

**DAWSON COUNTY BOARD OF COMMISSIONERS  
VOTING SESSION AGENDA – THURSDAY, SEPTEMBER 1, 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 August 18, 2022
- [2.](#) Minutes of the Voting Session held on August 18, 2022

**E. APPROVAL OF AGENDA**

**F. PUBLIC COMMENT**

**G. ALCOHOL LICENSE**

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

**H. NEW BUSINESS**

- [1.](#) 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 – AUGUST 18, 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; Commissioner Emory Dooley, District 4; County Manager David Headley; County Attorneys Angela Davis and Aaron Meyer; County Clerk Kristen Cloud; and interested citizens of Dawson County.*

Chairman Thurmond announced a need for an Executive Session prior to the beginning of the Work Session.

Motion passed 4-0 to enter into Executive Session to discuss litigation and personnel. Fausett/Satterfield

Motion passed 4-0 to come out of Executive Session. Satterfield/Fausett

**NEW BUSINESS**

1. Presentation of Appointment of Interim Emergency Management Agency Director-  
Emergency Services Director Danny Thompson  
*This item was removed from the agenda.*
2. Presentation of Scope of Services for Impact Fee Program Update and Amendment-  
Planning & Development Director Sharon Farrell  
*This item will be added to the August 18, 2022, Voting Session Agenda.*
3. Presentation of Request for Funding to Perform Land Survey and Phase 1 Environmental  
Assessment on Donated Property from Anne L. Styles- County Manager David Headley  
*This item will be added to the August 18, 2022, Voting Session Agenda.*
4. County Manager Report  
*This item was for information only.*
5. County Attorney Report  
*County Attorney Davis had no information to report.*

APPROVE:

ATTEST:

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

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

**DAWSON COUNTY BOARD OF COMMISSIONERS  
VOTING SESSION MINUTES – AUGUST 18, 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; Commissioner Emory Dooley, District 4; County Manager David Headley; County Attorney Angela Davis; County Clerk Kristen Cloud; and interested citizens of Dawson County.

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

**ANNOUNCEMENTS:**

Chairman Thurmond announced that FY 2023 public budget hearings would be held beginning at 9 a.m. August 23-25, 2022, in the Dawson County Government Center Assembly Room.

**APPROVAL OF MINUTES:**

Motion passed 3-1 to approve the Minutes of the Work Session held on August 4, 2022. Satterfield/Dooley- Commissioner Fausett abstained

Motion passed 3-1 to approve the Minutes of the Voting Session held on August 4, 2022. Dooley/Gaines- Commissioner Fausett abstained

**APPROVAL OF AGENDA:**

Motion passed 4-0 to approve the agenda with the following change:

- Addition of Nos. 2-4 under New Business:
  - Scope of Services for Impact Fee Program Update and Amendment
  - A Request for Funding to Perform Land Survey and Phase 1 Environmental Assessment on Donated Property from Anne L. Styles
  - Authorize an Appeal of the County's 2021 Tax Digest to the State Auditor

Fausett/Dooley

**PUBLIC COMMENT:**

None

**ALCHOL LICENSE:**

*New Alcohol License (Retail Consumption of Beer, Wine and Distilled Spirits) - Dawsonville Mac LLC d/b/a Taco Mac*

Motion passed 4-0 to approve a New Alcohol License (Retail Consumption of Beer, Wine and Distilled Spirits) - Dawsonville Mac LLC d/b/a Taco Mac. Satterfield/Gaines

**ZONINGS:**

Chairman Thurmond announced that if anyone contributed more than \$250 to the commissioners or chairman in the past two years and wished to speak they would have to fill out a disclosure form, which would be made available to them. Under normal program, 10 minutes is given to those who wish to speak in favor of or opposition to with some redirect, time permitting.

ZA 22-04 - Fox Creek Properties Inc. requests to rezone TMP 112-109, 104-065, 112-019, 112-013, 113-057-002 and 112-018 from RA (Residential Agriculture), RPC (Residential Planned Community), CHB (Commercial Highway Business), CPCD (Commercial Planned Community Development) and COI (Commercial Office Institution) to Mixed Use Village for the purpose of developing single-family, multi-family, retail/commercial/office, and light industrial uses (Georgia 400 and Lumpkin Campground Road). (Last tabled from the July 21, 2022, Voting Session; a public hearing was held at the May 19, 2022, Voting Session)

Planning & Development Director Sharon Farrell said the applicant requested to withdraw the application.

Chairman Thurmond said there was a written request from the applicant, who cited the increasing cost to develop the site and other associated economic reasons behind the request to withdraw.

A public hearing was held at the May 19, 2022, BOC Voting Session.

Motion passed 4-0 to accept a withdrawal request for ZA 22-04. Gaines/Dooley

SU 22-02 - Happy Dog Retreat Inc. requests a Special Use to gain zoning compliance of TMP 070-005-001 for a pet boarding and kennel facility in a RA (Residential Agriculture) zoning (Elliott Family Parkway).

Planning & Development Director Sharon Farrell said, “We believe this land use has been out there for probably close to 30 years, but they would like to add an office and I believe some other indoor recreation for their guests.” She said the Planning Commission recommend approval of the application with two stipulations.

Applicant Laura Manner, owner of Happy Dog Retreat, said she purchased the property about five years ago and that all the buildings already were in place. “The problem that I’ve had in running this business is in the process of their construction they put the office right outside of one of the kennel doors so it’s really hard to answer phones and have business going on at the same time with dogs moving and being exercised,” said Manner. She also said there is a cement pad that has been in place since she purchased the property and that she would like to make an enclosed recreation area on that space.

Chairman Thurmond opened the hearing by asking if there was anyone present who wished to speak either for or against the application and, hearing none, closed the hearing.

Motion passed 4-0 to approve SU 22-02 with the following stipulations:

1. All animal service and confinement areas shall be climate controlled; and
2. The building shall be designed and certified and sound attenuated.

Fausett/Satterfield

ZA 22-16 - Noah and Rachel Behel request to rezone TMP 092-047 and 092-047-001 from RA (Residential Agriculture) to RSR (Residential Sub-Rural) for the purposes of subdividing the parcel to RSR standards (Highway 9 North).

Planning & Development Director Sharon Farrell said the property is just less than 10 acres and fronts Highway 9 North. “It’s basically to do a minor plat, to split the property into two,” said Farrell, adding that the Planning Commission recommended approval of the application.

Applicants Noah and Rachel Behel addressed the board. Noah Behel said, “We purchased a piece of property and we’re wanting to give [Rachel’s brother and sister-in-law] half of it, but them actually own half of it – just dividing the property lines so that they can build and we can build.”

Chairman Thurmond opened the hearing by asking if there was anyone present who wished to speak either for or against the application and, hearing none, closed the hearing.

Motion passed 4-0 to approve ZA 22-16. Fausett/Gaines

ZA 22-17 - Fred Stowers requests to rezone TMP 111-036 from RSR (Residential Sub-Rural) to RA (Residential Agriculture) for agricultural purposes (Stowers Creek Circle).

Planning & Development Director Sharon Farrell said the property is just less than 100 acres. “Mr. Stowers just simply wants to downzone it,” she said. Farrell said the Planning Commission recommended approval of the application.

Applicant Fred Stowers said he would like to change the zoning designation “back to RA.”

Motion passed 4-0 to approve 22-17. Satterfield/Dooley

Motion passed 4-0 to refund applicant Fred Stowers a \$250 zoning application fee in response to an apparent administration/clerical issue. Gaines/Dooley

ZA 22-18 - Eastgate Holdings LLC requests to rezone TMP 106-214 from RA (Residential Agriculture) to CIR (Commercial Industrial Restricted) for purposes of developing office/warehouse space (Lumpkin Campground Road South).

Planning & Development Director Sharon Farrell said the request is “consistent with the future land use and the development activity in that area.” She said the Planning Commission recommend approval of the application.

The applicant was not present.

Motion passed 4-0 to approve ZA 22-18 with the following stipulations:

1. A traffic study is required prior to submission of a land disturbance permit;
2. Roadway entrances and improvements, including necessary acceleration and/or deceleration lane(s) and left/right turn lanes, shall be designed, installed and maintained as approved by the state department of transportation, as applicable, or the director of engineering, in accordance with state or county requirements, as applicable and as may be amended from time to time;
3. A minimum of 10 feet of additional right of way along Lumpkin Campground Road frontage that is necessary for future road expansion;
4. Loading and unloading areas shall not be located closer than 50 feet from the right of way of a public street;
5. A minimum 15-foot-wide landscape strip shall be required along all side and rear lot lines, except in cases where access areas are approved. The area surrounding the road entrance(s) to the site or area, front, side, and rear landscape strips, required parking lot landscaping, and all other required landscaping shall be designed and installed according to plans prepared by a professional landscape architect;

6. All landscape design shall incorporate a minimum of 40 percent evergreen plantings (trees, shrubs and groundcovers). All plant material must be Georgia native; and
7. The developer shall employ a third-party erosion control monitoring firm for the project. The firm shall be responsible for inspection of construction sites and implementation of Stormwater and Erosion Control Ordinances.

Satterfield/Fausett

**NEW BUSINESS:**

Consideration of Application for Parade and Assembly - Five Star NTP Bootlegger Triathlon

Motion passed 4-0 to approve an Application for Parade and Assembly - Five Star NTP Bootlegger Triathlon. Fausett/Gaines

Consideration of Scope of Services for Impact Fee Program Update and Amendment

Motion passed 4-0 to approve a Scope of Services for Impact Fee Program Update and Amendment for \$63,700; funds will come from impact fees and General Fund, and work will be performed by Ross+associates. Satterfield/Dooley

Consideration of a Request for Funding to Perform Land Survey and Phase 1 Environmental Assessment on Donated Property from Anne L. Styles

Motion passed 4-0 to approve a Request for Funding to Perform Land Survey and Phase 1 Environmental Assessment on Donated Property from Anne L. Styles; \$16,500 will come from General Fund. Fausett/Gaines

Consideration to Authorize an Appeal of the County's 2021 Tax Digest to the State Auditor

Motion passed 4-0 to approve to Authorize the Dawson County Tax Assessor's Office and legal counsel to appeal the correctness of the Department of Audits' Property Tax Digest for the 2021 Dawson County audit. Gaines/Dooley

**PUBLIC COMMENT:**

None

**ADJOURNMENT:**

APPROVE:

ATTEST:

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

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

RECEIPT (REC-001404-2022)  
FOR DAWSON COUNTY, GA

**BILLING CONTACT**

Shahin Ismael  
Arisha Shell Inc



Reference Number	Fee Name	Transaction Type	Payment Method	Amount Paid
ALCL-08-2022-33290	Alcohol License Fee	Fee Payment	Money Order	\$250.00
	Retail Package Beer/Wine	Fee Payment	Money Order	\$650.00
41 Big Horn Drive 100 Dawsonville, GA 30534			<b>SUB TOTAL</b>	<b>\$900.00</b>
			<b>TOTAL</b>	<b>\$900.00</b>

## FINGERPRINT PROCEDURE

Date: 07-26-22

To: Law Enforcement  
19 Tucker Avenue

From: Emily Chapman  
Marshals Office  
25 Justice Way

RE: **Applicant for Alcoholic Beverage License**

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The following applicant is applying for an **Alcoholic Beverage License** and must be fingerprinted as part of the Background Check.

**APPLICANT:** SHAHIN ISMAIL  
**Business Name:** ARISHA SHELL INC

The applicant has paid an Administrative/Investigative Fee that covers the cost of fingerprinting.

