

**DAWSON COUNTY BOARD OF COMMISSIONERS
VOTING SESSION AGENDA – THURSDAY, OCTOBER 15, 2020
DAWSON COUNTY GOVERNMENT CENTER ASSEMBLY ROOM
25 JUSTICE WAY, DAWSONVILLE, GEORGIA 30534
TO IMMEDIATELY FOLLOW THE 4:00 PM WORK SESSION**

A. ROLL CALL

B. INVOCATION

C. PLEDGE OF ALLEGIANCE

D. ANNOUNCEMENTS

E. APPROVAL OF MINUTES

[Minutes](#) of the Work Session held on October 1, 2020

[Minutes](#) of the Voting Session held on October 1, 2020

[Minutes](#) of the Special Called Meeting held on October 8, 2020

F. APPROVAL OF AGENDA

G. PUBLIC COMMENT

H. ZONINGS

- [1. ZA 20-09](#) - Eagle Commercial LLC requests to rezone TMP 094-022-001 from RSR (Residential Sub-Rural) to RMF (Residential Multifamily) for the purpose of bringing existing structures into zoning compliance (Highway 53 East and Gravitt Drive).
- [2. ZA 20-10](#) - Athena Reynolds requests to rezone TMP 040-009 from RA (Residential Agriculture) to RSRMM (Residential Sub-Rural Manufactured Moved) for the purpose of subdividing the parcel to build a primary residence (Cowart Road).
- [3. ZA 20-11](#) - Cameron Koch requests to rezone TMP 076-040 from RA (Residential Agriculture) to RSR (Residential Sub-Rural) for the purpose of subdividing the parcel to build a primary residence (Kelly Bridge Road).
- [4. ZA 20-12](#) - Heather Hensley requests to rezone TMP 033-016-001 from RA (Residential Agriculture) to RAC (Residential Agriculture Corrective) for the purpose of bringing a deeded subdivided parcel into compliance to build a primary residence (Afton Road).
- [5. ZA 20-13](#) - Mitchell Mullins requests to rezone TMP 037-026-006 from RA (Residential Agriculture) to RAC (Residential Agriculture Corrective) for the purpose of bringing a deeded, subdivided parcel into compliance to build a primary residence (Cowart Road).
- [6. ZA 20-14](#) - Miles, Hansford & Tallant requests to rezone TMP 115-001 from RA (Residential Agriculture) to CIR (Commercial Industrial Restricted) for the purpose of constructing an office space with a warehouse (Carlisle Road).

I. UNFINISHED BUSINESS

- [1.](#) Consideration of Professional Exemption and Budget Increase Request for Production of Schedules and Tables for Rural and Urban Properties (*Tabled from the October 1, 2020, Voting Session*)

- [2.](#) Consideration of Appeal by Victory Media Group LLC of the denial of an application for a sign permit (70') at 33 Lumpkin Campground Road South (Permit # 14944)
- [3.](#) Consideration of Appeal by Victory Media Group LLC of the denial of an application for a sign permit (15') at 33 Lumpkin Campground Road South (Permit # 14945)
- [4.](#) Consideration of Appeal by Victory Media Group LLC of the denial of an application for a sign permit (70') at 41 Big Horn Drive (Permit #14946)
- [5.](#) Consideration of Appeal by Victory Media Group LLC of the denial of an application for a sign permit (15') at 41 Big Horn Drive (Permit #14947)
- [6.](#) Consideration of Appeal by Victory Media Group LLC of the denial of an application for a sign permit (70') at 46 Blue Ridge Parkway (Permit # 14948)
- [7.](#) Consideration of Appeal by Victory Media Group LLC of the denial of an application for a sign permit (70') at 18 Blue Ridge Overlook (Permit # 15002)
- [8.](#) Consideration of Appeal by Victory Media Group LLC of the denial of an application for a sign permit (70') at 40 War Hill Park Road (Permit # 15005)
- [9.](#) Consideration of Appeal by Action Outdoor Advertising II, LLC of the denial of an application for a sign permit (70') at 1322 Hwy 400 North (Permit # 14939)
- [10.](#) Consideration of Appeal by Action Outdoor Advertising II, LLC of the denial of an application for a sign permit (70') at 391 Quill Drive (Permit # 14940)
- [11.](#) Consideration of Appeal by Action Outdoor Advertising II, LLC of the denial of an application for a sign permit (70') at 3862 Dawson Forest Road East (Permit # 14941)
- [12.](#) Consideration of Appeal by Action Outdoor Advertising II, LLC of the denial of an application for a sign permit (70') at Grant Road & Ga 400 (northwest corner) (Permit # 14942)
- [13.](#) Consideration of Appeal by Action Outdoor Advertising II, LLC of the denial of an application for a sign permit (70') at West side of Ga 400 385' north of Grant Road (Permit # 14943)

J. PUBLIC COMMENT

K. ADJOURNMENT

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

**DAWSON COUNTY BOARD OF COMMISSIONERS
WORK SESSION MINUTES – OCTOBER 1, 2020
DAWSON COUNTY GOVERNMENT CENTER ASSEMBLY ROOM
25 JUSTICE WAY, DAWSONVILLE, GEORGIA 30534
4:00 PM**

Those present were Chairman Billy Thurmond; Commissioner Sharon Fausett, District 1; Commissioner Chris Gaines, District 2; Commissioner Tim Satterfield, District 3; Commissioner Julie Hughes Nix, District 4; County Attorney Jeffrey Strickland; County Clerk Kristen Cloud; and interested citizens of Dawson County. County Manager David Headley was not present.

NEW BUSINESS

1. Discussion of Impact Fees- Planning & Development Director Jameson Kinley
This item was for information only and will be reviewed in six months.
2. County Manager Report
This item, presented by Chief Financial Officer Vickie Neikirk, was for information only.
3. County Attorney Report
County Attorney Strickland had no information to report and requested an executive session following the Voting Session.

APPROVE:

ATTEST:

Billy Thurmond, Chairman

Kristen Cloud, County Clerk

**DAWSON COUNTY BOARD OF COMMISSIONERS
VOTING SESSION MINUTES – OCTOBER 1, 2020
DAWSON COUNTY GOVERNMENT CENTER ASSEMBLY ROOM
25 JUSTICE WAY, DAWSONVILLE, GEORGIA 30534
IMMEDIATELY FOLLOWING THE 4:00 PM WORK SESSION**

ROLL CALL: Those present were Chairman Billy Thurmond; Commissioner Sharon Fausett, District 1; Commissioner Chris Gaines, District 2; Commissioner Tim Satterfield, District 3; Commissioner Julie Hughes Nix, District 4; County Attorney Jeffrey Strickland; County Clerk Kristen Cloud; and interested citizens of Dawson County. County Manager David Headley was not present.

OPENING PRESENTATION:

Fire Safety Week Proclamation- Emergency Services Director Danny Thompson
Chairman Thurmond read aloud the Fire Safety Week Proclamation.

Motion passed 4-0 to approve the Fire Safety Week Proclamation. Gaines/Satterfield

INVOCATION: Chairman Thurmond

PLEDGE OF ALLEGIANCE: Chairman Thurmond

ANNOUNCEMENTS:

Chairman Thurmond announced that the 2020 Census deadline is extended to October 5, 2020. He provided local statistics and information concerning the Census.

APPROVAL OF MINUTES:

Motion passed 4-0 to approve the Minutes of the Work Session held on September 17, 2020. Fausett/Gaines

Motion passed 4-0 to approve the Minutes of the Voting Session held on September 17, 2020. Nix/Satterfield

APPROVAL OF AGENDA:

Motion passed 4-0 to approve the agenda as presented. Gaines/Satterfield

PUBLIC COMMENT:

None

NEW BUSINESS:

Consideration of a Proposed Quit Claim Deed to Release the County's Leasehold Interest in That Certain 300-Plus Acres of Real Property Being Sold by Etowah Water & Sewer Authority
Motion passed 3-1 to approve a Proposed Quit Claim Deed to Release the County's Leasehold Interest in That Certain 300-Plus Acres of Real Property Being Sold by Etowah Water & Sewer Authority. Satterfield/Gaines- Commissioner Nix opposed the motion

Consideration of Professional Exemption and Budget Increase Request for Production of Schedules and Tables for Rural and Urban Properties

Motion passed 4-0 to table the Professional Exemption and Budget Increase Request for Production of Schedules and Tables for Rural and Urban Properties until the October 15, 2020, Voting Session. Fausett/Nix

Consideration of 2021 Holiday and Payroll Calendar

Motion passed 4-0 to approve the 2021 Holiday and Payroll Calendar. Satterfield/Fausett

Consideration of 2021 Board of Commissioners Meeting Schedule

Motion passed 4-0 to approve the 2021 Board of Commissioners Meeting Schedule. Fausett/Gaines

Consideration of a Resolution Expressing Support for Amicalola Falls State Park

Chairman Thurmond read aloud a Resolution Expressing Support for Amicalola Falls State Park.

Motion passed 4-0 to approve a Resolution Expressing Support for Amicalola Falls State. Fausett/Nix

PUBLIC COMMENT:

None

ADJOURNMENT:

EXECUTIVE SESSION:

Motion passed 4-0 to enter into Executive Session to discuss litigation. Gaines/Satterfield

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

APPROVE:

ATTEST:

Billy Thurmond, Chairman

Kristen Cloud, County Clerk

**DAWSON COUNTY BOARD OF COMMISSIONERS
SPECIAL CALLED MEETING MINUTES – OCTOBER 8, 2020
DAWSON COUNTY GOVERNMENT CENTER ASSEMBLY ROOM
25 JUSTICE WAY, DAWSONVILLE, GEORGIA 30534
1:00 PM**

ROLL CALL: Those present were Chairman Billy Thurmond; Commissioner Sharon Fausett, District 1; Commissioner Chris Gaines, District 2; Commissioner Tim Satterfield, District 3; Commissioner Julie Hughes Nix, District 4; County Manager David Headley; County Attorney Paul Frickey; County Clerk Kristen Cloud; and interested citizens of Dawson County.

INVOCATION: Chairman Thurmond

PLEDGE: Chairman Thurmond

ANNOUNCEMENTS:

None

APPROVAL OF AGENDA:

Motion passed 4-0 to approve the agenda as presented. Fausett/Satterfield

NEW BUSINESS:

County Attorney Frickey explained the hearing process, noting the county would have 10 minutes for its presentation, the applicant would have 10 minutes for its presentation and there would be a 5-minute rebuttal period. He also noted the county would incorporate its presentation concerning agenda item No. 1 into its subsequent presentations.

The applicants' attorney, Adam Webb of Webb, Klase & Lemond, requested 30 minutes be allowed for presentation/introduction of full argument for applicant Victory Media Group's first appeal proceeding (Permit # 14944); he said he would incorporate the argument into other appeal hearings. Webb requested 20 minutes be allowed for presentation/introduction of full argument for applicant Action Outdoor Advertising II's first appeal proceeding (Permit # 14939); he said he would incorporate the argument into Action Outdoor Advertising II's other appeal hearings.

Motion passed 4-0 to approve to adopt a procedure whereby each side will be allowed 30 minutes concerning the first matter on the agenda (Permit # 14944) and each side will be allowed 20 minutes concerning the eighth matter on the agenda (Permit # 14939); all other agenda items remain the same. Nix/Fausett

Appeal by Victory Media Group LLC of the denial of an application for a sign permit (70') at 33 Lumpkin Campground Road South (Permit # 14944)

Planning & Development Director Jameson Kinley presented on behalf of the county.

Adam Webb, representing applicant Victory Media Group, presented and introduced full argument on behalf of Victory Media Group. Webb also conducted a question-and-answer session before the board with Victory Media Group's Beth Perkins.

Chairman Thurmond recommended the board take the appeal by Victory Media Group of the denial of an application for a sign permit (70') at 33 Lumpkin Campground Road South (Permit # 14944) under advisement until the board's next voting session meeting on October 15, 2020, and the board agreed.

Appeal by Victory Media Group LLC of the denial of an application for a sign permit (15') at 33 Lumpkin Campground Road South (Permit # 14945)

Planning & Development Director Jameson Kinley presented on behalf of the county.

Adam Webb, representing applicant Victory Media Group, incorporated prior argument and discussion per stipulation.

Chairman Thurmond recommended the board take the appeal by Victory Media Group of the denial of an application for a sign permit (15') at 33 Lumpkin Campground Road South (Permit # 14945) under advisement until the board's next voting session meeting on October 15, 2020, and the board agreed.

Appeal by Victory Media Group LLC of the denial of an application for a sign permit (70') at 41 Big Horn Drive (Permit #14946)

Planning & Development Director Jameson Kinley presented on behalf of the county.

Adam Webb, representing applicant Victory Media Group, incorporated prior argument and discussion per stipulation.

Chairman Thurmond recommended the board take the appeal by Victory Media Group of the denial of an application for a sign permit (70') at 41 Big Horn Drive (Permit #14946) under advisement until the board's next voting session meeting on October 15, 2020, and the board agreed.

Appeal by Victory Media Group LLC of the denial of an application for a sign permit (15') at 41 Big Horn Drive (Permit #14947)

Planning & Development Director Jameson Kinley presented on behalf of the county.

Adam Webb, representing applicant Victory Media Group, incorporated prior argument and discussion per stipulation.

Chairman Thurmond recommended the board take the appeal by Victory Media Group of the denial of an application for a sign permit (15') at 41 Big Horn Drive (Permit #14947) under advisement until the board's next voting session meeting on October 15, 2020, and the board agreed.

Appeal by Victory Media Group LLC of the denial of an application for a sign permit (70') at 46 Blue Ridge Parkway (Permit # 14948)

Planning & Development Director Jameson Kinley presented on behalf of the county.

Adam Webb, representing applicant Victory Media Group, incorporated prior argument and discussion per stipulation.

Chairman Thurmond recommended the board take the appeal by Victory Media Group of the denial of an application for a sign permit (70') at 46 Blue Ridge Parkway (Permit # 14948) under advisement until the board's next voting session meeting on October 15, 2020, and the board agreed.

Appeal by Victory Media Group LLC of the denial of an application for a sign permit (70') at 18 Blue Ridge Overlook (Permit # 15002)

Planning & Development Director Jameson Kinley presented on behalf of the county.

Adam Webb, representing applicant Victory Media Group, incorporated prior argument and discussion per stipulation.

Chairman Thurmond recommended the board take the appeal by Victory Media Group of the denial of an application for a sign permit (70') at 18 Blue Ridge Overlook (Permit # 15002) under advisement until the board's next voting session meeting on October 15, 2020, and the board agreed.

Appeal by Victory Media Group LLC of the denial of an application for a sign permit (70') at 40 War Hill Park Road (Permit # 15005)

Planning & Development Director Jameson Kinley presented on behalf of the county.

Adam Webb, representing applicant Victory Media Group, incorporated prior argument and discussion per stipulation.

Chairman Thurmond recommended the board take the appeal by Victory Media Group of the denial of an application for a sign permit (70') at 40 War Hill Park Road (Permit # 15005) under advisement until the board's next voting session meeting on October 15, 2020, and the board agreed.

Appeal by Action Outdoor Advertising II, LLC of the denial of an application for a sign permit (70') at 1322 Hwy 400 North (Permit # 14939)

County Attorney Frickey said the county will incorporate prior general argument with respect to "the ordinances themselves."

Planning & Development Director Jameson Kinley presented on behalf of the county.

Adam Webb, representing applicant Action Outdoor Advertising II, presented and introduced full argument on behalf of Action Outdoor Advertising II. Webb also conducted a question-and-answer session before the board with Action Outdoor Advertising II's Jack Hartrampf.

Chairman Thurmond recommended the board take the appeal by Action Outdoor Advertising II of the denial of an application for a sign permit (70') at 1322 Hwy 400 North (Permit # 14939) under advisement until the board's next voting session meeting on October 15, 2020, and the board agreed.

Appeal by Action Outdoor Advertising II, LLC of the denial of an application for a sign permit (70') at 391 Quill Drive (Permit # 14940)

Planning & Development Director Jameson Kinley presented on behalf of the county.

Adam Webb, representing applicant Action Outdoor Advertising II, incorporated prior argument and discussion from agenda item Nos. 1 and 8 per stipulation.

Chairman Thurmond recommended the board take the appeal by Action Outdoor Advertising II of the denial of an application for a sign permit (70') at 391 Quill Drive (Permit # 14940) under advisement until the board's next voting session meeting on October 15, 2020, and the board agreed.

Appeal by Action Outdoor Advertising II, LLC of the denial of an application for a sign permit (70') at 3862 Dawson Forest Road East (Permit # 14941)

Planning & Development Director Jameson Kinley presented on behalf of the county.

Adam Webb, representing applicant Action Outdoor Advertising II, incorporated prior argument and discussion from agenda item Nos. 1 and 8 per stipulation.

Chairman Thurmond recommended the board take the appeal by Action Outdoor Advertising II of the denial of an application for a sign permit (70') at 3862 Dawson Forest Road East (Permit # 14941) under advisement until the board's next voting session meeting on October 15, 2020, and the board agreed.

Appeal by Action Outdoor Advertising II, LLC of the denial of an application for a sign permit (70') at Grant Road & Ga 400 (northwest corner) (Permit # 14942)

Planning & Development Director Jameson Kinley presented on behalf of the county.

Adam Webb, representing applicant Action Outdoor Advertising II, incorporated prior argument and discussion from agenda item Nos. 1 and 8 per stipulation.

