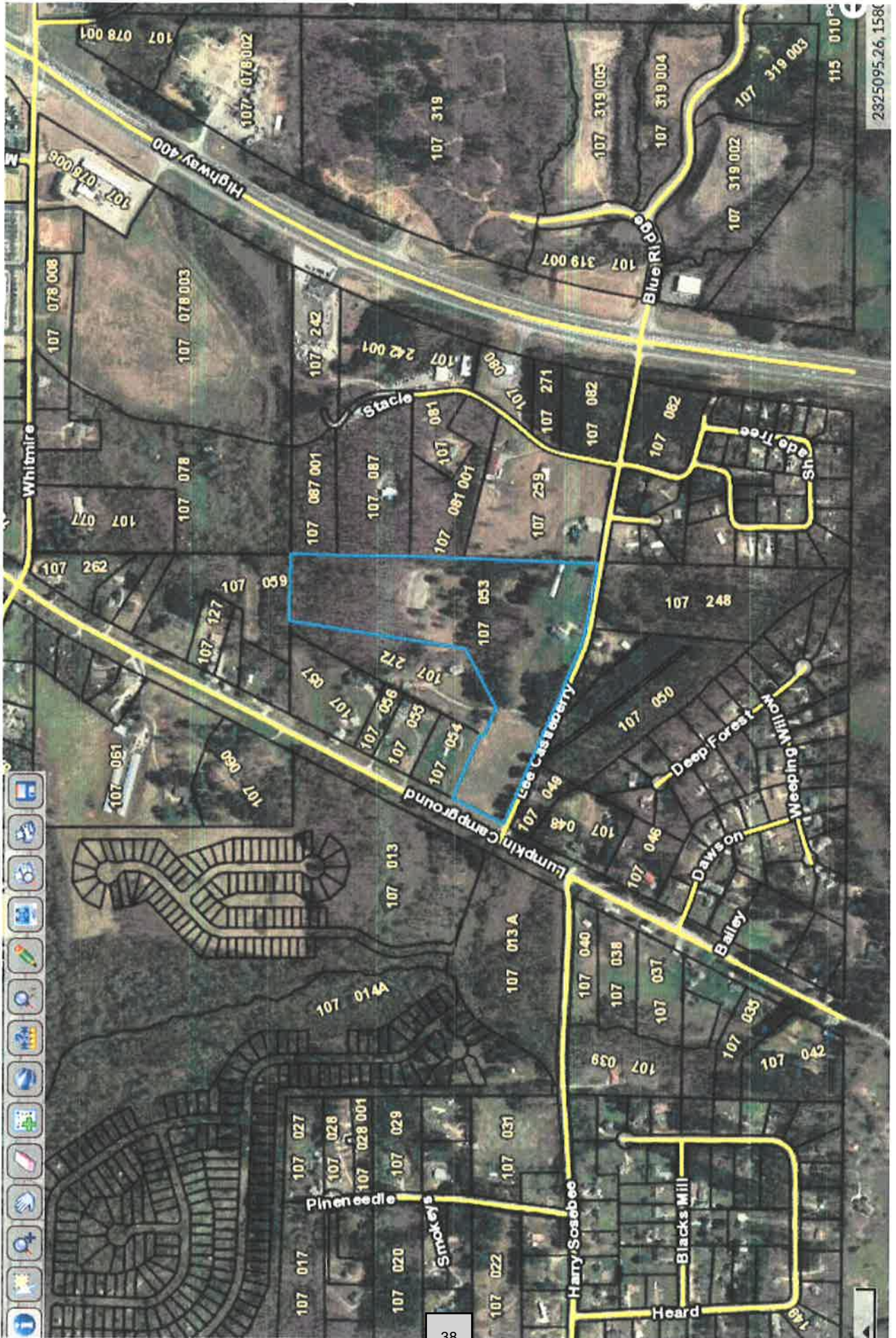
Sworn and subscribed before me

this 13 day of May, 2022.

[Signature]  
Notary Public

My Commission Expires: June 10 2024





2325095.26, 158



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

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

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

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

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

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

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

Executed in Dawsonville (city), GA (state)  
\_\_\_\_\_  
Signature of Applicant Jim Kinz Date 5/13/2022  
\_\_\_\_\_  
Printed Name JIM KINZ Name of Business \_\_\_\_\_

SUBSCRIBED AND SWORN BEFORE ME ON  
THIS 13 DAY OF May, 20 22  
[Signature] Notary Public  
My Commission Expires: June 10 2024





### 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]

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

Use additional sheets if necessary.

**Owner Information**

---

EDWARDS ROBERT ALAN  
117 LEE CASTLEBERRY ROAD  
DAWSONVILLE, GA 30534

**Payment Information**

---

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

**Property Information**

---

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

**Bill Information**

---

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

**Taxes**

---

Base Taxes	\$229.22
Penalty	\$0.00
Interest	\$0.00
<b>Total Due</b>	<b>\$0.00</b>

**Owner Information**

EDWARDS ROBERT ALAN  
117 LEE CASTLEBERRY RD  
DAWSONVILLE, GA 30534

**Payment Information**

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

**Property Information**

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

**Bill Information**

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

**Taxes**

Base Taxes	\$1,143.92
Penalty	\$0.00
Interest	\$0.00
<b>Total Due</b>	<b>\$0.00</b>

## **CONSTRUCTION & DEVELOPMENT SCHEDULE**

Entitlement Process: May 2022 - August 2022

Engineering Design: October 2022 – January 2023

Land Development Ph1: April 2023 – October 2023

Home Construction Ph1: October 2023 – October 2024

Land Development Ph2: August 2024 – March 2024

Home Construction Ph2: April 2024 – April 2025

**PROPERTY OWNER AUTHORIZATION**

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

117 + 209 Lee Castleberry Rd Dawsonville, GA

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

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

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

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

\*\*\*\*\*

Printed Name of Owner(s): Robert A Edwards

Signature of Owner(s): \_\_\_\_\_ Date: 4-5-2022

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

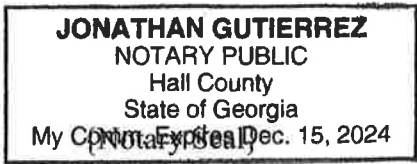
City, State, Zip: \_\_\_\_\_

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

Sworn and subscribed before me this 05<sup>th</sup> day of April, 2022.

Jonathan Gutierrez  
Notary Public

My Commission Expires: 12/15/24

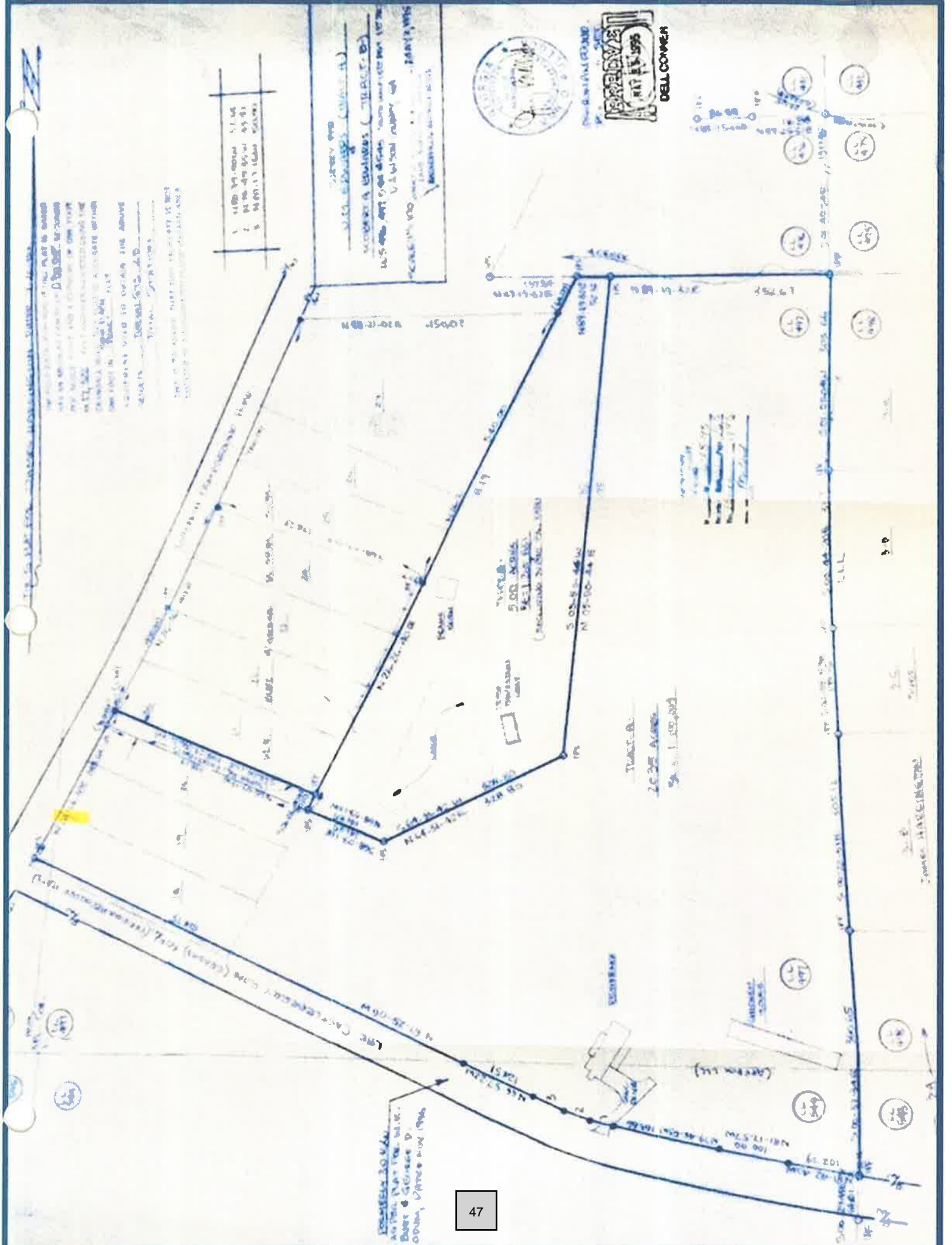


(The complete names of all owners must be listed; if the owner is a partnership, the names of all partners must be listed; if a joint venture, the names of all members must be listed. If a separate sheet is needed to list all names, please identify as applicant or owner and have the additional sheet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

THE ABOVE PROPERTY IS BEING OFFERED FOR SALE BY THE BANK AS A RESULT OF THE BANK'S RECEIVING THE PROPERTY AS SECURITY FOR A LOAN MADE TO THE DEBTOR. THE DEBTOR HAS FAILED TO PAY THE LOAN AND THE BANK HAS TAKEN POSSESSION OF THE PROPERTY. THE BANK IS OFFERING THE PROPERTY FOR SALE AS-IS, WHERE-IS, WITHOUT ANY WARRANTY, GUARANTEE OR REPRESENTATION, AND WITHOUT LIABILITY TO THE BANK. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE BANK'S OFFICE IS LOCATED AT 1000 BROADWAY, NEW YORK, NY 10018. FOR MORE INFORMATION, PLEASE CONTACT THE BANK AT (212) 850-0100.

1	1100 34th Street	11.46
2	1100 49th Street	15.91
3	1100 11th Street	10.00

PROPERTY MAP  
 1100 34th Street (11.46)  
 1100 49th Street (15.91)  
 1100 11th Street (10.00)  
 TOTAL AREA: 37.37 ACRES  
 1100 34th Street - 11.46  
 1100 49th Street - 15.91  
 1100 11th Street - 10.00



1100 34th Street  
 1100 49th Street  
 1100 11th Street

22 MAY 13 9:33 AM



# DAWSON COUNTY VARIANCE APPLICATION

25 Justice Way, Dawsonville, Georgia 30534

## APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Jim King

Address: 131 Prominence Court, Suite 230 Dawsonville GA 30534

Contact Email \_\_\_\_\_ Telephone # \_\_\_\_\_

Status:  Owner  Authorized Agent  Lessee

## PROPERTY INFORMATION

Street Address of Property:

117 Lee Castleberry Rd Dawsonville GA 30534

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

Subdivision/Lot: NA / \_\_\_\_\_

Building Permit #: \_\_\_\_\_ (if applicable)

## REQUESTED ACTION

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

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

Home Occupation Variance: \_\_\_\_\_

Other (explain request): \_\_\_\_\_

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

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



# DAWSON COUNTY VARIANCE APPLICATION

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

VR \_\_\_\_\_ Tax Map & Parcel # (TMP): \_\_\_\_\_  
 Current Zoning: \_\_\_\_\_ Commission District #: 4  
 Submittal Date: 5-13-20 Time: 9:54 (am/pm) Received by: \_\_\_\_\_ (staff initials)  
 Fees Assessed: \_\_\_\_\_ Paid: \_\_\_\_\_  
 Planning Commission Meeting Date: \_\_\_\_\_

## APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Jim King  
 Address: \_\_\_\_\_  
 Phone: Listed / Unlisted \_\_\_\_\_ Email: Business / Personal \_\_\_\_\_  
 Status: [ ] Owner  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 INFORMATION

Street Address of Property: 117 Lee Castleberry Rd Dawsonville GA 30534  
 Land Lot(s): 497, 498, 543 & 544 District: 13TH Section: 1ST  
 Subdivision/Lot: \_\_\_\_\_ Building Permit #: \_\_\_\_\_ (if applicable)

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

**REQUESTED ACTION**

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

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

Type of Variance requested:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ZA \_\_\_\_\_

TMP#: 107 053 & 107 272

### List of Adjacent Property Owners

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

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

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

Use additional sheets if necessary.

# APPLICANT CERTIFICATION

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

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

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

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

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

Signature of Applicant or Agent: \_\_\_\_\_ Date: 05/12/2022

Signature of Witness: David [Signature] \_\_\_\_\_ Date: 5-13-22

\*\*\*\*\*

## WITHDRAWAL

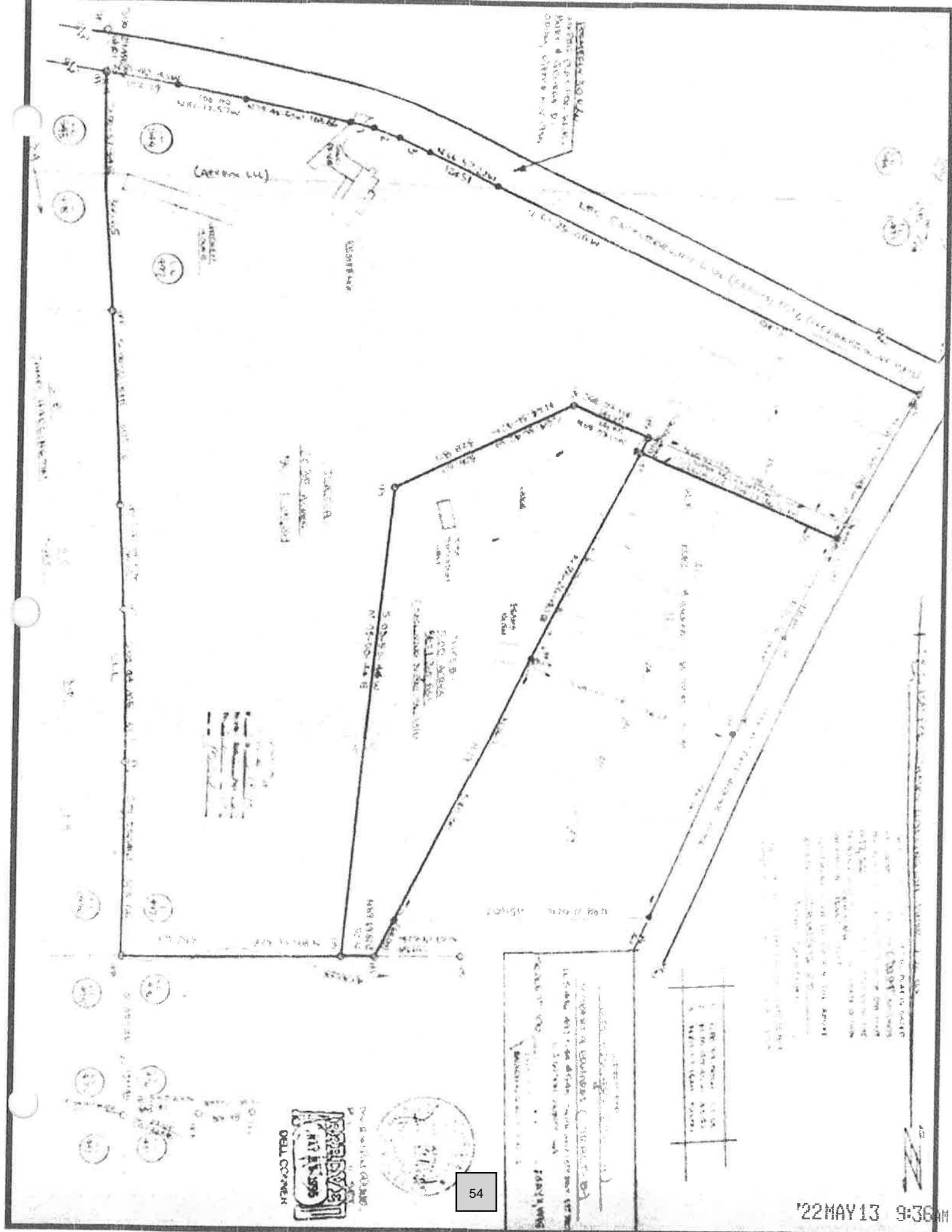
**Notice:** *This section only to be completed if application is being withdrawn.*

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

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

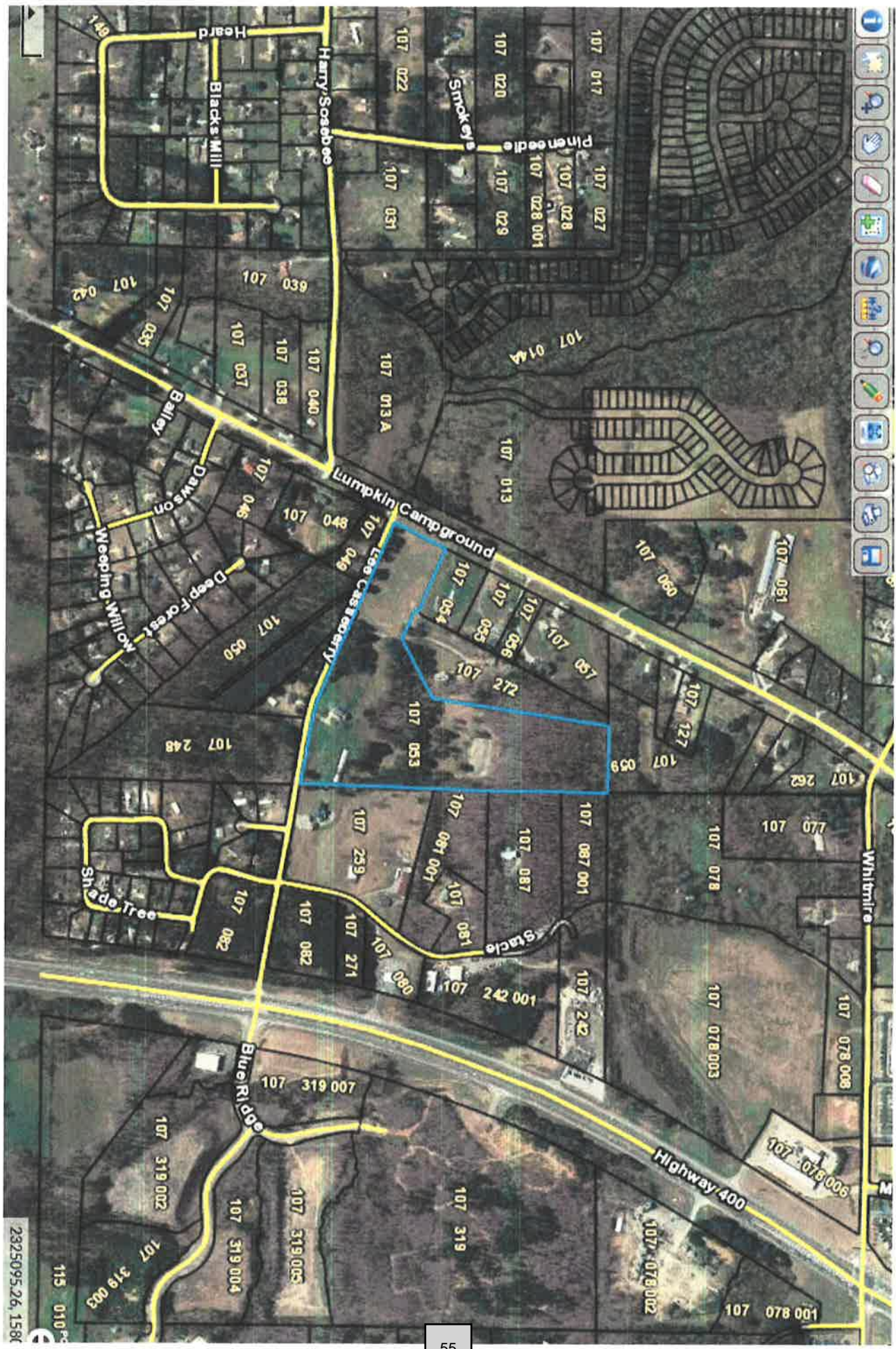
### Withdrawal of Application:

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



MEMORANDUM  
 FOR THE RECORD  
 SUBJECT: [Illegible]





2325095.26, 1580

**PROPERTY OWNER AUTHORIZATION**

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

117 + 209 Lee Castleberry Rd. Dawsonville, GA

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

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

Printed name of applicant or agent: JIM KING

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

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

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

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

Jonathan Gutierrez  
Notary Public

My Commission Expires: 12/15/24

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

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



**Owner Information**

EDWARDS ROBERT ALAN  
117 LEE CASTLEBERRY RD  
DAWSONVILLE, GA 30534

**Payment Information**

<b>Status</b>	Paid
<b>Last Payment Date</b>	11/05/2021
<b>Amount Paid</b>	\$1,143.92

**Property Information**

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

**Bill Information**

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

**Taxes**

<b>Use Taxes</b>	\$1,143.92
<b>Penalty</b>	\$0.00
<b>Interest</b>	\$0.00
<b>Total Due</b>	<b>\$0.00</b>

**Owner Information**

EDWARDS ROBERT ALAN  
117 LEE CASTLEBERRY ROAD  
DAWSONVILLE, GA 30534

**Payment Information**

<b>Status</b>	Paid
<b>Last Payment Date</b>	10/07/2021
<b>Amount Paid</b>	\$229.22

**Property Information**

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

**Bill Information**

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

**Taxes**

<b>Base Taxes</b>	\$229.22
<b>Penalty</b>	\$0.00
<b>Interest</b>	\$0.00
<b>Total Due</b>	\$0.00

## LETTER OF INTENT

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

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

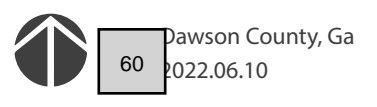
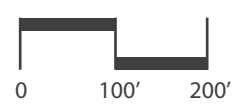
In addition to land planning merits of this proposal, the applicant is committing to improve the entire frontage of Lee Castleberry Road from GA-400 to Lumpkin Campground Road per the ZA 21-16 resolution at its own cost. There will also be a small park fronting the new roundabout on Lumpkin Campground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

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

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



<span style="color: blue;">■</span>	97	FRONT LOADED TOWNHOME
<span style="color: orange;">■</span>	63	REAR LOADED TOWNHOME
<span style="color: lightgreen;">■</span>	40	SINGLE FAMILY DETACHED
		<hr/>
		200 TOTAL UNITS



LEE CASTLEBERRY ROAD ASSEMBLAGE  
 Concept Masterplan

# Engineering Services Dawson County

**Case #:** ZA 22-19

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

**Present Zoning:** RA

**Proposed Zoning:** RMF

## **TRAFFIC ISSUES:**

County road(s) providing access: Lee Castleberry Road, Stacie Lane

Nearest major thoroughfare: SR 400

Width of road at property: 18' @ 60' ROW, 20' @ 60' ROW Distance to major thoroughfare: Approx. 0.26 Mi, 0.18 Mi

Description of access road(s): Paved two-way two-lane roads (not curbed)

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

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


## **WATERSHED/EROSION ISSUES:**

Is the property in a floodplain or wetland? Unknown at this time

In what watershed is the project located? Unknown at this time

What streams are likely to be affected? Is it a trout stream? Unknown at this time

Any additional remarks? None

Signature of personnel completing form:   
Public Works Director

Stark Land and Development, LLC

VIA EMAIL

([hgee@dawsoncountyga.gov](mailto:hgee@dawsoncountyga.gov))

Dawson County Planning Commission and  
Dawson County Board of Commissioners  
c/o Dawson County Zoning Specialist (Harmony Gee)

Re: ZA-22-19 and VR 22-14; Request to rezone approximately 25.35 acres (Tax  
Parcels #107 272 and 107 053) from RA to RMF (the "Application")

Dear Ms. Gee:

Please add this letter to the file of the above case in order to preserve the rights of Stark Land and Development, LLC, Jim King, and Robert A. Edwards (collectively, the "Applicant") in connection with the Application. This Reservation of Constitutional and Other Legal Rights is intended to supplement the Application and to put the Dawson County Board of Commissioners on notice of the Applicant's constitutional and legal rights.