**PLEASE PROCESS AND RETURN THE REPORT TO Emily Chapman, Angela Byers or Matt Hailey**

Please call Dawson County Marshal's Office at 706-344-3232 with any questions.

cc File



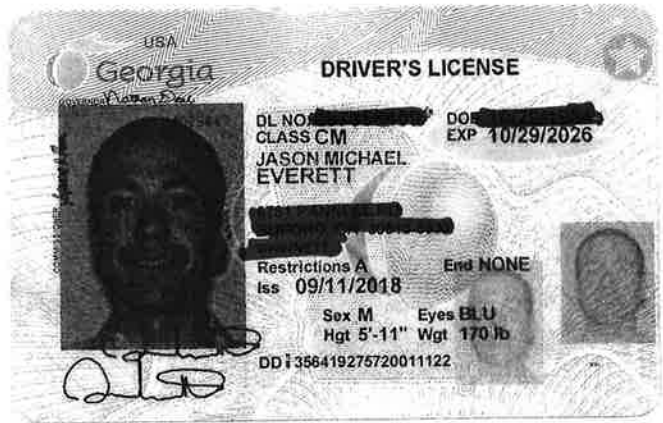
LSTCN:4852055785 GBITCN:22072712089997 DATE/TIME:2022-07-26 17:41:02 NAME:ISMAIL,  
SHAHIN



Georgia Bureau of Investigation  
3121 Panthersville Road  
Decatur, Georgia 30034  
404-244-2639

LSTCN:4852055785  
GBITCN:22072712089997  
DATE/TIME:2022-07-26 17:41:02  
NAME:ISMAIL, SHAHIN  
PHOTO:PHOTO NOT AVAILABLE

NO GEORGIA OR FBI NATIONAL CRIMINAL HISTORY RECORD FOUND



Liquor License

LSTCN:4852055789 GBITCN:22081993089998 DATE/TIME:2022-07-27 14:59:07  
NAME:EVERETT, JASON MICHAEL



Georgia Bureau of Investigation  
3121 Panthersville Road  
Decatur, Georgia 30034  
404-244-2639

LSTCN:4852055789  
GBITCN:22081993089998  
DATE/TIME:2022-07-27 14:59:07  
NAME:EVERETT, JASON MICHAEL  
PHOTO:PHOTO NOT AVAILABLE

NO GEORGIA OR FBI NATIONAL CRIMINAL HISTORY RECORD FOUND

# DAWSON COUNTY PLANNING AND DEVELOPMENT

## ALCOHOL LICENSING

Location & Mailing Address:

25 JUSTICE WAY, SUITE 2322  
DAWSONVILLE, GA 30534

Phone: 706/344-3500 x 42335

### APPLICATION FOR ALCOHOLIC BEVERAGE LICENSE

This application must be signed by the applicant and notarized. Every question must be fully answered with the answer typewritten or printed. If the space provided is not sufficient, answer on a separate sheet and indicate in the space provided that a separate sheet is attached. When completed, the application must be dated, signed, and verified under oath by the applicant and submitted to Planning and Development, together with the license fee(s) and the administrative/investigative fee (separate checks). All fees are payable to Dawson County in certified funds (bank check, certified check, or money order). **The applicant must be not less than 21 years of age.**

NOTICE: Any false answer to any question could result in the denial of a license, or in the event a license is issued, in the revocation or suspension of the license. **\*\*\*KEEP A COPY OF ALL FORMS SUBMITTED\*\*\***

FOR OFFICIAL USE ONLY:

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

Date Received: \_\_\_\_\_ License Fee Enclosed: \$ \_\_\_\_\_

Approved: \_\_\_\_\_ Denied: \_\_\_\_\_

State License Number: \_\_\_\_\_

Local License Number: \_\_\_\_\_

Administrative/Investigative Fee Enclosed : \$ \_\_\_\_\_ Advertising Fee Enclosed: \$ \_\_\_\_\_

1. TYPE OF LICENSE: (check one):  NEW  AMENDMENT (TRANSFER)
2. ADMINISTRATIVE AND INVESTIGATIVE FEE:  \$250.00 (Consumption on Premises)  
ADMINISTRATIVE AND INVESTIGATIVE FEE:  \$250.00 (Retail Package)  
ADMINISTRATIVE AND INVESTIGATIVE FEE:  \$250.00 (Transfer of License)  
*Note: Administrative/Investigative fees may be higher depending on the number of persons for which we conduct a federal and state background check.*  
ADVERTISING FEE:  \$ 40.00 (Distilled Spirits)  
(Consumption on Premises & Retail Package)
3. TYPE OF BUSINESS:
- |   |   |
|---|---|
| <input type="checkbox"/> Bona Fide Eating Establishment             | <input type="checkbox"/> Indoor Commercial Recreation Facility            |
| <input type="checkbox"/> Super Market                               | <input type="checkbox"/> Hotel/Motel                                      |
| <input checked="" type="checkbox"/> Convenience Store               | <input type="checkbox"/> Caterer (must have alcohol by the drink license) |
| <input type="checkbox"/> Package Liquor Store (see Item 14, Page 5) | <input type="checkbox"/> Other  |
- Explain: \_\_\_\_\_

Will live entertainment be offered? NO If Yes, Explain: \_\_\_\_\_

e-mail

**APPLICATION FOR ALCOHOLIC BEVERAGE LICENSE**

Shahidul  
709-111-1111

4. **TYPE OF LICENSE AND FEES:**  
(Check all that apply)

**PAYMENT BY CERTIFIED FUNDS ONLY!!**  
Note: If license is issued after July 1st, fees are one half.

**RETAIL PACKAGE:** (Total: Beer - Wine - Distilled Spirits = \$5,800)  
(Total: Beer - Wine = \$1,300)

- Beer \$650
- Wine \$650
- Distilled Spirits \$4,500

**GROCERY & CONVENIENCE STORES: ATTACH COPY OF DEPT. OF AGRICULTURE FOOD ESTABLISHMENT LICENSE.**

**RETAIL CONSUMPTION ON PREMISES:** (Total: Beer - Wine - Distilled Spirits = \$4,800)  
(Total: Beer - Wine = \$1,500)

- Distilled Spirits \$3,300
- Beer \$ 750
- Wine \$ 750
- Add'l Fixed Bars # \_\_\_\_\_ \$ 500 (each bar)
- Movable Bars # \_\_\_\_\_ \$ 250 (each bar)

**PRIVATE CLUB:**

**Note: Must obtain a retail consumption on the premises license.**

- Beer \$750
- Wine \$750
- Distilled Spirits \$3,300

**HOTEL IN-ROOM SERVICE:**

**Note: Must obtain a retail consumption on the premises license before Hotel In-Service License is issued.**

- Beer \$750
- Wine \$750
- Hotel In-Service \$250

**SPECIAL EVENT ALCOHOL PERMIT:**

**Note: Must complete additional Special Event Alcohol Permit Form # 2-B.**

- \$25 Per Day

**5. BUSINESS**

(a) Business Name: ARISHA SHELL INC

(b) Location: 41 BIG HORN DRIVE  
Street Number Street Name

DAWSONVILLE GA 30534 [REDACTED]  
City State Zip Code Phone Number

(c) Mailing Address: [REDACTED]  
**For Renewals:** Street Number Street Name

[REDACTED] GA [REDACTED] [REDACTED]  
City State Zip Code Phone Number

# APPLICATION FOR ALCOHOLIC BEVERAGE LICENSE

6. **OWNER:**  
 (a) Full Name: SHAHIN ISMAIL [REDACTED] Social Security #

(b) Corporation or LLC Name (if applicable): ARISHA SHELL INC

(c) Location: LI BIG HORN DIR  
Street Number Street Name

DAWSONVILLE GA 30534 [REDACTED] Phone Number  
City State Zip Code

(d) Mailing Address: [REDACTED]  
Street Number Street Name

[REDACTED] GA 30033 [REDACTED] Phone Number  
City State Zip Code

7. **REGISTERED AGENT:** *(Applicant may name a registered agent - attach Registered Agent Consent Form #2-A.)*

(a) Full Name: \_\_\_\_\_ Social Security #

(b) Address: \_\_\_\_\_  
Street Number Street Name

\_\_\_\_\_  
City State Zip Code Phone Number

8. **TYPE OF OWNERSHIP:**

- Sole Proprietorship
- Private Held Corporation
- Public Held Corporation Subject to S.E.C. Regulations
- Other; explain \_\_\_\_\_
- Legally Registered Partnership
- Public Held Corporation
- Limited Liability Company

9. **FOR PARTNERSHIP ONLY:**

(a) Date the Partnership was formed: \_\_\_\_\_

(b) Attach Partnership Agreement \_\_\_\_\_

(c) List Partners:

Name & Resident Address <small>(Attach separate sheet if necessary)</small>	Social Security Number	G - General L - Limited S - Silent	Interest	
			Investment \$	Participation %

# APPLICATION FOR ALCOHOLIC BEVERAGE LICENSE

**10. FOR CORPORATION or LLC ONLY: (Attach Articles & Certificate of Incorporation/ Organization)**

- (a) Date of Incorporation/Organization: 03-23-2022
- (b) Place of Incorporation/Organization: GEORGIA
- (c) State Parent Corporation, if applicable: \_\_\_\_\_
- (d) Number of Shares of Capital Stock Authorized, if applicable: 10
- (e) Number of Shares of Outstanding Stock, if applicable: \_\_\_\_\_

(f) For Corporations or LLC's, list officers, directors, members, and/or principal shareholders with 20% or more of the stock:

Name	Social Security #	Position	Interest %

(g) Is the corporation owned by a parent corporation or held by a holding company? \_\_\_\_\_  
 If yes, explain: \_\_\_\_\_

**11. FOR PRIVATE CLUBS ONLY:**

- (a) Date of organization under the laws of the State of Georgia: \_\_\_\_\_
- (b) State the total number of regular dues paying members: \_\_\_\_\_
- (c) Is any member, officer, agent, or employee compensated directly or indirectly from the profits of the sale of distilled spirits beyond a fixed salary as established by its members at any annual meeting or by its governing board out of the general revenue of the club?  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

(d) **Attach minutes of the annual meeting setting salaries.** For private club, list officers, directors and/or principal shareholders with 20% or more of the stock.

Name	Social Security #	Position

**12. FINANCING:**

- (a) Bank to be used by business, include branch: \_\_\_\_\_
- (b) State total amount of capital that is or will be invested in the business by any party or parties: \_\_\_\_\_
- (c) State total amount of funds invested by the owner: \_\_\_\_\_
- (d) State total amount of funds invested by parties other than the owner: \_\_\_\_\_
- (e) If any capital is borrowed:

Name of Lender	Date	Amount	Interest Rate

# APPLICATION FOR ALCOHOLIC BEVERAGE LICENSE

**13. GENERAL INFORMATION:**

(a) Has owner and/or individual partner, shareholder, director, officer or member any interest in any manufacturer or wholesaler of alcoholic beverage? NO

(b) Has owner and/or individual partner, shareholder, director, officer or member received any financial aid or assistance from any manufacturer or wholesaler of alcoholic beverages? NO

(c) If answer is "Yes" to either of immediate foregoing, explain:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

(d) Show hereunder any and all persons, corporations, partnerships, limited liability companies or associations (other than persons stated herein as owner(s), directors, officers or members) who have received or will receive, as a result of your operation under the requested license, any financial gain or payment derived from any interest or income from the operation. Financial gain or payment shall include payment or gain from any interest in the land, fixtures, building, stock, and any other asset of the proposed operation under the license. In the event any corporation or limited liability company is listed as receiving an interest or income from this operation, show the names of the officers, directors or members of said corporation together with the names of the principal stockholders.

NO

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

(e) List all other businesses engaged in the sale of alcohol beverages that you the owner, or any individual, partner, shareholder, officer, director or member has interest in, is employed by or is associated with in any way whatsoever, or has had interest in, has been employed by, or has been associated with in the past.

Name	Name or Business	Interest %
<u>ANAYZA</u>	<u>INVESTMENT INC</u>	
<u>SHAHIN ISMAIL</u>	<u>ANAYZA INVESTMENT INC</u>	<u>100</u>
<u>SHAHIN ISMAIL</u>	<u>ARISHA CHEVRON INC</u>	<u>100</u>
<u>SHAHIN ISMAIL</u>	<u>SHAYAAH INVESTMENT</u>	<u>100</u>

**14. FOR PACKAGE LIQUOR STORE APPLICANTS: \*\*\*State of Georgia Regulations\*\*\***

The State of Georgia will not issue a State Alcohol License to any person who has more than two (2) retail package liquor licenses. See official language below. Do not apply for a Dawson County License if you already have (or have interest in) two (2) package liquor store licenses in the State of Georgia.