Chairman Thurmond recommended the board take the appeal by Action Outdoor Advertising II of the denial of an application for a sign permit (70') at Grant Road & Ga 400 (northwest corner) (Permit # 14942) under advisement until the board's next voting session meeting on October 15, 2020, and the board agreed.

Appeal by Action Outdoor Advertising II, LLC of the denial of an application for a sign permit (70') at West side of Ga 400 385' north of Grant Road (Permit # 14943)

Planning & Development Director Jameson Kinley presented on behalf of the county.

Adam Webb, representing applicant Action Outdoor Advertising II, presented a brief "sum-up" and suggested the county and his clients work to "amicably" resolve the matters for a "win-win-win-win-win" situation.

Chairman Thurmond recommended the board take the appeal by Action Outdoor Advertising II of the denial of an application for a sign permit (70') at West side of Ga 400 385' north of Grant Road (Permit # 14943) under advisement until the board's next voting session meeting on October 15, 2020, and the board agreed.

ADJOURNMENT:

APPROVE:

ATTEST:

Billy Thurmond, Chairman

Kristen Cloud, County Clerk

DRAFT

DAWSON COUNTY REZONING APPLICATION

This portion to be completed by Zoning Administrator

ZA 20-09 Tax Map & Parcel # (TMP): 094-022.001
Submittal Date: 7-29-20 Time: 11:43 am/pm Received by: MH (staff initials)
Fees Assessed: 475.00 Paid: 475.00 Commission District: _____
Planning Commission Meeting Date: September 15
Board of Commissioners Meeting Date: October 15

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: **Eagle Commercial, LLC**
Address: _____
Phone: Listed _____ Unlisted _____ Email: Business _____ Personal _____
Status: Owner Authorized Agent Lessee Option to purchase

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

I have /have not _____ participated in a Pre-application meeting with Planning Staff.
If not, I agree _____ /disagree _____ to schedule a meeting the week following the submittal deadline.
Meeting Date: May 27, 2020 Applicant Signature: [Signature]

PROPERTY OWNER/PROPERTY INFORMATION

Name: Eagle Commercial LLC
Street Address of Property being rezoned: office for the apartments is
37 Gravitt Drive, Dawsonville GA 30534
Rezoning from: RSR to: RMF Total acreage being rezoned: 9.0 (nine)
Directions to Property: From downtown Dawsonville: 53 East to
Gravitt Drive

Subdivision Name (if applicable): Cravitt's Apartments Lot(s) #: _____

Current Use of Property: apartments

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

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

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

If yes, what section? _____

SURROUNDING PROPERTY ZONING CLASSIFICATION:

North RSR South RSR East RSR West RSR

Future Land Use Map Designation: sub rural residential RSR

Access to the development will be provided from:

Road Name: Hwy 53 Type of Surface: asphalt

REQUESTED ACTION & DETAILS OF PROPOSED USE

Rezoning to: RMF Special Use Permit for: _____

Proposed Use: apartments

Existing Utilities: Water Sewer Gas Electric

Proposed Utilities: Water Sewer Gas Electric

RESIDENTIAL

No. of Lots: 1 Minimum Lot Size: 9 acres (acres) No. of Units: 12

Minimum Heated Floor Area: 1525 sq. ft. Density/Acre: 1.33/acre
per building

Type: Apartments Condominiums Townhomes Single-family Other

Is an Amenity Area proposed: no ; if yes, what? _____

COMMERCIAL & INDUSTRIAL

Building area: _____ No. of Parking Spaces: _____

APPLICANT CERTIFICATION

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

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

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

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

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

Signature 

Date 7/21/2020

Witness 

Date 7-21-2020

WITHDRAWAL

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

I hereby withdraw application # _____

Signature _____

Date _____

Withdrawal of Application:

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

'20 JUL 29 11:43AM

PROPERTY OWNER AUTHORIZATION

I/we, JASON HEARD, Manager, Eagle Commercial LLC, hereby swear that I/we own the property located at (fill in address and/or tax map & parcel #):

TMP 094 022 001 (Gravitts Apartments)

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

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

Printed Name of applicant or agent: Jason Heard, Rex Gravitt

Signature of applicant or agent: [Signature] Date: 5/28/2020

Printed Name of Owner(s): Eagle Commercial, LLC

Signature of Owner(s): [Signature] Date: 5/28/2020
Eagle Commercial, LLC

Mailing address: _____

City, State, Zip: _____

Telephone Number: Listed _____
 Unlisted _____

Sworn and subscribed before me this 28th day of May, 2020.

Deborah J Woody
Notary Public

My Commission Expires: 4-18-2022



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

ZA _____

TMP#: _____

List of Adjacent Property Owners

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

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

	<u>Name</u>	<u>Address</u>
TMP <u>094 128</u>	1. <u>Donald M. & Millie S. Major</u>	<u>6745 Ac Smith Rd, Dawsonville GA 30534</u>
TMP <u>094 022</u>	2. <u>Todd Gravitt & Gail Sword</u>	<u>Po Box 2001 Dawsonville GA 30534</u>
TMP <u>094 019</u>	3. <u>George Shawn & Dana Peterman</u>	<u>1525 Hwy 53, Dawsonville GA 30534</u>
TMP <u>094 082</u>	4. <u>Eagle Commercial LLC</u>	<u>4110 Heard Industrial Blvd Cumming GA 30041</u>
TMP <u>094 021</u>	5. <u>Eagle Commercial LLC</u>	<u>4110 Heard Industrial Blvd Cumming GA 30041</u>
TMP <u>094 032</u>	6. <u>State of GA Hwy Dept</u>	<u>1604 Hwy 53 E, Dawsonville GA 30534</u>
TMP _____	7.	_____
TMP _____	8.	_____
TMP _____	9.	_____
TMP _____	10.	_____
TMP _____	11.	_____
TMP _____	12.	_____
TMP _____	13.	_____
TMP _____	14.	_____
TMP _____	15.	_____

Use additional sheets if necessary.

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

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

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

This notice and acknowledgement shall be public record.

Applicant Signature: *[Signature]*

Applicant Printed Name: JASON HEARD, REX GRAVITT

Application Number: LA 20-09

Date Signed: 5/28/2020

Sworn and subscribed before me

this 28th day of May, 20 20

[Signature]
Notary Public

My Commission Expires: 4/8/2022



'20 JUL 29 11:43AM

Eagle Commercial LLC

July 22, 2020

Dawson County
Board of Commissioners
25 Justice Way, Suite 2313
Dawsonville, GA 30534

To Whom it May Concern:

Please accept the attached rezoning application for Gravitt's Apartments located in Dawsonville, GA. The office address on site is 37 Gravitt Drive, Dawsonville, GA 30534. The purpose of our request is simply to rezone from the current RSR zoning to the RMF zoning in order to be in compliance with Dawson County.

We do not wish to build any new structures or make modifications to the property in relation to this request. We simply want to be in compliance so that should anything ever happen to the property, we would be able to replace what we have.

Since we purchased the property approximately one year ago, we have made repairs to the units and have increased the occupancy from 5 units to all 12 units. The property looks better, has a higher value, and brings in more revenue.

We hope you will give our request favorable consideration. Thank you in advance for your time.

Sincerely yours,



Jason Heard

Co-Managing Member

'20 JUL 29 11:43AM

From: Ringle, Bill <Bill.Ringle@dph.ga.gov>
Subject: Re: Gravitts Apartments
Date: July 29, 2020 at 8:40 AM
To: ,
Cc: Harmony Gee <hgee@dawsoncounty.org>

Jason,

Typically, once the application has been submitted for a zoning request, Harmony Gee in Zoning sends us a comment sheet.

All of the structures on this property have septic systems that were permitted in the 80's and we have had no reports of issues with regard to these systems.

Since we discussed 9 acres, I'm assuming that was the number that I gave you so that the current Dawson County Board of Health minimum lot size requirement is met. This lot size requirement ensures that you have an appropriate area for the future repair of any septic systems.

If you need anything more specific from me, please let me know.

Thank you,
Bill

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

From: Jason Heard
Sent: Wednesday, July 22, 2020 4:54 PM
To: Ringle, Bill <Bill.Ringle@dph.ga.gov>
Cc: Rex Gravitt
Subject: Gravitts Apartments

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

Bill,

I believe you helped us last year when our company was looking at purchasing Gravitt's Apartments. We had asked you to let us know how much land we needed to go with the apartments since it was attached to a bunch of family land, and in the end you told us 9 acres total, which is what we went with. We purchased the property. However now we want to rezone the property to get it into compliance as multi-family RMF. One of the things on the rezoning checklist is a letter from Environmental Health. Can you help us with that? Please let me know. I've attached a preliminary copy of the rezoning package. Thank you.

Jason Heard
Eagle Commercial LLC

TOTAL = 9,000 ACRES
392,039.496 SQUARE FEET



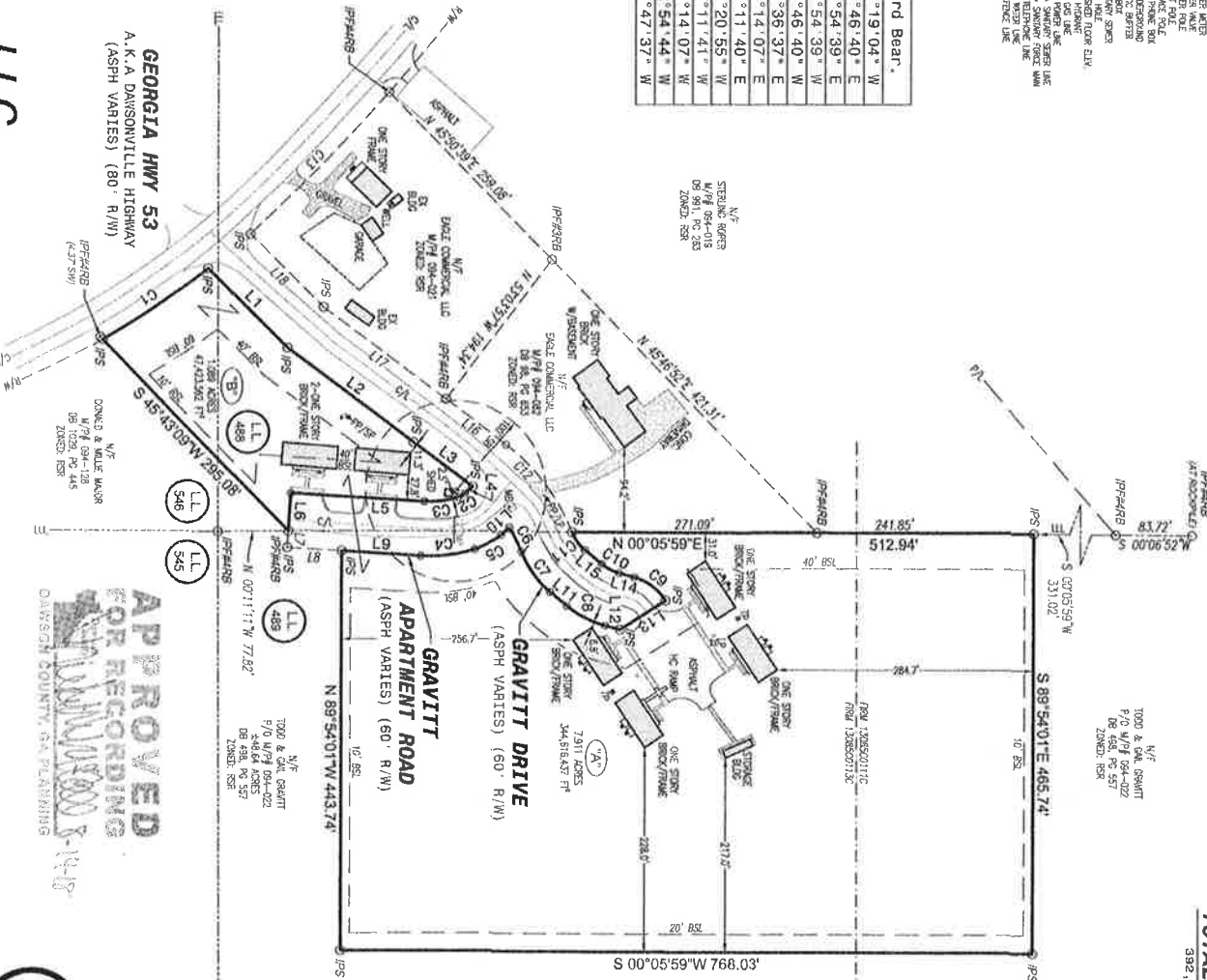
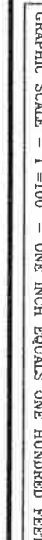
LEGEND
BY = BOUNDARY LINE
P/S = PROPERTY LINE
P/L = PLAT LINE
L/L = LAND LOST LINE
L/W = LAND WIDE LINE
P/C = POINT OF COMMENCEMENT
P/O = POINT OF OBSERVATION
P/B = POINT OF BEGINNING
P/E = POINT OF ENDING
P/S = POINT OF SURVEY
P/D = POINT OF DELINEATION
P/R = POINT OF RESURVEY
P/T = POINT OF TIES
P/M = POINT OF MEASURE
P/A = POINT OF ANGLE
P/D = POINT OF DISTANCE
P/W = POINT OF WIDTH
P/H = POINT OF HEIGHT
P/D = POINT OF DISTANCE
P/W = POINT OF WIDTH
P/H = POINT OF HEIGHT

Curve	Radius	Length	Chord	Chord Bear.
C1	933.55'	141.75'	141.61'	N 34°19'04" W
C2	20.00'	8.56'	8.49'	S 29°46'40" E
C3	102.79'	38.08'	37.86'	S 06°54'39" E
C4	162.79'	60.31'	59.96'	N 06°54'39" W
C5	80.00'	34.22'	33.96'	N 29°46'40" W
C6	158.84'	29.68'	29.63'	N 63°36'37" E
C7	107.52'	55.28'	54.67'	N 54°14'07" E
C8	111.13'	47.77'	47.40'	N 27°11'40" E
C9	58.87'	44.11'	43.09'	S 36°20'55" W
C10	51.13'	21.98'	21.81'	S 27°11'41" W
C11	47.52'	24.43'	24.16'	S 54°14'07" W
C12	218.84'	122.61'	121.01'	S 52°54'44" W
C13	2250.00'	220.14'	220.06'	N 45°47'37" W

Course	Bearing	Distance
L1	N 45°09'25" E	124.72'
L2	N 36°51'56" E	174.78'
L3	N 36°51'41" E	81.78'
L4	S 42°01'56" E	11.98'
L5	S 03°42'05" W	148.20'
L6	S 86°17'55" E	41.88'
L7	S 86°17'55" E	18.12'
L8	N 03°42'05" E	60.12'
L9	N 03°42'05" E	88.08'
L10	N 42°01'56" W	12.20'
L11	N 39°30'27" E	24.10'
L12	N 14°52'53" E	17.06'
L13	N 32°36'46" W	60.00'
L14	S 14°52'53" W	17.50'
L15	S 39°30'27" W	24.10'
L16	S 36°51'41" W	82.83'
L17	S 36°51'56" W	170.42'
L18	S 45°09'25" W	114.56'

EAGLE COMMERCIAL, LLC

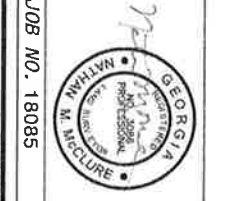
SURVEY FOR:
LAND LOTS 488, 489, 545, & 546
NORTH 1/2 13TH DISTRICT
DAMSON COUNTY, GEORGIA
PLAT DATE: AUGUST 8, 2018
REVISIONS:



Supervisor's Certificate
It is hereby certified that all monuments and improvements shown on this plat are correct and that the material are correctly shown.
Department: Contact that approval from the Health Department. Contact that Planning approval is not



McCLURE SURVEYING, INC.
2505 JOHNSON DRIVE - SUITE C
CUMMING, GA 30004
O: (470) 297-5592 C: (678) 283-8764
NATHAN@MCCLURESURVEYING.COM
WWW.MCCLURESURVEYING.COM



JOB NO. 18085

2019 Property Tax Statement

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

Bill Number	Due Date	CURRENT YEAR DUE
51601		\$0.00

Payment Good Through:

Map: P34530

Last payment made on:

Location: 37 GRAVITT APT RD

GRAVITT APARTMENTS

Dear Taxpayer,

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

Thank you for the privilege to serve as your Tax Commissioner.
 Nicole Stewart

RETURN THIS FORM WITH PAYMENT

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



Scan this code with your mobile phone to view or pay this bill

Tax Payer: GRAVITT APARTMENTS
Map Code: P34530
Description: MEFF/
Location: 37 GRAVITT APT RD
Bill Number: 51601
District: 1

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good Through	Exemptions
\$0.00	\$0.00	0	100		7/18/2019		SP

TAXING ENTITY	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX	100	40	40	0	0	0	0	0
COUNTY M&O	100	40	40	0	13.079	0	0	0
SALES TAX ROLLBACK	100	40	40	0	4.99	0	0	0
SCHOOL M&O	100	40	40	0	15.778	0	0	0
TOTALS					33.847			

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

NO PAYMENT CONTRACTS WILL BE ALLOWED.