The Application meets all judicial and statutory requirements for approval. The current zoning of the subject property deprives the property and all economic use thereof. Denial of the Application or approval of the Application with conditions unacceptable to the Applicant would be unconstitutional in that it would unreasonably impair and destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

Denial of the Application or approval of the Application with conditions unacceptable to the Applicant would also be unconstitutional, illegal, null and void, constituting a taking of Applicant's property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I, and Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States, by denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

Denial of the Application or approval of the Application with conditions unacceptable to the Applicant would constitute an unreasonable and extreme hardship upon the Applicant, without remotely advancing the public health, safety and welfare and would constitute an arbitrary and capricious act by the Dawson County Commissioner without any rational basis therefore, constituting an abuse of discretion in violation of Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

Denial of the Application or approval of the Application with conditions unacceptable to the Applicant by the Dawson County Commissioner would also violate the Applicant's rights under the First Amendment to the Constitution of the United States and would unconstitutionally discriminate, in an arbitrary, capricious and unreasonable manner, between the Applicant and owners of other similarly situated properties in Dawson County in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States.

Furthermore, the Board of Commissioners cannot lawfully impose more restrictive standards on the Subject Property's development than are presently set forth in the Land Use Resolution of Dawson County. To do so not only will constitute a taking of the Subject Property as set forth above but will also amount to an unlawful delegation of the Board's authority in response to neighborhood opposition, in violation of Article IX, Section II, Paragraph IV of the Georgia Constitution of 1983, as amended. Any zoning conditions or other restrictions imposed on the Subject Property without the consent of the Applicants that do not serve to reasonably ameliorate the negative impacts of the development are invalid and void. As such, the Applicants reserve the right to challenge any such zoning conditions.

The Applicant respectfully requests that the Application be approved as requested by the Applicant and in the manner shown in the Application, which is incorporated herein by reference. If you have any questions or concerns, please do not hesitate to contact me.

Sincerely,



William Stark



## ZA 22-19 & VR 22-14

Planning Commission Meeting August 16, 2022

Board of Commission Hearing September 15, 2022

### Applicant Proposal

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

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



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

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

**The desired development pattern should seek to:**

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

**Land Uses**

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

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

**County Agency Comments:** (or attached memorandum)

**Engineering Department:** See memo of July 11, 2022

Environmental Health Department: No comments as of 8.10.2022

Emergency Services: No comment.

**Etowah Water & Sewer Authority:** “Water main extension required to service development per EWSA specs at the developer’s expense. Sewer main extension required to service development per EWSA specs at developer’s expense.”

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

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

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

- (1) The existing uses and classification of nearby property;
- (2) The extent to which property values are diminished by the particular land use classification;
- (3) The extent to which the destruction of property values of the applicant promotes the health, safety, morals, or general welfare of the public;
- (4) The relative gain to the public, as compared to the hardship imposed upon the individual property owner;
- (5) The suitability of the subject property for the proposed land use classification;
- (6) The length of time the property has been vacant under the present classification, considered in the context of land development in the area in the vicinity of the property; and
- (7) The specific, unusual, or unique facts of each case, which give rise to special hardships, incurred by the applicant and/or surrounding property owners.



*Photo of Property:*



<span style="color: blue;">■</span>	97	FRONT LOADED TOWNHOME
<span style="color: orange;">■</span>	63	REAR LOADED TOWNHOME
<span style="color: lightgreen;">■</span>	40	SINGLE FAMILY DETACHED
		<hr/>
		200 TOTAL UNITS

MONUMENT / PARK

LEE CASTLEBERRY ROAD

CONTINUOUS ROADWAY IMPROVEMENTS ALONG LEE CASTLEBERRY ROAD TO ROUNDABOUT

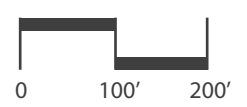
SECONDARY ENTRY

STACIE LANE

LEE CASTLEBERRY ROAD

GA 400

ROADWAY IMPROVEMENTS TO EXTEND TO GA 400 CORRIDOR



Dawson County, Ga  
68 2022.06.10

LEE CASTLEBERRY ROAD ASSEMBLAGE  
Concept Masterplan

## ZA 22-19 Castleberry RMF

### Draft Stipulations

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

**Application for Rezoning**

ZA 22-15 Jim King is requesting to rezone TMP 097-017 from RSR (Residential Sub-Rural) to RPC (Residential Planned Community) for purposes of developing a 332-lot subdivision with amenities area. Grizzle Road

Chairman Hamby asked if there was anyone to speak on behalf of the application. Jim King of Dawsonville, Georgia spoke on behalf of the applicant.

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

Chairman Hamby asked if there was anyone to speak in opposition of the application. Daniel Brownlow, Myron Padgett, Carol Weathers, Joann Hauss, Heather Dally, Lydia Gonzalez, Tonya Bagwell, Jane Gilbertson, Matthew Green, Tony Wilson, Candida Castleberry, Lamar Rucker, Lucy Martinez and Larry Staton all of Dawsonville, Georgia spoke of concerns of: increase of traffic on Dawson Forest Road and Grizzle Road, lack of utilities/infrastructure, lot size in comparison to surrounding parcels, noise concerns, well water depreciation, concerns of river run off into the Etowah, the number of developing neighborhoods along Dawson Forest Road, stress on emergency services, increase of population, school crowding, price point of the homes in comparison to existing homes in the area, the size of the development, being "no benefits to this development but to the property owner", and fear of a recession.

Chairman Hamby then closed the public hearing for Board discussion.

A motion to recommend denial of the request was passed 3-0 Maloney/Bennett 1 abstention Hamby

ZA 22-19 Jim King is requesting to rezone TMP 107-053 & 107-272 from R-A (Residential Agriculture) to RMF (Residential Multi-Family) for purposes of developing a 152 multi-family dwellings Lee Castleberry Road

VR 22-14 Jim King is requesting to vary from the Dawson County Land Use Resolution Article III Section 308.C.6.B vary from the width of driveways in RMF. TMP 107-053 & 107-272 Lee Castleberry Rd.

Chairman Hamby asked if there was anyone to speak on behalf of the application. Jim King of Dawsonville, Georgia spoke on behalf of the application. Mr. King stated that his client had been before the Board earlier this year with a request for the corner of Lee Castleberry Road and Stacey Lane for the a 48-lot townhome development and he has recently acquired another 25 acres adjacent that he would like to develop as well. Chairman Hamby asked for the breakdown on the number of units within the development. Mr. King stated that there would be 40 single family semi-detached homes and 160 units of apartments. Mr. King stated that his client has agreed to make road improvements to Lee Castleberry Road per the Planning Staff's recommendation.

Billy Stark of Flowery Branch, Georgia also spoke to the application as the developer. That the developer would prefer to widen Lee Castleberry to 24' with no curb and gutter and that they would also be installing a sidewalk along Lee Castleberry Road from Lumpkin Campground Road to Georgia Highway 400.

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

Chairman Hamby asked if there was anyone to speak in opposition of the application. Carol Weathers and Nerlene Elliott of Dawsonville, Georgia spoke to concerns of the need of widening Lee Castleberry, traffic not only on Lee Castleberry but traffic at the intersection of Lee Castleberry and Georgia 400, concerns of the animals being displaced and Dawson County losing the rural feel.

Chairman Hamby then closed the Public Hearing for Board discussion.

Chairman Hamby asked for a motion. A motion to recommend approval of the request with the staff proposed stipulations

DAWSON COUNTY PLANNING COMMISSION  
MEETING HELD AUGUST 16, 2022  
DAWSON COUNTY GOVERNMENT CENTER

1. Owner/Developer shall dedicate 20' of right-of-way along Lee Castleberry Road and make improvements from GA 400 to Lumpkin Campground Road and as recommended by the county engineer.
2. Owner/developer shall be responsible for all improvements required to include the widening of Lee Castleberry and turning lanes off Lee Castleberry Road.
3. An eastbound left-turn deceleration lane along Lee Castleberry Road shall be provided for driveway one.
4. The community shall include a Passive or Active recreation use that is a minimum of five percent of the acreage and shall be under construction prior to the issuance of the first certificate of occupancy.
5. A replanted buffer of at least fifteen feet in width shall be provided and maintained around the entire exterior perimeter of the development.
6. Buffers in which vegetation is nonexistent or is inadequate to meet the screening requirements shall be planted with supplemental plantings to provide a year-round effective visual screen.
7. All landscape design shall incorporate a minimum of forty percent (40%) evergreen plantings (trees, shrubs, and groundcovers).
8. All plant material must be Georgia native.
9. There shall be no vinyl siding.
10. All homes shall have a two-car garage.
11. There shall be a minimum separation of 20-feet between townhome buildings.
12. There shall be a 24-foot separation between the face of the structure's garage and the curb or sidewalk
13. A maximum of 1/3 of the lots shall be 22' in lot width with the remaining 2/3 of the lots being a minimum lot width for townhouses shall be 24-feet. *(the typical lot lay out on the site plan does not depict this – or the 24-foot front setback for driveway)*

passed 3-0 Maloney/Hornsey 1 abstention Hamby

ZA 22-20 Miles, Hansford & Tallant, LLC obo Dawson Yards, LLC is requesting to rezone TMP 113-017, 113-018 & 113-096 from RSRMM (Residential Sub-Rural Manufactured Moved) and C-HB (Commercial Highway Business) to C-IR (Commercial Industrial Restricted) for purposes of developing office/warehouse space. Hwy 53 East

Chairman Hamby asked if there was anyone to speak on behalf of the application. Jonathan Beard of Miles, Hansford & Tallant, LLC located in Cumming, Georgia spoke on behalf of the application. Mr. Beard stated that he represented the applicant of Dawson Yards, LLC. The request consists of 3 parcels that are located off of Highway 53 and the current zoning of the parcels are Commercial Highway Business and Residential Sub Rural Manufactured Moved. Mr. Beard gave a power point presentation highlighting the parcels as they are currently zoned and the proposed site plan. Mr. Beard stated that some of the existing buildings located behind Dawsonville Gun and Pawn would remain but remodeled.

Greg Paulzbery of Atlanta, Georgia spoke to his application as he is the owner of Dawson Yards, LLC. He stated that he has been in this industry for 25 years. That they specialize in small office spaces with warehouses in the back and that they retain ownership of the structures.

Nathan Fuss of Atlanta, Georgia spoke to the question of any necessary turn lanes into the development. He is with the engineering firm representing Dawson Yards, LLC and stated that they would comply with whatever GDOT required due to the development coming off of a state route.

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

Dawson County  
Rezoning Application  
(AMENDMENT TO DISTRICT MAP)

FOR STAFF USE ONLY  
DATE & TIME STAMP

**APPLICANT INFORMATION (or Authorized Representative)**

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

Printed Name: Miles Hansford & Tallant, LLC - Jonathan C. Beard on behalf of Dawson Yards, LLC

Address: 202 Tribble Gap Road, Suite 200 Cumming, Georgia 30040

Phone (Listed/Unlisted):

Email (Business/Personal)

Status:  Owner  Authorized Agent  Lessee  Option to purchase

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

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

Meeting Date: June 22, 2022 Applicant Signature: *Jonathan C. Beard*  
*Attorney for Applicant*

**REQUESTED ACTION & DETAILS OF PROPOSED USE**

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

Proposed Use: Commercial/Manufacturing

Existing Utilities:  Water  Sewer  Gas  Electric

Proposed Utilities:  Water  Sewer  Gas  Electric

**RESIDENTIAL**

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

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

Type:  Apartments  Condominiums  Townhomes  Single-family  Other

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

**COMMERCIAL & INDUSTRIAL**

Building area: 70,192 sf incl. 10,496 sf existing No. of Parking Spaces: 216



# Property Owner/ Property Information

Name: Mincey Land Management, LLC

Street Address of Property being rezoned: Highway 53 E

Rezoning from: RSRMM & C-HB to: C-IR Total acreage being rezoned: 10.314

Directions to Property (if no address):

The Subject Property abuts property located 5711 Hwy 53, Dawsonville, Georgia 30534, which is located on the northerly right-of-way of Stephens Road and the intersection of Dawsonville Highway a/k/a Hwy 53.

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

Current Use of Property: Commercial and Industrial

**Does this proposal reach DRI thresholds?** NO If yes, the application will require a transportation study and additional review by the Georgia Mountains Regional Planning Commission. This adds several weeks to the review and processing.

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

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

If yes, what section?  North  South

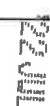
## SURROUNDING PROPERTY ZONING CLASSIFICATION:

North RSRMM South C-IR/RSRMM East VCR/C-HB West RSRMM

Future Land Use Map Designation: Commercial – Highway/Business

Access to the development will be provided from:

Road Name: Dawsonville Hwy Type of Surface: Asphalt



# Applicant Certification

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

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

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

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

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

Signature



Date

05/26/2022

Witness



Date

5/26/2022

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

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

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

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

N/A

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

Amount \$ <sup>0</sup> \_\_\_\_\_ Date: \_\_\_\_\_

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

N/A



Signature of Applicant/Representative of Applicant

05/26/22

Date

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

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

2022

2022

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

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

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

This notice and acknowledgement shall be public record.

Applicant Signature: 

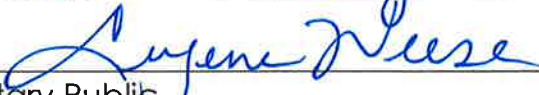
Applicant Printed Name: Dawson Yards, LLC

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

Date Signed: 5/26/2022

Sworn and subscribed before me

this 26 day of May, 2022.

  
Notary Public

My Commission Expires: 12/04/2023



# Property Owner Authorization

I/we, Mincey Land Mangement, LLC, hereby swear that I/we own the property located at (fill in address and/or tax map parcel #):

Street Address of Property being rezoned: Highway 53 East

TMP#: 113 017; 113<sup>p/o</sup> 018; 113 096

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

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

Printed Name of applicant or agent: Dawson Yards, LLC

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

Printed Name of Owner(s): Mincey Land Management, LLC

Signature of Owner(s): \_\_\_\_\_ Date: 5-27-22

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

City, State, Zip. \_\_\_\_\_

Phone (Listed/Unlisted): \_\_\_\_\_

Sworn and subscribed before me this 27th day of May, 2022.

[Signature]  
Notary Public



My Commission Expires: 9/7/2025

(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.)

77

**From:**  
**To:**  
**Cc:**  
**Subject:** Re: Soil Classifier List  
**Date:** Tuesday, May 24, 2022 9:40:07 AM  
**Attachments:** [image001.png](#)



**EXTERNAL: Use caution with attachments and links.**

Nate,

The plan to build multiple buildings on one parcel, from a Dawson County Board of Health Minimum Lot Size Resolution, would require .75 acre per building, with access to public water.

The connection of multiple structures to a common drainfield is possible if they are all on one parcel. We would recommend individual septic tanks for each building before draining into a common drainfield. Historically, septic tanks seem to be the source of many clogs/blockages, and if one tank is down, all of the buildings would have an issue.

If the sum total of estimated wastewater production of the buildings is equal to or greater than 2,000 gal/day, an engineered design will be required for the septic system.

We cannot comment specifically on whether or not your plan can be permitted without the benefit of a level III soil survey, specific information on building sizes, uses and locations, and a site evaluation.

What we can state is that as long as the Dawson County Board of Health Minimum Lot Size Resolution is met, we might be able to issue septic system construction permits at this site.

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

Thank you,  
Bill

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



**From:** Nate Fuss [redacted]  
**Sent:** Friday, May 20, 2022 5:47 PM  
**To:** Ringle, Bill <Bill.Ringle@dph.ga.gov>

[redacted]

**Subject:** RE: Soil Classifier List

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good evening Bill --

Thanks for speaking with me earlier regarding our proposed development off Hwy 53. As discussed, we are looking at developing parcels 113017 and 113096 with multiple multi-tenant buildings to serve local businesses. Our first step of the development process is to submit for a rezoning from RSRMM and CH-B to CIR. A checklist item on the Dawson County rezoning application is that we need a letter from you for review of septic. Are you able to provide us with this letter?

As mentioned, we are planning to develop multiple multi-tenant office/warehouse buildings to serve local businesses. Please reach out if you have any questions. Thanks,

**Nate Fuss, P.E.**

[redacted]



*Confidentiality Note: This e-mail, and any attachment to it, contains confidential information intended only for the use of the designated recipients, which information may also be privileged. If the reader of this e-mail is not the intended recipient, the document has been received in error and any use, review, dissemination, distribution, disclosure or copying of this message is strictly prohibited. If you have received this e-mail in error, please notify the sender via reply e-mail and immediately delete this e-mail from your system.*

**From:** Ringle, Bill <Bill.Ringle@dph.ga.gov>  
**Sent:** Friday, May 20, 2022 9:22 AM  
**To:** Nate Fuss [redacted]  
**Subject:** Soil Classifier List

**EXTERNAL:** Use caution with attachments and links.

Nate,

Please see the attached Certified Soil Classifier list. These are people that are approved by the

2022  
5/20/22  
10:00 AM

Georgia Department of Public Health to perform level III soil surveys.

When you apply for a septic system construction permit(s), in addition to the level III soil report, we will need a copy of the plat of the property that has been recorded at the Dawson County Courthouse.

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

Thank you,  
Bill

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

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**Jonathan C. Beard**  
[jbeard@mhtlegal.com](mailto:jbeard@mhtlegal.com)

**LETTER OF INTENT REGARDING LAND USE APPLICATION**

<b>Applicant:</b>	<b>Dawson Yards, LLC</b>
<b>Subject Property:</b>	<b>Approx. 10.314 Acres Designated as Dawson County Tax Parcel(s): 113 017, 113 096, and p/o 113 018</b>
<b>Current Zoning:</b>	<b>RSRMM - Residential Sub-Rural Manufactured/Moved and C-HB – Highway Business Commercial</b>
<b>Proposed Zoning:</b>	<b>C-IR – Commercial Industrial Restricted</b>
<b>Proposed Use:</b>	<b>Commercial/Industrial</b>
<b>ROW Access:</b>	<b>Dawsonville Highway</b>

This statement is intended to comply with the application procedures established by the Land Use Resolution of Dawson County (the “Zoning Ordinance”), Dawson County Application for Rezoning, Use Permit, & Concurrent Variances, and other Dawson County Ordinances and Standards. The Applicant incorporates all statements made in the Application for Rezoning, Use Permit, & Concurrent Variances by the Applicant (the “Application”) as its letter of intent required by Dawson County.

The Applicant intends to develop the Subject Property for the Proposed Use, as more fully described in the Application, incorporated herein by this reference. Any zoning request, conditional use permit, and variance applications submitted concurrently with the Application are also incorporated herein by this reference. The zoning request, conditional use permit, and/or variance applications, along with all supplemental plans and documents are collectively referred to as the “Applicant’s Proposal.”

**Specifically, the Applicant requests the following:**

- 1) Rezoning from RSRMM & C-HB to C-IR**

**PROPOSED USE**

To facilitate its operations, the Applicant seeks to refurbish and remodel existing buildings as well as add new buildings for the purpose of manufacturing, processing, fabricating, or other uses on the Subject Property.

The Applicant proposes to develop approximately 70,192 square feet of buildings on the Subject Property, including approximately 10,496 square feet of refurbished and remodeled existing buildings. The Proposed Use will include approximately 216 parking spaces.



A portion of the Subject Property is located within the south section of the Georgia 400 Corridor. The proposed development of the property will likely be in phases.

### **COMPREHENSIVE PLAN**

The Dawson County Comprehensive Plan and the Future Development Map incorporated therein designates the Subject Property as located within the Commercial – Highway/Business Character Area. The Proposed Use conforms to the Comprehensive Plan in that it is located in an area with close proximity to arterial highways and adjacent access roads, which will serve as an employment center in an area with ample sewer capacity, with direct access to major arterials. The Applicant will provide adequate buffering and landscaping to provide suitable transitions to surrounding residential and agricultural uses.

### **IMPACT ON THE LOCAL POPULATION DENSITY PATTERN AND PUBLIC INFRASTRUCTURE**

#### **(A) Public Road System**

Permanent access to the development will be from the ROW Access. All of the development's interior streets and driveways will be privately-owned and maintained.

Access and traffic are not anticipated to be a problem as traffic generated from the development will be minimal and the entrance will be at a location where sight distance is sufficient.

All curb cuts shall be coordinated and approved by Dawson County and acceleration and deceleration lanes will be installed as required by applicable standards, if necessary. All streets and access drives within the development will be constructed to conform to Dawson County standards. Parking will be provided onsite as required by the Zoning Ordinance.

#### **(B) County School System**

As the Subject Property will be commercial and industrial use, any increase to school population would be due to relocation of employees and their families to the Dawson County area.

#### **(C) Water and Waste Water Systems**

The development's water will be provided by the Etowah Water & Sewer Authority as water is available to serve the Subject Property. The sewer will be served by on-site septic facilities.

#### **(D) Utilities**

With regard to public utilities, water, sanitary sewer, and electricity are available to be extended to the Subject Property. The impact on public utilities is anticipated to be minimal. The Applicant

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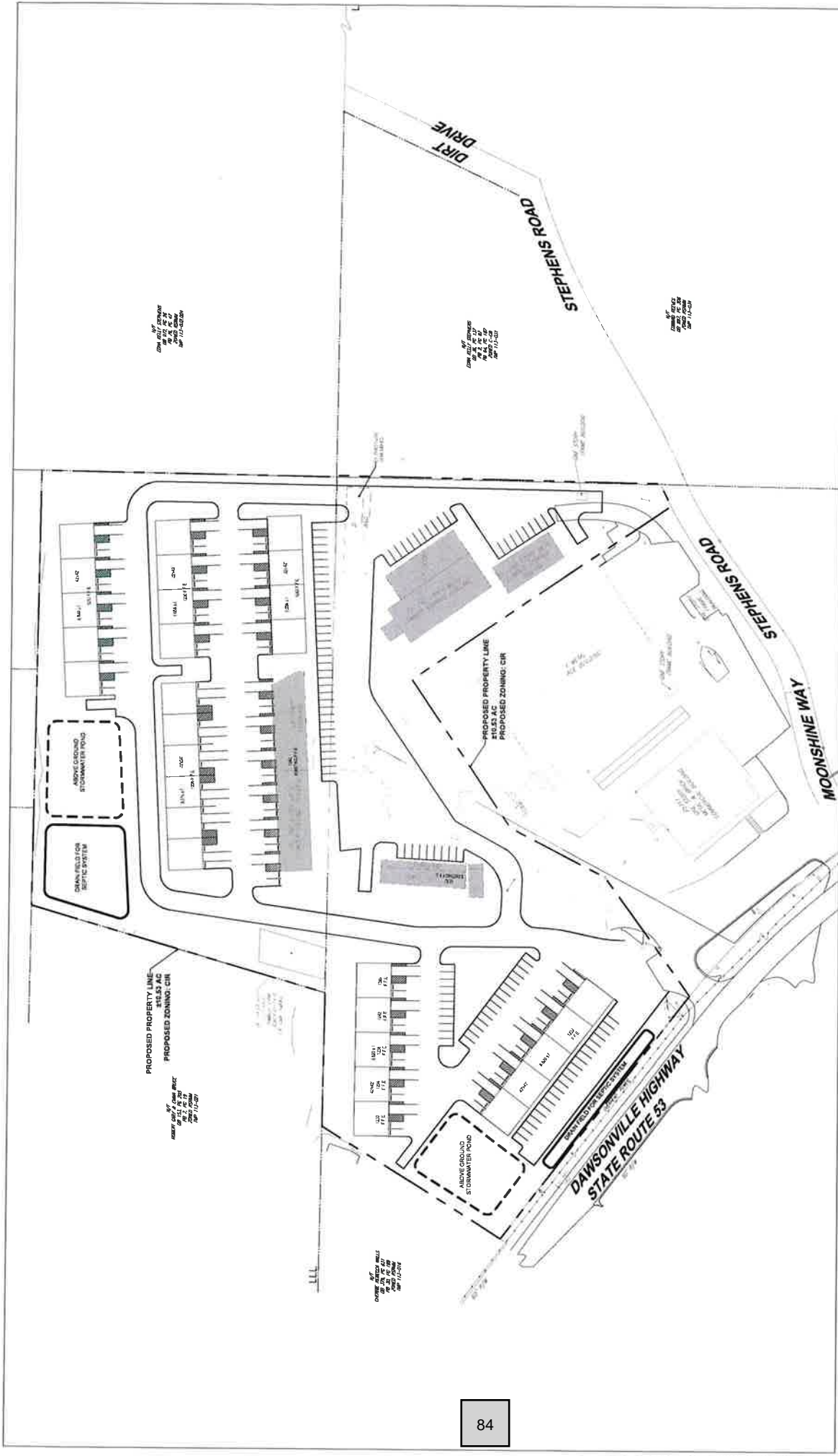
will install underground utility lines within the development to serve the project on an as-needed basis.