**O.C.G.A. 3-4-21 and Regulation 560-2-2-40.**

*No person shall be issued more than two retail package liquor licenses, nor shall any person be permitted to have a beneficial interest in more than two retail package liquor licenses issued by the Department regardless of the degree of such interest.*

*For the purposes of explanation and applicability of the Code:*

*"Beneficial interest" as used here means: when a person holds the retail package liquor license in his own name, or when he has a legal, equitable or other ownership interest in, or has any legally enforceable interest or financial interest in, or derives any economic benefit from, or has control over a retail package liquor business.*

*The term "person" shall include all members of a retail package liquor dealer licensee's family; and the term "family" shall include any person related to the holder of the license within the first degree of consanguinity and affinity as computed according to the canon law which includes the following: spouse, parents, step-parents, parents-in-law, brothers and sisters, step-brothers and step-sisters, brothers-in-law and sisters-in-law, children, step-children and children-in-law.*

Do you currently hold any package liquor licenses in your own name or have a beneficial interest in any package liquor licenses as described above?        Yes   ✓   No If yes, attach a separate sheet listing names, addresses, and license numbers.



# APPLICATION FOR ALCOHOLIC BEVERAGE LICENSE

**NOTE:** Before signing this statement, check all answers and explanations to see that you have answered all questions fully and correctly. This statement is to be executed under oath and subject to the penalties of false swearing, and it includes all attached sheets submitted herewith.

STATE OF GEORGIA, DAWSON COUNTY

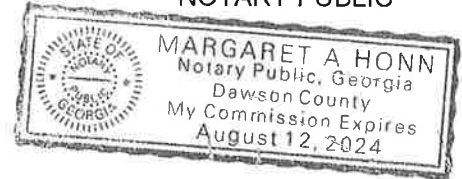
I, SHAHIN ISMAIL, DO SOLEMNLY SWEAR, SUBJECT TO THE PENALTIES OF FALSE SWEARING, THAT THE STATEMENTS AND ANSWERS MADE BY ME AS THE APPLICANT IN THE FOREGOING APPLICATION ARE TRUE AND CORRECT.

APPLICANT'S SIGNATURE

I HEREBY CERTIFY THAT SHAHIN ISMAIL SIGNED HIS NAME TO THE FOREGOING APPLICATION STATING TO ME THAT HE KNEW AND UNDERSTOOD ALL STATEMENTS AND ANSWERS MADE THEREIN, AND, UNDER OATH ACTUALLY ADMINISTERED BY ME, HAS SWORN THAT SAID STATEMENTS AND ANSWERS ARE TRUE AND CORRECT.

THIS 26th DAY OF July, 2022.

NOTARY PUBLIC



FOR OFFICIAL USE ONLY:

### PLANNING AND DEVELOPMENT REVIEW:

APPLICANT HAS OBTAINED ALL NECESSARY PERMITS AND LICENSES. (Building Permit / Business License)

APPLICANT HAS COMPLETED ALL NECESSARY INSPECTIONS. (Fire Dept. / Health Dept. / Dept. of Agriculture-Retail Package only)

APPLICANT HAS COMPLETED **PREMISE & STRUCTURE FORM # 3** AND ATTACHED ALL REQUIRED INFORMATION IN ITEMS 10 through 15.

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

\_\_\_\_\_  
Planning and Development Director

\_\_\_\_\_  
Planning and Development Director

\_\_\_\_\_  
Planning and Development Director

FOR OFFICIAL USE ONLY:

### SHERIFF DEPARTMENT REVIEW:

APPLICANT HAS COMPLETED ALL REQUIREMENTS FOR FEDERAL AND STATE BACKGROUND CHECK AND IS APPROVED FOR THIS APPLICATION PROCESS.

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

\_\_\_\_\_  
Sheriff

# DAWSON COUNTY PLANNING AND DEVELOPMENT

## ALCOHOL LICENSING

Location & Mailing Address:

25 JUSTICE WAY, SUITE 2322  
DAWSONVILLE, GA 30534

Phone: 706/344-3500 x 42335

### STATEMENT OF PERSONAL HISTORY

Instruction: This statement must be typed or neatly printed and executed under oath. Each question must be fully answered. If space provided is not sufficient, answer on a separate sheet and indicate in the space if a separate sheet is attached.

1. NAME: ISMAIL SHAHIN  
Last First Middle

RESIDENCE: [REDACTED]  
Street Number Street Name  
[REDACTED] GA [REDACTED] [REDACTED]  
City State Zip Code Telephone Number

2. CHECK: (all that apply)
- Sole Owner/Proprietor
  - Director
  - Registered Agent
  - Manager
  - Partner:  General  Limited  Silent
  - Principal Stockholder (20% or more)
  - Officer: \_\_\_\_\_
  - Employee: \_\_\_\_\_

3. TRADE NAME OF BUSINESS FOR WHICH THIS STATEMENT IS MADE:  
NAME OF BUSINESS: ARISHA SHELL INC  
LOCATION: 411 BIG HORN DR  
Street Number Street Name P. O. Box  
DAWSONVILLE GA 30534 [REDACTED]  
City State Zip Code Telephone Number

4. STATE THE PERCENTAGE OF OWNERSHIP OR INTEREST, IF ANY, IN THIS BUSINESS: \_\_\_\_\_  
100%

5. STATE METHOD AND AMOUNT OF COMPENSATION, IF ANY, DIRECTLY OR INDIRECTLY: \_\_\_\_\_  
\_\_\_\_\_

6. DATE OF BIRTH: [REDACTED] PLACE OF BIRTH: MUMBAI INDIA  
SSN: [REDACTED] SEX:  MALE  FEMALE RACE: ASIAN INDIAN  
COLOR OF HAIR: BLACK COLOR OF EYES: BLACK

7.  U.S. CITIZEN  LEGAL PERMANENT RESIDENT  QUALIFIED ALIEN OR NON-IMMIGRANT

Requirements:  
Affidavit for Issuance of a Public Benefit and a Secure & Verifiable Document  
E-Verify Private Employer Affidavit of Compliance or E-Verify Private Employer Exemption Affidavit

**STATEMENT OF PERSONAL HISTORY**

8.     SINGLE     MARRIED     WIDOWED     DIVORCED     SEPARATED

IF MARRIED OR SEPARATED, COMPLETE INFORMATION LISTED BELOW:

FULL NAME OF SPOUSE: \_\_\_\_\_ SSN# \_\_\_\_\_

MAIDEN NAME: \_\_\_\_\_ PLACE OF BIRTH: \_\_\_\_\_

DATE OF BIRTH: \_\_\_\_\_ NAME AND ADDRESS OF SPOUSE'S EMPLOYER: \_\_\_\_\_

9.    STATE ANY OTHER NAMES THAT YOU HAVE USED: MAIDEN NAME, NAMES BY FORMER MARRIAGES, FORMER NAMES CHANGED LEGALLY OR OTHERWISE, ALIASES, NICKNAMES, ETC. SPECIFY WHICH, SHOW DATES, ETC.: NOHR

10.    EMPLOYMENT RECORD FOR THE PAST TEN (10) YEARS. (LIST THE MOST RECENT EXPERIENCE FIRST).

From Mo/Yr	To Mo/Yr	Occupation & Duties Performed	Salary Received	Employer (Business Name)	Reason for Leaving
2006	PRESENT	ACCOUNTING	\$18000	TAX & ACCOUNTY ALISCATTO	-
2017		ARISHA INVESTMENT	\$18000		STORE CLOSED

11.    LIST IN REVERSE CHRONOLOGICAL ORDER ALL OF YOUR RESIDENCES FOR THE PAST TEN (10) YEARS:

From	To	Street	City	State
2006	PRESENT	2074 BRIAN WAY	DECATUR	GA 30033

Georgia DRIVER'S LICENSE

DL N [REDACTED]  
CLASS C EXP 07/13/2025  
SHAHIN  
ISMAIL  
[REDACTED]

Restrictions A End NONE  
Iss 05/04/2017

Sex F Eyes BLK  
Hgt 5'-01" Wgt 150 lb

DDI 306934867200045739



**STATEMENT OF PERSONAL HISTORY**

12. DO YOU HAVE ANY FINANCIAL INTEREST, OR ARE YOU EMPLOYED IN ANY OTHER WHOLESALE OR RETAIL BUSINESS ENGAGED IN DISTILLING, BOTTLING, RECTIFYING, OR SELLING ALCOHOLIC BEVERAGES? NO

IF YOUR ANSWER IS "YES" TO NUMBER 14, GIVE NAMES, LOCATIONS, AND AMOUNT OF INTEREST IN EACH: \_\_\_\_\_

13. HAVE YOU EVER HAD ANY FINANCIAL INTEREST IN AN ALCOHOLIC BEVERAGE BUSINESS THAT WAS DENIED A LICENSE? NO

IF SO, GIVE DETAILS: \_\_\_\_\_

14. HAS ANY ALCOHOLIC BEVERAGE LICENSE IN WHICH YOU HOLD, OR HAVE HELD, ANY FINANCIAL INTEREST OF, OR EMPLOYED, OR HAVE BEEN EMPLOYED, EVER BEEN CITED FOR ANY VIOLATIONS OF THE RULES AND REGULATIONS OF THE STATE REVENUE COMMISSIONER RELATING TO THE SALE AND DISTRIBUTION OF ALCOHOLIC BEVERAGES? NO

IF SO, GIVE DETAILS: \_\_\_\_\_

15. IF DURING THE PAST TEN YEARS YOU HAVE BOUGHT OR SOLD ANY BUSINESS ASSOCIATED WITH ALCOHOL, GIVE DETAILS. (DATE, LICENSE NUMBER, PERSONS, AND CONSIDERATIONS INVOLVED):

16. HAVE YOU EVER BEEN DENIED BOND BY A COMMERCIAL SECURITY COMPANY? NO

IF SO, GIVE DETAILS: \_\_\_\_\_

17. ARE YOU A REGISTERED VOTER? YES IN WHAT STATE? GA

18. HAVE YOU EVER BEEN ARRESTED, OR HELD BY FEDERAL, STATE OR OTHER LAW ENFORCEMENT AUTHORITIES, FOR ANY VIOLATION OF ANY FEDERAL LAW, STATE LAW, COUNTY OR MUNICIPAL LAW, REGULATION OR ORDINANCES? (Do not include traffic violations. All other charges must be included even if they were dismissed. Give reason charged or held, date, place where charged and disposition. If no arrest, write no arrest. After last arrest is listed, please write no other arrest):

1. NO

2. \_\_\_\_\_

3. \_\_\_\_\_

4. \_\_\_\_\_

**STATEMENT OF PERSONAL HISTORY**

19. LIST BELOW FOUR REFERENCES (PERSONAL AND BUSINESS). GIVE COMPLETE ADDRESS AND PHONE NUMBER INCLUDING AREA CODE. IF GIVING A BUSINESS REFERENCE, NAME A PERSON AT THE LOCATION TO BE CONTACTED. DO NOT INCLUDE RELATIVES OR EMPLOYERS OR FELLOW EMPLOYEES OF PARTICULAR BUSINESS.