Current Due:	\$0.00
Penalty:	\$0.00
Interest:	\$0.00
Other Fees:	\$0.00
Back Taxes:	\$0.00
Amount Paid:	\$0.00
TOTAL DUE:	\$0.00

Owner Information

GRAVITT TODD & SWORD GAIL GRAVITT

Payment Information

Status	Paid
Last Payment Date	10/28/2019
Amount Paid	\$5,972.00

Property Information

Parcel Number	094 022
District	1 DAWSON COUNTY UNINCORPORATED
Acres	61.8
Description	LL 488 489 490 546 13-N
Property Address	37 GRAVITT APT RD
Assessed Value	\$250,220
Appraised Value	\$625,546

Bill Information

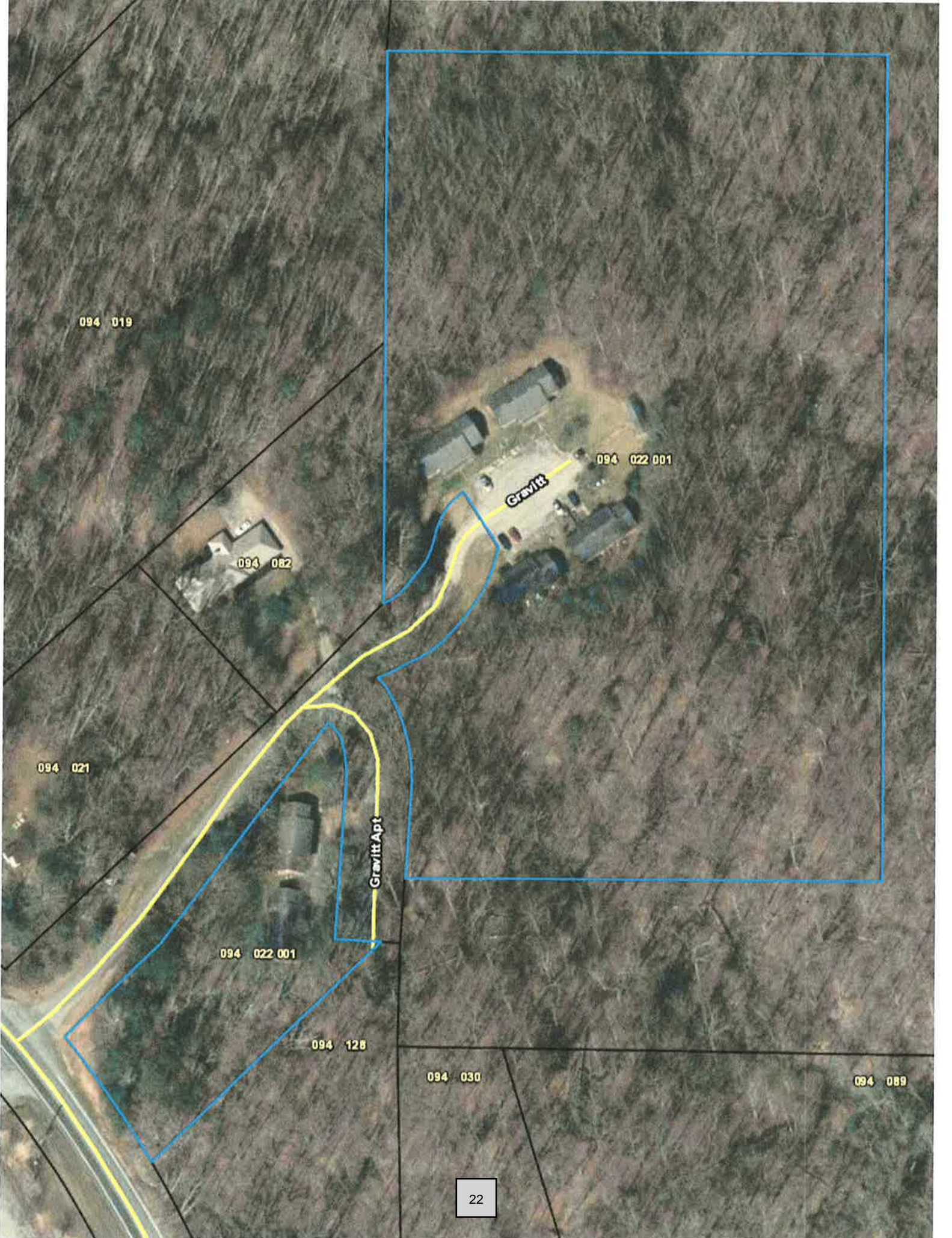
Record Type	Property
Tax Year	2019
Bill Number	5794
Account Number	36385
Due Date	12/01/2019

Taxes

Base Taxes	\$5,972.00
Penalty	\$0.00
Interest	\$0.00
Total Due	\$0.00

Tax Breakdown

Entity	Adjusted FMV	Net Assmt	Exemptions	Taxable Val	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX	625,546	250,220	0	250,220	0	\$0.00	\$0.00	\$0.00
COUNTY M&O	625,546	250,220	0	250,220	13.079	\$3,272.63	\$0.00	\$2,024.03
SALES TAX ROLLBACK	0	0	0	250,220	-4.99	\$0.00	-\$1,248.60	\$0.00
SCHOOL M&O	625,546	250,220	0	250,220	15.778	\$3,947.97	\$0.00	\$3,947.97
Totals					23.867	\$7,220.60	-\$1,248.60	\$5,972.00



094 019

094 062

094 021

094 022 001

Gravitt

094 022 001

Gravitt Apt

094 128

094 030

094 089

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

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

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

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

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

The secure and verifiable document provided with this affidavit can best be classified as:
Georgia Driver's License

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

Executed in Cumming (city), GA (state)
[Signature] Date 5/28/2020
Signature of Applicant
JASON HEARD Printed Name
EAGLE COMMERCIAL, LLC Name of Business

SUBSCRIBED AND SWORN BEFORE ME ON
THIS 28th DAY OF May, 2020
Deborah J Woody Notary Public
My Commission Expires: 4/18-2022



Dawson County, Georgia Board of Commissioners

Affidavit for Issuance of a Public Benefit

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

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

✓ I am a United States citizen.

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

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

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

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

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

Georgia Drivers License

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

Executed in Cumming (city), GA (state)

[Signature] 6-4-2020
Signature of Applicant Date

Rex E Gault EAGLE COMMERCIAL, LLC
Printed Name Name of Business

SUBSCRIBED AND SWORN BEFORE ME ON

THIS 4 DAY OF June, 20 20

[Signature] Notary Public

My Commission Expires: 1-9-21

20 JUL 29 11:44 AM



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

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

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

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

Kevin TAMMER

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

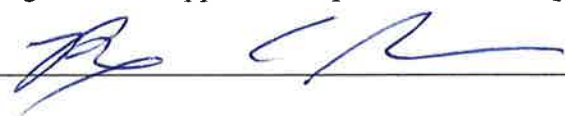
Amount \$ 1000.00

Date: 4-15-20

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

ONE GIFT OF \$1000

Signature of Applicant/Representative of Applicant:

 Date: 6-3-20

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

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

Harmony Gee

From: Ringle, Bill <Bill.Ringle@dph.ga.gov>
Sent: Wednesday, July 29, 2020 8:40 AM
To: Jason Heard
Cc: Harmony Gee
Subject: Re: Gravitts Apartments

Jason,

Typically, once the application has been submitted for a zoning request, Harmony Gee in Zoning sends us a comment sheet.

All of the structures on this property have septic systems that were permitted in the 80's and we have had no reports of issues with regard to these systems.

Since we discussed 9 acres, I'm assuming that was the number that I gave you so that the current Dawson County Board of Health minimum lot size requirement is met. This lot size requirement ensures that you have an appropriate area for the future repair of any septic systems.

If you need anything more specific from me, please let me know.

Thank you,
Bill

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

From: Jason Heard < >
Sent: Wednesday, July 22, 2020 4:54 PM
To: Ringle, Bill <Bill.Ringle@dph.ga.gov>
Cc: Rex Gravitt
Subject: Gravitts Apartments

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

Bill,

I believe you helped us last year when our company was looking at purchasing Gravitt's Apartments. We had asked you

**DAWSON COUNTY PLANNING COMMISSION
PLANNING STAFF REPORT**

Applicant.....Eagle Commercial, LLC

Amendment #ZA 20-09

Request.....Rezone Property from RSR (Residential Sub-Rural) to RMF (Residential Multi-Family)

Proposed UseTo bring an existing non-conforming use into compliance

Current ZoningRSR (Residential Sub-Rural)

Size.....9± acres

Location37 Gravitt Apartment Rd.

Tax Parcel094-022-001

Planning Commission DateSeptember 15, 2020

Board of Commission Date.....October 15, 2020

Applicant Proposal

The applicant is seeking to rezone the property from RSR (Residential Sub Rural) to RMF for the purpose of bringing a non-conforming use into zoning compliance. They do not wish to build any additional structures or make any modifications to the property.

History and Existing Land Uses

The property was developed in 1980 according to the Dawson County Tax Assessors website, six years prior to zoning being adopted by Dawson County. Mr. Heard and his business partner purchased the property approximately one year ago and have made repairs to the property bringing the occupancy from five units to all 12 units.

Adjacent Land Uses	Existing zoning	Existing Use
North	RSR	Vacant
South	RSRMM	State Department of

		Transportation
East	RSR	Vacant
West	RSR	Residential

Development Support and Constraints

Having the land zoned for a Residential Multi-Family would bring a non-conforming use into zoning compliance.

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

According to the Comprehensive Plan and accompanying FLUP (Future Land Use Plan), the subject property is identified as Residential Sub-Rural but does not take into account any existing uses.

Public Facilities/Impacts

Engineering Department –“The property is located off SR 53 and we defer to GDOT.”

Environmental Health Department – No comments returned.

Emergency Services – No comments returned.

Etowah Water & Sewer Authority –No comments returned.

Dawson County Sheriff’s Office – No comments returned.

Board of Education – No facility additions would be necessary.

Georgia Department of Transportation –“No further coordination necessary.”

Analysis

- It does conform to the Future Land Use Map and Comprehensive Plan but does not take into account any existing uses.

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

A. The existing uses and classification of nearby property.

Properties surrounding the parcel are zoned residential but are either vacant or a commercial non-conforming use (auto repair/Georgia Department of Transportation/church).

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

There should be no diminishment of property values.

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

There should be no destruction of property values.

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

There should be no gain to the public if approved.

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

The property is suitable for the purposed land use classification.

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

The parcel has operated as a commercial use since its construction in 1980.

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

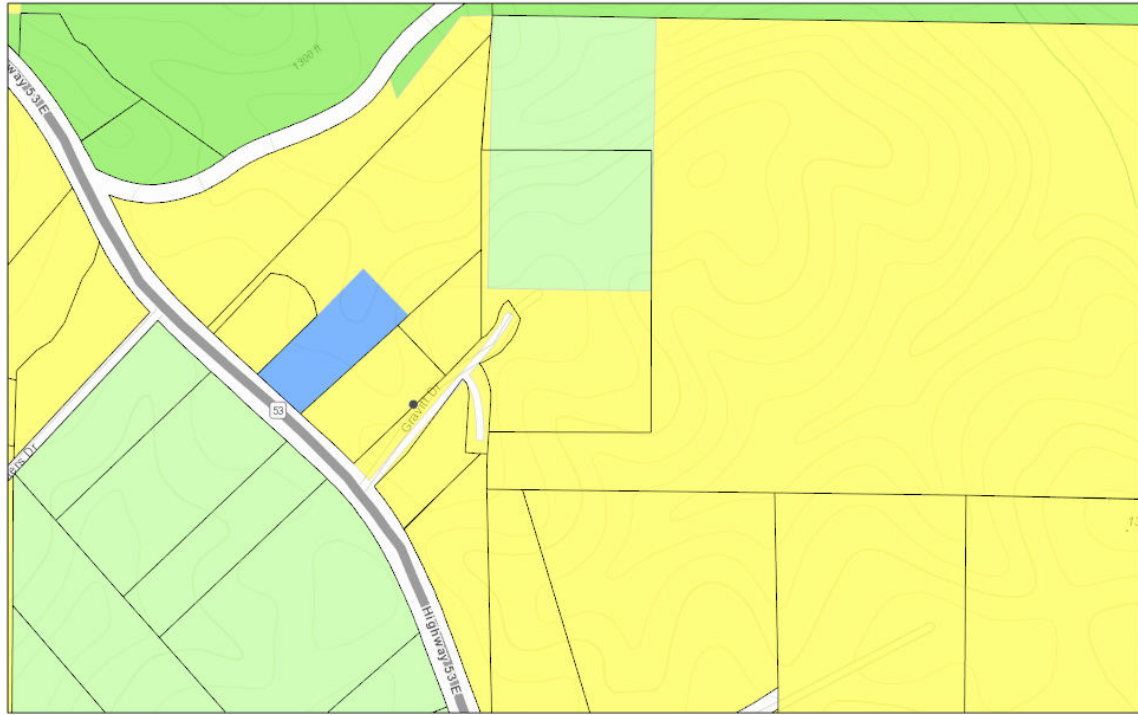
The applicant is seeking to rezone the property from RSR (Residential Sub Rural) to RMF for the purpose of bringing a non-conforming use into zoning compliance. They do not wish to build any additional structures or make any modifications to the property.

Pictures of Property:



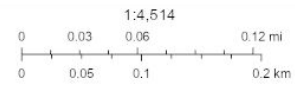
Current Zoning Map:

Current Zoning



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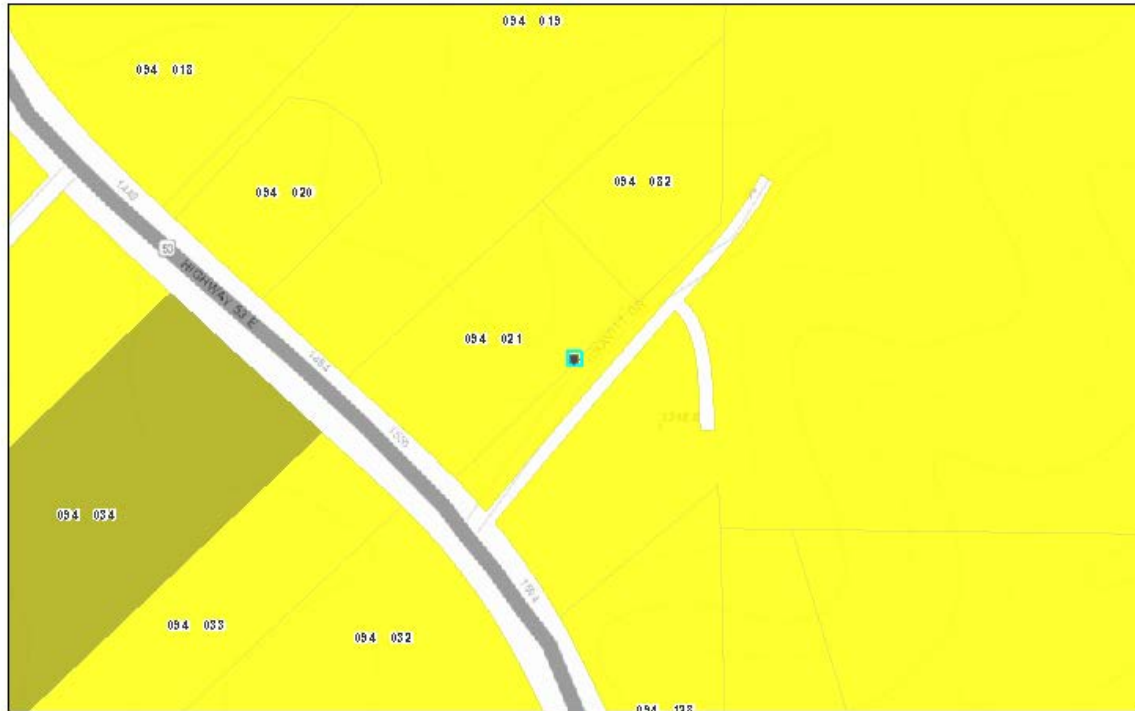
- Parcels
- Zoning
- RA
- RSRMM
- RSR
- C-01



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, Planning and Development
Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

Future Land Use Map:

Future Land Use Map

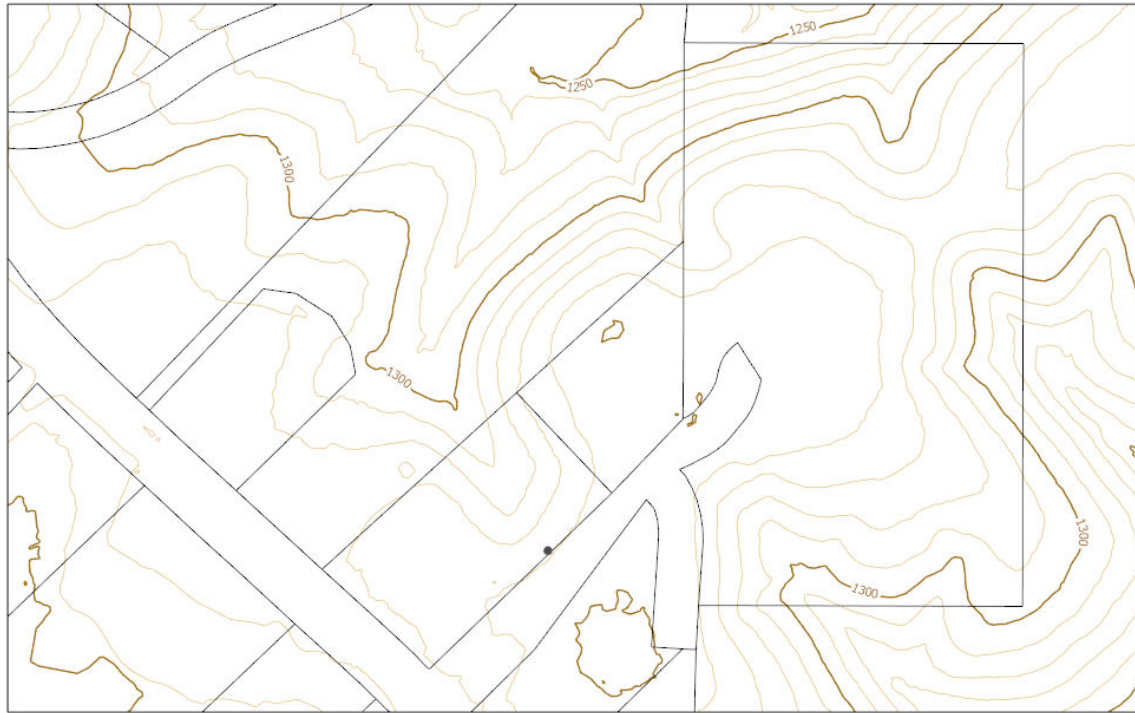


September 9, 2020
FLU PI
 SRR

1:2,257
0 0.01 0.03 0.06 mi
0 0.03 0.06 0.1 km
Source: Esri, HERE, Garmin, Inmap, Inc., Intermap, Inc., PCorp, GEBCO, USGS