**(E) Environmental Impact**

The project should also have a minimal impact on the environment. There should be no negative impact on air quality. Drainage, soil erosion, and sedimentation controls will be extensively utilized on the site after obtaining all required approvals from all applicable regulatory authorities.

The Applicant will submit plans detailing the development for approval by the Dawson County Department of Planning and Development and all other appropriate governmental agencies, based upon conformity with applicable land use and development regulations.

2025



3/17/2023 11:47 CADSS0508.301 Rev. A.2



# DAWSONVILLE CONCEPT PLAN

**PROPORT**  
 PROPERTY PORTFOLIOS  
 DAWSONVILLE, GA

**BOHLER** //  
 211 PERIMETER CENTER PKWY NE,  
 SUITE 425  
 ATLANTA, GEORGIA 30346  
 Phone: (770) 566-8500  
 Email: GA@bohlereng.com

# DRI Information

You **MUST** complete the Developments of Regional Impact questionnaire if your development falls within any of the following thresholds. To complete this questionnaire visit: <https://www.gmrc.ga.gov/dri> and complete **FORM 2**. Print a copy to submit with your completed packet.

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

Type of Development	Non-metropolitan Regions (Dawson County status effective 01/2005)
Office	Greater than 125,000 gross square feet
Commercial	Greater than 175,000 gross square feet
Wholesale & Distribution	Greater than 175,000 gross square feet
Hospitals & Healthcare Facilities	Greater than 200 new beds; or generating more than 250 peak hour vehicle trips per day
Housing	Greater than 125 new lots or units
Industrial	Greater than 175,000 gross square feet; or employing more than 500 workers; or covering more than 125 acres
Hotels	Greater than 250 rooms
Mixed Use	Gross square feet greater than 125,000 (with residential units calculated at 1800 square feet per unit toward the total gross square footage); or covering more than 40 acres; or if any of the individual uses meets or exceeds a threshold as identified herein
Airports	Any new airport with a paved runway; or runway additions of more than 25% of existing runway length
Attractions & Recreational Facilities	Greater than 1,500 parking spaces or a seating capacity of more than 6,000
Post-Secondary School	New school with a capacity of more than 750 students, or expansion by at least 25 percent of capacity
Waste Handling Facilities	New facility or expansion of use of an existing facility by 50 percent or more
Quarries, Asphalt & Cement Plants	New facility or expansion of existing facility by more than 50 percent
Wastewater Treatment Facilities	New facility or expansion of existing facility by more than 50 percent
Petroleum Storage Facilities	Storage greater than 50,000 barrels if within 1,000 feet of any water supply; otherwise, storage capacity greater than 200,000 barrels
Water Supply Intakes/Reservoirs	New Facilities
Intermodal Terminals	New Facilities
Truck Stops	A new facility with more than three diesel fuel pumps; or containing a half acre of truck parking or 10 truck parking spaces.
Any other development types not identified above (includes parking facilities)	1000 parking spaces





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

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

Trans No	Property ID / District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2021 - 9621	113 017 / 1 LT 6 J A BRUCE EST FMV: 106700	\$965.64	\$0.00 Fees: \$0.00 \$0.00	\$0.00	\$965.64	\$0.00
<b>Totals:</b>		<b>\$965.64</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$965.64</b>	<b>\$0.00</b>

**Paid Date:** 11/19/2021

**Charge Amount:** \$965.64

MINCEY LAND MANAGEMENT LLC  
 5711 HIGHWAY 53 EAST

DAWSONVILLE, GA 30534



Scan this code with your mobile phone to view this bill

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

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

Trans No	Property ID / District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2021 - 9622	113 018 / 1 LL 224 LD13S FMV: 1077250	\$9749.12	\$0.00 Fees: \$0.00 \$0.00	\$0.00	\$9749.12	\$0.00
<b>Totals:</b>		<b>\$9749.12</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$9749.12</b>	<b>\$0.00</b>

**Paid Date:** 11/19/2021

**Charge Amount:** \$9749.12

MINCEY LAND MANAGEMENT LLC  
5711 HIGHWAY 53 EAST

DAWSONVILLE, GA 30534



Scan this code with your mobile phone to view this bill

20220515 100529





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

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

Trans No	Property ID / District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2021 - 9623	113 096 / 1 LL 194 LD 13-S FMV: 403700	\$3653.48	\$0.00  Fees: \$0.00 \$0.00	\$0.00	\$3653.48	\$0.00
<b>Totals:</b>		<b>\$3653.48</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$3653.48</b>	<b>\$0.00</b>

**Paid Date:** 11/19/2021

**Charge Amount:** \$3653.48

MINCEY LAND MANAGEMENT LLC  
5711 HIGHWAY 53 EAST

DAWSONVILLE, GA 30534



Scan this code with your mobile phone to view this bill

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**Jonathan C. Beard**  
jbeard@mhtlegal.com

July 8, 2022

Dawson County Department of Planning & Development  
25 Justice Way, Suite 2322  
Dawsonville, Georgia 30534

**CAMPAIGN DISCLOSURE**

<b>Applicant:</b>	<b>Dawson Yards, LLC</b>
<b>Subject Property:</b>	<b>Approx. 10.314 Acres Designated as Dawson County Tax Parcel(s): 113 017, 113 096, and p/o 113 018</b>
<b>Current Zoning:</b>	<b>RSRMM - Residential Sub-Rural Manufactured/Moved and C-HB – Highway Business Commercial</b>
<b>Proposed Zoning:</b>	<b>C-IR – Commercial Industrial Restricted</b>
<b>Proposed Use:</b>	<b>Commercial/Industrial</b>
<b>ROW Access:</b>	<b>Dawsonville Highway</b>

Pursuant to O.C.G.A § 36-67A-1, *et seq.*, please be advised that Miles, Hansford & Tallant, LLC, has not given campaign contributions and/or sponsorships to any Dawson County government officials.

This letter constitutes the disclosure of campaign contributions with respect to the above-referenced application and is forms a part of such application.

Sincerely,

Jonathan Beard  
Attorney for Applicant

2022 JUL 8 11:22AM



**Jonathan C. Beard**  
[jbeard@mhtlegal.com](mailto:jbeard@mhtlegal.com)

July 8, 2022

**RESERVATION OF CONSTITUTIONAL AND OTHER LEGAL RIGHTS**

<b>Applicant:</b>	<b>Dawson Yards, LLC</b>
<b>Subject Property:</b>	<b>Approx. 10.314 Acres Designated as Dawson County Tax Parcel(s): 113 017, 113 096, and p/o 113 018</b>
<b>Current Zoning:</b>	<b>RSRMM - Residential Sub-Rural Manufactured/Moved and C-HB – Highway Business Commercial</b>
<b>Proposed Zoning:</b>	<b>C-IR – Commercial Industrial Restricted</b>
<b>Proposed Use:</b>	<b>Commercial/Industrial</b>
<b>ROW Access:</b>	<b>Dawsonville Highway</b>

This Reservation of Constitutional and Other Legal Rights (“the Reservation”) is intended to supplement and form a part of the land use application (including any request for zoning, conditional use permit and variances) (collectively, the “Application”) of the Applicant and the owners of the Subject Property and to put the Dawson County Board of Commissioners on notice of the Applicant’s assertion of its constitutional and legal rights.

The Applicants have filed a timely application, has provided all required information and has submitted the appropriate application fees. The Application meets all judicial and statutory requirements for approval.

The Current Zoning of the Subject Property is unconstitutional and deprives the Subject Property and all viable economic use thereof. The Proposed Use is the only viable economic use of the Subject Property, and the County has deemed this Application necessary to allow the Proposed Use. As such, the Applicants file this Application for the purpose of changing the Current Zoning to facilitate the Proposed Use, and to exhaust administrative remedies in the event the Application is denied. The Applicants reserve the right to challenge the Current Zoning and any zoning conditions and other restrictions affecting the Subject Property.

A refusal by the County to approve the Application, as requested by the Applicants, will impose a disproportionate hardship on the Applicants of the Subject Property without benefiting any surrounding property owners. There is no reasonable use of the Subject Property except for development of the Proposed Use as proposed by the Applicants.

Any provisions in the Land Use Resolution of Dawson County (“LUR”) that classify, or may classify, the Subject Property into any of the non-requested zoning or use classifications, including the Proposed Use at a density less than that requested by the Applicants, are unconstitutional in that they constitute a taking of the Applicants’ property rights without first paying fair, adequate,

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and just compensation for such rights in violation of Article I, Section III, Paragraph I of the Georgia Constitution of 1983, as amended and the Fifth and Fourteenth Amendments to the Constitution of the United States.

The Subject Property is suitable for development as proposed in the Application and it is not suitable for development under any other zoning classification, use, or at a density less than that requested by the Applicants. Failure to approve the Application as requested by the Applicants will constitute an arbitrary and capricious abuse of discretion in violation of Article I, Section I, Paragraph I of the Georgia Constitution of 1983, as amended and the Due Process Clause of the Fifth and Fourteenth Amendments to the Constitution of the United States.

A refusal by the Dawson County Board of Commissioners to approve the Application as requested by the Applicants will prohibit the only viable economic use of the Subject Property, will be unconstitutional and will discriminate in an arbitrary, capricious and unreasonable manner between the Applicants and the owners of similarly situated properties in violation of Article I, Section I, Paragraph II of the Georgia Constitution of 1983, as amended, and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States.

Furthermore, the Board of Commissioners cannot lawfully impose more restrictive standards on the Subject Property's development than are presently set forth in the LUR. To do so not only will constitute a taking of the Subject Property as set forth above, but it will also amount to an unlawful delegation of the Board's authority in response to neighborhood opposition, in violation of Article IX, Section II, Paragraph IV of the Georgia Constitution of 1983, as amended. Any zoning conditions or other restrictions imposed on the Subject Property without the consent of the Applicants that do not serve to reasonably ameliorate the negative impacts of the development are invalid and void. As such, the Applicants reserve the right to challenge any such zoning conditions.

Finally, the Applicants assert that the LUR, Character Area Map, Future Development Map and Comprehensive Plan were not adopted in compliance with the laws or constitutions of the State of Georgia or of the United States, and a denial of the Applicants' request based upon provisions illegally adopted will deprive the Applicants of due process under the law.

By filing this Reservation, the Applicants reserve all rights and remedies available to them under the United States Constitution, the Georgia Constitution, all applicable federal, state, and local laws and ordinances, and in equity. This Reservation also constitutes an Ante Litem Notice pursuant to O.C.G.A. § 36-11-1, which places the County and all other agents thereof on notice of the Applicants' intent to seek monetary damages and attorney's fees against the County and any party acting on its behalf for any rezoning action, zoning condition, illegal impact fee and any other unlawful restrictions and exactions that are imposed on the Subject Property and the Applicants.

The Applicants respectfully request that the Application be approved as requested by the Applicants and in the manner shown on the Application, which is incorporated herein by reference.

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This Reservation forms an integral part of the Application, and we ask that this Reservation be included with the Applicants' other application documents. The Applicants reserve the right to amend and supplement this Reservation at any time.

Sincerely,



Jonathan Beard  
Attorney for Applicant

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## ZA 22-20

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

### Applicant Proposal

The applicant is seeking to zone 10 acres of the property from Commercial Highway Business (C-HB); and Residential Sub-Rural Manufactured Moved (RSRMM) to Commercial Industrial Restricted (C-IR) for the purpose of developing small warehouse/office space use.

<b>Applicant</b>	Miles, Hansford, & Tallant, LLC obo Dawson Yards, LLC
<b>Amendment #</b>	ZA 22-20
<b>Request</b>	Rezone Property from C-HB & RSRMM to C-IR
<b>Proposed Use</b>	Develop a warehouse/office park.
<b>Current Zoning</b>	RSRMM & C-HB
<b>Future Land Use</b>	C-HB
<b>Acreage</b>	10.314
<b>Location</b>	Hwy 53 East
<b>Commercial Square footage</b>	45000 square feet
<b>Road Classification</b>	State Highway Collector
<b>Tax Parcel</b>	113-017, 113-096 & a portion of 113-018
<b>Dawson Trail Segment</b>	n/a
<b>Commission District</b>	
<b>DRI</b>	No
<b>Planning Commission Recommendation</b>	

Direction	Zoning	Existing Use
North	RSRMM	Residential/Vacant
South	C-HB	Commercial
East	C-IR	Industrial/Commercial
West	RSRMM	Residential/Vacant

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

**The desired development pattern should seek to:**

- Locate employment centers in areas with ample sewer capacity, with direct access to major arterials; Provide suitable transitions to surrounding residential uses
- Establish a grid pattern of public streets with block lengths between 300 and 600 feet
- Locate employment centers on land that has good access to GA 400 and other high-capacity highways, utilities and infrastructure
- Emphasize connectivity with adjacent subdivisions and/or commercial developments in the layout of new developments; Create a network of interconnected streets and parking lots
- Provide safe facilities for pedestrians, school buses, and bicyclists using the road right-of-way
- Create safe, convenient pedestrian and bicycle connections to neighborhoods and subdivisions that are adjacent to the commercial corridors; • Incorporate sidewalks, crosswalks and bike paths;
- Require dedicated right-of-way; Limit driveway spacing along the highway frontage and align driveways where needed to improve traffic flow
- Encourage shared driveways and inter-parcel access for adjacent commercial uses
- Relate road alignment to topography; Ensure environmental protection

**Land Uses**

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

**Zoning Districts**

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

**County Agency Comments:**

Engineering Department:

Environmental Health Department: No comments as of 7.28.2022

Emergency Services: No comments as of 7.28.2022

**Etowah Water & Sewer Authority:**

“Water is available at the site for domestic uses. Water main upgrades and extensions required for service per EWSA regulations at the developer’s expense. No sewer is available at this site. Any sewer extensions will be to EWSA regulations at the developer’s expense.”

**Planning and Development:**

The surrounding development pattern affecting the use and development of the ten-acre property provide support for the applicants rezoning proposal for a warehouse-office use along Highway 53. A portion of the site is Single-Family Residential (RSRMM) zoned property, which is a prevalent designation in this area, east of Dawsonville Highway, over the course of time the other surrounding properties have been zoned to Commercial Highway Business along the state route. If single-family residences were to develop on this site, that use would be inconsistent with the Land Use Plan designation, and the overall setting of the existing development in the area and the proximity to the GA400 Corridor. With appropriate buffering adjacent to residential uses and landscaping along the corridor, the use as proposed could serve the local need for contractor and service provider commerce space.

After reviewing all relevant information, should the Planning Commission recommend approval of this rezoning request, staff recommends the attached stipulations.





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

- (1) The existing uses and classification of nearby property;
- (2) The extent to which property values are diminished by the particular land use classification;
- (3) The extent to which the destruction of property values of the applicant promotes the health, safety, morals, or general welfare of the public;
- (4) The relative gain to the public, as compared to the hardship imposed upon the individual property owner;
- (5) The suitability of the subject property for the proposed land use classification;
- (6) The length of time the property has been vacant under the present classification, considered in the context of land development in the area in the vicinity of the property; and
- (7) The specific, unusual, or unique facts of each case, which give rise to special hardships, incurred by the applicant and/or surrounding property owners.

## Staff Recommended Stipulations:

### 1. Land Use.

The property shall be developed as office warehouse units for non-retail uses; and those uses allowed in the C-HB zoning district as established by the land use resolution.

#### Prohibited Uses:

- (a) Fuel tank lease and sales establishments.
- (b) Vehicle sales and dealerships.
- (c) Tire Dealers
- (d) General Rental Centers
- (e) The keeping of any goods, material, or merchandise outside of a business, building or establishment or in an area visible from a public right-of-way, for display, advertisement.

### 2. Site Elements.

- (a) All activities, mechanical equipment, outdoor storage, and refuse areas for parcels with frontage along Highway 53, and those parcels with visibility to Highway to 53, shall be within an enclosed building, or screened by a solid wall at least six (6) feet in height.
- (b) Retaining walls shall be faced with stone and brick when visible from the right-of-way.
- (c) The setback when abutting a residential district shall be 50-feet.

### 3. Landscape.

- (a) A minimum 20-foot-wide landscape strip shall be installed along existing or proposed rights of way along Highway 53. Landscape strips shall be located behind utility easements so plant material will not be disturbed after installment.
- (b) Due to the adjacency to overhead utility lines, the tree replacement/landscape plan for the Highway 53 plantings shall incorporate Understory trees; and which shall have a minimum two-inch caliper and at least eight-foot height at time of installation.
- (c) A minimum of 40 percent of all trees and shrubs shall be evergreen plant material. The percentage shall be based on the total number of installed trees and shrubs.
- (d) Tree preservation and/or replacement plans shall be prepared by a registered landscape architect, urban forester, or arborist, in accordance with *Buffers, Landscaping and Trees* of the Dawson County Code.
- (e) All proposed shrubs shall be a minimum of two feet high at the time of planting.
- (f) Landscaping may be informal with multiple species arrayed in naturalistic clusters.

### 4. Architectural design.

- (a) All sides of a building visible from Highway 53 shall have an architectural finish of brick and stone. The front facades shall be a minimum of 75 percent brick and stone, and the side facades shall be at least fifty percent brick and stone. Rear facades do not have a minimum requirement for primary materials.
- (b) Exterior building materials on any structure shall not include smooth-faced concrete block, tilt-up concrete panels, or prefabricated steel panels.

### 5. Lighting.

- (a) A freestanding pole-mounted light utilizing LED fixtures shall not exceed 30 feet in height and shall have a black metal finish.
- (b) The use of LED garland or string lights to outline windows, buildings, signs, and similar features is prohibited.

(c) Building-mounted lighting shall highlight architectural features and not illuminate the entire building façade.



BULK REQUIREMENTS SUMMARY TABLE:	ALLOWED/REQUIRED	PROVIDED
A. MIN. LOT AREA	1 AC	10.31 AC
B. MIN. BUILDING SETBACK		
FRONT SETBACK (SOUTHWEST)	60'	>60'
SIDE SETBACK (WEST)	35'	>35'
SIDE SETBACK (EAST)	35'	>35'
REAR SETBACK (NORTH)	50'	>50'
C. PARKING REQUIREMENTS		
1 PER 500 SF OF GROSS FLOOR AREA	±44,856 SF OF PROPOSED FLOOR AREA 90 SPACES REQUIRED	161 SPACES
D. MIN. PARKING SPACE DIMENSIONS		
	9'X18'	9'X18'
E. MIN. DRIVE AISLE		
	24'	24'
F. MAX. BUILDING HEIGHT		
	35'	<35'
G. LANDSCAPE STRIP		
	ONE (1) TREE PER 25' OF FRONTAGE	13 WILLOW OAK TREES
	ONE (1) SHRUB PER 5' OF FRONTAGE	64 SOFT TOUCH HOLLY SHRUBS
H. SEPTIC DRAIN FIELD SETBACK		
	10'	10'

N/F  
EDNA KELLY STEPHENS  
DB 9/22, PG 2/6  
PB 7/6, PG 4/7  
ZONED RSRMM  
TMP 113-032.004

N/F  
ROBERT GARY & EMMA BRUCE  
DB 1/5/3, PG 2/5  
PB 7/5, PG 1/9  
ZONED RSRMM  
TMP 113-021

N/F  
CHERRIE REBECCA WALLS  
DB 3/7/9, PG 4/31  
PB 3/3, PG 1/99  
ZONED RSRMM  
TMP 113-016

N/F  
EDNA KELLY STEPHENS  
DB 3/6, PG 1/37  
PB 2/7, PG 8/7  
PB 6/4, PG 18/7  
ZONED C-C9  
TMP 113-031

N/F  
EDWARD REEVES  
DB 9/9/7, PG 3/26  
ZONED RSRMM  
TMP 113-034

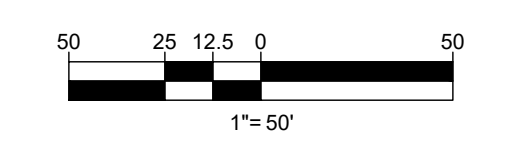
**BOHLER** //

211 PERIMETER CENTER PKWY NE,  
SUITE 425  
ATLANTA, GEORGIA 30346  
Phone: (678) 695-6800  
[GA@BohlerEng.com](mailto:GA@BohlerEng.com)

# DAWSONVILLE REZONING CONCEPT PLAN

DAWSON YARDS, LLC

DAWSONVILLE, GA



## Staff Recommended Stipulations:

### 1. Land Use.

The property shall be developed as office warehouse units for non-retail uses; and those uses allowed in the C-HB zoning district as established by the land use resolution.

#### Prohibited Uses:

- (a) Fuel tank lease and sales establishments.
- (b) Vehicle sales and dealerships.
- (c) Tire Dealers
- (d) General Rental Centers
- (e) The keeping of any goods, material, or merchandise outside of a business, building or establishment or in an area visible from a public right-of-way, for display, advertisement.

### 2. Site Elements.

- (a) All activities, mechanical equipment, outdoor storage, and refuse areas for parcels with frontage along Highway 53, and those parcels with visibility to Highway to 53, shall be within an enclosed building, or screened by a solid wall at least six (6) feet in height.
- (b) Retaining walls shall be faced with stone and brick when visible from the right-of-way.
- (c) The setback when abutting a residential district shall be 50-feet.

### 3. Landscape.

- (a) A minimum 20-foot-wide landscape strip shall be installed along existing or proposed rights of way along Highway 53. Landscape strips shall be located behind utility easements so plant material will not be disturbed after installment.
- (b) Due to the adjacency to overhead utility lines, the tree replacement/landscape plan for the Highway 53 plantings shall incorporate Understory trees; and which shall have a minimum two-inch caliper and at least eight-foot height at time of installation.
- (c) A minimum of 40 percent of all trees and shrubs shall be evergreen plant material. The percentage shall be based on the total number of installed trees and shrubs.
- (d) Tree preservation and/or replacement plans shall be prepared by a registered landscape architect, urban forester, or arborist, in accordance with *Buffers, Landscaping and Trees* of the Dawson County Code.
- (e) All proposed shrubs shall be a minimum of two feet high at the time of planting.
- (f) Landscaping may be informal with multiple species arrayed in naturalistic clusters.

### 4. Architectural design.

- (a) All sides of a building visible from Highway 53 shall have an architectural finish of brick and stone. The front facades shall be a minimum of 75 percent brick and stone, and the side facades shall be at least fifty percent brick and stone. Rear facades do not have a minimum requirement for primary materials.
- (b) Exterior building materials on any structure shall not include smooth-faced concrete block, tilt-up concrete panels, or prefabricated steel panels.

### 5. Lighting.

- (a) A freestanding pole-mounted light utilizing LED fixtures shall not exceed 30 feet in height and shall have a black metal finish.
- (b) The use of LED garland or string lights to outline windows, buildings, signs, and similar features is prohibited.

(c) Building-mounted lighting shall highlight architectural features and not illuminate the entire building façade.

DAWSON COUNTY PLANNING COMMISSION  
MEETING HELD AUGUST 16, 2022  
DAWSON COUNTY GOVERNMENT CENTER

1. Owner/Developer shall dedicate 20' of right-of-way along Lee Castleberry Road and make improvements from GA 400 to Lumpkin Campground Road and as recommended by the county engineer.
2. Owner/developer shall be responsible for all improvements required to include the widening of Lee Castleberry and turning lanes off Lee Castleberry Road.
3. An eastbound left-turn deceleration lane along Lee Castleberry Road shall be provided for driveway one.
4. The community shall include a Passive or Active recreation use that is a minimum of five percent of the acreage and shall be under construction prior to the issuance of the first certificate of occupancy.
5. A replanted buffer of at least fifteen feet in width shall be provided and maintained around the entire exterior perimeter of the development.
6. Buffers in which vegetation is nonexistent or is inadequate to meet the screening requirements shall be planted with supplemental plantings to provide a year-round effective visual screen.
7. All landscape design shall incorporate a minimum of forty percent (40%) evergreen plantings (trees, shrubs, and groundcovers).
8. All plant material must be Georgia native.
9. There shall be no vinyl siding.
10. All homes shall have a two-car garage.
11. There shall be a minimum separation of 20-feet between townhome buildings.
12. There shall be a 24-foot separation between the face of the structure's garage and the curb or sidewalk
13. A maximum of 1/3 of the lots shall be 22' in lot width with the remaining 2/3 of the lots being a minimum lot width for townhouses shall be 24-feet. *(the typical lot lay out on the site plan does not depict this – or the 24-foot front setback for driveway)*

passed 3-0 Maloney/Hornsey 1 abstention Hamby

ZA 22-20 Miles, Hansford & Tallant, LLC obo Dawson Yards, LLC is requesting to rezone TMP 113-017, 113-018 & 113-096 from RSRMM (Residential Sub-Rural Manufactured Moved) and C-HB (Commercial Highway Business) to C-IR (Commercial Industrial Restricted) for purposes of developing office/warehouse space. Hwy 53 East

Chairman Hamby asked if there was anyone to speak on behalf of the application. Jonathan Beard of Miles, Hansford & Tallant, LLC located in Cumming, Georgia spoke on behalf of the application. Mr. Beard stated that he represented the applicant of Dawson Yards, LLC. The request consists of 3 parcels that are located off of Highway 53 and the current zoning of the parcels are Commercial Highway Business and Residential Sub Rural Manufactured Moved. Mr. Beard gave a power point presentation highlighting the parcels as they are currently zoned and the proposed site plan. Mr. Beard stated that some of the existing buildings located behind Dawsonville Gun and Pawn would remain but remodeled.