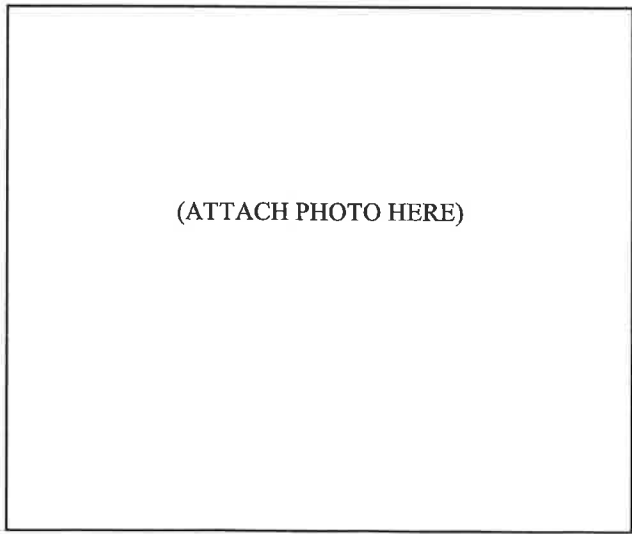
- 1. MALIK KHERAN  
[REDACTED]
- 2. SALMA JIWANI  
[REDACTED]
- 3. RISWAN JIWANI  
[REDACTED]
- 4. KARIM JIWANI  
[REDACTED]

20. HAVE YOU HAD ANY LICENSE UNDER THE REGULATORY POWERS OF DAWSON COUNTY DENIED, SUSPENDED, OR REVOKED WITHIN TWO (2) YEARS PRIOR TO THE FILING OF THIS APPLICATION?

NO

IF SO, GIVE DETAILS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

21. ATTACH PHOTOGRAPH (Front View) TAKEN WITHIN THE PAST YEAR:



**NOTE: ATTACH A COPY OF YOUR DRIVER'S LICENSE TO THIS FORM.**

**STATEMENT OF PERSONAL HISTORY**

Before signing this statement, check all answers and explanations to see that you have answered all questions fully and correctly. This statement is to be executed under oath and subject to the penalties of false swearing, and it includes all attachments submitted herewith.

STATE OF GEORGIA, DAWSON COUNTY.

I, SHAHIN ISMAIL, DO SOLEMNLY SWEAR, SUBJECT TO THE PENALTIES OF FALSE SWEARING, THAT THE STATEMENT AND ANSWERS MADE BY ME AS THE APPLICANT IN THE FOREGOING PERSONAL STATEMENT ARE TRUE AND CORRECT. FURTHER, AS PART OF THE PROCESS RESULTING FROM MY APPLICATION FOR BACKGROUND INVESTIGATION, FOR AN ALCOHOLIC BEVERAGE LICENSE. I HEREBY AUTHORIZE PERSONNEL OF THE DAWSON COUNTY SHERIFF'S DEPARTMENT OR DAWSON COUNTY MARSHAL'S OFFICE TO RECEIVE, VERIFY, AND DISSEMINATE ANY CRIMINAL HISTORY INFORMATION WHICH MAY BE IN THE FILES OF ANY LOCAL, STATE, OR FEDERAL CRIMINAL JUSTICE AGENCY FOR INVESTIGATIVE PURPOSES, DENIAL, OR APPEALS.

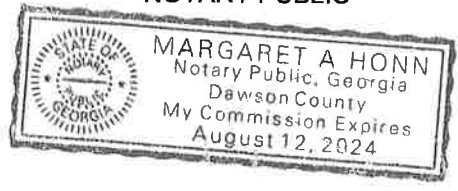
*[Handwritten Signature]*

\_\_\_\_\_  
APPLICANT'S SIGNATURE

I HEREBY CERTIFY THAT SHAHIN ISMAIL SIGNED HIS/HER NAME TO THE FOREGOING APPLICATION STATING TO ME THAT HE/SHE KNEW AND UNDERSTOOD ALL STATEMENTS AND ANSWERS MADE THEREIN, AND UNDER OATH ACTUALLY ADMINISTERED BY ME, HAS SWORN THAT SAID STATEMENTS AND ANSWERS ARE TRUE AND CORRECT.

THIS, THE 26th DAY OF July, 2022

*Margaret A Honn*  
\_\_\_\_\_  
NOTARY PUBLIC



DAWSON COUNTY PLANNING AND DEVELOPMENT

ALCOHOL LICENSING

Locating & Mailing Address:

25 JUSTICE WAY, SUITE 2322
Dawsonville, GA 30534

Phone: 706.344.3500 x 42335

PREMISE AND STRUCTURE FORM

INSTRUCTION: THIS STATEMENT MUST BE TYPEWRITTEN OR PRINTED AND EXECUTED UNDER OATH. EACH QUESTION MUST BE FULLY ANSWERED. IF SPACE PROVIDED IS NOT SUFFICIENT, ANSWER ON A SEPARATE SHEET AND INDICATE IN THE SPACE PROVIDED THAT A SEPARATE SHEET IS ATTACHED.

1. TYPE OF BUSINESS:

- EATING ESTABLISHMENT
INDOOR COMMERCIAL RECREATION ESTABLISHMENT
CONVENIENCE STORE
SUPER MARKET
PACKAGE LIQUOR STORE
HOTEL OR MOTEL
OTHER (DESCRIBE)

2. TRADE NAME OF BUSINESS: ARISHA SHELL INC

LOCATION: 41 BIG HORN DR
DAWSONVILLE GA 30534
City State Zip Code Phone Number

Land Lot Map & Parcel Number

3. IS THIS LOCATION WITHIN A COMMERCIAL ZONING DISTRICT? yes no
PROOF OF ZONING IS REQUIRED FROM PLANNING AND DEVELOPMENT

For package liquor stores, is this zoned Commercial Highway Business (C-HB) or Commercial Planned Comprehensive Development (CPCD) as required by the ordinance?
yes no.
PROOF OF C-HB or CPCD ZONING IS REQUIRED FROM PLANNING AND DEVELOPMENT.

4. DOES THE COMPLETED BUILDING OR THE PROPOSED BUILDING COMPLY WITH ORDINANCES OF DAWSON COUNTY, REGULATIONS OF THE STATE REVENUE COMMISSIONER, AND THE LAWS OF THE STATE OF GEORGIA? YES IF NO, EXPLAIN NON-COMPLIANCE AND PROPOSED METHODS

TO RECTIFY SAME:



**PREMISE AND STRUCTURE FORM**

5. (a) **DOES THE BUILDING IN WHICH THE BUSINESS IS TO BE LOCATED CONTAIN SUFFICIENT LIGHTING SO THAT THE BUILDING ITSELF AND THE PREMISES ON ALL SIDES OF THE BUILDING ARE READILY VISIBLE AT ALL TIMES FROM THE FRONT OF THE STREET ON WHICH THE BUILDING IS LOCATED AS TO REVEAL ALL OF THE OUTSIDE PREMISES OF SUCH BUILDING?**       YES
- (b) **IS THE BUILDING SO ILLUMINATED SO THAT ALL HALLWAYS, PASSAGE WAYS, AND OPEN AREAS MAY BE CLEARLY SEEN BY THE CUSTOMER THEREIN?**       YES

IF THE ANSWER IS NO TO EITHER OR BOTH (a) OR (b) ABOVE, PLEASE EXPLAIN PROPOSED METHODS TO RECTIFY THE INSUFFICIENT LIGHTING. \_\_\_\_\_

\_\_\_\_\_

6. **FOR CONSUMPTION ON PREMISES AND RETAIL PACKAGE APPLICATIONS:**

*(Answer "N/A" for items that are not applicable to your business)*

- (a) NUMBER OF SQUARE FEET OF TOTAL FLOOR AREA: \_\_\_\_\_
- (b) NUMBER OF SQUARE FEET DEVOTED TO DINING AREA: \_\_\_\_\_
- (c) SEATING CAPACITY EXCLUDING BAR AREA: \_\_\_\_\_
- (d) DO YOU HAVE A FULL SERVICE KITCHEN? \_\_\_\_\_

DOES THE FULL SERVICE KITCHEN CONTAIN A THREE (3) COMPARTMENT SINK? \_\_\_\_\_

IS THE STOVE AND/OR GRILL PERMANENTLY INSTALLED AND APPROVED BY THE HEALTH AND FIRE DEPARTMENTS? \_\_\_\_\_

IF THE ANSWER TO ANY OF THE IMMEDIATE FOREGOING IS NO, PLEASE EXPLAIN: \_\_\_\_\_

\_\_\_\_\_

- (e) HOURS PREPARED MEALS OR FOODS ARE SERVED: \_\_\_\_\_
- (f) HOURS THAT ALCOHOLIC BEVERAGES ARE SERVED or SOLD: \_\_\_\_\_
- \_\_\_\_\_

(g) HOURS OF OPERATION: \_\_\_\_\_

(h) MAXIMUM NUMBER OF EMPLOYEES ON HIGHEST SHIFT: \_\_\_\_\_

(i) NUMBER OF PARKING SPACES: \_\_\_\_\_

(j) NUMBER OF PARKING SPACES DEVOTED TO HANDICAPPED PERSONS: \_\_\_\_\_

(k) **PACKAGE LIQUOR STORES:**

DO YOU COMPLY WITH ORDINANCE ARTICLE 5 SECTION 503 - POSTING OF LICENSE NUMBER?

*Every licensee shall have posted on the front of the licensed premises the name of the licensee together with the following inscription, "County Retail Package Sales of Distilled Spirits License No. \_\_\_\_\_"*

DO YOU COMPLY WITH ORDINANCE ARTICLE 5 SECTION 505 A) (2) - TYPES OF OUTLETS WHERE PACKAGE SALES ARE PERMITTED? \_\_\_\_\_

*Outlets that are devoted exclusively to the retail sale of distilled spirits, malt beverages and/or wine by the package with ingress and egress provided directly to and only to the exterior of the building and not to any other enclosed part of the building or adjoining building.*

**PREMISE AND STRUCTURE**

**7. FOR HOTEL/MOTEL ONLY:**

- (a) NUMBER OF ROOMS AVAILABLE FOR HIRE TO GENERAL PUBLIC: \_\_\_\_\_
- (b) NUMBER OF SQUARE FEET OF FLOOR SPACE DEVOTED TO RESTAURANT: \_\_\_\_\_
- (c) NUMBER OF SQUARE FEET OF FLOOR SPACE DEVOTED TO DINING AREA: \_\_\_\_\_
- (d) SEATING CAPACITY EXCLUDING BAR AREA: \_\_\_\_\_  
EXPLAIN IF MORE THAN ONE DINING AREA: \_\_\_\_\_  
\_\_\_\_\_
- (e) DO YOU HAVE A FULL SERVICE KITCHEN? \_\_\_\_\_  
DOES THE FULL SERVICE KITCHEN CONTAIN A THREE (3) COMPARTMENT SINK? \_\_\_\_\_  
IS THE STOVE AND/OR GRILL PERMANENTLY INSTALLED AND APPROVED BY THE HEALTH AND FIRE DEPARTMENTS? \_\_\_\_\_  
IF THE ANSWER TO ANY OF THE IMMEDIATE FOREGOING IS NO, PLEASE EXPLAIN: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- (f) HOURS PREPARED MEALS OR FOODS ARE SERVED: \_\_\_\_\_
- (g) HOURS THAT ALCOHOLIC BEVERAGES ARE SERVED: \_\_\_\_\_
- (h) MAXIMUM NUMBER OF EMPLOYEES ON THE HIGHEST SHIFT DEVOTED TO THE OPERATION OTHER THAN THE RESTAURANT: \_\_\_\_\_
- (i) MAXIMUM NUMBER OF EMPLOYEES ON HIGHEST SHIFT DEVOTED TO THE RESTAURANT OPERATION: \_\_\_\_\_
- (j) NUMBER OF PARKING SPACES: \_\_\_\_\_
- (k) NUMBER OF PARKING SPACES DEVOTED TO HANDICAPPED PERSONS: \_\_\_\_\_

**FOR ALL APPLICATIONS:**

- 8. **ATTACH A CERTIFIED SCALE DRAWING OF THE PROPOSED PREMISES BY A REGISTERED LAND SURVEYOR OR PROFESSIONAL ENGINEER, SHOWING THE DISTANCE REQUIREMENT FROM CHURCH, SCHOOL, DAYCARE FACILITY, OR ALCOHOL TREATMENT CENTER.  
(See Survey Form # 3-A)**
- 9. **ATTACH APPLICANT'S CERTIFICATION THAT THE LOCATION COMPLIES WITH THE DISTANCE REQUIREMENT FROM CHURCH, SCHOOL, DAYCARE FACILITY OR ALCOHOL TREATMENT CENTER.  
(See Survey Form 3-A)**
- 10. **ATTACH EVIDENCE OF OWNERSHIP (DEED, LEASE, SALES AGREEMENT, LETTER OF INTENT).**

**PREMISE AND STRUCTURE FORM**

- 11. IF THE APPLICANT IS A FRANCHISE, ATTACH A COPY OF THE FRANCHISE AGREEMENT OR CONTRACT.
- 12. IF THE APPLICANT IS AN EATING ESTABLISHMENT, ATTACH A COPY OF THE MENU(S).
- 13. (a) IF THE BUILDING IS COMPLETE, ATTACH COPIES OF DETAILED SITE PLANS OF SAID BUILDING INCLUDING OUTSIDE PREMISES AND FLOOR PLAN.  
  