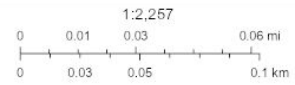
Topography:

Topo Map



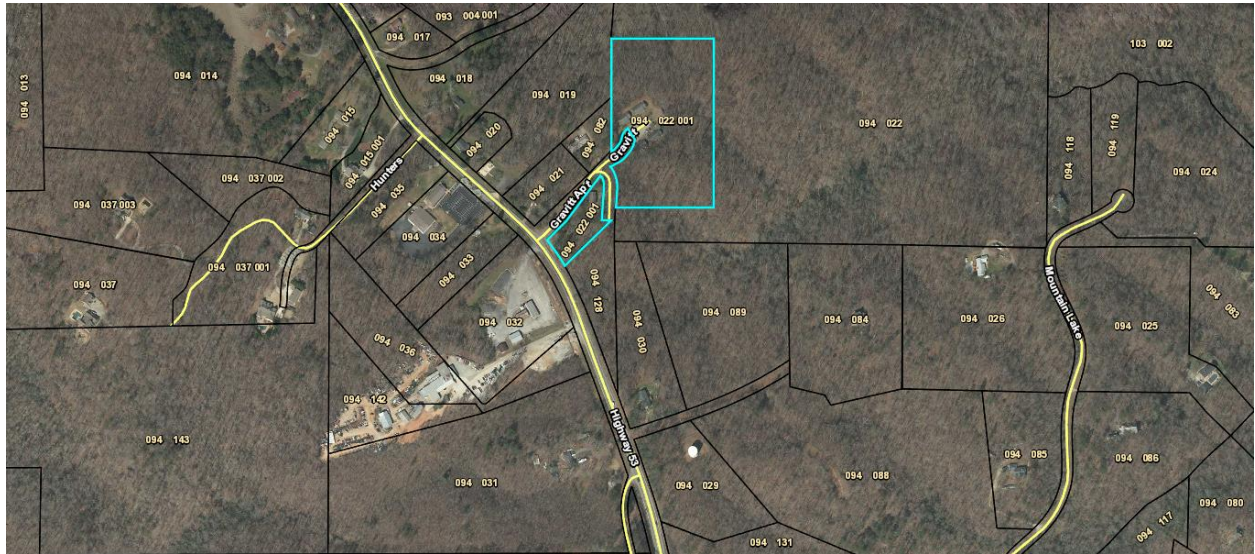
9/10/2020, 9:04:02 AM

Parcels



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

Aerial:



APPROVAL

Public Hearing of Rezoning Request

We, the Dawson County Planning Commission, do hereby recommend approval of the following rezoning request:

ZA 20-09

Date of Hearing: 9.15.2020

Applicant's Name: Eagle Commercial, LLC

Address: 4110 Hard Industrial Blvd. Cumming, GA 30041

Tax Map Parcel Number: 094-022-001


Parcel Currently Zoned: RSR

Rezoning Requested: BMF

This recommendation for approval is based upon the following which we feel will/will not:

- A. Affect the property values of surrounding property.
- B. Affect the health, safety or general welfare of the public.
- C. Impose special hardships on the surrounding property owners.

This recommendation for approval is, however, subject to the following stipulations and/or modifications:


Chairman Jason Hamby

9.15.2020
Date

Dawson County Planning Commissioner

DAWSON COUNTY REZONING APPLICATION

This portion to be completed by Zoning Administrator

ZA 20-10 Tax Map & Parcel # (TMP): 040-009
Submittal Date: 8-10-2020 Time: 11:10 am pm Received by: Chay (staff initials)
Fees Assessed: \$300 Paid: check Commission District: 1
Planning Commission Meeting Date: September 15
Board of Commissioners Meeting Date: October 15

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Athena Reynolds
Address: _____
Phone: Listed Unlisted Email: Business Personal
Status: [] Owner Authorized Agent [] Lessee [] Option to purchase

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

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

PROPERTY OWNER/PROPERTY INFORMATION

Name: Eula Jean Reynolds
Street Address of Property being rezoned: 3159 Cowart Rd, Dawsonville, GA 30534

Rezoning from: BA to: BSRmm Total acreage being rezoned: 12.78
Directions to Property: Hwy 53 West to Cowart Road on left. Stay on Cowart Rd to 4-way stop, continue straight thru 4-way for about 1/2 mile on the left.

2020091115AM

Subdivision Name (if applicable): N/A Lot(s) #: 1

Current Use of Property: Residential (Primary Home)

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

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

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

If yes, what section? _____

SURROUNDING PROPERTY ZONING CLASSIFICATION:

North _____ South _____ East _____ West _____

Future Land Use Map Designation: _____

Access to the development will be provided from:

Road Name: _____ Type of Surface: _____

REQUESTED ACTION & DETAILS OF PROPOSED USE

Rezoning to: BSRmm [] Special Use Permit for: _____

Proposed Use: Build a house.

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

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

RESIDENTIAL

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

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

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

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

COMMERCIAL & INDUSTRIAL

Building area: _____ No. of Parking Spaces: _____

20 AUG 10 11:10 AM

APPLICANT CERTIFICATION

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

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

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

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

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

Signature Athena Reynolds

Date 08/05/2020

Witness Jennifer E Anthony

Date 8/5/2020

WITHDRAWAL

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

I hereby withdraw application # _____

Signature _____

Date _____

Withdrawal of Application:

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

20 AUG 10 11:10 AM

List of Adjacent Property Owners

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

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

Name

Address

- TMP 039 002 1. Jonathan G. Price P.O. Box 123, Marble Hill, GA 30148
- TMP 040 015 2. Juanita Robinson 3225 Cowart Rd, Dawsonville, GA 30534
- TMP 039 012 008 3. FDB Associates Limited Partnership 30 Overby Lane, Atlanta, GA 30327
- TMP 040 008 4. Jason Cowart 3190 Cowart Rd, Dawsonville, GA 30534
FDB Associates Limited Partnership
- TMP 040 019 5. c/o Edward McClain Bradley Executive mgr 30 Overby Ln, Atlanta, GA 30327
- TMP _____ 6. _____
- TMP _____ 7. _____
- TMP _____ 8. _____
- TMP _____ 9. _____
- TMP _____ 10. _____
- TMP _____ 11. _____
- TMP _____ 12. _____
- TMP _____ 13. _____
- TMP _____ 14. _____
- TMP _____ 15. _____

Use additional sheets if necessary.

20 AUG 10 11:10 AM

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

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

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

This notice and acknowledgement shall be public record.

Applicant Signature: Athena Reynolds

Applicant Printed Name: Athena Reynolds

Application Number: 2A 20-10

Date Signed: 08/05/2020

Sworn and subscribed before me

this 5th day of AUGUST, 2020.

Merry Sheffield
Notary Public

My Commission Expires: 10-10-2023



20 AUG 10 11:11 AM

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

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

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

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

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

Amount \$ _____ Date: _____

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

Signature of Applicant/Representative of Applicant:

_____ Date: _____

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

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

20150111AM

PROPERTY OWNER AUTHORIZATION

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

3159 Cowart Rd, Dawsonville, GA 30534

TMP # 040 009

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

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

Printed Name of applicant or agent: Athena Reynolds

Signature of applicant or agent: Athena Reynolds Date: 08/05/2020

Printed Name of Owner(s): Eula Jean Reynolds

Signature of Owner(s): Eula Jean Reynolds Date: 08/05/2020

Mailing address: 3159 Cowart Rd,

City, State, Zip: Dawsonville, GA 30534

Telephone Number: Listed (706)531-6158
Unlisted

Sworn and subscribed before me this 5th day of AUGUST, 2020.

Merry Sheffield
Notary Public

My Commission Expires: 10-10-2023



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

20 AUG 10 11:11 AM

Dawson County, Georgia Board of Commissioners

Affidavit for Issuance of a Public Benefit

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

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

I am a United States citizen.

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

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

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

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

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

Georgia Drivers License

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

Executed in Cumming (city), GEORGIA (state)

Athena Reynolds
Signature of Applicant

08/05/2020
Date

Athena Reynolds
Printed Name

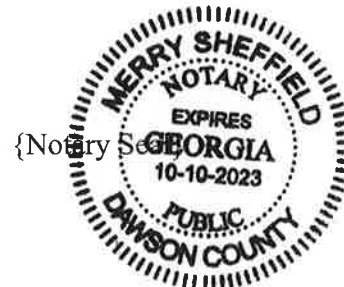
N/A
Name of Business

SUBSCRIBED AND SWORN BEFORE ME ON

THIS 5th DAY OF AUGUST, 20 20

Merry Sheffield Notary Public

My Commission Expires: 10-10-2023



20 AUG 10 11:11 AM

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

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

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

20AUG10 11:11AM

August 5, 2020

Athena Reynolds
3159 Cowart Road
Dawsonville, GA 30534

RE: Letter of Intent for the Rezoning of TMP #040 009 located at 3159 Cowart Rd.

To Whom It May Concern:

I am requesting that the property located at 3159 Cowart Rd, Dawsonville, GA 30534 be rezoned to RSRMM. It is currently zoned as RA. The reasons for submitting this request are listed below.

1. My mother (the current owner of the property) has agreed to sign some of her property over to me to build a house. However, I do not want to tie up 5 acres in a home loan. We will be removing the existing mobile home that we live in to build the house there. Building a new home for my mother, my significant other and myself to live in is my primary focus. The mobile home that we live in now is in need of major repair.
2. By rezoning the property as RSRMM, I will have the option to put a new mobile home on the 1.5 acres my mother will be signing over to me. (Just in case, I do not qualify for a traditional mortgage.)
3. Lastly, I am submitting this request for my siblings in the future. My mother has three children. She does not have enough property for each of us to inherit 5 acres each. Therefore, if we all inherited equal shares of the property, none of us would be able to build a house or put a mobile home on our share with it currently being zoned as RA.

I appreciated your consideration in this matter.

Respectfully Submitted,



Athena Reynolds

20 AUG 10 11:11 AM

Athena Reynolds

From: Wentworth, Laurie <Laurie.Wentworth@dph.ga.gov>
Sent: Thursday, July 23, 2020 10:53 AM
To: Harmony Gee
Cc: Athena Reynolds
Subject: 3159 Cowart Rd

Warning - External Email

Hello Harmony,

I am contacting you regarding a rezoning request we received for the above address. There is currently a home on this property for which a septic permit cannot be located. We have no objections to the rezoning of this property. If the property is to be subdivided in the future, the Dawson County Board of Health has a minimum lot size based on the type of water service at the property:

Private Water Supply - 1.5 acres

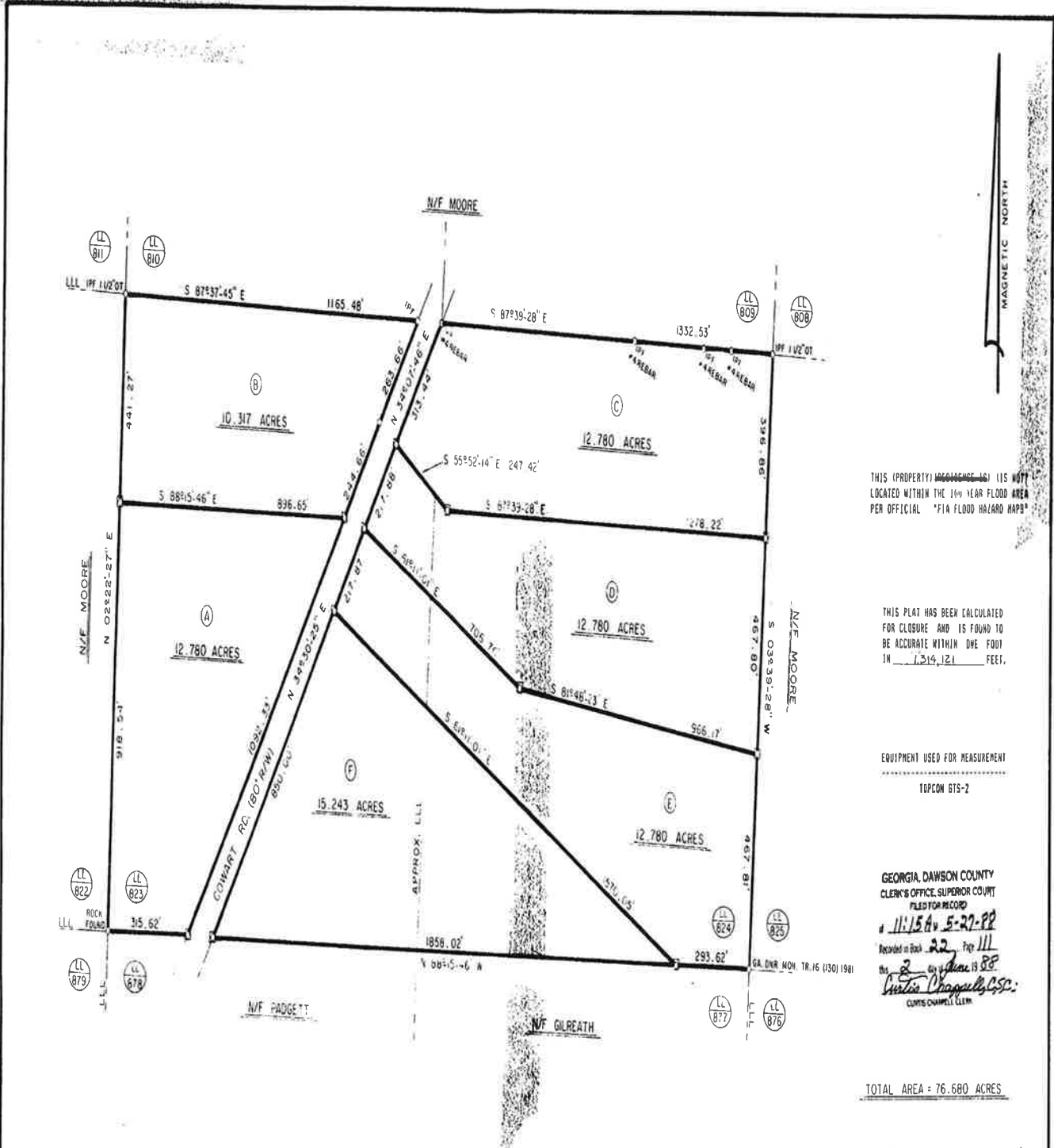
Public water Supply - .75 acres

Any proposed development that requires an on-site sewage management system (a septic system) must be evaluated by our office prior to the project being permitted by the Planning and Development Office.

Thanks,

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

20 AUG 10 11:11 AM



THIS (PROPERTY) IS NOT LOCATED WITHIN THE 100 YEAR FLOOD AREA PER OFFICIAL "FIA FLOOD HAZARD MAPS"

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,314.121 FEET.

EQUIPMENT USED FOR MEASUREMENT
TOPCON GTS-2

GEORGIA, DAWSON COUNTY CLERK'S OFFICE, SUPERIOR COURT FILED FOR RECORD
11-154 v. 5-27-88
Recorded in Book 22, Page 111
this 2 day of June 19 88
Justin Chappell, C.S.C.
CLERK OF SUPERIOR COURT

TOTAL AREA = 76.680 ACRES



- FABICAL A - BARBARA ANN PETTIGREW
B - LOVE E. CUMARI
C - EULA JEAN HYNULDS
D - NINA DELL CUMARI
E - JUANITA J. RUBINSUN
F - BRENDA E. CUMARI

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 5280 FEET AND AN ANGULAR ERROR OF 26" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.

IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

Frederick E. Youngman
FREDERICK E. YOUNGMAN

- LEGEND
- 1. IPF = IRON PIN FOUND
 - 2. IPS = IRON PIN SET
 - 3. C.T. = CRIMP TOP
 - 4. O.T. = OPEN TOP
 - 5. R/W = RIGHT OF WAY
 - 6. C.L. = CENTER LINE
 - 7. P.L. = PROPERTY LINE
 - 8. L.L. = LAND LOT LINE
 - 9. P.P. = POWER POLE
 - 10. N/F = NON OR FORMERLY
 - 11. LL = LAND LOT
 - 12. N.T.S. = NOT TO SCALE
 - 13. R.C.P. = REINF. CONC. PIPE
 - 14. C.R.P. = CORRUGATED METAL PIPE
 - 15. --- = POWER LINE
 - 16. --- = WATER LINE
 - 17. --- = GAS LINE
 - 18. -|-|- = FENCE

YOUNGMAN ASSOCIATES PROFESSIONAL LAND SURVEYORS/ENGINEERS
P.O. Box 504, Dawsonville, GA 30634
(404) 265-8835

1st Estate of
EFFORD COWART

LAND LOT: 023 & 024	98042
DISTRICT: 4TH	SECTION: 31
COUNTY: DAWSON	STATE: GEORGIA
SCALE: 1"=200'	DATE: 5/3/88

20 AUG 10 11:11 AM

Printed: 7/7/2020 11:44:37 AM



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

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

Trans No	Property ID / District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2019 - 11539	040 009 / 1 LL 823 LD 4-1 FMV: 184568	\$179.35	\$0.00 Fees: \$0.00 \$0.00	\$0.00	\$179.35	\$0.00
Totals:		\$179.35	\$0.00	\$0.00	\$179.35	\$0.00

Paid Date: 11/1/2019

Charge Amount: \$179.35

REYNOLDS ELLA JEAN

\$



Scan this code with your
mobile phone to view this
bill

20 AUG 10 11:11 AM

Owner Information

REYNOLDS EULA JIFAN

Payment Information

Status	Paid
Last Payment Date	11/01/2019
Amount Paid	\$179.35

Property Information

Parcel Number	040 009
District	1 DAWSON COUNTY UNINCORPORATED
Acres	12.78
Description	LL 823 LD 4-1
Property Address	3159 COWART RD
Assessed Value	\$73,827
Appraised Value	\$184,568

Bill Information

Record Type	Property
Tax Year	2019
Bill Number	11539
Account Number	34511
Due Date	12/01/2019

Taxes

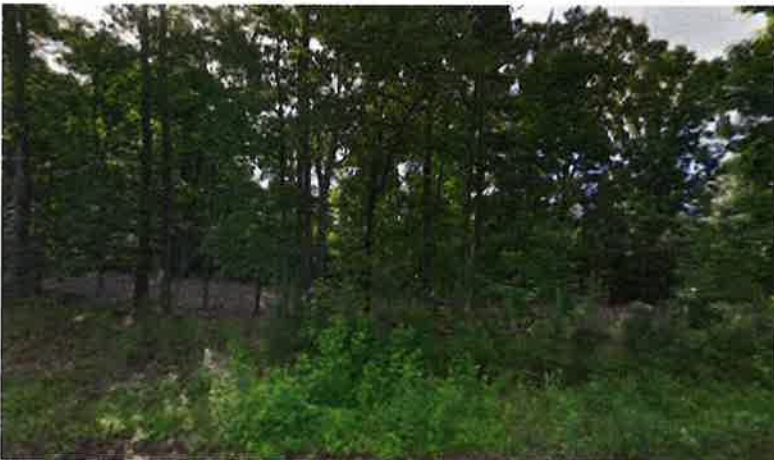
Base Taxes	\$179.35
Penalty	\$0.00
Interest	\$0.00
Total Due	\$0.00

20AUG10 11:11 AM

3159 Cowart Rd



Imagery ©2020 Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency, Map data ©2020 100 ft



3159 Cowart Rd

Dawsonville, GA 30534



Directions



Save



Nearby



Send to your phone



Share



9QJG+23 Dawsonville, Georgia

Photos

**DAWSON COUNTY PLANNING COMMISSION
PLANNING STAFF REPORT**

Applicant.....Athena Reynolds

Amendment #ZA 20-10

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

Proposed UseRezone property for the purpose of building a residence

Current ZoningR-A (Residential Agriculture)

Size.....12.78± acres

LocationCowart Road

Tax Parcel040-009

Planning Commission DateSeptember 15, 2020

Board of Commission Date.....October 15, 2020

Applicant Proposal

The applicant is seeking to rezone the property from R-A (Residential Agriculture) to RSR (Residential Sub Rural) for the purpose of building a permanent residence. The existing mobile home would be demoed to make room for the new residence. Miss Reynolds does not want to tie up five acres into a home loan as the land is currently zoned with the uncertainty of her qualifying for a traditional mortgage. She also has two siblings that, as it currently stands, if her mother was to pass away, the property would not be able to be divided equally.

History and Existing Land Uses

The parcel has been owned by Miss Reynolds mother for over 30 years where she currently has a mobile home that is in major repair.

Adjacent Land Uses	Existing zoning	Existing Use
North	R-A	Residential
South	R-A	Residential

East	R-A	Vacant
West	RPC	Residential Planned Community

Development Support and Constraints

Having the land zoned for a Residential Sub-Rural Manufactured Moved would allow the owner to either build/move a permanent residence on a smaller parcel and allow for her siblings to have access to do the same should they so choose.

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

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

Public Facilities/Impacts

Engineering Department – “Asphalt surface, wearing surface is degraded significant load cracking and block cracking. Horizontal & vertical alignment are adequate. Adequate sight distance. Moderate traffic flow, no significant geometric issues noted. Road will be reclaimed by Dawson County at a later date. Scope is undetermined at this time.”

Environmental Health Department – No comments returned.

Emergency Services – No comments necessary.

Etowah Water & Sewer Authority – No comments returned.

Dawson County Sheriff’s Office – No comments returned.

Board of Education – No facility additions would be necessary

Analysis

- It does not conform to the Future Land Use Map and Comprehensive Plan but does meet the general character of the area with existing uses.

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

A. The existing uses and classification of nearby property.

Properties surrounding the parcel are zoned residential (R-A & RPC) with residential homes both stick-built and manufactured. Crystal Falls is located just west of the parcel.

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

There should be no diminishment of property values.

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

There should be no destruction of property values.

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

There should be no gain to the public if approved.

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

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

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

It is not vacant.

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

Her mother (the current owner of the property) has agreed to sign some of her property over to the applicant (deed over) to build a house. However, the applicant does not want to tie up 5 acres in a home loan. The applicant will be removing the existing mobile home that they reside in to build the house there.

Building a new home for her mother, her significant other and herself to live in is the primary focus of the applicant. The mobile home that they live in now is in need of major repair.

By rezoning the property as RSRMM, the applicant will have the option to put a new mobile home on the 1.5 acres her mother will be signing over to her. (Just in case, she do not qualify for a traditional mortgage.)

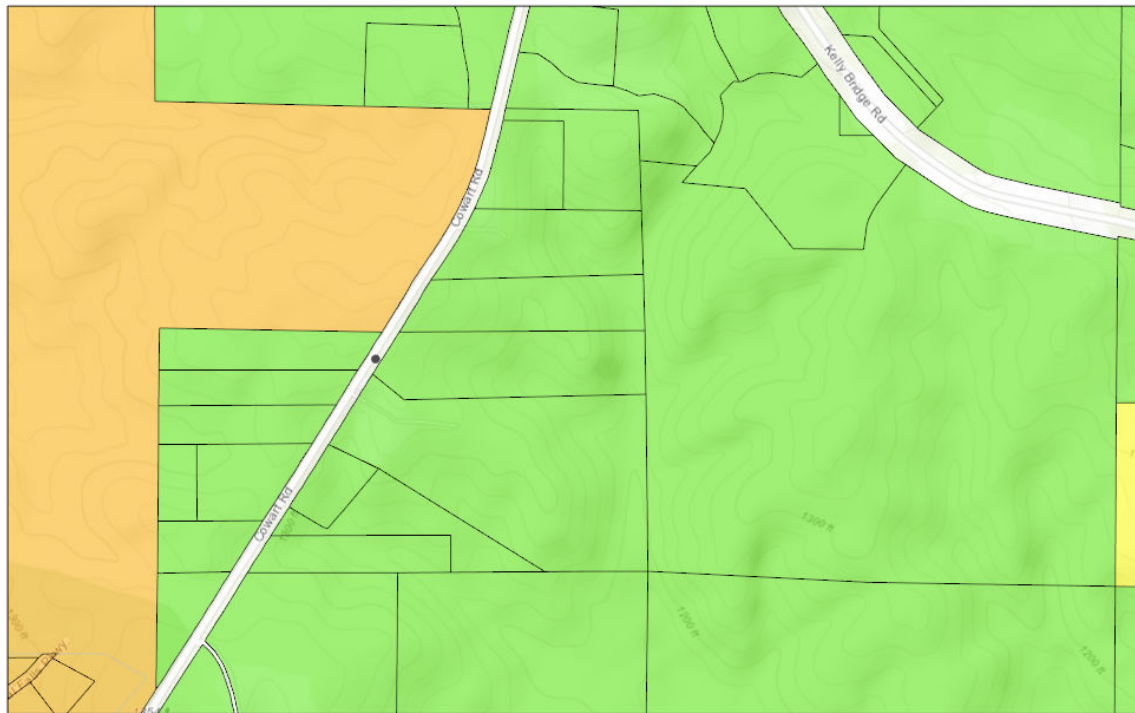
Lastly, the applicant is submitting the request for her siblings in the future. Her mother has three children. She does not have enough property for each of them to inherit 5 acres a piece. Therefore, if they all inherited equal shares of the property, none of them would be able to build a house or put a mobile home on their share with it currently being zoned as R-A.

Pictures of Property:



Current Zoning Map:

Current Zoning



9/10/2020, 12:42:31 PM

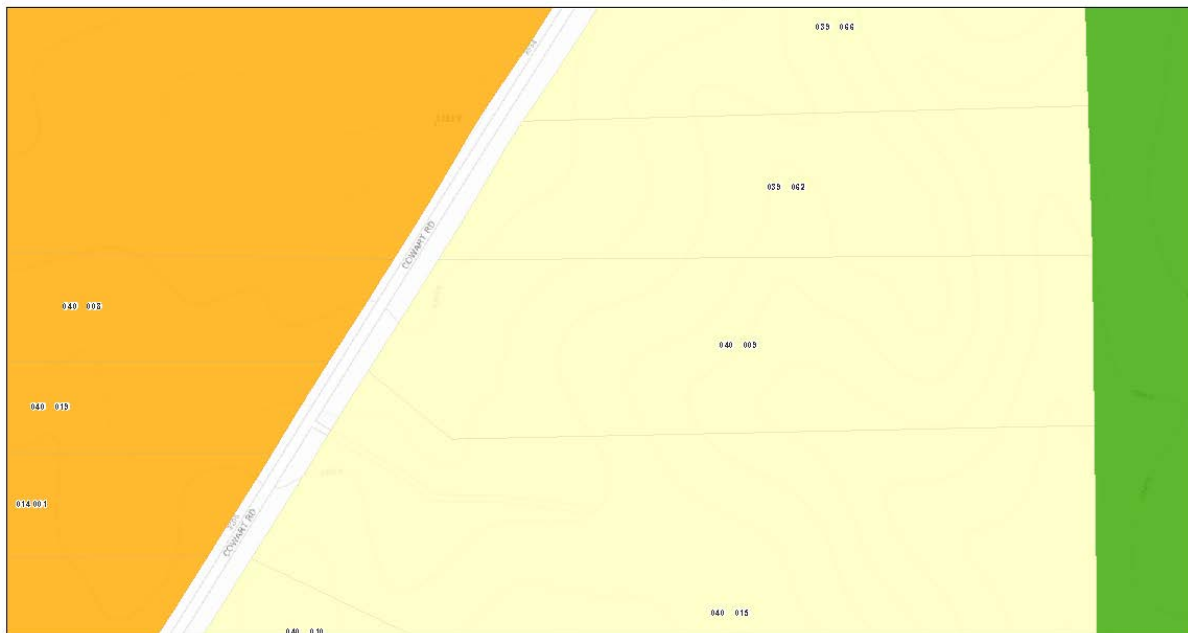
Parcels Zoning RSR RPC RA

1:9,028
0 0.05 0.1 0.2 mi
0 0.1 0.2 0.4 km

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, Planning and Development
Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA |

Future Land Use Map:

Future Land Use Map



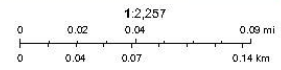
September 10, 2020

FLU

PRC

RA

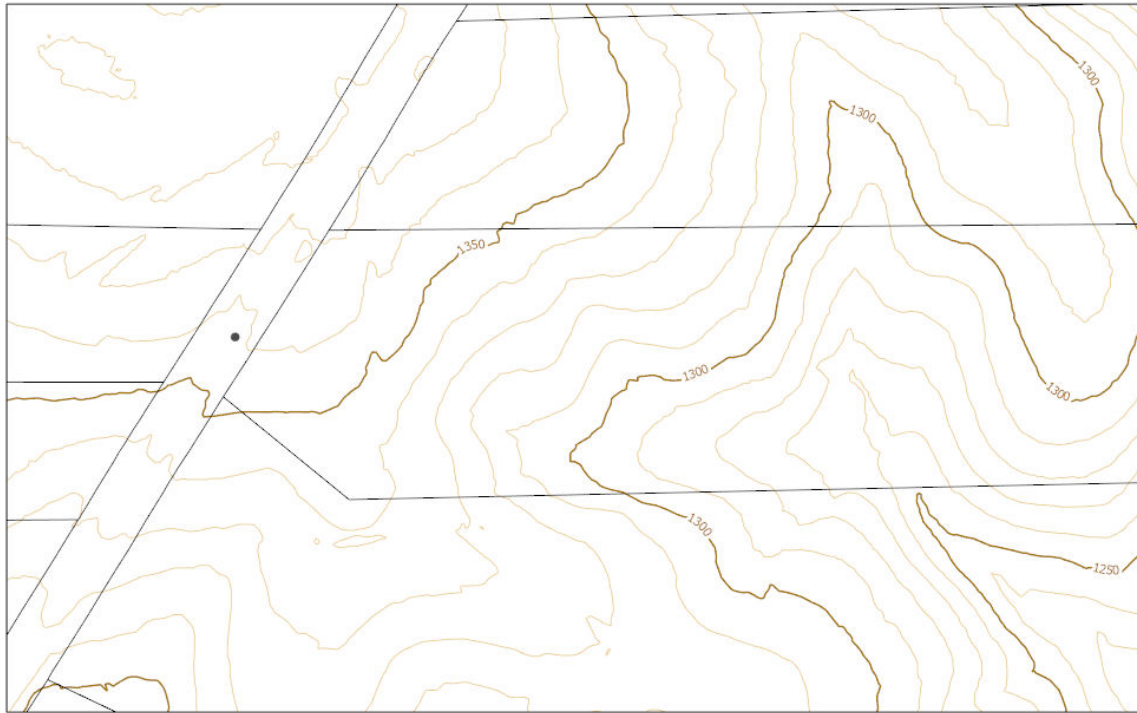
RR



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

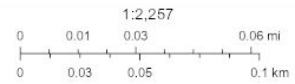
Topography:

Topo Map



9/10/2020, 12:46:16 PM

Parcels



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

Aerial:



APPROVAL

Public Hearing of Rezoning Request

We, the Dawson County Planning Commission, do hereby recommend approval of the following rezoning request:

ZA 20-10

Date of Hearing: 9-15-2020

Applicant's Name: Athena Reynolds

Address: 3159 Cowart Rd. Dawsonville, GA 30534

Tax Map Parcel Number: 040-009

Parcel Currently Zoned: R-1E

Rezoning Requested: RSRmm

This recommendation for approval is based upon the following which we feel will/will not:

- A. Affect the property values of surrounding property.
- B. Affect the health, safety or general welfare of the public.
- C. Impose special hardships on the surrounding property owners.

This recommendation for approval is, however, subject to the following stipulations and/or modifications:



Chairman Jason Hamby

9-15-2020

Date

Dawson County Planning Commissioner

DAWSON COUNTY REZONING APPLICATION

This portion to be completed by Zoning Administrator

ZA 20-10 Tax Map & Parcel # (TMP): 076-040
Submittal Date: 8-11-2020 Time: 10:09 am/pm Received by: chg (staff initials)
Fees Assessed: 300- Paid: check Commission District: 4
Planning Commission Meeting Date: September 15, 2020
Board of Commissioners Meeting Date: October 15, 2020

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Cameron Koch

Address: _____

Phone: Listed _____ Email: Business _____
Unlisted _____ Personal _____

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

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

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

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

Meeting Date: 8/11/20 Applicant Signature: [Signature]

PROPERTY OWNER/PROPERTY INFORMATION

Name: Corrine Cook

Street Address of Property being rezoned: 3071 Kelly Bridge Rd Dawsonville, GA. 30534

Rezoning from: RA to: _____ Total acreage being rezoned: 1.774

Directions to Property: Hwy 9 to A.T Moore Rd Follow A.T Moore until it turns into Kelly Bridge Rd. Lot is approx. 6 miles down Kelly Bridge on left

Subdivision Name (if applicable): _____ Lot(s) #: _____

Current Use of Property: Vacant lot with storage garage

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

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

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

If yes, what section? _____

SURROUNDING PROPERTY ZONING CLASSIFICATION:

North _____ South _____ East _____ West _____

Future Land Use Map Designation: _____

Access to the development will be provided from:

Road Name: _____ Type of Surface: _____

REQUESTED ACTION & DETAILS OF PROPOSED USE

[] Rezoning to: RSR [] Special Use Permit for: _____

Proposed Use: would like to build a single family residence

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

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

RESIDENTIAL

No. of Lots: 1 Minimum Lot Size: 1.77 (acres) No. of Units: 1

Minimum Heated Floor Area: 1900 sq. ft. Density/Acre: _____

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

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

COMMERCIAL & INDUSTRIAL

Building area: _____ No. of Parking Spaces: _____

APPLICANT CERTIFICATION



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

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

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

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

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

Signature  Date 7/30/2020
Witness  Date _____

WITHDRAWAL

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

I hereby withdraw application # _____

Signature _____ Date _____

Withdrawal of Application:

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

ZA 20-11

TMP#: 076040

List of Adjacent Property Owners

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

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

	<u>Name</u>	<u>Address</u>
TMP <u>076021</u>	1. <u>Jeff/Debra Miller</u>	<u>55 Needham Rd</u>
TMP <u>076040</u>	2. <u>Corrine Cook</u>	<u>3071 Kelly Bridge Rd</u>
TMP <u>076041</u>	3. <u>Larry/Gail Payne</u>	<u>2965 Kelly Bridge Rd</u>
TMP <u>076038</u>	4. <u>Rita Sosebee</u>	<u>3070 Kelly Bridge Rd</u>
TMP _____	5. _____	_____
TMP _____	6. _____	_____
TMP _____	7. _____	_____
TMP _____	8. _____	_____
TMP _____	9. _____	_____
TMP _____	10. _____	_____
TMP _____	11. _____	_____
TMP _____	12. _____	_____
TMP _____	13. _____	_____
TMP _____	14. _____	_____
TMP _____	15. _____	_____

Use additional sheets if necessary.