Greg Paulzbery of Atlanta, Georgia spoke to his application as he is the owner of Dawson Yards, LLC. He stated that he has been in this industry for 25 years. That they specialize in small office spaces with warehouses in the back and that they retain ownership of the structures.

Nathan Fuss of Atlanta, Georgia spoke to the question of any necessary turn lanes into the development. He is with the engineering firm representing Dawson Yards, LLC and stated that they would comply with whatever GDOT required due to the development coming off of a state route.

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

Chairman Hamby asked if there was anyone to speak in opposition of the application. Sherry Greer of Dawsonville, Georgia stated that she was an adjacent property owner and she had concerns of the clearing of the large trees between her parcel and the parcel being rezoned.

Chairman Hamby then closed the Public Hearing for Board discussion.

A motion to recommend approval with the following stipulations:

**1. Land Use.**

The property shall be developed as office warehouse units for non-retail uses; and those uses allowed in the C-HB zoning district as established by the land use resolution.

**Prohibited Uses:**

- (a) Fuel tank lease and sales establishments.
- (b) Vehicle sales and dealerships.
- (c) Tire Dealers
- (d) General Rental Centers
- (e) The keeping of any goods, material, or merchandise outside of a business, building or establishment or in an area visible from a public right-of-way, for display, advertisement.

**2. Site Elements.**

- (a) All activities, mechanical equipment, outdoor storage, and refuse areas for parcels with frontage along Highway 53, and those parcels with visibility to Highway to 53, shall be within an enclosed building, or screened by a solid wall at least six (6) feet in height.
- (b) Retaining walls shall be faced with stone and brick when visible from the right-of-way.
- (c) The setback when abutting a residential district shall be 50-feet.

**3. Landscape.**

- (a) A minimum 20-foot-wide landscape strip shall be installed along existing or proposed rights of way along Highway 53. Landscape strips shall be located behind utility easements so plant material will not be disturbed after installment.
- (b) Due to the adjacency to overhead utility lines, the tree replacement/landscape plan for the Highway 53 plantings shall incorporate Understory trees; and which shall have a minimum two-inch caliper and at least eight-foot height at time of installation.
- (c) A minimum of 40 percent of all trees and shrubs shall be evergreen plant material. The percentage shall be based on the total number of installed trees and shrubs.
- (d) Tree preservation and/or replacement plans shall be prepared by a registered landscape architect, urban forester, or arborist, in accordance with *Buffers, Landscaping and Trees* of the Dawson County Code.
- (e) All proposed shrubs shall be a minimum of two feet high at the time of planting.
- (f) Landscaping may be informal with multiple species arrayed in naturalistic clusters.

**4. Architectural design.**

- (a) All sides of a building visible from Highway 53 shall have an architectural finish of brick and stone. The front facades shall be a minimum of 75 percent brick and stone, and the side facades



DAWSON COUNTY PLANNING COMMISSION  
MEETING HELD AUGUST 16, 2022  
DAWSON COUNTY GOVERNMENT CENTER

shall be at least fifty percent brick and stone. Rear facades do not have a minimum requirement for primary materials.

(b) Exterior building materials on any structure shall not include smooth-faced concrete block, tilt-up concrete panels, or prefabricated steel panels.

**5. Lighting.**

(a) A freestanding pole-mounted light utilizing LED fixtures shall not exceed 30 feet in height and shall have a black metal finish.

(b) The use of LED garland or string lights to outline windows, buildings, signs, and similar features is prohibited.

(c) Building-mounted lighting shall highlight architectural features and not illuminate the entire building façade.

6. A landscape screening between the commercial development and the adjacent residential parcels.

Passed 3-0 Maloney/Hornsey 1 abstention Hamby

Chairman Hamby asked if there were any updates by Planning and Development. Director Sharon Farrell shared that the County is currently under a residential rezoning moratorium.

There being no further business to discuss, the meeting was adjourned at 7:36 p.m.

\_\_\_\_\_  
Jason Hamby, Chairman

\_\_\_\_\_  
Date

\_\_\_\_\_  
Attest: Harmony Gee

\_\_\_\_\_  
Date



# DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: \_\_\_\_\_

Work Session: September 1, 2022

Prepared By: Tiffany Buchan

Voting Session: September 15, 2022

Presenter: Tom French

Public Hearing: Yes \_\_\_\_\_ No

Agenda Item Title: Request to Use County Facility Parking Lots During Mountain Moonshine Festival and Use of Transfer Station Following Festival

**Background Information:**

Annual Mountain Moonshine Festival – October 21-23, 2022

Tiffany Buchan – 678-897-1395; kareforkidstiffany@gmail.com

**Current Information:**

Requesting use of: Health Department, Library and Courthouse for parking during festival.

KARE for Kids also would like to ask if we could dump the two dumpsters at the Transfer Station after the festival.

Budget Information: Applicable: \_\_\_\_\_ Not Applicable: \_\_\_\_\_ Budgeted: Yes \_\_\_\_\_ No \_\_\_\_\_

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

Recommendation/Motion: \_\_\_\_\_

Department Head Authorization: \_\_\_\_\_

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

Finance Dept. Authorization: Vickie Neikirk

Date: 8/22/22

County Manager Authorization: David Headley

Date: 8-22-2022

County Attorney Authorization: \_\_\_\_\_

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

**Comments/Attachments:**

106



## DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: Sheriff's Office

Work Session: September 1, 2022

Prepared By: Sheriff Jeff Johnson

Voting Session: September 15, 2022

Presenter: Sheriff Jeff Johnson

Public Hearing: Yes \_\_\_\_\_ No \_\_\_\_\_

Agenda Item Title: Shop with a Cop Fundraiser

**Background Information:**

Annually, the DCSO hosts a motorcycle ride to benefit the Shop with a Cop Program.

This program benefits Dawson County children by providing gifts to those less fortunate. This program is administered through the DCSO and in conjunction with the Dawson County School System.

Coordination is conducted with other agencies in our county to ensure fairness and equitability.

**Current Information:**

The planned date for the event will be Saturday, October 15, 2022, with the escorted ride beginning at 1000 hours.

The planned route will occur within Dawson, Lumpkin and Pickens counties. Mutual aid and coordination will occur.

Assembly and registration are planned for the parking lot adjacent to the Racing Hall of Fame and Food Lion, pending city approval.

Budget Information: Applicable: \_\_\_\_\_ Not Applicable: \_\_\_\_\_ Budgeted: Yes \_\_\_\_\_ No \_\_\_\_\_

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

Recommendation/Motion: \_\_\_\_\_

Department Head Authorization: \_\_\_\_\_

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

Finance Dept. Authorization: Vickie Neikirk

Date: 8/22/22

County Manager Authorization: David Headley

Date: 8-22-2022

County Attorney Authorization: \_\_\_\_\_

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

**Comments/Attachments:**



Dawson County  
 Planning & Development  
 25 Justice Way, Suite 2322  
 Dawsonville, GA 30534  
 (706) 344-3500

Permit for  
 Parades, Public Assemblies,  
 Demonstrations, and Rallies  
 In Public Places

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

**Applicant answers all questions on pages 1-4; attach separate sheet(s) if necessary.**

**Application must be received a minimum of 30 days prior to event and must be complete and legible.**

PARADE    RALLY    PUBLIC DEMONSTRATION    PUBLIC ASSEMBLY    ROAD CLOSING    OTHER

- Name of Event: MOTORCYCLE RIDE TO BENEFIT DCSO SHOP WITH A COP
- Location of Event: VARIOUS ROADWAYS                      TMP # \_\_\_\_\_
- Date(s) of Event: OCTOBER 15, 2023  
 Time of Event: Start: 0900 a.m./p.m.      End: 1200 a.m./p.m.
- Provide information listed below for the main contact person responsible for the organization of this event:

Name: <u>JEFF JOHNSON</u>	Title: <u>SHERIFF - DCSO</u>
Organization: <u>DCSO</u>	Telephone #: <u>706-344-3535</u>
Email Address: <u>jjohnson@dawsoncountysheriff.org</u>	Cell Phone #: <u>706-344-3535</u>
Address: <u>19 TUCKER AVE.</u> City: <u>DAWSONVILLE</u> State: <u>GA</u> Zip Code: <u>30534</u>	

- Provide information listed below for any key personnel involved in coordinating this event. Also, provide information listed below on each officer of the club, organization, corporation or partnership requesting this event. Attach a separate sheet if necessary.

Name: <u>GREG ROWAN</u>	Title: <u>MAJOR - DCSO</u>
Organization: <u>DCSO</u>	Telephone #: <u>706-344-3535</u>
Address: <u>19 TUCKER AVE</u> City: <u>DAWSONVILLE</u> State: <u>GA</u> Zip Code: <u>30534</u>	

Name: <u>SANDRA EVANS</u>	Title: <u>HR DIRECTOR - DCSO</u>
Organization: <u>DCSO</u>	Telephone #: <u>706-344-3535</u>
Address: <u>19 TUCKER AVE</u> City: <u>DAWSONVILLE</u> State: <u>GA</u> Zip Code: <u>30534</u>	

Name:	Title:
Organization:	Telephone #:
Address:	City:
	State:
	Zip Code:

Name:	Title:
Organization:	Telephone #:
Address:	State:
	Zip Code:

6. Expected number of participants: 100 - 150
7. Physical description of materials to be distributed: PARTICIPANT T-SHIRTS / DOOR PRIZES
8. How do participants expect to interact with public? N/A
9. Route of event: (attach a detailed map of the route) ATTACHED

9.a. Number and type of units in parade: 5.0. LEAD & REAR VEHICLE, MOTORCYCLES

9.b. Size of the parade: \_\_\_\_\_

10. Will any part of this Event take place within the City Limits of Dawsonville? Yes - City Hall

If YES, do you have a permit for the event from the City?  Date Issued: \_\_\_\_\_ \* Attach Copy

11. Do you anticipate any unusual problems concerning either police protection or traffic congestion as a consequence of the event? \_\_\_\_\_ Yes  No  If YES, please explain in detail: \_\_\_\_\_

12. List all prior parades or public assemblies, demonstrations or rallies in a public place within Dawson County for which you obtained a permit: (Also include dates – attach separate sheet, if necessary). \_\_\_\_\_

PREVIOUS RIDE TO BENEFIT SHOP WITH A COP

**Details:** Please outline what your event will involve: (number of people / life safety issues / vendors / cooking / tents / rides / handicap parking / egress) – attach separate sheet if necessary.

RIDERS WILL ASSEMBLE FOR REGISTRATION IN PARKING LOT BEHIND CITY HALL.

RIDERS WILL DEPART FOR ROUTE AT PROMPTLY 1000 HRS AND SHALL RETURN AT APPROX. 1130 HRS.

NO ACTIVITY SCHEDULED FOR THE CONCLUSION, OTHER THAN AWARDED OF DOOR PRIZES AND RAFFLE DRAWING.

**Route or Lay Out:** (attach a detailed site plan)

SEE ATTACHED ROUTE

APPLICATION IN PROCESS

What participation, if any, do you expect from **Dawson County Emergency Services**? \_\_\_\_\_

*NONE ANTICIPATED*

What participation, if any, do you expect from the **Dawson County Sheriff Department**? \_\_\_\_\_

*TRAFFIC POINTS / CONTROL*

**Insurance Requirements:**

In compliance with Ordinance Section VII (C), an applicant for a permit shall obtain liability insurance from an insurer licensed in the State of Georgia for the parade, public assembly, demonstration or rally in a public place, if one or more of the following criteria exists:

- 1. The use, participation, exhibition, or showing of live animals;
- 2. The use, participation, exhibition, or showing of automobiles of any size or description, motorcycles, tractors, bicycles, or similar conveyances;
- 3. The use of a stage, platform, bleachers, or grandstands that will be erected for the event;
- 4. The use of inflatable apparatus used for jumping, bouncing, or similar activities;
- 5. The use of roller coasters, bungee jumping, or similar activities; or
- 6. Vendors or concessions.

Does your parade, non-spontaneous private assembly, demonstration, or rally in a public place meet any of the criteria above?  Yes  No If yes, which one(s)? \_\_\_\_\_

Any applicant required to provide insurance shall provide Dawson County with a copy of the Certificate of Insurance from an insurer authorized and **licensed by the State of Georgia**. Dawson County shall be added as an additional named insured for the event on the Certificate of Insurance by the carrier. The minimum policy limits shall be **\$1,000,000.00 per incident** and **\$2,000,000.00 aggregate** for the entire event. All costs for insurance and naming Dawson County as an additional named insured shall be borne solely by the applicant. Such insurance shall protect Dawson County from any and all claims for damages to property and/or bodily injury or death.

Is the Certificate of Liability Insurance attached?  Yes  No  Not applicable to this event

Additional information/comments about liability insurance: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Additional information/comments about this application: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**APPLICANT'S SIGNATURE FOR THE PERMIT APPLICATION; RELEASE & WAIVER OF LIABILITY;  
AND AGREEMENT FOR FINANCIAL RESPONSIBILITY.**

**APPLICATION:**

OATH: I hereby swear and affirm that the information provided with this application for parade, public assembly, demonstration, or rally is true and correct to the best of my knowledge. In addition, I agree to abide by all regulations of the ordinance and to advise all participants of the conditions of the permit.

**RELEASE & WAIVER OF LIABILITY:**

The permit holder shall indemnify and hold Dawson County harmless from any claim, demand, or cause of action that may arise from activities associated with the event. I acknowledge that I understand this Release, and I hereby agree for myself and on behalf of the Applicant to indemnify and hold harmless Dawson County, Georgia and its agents, officers, and employees, individually and jointly, from and against any claim for injury (including, but not limited to, personal injury and property damage), loss, inconvenience, or damage suffered or sustained by any individual, including but not limited to, business owners, patrons, participants of the parade, public assembly, demonstration, or rally, and spectators participating in and/or occurring during the event, unless the claim for injury is caused by intentional misconduct of an individual, agent, officer, or employee of Dawson County.

**AGREEMENT FOR FINANCIAL RESPONSIBILITY:**

The undersigned agrees to be solely responsible for cleaning affected areas littered during the activity, providing sufficient parking and storage areas for motor vehicles, providing temporary toilet facilities, and providing other similar special and extraordinary items deemed necessary for the permitted activity by Dawson County to keep the area of the event safe and sanitary. However, Dawson County shall not require individuals, organizations, or groups of persons to provide personnel for normal governmental functions such as traffic control, police protection, or other activities or expenses associated with the maintenance of public order. If additional requirements are placed upon an applicant and if such requirements are not met, then Dawson County may revoke the issued permit and/or deny any subsequent permit requested by the applicant. Dawson County shall be entitled to recover from the applicant any sum expended by Dawson County for extraordinary expenses not provided by the applicant. The additional expense may include, but not be limited to, Dawson County utilizing off-duty personnel or providing equipment or resources from other areas of the county to supplement equipment or resources already present.

*JEFF JOHNSON*

Applicant's Printed Name

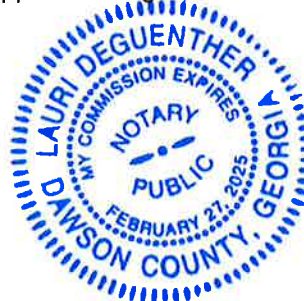
Sworn to and subscribed before me  
this 30<sup>th</sup> day of August 2022.

*[Handwritten Signature]*

Applicant's Signature

*Lauri DeGuenther*  
Notary Public, State of Georgia

My Commission Expires: 2/27/25



**Note to Applicant: Once your permit is processed, Planning & Development will notify you of the meeting dates for the Board of Commissioner's work session and voting session. You are required to attend both meetings.**



**Dawson County  
Planning & Development**  
25 Justice Way, Suite 2322  
(706) 344-3500

**Permit for  
Parades, Public Assemblies,  
Demonstrations, and Rallies  
In Public Places**  
**(EMERGENCY SERVICES)**

**EMERGENCY SERVICES: Please complete this sheet and return it to Dawson County Planning and Development. (Please attach additional sheet, if necessary.)**

Name of Event: \_\_\_\_\_ Date(s) of Event: \_\_\_\_\_

Any anticipated problems with proposed route? \_\_\_\_\_

\_\_\_\_\_

Any anticipated problems with the designated location for participants to assemble? \_\_\_\_\_

\_\_\_\_\_

How many personnel will be required for this event? \_\_\_\_\_

\_\_\_\_\_

Estimated cost for personnel: \_\_\_\_\_

\_\_\_\_\_

Number and type of vehicles required: \_\_\_\_\_

\_\_\_\_\_

Type of procedures or equipment needed for the health and safety needs of the participants and the viewing public: \_\_\_\_\_

\_\_\_\_\_

Estimated cost for equipment: \_\_\_\_\_

\_\_\_\_\_

Additional comments/concerns: \_\_\_\_\_

\_\_\_\_\_

**Emergency Services: APPROVED:  YES  NO (Please also sign off on page 8 of application.)**

**By: \_\_\_\_\_ Date: \_\_\_\_\_**





Dawson County  
 Planning & Development  
 25 Justice Way, Suite 2322  
 Dawsonville, GA 30534  
 (706) 344-3500

Permit for  
 Parades, Public Assemblies,  
 Demonstrations, and Rallies  
 In Public Places  
 (SHERIFF DEPARTMENT)

**SHERIFF DEPARTMENT: Please complete this sheet and return it to Dawson County Planning and Development. (Please attach additional sheet, if necessary.)**

Name of Event: SHOP WITH A COP BENEFIT RIDE Date(s) of Event: OCTOBER 15, 2022

Any anticipated problems with proposed route? NONE

Any anticipated problems with the designated location for participants to assemble? NONE

How many officers will be required for this event? 4-6 (2-3 OFF DUTY)

Estimated cost for officers: NOT TO EXCEED \$120 - \$160

Number of vehicles required: 4-6

Type of procedures and equipment needed for the health and safety needs of the participants and the viewing public: STANDARD TRAFFIC CONTROL (VEHICLES/EQUIP)

Estimated cost for equipment: NO ADDITIONAL COST ANTICIPATED

Additional comments/concerns/recommendations:

Sheriff Department: APPROVED:  YES  NO (Please also sign off on page 8 of application.)

By: [Signature] Date: 08/22/2022



**Dawson County  
Planning & Development**  
25 Justice Way, Suite 2322  
Dawsonville, GA 30534  
(706) 344-3500

**Permit for  
Parades, Public Assemblies,  
Demonstrations, and Rallies  
In Public Places**  
*(Marshal / Public Works / Environmental  
Health / Parks & Recreation)*

**PLEASE PROVIDE COMMENTS AND APPROVALS BELOW (Attach additional sheet if necessary)  
(Please also sign off on page 8 of the application.)**

**MARSHAL:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
**APPROVED:**  YES  NO **By:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**PUBLIC WORKS:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
**APPROVED:**  YES  NO **By:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**ENVIRONMENTAL HEALTH:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
**APPROVED:**  YES  NO **By:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**PARKS & RECREATION:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
**APPROVED:**  YES  NO **By:** \_\_\_\_\_ **Date:** \_\_\_\_\_



**Dawson County  
Planning & Development**  
25 Justice Way, Suite 2322  
Dawsonville, GA 30534  
(706) 344-3500

**Permit for  
Parades, Public Assemblies,  
Demonstrations, and Rallies  
In Public Places**  
**(APPROVALS)**

**Office Use Only:**

If applicable to the event, the following departments have reviewed and approved this event:

Department	Printed Name	Signature for Approval	Date
Sheriff Dept.	JEFF JOHNSON	<i>[Signature]</i>	8/22/2022
Emergency Services			
Marshal's Office			
Public Works Dept.			
Environmental Health			
Parks and Recreation			
State Park Office			
Georgia Dept. of Transportation			

Dawson County Board of Commissioners:

Work Session Date: \_\_\_\_\_

Voting Session Date: \_\_\_\_\_

Approved:

Attest:

\_\_\_\_\_  
Billy Thurmond, Chairman  
Dawson County Board of Commissioners

\_\_\_\_\_  
Kristen Cloud, County Clerk

cc: (as applicable)

Applicant  
County Attorney  
Sheriff Dept.  
Emergency Services

Marshal Dept.  
Environmental Health  
Public Works  
Parks and Recreation

GA DOT (Brent Cook)  
GA State Parks

PERMIT # \_\_\_\_\_

DATE ISSUED: \_\_\_\_\_

# ACCG-Interlocal Risk Management Agency Certificate of Insurance

Certificate #: 1800-012  
Issue Date: 6/21/2022

Coverage Agreement/ Policy No.: 1800

**Named Member:** Dawson County  
25 Justice Way  
Dawsonville, Georgia 30534

**ACCG (ACCG-IRMA Administrator)**  
191 Peachtree Street NE, Suite 700  
Atlanta, GA 30303  
Phone (404) 522-5022 / (800) 858-2224  
Fax (404) 522-1897  
accginsurance@accg.org

Coverage: 12:01 A.M. Standard Time at Member's mailing address from: July 1, 2022 to July 1, 2023

<u>Property Coverages (Including Equipment Breakdown)</u>	<u>Limits:</u>	<u>Deductibles:</u>
Real and Personal Property:	Per Schedule on File	\$25,000
Automobile Physical Damage and Mobile Equipment:	Per Schedule on File	\$25,000
<u>Casualty Coverages</u>		
General Liability – Section II:	\$1,000,000	\$25,000
Law Enforcement Liability Section III:	\$1,000,000	\$50,000
Automobile Liability – Section IV:		
Combined Single Limit (or Split Limits as Follows:	\$1,000,000	\$25,000
Bodily Injury Per Person/Bodily Injury Aggregate/Property Damage)		
Errors and Omissions Liability – Section V:	\$1,000,000	\$50,000
Per Wrongful Act and Aggregate Limit	\$3,000,000	
<u>Crime Coverages</u>		
Money and Securities		
Within Premises – Section VI. A:	\$150,000	\$25,000
Outside Premises – Section VI. B:	\$150,000	
Blanket Employee Dishonesty and Faithful Performance- Section VI C:	\$150,000	
Statutory Bond- Section VI D: (No Deductible applies)	As Required	
Forgery and Alteration – Section VI E	\$150,000	
Computer Theft and Funds Transfer Fraud – Section VI F:	\$150,000	
Money Orders and Counterfeit Currency – Section VI G:	\$150,000	
<u>Excess Casualty Coverages – Section X</u>		
Excess General Liability Per Occurrence & Aggregate	N/A	
Excess Law Enforcement Liability Per Occurrence Aggregate	N/A	

This document is issued as a matter of information only and confers no rights upon the document holder. This document does not amend, extend, or alter the coverage, terms, exclusions, conditions, or other provisions afforded by the coverage referenced herein. Coverage is subject to all terms, conditions, and internal limits as specified in the ACCG-IRMA Coverage Agreement. If multiple coverages are involved, the highest deductible applies.

**Remarks:**

Evidence of Coverage.

CANCELLATION: SHOULD THE ABOVE DESCRIBED COVERAGE AGREEMENT BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH ITS PROVISIONS.

Certificate Holder:

Dawson County  
Kristi Finley  
25 Justice Way, Suite 2233  
Dawsonville, Georgia 30534



Signature of Authorized Representative for ACCG-IRMA



**DAWSON COUNTY SHERIFF'S OFFICE**  
**SHERIFF JEFF JOHNSON**  
19 Tucker Avenue  
Dawsonville, Georgia 30534  
Office (706) 344-3535 ~ Fax (706) 344-3537



**2022 Shop with a Cop**  
**Law Enforcement Escorted Motorcycle Ride Fundraiser Route**  
**Rain or Shine**

- Assembly / Staging will occur behind the Georgia Racing Hall of Fame / City Hall Rear Parking lot
- Kick stands up at 1000 hours
- Ride will depart through the Food Lion parking lot onto westbound Hwy 53
- Continue 53 West
- Circle Historic Courthouse
- Exit onto Hwy 9S
- TR onto AT Moore Road
- Straight onto Kelly Bridge Road
- TL onto Cowart Road
- TR onto Yellow Creek Road
- TR onto Hwy 53
- TL onto Steve Tate Hwy
- TR onto Ga Hwy 136 (Burnt Mountain)
- TL onto Hwy 183
- TR onto Hwy 52
- TR onto Hwy 9S
- TL onto Perimeter Road
- TR onto Allen Street
- Conclude at Assembly / Staging area at approximately 1130 hours



# DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: EMS/Fire and Public Works

Work Session: 09/01/2022

Prepared By: Melissa Hawk

Voting Session: 09/01/2022

Presenter: Jeff Hahn

Public Hearing: Yes  No

Agenda Item Title: RFP #406-22 - Debris Removal and Disposal Services

### Background Information:

The BOC granted an emergency contract to Southern Disaster Recovery, should the need arise prior to establishing a more permanent contract. Neither contract will cost the County unless called to report during a disaster, such as a winter storm. Reimbursement is processed quicker by the FEMA and GEMA when local governments retain such contractors.