(b) IF THE BUILDING IS PROPOSED, ATTACH COPIES OF PROPOSED SITE PLAN AND SPECIFICATIONS AND BUILDING PERMIT OF THE PROPOSED BUILDING.

**NOTE:** Before signing this statement, check all answers and explanations to see that you have answered all questions fully and correctly. This statement is to be executed under oath and subject to the penalties of false swearing, and it includes all attached sheets submitted herewith

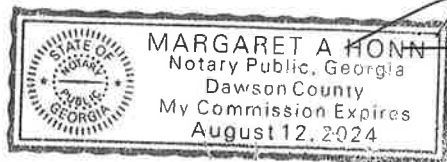
STATE OF GEORGIA, DAWSON COUNTY

I, SHAHIN ISMAIL, DO SOLEMNLY SWEAR, SUBJECT TO THE PENALTIES OF FALSE SWEARING, THAT THE STATEMENTS AND ANSWERS MADE BY ME AS THE APPLICANT IN THE FOREGOING PREMISE AND STRUCTURE STATEMENT ARE TRUE AND CORRECT.

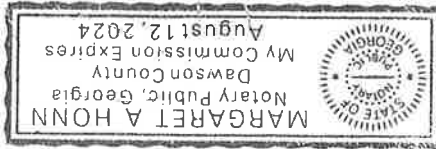
  
\_\_\_\_\_  
APPLICANT'S SIGNATURE

I HEREBY CERTIFY THAT SHAHIN ISMAIL SIGNED HIS/HER NAME TO THE FOREGOING APPLICATION STATING TO ME THAT HE/SHE KNEW AND UNDERSTOOD ALL STATEMENTS AND ANSWERS MADE THEREIN, AND, UNDER OATH ACTUALLY ADMINISTERED BY ME, HAS SWORN THAT SAID STATEMENTS AND ANSWERS ARE TRUE AND CORRECT.

THIS, THE 26th DAY OF July, 2022.



Margaret A Honn  
\_\_\_\_\_  
NOTARY PUBLIC



**Dawson County, Georgia Board of Commissioners**

**Private Employer Exemption Affidavit Pursuant To O.C.G.A. § 36-60-6(d)**

By executing this affidavit, the undersigned private employer verifies that it is exempt from compliance with O.C.G.A. § 36-60-6, stating affirmatively that the individual, firm or corporation employs fewer than eleven employees and therefore, is not required to register with and/or utilize the federal work authorization program commonly known as E-Verify, or any subsequent replacement program, in accordance with the applicable revisions and deadlines established in O.C.G.A. § 13-10-90.

✓ *[Signature]*

**Signature of Exempt Private Employer**

SHAHIN ISMAEL (ARISHA SHELL INC)  
**Printed Name of Exempt Private Employer**

I hereby declare under penalty of perjury that the foregoing is true and correct.

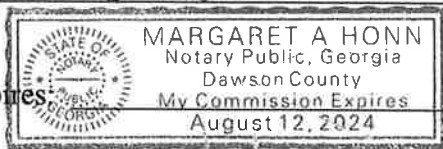
Executed on 26th July, 2022 in Dawsonville (city), GA (state).  
*[Signature]*

**Signature of Authorized Officer or Agent**

SHAHIN TSONAIL  
**Printed Name and Title of Authorized Officer or Agent**

SUBSCRIBED AND SWORN BEFORE ME  
ON THIS THE 26th DAY OF July, 2022

Margaret A Honn  
**NOTARY PUBLIC**



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

# STATE OF GEORGIA

**Secretary of State**  
**Corporations Division**  
**313 West Tower**  
**2 Martin Luther King, Jr. Dr.**  
**Atlanta, Georgia 30334-1530**

## CERTIFICATE OF INCORPORATION

I, **Brad Raffensperger**, the Secretary of State and the Corporation Commissioner of the State of Georgia, hereby certify under the seal of my office that

**ARISHA SHELL INC**  
a Domestic Profit Corporation

has been duly incorporated under the laws of the State of Georgia on **03/23/2022** by the filing of articles of incorporation in the Office of the Secretary of State and by the paying of fees as provided by Title 14 of the Official Code of Georgia Annotated.

WITNESS my hand and official seal in the City of Atlanta  
and the State of Georgia on **03/25/2022**.



*Brad Raffensperger*

**Brad Raffensperger**  
**Secretary of State**

**ARTICLES OF INCORPORATION**

\*Electronically Filed\*  
Secretary of State  
Filing Date: 3/23/2022 2:35:16 PM

**BUSINESS INFORMATION**

**CONTROL NUMBER** 22067070  
**BUSINESS NAME** ARISHA SHELL INC  
**BUSINESS TYPE** Domestic Profit Corporation  
**EFFECTIVE DATE** 03/23/2022  
**SHARES** 10

**PRINCIPAL OFFICE ADDRESS**

**ADDRESS** 41 BIG HORN DRIVE, DAWSONVILLE, GA, 30534, USA

**REGISTERED AGENT**

<b>NAME</b>	<b>ADDRESS</b>	<b>COUNTY</b>
SHAHIN ISMAIL	2074 BRIAN WAY, DECATUR, GA, 30031, USA	DECATUR

**INCORPORATOR(S)**

<b>NAME</b>	<b>TITLE</b>	<b>ADDRESS</b>
SHAHIN ISMAIL	INCORPORATOR	2074 BRIAN WAY, DECATUR, GA, 30031, USA

**OPTIONAL PROVISIONS**

N/A

**AUTHORIZER INFORMATION**

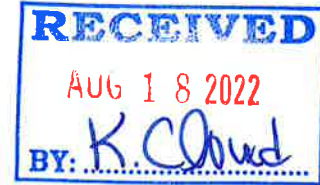
**AUTHORIZER SIGNATURE** SHAHIN ISMAIL  
**AUTHORIZER TITLE** Incorporator

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

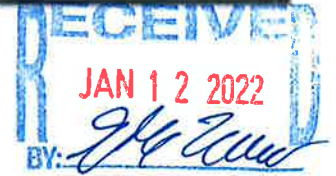




**City of Dawsonville  
Planning and Zoning Department**  
415 Highway 53 East, Suite 100  
Dawsonville, GA 30534  
Phone: (706) 265-3256

**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  
Roswell, 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  
Roswell 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.

Filed 03/18/2022 08:37AM  
 BK 00087 PG 0094  
 Plat Doc: PLAT  
 Penalty: \$0.00 Interest \$0.00  
 PLATTING  
 JUSTIN POWER, Clerk of Superior  
 COURT  
 DAWSON County, Georgia

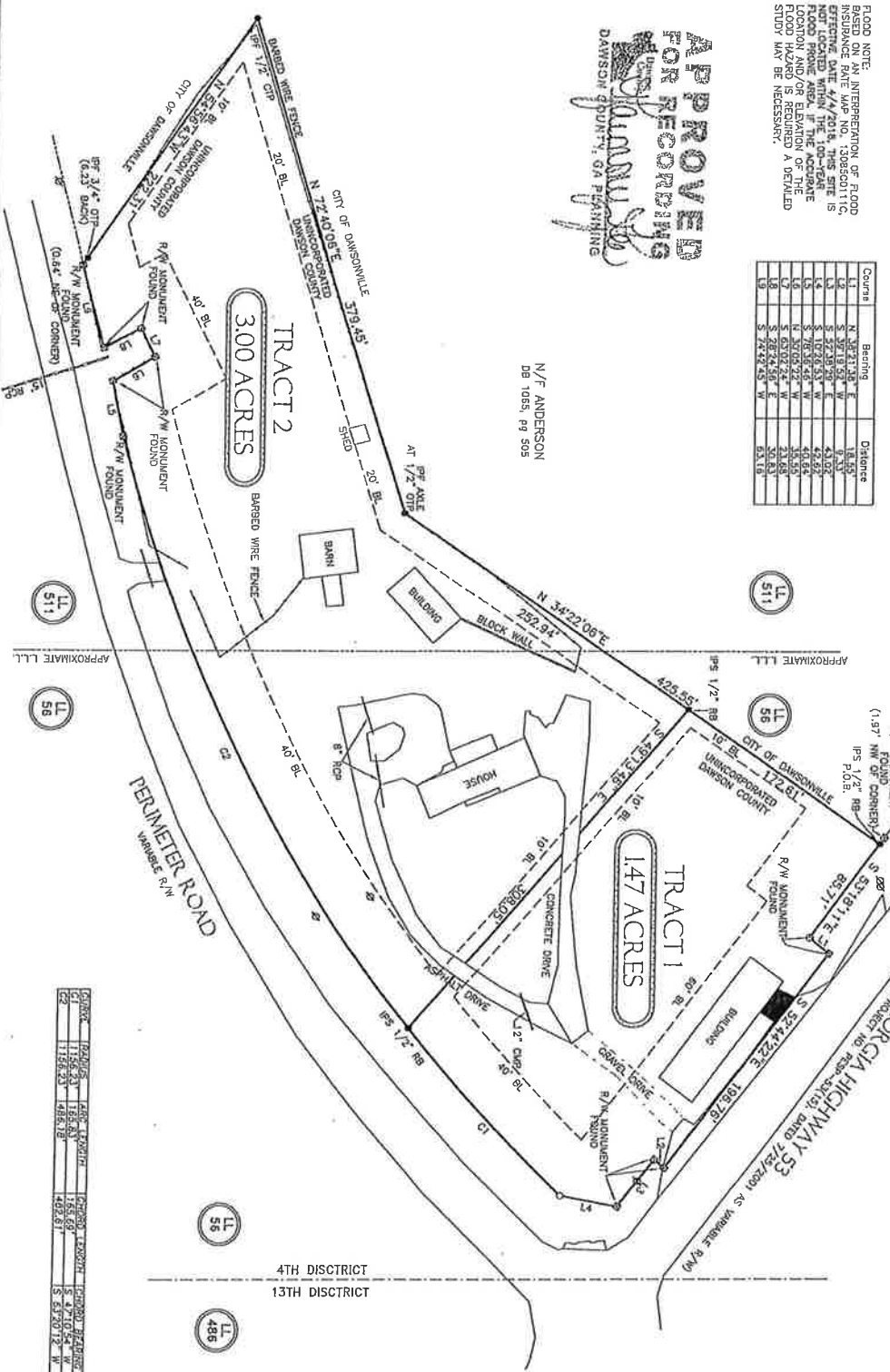
**LEGEND-**

C	CALCULATED POSITION	RS	REBAR
D	NON PER FOUND/SET	RS	REBAR
E	MONUMENT	CS	CONCRETE SETTING
F	CONCRETE SETTING	CS	CONCRETE SETTING
G	CONCRETE SETTING	CS	CONCRETE SETTING
H	CONCRETE SETTING	CS	CONCRETE SETTING
I	CONCRETE SETTING	CS	CONCRETE SETTING
J	CONCRETE SETTING	CS	CONCRETE SETTING
K	CONCRETE SETTING	CS	CONCRETE SETTING
L	CONCRETE SETTING	CS	CONCRETE SETTING
M	CONCRETE SETTING	CS	CONCRETE SETTING
N	CONCRETE SETTING	CS	CONCRETE SETTING
O	CONCRETE SETTING	CS	CONCRETE SETTING
P	CONCRETE SETTING	CS	CONCRETE SETTING
Q	CONCRETE SETTING	CS	CONCRETE SETTING
R	CONCRETE SETTING	CS	CONCRETE SETTING
S	CONCRETE SETTING	CS	CONCRETE SETTING
T	CONCRETE SETTING	CS	CONCRETE SETTING
U	CONCRETE SETTING	CS	CONCRETE SETTING
V	CONCRETE SETTING	CS	CONCRETE SETTING
W	CONCRETE SETTING	CS	CONCRETE SETTING
X	CONCRETE SETTING	CS	CONCRETE SETTING
Y	CONCRETE SETTING	CS	CONCRETE SETTING
Z	CONCRETE SETTING	CS	CONCRETE SETTING



**APPROVED FOR RECORDING**  
 Dawsons Planning  
 DAWSON COUNTY, GA PLANNING

Course	Bearing	Distance
1	N 72° 40' 05" E	178.30
2	N 72° 40' 05" E	178.30
3	S 72° 40' 05" W	178.30
4	S 72° 40' 05" W	178.30
5	N 72° 40' 05" E	178.30
6	N 72° 40' 05" E	178.30
7	S 72° 40' 05" W	178.30
8	S 72° 40' 05" W	178.30
9	N 72° 40' 05" E	178.30
10	N 72° 40' 05" E	178.30



AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-8-87, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY THE SUPERVISOR OF SURVEYING AS AUTHORIZED BY APPROVED CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. NO OTHER PERSONS ARE TO BE CONSIDERED AS HAVING BEEN CONSULTED IN THE PREPARATION OF THIS PLAT. THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING CERTIFICATES THAT ARE ESTABLISHED BY THE BOARD OF SURVEYING AND MAPPING AS SET FORTH IN O.C.G.A. SECTION 15-8-87. EXEMPTION NO. 1454 AND REGULATION AS SET FORTH IN O.C.G.A. SECTION 15-8-87.