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

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

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

This notice and acknowledgement shall be public record.

Applicant Signature: *CRC*

Applicant Printed Name: Cameron Koch

Application Number: 20-11

Date Signed: 8/11/2020

Sworn and subscribed before me

11 day of August, 2020.

Harmony F GEE
Notary Public

My Commission Expires: August 9, 2022

{
Notary Public Seal
}

HARMONY F GEE
Notary Public - State of Georgia
Dawson County
My Commission Expires Aug 9, 2022

NIA

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

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

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

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

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

Amount \$ _____ Date: _____

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

Signature of Applicant/Representative of Applicant:

_____ Date: _____

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

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

PROPERTY OWNER AUTHORIZATION

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

3071 Kelly Bridge Rd. Dawsonville, GA 30534

Tax map/parcel # 076-040
as shown in the tax maps and/or deed records of Dawson County, Georgia, and which parcel will be affected by this request.

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

Printed Name of applicant or agent: Cameron Koch

Signature of applicant or agent: [Signature] Date: 7/31/20

Printed Name of Owner(s): Corrine M Cook

Signature of Owner(s): [Signature] Date: 8/5/2020

Mailing address: _____

City, State, Zip: _____

Telephone Number: Listed / Unlisted _____

Sworn and subscribed before me this 5th day of August, 2020.

[Signature]
Notary Public

My Commission Expires: May 3, 2024

ALITA M. LOUDERMILK
NOTARY PUBLIC
Forsyth County
State of Georgia
My Comm. Expires May 3, 2024

{Notary Seal}

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

August 6, 2020

To Whom it May Concern:

I, Cameron Koch, am requesting rezoning for a 1.774 acre property that I am interested in purchasing at 3071 Kelly Bridge Road Dawsonville, GA 30534. According to a recent survey, the property is currently zoned RA. I would like to purchase this property to build a single family home of approximately 2000 square feet, so I am requesting the property be rezoned to RSR. I am not the current owner of the property, but the owner, Corrine Cook, has given me permission to submit for this rezoning before purchasing the above mentioned property. Thank you for your time and consideration.

Sincerely,

Cameron Koch

3071 Kelly Bridge Rd/ Parcel # 076 040

From: Wentworth, Laurie (laurie.wentworth@dph.ga.gov)

To: hgee@dawsoncounty.org

Cc:

Date: Monday, August 10, 2020, 05:48 PM EDT

Hello Harmony,

It is our understanding that this property is to be split into 2 parcels. The total acreage appears to be 3.48 acres. Per Mr. Koch, the parcel he will be purchasing is 1.77 acres. This parcel size meets the minimum lot size for structures using on-site sewage management systems established by the Dawson County Board of Health and based on the type of water service at the property:

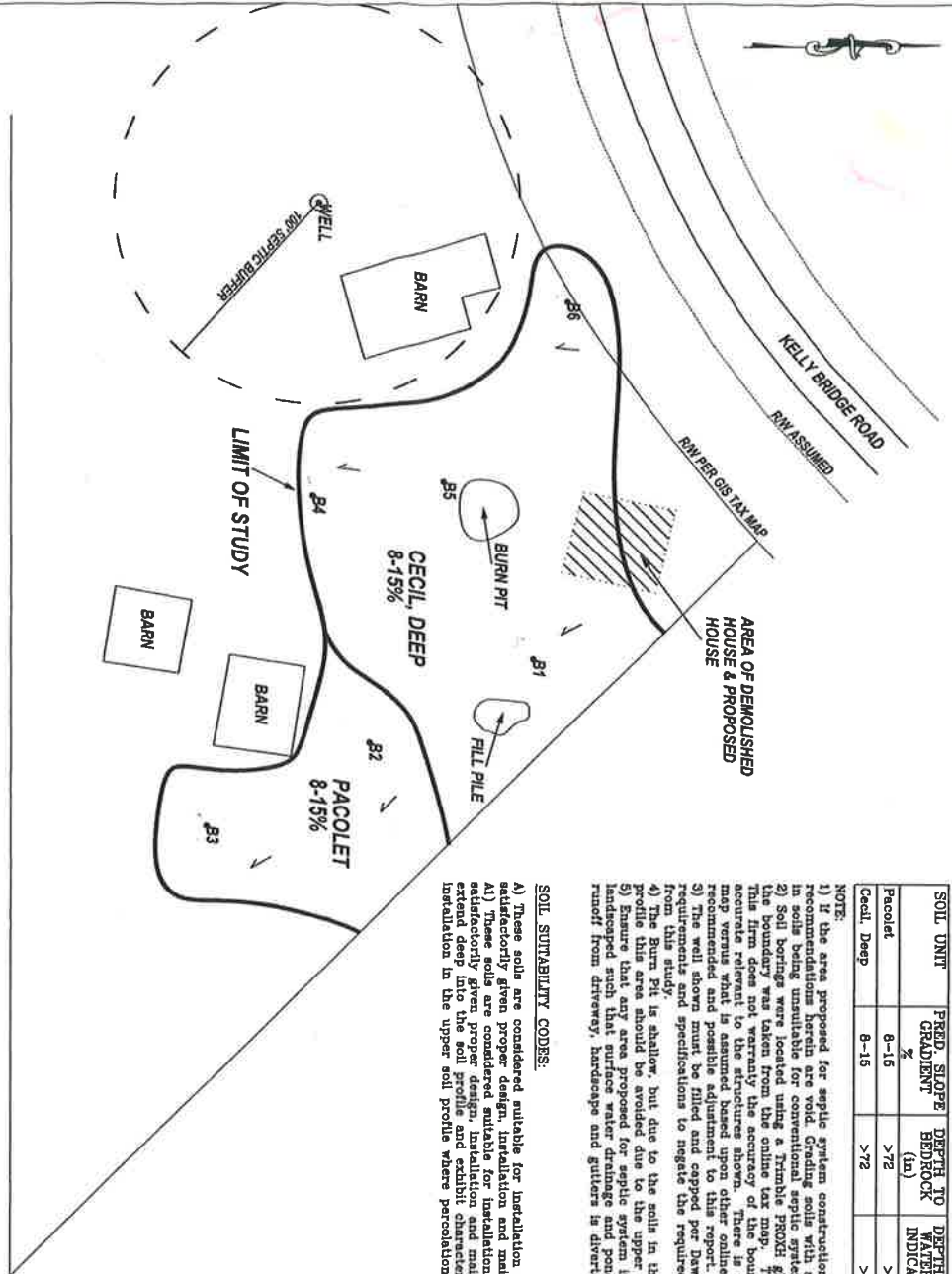
Private Water Supply - 1.5 acres

Public water Supply - .75 acres

Any proposed development that requires an on-site sewage management system (a septic system) must be evaluated by our office prior to the project being permitted by the Planning and Development Office.

Thanks,

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



SOIL UNIT	FREQ. SLOPE GRADIENT %	DEPTH TO BEDROCK (in)	DEPTH TO HIGH WATER TABLE INDICATORS (in)	INSTALLATION ZONE (in)	ESTIMATED PERC RATE (mln/in)	SOIL SUITABILITY CODE
Pacolet	8-15	>72	>72	40-62	45	A
Cecil, Deep	8-15	>72	>72	18-30	70	A1

NOTE: 1) If the area proposed for septic system construction is graded or filled to any extent, this report and the recommendations herein are void. Grading soils with shallow recommended installation depths could result in soils being unsuitable for conventional septic system installation.
 2) Soil borings were located using a Trimble PROX3 global positioning system. The base map used to depict the boundary was taken from the online tax map. There was no survey available at the time of this study. This firm does not vouch for the accuracy of the boundary information shown here. All boring locations are accurate relevant to the structures shown. There is a discrepancy in the right-of-way shown on the tax map versus what is assumed based upon other online sources and site observations. A survey is recommended and possible adjustment to this report.
 3) The soil data and possible adjustment to this report.
 4) The Burn Pit is shallow, but due to the soils in this area requiring shallow installation in the upper soil profile this area should be avoided due to the upper soil profile being removed.
 5) Ensure that any area proposed for septic system installation, including future reserve area, is properly landscaped such that surface water drainage and ponding does not occur. This includes ensuring that runoff from driveways, hardscape and gutters is diverted away from any component of the septic system.

SOIL SUITABILITY CODES:

A) These soils are considered suitable for installation of a conventional septic system and should function satisfactorily given proper design, installation and maintenance.
 A1) These soils are considered suitable for installation of a conventional septic system and should function satisfactorily given proper design, installation and maintenance. However, these soils have clay layers that extend deep into the soil profile and which may inhibit or reduce percolation with depth. These soils require installation in the upper soil profile where percolation characteristics are more favorable.



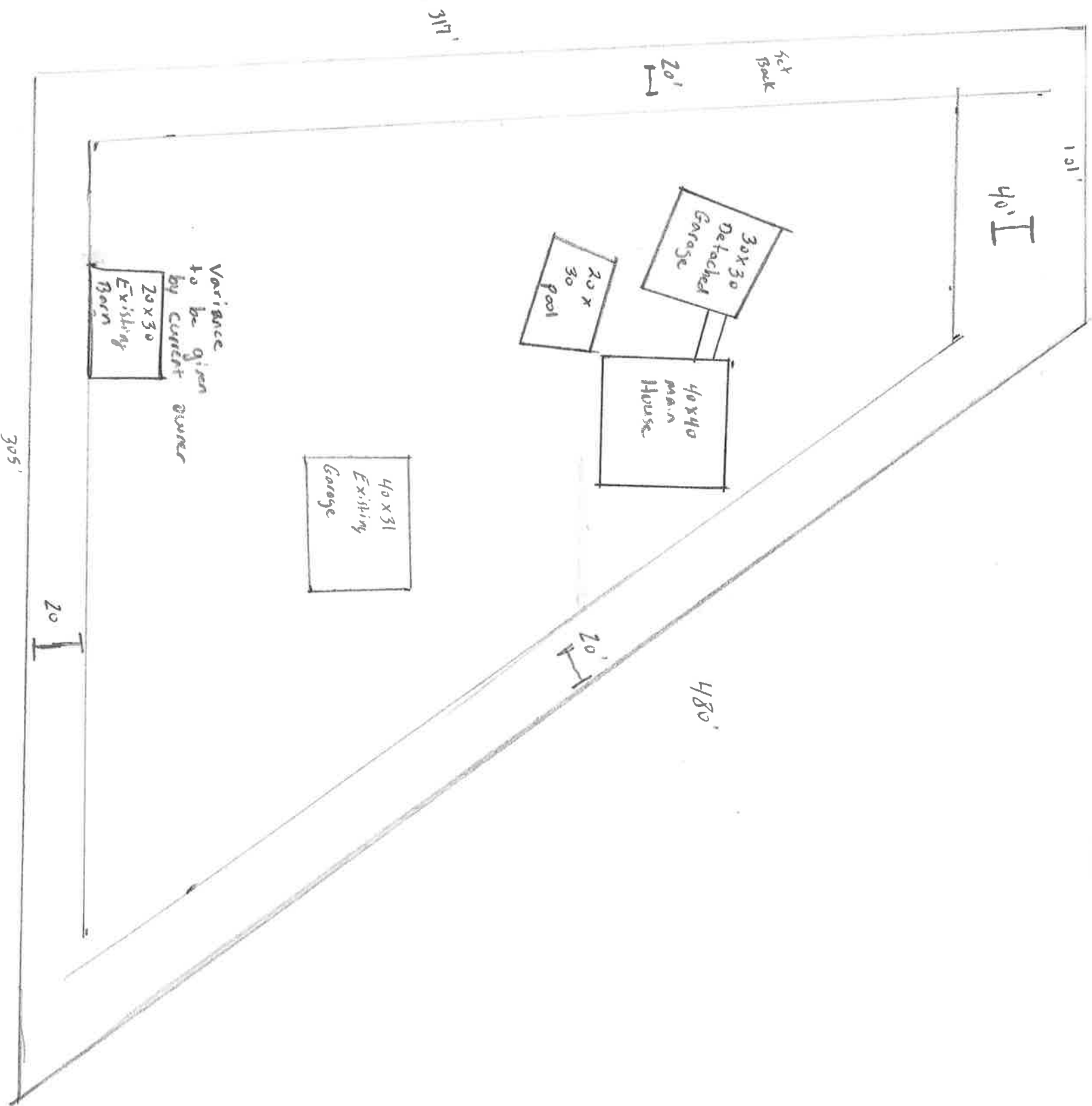
SOIL INVESTIGATION-LEVEL III
 3.48 ACRES
 3701 KELLY BRIDGE ROAD
 L.L. 19, 4TH DISTRICT
 DAWSON COUNTY, GEORGIA
 FOR JOHN COOK

SCALE: 1" = 60'
 SHEET 1 OF 1
 CHECKED BY: KWH
 DRAWN BY: KWH
 REVIEWED BY: KWH
 APRIL 17, 2019

HORIZON ENVIRONMENTAL, INC.
 4530 BLOOMING WAY
 FLOWERY BRANCH, GEORGIA 30542
 KEVIN W. HERNDON, GA SOIL CLASSIFIER
 (404) 444-0259 - kherndon@charter.net

Soil test

1" = 40'



Owner Information

COOK CORRINE M

Payment Information

Status	Paid
Last Payment Date	01/21/2020
Amount Paid	\$716.48

Property Information

Parcel Number	076 040
District	1 DAWSON COUNTY UNINCORPORATED
Acres	3.48
Description	LL 19 LD 4
Property Address	3071 KELLY BRIDGE RD
Assessed Value	\$29,601
Appraised Value	\$74,000

Bill Information

Record Type	Property
Tax Year	2019
Bill Number	2923
Account Number	35573
Due Date	12/01/2019

Taxes

Base Taxes	\$706.48
Penalty	\$0.00
Interest	\$10.00
Total Due	\$0.00

3071 Kelly Bridge Rd



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

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

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

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

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

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

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

Executed in Dawsonville (city), Georgia (state)

[Signature]
Signature of Applicant

8/4/20
Date

Cameron Koch
Printed Name

Name of Business

SUBSCRIBED AND SWORN BEFORE ME ON

THIS 4 DAY OF August, 2020

[Signature] Notary Public
My Commission Expires August 9, 2022

HARMONY F GEE
Notary Public - State of Georgia
Dawson County
My Commission Expires Aug 9, 2022

{Notary Seal}

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

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

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

**DAWSON COUNTY PLANNING COMMISSION
PLANNING STAFF REPORT**

Applicant.....Cameron Koch

Amendment #ZA 20-11

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

Proposed UseRezone property for the purpose of building a residence

Current ZoningR-A (Residential Agriculture)

Size.....1.774± acres

LocationKelly Bridge Road

Tax Parcel076-040

Planning Commission DateSeptember 15, 2020

Board of Commission Date.....October 15, 2020

Applicant Proposal

The applicant is seeking to rezone the property from R-A (Residential Agriculture) to RSR (Residential Sub Rural) for the purpose of building a permanent residence approximately 2000 square feet in size. The applicant is in the process of purchasing 1.774 acres of a 3.48 acre tract located off of Kelly Bridge Road.

History and Existing Land Uses

The parcel has been owned by the current owner, Corrine Cook since 2018. Ms. Cook has had the property for sale for several months. It is vacant land with the exception of an abandoned cemetery and garage/storage building.

Adjacent Land Uses	Existing zoning	Existing Use
North	RSRMM	Residential
South	Unknown	Forsyth County
East	R-A	Residential

West	RSRMM	Residential
------	-------	-------------

Development Support and Constraints

Having the land zoned for a Residential Sub-Rural would allow the applicant to build his permanent residence on a smaller parcel.

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

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

Public Facilities/Impacts

Engineering Department – “Asphalt surface, wearing surface was reclaimed (FDR) in 2019. Horizontal and vertical alignment are adequate. Adequate sight distance. Moderate traffic flow, no significant geometric issues noted.”

Environmental Health Department – Meets minimum lot size requirement for on-site sewage management but will need to be evaluated by Environmental Health before permitting.”

Emergency Services – No comments necessary.

Etowah Water & Sewer Authority – No comments returned.

Dawson County Sheriff’s Office – No comments returned.

Board of Education – No facility additions would be necessary

Analysis

- It does not conform to the Future Land Use Map and Comprehensive Plan but does meet the general character of the area with existing uses.

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

A. The existing uses and classification of nearby property.

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

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

There should be no diminishment of property values.

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

There should be no destruction of property values.

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

There should be no gain to the public if approved.

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

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

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

It is not occupied at this time but it not vacant land.