### Current Information:

RFP opened on July 6, 2022, with 6 proposals received. There are five (5) areas of deliverables the contractor will be responsible for, should the contract be activated. Pricing received for forty-eight (48) line items related to scope of services at the cost per hour; per mile, per yard. Each was totaled for a summed cost to determine the best cost score. Some of these items included remove/dispose of vegetation in rights of way; hazardous tree removal; vehicle removal; freon management; electronic waste removal; putrescent removal; biowaste and household hazardous waste removal.

Budget Information: Applicable:  Not Applicable:  Budgeted:  No

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining
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Recommendation/Motion: Staff respectfully requests the Board to accept the proposals submitted and award a contract to DRC Emergency Services.

Department Head Authorization: Danny Thompson

Date: 8/23/2022

Jeff Hahn

8/28/2022

Finance Dept. Authorization: Vickie Neikirk

Date: 8/24/22

County Manager Authorization: David Headley

Date: 8-23-2022

County Attorney Authorization: \_\_\_\_\_

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

### Comments/Attachments:

**AS REPORTED BY 11 ALIVE NEWS**

**OCTOBER 29, 2020 - 7:26 a.m.** | Dawson County opens shelter for residents.

"There are downed trees and power lines throughout the county. Power is out for approximately 75% of Dawson County. Rock Creek Park's emergency shelter will open at 7 am. We have crews out working vigorously to clear trees and roadways. We appreciate everyone's patience while Hurricane Zeta makes her way across Dawson County. Please remain weather aware and stay safe."

RFP #406-22

## Debris Removal and Disposal Services

Work Session – September 1, 2022

# Background

- ❖ The County's contracted debris removal and disposal contractor has been appointed a receiver to wind down the affairs of the company. The EMS Chief/Public Works Director thought it best to cancel this contract.
- ❖ The BOC granted an emergency contract to Southern Disaster Recovery, should the need arise prior to establishing a more permanent contract.
- ❖ This contract will not have any cost to the County unless called to report during a disaster such as a winter storm.
- ❖ Awarding a contract will fast-track federal and state disaster relief funding.



# Procurement Approach and Procedure

## BID ACCORDING TO POLICY

- ✓ Advertised in Legal Organ
- ✓ Posted on County Website
- ✓ Posted on Georgia Procurement Registry
- ✓ Emailed notification through vendor registry
- ✓ Notification through County's Facebook and Twitter accounts
- ✓ Notification through Chamber of Commerce
- ✓ 6 proposals received

# Scope of Services

## ❖ Some of the scope of services include:

- Conduct planning and training upon award of contract with the County in accordance with Federal Emergency Management Agency requirements.
- Ensuring staff on site within eight (8) hours of notification.
- Coincide operations with the Dawson County Emergency Management Agency Local Emergency Operations Plan.

## ❖ Some of the deliverables include:

- Debris Removal
- Debris Processing
- Documentation and Records

# Evaluation Committee

- ❖ Emergency Services/Fire Department
  - ❖ Chief/EMA Director, Danny Thompson
  - ❖ Division Chief of Operations/Training, Jason Dooley
  
- ❖ Public Works Department
  - ❖ Jeff Hahn, Director
  
- ❖ Facilitator – Melissa Hawk, Purchasing Manager

# Evaluation Criteria and Proposer Scores Summary

RFP #406-22 Debris Removal and Disposal Services								
COMPANY	EVALUATOR	COMPANY BACKGROUND & STRUCTURE	EXPERIENCE & QUALIFICATIONS OF DEDICATED STAFF	PROJECT UNDERSTANDING & APPROACH TO SCOPE OF WORK	REFERENCES	MANAGEMENT PLAN	COST/ FINANCIAL	Technical SCORE
<b>D &amp; J Enterprises</b>	Danny Thompson	13.5	18	18	9	12		70.5
	Jeff Hahn	15	17	20	7	13.5		72.5
	Jason Dooley	12	18	14	6	9		59
	<b>AVERAGE SCORE</b>	<b>13.50</b>	<b>17.67</b>	<b>17.33</b>	<b>7.33</b>	<b>11.50</b>	<b>0.00</b>	<b>67.33</b>
	<b>TOTAL SCORE</b>	<b>40.50</b>	<b>53.00</b>	<b>52.00</b>	<b>22.00</b>	<b>34.50</b>	<b>11.82</b>	<b>213.82</b>
<b>Southern Disaster Recovery</b>	Danny Thompson	13.5	18	18	9	12		70.5
	Jeff Hahn	7.5	14	20	9	13.5		64
	Jason Dooley	10.5	12	14	7	12		55.5
	<b>AVERAGE SCORE</b>	<b>10.50</b>	<b>14.67</b>	<b>17.33</b>	<b>8.33</b>	<b>12.50</b>	<b>0.00</b>	<b>63.33</b>
	<b>TOTAL SCORE</b>	<b>31.50</b>	<b>44.00</b>	<b>52.00</b>	<b>25.00</b>	<b>37.50</b>	<b>8.95</b>	<b>198.95</b>
<b>T.F.R. Enterprises, Inc.</b>	Danny Thompson	13.5	16	16	7	12		64.5
	Jeff Hahn	10.5	14	20	6	13.5		64
	Jason Dooley	9	10	12	5	10.5		46.5
	<b>AVERAGE SCORE</b>	<b>11.00</b>	<b>13.33</b>	<b>16.00</b>	<b>6.00</b>	<b>12.00</b>	<b>0.00</b>	<b>58.33</b>
	<b>TOTAL SCORE</b>	<b>33.00</b>	<b>40.00</b>	<b>48.00</b>	<b>18.00</b>	<b>36.00</b>	<b>1.95</b>	<b>176.95</b>
<b>DRC Emergency Services</b>	Danny Thompson	13.5	18	16	8	12		67.5
	Jeff Hahn	9	20	20	8	12		69
	Jason Dooley	10.5	16	14	7	12		59.5
	<b>AVERAGE SCORE</b>	<b>11.00</b>	<b>18.00</b>	<b>16.67</b>	<b>7.67</b>	<b>12.00</b>	<b>0.00</b>	<b>65.33</b>
	<b>TOTAL SCORE</b>	<b>33.00</b>	<b>54.00</b>	<b>50.00</b>	<b>23.00</b>	<b>36.00</b>	<b>17.97</b>	<b>213.97</b>
<b>Ceres Environmental Services</b>	Danny Thompson	13.5	18	16	7	12		66.5
	Jeff Hahn	12	19	20	10	15		76
	Jason Dooley	12	12	12	5	10.5		51.5
	<b>AVERAGE SCORE</b>	<b>12.50</b>	<b>16.33</b>	<b>16.00</b>	<b>7.33</b>	<b>12.50</b>	<b>0.00</b>	<b>64.67</b>
	<b>TOTAL SCORE</b>	<b>37.50</b>	<b>49.00</b>	<b>48.00</b>	<b>22.00</b>	<b>37.50</b>	<b>20.00</b>	<b>214.00</b>
<b>KDF Enterprises</b>	Danny Thompson	9	14	14	6	10.5		53.5
	Jeff Hahn	13.5	10	20	5	15		63.5
	Jason Dooley	6	10	10	4	6		36
	<b>AVERAGE SCORE</b>	<b>9.50</b>	<b>11.33</b>	<b>14.67</b>	<b>5.00</b>	<b>10.50</b>	<b>0.00</b>	<b>51.00</b>
	<b>TOTAL SCORE</b>	<b>28.50</b>	<b>34.00</b>	<b>44.00</b>	<b>15.00</b>	<b>31.50</b>	<b>7.84</b>	<b>160.84</b>

**NOTE: Looks Great Services was not evaluated due to the Technical Response containing the Proposer's Price Proposal Form.**

# Summary of Pricing Received

- Each Proposer provided pricing for forty-eight (48) line items related to the scope of services at the cost per unit of measure. Each was totaled for a summed cost to determine the best cost score. Some of these items included removal/disposal of vegetation in rights-of-way, hazardous tree removal, vehicle removal, freon management, electronic waste removal, putrescent removal, biowaste and household hazardous waste removal. Summated totals for each proposer is listed below.

D & J Enterprises - \$3,030.25

T.F.R. Enterprises – \$4,091.65

Southern Disaster Recover - \$3,339.40

DRC Emergency – \$2,368.93

Ceres Environmental Services - \$2,150.82

KDF Enterprises - \$3,458.75

- DRC Emergency Services offered the best option year renewal increase of 2% the 1st renewal year and 0% for 2nd through 4<sup>th</sup> renewal years.

# Summary of Technical and Pricing Scores

RFP #406-22 DEBRIS REMOVAL AND DISPOSAL SERVICES								
COMPANY	COMPANY BACKGROUND AND STRUCTURE	EXPERIENCE & QUALIFICATIONS OF DEDICATED STAFF	PROJECT UNDERSTANDING /APPROACH TO SCOPE OF WORK	REFERENCES	MANAGEMENT PLAN	TECHNICAL SCORE	Cost/ FINANCIAL	Total SCORE
D & J Enterprises	41	53	52	22	35	67	12	79
Southern Disaster Recovery	32	44	52	25	38	63	9	72
TFR Enterprises, Inc.	33	40	48	18	36	58	2	60
DRC Emergency Services	33	54	50	23	36	65	18	83
Ceres Environmental Services	33	40	48	18	36	58	20	78
KDF Enterprises	33	54	50	23	36	65	8	73

Rounded up to nearest whole number



# Staff Recommendation

Staff respectfully requests the Board to accept the proposals submitted and to award a contract to DRC Emergency Services. This contract will not be activated nor funded unless the County experiences a disaster.

Thank you for  your time.



# DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: Human Resources

Work Session: 09.01.2022

Prepared By: Kristi Finley

Voting Session: 09.15.2022

Presenter: Kristi Finley

Public Hearing: Yes  No

Agenda Item Title: Payroll/Holiday Calendar 2023

**Background Information:**

**Current Information:**

Presentation of the Payroll/Holiday Calendar 2023 for Board approval.

Budget Information: Applicable:  Not Applicable:  Budgeted: Yes  No

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

Recommendation/Motion: \_\_\_\_\_

Department Head Authorization: \_\_\_\_\_

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

Finance Dept. Authorization: \_\_\_\_\_

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

County Manager Authorization: David Headley

Date: 8-30-2022

County Attorney Authorization: \_\_\_\_\_

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

**Comments/Attachments:**



## PAYROLL CALENDAR FOR 2023

PAY PERIOD BEGIN DATE	PAY PERIOD END DATE	CHECK DATE	MONTH	PAY PERIOD #	MONTHLY PAYROLL CHECK DATE
12/10/22	12/23/22	12/30/22	DECEMBER	26	
12/24/22	01/06/23	01/13/23	JANUARY	1	
01/07/23	01/20/23	01/27/23		2	01/13/23
01/21/23	02/03/23	02/10/23	FEBRUARY	3	
02/04/23	02/17/23	02/24/23		4	02/15/23
02/18/23	03/03/23	03/10/23	MARCH	5	
03/04/23	03/17/23	03/24/23		6	03/15/23
03/18/23	03/31/23	04/07/23	APRIL	7	
04/01/23	04/14/23	04/21/23		8	04/14/23
04/15/23	04/28/23	05/05/23	MAY	9	
04/29/23	05/12/23	05/19/23		10	
05/13/23	05/26/23	06/02/23	JUNE	11	05/15/23
05/27/23	06/09/23	06/16/23		12	
06/10/23	06/23/23	06/30/23	13	06/15/23	
06/24/23	07/07/23	07/14/23	JULY	14	
07/08/23	07/21/23	07/28/23		15	07/14/23
07/22/23	08/04/23	08/11/23	AUGUST	16	
08/05/23	08/18/23	08/25/23		17	08/15/23
08/19/23	09/01/23	09/08/23	SEPTEMBER	18	
09/02/23	09/15/23	09/22/23		19	09/15/23
09/16/23	09/29/23	10/06/23	OCTOBER	20	
09/30/23	10/13/23	10/20/23		21	10/13/23
10/14/23	10/27/23	11/03/23	NOVEMBER	22	
10/28/23	11/10/23	11/17/23		23	
11/11/23	11/24/23	12/01/23	DECEMBER	24	11/15/23
11/25/23	12/08/23	12/15/23		25	
12/09/23	12/22/23	12/29/23	26	12/15/23	
12/23/23	01/05/24	01/12/24	JANUARY	1	

**No insurance deductions withheld.**

### 2023 HOLIDAY SCHEDULE

Holiday	Date Reserved	Holiday
<b>New Year's Day</b>	Monday 01/02/2022	Friday 11/10/2023 <b>Veterans Day</b>
<b>MLK Day</b>	Monday 01/16/2023	Thursday 11/23/2023 <b>Thanksgiving</b>
<b>Presidents' Day</b>	Monday 02/20/2023	Friday 11/24/23 <b>Day after Thanksgiving</b>
<b>Memorial Day</b>	Monday 05/29/2023	Friday 12/22/2023 <b>Christmas Eve</b>
<b>Independence Day</b>	Tuesday 07/04/2023	Monday 12/25/2023 <b>Christmas Day</b>
<b>Labor Day</b>	Monday 09/04/2023	Monday 01/01/2024 <b>New Year's Day</b>

**Floating Holiday:** may be taken one time during the year at the employee's discretion.

**40-hour APO:** full time employees may take up to 40 hours, one time per year, provided 20 PTO hours will

## PAYROLL CALENDAR FOR 2023

PAY PERIOD BEGIN DATE	PAY PERIOD END DATE	CHECK DATE	MONTH	PAY PERIOD #	MONTHLY PAYROLL CHECK DATE
12/10/22	12/23/22	12/30/22	DECEMBER	26	
12/24/22	01/06/23	01/13/23	JANUARY	1	
01/07/23	01/20/23	01/27/23		2	01/13/23
01/21/23	02/03/23	02/10/23	FEBRUARY	3	
02/04/23	02/17/23	02/24/23		4	02/15/23
02/18/23	03/03/23	03/10/23	MARCH	5	
03/04/23	03/17/23	03/24/23		6	03/15/23
03/18/23	03/31/23	04/07/23	APRIL	7	
04/01/23	04/14/23	04/21/23		8	04/14/23
04/15/23	04/28/23	05/05/23	MAY	9	
04/29/23	05/12/23	05/19/23		10	
05/13/23	05/26/23	06/02/23	JUNE	11	05/15/23
05/27/23	06/09/23	06/16/23		12	
06/10/23	06/23/23	06/30/23	13	06/15/23	
06/24/23	07/07/23	07/14/23	JULY	14	
07/08/23	07/21/23	07/28/23		15	07/14/23
07/22/23	08/04/23	08/11/23	AUGUST	16	
08/05/23	08/18/23	08/25/23		17	08/15/23
08/19/23	09/01/23	09/08/23	SEPTEMBER	18	
09/02/23	09/15/22	09/22/23		19	09/15/23
09/16/23	09/29/23	10/06/23	OCTOBER	20	
09/30/23	10/13/23	10/20/23		21	10/13/23
10/14/23	10/27/23	11/03/23	NOVEMBER	22	
10/28/23	11/10/23	11/17/23		23	
11/11/23	11/24/23	12/01/23	DECEMBER	24	11/15/23
11/25/23	12/08/23	12/15/23		25	
12/09/23	12/22/23	12/29/23	26	12/15/23	
12/23/23	01/05/23	01/12/24	JANUARY	1	

**No insurance deductions withheld.**

### 2023 HOLIDAY SCHEDULE

Holiday	Date Reserved	Holiday
<b>New Year's Day</b>	Monday 01/02/2022	<b>Labor Day</b>
<b>MLK Day</b>	Monday 01/16/2023	<b>Veterans Day</b>
<b>Presidents' Day</b>	Monday 02/20/2023	<b>Thanksgiving</b>
<b>Good Friday</b>	Friday 4/7/2023	<b>Day after Thanksgiving</b>
<b>Memorial Day</b>	Monday 05/29/2023	<b>Christmas Eve</b>
<b>Juneteenth</b>	Monday 06/19/2023	<b>Christmas Day</b>
<b>Independence Day</b>	Tuesday 07/04/2023	<b>New Year's Day</b>

**Floating Holiday:** may be taken one time during the year at the employee's discretion.

**40-hour APO:** full time employees may take up to 40 hours, one time per year, provided 20 PTO hours will



## DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: BOC

Work Session: 09.01.2022

Prepared By: Kristen Cloud

Voting Session: 09.15.2022

Presenter: Kristen Cloud

Public Hearing: Yes \_\_\_ No X

Agenda Item Title: Presentation of 2023 Board of Commissioners Meeting Schedule

Background Information:

**BOC Meetings**

- Meetings are held the first and third Thursday each month. Work sessions begin at 4 p.m.; voting sessions immediately follow the work sessions; and executive sessions (as needed) follow the voting sessions.

Current Information:

Please see accompanying document: Dawson County Board of Commissioners Proposed Meeting Calendar 2023.

Budget Information: Applicable: \_\_\_ Not Applicable: X Budgeted: Yes \_\_\_ No \_\_\_

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

Recommendation/Motion: Approve BOC 2023 Meeting Schedule/Calendar

Department Head Authorization: \_\_\_

Date: \_\_\_

Finance Dept. Authorization: Vickie Neikirk

Date: 8/22/22

County Manager Authorization: David Headley

Date: 8-22-22

County Attorney Authorization: \_\_\_

Date: \_\_\_

Comments/Attachments:

Dawson County Board of Commissioners Proposed Meeting Calendar 2023

**Dawson County Board of Commissioners  
Proposed Meeting Calendar 2023**

4 p.m. Work Session

**Voting Session Will Immediately Follow Work Session**

**Executive Session (as needed) Will Immediately Follow Voting Session**

01/19/23
02/02/23
02/16/23
03/02/23
03/16/23
04/06/23
04/20/23
05/04/23
05/18/23
06/01/23
06/15/23
07/06/23
07/20/23
08/03/23
08/17/23
09/07/23
09/21/23
10/05/23
10/19/23
11/02/23
11/16/23
12/07/23
12/21/23

*Note:* Work Session Agenda Items Generally Move Forward To The  
Following Meeting's Voting Session For BOC Consideration

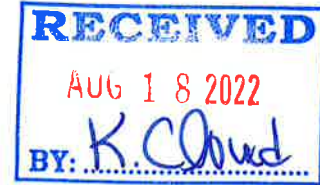
**Meetings are held in the Dawson County Government Center Assembly Room  
(second floor), located at 25 Justice Way, Dawsonville, Georgia 30534.**

Planning and Zoning Department  
415 Highway 53 E. Suite 100  
Dawsonville, Georgia 30534



706.265.3256  
[www.dawsonville-ga.gov](http://www.dawsonville-ga.gov)

August 11, 2022



Via Certified Mail 7019 1640 001 9716 2112

Mr. Billy Thurmond  
Board of Commissioners  
Dawson County  
25 Justice Way, Suite 2313  
Dawsonville, GA 30534

**Re: Annexation of Property of JSW Gee Corner, LLC; ANX C2200122; TMP 093 046; 922 Hwy 53 West**

Dear Mr. Thurmond,

Please be advised that the City of Dawsonville, Georgia, pursuant to authority vested in the Mayor and Council of the City of Dawsonville by Article 2, Chapter 36, Title 36 of the Official Code of Georgia Annotated, received a petition to annex the property referenced above. This annexation petition will be heard during the public hearing segment of the following: Planning Commission September 12, 2022 and City Council meeting October 3, 2022.

This letter has been sent to you by certified mail, return receipt requested, upon receipt of the Annexation Petition of JSW Gee Corner, LLC. Said notice is in compliance with O.C.G.A. §§ 36-36-6, and 36-36-111. Please see the attached copy of the annexation petition and map of the site proposed to be annexed, which are included to allow you to identify the subject area, as well as the intended use of the property.

Pursuant to O.C.G.A. § 36-36-113, upon receipt of this notice Dawson County has thirty (30) calendar days to raise an objection to the proposed use of the above referenced land, and to specify the basis therefore.

Finally, in accord with O.C.G.A. § 36-36-7, Dawson County has five (5) business days from the receipt of this notice to notify the City that there are County-owned public facilities within the area proposed for annexation.

Thank you for your time and attention to this matter, and I look forward to hearing from you regarding this issue. If I may be of assistance in this regard or any other, please do not hesitate to contact me.

Sincerely,

Stacy Harris  
Zoning Administrative Assistance

Enclosures

cc: David Headley, County Manager  
Dawson County Attorney

Planning and Zoning  
415 Highway 53 E. Suite 100  
Dawsonville, Georgia 30534



(706) 265-3256  
Fax (706) 265-4214  
[www.dawsonville-ga.gov](http://www.dawsonville-ga.gov)

Date: 8/10/2022

To: Planning Commission

Reference: ANX C2200122 Planning and Zoning Department Summary

The Planning and Zoning Department has provided the following pertinent information to help you decide on this request:

1. Property is in Josh Nichols Post 2 commission district.
2. The subject property adjoins City zoned R6 district to the south, County RSR district to the east, City R1 district to the west and County RSR district to the north.
3. Applicant is requesting to annex 3 acres.
4. City water and sewer infrastructure adjoins property.
5. City water and sewer capacity is available.
6. Applicant must submit requested data to the Planning Department for the DRI submission. Final decision will be delayed until DRI review is completed.

Kindest regards,

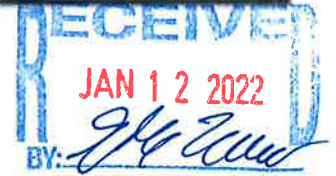
  
David Picklesimer  
Planning Director



**City of Dawsonville**  
**Planning and Zoning Department**  
 415 Highway 53 East, Suite 100  
 Dawsonville, GA 30534  
 Phone: (706) 265-3256

**Annexation Petition**  
**Application**

ANNEXATION # ANX C2200122



**ZONING AMENDMENT APPLICATION AND FEES RECEIVED?** YES NO

Applicant Name(s): Jim Chapman Communities, Inc.

Address: 2700 Cumberland Parkway SE, Suite 130 City: Atlanta State: GA Zip: 30339

E-Mail: carter@jimchapmancommunities.com

Cell Number(s): 404-623-7272

Property Owner's Name(s): JSW Gee Corner, LLC

Address: 922 Hwy. 53 E City: Dawsonville State: GA Zip: 30534

E-Mail: \_\_\_\_\_

Property Owner's Telephone Number(s): \_\_\_\_\_

Address of Property to be Annexed: 922 Hwy. 53 E

TMP #: 093 046 Tract 2 Acre(s): 3 Survey Recorded in Plat Book # Page #: PB 87/8

Land Lot #: 56: 511 District #: 4 Section #: 1 Legal Recorded in Deed Book # Page #: \_\_\_\_\_

Current Use of Property: Residential

County Zoning Classification: RSR City Zoning Classification: R-6

**Land Use & Zoning Ordinance, Article VII General Provisions Sec. 708. Annexation: Any land area subsequently added to the incorporated area of Dawsonville shall automatically be classified R-1 (single-family residential district) until or unless otherwise classified by amendment to the official zoning map.**

Petition **MUST** include a completed application with signatures and **ALL** attachments.

- An 8 1/2 x 11 copy of the current RECORDED BOUNDARY SURVEY of said property showing the contiguity of said property to the existing corporate limits of the City of Dawsonville, GA.
- A copy of the current metes and bounds LEGAL DESCRIPTION that matches the boundary survey of the property being annexed.
- Survey must be signed and sealed by a Registered Land Surveyor.
- Survey must be signed, stamped recorded by Dawson County Clerk's of the Court office.

**FEE SCHEDULE**

\* Fee Waived By cc on 12.20.21

Annexation Fee	\$300.00
Administrative fee	\$100.00
Public Notice Certified Mail	\$7.33 per adjacent property owner

Office Use Only	
Date Completed Application Rec'd: <u>8.10.2022</u>	Amount Paid: \$ _____ CK _____ Cash _____
Date of Planning Commission Meeting: <u>09.12.2022</u>	Dates Advertised: _____
Date of City Council Meeting: <u>10.03.2022</u>	Rescheduled for next Meeting: _____
Date of City Council Meeting: <u>10.17.2022</u>	Approved by City Council: YES NO
Approved by Planning Commission: YES NO	Postponed: YES NO Date: _____





**City of Dawsonville**  
 415 Highway 53 East, Suite 100  
 Dawsonville, GA 30534  
 Phone: (706) 265-3256

**Annexation Petition  
 into the  
 City of Dawsonville, GA**

**Property Owner(s) Authorization**

I / We the undersigned, being the owner(s) of real property of the territory described herein as  
922 Hwy 53, Dawsonville, GA / 093 046 (Address/Tax Map Parcel) , respectfully request that the Mayor and  
 City Council of the City of Dawsonville, Georgia annex this property into the City and extend the City boundaries to include the  
 same.