**SURVEYOR CERTIFICATION-**

DAVID S. DAVIS  
 DISTRICT 1, LICENSE NO. 3216



CERTIFICATE OF AUTHORIZATION NUMBER: LSF 001057

PREPARED BY  
**DAVIS ENGINEERING & SURVEYING**  
 133 PROMINENCE COURT  
 SUITE 210  
 DAWSONVILLE, GA 30534  
 PHONE: (706) 265-1234  
 DAVISENGINEERS.COM

**SURVEY FOR:**  
 JSW GEE CORNER, LLC  
 LAND LOTS 56 & 511  
 4th DISTRICT, 1st SECTION  
 DAWSON COUNTY, GEORGIA

REVISION BY:	MS
REVISION DATE:	1/20/22
DRAWN BY:	MS/MW/DJS
FIELD CREW:	CC
PLAT DATE:	1/17/22
FIELD DATE:	3/24/2020

SHEET NO.  
**1 OF 1**

PROJECT NO.  
**20-079**



DISTRICT	SECTION	LAND AREA	TOTAL AREA
4th	1st	147.00	147.00
4th	2nd	3.00	150.00
<b>TOTAL</b>		<b>150.00</b>	<b>150.00</b>

**TOTAL**  
 4.47 ACRES

**SURVEY NOTES-**

FIELD MEASUREMENTS WERE TAKEN WITH A TRIMBLE S8 ROBOTIC INSTRUMENT. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND ROUND TO HAVE A PRECISION OF 1 FOOT IN 284,244 FEET. THIS PLAT DOES NOT CONSTITUTE AN EXPRESSED RESTATMENT OF ANY RIGHTS OR RESTRICTIONS OF ANY TYPE OF SURVEY DIVISION. THIS PLAT WAS PREPARED FOR SOURCE OF TITLE DESCRIPTION PERSON, PERSONS OR ENTITY NAMED ON THIS PLAT. THIS DOES NOT EXTEND TO ANY UNLAWFUL THIRD PARTY WITHOUT THE EXPRESS WRITTEN CONSENT OF THE SURVEYOR.

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

*draw*  
*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

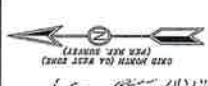
DATE	10/10/2021
PROJECT	ANNEXATION / ZONING PLAN
CLIENT	PERIMETER ROAD APARTMENTS
LOCATION	438 KENTUCKY, 1ST SECTION LAND LOT 28.311 CITY OF DUNSMVILLE, GA
SCALE	AS SHOWN
DRAWN BY	JD
CHECKED BY	JD
DATE	10/10/2021

**ANNEXATION / ZONING PLAN**  
 PERIMETER ROAD APARTMENTS  
 LAND LOT 28.311  
 438 KENTUCKY, 1ST SECTION  
 CITY OF DUNSMVILLE, GA

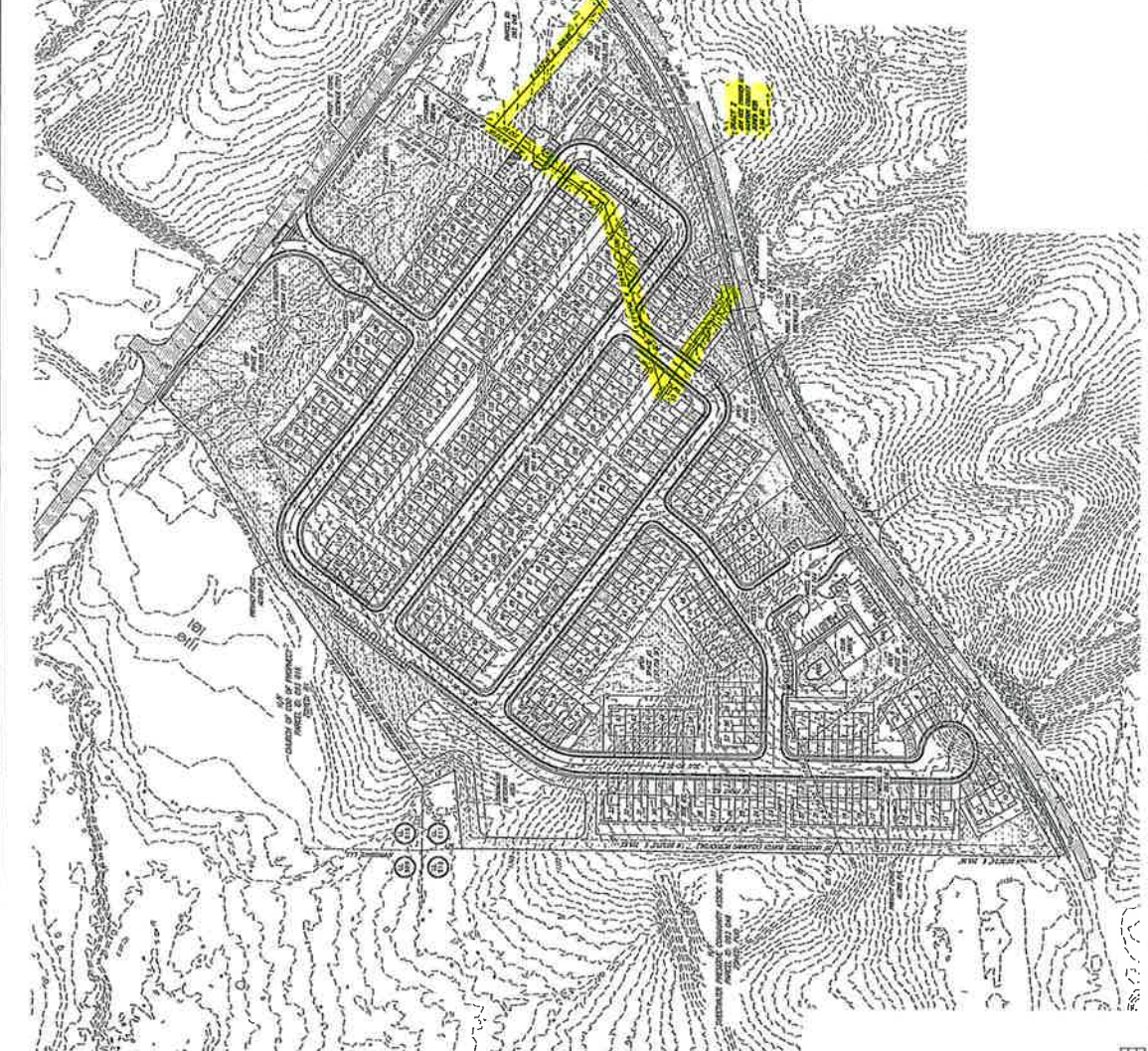
SHEET NO.	1 of 1
PROJECT NO.	2021-529



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. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
 2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
 3. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
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 10. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

**LEGEND:**  
 1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
 2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
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 9. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
 10. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMITS	10/10/2021	JD
2	ISSUED FOR PERMITS	10/10/2021	JD
3	ISSUED FOR PERMITS	10/10/2021	JD
4	ISSUED FOR PERMITS	10/10/2021	JD
5	ISSUED FOR PERMITS	10/10/2021	JD
6	ISSUED FOR PERMITS	10/10/2021	JD
7	ISSUED FOR PERMITS	10/10/2021	JD
8	ISSUED FOR PERMITS	10/10/2021	JD
9	ISSUED FOR PERMITS	10/10/2021	JD
10	ISSUED FOR PERMITS	10/10/2021	JD





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  Schneider  
GEOSPATIAL





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



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

**Zoning Amendment  
 Application**

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.

J. L. R.  
 Signature of Applicant

1/12/22  
 Date  
**RECEIVED**  
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  
093071 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 53E  
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 Neal* 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: 5/31/2022



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**

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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.

*[Handwritten Signature]*

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.

*[Handwritten Signature]*  
Notary Public, State of Georgia

My Commission Expires: *Sept. 16, 2023*



	<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          Authorization</b></p>
---	---	--

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)



**IDES DAVIS**  
 ARCHITECTS  
 137 FREDERICK COUNTY  
 AVENUE, SUITE 100  
 DAVENPORT, NC 27834  
 PHONE: (919) 286-1234  
 FAX: (919) 286-1235  
 WWW.IDESDAVIS.COM

DATE	10/15/2021
SCALE	AS SHOWN
PROJECT	ANNEXATION / ZONING PLAN
SHEET NO.	1 OF 1
PROJECT NO.	2021-529

**ANNEXATION / ZONING PLAN**  
 PERMIETER ROAD APARTMENTS  
 LAND LOT 56.511  
 4TH DISTRICT, 1ST SECTION  
 CITY OF DAVENPORT, NC

DATE	10/15/2021
SCALE	AS SHOWN
PROJECT	ANNEXATION / ZONING PLAN
SHEET NO.	1 OF 1
PROJECT NO.	2021-529



**APPLICANT (FUTURE OWNER):**  
 JRM CHAPMAN COMMUNITIES  
 2700 CUMBERLAND PKWY SE  
 SUITE 130  
 ATLANTA, GA 30339  
 (404) 257-9314