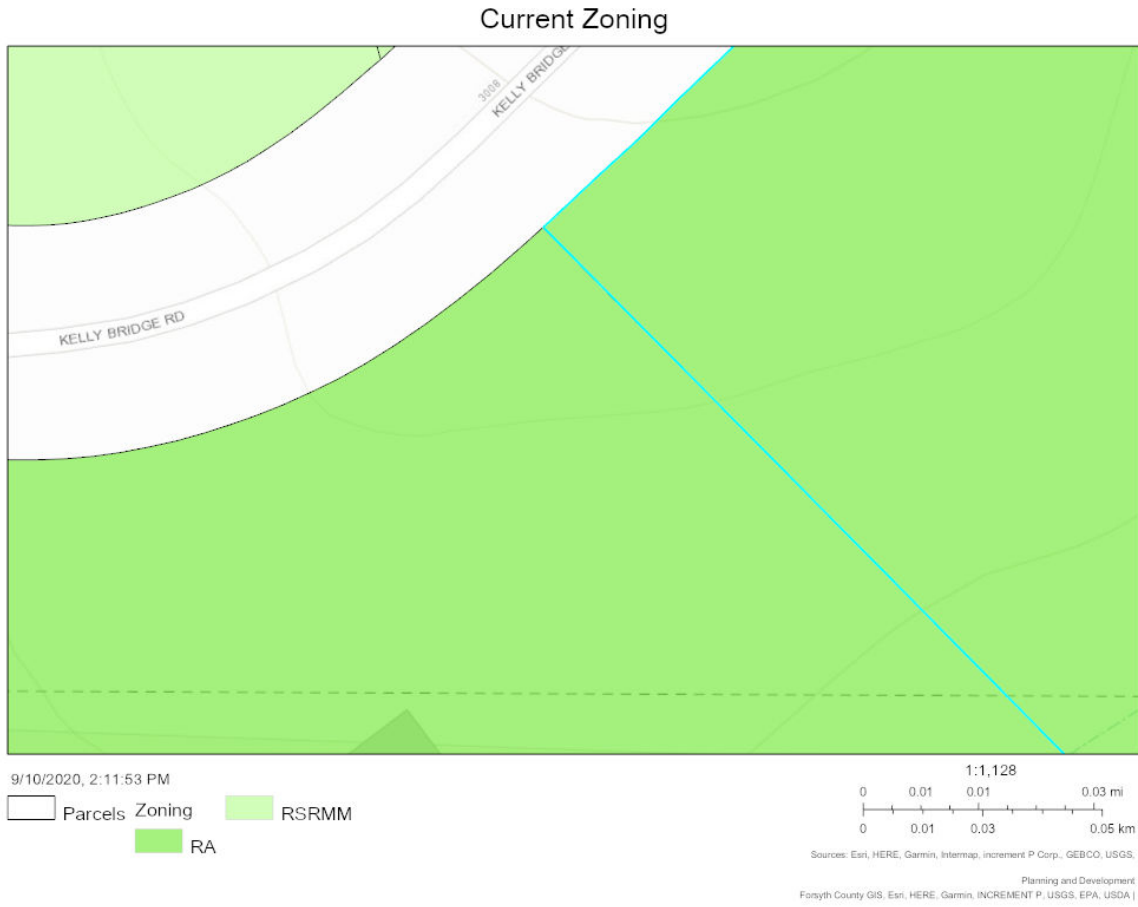
G. The specific, unusual, or unique facts of each case, which give rise to special hardships, incurred by the applicant and/or surrounding property owners.

The applicant would like to build his permanent residence on a 1.774 portion of the parent parcel of 3.48 acres.

Pictures of Property:



Current Zoning Map:



Future Land Use Map:

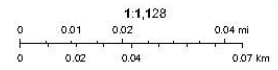
Future Land Use Map



September 10, 2020

FLU

RR



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

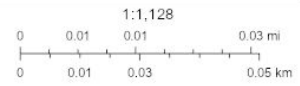
Topography:

Topo Map



9/10/2020, 1:01:57 PM

□ Parcels



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

Aerial:



APPROVAL

Public Hearing of Rezoning Request

We, the Dawson County Planning Commission, do hereby recommend approval of the following rezoning request:

ZA 20-11

Date of Hearing: 9-15-2020

Applicant's Name: Cameron Koch

Address: 6296 Birchfield Rd. Cumming, GA 30041

Tax Map Parcel Number: 0710-040


Parcel Currently Zoned: R-17

Rezoning Requested: BSR

This recommendation for approval is based upon the following which we feel will/will not:

- A. Affect the property values of surrounding property.
- B. Affect the health, safety or general welfare of the public.
- C. Impose special hardships on the surrounding property owners.

This recommendation for approval is, however, subject to the following stipulations and/or modifications:



Chairman Jason Hamby

9-15-2020

Date

Dawson County Planning Commissioner

DAWSON COUNTY REZONING APPLICATION

This portion to be completed by Zoning Administrator

ZA 20-17 Tax Map & Parcel # (TMP) D33.016.001
Submittal Date: Aug. 11 2020 Time: 4:44 am/pm pm Received by: Choke (staff initials)
Fees Assessed: 250.00 Paid: CC Commission District: 1
Planning Commission Meeting Date: September 15, 2020
Board of Commissioners Meeting Date: October 15, 2020

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Heather Hensley

Address: _____

Phone: Listed _____ Email: Business _____
 Unlisted _____ Personal _____

Status: Owner Authorized Agent Lessee Option to purchase

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

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

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

Meeting Date: _____ Applicant Signature: _____

PROPERTY OWNER/PROPERTY INFORMATION

Name: Heather Hensley

Street Address of Property being rezoned: 3815 Afton RD. Marble Hill, GA 30148

Rezoning from: RA to: RA-C1.5 Total acreage being rezoned: 1.973

Directions to Property: Take Highway 53 West, turn right onto Steve Tate Highway, go straight through the roundabout. Afton Rd

will be on the right after the North Gate of big canoe. Property will be about 2 miles on the right.

20 AUG 11 4:44 PM

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

Current Use of Property: No current use

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

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

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

If yes, what section? _____

SURROUNDING PROPERTY ZONING CLASSIFICATION:

North X South _____ East _____ West X

Future Land Use Map Designation: All the tract of parcel of land lying in Land Lot 1157 of the 5th District, 1st Section of Dawson County

Access to the development will be provided from:

Road Name: Afton Rd Type of Surface: Gravel

REQUESTED ACTION & DETAILS OF PROPOSED USE

[] Rezoning to: RA-C1.5 [] Special Use Permit for: _____

Proposed Use:

Build Single Family Home

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

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

RESIDENTIAL

No. of Lots: 1 Minimum Lot Size: 1.973 (acres) No. of Units: _____

Minimum Heated Floor Area: 2300 sq. ft. Density/Acre: ? .75 Acres

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

Is an Amenity Area proposed: No; if yes, what? _____

COMMERCIAL & INDUSTRIAL

Building area: _____ No. of Parking Spaces: _____

20 AUG 11 4:44 PM

APPLICANT CERTIFICATION

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

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

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

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

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

Signature Heather Kinsley Date 8/10/2020
Witness Chris Herby Date 8/10/2020

WITHDRAWAL

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

I hereby withdraw application # _____

Signature _____ Date _____

Withdrawal of Application:

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

20 AUG 11 4:44 PM

ZA 20.12

TMP#: 033-016-001

List of Adjacent Property Owners

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

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

Name

Address

TMP	<u>033-01601</u>	1. <u>Portia Hensley</u>	<u>123 Lovelady Rd, Ballground, GA 30107</u>
TMP		2. <u>Devin Davis</u>	<u>3805 Afton RD, Marble Hill, GA 30148</u>
TMP		3. <u>James Keown</u>	<u>Blue Ridge Address</u>
TMP		4. _____	_____
TMP		5. _____	_____
TMP		6. _____	_____
TMP		7. _____	_____
TMP		8. _____	_____
TMP		9. _____	_____
TMP		10. _____	_____
TMP		11. _____	_____
TMP		12. _____	_____
TMP		13. _____	_____
TMP		14. _____	_____
TMP		15. _____	_____

Use additional sheets if necessary.

20 AUG 11 4:45 PM

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

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

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

This notice and acknowledgement shall be public record.

Applicant Signature: Heather Hensley

Applicant Printed Name: Heather Hensley

Application Number: 2012

Date Signed: August 11, 2020

Sworn and subscribed before me

this 11 day of August, 2020.

Robin McAllister
Notary Public

My Commission Expires: February 4, 2024



20 AUG 11 4:45 PM

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

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

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

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

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

Amount \$ _____ Date: _____

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

Signature of Applicant/Representative of Applicant:

_____ Date: _____

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

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

20 AUG 11 4:45 PM

PROPERTY OWNER AUTHORIZATION

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

3815 Afton Rd. Marble Hill, GA 30148

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

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

Printed Name of applicant or agent: Heather Hensley

Signature of applicant or agent: _____ Date: _____

Printed Name of Owner(s): Heather Hensley

Signature of Owner(s): Heather Hensley Date: _____

Mailing address: _____

City, State, Zip: _____

Telephone Number: Listed Unlisted

Sworn and subscribed before me this 11 day of August, 2020.

Robin McAllister
Notary Public

My Commission Expires: February 4, 2024



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

20 AUG 11 4:45 PM

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

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

I am a United States citizen.

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

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

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

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

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

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

Executed in Dawson (city), Georgia (state)
Heather Hensley
Signature of Applicant
Heather Hensley
Printed Name
August 11, 2020
Date

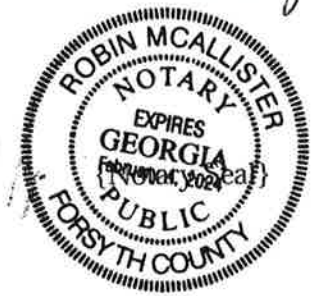
Name of Business

SUBSCRIBED AND SWORN BEFORE ME ON

THIS 11 DAY OF August, 2020

Robin McAllister Notary Public

My Commission Expires: February 4, 2024



20 AUG 11 4:45 PM

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

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

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

20 AUG 11 4:45 PM

Filed in Office: 07/08/2020 03:15PM
Deed Doc: WD
Bk 01421 Pg 0048-0049
Georgia Transfer Tax Paid \$0.00
Justin Power Clerk of Court
Dawson County
0422020001021

Return to:
Ashway Law Firm
312 West Main Street
Cumming, GA 30040
Draw Deed Only

WARRANTY DEED

STATE OF GEORGIA,
COUNTY OF FORSYTH

THIS INDENTURE, made this 7TH day of July, 2020, by and between Portia Hensley, of the County of Dawson and the State of Georgia, hereinafter referred to as GRANTOR; and Heather Hensley, of the County of Dawson and the State of Georgia, hereinafter referred to as GRANTEE.

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars and other good and 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 Grantee and Grantee's heirs and assigns, all the following described property, to wit:

See the attached Exhibit "A."

TO HAVE AND TO HOLD, the said bargained premises, together 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 behold of Grantee herein Grantee's heirs and assigns, forever in Fee Simple.

And the said Grantor, for Grantor's heirs, executors and administrators, will warrant and forever defend the right and title to the above described property unto the said Grantee, Grantee's heirs and assigns, against the claims of all persons whomsoever.

"Grantor" and "Grantee" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hand and seal, the day and year first above written.

Signed, sealed and delivered in the presence of:

Maria Burnett
Witness

Portia Hensley (Seal)
Portia Hensley

Robin McAllister
Notary Public



20 AUG 11 4:45 PM

S. 00°01'41"W 183.79'

EXHIBIT "A"
LEGAL DESCRIPTION

All that tract or parcel of land lying in Land Lot 1157 of the 5th District, 1st Section of Dawson County, Georgia being as per a survey for Heather Hensley by Richard Webb & Associates dated April 16, 2020, being more fully described as follows:

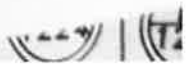
To find the True Point of Beginning commence at an IPF Govt. Mon. TR.7 at the corner common to Land Lots 1157, 1158, 1223 & 1224; Thence along the eastern Land Lot Line of Land Lot 1157 N00°01'41"E a distance of 330.09' to an IPS #4RB; Said IPS #4RB being the True Point of Beginning;

With the True Point of Beginning being established
Thence leaving said Land Lot Line
N88°53'45"W a distance of 355.58' to an IPS #4RB;
Thence N42°10'38"W a distance of 312.36' to an IPS #4RB on the southeastern R/W of Afton Road (80' R/W);
Thence along said R/W
N32°08'03"E a distance of 39.43' to a Point;
Thence N38°24'48"E a distance of 24.04' to an IPS #4RB;
Thence leaving said R/W
S45°13'35"E a distance of 196.44' to an IPF 1"O.T.;
Thence N41°52'47"E a distance of 51.63' to an IPS #4RB;
Thence S88°53'45"E a distance of 355.58' to an IPS #4RB on the eastern Land Lot Line of Land Lot 1157;
Thence S00°01'41"W a distance of 183.79' to an IPS #4RB;
Thus being the True Point of Beginning,

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 85,943.88 Square Feet, 1.973 Acres

20 AUG 11 4:45 PM



**GEORGIA DEPARTMENT OF PUBLIC HEALTH
CONSTRUCTION PERMIT AND SITE APPROVAL
For On-Site Sewage Management System**

COUNTY: Dawson	SUBDIVISION:	LOT NUMBER:	BLOCK:
PROPERTY LOCATION (ADDRESS/DIRECTIONS): 8			

I hereby apply for a construction permit to install an On-Site Sewage Management System and agree that the system will be installed to conform to the requirements of the rules of the Georgia Department of Public Health, Chapter 511-3-1. By my signature, I understand that final inspection is required and will notify the County Health Department upon completion of construction and before applying final cover material to the system.

PROPERTY OWNER'S/AUTHORIZED AGENT'S SIGNATURE:		DATE: 05/25/2020
PROPERTY OWNER'S NAME: HEATHER HENSLEY	PHONE NUMBER:	ALTERNATE PHONE NUMBER:
PROPERTY OWNER'S ADDRESS:		
AUTHORIZED AGENT'S NAME (IF OTHER THAN OWNER): CHRIS HENSLEY	PHONE NUMBER:	RELATIONSHIP TO OWNER:

Section A — General Information

1. REQUIRED SETBACK FROM RECEIVING BODIES (wells, lakes, sinkholes, streams, etc.) EVALUATED: (1) Yes (2) No		6. TYPE OF STRUCTURE (single/multi-family residence, commercial, restaurant, etc.): Single-Family Residence		9. SOIL SERIES (e.g. Pacolet, Orangeburg, etc.):																									
2. WATER SUPPLY: (1) Public (2) Private (3) Community		6. WATER USAGE BY: Bedroom Numbers		10. PERCOLATION RATE / HYDRAULIC LOADING RATE: <table border="1" style="width:100%; text-align:center;"><tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td><td>5</td><td>0</td></tr></table>												5	0												
				5	0																								
3. SEWAGE SYSTEM TO BE PERMITTED: (1) New (2) Repair (3) Addition		7. NO. OF BEDROOMS / OPD: <table border="1" style="width:100%; text-align:center;"><tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td><td>3</td><td> </td></tr></table>												3		11. RESTRICTIVE SOIL HORIZON DEPTH (INCHES): <table border="1" style="width:100%; text-align:center;"><tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td><td>7</td><td>2</td></tr></table>												7	2
				3																									
				7	2																								
4. LOT SIZE (SQUARE FEET / ACRES): <table border="1" style="width:100%; text-align:center;"><tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td>2</td><td> </td><td>0</td></tr></table>											2		0	8. LEVEL OF PLUMBING OUTLET: (1) Ground Level (2) Basement (3) Above ground level		12. SOIL TEST PERFORMED BY: Fox, Josh													
			2		0																								

Section B — Primary / Pretreatment

1. DISPOSAL METHOD: Septic Tank	2. GARBAGE DISPOSAL: (1) Yes (2) No	3. SEPTIC TANK CAPACITY (GALLONS): 1000	4. ATU Capacity: 0	5. DOSING TANK CAPACITY (GALLONS):	6. GREASE TRAP CAPACITY (GALLONS):
---	---	---	------------------------------	------------------------------------	------------------------------------

Section C — Secondary Treatment

1. ABSORPTION FIELD DESIGN: (1) Level Field (2) Serial (3) Drip (4) Bed (5) Distribution Box (6) Mound/Area Fill (7) Other		4. TOTAL ABSORPTION FIELD SQUARE FEET REQUIRED: <table border="1" style="width:100%; text-align:center;"><tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td>6</td><td>1</td><td>2</td></tr></table>												6	1	2	7. NUMBER OF ABSORPTION TRENCHES: <table border="1" style="width:100%; text-align:center;"><tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr></table>										
			6	1	2																						
2. ABSORPTION FIELD PRODUCT: Quick 4 High Capacity -16in		5. TOTAL ABSORPTION FIELD LINEAR FEET REQUIRED: <table border="1" style="width:100%; text-align:center;"><tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td>2</td><td>0</td><td>4</td></tr></table>												2	0	4	8. SPECIFIED LENGTH OF ABSORPTION TRENCHES: <table border="1" style="width:100%; text-align:center;"><tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr></table>										
			2	0	4																						
3. AGGREGATE DEPTH (inches):		6. DEPTH OF ABSORPTION TRENCHES (range in inches): <table border="1" style="width:100%; text-align:center;"><tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td>2</td><td>4</td><td>—</td><td>4</td><td>0</td></tr></table>												2	4	—	4	0	9. Distance Between Absorption Trenches: <table border="1" style="width:100%; text-align:center;"><tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr></table>								
			2	4	—	4	0																				

Permit


A PERMIT IS HEREBY GRANTED TO INSTALL THE ON-SITE SEWAGE MANAGEMENT SYSTEM DESCRIBED ABOVE. THIS PERMIT IS NOT VALID UNLESS PROPERLY SIGNED BELOW. THIS PERMIT EXPIRES TWELVE (12) MONTHS FROM DATE OF ISSUANCE.