Upon signature of this document, I / We the undersigned certify that all the information provided is true and accurate to the  
 best of our knowledge.

*William S. Wade*  
 \_\_\_\_\_  
 Property Owner Signature

William S. Wade (JSW Gee Corner, LLC)  
 \_\_\_\_\_  
 Property Owner Printed Name

\_\_\_\_\_  
 Property Owner Signature  
*J. Carter*  
 \_\_\_\_\_  
 Applicant Signature

\_\_\_\_\_  
 Property Owner Printed Name  
Carter Richardson (Jim Chapman Communities, Inc.)  
 \_\_\_\_\_  
 Applicant Printed Name

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

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

State of Georgia  
 County of DeKalb Co

Sworn to and subscribed before me  
 this 11 day of JAN 2022

*Melanie Ruth Burruss*  
 Notary Public, State of Georgia  
 Notary Public, DeKalb County, Georgia  
 My Commission Expires 05/18/2025

Notary Seal

Annexation Application Received Date Stamp: Rec'd 01-12-2022 Completed Application with Signatures  
 Rec'd \_\_\_\_\_ Current Boundary Survey  
 Rec'd \_\_\_\_\_ Legal Description  
 Rec'd \_\_\_\_\_ ARC Population Estimate Information

*Fees waived by CC on 12-20-21*

Planning Commission Meeting Date (if rezone): \_\_\_\_\_  
 Dates Advertised: \_\_\_\_\_  
 1st City Council Reading Date: \_\_\_\_\_  
 2nd City Council Reading Date: \_\_\_\_\_ Approved: YES NO  
 Date Certified Mail to: \_\_\_\_\_ County Board of Commissioners & Chairman \_\_\_\_\_ County Manager \_\_\_\_\_ County Attorney

Letter Received from Dawson County Date: \_\_\_\_\_



**City of Dawsonville**  
**Planning and Zoning Department**  
 415 Highway 53 East, Suite 100  
 Dawsonville, GA 30534  
 Phone: (706) 265-3256

**Annexation Petition**  
**Application**

Application # ANX C2200122 TMP#: 093 046

It is the responsibility of the applicant to provide a list of adjacent property owners. This list must include the name and address of anyone who has property touching your property or who has property directly across the street from your property. (Use additional sheets if necessary)

**\*\*Please note\*\*** This information should be obtained at the Planning Office using the Tax Map Parcel Map listing any parcel(s) adjoining or adjacent to parcel where rezone is being requested.

TMP # 093 033 1. Name(s): B & K Turner Family, LLP  
 Address: 1090 Oakhaven Drive  
Rosewell, GA 30075

TMP # 093 022 2. Name(s): Peachtree Village Partners, LLC  
 Address: 2905 Piedmont Road, Suite C  
Atlanta, GA 30305

TMP # 093 040 3. Name(s): Peachtree Dekalb Plaza, LLC  
 Address: 2905 Piedmont Road, Suite A  
Atlanta, GA 30305

TMP # 093 063 4. Name(s): Turner K Estate  
 Address: 1090 Oakhaven Dr  
Rosewell Ga. 30075

TMP # 093 046 5. Name(s): Farmington woods LP  
 Address: 3825 pice walk SE Ste 100  
Atl GA 30339

TMP # 093 047 6. Name(s): Anderson Curtis & McCard Karen  
 Address: 2120 perimeter Rd  
Dawsonville Ga. 30534

TMP # \_\_\_\_\_ 7. Name(s): \_\_\_\_\_  
 Address: \_\_\_\_\_

THE APPLICANT, OR DESIGNED AGENT, **MUST\*** ATTEND THE PUBLIC HEARINGS FOR THE CONDITIONAL USE REQUEST TO BE CONSIDERED.

**\*NOTE:** if the applicant of a petition before the Planning Commission fails to attend the public hearing, then the Planning Commission may deny the subject petition or may require re-advertisement of the subject petition at the expense of the applicant.



# JIM CHAPMAN COMMUNITIES



## ANNEXATION / REZONING LETTER OF INTENT

Mayor and City Council  
Planning Commission  
City of Dawsonville, Georgia

To Whom It May Concern:

Jim Chapman Communities (“JCC”) respectfully submits this Letter of Intent outlining our proposed rezoning for 30.98 acres (Parcels 093-043/Tract 3, 093-044/Tract 2 and 093-047/Tract 1) located at the Westerly intersection of GA Highway 53 and Perimeter Road. The properties consist of 30.98 acres (zoned R-1) located in the City of Dawsonville (the “City”) and 3 acres zoned RSR (Part of former Parcel 093 046 which has been subdivided / Tract 2) located in Dawson County that will need to be annexed into the City for a total of 33.98 acres. Across from the site on GA Highway 53 are properties zoned HB, and Farmington Woods Apartments (Zoned R-6) are across the street on Perimeter Road having a SF range of 829-1,286sf. The properties that comprise our proposed rezoning are designated as “Mixed Use / PUD” on the Dawsonville Character Area Map.

JCC is requesting a zoning classification change to R-6 to allow for 195 attached rental homes yielding a density of 5.74 units per acre. The community will have private streets, 30’ measured from back of curb to back of curb along with a 50’ Utility and Access Easement, and will have two gated access points. The main gated entrance will be on Perimeter Road, and the second entrance will be a “right in – right out” on GA Highway 53. The amenities will include a 4,000 square foot club house, a pool and a dog park.

The homes will range in size from 1,000 to 1,500 square feet, having a mixture of 2 and 3 bedrooms. The project will contain approximately 136 units that are 1,025 sf / 2BR (70%), 39 units that are 1,421 sf/ 3 BR (20%) and 20 units that are 1,466 sf/ 3 BR (10%). In addition to having single car garages with driveways for parking, additional parking areas are provided within the community. All homes will have primary suites on the main floor, and we have found that approximately 40-50% of our customers are 50 years old and older. The smaller homes tend to deter large families, and instead appeals to singles, young couples without children, and working professionals.

This community will be based on the same concept of The Cottages at Dawson Ridge that we recently built in 2021, a highly successful community located just 5.5 miles to the Southeast on Lumpkin Campground Road. The need for this type of housing is proven, and JCC feels this property is a great location to serve this area and will have a beneficial economic impact to the retail services in Dawsonville.

Respectfully,

Carter Richardson  
Vice President of Land Acquisition  
Jim Chapman Communities, Inc.

2700 CUMBERLAND PARKWAY SE | SUITE 130 | ATLANTA, GA 30339 | p 404-623-7272

[www.JimChapmanCommunities.com](http://www.JimChapmanCommunities.com)

\*Applicant prefers to annex 3.00 acres of the parcel and maintain 1.47 acres within the County as shown on the attached Survey; Tract 2 of the attached Survey to be annexed.



ESCROW AGENT:

Date:      /      / 2021  
Company

Old Republic National Title Insurance

By: \_\_\_\_\_  
Carrie Tullis

**EXHIBIT "A-1"**

**Description of the Land**

All that tract or parcel of land lying and being in Land Lot 511 and in Fractional Land Lot 56 of the 4<sup>th</sup> District, 1<sup>st</sup> Section of Dawson County, Georgia, being 4.47 acres as depicted on a survey prepared for JSW Gee Comer, LLC, dated April 29, 2020, by Davis Engineering & Surveying, bearing the seal and certification of Jason D. Watkins, Georgia Registered Land Surveyor No. 3241, which survey is incorporated herein by reference for a more complete description of the Property, and said Property being more particularly described as follows in accordance with said survey:

BEGINNING at a Right of Way Monument located on the Northernmost point of the mitered intersection of the Southwesterly right of way line of Georgia Highway 53 (variable right of way) and the Northwesterly right of way line of Perimeter Road (variable right of way); thence proceed along the mitered intersection of the Southwesterly right of way line of Georgia Highway 53 and the Northwesterly right of way line of Perimeter Road South 10 degrees 26 minutes 53 seconds West a distance of 42.62 feet to a point which is the Southernmost point of the mitered intersection of the Southwesterly right of way line of Georgia Highway 53 and the Northwesterly right of way line of Perimeter Road; thence proceed along the Northwesterly right of way line of Perimeter Road the following courses and distances: along the arc of a 1156.23-foot radius curve to the right, an arc distance of 652.01 feet to a Right of Way Monument (said arc being subtended by a chord bearing South 59 degrees 13 minutes 41 seconds West, a chord distance of 643.41 feet); South 78 degrees 36 minutes 46 seconds West a distance of 40.64 feet to a Right of Way Monument; North 30 degrees 05 minutes 22 seconds West a distance of 35.55 feet to a Right of Way Monument; South 63 degrees 02 minutes 24 seconds West a distance of 23.68 feet to a Right of Way Monument; South 28 degrees 24 minutes 56 seconds East a distance of 30.83 feet to a Right of Way Monument; and, South 72 degrees 42 minutes 45 seconds West a distance of 63.16 feet to a point; thence leave the Northwesterly right of way line of Perimeter Road and proceed North 54 degrees 56 minutes 43 seconds West a distance of 222.31 feet to an Iron Pin Found (1/2" Crimp Top Pipe); thence proceed North 72 degrees 40 minutes 06 seconds East a distance of 379.45 feet to an Iron Pin Found (Axle at 1/2" Open Top Pipe); thence proceed North 34 degrees 22 minutes 06 seconds East a distance of 425.55 feet to an Iron Pin Set (1/2" Rebar) on the Southwesterly right of way line of Georgia Highway 53; thence proceed along the Southwesterly right of way line of Georgia Highway 53 the following courses and distances: South 53 degrees 18 minutes 11 seconds East a distance of 85.71 feet to a Right of Way Monument; North 38 degrees 21 minutes 38 seconds East a distance of 18.55 feet to a Right of Way Monument; South 52 degrees 44 minutes 22 seconds East a distance of 196.76 feet to

*WSW*  
*JBC*

a Right of Way Monument; South 39 degrees 19 minutes 52 seconds West a distance of 9.33 feet to a Right of Way Monument; and, South 52 38 29 seconds East a distance of 43.02 feet to a Right of Way Monument located on the on the Northernmost point of the mitered intersection of the Southwesterly right of way line of Georgia Highway 53 and the Northwesterly right of way line of Perimeter Road and the POINT OF BEGINNING.

*LSM*

**EXHIBIT "A-2"**

**Depiction of the Property**

*JBC*

1031303v1

[To be attached hereto.]

All that tract or parcel of land lying and being in land lots 56 and 511, 4<sup>th</sup> District, 1<sup>st</sup> Section, Dawson County Georgia being more particularly described as follows:

Beginning at a right of way monument on the southwestern right of way of Georgia Highway 53 (having a variable right-of-way) as found northwesterly from the intersection of the southwesterly right of way of Georgia Highway 53 and the northwesterly right of way of Perimeter Road (having a variable right-of-way); running thence along the southwestern right-of-way of Georgia Highway 53 South 53 degrees, 18 minutes, 11 seconds East a distance of 1.97 feet to a ½ inch rebar set; running thence away from the southwesterly right-of way of Georgia Highway 53 South 34 degrees, 22 minutes, 06 seconds West a distance of 172.61 feet to a ½ inch rebar set (being the "TRUE POINT OF BEGINNING"); running thence South 49 degrees, 13 minutes, 46 seconds East a distance of 308.05 feet to a ½ inch rebar set on the northwesterly right-of-way of Perimeter Road; running thence along the northwesterly right of way of Perimeter Road along a curve with a radius of 1156.23 degrees an arc length of 486.18 feet, said curve being subtended by a chord running South 63 degrees, 20 minutes, 12 seconds West a chord distance of 482.61 feet to a right-of-way monument found; running thence South 78 degrees, 36 minutes, 46 seconds West a distance of 40.64 to a right-of-way monument found; running thence North 30 degrees, 05 minutes, 22 seconds West a distance of 35.55 to a right-of-way monument found; running thence South 63 degrees, 02 minutes, 24 seconds West a distance of 23.68 to a right-of-way monument found; running thence South 28 degrees, 24 minutes, 56 seconds East a distance of 30.83 feet to a right-of way monument found; running thence along the northwesterly right of way of Perimeter Road South 74 degrees, 42 minutes, 45 seconds West a distance of 63.16 to a ¾ open top pipe found; running thence away from the northwesterly right-of-way of Perimeter Road North 54 degrees, 56 minutes, 43 seconds West a distance of 222.31 feet to a ½ crimped top pipe found; running thence North 72 degrees, 40 minutes, 06 seconds East a distance of 379.45 feet to a ½ inch open top pipe placed; running thence North 34 degrees, 22 minutes, 06 seconds East a distance of 252.94 feet to a ½ inch rebar set and the TRUE POINT OF BEGINNING being a three acre tract and that parcel of land shown as TRACT 2 on that survey dated January 17, 2022, revised on January 20, 2022, completed for JSW GEE Corner, LLC by Dusty L Lowman of Davis Engineering & Surveying registered land surveyor no. 3216.

RECEIVED  
AUG 10 2022  
BY: 



**IDES DAVIS**  
 ARCHITECTS  
 1000 W. BROAD ST., SUITE 100  
 ATLANTA, GA 30334  
 (404) 525-1100

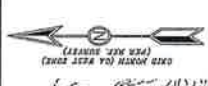
DATE	10/10/2021
PROJECT	ANNEXATION / ZONING PLAN
SHEET NO.	1 OF 1
PROJECT NO.	2021-529

**ANNEXATION / ZONING PLAN**  
 PERIMETER ROAD APARTMENTS  
 LAND LOT 28.311  
 4TH DISTRICT, 1ST SECTION  
 CITY OF DUNSMVILLE, GA

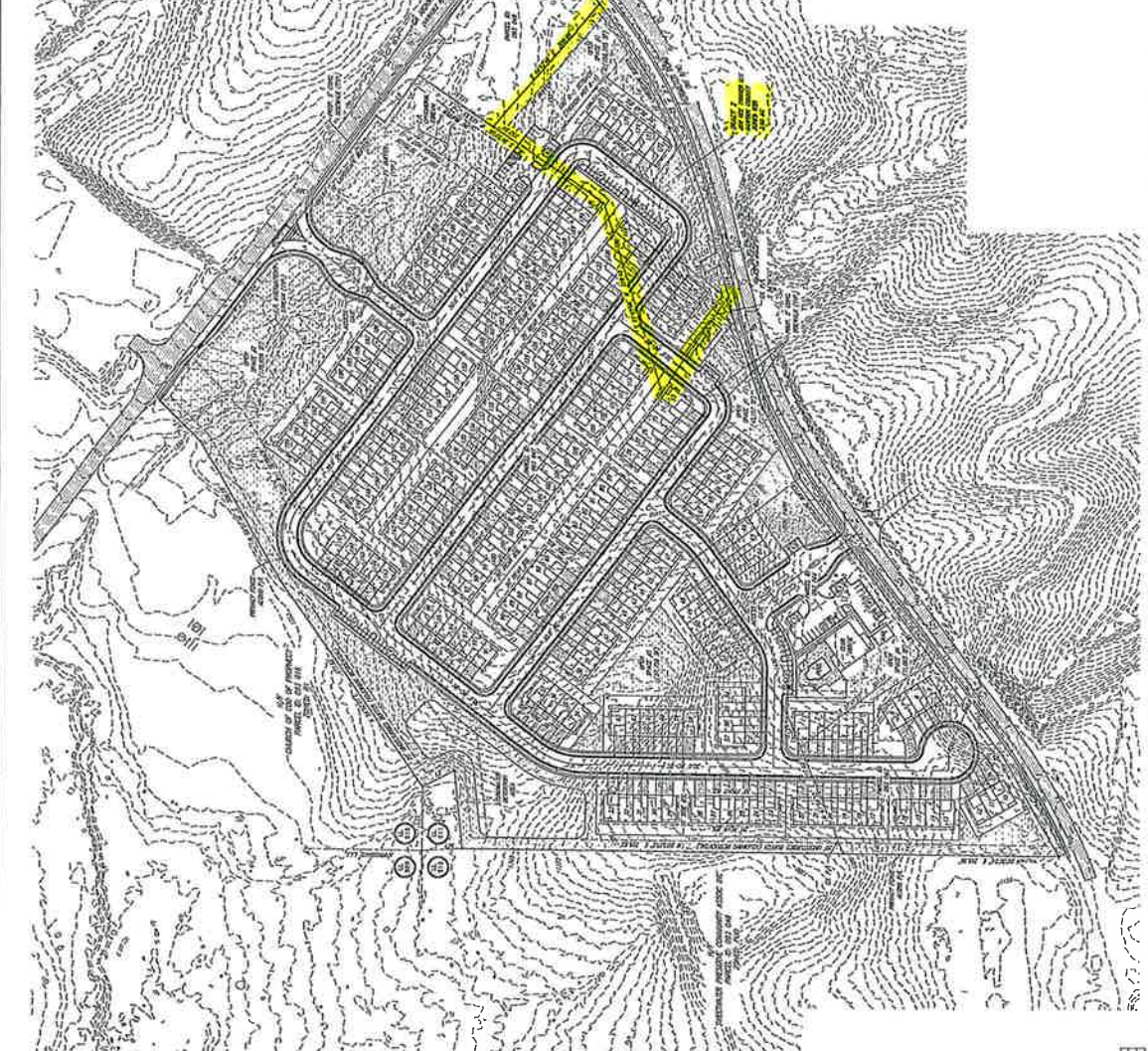
DATE	10/10/2021
PROJECT	ANNEXATION / ZONING PLAN
SHEET NO.	1 OF 1
PROJECT NO.	2021-529



APRIL KANT (FUTURE OWNER)  
 JIM CHAPMAN COMMUNITIES  
 2700 CUMBERLAND PKWY, SE  
 SUITE 130  
 ATLANTA, GA 30339  
 (404) 571-9914



**RECEIVED**  
 AUG 10 2022  
 BY: *[Signature]*



**NOTES:**  
 1. SEE ALL CITY AND COUNTY ORDINANCES AND SPECIFICATIONS FOR PERMITS AND APPROVALS.  
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
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 9. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMIT	10/10/2021	J.D.
2	ISSUED FOR PERMIT	10/10/2021	J.D.
3	ISSUED FOR PERMIT	10/10/2021	J.D.
4	ISSUED FOR PERMIT	10/10/2021	J.D.
5	ISSUED FOR PERMIT	10/10/2021	J.D.
6	ISSUED FOR PERMIT	10/10/2021	J.D.
7	ISSUED FOR PERMIT	10/10/2021	J.D.
8	ISSUED FOR PERMIT	10/10/2021	J.D.
9	ISSUED FOR PERMIT	10/10/2021	J.D.
10	ISSUED FOR PERMIT	10/10/2021	J.D.


**REVISIONS:**  
 1. ISSUED FOR PERMIT  
 2. ISSUED FOR PERMIT  
 3. ISSUED FOR PERMIT  
 4. ISSUED FOR PERMIT  
 5. ISSUED FOR PERMIT  
 6. ISSUED FOR PERMIT  
 7. ISSUED FOR PERMIT  
 8. ISSUED FOR PERMIT  
 9. ISSUED FOR PERMIT  
 10. ISSUED FOR PERMIT

**PROJECT DATA:**  
 PROJECT NO. 2021-529  
 SHEET NO. 1 OF 1  
 DATE: 10/10/2021  
 DRAWN BY: J.D.  
 CHECKED BY: J.D.  
 APPROVED BY: J.D.

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMIT	10/10/2021	J.D.
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3	ISSUED FOR PERMIT	10/10/2021	J.D.
4	ISSUED FOR PERMIT	10/10/2021	J.D.
5	ISSUED FOR PERMIT	10/10/2021	J.D.
6	ISSUED FOR PERMIT	10/10/2021	J.D.
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6	ISSUED FOR PERMIT	10/10/2021	J.D.
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9	ISSUED FOR PERMIT	10/10/2021	J.D.
10	ISSUED FOR PERMIT	10/10/2021	J.D.



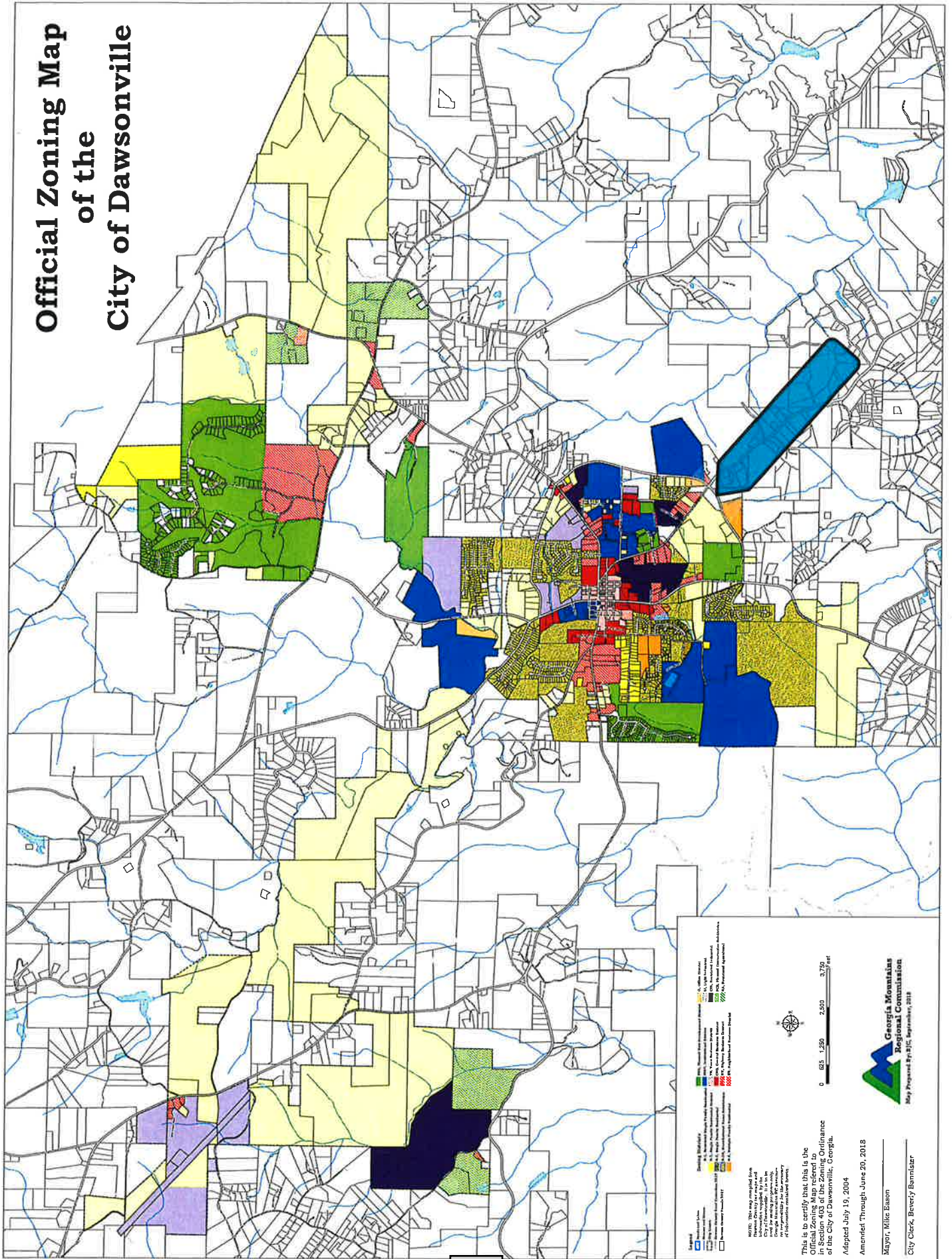
Legend  
 Parcels

Parcel ID: 093 046  
Alt ID: 6379  
Owner: JSW GEE CORNER LLC  
Acres: 4.62  
Assessed Value: \$310500

Date created: 1/13/2022  
Last Data Uploaded: 1/12/2022 10:40:10 PM

Developed by 

# Official Zoning Map of the City of Dawsonville



**Legend:**

- City Limits** (Blue outline)
- Unincorporated Areas** (White)
- City of Dawsonville** (Yellow)
- City of Kennesaw** (Green)
- City of Marietta** (Red)
- City of Atlanta** (Purple)
- City of Decatur** (Dark Blue)
- City of Conley** (Light Blue)
- City of Roswell** (Orange)
- City of Alpharetta** (Light Green)
- City of Dunwoody** (Light Yellow)
- City of Marietta** (Red)
- City of Kennesaw** (Green)
- City of Atlanta** (Purple)
- City of Decatur** (Dark Blue)
- City of Conley** (Light Blue)
- City of Roswell** (Orange)
- City of Alpharetta**

**Notes:** This map was compiled from various sources and is not intended to be used for legal purposes. It is for informational purposes only. For more information, contact the City of Dawsonville Planning Department.