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

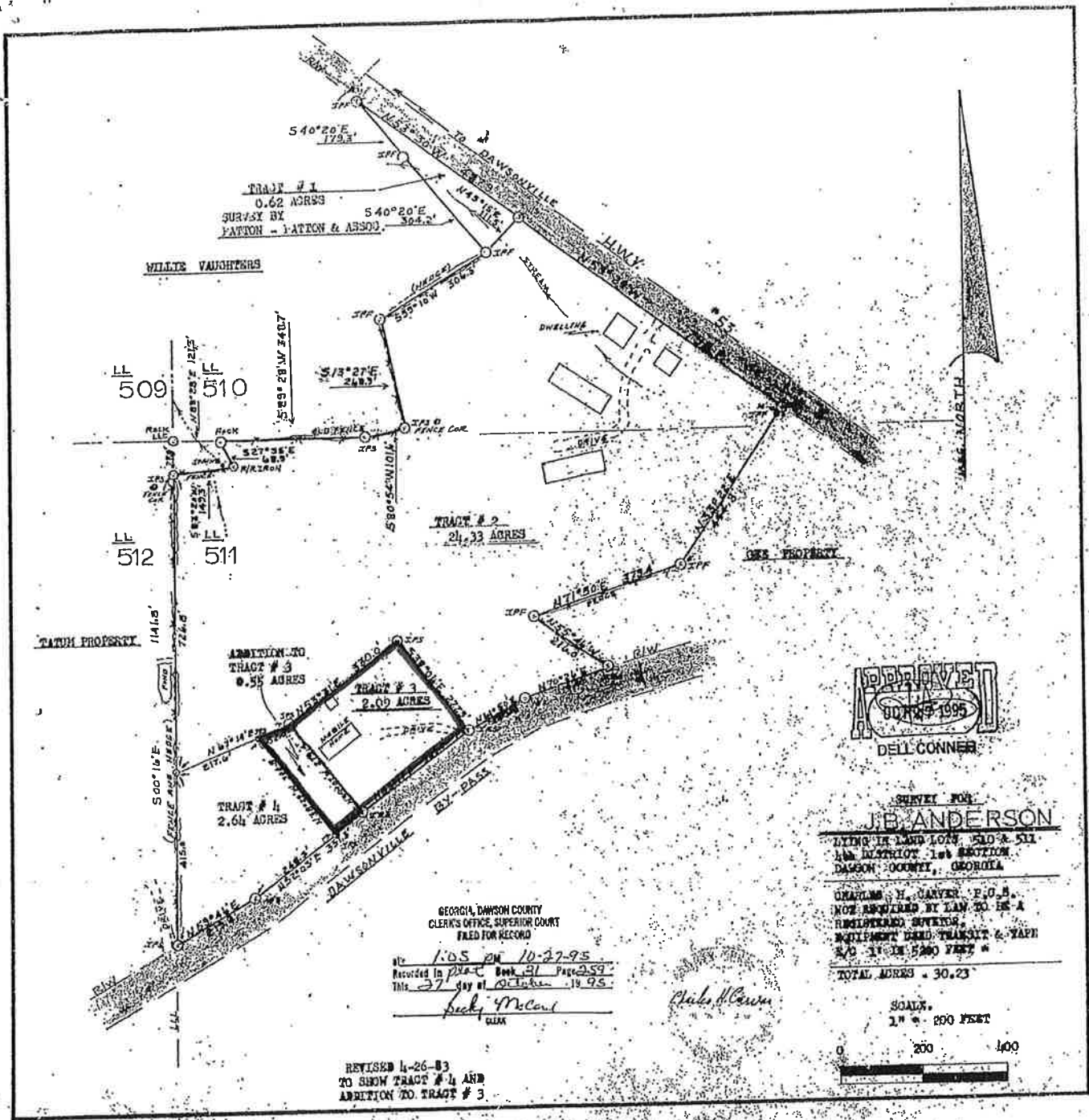


**NOTES:**  
 1. ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.  
 2. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF DAVENPORT.  
 3. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE STATE OF NORTH CAROLINA.  
 4. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE FEDERAL GOVERNMENT.  
 5. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ANY OTHER AGENCIES THAT MAY HAVE JURISDICTION OVER THE PROJECT.  
 6. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ANY OTHER AGENCIES THAT MAY HAVE JURISDICTION OVER THE PROJECT.  
 7. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ANY OTHER AGENCIES THAT MAY HAVE JURISDICTION OVER THE PROJECT.  
 8. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ANY OTHER AGENCIES THAT MAY HAVE JURISDICTION OVER THE PROJECT.  
 9. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ANY OTHER AGENCIES THAT MAY HAVE JURISDICTION OVER THE PROJECT.  
 10. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ANY OTHER AGENCIES THAT MAY HAVE JURISDICTION OVER THE PROJECT.

**LEGEND:**  
 1. EXISTING BUILDING FOOTPRINTS  
 2. PROPOSED BUILDING FOOTPRINTS  
 3. EXISTING DRIVEWAYS  
 4. PROPOSED DRIVEWAYS  
 5. EXISTING PARKING SPACES  
 6. PROPOSED PARKING SPACES  
 7. EXISTING UTILITIES  
 8. PROPOSED UTILITIES  
 9. EXISTING TOPOGRAPHY  
 10. PROPOSED TOPOGRAPHY

NO.	DESCRIPTION	AREA (SQ. FT.)
1	EXISTING BUILDING FOOTPRINTS	12,345
2	PROPOSED BUILDING FOOTPRINTS	23,456
3	EXISTING DRIVEWAYS	3,456
4	PROPOSED DRIVEWAYS	4,567
5	EXISTING PARKING SPACES	5,678
6	PROPOSED PARKING SPACES	6,789
7	EXISTING UTILITIES	7,890
8	PROPOSED UTILITIES	8,901
9	EXISTING TOPOGRAPHY	9,012
10	PROPOSED TOPOGRAPHY	10,123





WILLY VAUGHNERS

LL 509 LL 510

LL 512 LL 511

TATUM PROPERTY

ADDITION TO TRACT # 3  
0.55 ACRES

TRACT # 3  
2.00 ACRES

TRACT # 4  
2.64 ACRES

TRACT # 2  
24.33 ACRES

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

By L.D.S. ON 10-27-95  
Recorded in PLAT Book 31 Page 259  
This 27 day of October 1995  
Jacky McCall  
CLERK

REVISED 4-26-83  
TO SHOW TRACT # 4 AND  
ADDITION TO TRACT # 3



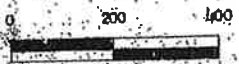
SURVEY FOR  
**J.B. ANDERSON**  
LIVING IN LAND LOT 104, S.D. & S.W.  
1/4th DISTRICT, 1st SECTION  
DAWSON COUNTY, GEORGIA

---

CHARLES H. HARVEY, P.O.S.  
NOT REQUIRED BY LAW TO BE A  
REGISTERED SURVEYOR.  
EQUIPMENT USED: TRANSIT & TAPE  
S/D 31-10-5200 FEET

TOTAL ACRES = 30.23

SCALE  
1" = 200 FEET



POLATTY & 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) ~~XXXXXXXXXX~~ 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. Polatty*  
Witness  
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



Filed 03/16/2022 09:57AM  
 BK 0007 Pg 0099  
 Plat Doc: PLAT

Partially \$0.00 Interest-\$0.00  
 Justin Power, Clerk of Superior Court  
 Dawson County, Georgia

THIS SPACE RESERVED FOR THE CLERK OF THE SUPERIOR COURT

FLOOD NOTE:  
 BASED ON AN INTERPRETATION OF FLOOD INSURANCE RATE MAP NO. 13855C011G, NOT LOCATED WITHIN FLOOD AREA, THIS SITE IS NOT LOCATED WITHIN A FLOOD PRONE AREA. IF THE ACCURATE LOCATION AND/OR ELEVATION OF THE STUDY MAY BE NECESSARY, A DETAILED STUDY MAY BE NECESSARY.

**APPROVED FOR RECORDING**  
 Dawson County, GA Planning

N/F ANDERSON  
 DB 1055 PG 505

**LEGEND-**

○	CALCULATED POSITION (PP/PS)	RB	BOUNDARY
○	MONUMENT	SR	ROAD RIGHT OF WAY
○	CHANGED FOR PPE	OC	CONCRETE CURB
○	RECORDED FOR PPE	OP	OPERATED PLASTIC
○	RECORDED FOR PPE	OB	BOUNDARY
○	RECORDED FOR PPE	OD	DRIVEWAY
○	RECORDED FOR PPE	OE	ELECTRIC (SUN)
○	RECORDED FOR PPE	OF	FOUND
○	RECORDED FOR PPE	OG	GRASS
○	RECORDED FOR PPE	OH	HOUSING
○	RECORDED FOR PPE	OI	IRON
○	RECORDED FOR PPE	OJ	JUNCTION
○	RECORDED FOR PPE	OK	KITCHEN
○	RECORDED FOR PPE	OL	LAND LOT (L/L)
○	RECORDED FOR PPE	OM	MOBILE HOME
○	RECORDED FOR PPE	ON	NEEDLE
○	RECORDED FOR PPE	OO	OTHER
○	RECORDED FOR PPE	OP	POWER POLE (P/P)
○	RECORDED FOR PPE	OR	ROAD
○	RECORDED FOR PPE	OS	SEWER
○	RECORDED FOR PPE	OT	TERRACE
○	RECORDED FOR PPE	OU	UTILITY
○	RECORDED FOR PPE	OV	VALVE
○	RECORDED FOR PPE	OW	WATER
○	RECORDED FOR PPE	OX	WOOD
○	RECORDED FOR PPE	OY	YARD
○	RECORDED FOR PPE	OZ	ZONING

Color	Bedding	Outline
1	N 38°21'58" E	8.511
2	S 29°19'52" W	8.511
3	S 92°00'59" E	4.507
4	S 107°53'51" W	4.242
5	N 57°42'22" E	1.565
6	S 65°07'24" W	2.148
7	S 65°07'24" W	2.148
8	S 28°24'58" E	10.833
9	S 28°24'58" E	10.833
10	S 24°42'43" W	10.816



AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-8-47, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND A LICENSED SURVEYOR. THE SURVEYOR'S SIGNATURE, TITLE, AND EXPIRATION DATE ARE EVIDENCED BY APPROVAL CERTIFICATES. SIGNATURES STAMPS FOR THE APPROPRIATE ADMINISTRATIVE BODIES BY ANY APPROVALS OR APPROVALS SHOULD BE COMPLETED WITH THE APPROPRIATE ADMINISTRATIVE BODIES BY ANY APPROVALS OR APPROVALS. THIS PLAT COMPLETES WITH THE ANNUAL REDEMPTION REQUIREMENT. THE INVESTIGATED LAND SURVEYOR CERTIFIES THAT SHE HAS REVIEWED THE PLAT AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL SURVEYORS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-8-47.

**SURVEYOR CERTIFICATION**

DIANE L. DAVIS, PLS# 92116



CERTIFICATE OF AUTHORIZATION NUMBER: 15F 001057

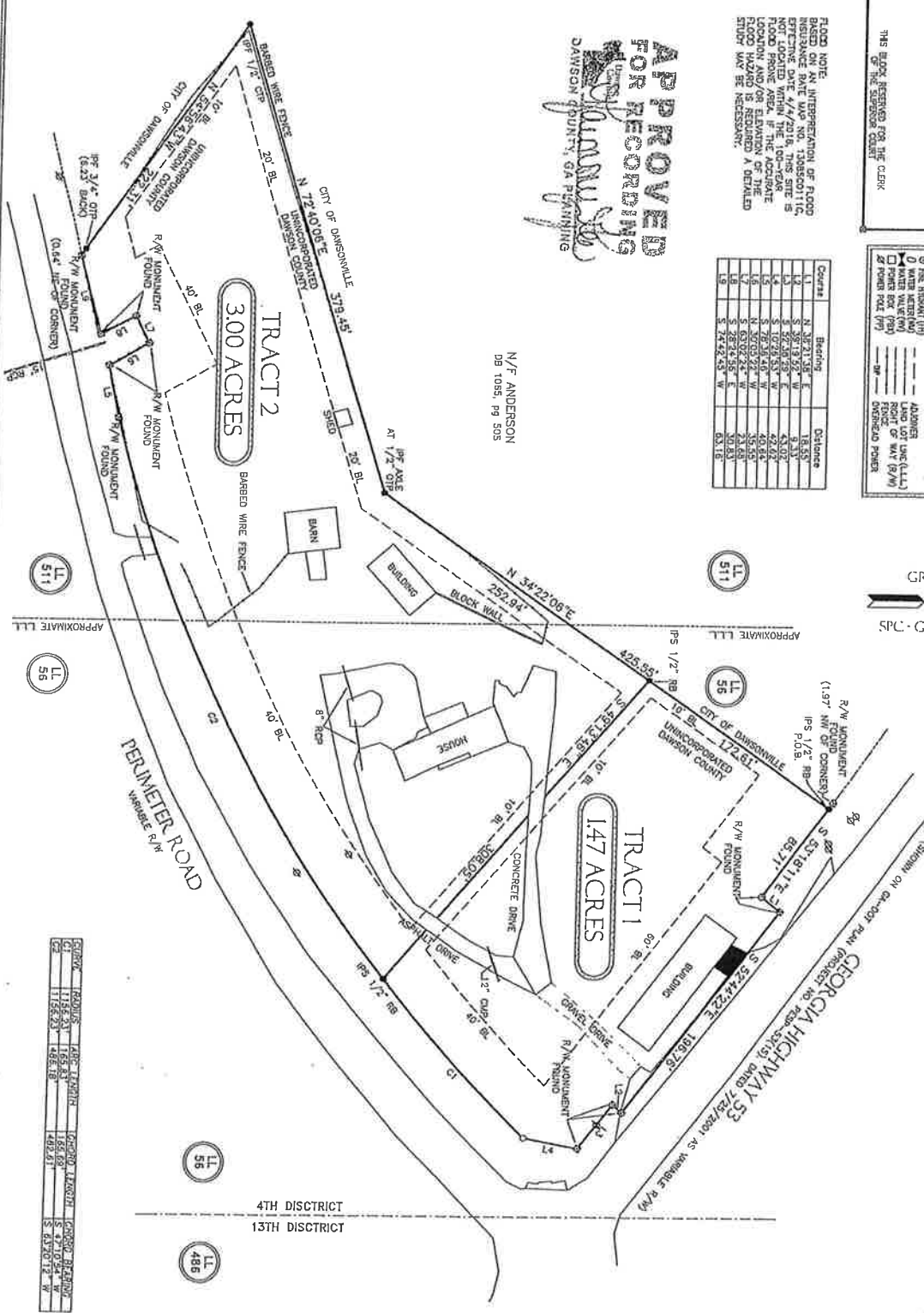
PREPARED BY  
**DAVIS**  
 ENGINEERING & SURVEYING  
 133 PROMINENCE COURT  
 SUITE 210  
 DAWSONVILLE, GA 30534  
 PHONE: (706) 265-1234  
 DAVISENGINEERS.COM

**SURVEY FOR:**  
 JSW GEE CORNER, LLC  
 LAND LOTS 56 & 511  
 4th DISTRICT, 1st SECTION  
 DAWSON COUNTY, GEORGIA

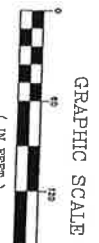
REVISION BY: MS  
 REVISION DATE: 1/20/22  
 DRAWN BY: MS/JW/DS  
 FIELD CREW: CS  
 PLAT DATE: 1/17/22  
 FIELD DATE: 3/24/2020

SHEET NO.  
 1 OF 1

PROJECT NO.  
 20-079



TOTAL  
 447 ACRES



LINE NO.	BEARING	DISTANCE	AREA	PERIMETER
1	N 38°21'58" E	8.511	1.565	1.565
2	S 29°19'52" W	8.511	1.565	1.565
3	S 92°00'59" E	4.507	1.565	1.565
4	S 107°53'51" W	4.242	1.565	1.565
5	N 57°42'22" E	1.565	1.565	1.565
6	S 65°07'24" W	2.148	1.565	1.565
7	S 65°07'24" W	2.148	1.565	1.565
8	S 28°24'58" E	10.833	1.565	1.565
9	S 28°24'58" E	10.833	1.565	1.565
10	S 24°42'43" W	10.816	1.565	1.565

FIELD MEASUREMENTS WERE TAKEN THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND INSTRUMENT BEING ROBUST OF 1 FOOT IN 284,444 FEET. THIS PLAT DOES NOT CONSTITUTE AN EXHAUSTIVE SURVEY AND THIS PLAT DOES NOT EXTEND TO ANY OTHER PART OF THE SURVEY. THE SURVEYOR HAS REVIEWED THE PLAT AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL SURVEYORS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-8-47.

FIELD DATA ADJUSTED USING THE LEAST SQUARES METHOD

PROPERTY OWNERS AS OF SURVEY DATE: JSW GEE CORNER, LLC  
 PARCEL NUMBER: 093 046

SAVING OF THIS DESCRIPTION FOR PROPERTY IDENTIFICATION: DB 1410, PG 123

PROPERTY PERSONS OF ENTRY: NAMED ON THIS PLAT.

THIS PLAT WAS PREPARED FOR THE SURVEYOR'S DIVISION

**SURVEY NOTES**

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.

*LSM*

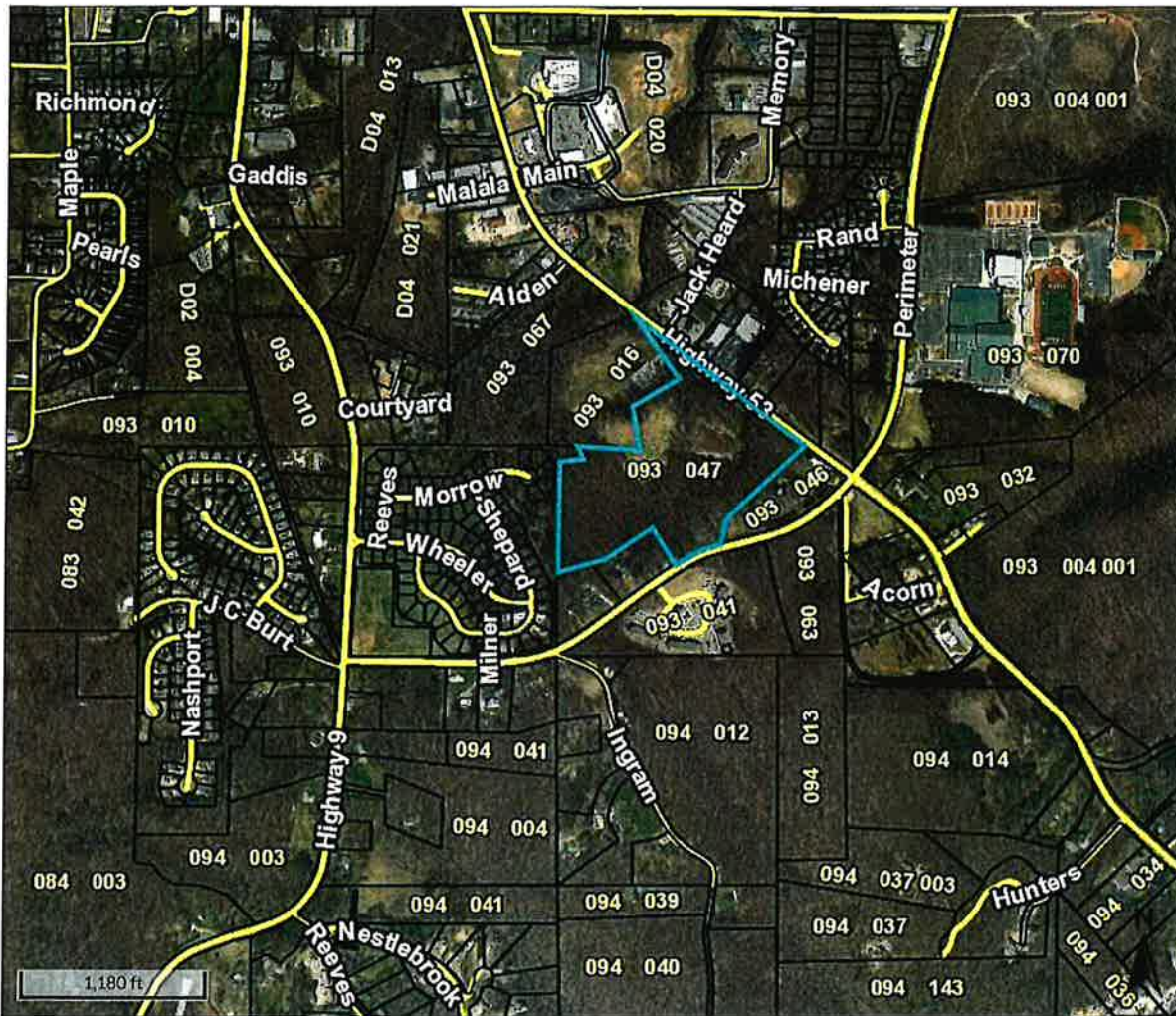
**EXHIBIT "A-2"**

**Depiction of the Property**

*JBC*

1031303v1

[To be attached hereto.]



Overview



Legend

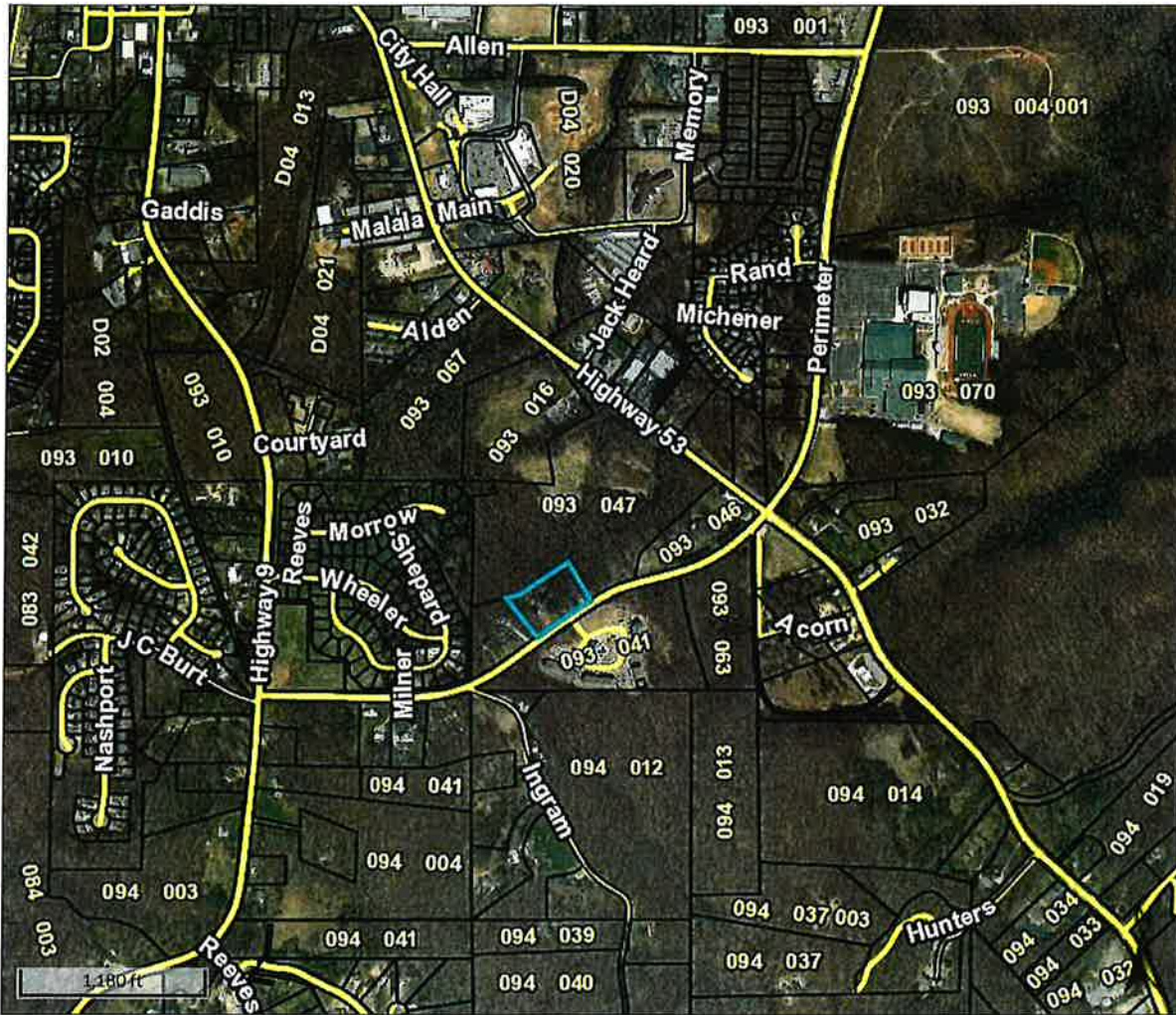
□ Parcels

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 