**Scale:** 0 625 1,250 2,500 3,750 Feet

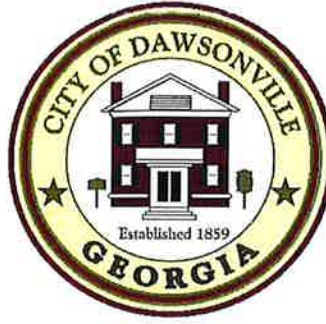
**North Arrow**

**Georgia Mountains Regional Commission**  
Map Prepared By: J.C. September, 2018

**Mayor, Mike Eason**  
**City Clerk, Beverly Bammler**

This is to certify that this is the Official Zoning Map referred to in Section 403 of the Zoning Ordinance of the City of Dawsonville, Georgia.  
Adopted July 19, 2004  
Amended Through June 20, 2018

Planning and Zoning  
415 Highway 53 E. Suite 100  
Dawsonville, Georgia 30534



(706) 265-3256  
Fax (706) 265-4214  
[www.dawsonville-ga.gov](http://www.dawsonville-ga.gov)

Date: 8/10/2022

To: Planning Commission

Reference: ZA C2200123 Planning and Zoning Department Summary

The Planning and Zoning Department has provided the following pertinent information to help you decide on this request:

1. Property is in Josh Nichols Post 2 commission district.
2. Applicant is requesting to rezone property from R1 district (Restricted Single Family Residential District) to R6 district (Multiple Family Residential District).
3. Applicant is requesting to rezone 33.98 acres.
4. Proposing 195 apartment units with a density of 5.74/units per acres.
5. Proposing minimum 1000 heated square foot apartments.
6. TMP 093 043 was annexed into the city on January 9, 2005. TMP 093 044 & 093 047 was annexed into the City September 9, 2013.
7. The subject property adjoins City zoned R6 district to the south, County RSR district to the east, City PUD district to the west and City R1 and HB district to the north.
8. 2018 Comprehensive plan character area proposes mixed/multifamily use.
9. Adjoining Sweetwater Preserve subdivision density is 3.11 units per acre.
10. Adjoining Farmington Woods apartment development is 5.98 units per acre.
11. Applicant must submit requested data to the Planning Department for the DRI submission. Final decision will be delayed until DRI review is completed.
12. If approved the Planning Department recommends a no access easement adjoining the HWY 53E and Perimeter Road frontage boundary.
13. If approved the Planning Department recommends the installation of a 5-foot-wide sidewalk from TMP 093 043 property line to the existing crosswalk in front of Sweetwater Preserve TMP 093 048 055.
14. If approved the Planning Department recommends the installation of sanitary lines and sewer manholes up to Perimeter Road Right of Way for future sewer outfall service for parcels 093 041, 093 063 and 093 033.

15. If approved the Planning Department recommends the applicant donate funds for future intersection improvements at Perimeter Road and HWY 9S. Funds in the amount of 1,000.00 per unit shall be donated prior to each building permit approval. Funds shall be eligible for future impact fee credit if the City adopts said fees in the future.
16. If approved the Planning Department recommends the applicant donate funds for future intersection improvements at Perimeter Road and HWY 53E. Funds in the amount of 500.00 per unit shall be donated prior to each building permit approval. Funds shall be eligible for future impact fee credit if the City adopts said fees in the future. Condition warranted due to proposed right turn movement of 230 vehicles/day is 92 percent of 250 vehicles/day threshold. Study didn't include future bypass road passenger and truck traffic.
17. If approved the Planning Department recommends the installation of a dedicated left turn lane on Perimeter Road and development driveway #1. Condition warranted due to proposed left turn movement of 215 vehicles/day is 86 percent of 250 vehicles/day threshold. Study didn't include future bypass road passenger and truck traffic. Sec 109.46 requires lane for safe operations.

Sincerely,

  
David Picklesimer  
Planning Director



Application#: ZA-C2200123

Applicant Name(s): Jim Chapman Communities, Inc.

Address: 2700 Cumberland Parkway SE, Suite 130 City: Atlanta Zip: 30339

Cell Phone: 404-623-7272 Email: carter@jimchapmancommunities.com

Signature(s) \_\_\_\_\_ Date \_\_\_\_\_

Property Address: 2120 Perimeter Road; Dawsonville + 922 Hwy 53E

Directions to Property from City Hall: 53E to Perimeter Road; right to 2120 Perimeter Road

Tax Map Parcel #: 093-047; 093-046; 093-044; 093-043 Current Zoning: R-1 City County RSR

Land Lot(s): 56; 511 District: 4 Section: 1st

Subdivision Name: \_\_\_\_\_ Lot# \_\_\_\_\_

Acres: 33.98 Current use of property: Single-family Residential

Has a past request of Rezone of this property been made before? No If yes, provide ZA# ANX 13-005 File 170  
ANX 13-004 File 171  
ANX 05-013 File 322

**The applicant request:**

Rezoning to zoning category: R-6 Conditional Use permit for: \_\_\_\_\_

Proposed use of property if rezoned: Multifamily Apartments

Residential # of lots proposed: 195 Minimum lot size proposed: \_\_\_\_\_ (Include Conceptual Plan)

Amenity area proposed Yes if yes, what Clubhouse; Pool

If Commercial: total building area proposed: \_\_\_\_\_ (Include Conceptual Plan)

Utilities: (utilities readily available at the road frontage):  Water  Sewer  Electric  Natural Gas

Proposed Utilities: (utilities developer intends to provide)  Water  Sewer  Electric  Natural Gas

Road Access/Proposed Access: (Access to the development/area will be provided from)

Road name: Perimeter Road; Hwy. 53 Type of Surface: Pavement

- ◆ Failure to complete all sections will result in rejection of application and unnecessary delays.
- ◆ I understand that failure to appear at a public hearing may result in the postponement or denial of this application.

[Signature]  
Signature of Applicant

1/12/22 **RECEIVED**  
Date JAN 12 2022

Office Use Only	
Date Completed Application Rec'd: <u>08.10.2022</u>	Amount Paid: \$ <u>2007.25</u> <u>OK</u> Cash _____
Date of Planning Commission Meeting: <u>09.12.2022</u>	Dates Advertised: _____
Date of City Council Meeting: <u>10.03.2022</u>	Rescheduled for next Meeting: _____
Date of City Council Meeting: <u>10.17.2022</u>	Approved by City Council: YES NO
Approved by Planning Commission: YES NO	Postponed: YES NO Date: _____



City of Dawsonville

415 Highway 53 East, Suite 100
Dawsonville, GA 30534
(706) 265-3256

Zoning Amendment
Adjacent Property Owners

Application # ZA C2200123 TMP#: 093 043
093 044
093 047

It is the responsibility of the applicant to provide a list of adjacent property owners. This list must include the name and address of anyone who has property touching your property or who has property directly across the street from your property. (Use additional sheets if necessary)

\*\*Please note\*\* This information should be obtained at the Planning Office using the Tax Map Parcel Map listing any parcel(s) adjoining or adjacent to parcel where rezone is being requested.

TMP # 093 048 • 1. Name(s): Sweetwater Preserve Community Association, Inc.
Address: 2144 Buford Hwy., Suite 110
Buford, GA 30518

TMP # 093 016 • 2. Name(s): Church of God of Prophecy
Address: 680 Hwy. 53 E
Dawsonville, GA 30534

TMP # 093 020 001 • 3. Name(s): Bailey Towers, LLC
Address: 32 Jack Heard Rd., Suite 200
Dawsonville, GA 30534

093 040 002 •
093 040 001 •
TMP # 093 040 • 4. Name(s): Peachtree Dekalb Plaza, LLC
Address: 2905 Piedmont Road, Suite A
Atlanta, GA 30305

TMP # 093 021 • 5. Name(s): Geneva Bearden
Address: P.O.Box 21
Dawsonville, GA 30534

TMP # 093 022 • 6. Name(s): Peachtree Village Partners, LLC
Address: 2905 Piedmont Road, Suite C
Atlanta, GA 30305

TMP # 093 033 • 7. Name(s): B & K Turner Family, LLP
Address: 1090 Oakhaven Drive
Roswell, GA 30075

Adjacent Property Owner notification of a zoning amendment request is required.

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 have the additional sheet notarized also.

TMP # 093 041 • 8. Name(s): Farmington Woods LP
Address: 3825 Paces Walk SE, Suite 100
Atlanta, GA 30339

Tmp 094 010 Carl + Sandra Bynn
73 Ingram Dr.
Dawsonville, GA 30534

Tmp 093 046 • JSW Gee Corner LLC
922 Hwy 53
Dawsonville GA 30534



**City of Dawsonville**

415 Highway 53 East, Suite 100  
Dawsonville, GA 30534  
(706) 265-3256

**Zoning Amendment  
Notice of R-A Adjacency**

Notice of Residential-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 which are not in R-A land use districts shall be provided with this "Notice of R-A 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 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 R-A 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 R-A district constitute a nuisance against local governments and adjoining landowners whose property is located in an R-A district.

This notice and acknowledgement shall be public record.

Applicant Signature *Curtis R. Anderson* *Mark McCall* Date 1-10-22

Application Number: ZA C22 00123

SUBSCRIBED AND SWORN BEFORE ME ON THIS

10th DAY OF January 2022  
Jenna B. Bearden  
Notary Public, State of Georgia

My Commission Expires: 5/31/2025



Notary Seal





**City of Dawsonville**

415 Highway 53 East, Suite 100  
Dawsonville, GA 30534  
(706) 265-3256

**Zoning Amendment  
Notice of R-A Adjacency**

**Notice of Residential-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 which are not in R-A land use districts shall be provided with this "Notice of R-A 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 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 R-A 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 R-A district constitute a nuisance against local governments and adjoining landowners whose property is located in an R-A district.

This notice and acknowledgement shall be public record.

Signature of Applicant / Representative of Applicant

1/12/22

Date

Sworn to and subscribed before me on this

12<sup>th</sup> day of January 2022.

Notary Public, State of Georgia

My Commission Expires: Sept. 16, 2023



	<b>City of Dawsonville</b> 415 Highway 53 East, Suite 100 Dawsonville, GA 30534 (706) 265-3256	<b>Zoning Amendment          Authorization</b>
---	---	--

Property Owner Authorization

I / We Karen A. and Harold McCord and Curtis R. Anderson hereby swear that I / we own the property located at (fill in address and/or tax map & parcel #) 796 Hwy 53 Parcel # 093 047, 2120 Perimeter Rd., Parcel # 093 044 and 2202 Perimeter Rd. Parcel #093 043 as shown in the tax maps and/or deed records of Dawson County, Georgia, and which parcel will be affected by the request.

I hereby authorize the person(s) or entity(ies) 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 undersigned 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 City Council.

Printed Name of Applicant or Agent Karen A. McCord, Harold McCord and Curtis R. Anderson  
 Signature of Applicant or Agent *Karen A. McCord Curtis R. Anderson* Date 1-10-22  
 Mailing Address 2120 Perimeter Rd.  
 City Dawsonville State Ga Zip 30534  
 Telephone Number Mobile: Home: 706-265-3943

SUBSCRIBED AND SWORN BEFORE ME ON THIS

10<sup>th</sup> DAY OF January 2022

*Jenna B. Bearden*  
 Notary Public, State of Georgia

My Commission Expires: 5/31/2025



Notary Seal



**City of Dawsonville**

415 Highway 53 East, Suite 100  
Dawsonville, GA 30534  
(706) 265-3256

**Zoning Amendment  
Authorization**

**Property Owner Authorization**

I / We JSW GEE CORNER, LLC hereby swear that I / we own the property located at (fill in address and/or tax map & parcel #) 093 046 as shown in the tax maps and/or deed records of Dawson County, Georgia, and which parcel will be affected by the request.

I hereby authorize the person(s) or entity(ies) 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 undersigned 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 City Council.

Printed Name of Applicant or Agent William S. Wade  
**Signature of Applicant or Agent** *William S. Wade* **Date** 1.10.22  
Mailing Address 922 Highway 53 East  
City Dawsonville State GA Zip 30534  
Telephone Number \_\_\_\_\_

SUBSCRIBED AND SWORN BEFORE ME ON THIS

10 DAY OF Jan 2022

*Melanie Ruth Burruss*

Notary Public, State of Georgia

**Melanie Ruth Burruss  
Notary Public, DeKalb County, Georgia  
My Commission Expires 05/18/2025**

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

Notary Seal

	<p align="center"><b>City of Dawsonville</b>          415 Highway 53 East, Suite 100          Dawsonville, GA 30534          (706) 265-3256</p>	<p align="center"><b>Zoning Amendment          Campaign Disclosure</b></p>
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Disclosure of Campaign Contributions  
 (Applicant(s) and Representative(s) of Rezoning)

Pursuant to OCGA, Section 36-67 A-3. A, the following disclosure is mandatory when an applicant or any representation of application for rezoning has been made with two 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:

None \_\_\_\_\_

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

Amount \$ -0- \_\_\_\_\_ Date: \_\_\_\_\_

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

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

*Karen A. McCord* *Curtis R. Anderson*  
*Hank McCord*

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

*1-10-22*  
 \_\_\_\_\_  
 Date

**Failure to complete this form is a statement that no disclosure is required.**



**City of Dawsonville**

415 Highway 53 East, Suite 100  
Dawsonville, GA 30534  
(706) 265-3256

**Zoning Amendment  
Campaign Disclosure**

**Disclosure of Campaign Contributions  
Applicant(s) and Representative(s) of Rezoning**

Pursuant to OCGA, Section 36-67 A-3. A, the following disclosure is mandatory when an applicant or any representation of application for rezoning has been made with two 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 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 2 years immediately preceding the filing application for rezoning:

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

Signature of Applicant / Representative of Applicant

1/12/2022

Date

Failure to complete this form is a statement that no disclosure is required.



# JIM CHAPMAN COMMUNITIES



## ANNEXATION / REZONING LETTER OF INTENT

Mayor and City Council  
Planning Commission  
City of Dawsonville, Georgia

To Whom It May Concern:

Jim Chapman Communities (“JCC”) respectfully submits this Letter of Intent outlining our proposed rezoning for 30.98 acres (Parcels 093-043/Tract 3, 093-044/Tract 2 and 093-047/Tract 1) located at the Westerly intersection of GA Highway 53 and Perimeter Road. The properties consist of 30.98 acres (zoned R-1) located in the City of Dawsonville (the “City”) and 3 acres zoned RSR (Part of former Parcel 093 046 which has been subdivided / Tract 2) located in Dawson County that will need to be annexed into the City for a total of 33.98 acres. Across from the site on GA Highway 53 are properties zoned HB, and Farmington Woods Apartments (Zoned R-6) are across the street on Perimeter Road having a SF range of 829-1,286sf. The properties that comprise our proposed rezoning are designated as “Mixed Use / PUD” on the Dawsonville Character Area Map.

JCC is requesting a zoning classification change to R-6 to allow for 195 attached rental homes yielding a density of 5.74 units per acre. The community will have private streets, 30’ measured from back of curb to back of curb along with a 50’ Utility and Access Easement, and will have two gated access points. The main gated entrance will be on Perimeter Road, and the second entrance will be a “right in – right out” on GA Highway 53. The amenities will include a 4,000 square foot club house, a pool and a dog park.

The homes will range in size from 1,000 to 1,500 square feet, having a mixture of 2 and 3 bedrooms. The project will contain approximately 136 units that are 1,025 sf/ 2BR (70%), 39 units that are 1,421 sf/ 3 BR (20%) and 20 units that are 1,466 sf/ 3 BR (10%). In addition to having single car garages with driveways for parking, additional parking areas are provided within the community. All homes will have primary suites on the main floor, and we have found that approximately 40-50% of our customers are 50 years old and older. The smaller homes tend to deter large families, and instead appeals to singles, young couples without children, and working professionals.

This community will be based on the same concept of The Cottages at Dawson Ridge that we recently built in 2021, a highly successful community located just 5.5 miles to the Southeast on Lumpkin Campground Road. The need for this type of housing is proven, and JCC feels this property is a great location to serve this area and will have a beneficial economic impact to the retail services in Dawsonville.

Respectfully,

Carter Richardson  
Vice President of Land Acquisition  
Jim Chapman Communities, Inc.

2700 CUMBERLAND PARKWAY SE | SUITE 130 | ATLANTA, GA 30339 | p 404-623-7272

[www.JimChapmanCommunities.com](http://www.JimChapmanCommunities.com)

**DES**  
**DAVIS**  
 ARCHITECTS  
 137 FREDERICK STREET  
 DAVENPORT, GA 30128  
 PHONE: (478) 261-1234  
 FAX: (478) 261-1235  
 WWW.DESDAVIS.COM

DATE	11/15/2021	
BY	DES	
PROJECT	PERMETER ROAD APARTMENTS	
DESCRIPTION	ANNEXATION / ZONING PLAN	
SCALE	AS SHOWN	
STATUS	FINAL	
REVISIONS		
NO.	DESCRIPTION	DATE
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**ANNEXATION / ZONING PLAN**  
 PERMETER ROAD APARTMENTS  
 LAND LOT 56.511  
 4TH DISTRICT, 1ST SECTION  
 CITY OF DAVENPORT, GA

SHEET NO.	1 of 1	
PROJECT NO.	2021-529	
DATE	11/15/2021	
BY	DES	
CHECKED BY	DES	
SCALE	AS SHOWN	
STATUS	FINAL	
REVISIONS		
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**APPLICANT (FUTURE OWNER)**  
 JRM CHAPMAN COMMUNITIES  
 2700 CUMBERLAND PKWY SE  
 SUITE 130  
 ATLANTA, GA 30339  
 (404) 257-9314



**RECEIVED**  
 AUG 10 2022  
 BY: [Signature]



**NOTES:**  
 1. ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE SPECIFIED.  
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.  
 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.  
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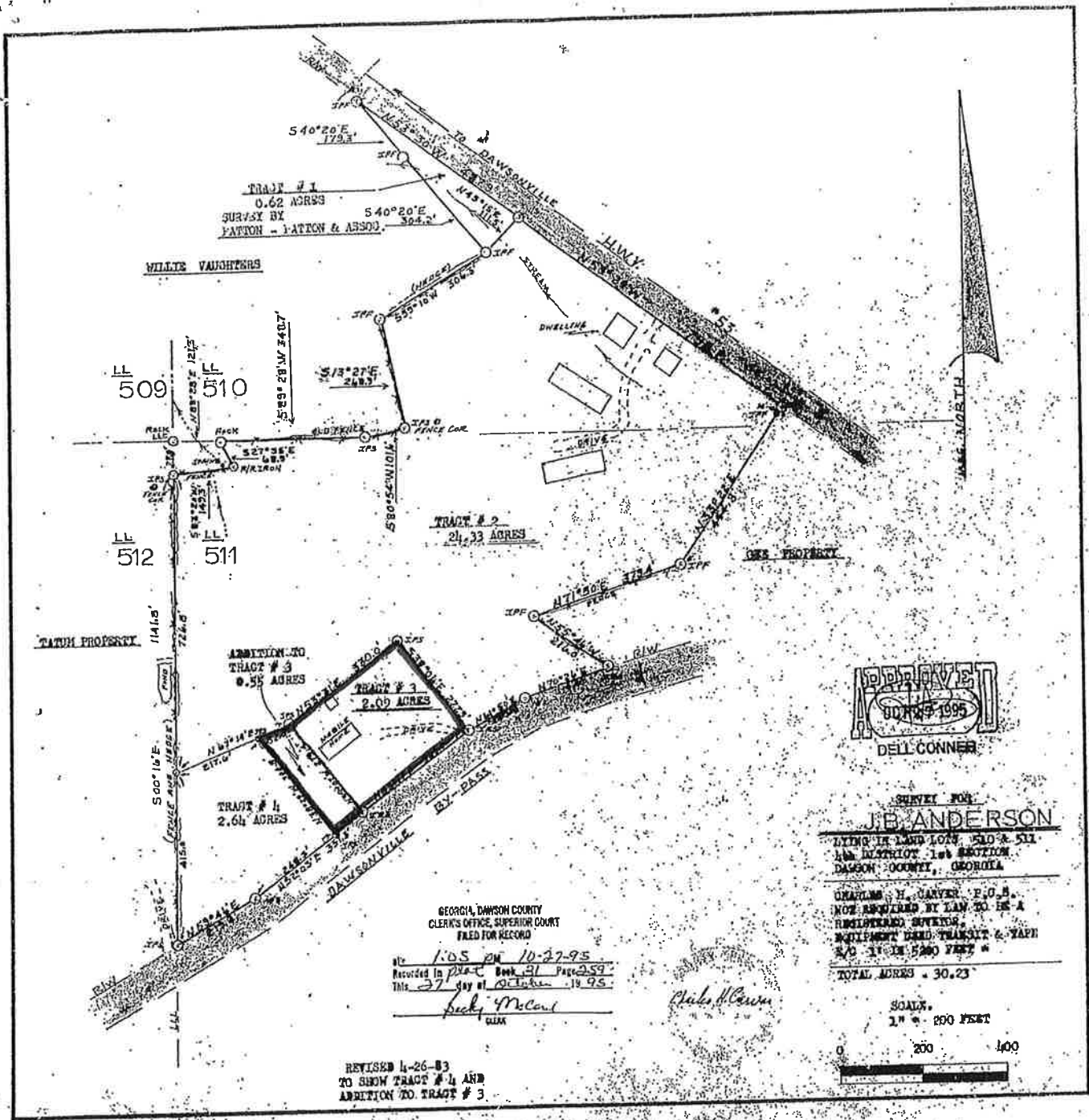
**LEGEND:**  
 1. APARTMENT UNIT  
 2. PARKING SPACE  
 3. DRIVEWAY  
 4. SIDEWALK  
 5. ROADWAY  
 6. FENCE  
 7. UTILITY

**PROPERTY INFORMATION:**  
 PROJECT NO. 2021-529  
 SHEET NO. 1 OF 1  
 DATE: 11/15/2021  
 BY: DES

**PROJECT INFORMATION:**  
 PROJECT NAME: PERMETER ROAD APARTMENTS  
 PROJECT ADDRESS: LAND LOT 56.511, 4TH DISTRICT, 1ST SECTION, DAVENPORT, GA  
 PROJECT CONTACT: JRM CHAPMAN COMMUNITIES  
 PROJECT CONTACT ADDRESS: 2700 CUMBERLAND PKWY SE, SUITE 130, ATLANTA, GA 30339  
 PROJECT CONTACT PHONE: (404) 257-9314

**DESIGN INFORMATION:**  
 DESIGNER: DES  
 CHECKER: DES  
 DATE: 11/15/2021

NO.	DESCRIPTION	DATE
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**Dell Conner**  
 1995  
 DELL CONNER

SURVEY FOR  
**J.B. ANDERSON**  
 LIVING IN LAND LOT 104, S.D. & S.W.  
 1/4th DISTRICT 1st SECTION  
 DAWSON COUNTY, GEORGIA  
 CHARLES H. HARVEY, P.O.S.  
 NOT REQUIRED BY LAW TO BE A  
 REGISTERED SURVEYOR  
 EQUIPMENT USED: TRANSIT & TAPE  
 S/D 31-10-95 5:20 P.M.  
 TOTAL ACRES = 30.23

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

No. 105 ON 10-27-95  
 Recorded in PLAT Book 31 Page 259  
 This 27 day of October 1995  
*Suey McCant*  
 CLERK

*Charles H. Harvey*

REVISED 4-26-83  
 TO SHOW TRACT # 4 AND  
 ADDITION TO TRACT # 3

SCALE  
 1" = 200 FEET  
 0 200 400



POLATY & SULLIVAN  
Attorneys at Law

827-F Holcomb Bridge Road  
Roswell, Georgia 30075  
404-992-3480

PUBLIC SQUARE  
Dawsonville, Ga. 30534  
404-265-3281

WARRANTY DEED

STATE OF GEORGIA COUNTY OF DAWSON

THIS INDENTURE, Made the 5th day of May, in the year one thousand nine hundred eighty-three, between

J.B. ANDERSON

of the County of Dawson, and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

CURTIS R. ANDERSON

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATIONS---- (\$10.00) ~~XXXXXXXX~~ in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, all that tract or parcel of land lying and being in Land Lot 511 of the 4th District of Dawson County, Georgia, and being more particularly described as follows:

BEGINNING at an iron pin set at the intersection of the North right-of-way of the Dawsonville By-Pass with the West line of Land Lot 511 and going thence along the West line of Land Lot 511 North 00 degrees 16 minutes West 415.0 feet to a point; going thence North 67 degrees 14 minutes East 217.6 feet to an iron pin set; going thence South 38 degrees 29 minutes East 300.8 feet to an iron pin set on the North right-of-way of the Dawsonville By-Pass; going thence along the North right-of-way of the Dawsonville By-Pass South 52 degrees 03 minutes West 249.3 feet to a point; going thence along the North right-of-way of the Dawsonville By-Pass South 59 degrees 46 minutes West 219.2 feet to an iron pin set, which iron pin set is the POINT OF BEGINNING.

The above-described property being labeled as Tract #4 and containing 2.64 acres according to plat for J.B. Anderson by Charles H. Carver, dated April 26, 1983.

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

of 3:25 p.m. 5-5-83  
Recorded in Book 65 Page 600  
this 5 day of May 1983  
Ralph Maddox  
RALPH MADDOX, CLERK

DAWSON COUNTY, GEORGIA  
REAL ESTATE TRANSFER TAX  
PAID \$ None  
DATE 5-5-83  
Ralph Maddox  
RALPH MADDOX, CLERK  
SUPERIOR COURT

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 Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in presence of:

Robert W. Polaty  
Witness  
James Mahick  
NOTARY PUBLIC  
My Comm. Exp. 9-15-86

J.B. Anderson (Seal)  
J.B. ANDERSON  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
(Seal)  
(Seal)

Tract #4  
2.64 ac

After recording return to:  
Home & Home, P.C.  
P.O. Box 37  
Dahlonega, Georgia 30533

GEORGIA, DAWSON COUNTY  
CLERK'S OFFICE, SUPERIOR COURT  
FILED FOR RECORD  
AT 8:00 A.M. 4-7-03  
Recorded in Deed Book 506 Page 81-82  
This 7 day of April 2003  
Judy McCord, Clerk

DAWSON COUNTY, GEORGIA  
REAL ESTATE TRANSFER TAX  
PAID \$ 0.00  
DATE 4-7-03  
Betsy McCord  
BETSY McCORD, CLERK  
SUPERIOR COURT

**SURVIVORSHIP WARRANTY DEED**

STATE OF GEORGIA,  
COUNTY OF LUMPKIN.

THIS INDENTURE, Made this 31<sup>st</sup> day of March in the Year of Our Lord Two Thousand Three (2003), between **Harold McCord and Karen McCord**, of the State of Georgia, and County of Dawson, of the first part, and **Harold McCord and Karen McCord**, of the State of Georgia, and County of Dawson, of the second part,

WITNESSETH: That said parties of the first part, for and in consideration of the sum of TEN AND 00/100s DOLLARS (\$10.00) and Other Valuable Consideration, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed and by these presents do grant, bargain, sell and convey unto the said parties of the second part as tenants in common, for and during their joint lives, and, upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor, the following described property:

All that tract or parcel of land lying and being in Land Lot 511 of the 4th District of Dawson County, Georgia, consisting of 2.09 acres, more or less, together with all improvements located thereon, and being more particularly set out as Tract 3 on a plat of survey prepared for J. B. Anderson by Charles H. Carver, P.C.S.. This plat is recorded in Plat Book 8, Page 119, Dawson County Records, and is incorporated herein by reference for a more detailed description.

Tract # 3

This is that same property which was conveyed to the Grantors by Warranty Deed dated June 12, 1979, recorded in Deed Book 48, Page 156, Dawson County Records.

This property is conveyed subject to all easements for roads and utilities in use or of record.

TO HAVE AND TO HOLD the said described 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 parties of the second part, as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor.

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

001

Page Two

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

Signed, sealed and delivered  
in our presence this 31<sup>st</sup> day  
of March, 2003.

[Signature]  
Unofficial Witness

[Signature]  
Notary Public  
Commission Expires



[Signature] (SEAL)  
Harold McCord

[Signature] (SEAL)  
Karen McCord

Filed in Office: 03/25/2013 01:00PM  
Deed Doc: ESTD  
Bk 01065 Pg 0505-0506  
Georgia Transfer Tax Paid : \$0.00  
Justin Power Clerk of Court  
Dawson County  
0422013000306

Document prepared by and when  
recorded return to:

Polatty & Sullivan  
P.O. Box 56  
Dawsonville, Georgia 30534

**POLATTY & SULLIVAN**  
Attorneys at Law

965 Canton Street  
Roswell, Georgia 30075  
(770) 992-3480

Public Square  
Dawsonville, Ga. 30534  
(706) 265-3281

**EXECUTOR'S DEED**

**STATE OF GEORGIA**

**COUNTY OF DAWSON**

THIS INDENTURE, made the 19<sup>th</sup> day of March in the year  
two thousand thirteen (2013), between

CURTIS R. ANDERSON and KAREN A. McCORD

as Co-Executors of the last will and testament of JOHN BEV ANDERSON, a/k/a J.B. ANDERSON, late of the State of  
Georgia, and County of Dawson, deceased, of the First Part, hereinafter called Grantor, and

CURTIS R. ANDERSON and KAREN A. McCORD

of the State of Georgia and County of Dawson, of the Second Part, hereinafter called Grantee (the words "Grantor" and  
"Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: That the said Grantor (acting under and by virtue of the power and authority contained in the  
said will, the same having been duly probated and recorded in the Probate Court of Dawson County, Georgia), for and in  
consideration of the sum of TEN DOLLARS (\$10.00) and other valuable considerations in hand paid at and before the  
sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and  
conveyed, and by these presents does grant, bargain, sell and convey unto the said Grantee, the following-described  
property:

Tract 1:

All that tract or parcel of land lying and being in Land Lots 510 and 511 of the 4<sup>th</sup> District of Dawson  
County, Georgia, and being more particularly described as follows:

BEGINNING at an iron pin set at a fence corner on the West line of Land Lot 511, which iron pin set is  
77.8 feet South of the Northwest corner of Land Lot 511 and going thence South 00 degrees 16 minutes  
East 1141.8 feet along a fence line to an iron pin set on the North right-of-way of the Dawsonville By-  
Pass; going thence along the North right-of-way of the Dawsonville By-Pass North 59 degrees 46  
minutes East 219.2 feet to a point; North 52 degrees 03 minutes East 331.3 feet to an iron pin set; North  
53 degrees 17 minutes East 325.0 feet to an iron pin set; North 61 degrees 50 minutes East 155.6 feet to a  
point; North 70 degrees 26 minutes East 214.4 feet to an iron pin set; going thence North 55 degrees 46  
minutes West 216.0 feet to an iron pin found; going thence North 71 degrees 40 minutes East along a  
fence line 379.4 feet to an iron pin found; going thence North 33 degrees 22 minutes East 444.8 feet to  
an iron pin found on the South right-of-way of Highway #53; going thence along the South right-of-way  
of Highway #53 North 53 degrees 29 minutes West 792.8 feet to a point; North 53 degrees 30 minutes  
West 487.9 feet to an iron pin found; going thence South 40 degrees 20 minutes East 179.3 feet to an  
iron pin found; going thence South 40 degrees 20 minutes East 304.2 feet to an iron pin found; going  
thence along a hedge South 59 degrees 10 minutes West 306.3 feet to an iron pin found; going thence  
South 13 degrees 27 minutes East 268.9 feet to an iron pin set at a fence corner; going thence South 80  
degrees 54 minutes West 101.6 feet to an iron pin set; going thence South 89 degrees 28 minutes West  
348.7 feet to a rock; going thence South 27 degrees 35 minutes East 68.9 feet to a railroad iron; going  
thence along a fence South 83 degrees 20 minutes West 149.3 feet to an iron pin set in a fence corner on  
the West line of Land Lot 511, which iron pin set is the POINT OF BEGINNING.

For descriptive purposes reference is made to survey for J.B. Anderson by Charles H. Carver, P.C.S.

Tract #1, #2, #3, #4  
#2 tmp 093 047  
#3 tmp 093 044  
#4 tmp 093 043

Tract 2:

All that tract or parcel of land lying and being in Land Lot 510 of the 4<sup>th</sup> District, 1<sup>st</sup> Section of Dawson County, Georgia, containing 1.42 acres and being a part of the property shown on a plat of the property of Church of God of Prophecy recorded in Plat Book 10, Page 21, Dawson County Records, being more particularly described as follows:

BEGINNING at a rock corner located N 89-28 E 121.3 feet from a rock at the original Southwest corner of Land Lot 510; thence N 53-59 E 477.7 feet to an iron pin at the intersection of a hedge row and old fence line; thence S 13-27 E 268.9 feet to an iron pin; thence S 80-54 W 101.6 feet to an iron pin; thence S 89-28 W 348.7 feet to the point of beginning, being a part of the property conveyed by Willie G. Vaughters to Church of God of Prophecy by deed recorded in Dawson County Deed Records.

The above-described property (Tract 1 and Tract 2) is the same property conveyed in a General Warranty Deed from J.B. Anderson, a/k/a John B. Anderson, to J.B. Anderson and Marjorie V. Anderson dated April 15, 2004, and recorded in Deed Book 591, Pages 471-472, Dawson County, Georgia Records.

The Co-Executors of the Estate of JOHN BEV ANDERSON, a/k/a J.B. ANDERSON, being Grantor herein, hereby state under oath that this Executor's Deed is made pursuant to Item IV of the Last Will and Testament of JOHN BEV ANDERSON, a/k/a J.B. ANDERSON; that no application for a year's support has been made; that the property remains in the hands of the Co-Executors for administration; that federal estate taxes cannot result in a lien against the property; and that all debts of the Estate have been paid in full.

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 Grantee forever in FEE SIMPLE; in as full and ample a manner as the same was held, possessed and enjoyed, or might have been held, possessed and enjoyed, by the said deceased.

IN WITNESS WHEREOF, each Grantor herein has hereunto set his hand and seal, the day and year first above written.

Signed, sealed and delivered in the presence of:

Robert W. Tollett  
Unofficial Witness  
Lynn Nahlin  
Notary Public  
(Affix Seal)  
My Comm. Exp.: 8-16-2014  
Date Notarized: 3-19-2013

Curtis R. Anderson (SEAL)  
CURTIS R. ANDERSON, Co-Executor of the  
Estate of JOHN BEV ANDERSON, a/k/a J.B. ANDERSON  
Karen A. McCord (SEAL)  
KAREN A. McCORD, Co-Executor of the  
Estate of JOHN BEV ANDERSON, a/k/a J.B. ANDERSON





All that tract or parcel of land lying and being in land lots 56 and 511, 4<sup>th</sup> District, 1<sup>st</sup> Section, Dawson County Georgia being more particularly described as follows:

Beginning at a right of way monument on the southwestern right of way of Georgia Highway 53 (having a variable right-of-way) as found northwesterly from the intersection of the southwesterly right of way of Georgia Highway 53 and the northwesterly right of way of Perimeter Road (having a variable right-of-way); running thence along the southwestern right-of-way of Georgia Highway 53 South 53 degrees, 18 minutes, 11 seconds East a distance of 1.97 feet to a ½ inch rebar set; running thence away from the southwesterly right-of-way of Georgia Highway 53 South 34 degrees, 22 minutes, 06 seconds West a distance of 172.61 feet to a ½ inch rebar set (being the "TRUE POINT OF BEGINNING"); running thence South 49 degrees, 13 minutes, 46 seconds East a distance of 308.05 feet to a ½ inch rebar set on the northwesterly right-of-way of Perimeter Road; running thence along the northwesterly right of way of Perimeter Road along a curve with a radius of 1156.23 degrees an arc length of 486.18 feet, said curve being subtended by a chord running South 63 degrees, 20 minutes, 12 seconds West a chord distance of 482.61 feet to a right-of-way monument found; running thence South 78 degrees, 36 minutes, 46 seconds West a distance of 40.64 to a right-of-way monument found; running thence North 30 degrees, 05 minutes, 22 seconds West a distance of 35.55 to a right-of-way monument found; running thence South 63 degrees, 02 minutes, 24 seconds West a distance of 23.68 to a right-of-way monument found; running thence South 28 degrees, 24 minutes, 56 seconds East a distance of 30.83 feet to a right-of-way monument found; running thence along the northwesterly right of way of Perimeter Road South 74 degrees, 42 minutes, 45 seconds West a distance of 63.16 to a ¾ open top pipe found; running thence away from the northwesterly right-of-way of Perimeter Road North 54 degrees, 56 minutes, 43 seconds West a distance of 222.31 feet to a ½ crimped top pipe found; running thence North 72 degrees, 40 minutes, 06 seconds East a distance of 379.45 feet to a ½ inch open top pipe placed; running thence North 34 degrees, 22 minutes, 06 seconds East a distance of 252.94 feet to a ½ inch rebar set and the TRUE POINT OF BEGINNING being a three acre tract and that parcel of land shown as TRACT 2 on that survey dated January 17, 2022, revised on January 20, 2022, completed for JSW GEE Corner, LLC by Dusty L Lowman of Davis Engineering & Surveying registered land surveyor no. 3216.

RECEIVED  
AUG 10 2022  
BY: *[Signature]*

ESCROW AGENT:

Date:      /      / 2021  
Company

Old Republic National Title Insurance

By: \_\_\_\_\_  
Carrie Tullis

**EXHIBIT "A-1"**

**Description of the Land**

All that tract or parcel of land lying and being in Land Lot 511 and in Fractional Land Lot 56 of the 4<sup>th</sup> District, 1<sup>st</sup> Section of Dawson County, Georgia, being 4.47 acres as depicted on a survey prepared for JSW Gee Corner, LLC, dated April 29, 2020, by Davis Engineering & Surveying, bearing the seal and certification of Jason D. Watkins, Georgia Registered Land Surveyor No. 3241, which survey is incorporated herein by reference for a more complete description of the Property, and said Property being more particularly described as follows in accordance with said survey:

BEGINNING at a Right of Way Monument located on the Northernmost point of the mitered intersection of the Southwesterly right of way line of Georgia Highway 53 (variable right of way) and the Northwesterly right of way line of Perimeter Road (variable right of way); thence proceed along the mitered intersection of the Southwesterly right of way line of Georgia Highway 53 and the Northwesterly right of way line of Perimeter Road South 10 degrees 26 minutes 53 seconds West a distance of 42.62 feet to a point which is the Southernmost point of the mitered intersection of the Southwesterly right of way line of Georgia Highway 53 and the Northwesterly right of way line of Perimeter Road; thence proceed along the Northwesterly right of way line of Perimeter Road the following courses and distances: along the arc of a 1156.23-foot radius curve to the right, an arc distance of 652.01 feet to a Right of Way Monument (said arc being subtended by a chord bearing South 59 degrees 13 minutes 41 seconds West, a chord distance of 643.41 feet); South 78 degrees 36 minutes 46 seconds West a distance of 40.64 feet to a Right of Way Monument; North 30 degrees 05 minutes 22 seconds West a distance of 35.55 feet to a Right of Way Monument; South 63 degrees 02 minutes 24 seconds West a distance of 23.68 feet to a Right of Way Monument; South 28 degrees 24 minutes 56 seconds East a distance of 30.83 feet to a Right of Way Monument; and, South 72 degrees 42 minutes 45 seconds West a distance of 63.16 feet to a point; thence leave the Northwesterly right of way line of Perimeter Road and proceed North 54 degrees 56 minutes 43 seconds West a distance of 222.31 feet to an Iron Pin Found (½" Crimp Top Pipe); thence proceed North 72 degrees 40 minutes 06 seconds East a distance of 379.45 feet to an Iron Pin Found (Axle at ½" Open Top Pipe); thence proceed North 34 degrees 22 minutes 06 seconds East a distance of 425.55 feet to an Iron Pin Set (½" Rebar) on the Southwesterly right of way line of Georgia Highway 53; thence proceed along the Southwesterly right of way line of Georgia Highway 53 the following courses and distances: South 53 degrees 18 minutes 11 seconds East a distance of 85.71 feet to a Right of Way Monument; North 38 degrees 21 minutes 38 seconds East a distance of 18.55 feet to a Right of Way Monument; South 52 degrees 44 minutes 22 seconds East a distance of 196.76 feet to

*WSW*  
*JBC*



a Right of Way Monument; South 39 degrees 19 minutes 52 seconds West a distance of 9.33 feet to a Right of Way Monument; and, South 52 38 29 seconds East a distance of 43.02 feet to a Right of Way Monument located on the on the Northernmost point of the mitered intersection of the Southwesterly right of way line of Georgia Highway 53 and the Northwesterly right of way line of Perimeter Road and the POINT OF BEGINNING.

*(S)*

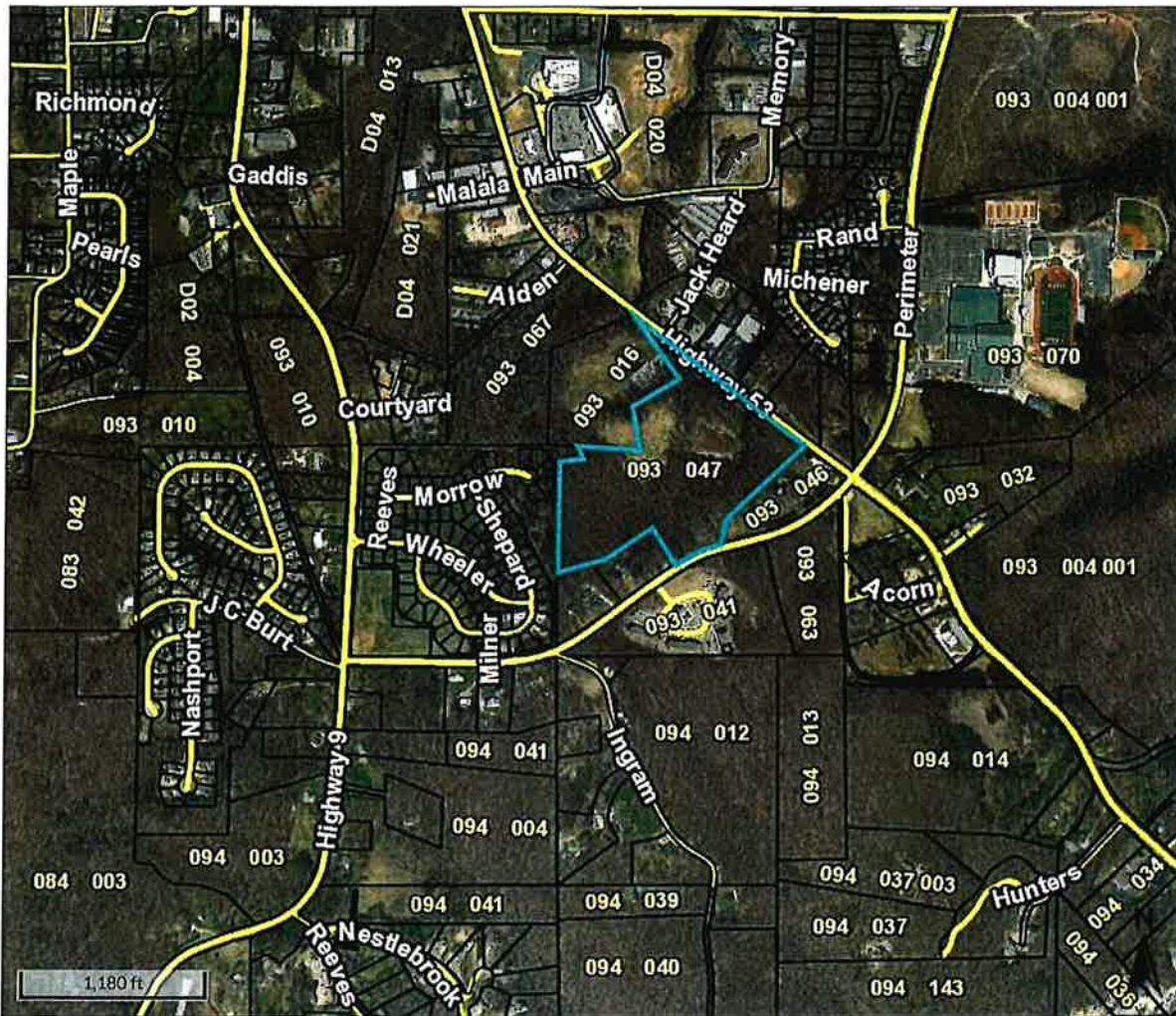
**EXHIBIT "A-2"**

**Depiction of the Property**

*JBC*

1031303v1

[To be attached hereto.]



Overview



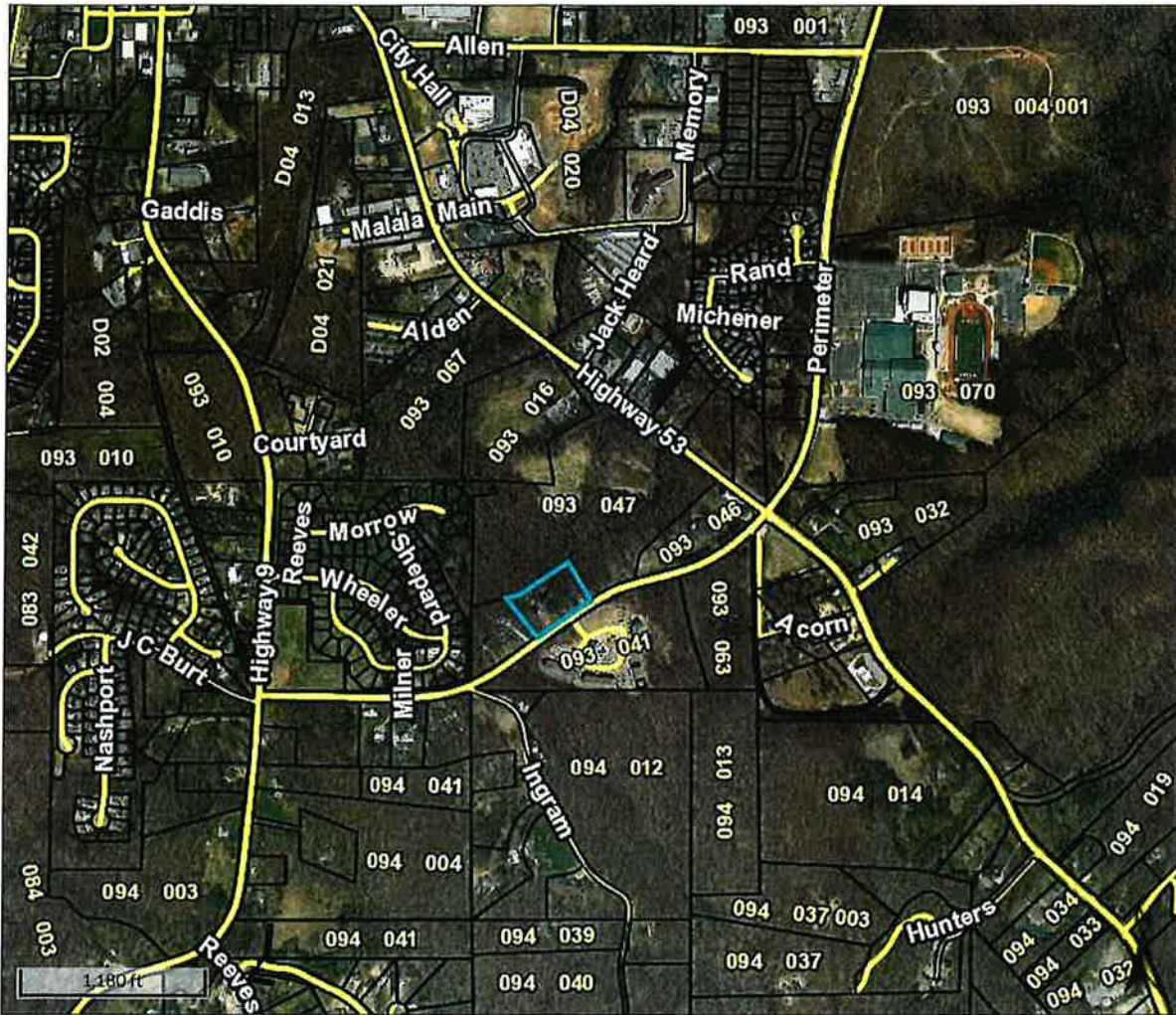
Legend

□ Parcels

Parcel ID: 093 047  
Alt ID: 6380  
Owner: ANDERSON CURTIS & MCCORD KAREN  
Acres: 24.33  
Assessed Value: \$724880

Date created: 1/13/2022  
Last Data Uploaded: 1/12/2022 10:40:10 PM

Developed by  Schneider  
GEOSPATIAL



Overview



Legend

□ Parcels

Parcel ID: 093 044  
Alt ID: 6378  
Owner: MCCORD KAREN & HAROLD  
Acres: 2.64  
Assessed Value: \$253100

Date created: 1/13/2022  
Last Data Uploaded: 1/12/2022 10:40:10 PM

Developed by  Schneider  
GEOSPATIAL



Overview



Legend

 Parcels

Parcel ID: 093 043  
Alt ID: 6377  
Owner: ANDERSON CURTIS R  
Acres: 2.64  
Assessed Value: \$298510

Date created: 1/13/2022  
Last Data Uploaded: 1/12/2022 10:40:10 PM

Developed by 