ANY GRADING, FILLING, OR OTHER LANDSCAPING SUBSEQUENT TO ISSUANCE OF A PERMIT MAY RENDER PERMIT

VOID, FAILURE TO FOLLOW SITE PLAN MAY RENDER PERMIT VOID. ANY GRADING, FILLING, OR OTHER LANDSCAPING SUBSEQUENT TO FINAL INSPECTION BY COUNTY HEALTH DEPARTMENT, WHICH ADVERSELY AFFECTS THE FUNCTION OF THE ON-SITE SEWAGE MANAGEMENT SYSTEM, MAY RENDER APPROVAL VOID. INSTALLATION CONTRACTOR IS RESPONSIBLE FOR LOCATING PROPER DISTANCES FROM BUILDINGS, WELLS, PROPERTY LINES, ETC.

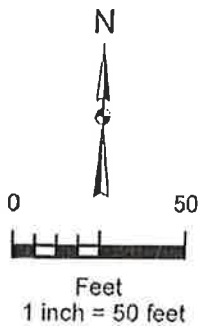
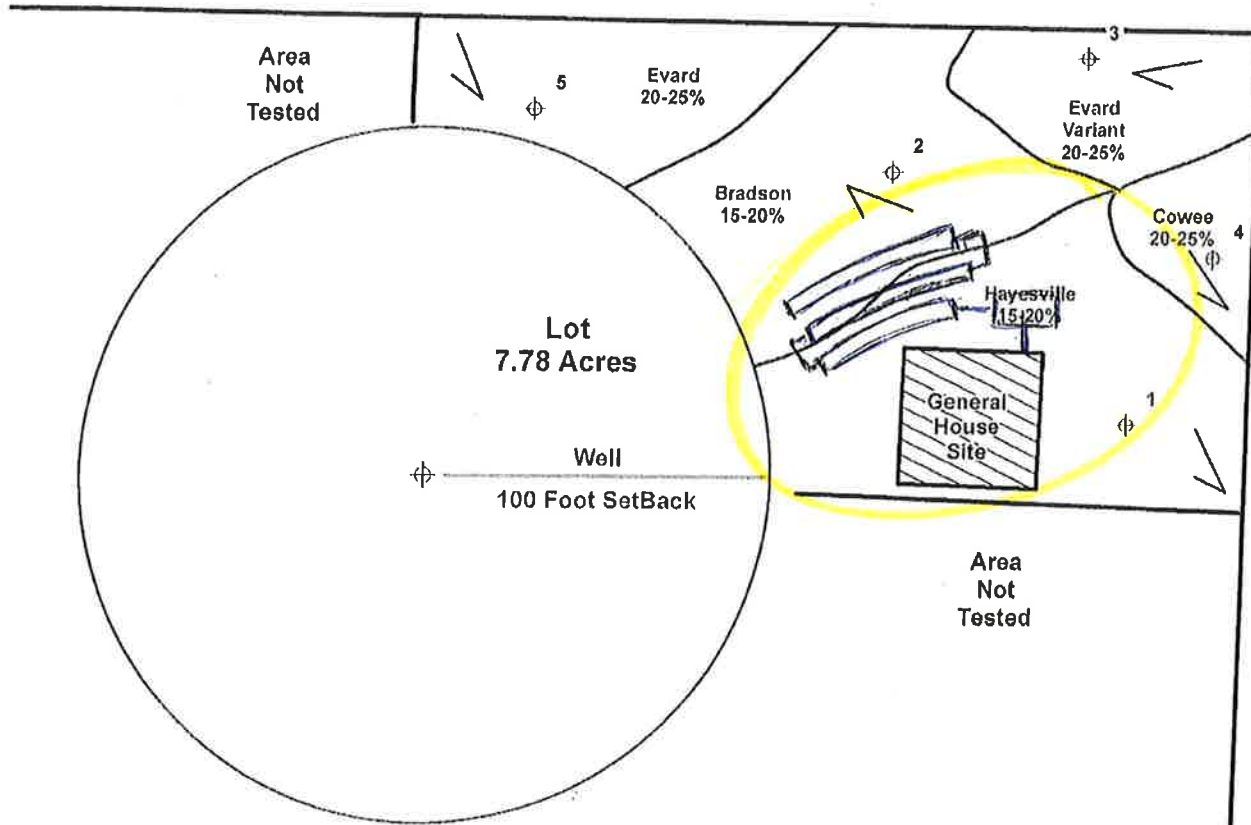
ISSUANCE OF A CONSTRUCTION PERMIT FOR AN ON-SITE SEWAGE MANAGEMENT SYSTEM, AND SUBSEQUENT APPROVAL OF SAME BY REPRESENTATIVE OF THE GEORGIA DEPARTMENT OF PUBLIC HEALTH OR COUNTY BOARD OF HEALTH SHALL NOT BE CONSTRUED AS A GUARANTEE THAT SUCH SYSTEMS WILL FUNCTION SATISFACTORILY FOR A GIVEN PERIOD OF TIME; FURTHERMORE, SAID REPRESENTATIVE(S) DO NOT, BY ANY ACTION TAKEN IN EFFECTING COMPLIANCE WITH THESE RULES, ASSUME ANY LIABILITY FOR DAMAGES WHICH ARE CAUSED, OR WHICH MAY BE CAUSED, BY THE MALFUNCTION OF SUCH SYSTEM.

1. SITE APPROVED AS SPECIFIED ABOVE: (1) Yes (2) No

APPROVING ENVIRONMENTALIST: 	TITLE: Environmental Health Specialist IV	DATE: 06/05/2020	CONSTRUCTION PERMIT NUMBER: OSC04200796
---	---	----------------------------	---

**GEORGIA DEPARTMENT OF PUBLIC HEALTH
CONSTRUCTION PERMIT AND SITE APPROVAL
For On-Site Sewage Management System**

Level 3 Soil Survey



Soil Survey By:
Appalachian Soil, INC
Ellijay, GA

- --Shows Slope Direction
- Points mapped with GPS
- All points marked with orange flagging tape

Date: 5/20/2020

Letter of Intent

To Whom it may concern:

I am requesting to be rezoned into the Agricultural (RA) Corrective zone in order to build a single-family dwelling. There is 1.9 acres, which is in the approved 1.5 to less than 5 acres.

Thank you for your consideration,

Heather Hensley

Official Tax Receipt
 Nicole Stewart
 DAWSON COUNTY Tax Commissioner
 25 Justice Way Suite 1222
 Dawsonville, GA 30534

Trans No	Property ID/District Description	Original Due	Interest & Penalty	Prev Paid	Amount Due	Amount Paid	Balance	
23055 Year-Bill No 2019 - 51971	P34567 / 001 MEFF/ FMV: \$8,405.00	80.24	0.00 Fees 0.00	0.00	80.24	80.24	0.00	
						Paid Date 11/25/2019 14:33:16	Current Due 0.00	
23056 Year-Bill No 2019 - 6549	035 045 / 001 LT 34 DEER RUN ESTATES FMV: \$195,030.00	1,814.18	0.00 Fees 0.00	0.00	1,814.18	1,814.18	0.00	
						Paid Date 11/25/2019 14:33:16	Current Due 0.00	
23057 Year-Bill No 2019 - 6548	035 044 / 001 LOT 33 LL 137 LD 4-1 DEER RUN ESTATES FMV: \$30,100.00	287.36	0.00 Fees 0.00	0.00	287.36	287.36	0.00	
						Paid Date 11/25/2019 14:33:16	Current Due 0.00	
23058 Year-Bill No 2019 - 6553	033 016 001 / 001 LL 1157 LD 5-1 FMV: \$97,280.00	928.71	0.00 Fees 0.00	0.00	928.71	928.71	0.00	
						Paid Date 11/25/2019 14:33:16	Current Due 0.00	
Transactions:	23055 - 23058	Totals	3,110.49	0.00	0.00	3,110.49	3,110.49	0.00

JAMES C HENSLEY CONSTRUCTION

Paid By:
 HENSLEY TRACY

Check No
 Charge Acct

Cash Amt: 3,111.00
 Check Amt: 0.00
 Charge Amt: 1.00
 Change Amt: 0.51
 Refund Amt: 0.00
 Overpay Amt: 0.00

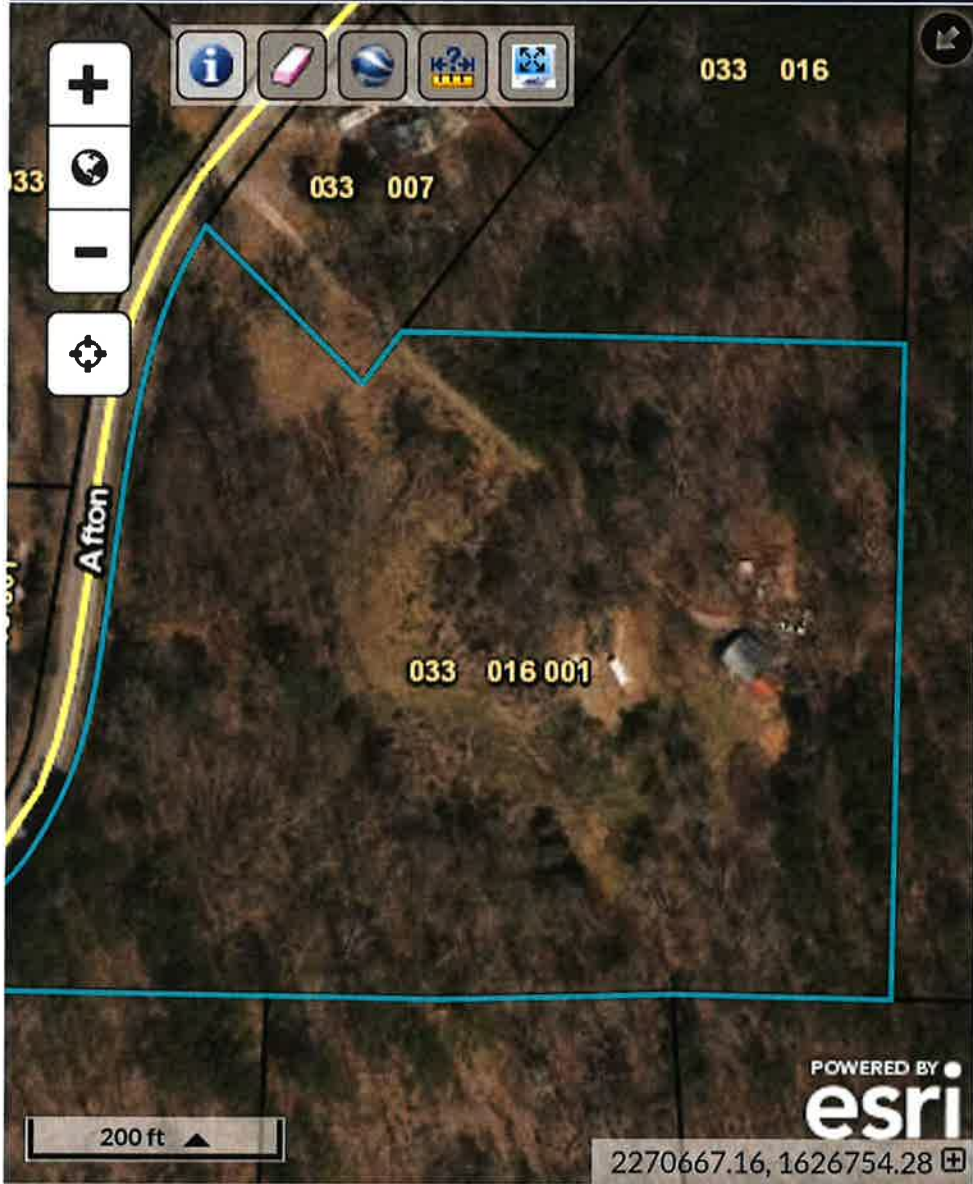


Dawson County, GA



Map

More ▾



Owner: HENSLEY PORTIA
 Acres: 7.78
 Assessed Value: \$105980

View: [Report](#) | [Field Definitions](#)



**DAWSON COUNTY PLANNING COMMISSION
PLANNING STAFF REPORT**

Applicant.....Heather Hensley

Amendment #ZA 20-12

Request.....Rezone Property from R-A (Residential Agriculture) to R-AC (Residential Agriculture Corrective)

Proposed UseBuild a primary residence in a deeded, unplatted parcel that is less than 5 acres in R-A

Current ZoningR-A (Residential Agriculture)

Size.....1.973± acres

Location3815 Afton Rd. Marble Hill, GA

Tax Parcel033-016-001

Planning Commission DateSeptember 15, 2020

Board of Commission Date.....October 15, 2020

Applicant Proposal

The applicant is seeking to rezone her parcel to the newly created zoning classification for the purpose of having a plat recorded so that the portion that she is seeking to build on may be parceled out.

History and Existing Land Uses

The land was purchased in 2002 by the applicant’s family and the deeded portion that they are seeking to rezone was deeded in July 2020.

Adjacent Land Uses	Existing zoning	Existing Use
North	R-A	Residential/Vacant
South	R-A	Residential/Vacant
East	R-A	Residential/Vacant
West	R-A	Residential/Vacant

Development Support and Constraints

The parcel is surrounded by R-A zoned properties.

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

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

Public Facilities/Impacts

Engineering Department – “Asphalt surface, wearing surface is slightly degraded, load cracking and block cracking noted, edge loss. Horizontal and vertical alignment are adequate. Adequate sight distance. Moderate traffic flow, no significant geometric issues noted.”

Environmental Health Department – The site has already been given a septic and well permit for the building permit.

Emergency Services – No comments necessary.

Etowah Water & Sewer Authority – “There are no plans for expansion at this point. A well is the only system. No sanitary sewer, septic only.”

Dawson County Sheriff’s Office – No comments necessary.

Board of Education – No facility additions would be necessary.

Georgia Department of Transportation –No comments necessary.

Analysis

- It does not conform to the Future Land Use Map and Comprehensive Plan but the new zoning classification is not included.

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

A. The existing uses and classification of nearby property.

Properties surrounding the parcel are zoned residential (R-A) several of which are larger tracts with single family residences or vacant land to the North, East, South, and West.

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

There should be no diminishment of property values.

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

There should be no destruction of property values.

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

There should be no gain to the public if approved.

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

The property is suitable for the purposed land use classification.

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

It is currently being built upon by the applicant.

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

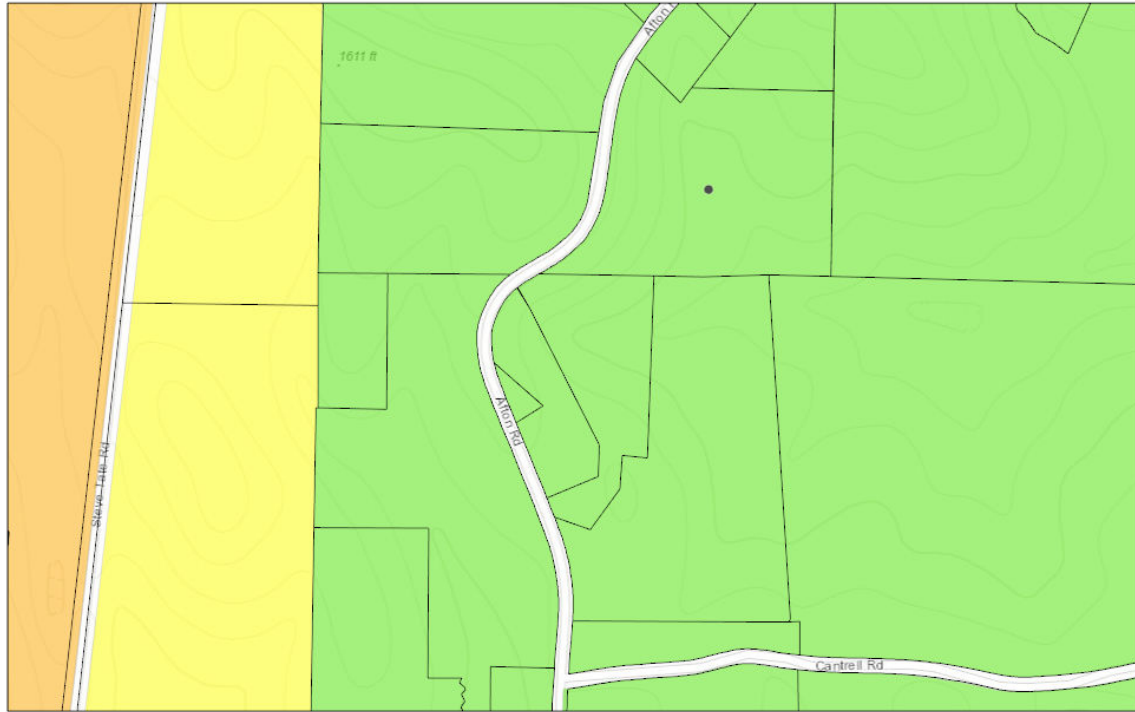
The applicant is seeking to be able to record a plat that is smaller than the required 5 acre minimum within the R-A zoning classification and qualifies for the new zoning classification.

Pictures of Property:



Current Zoning Map:

Current Zoning



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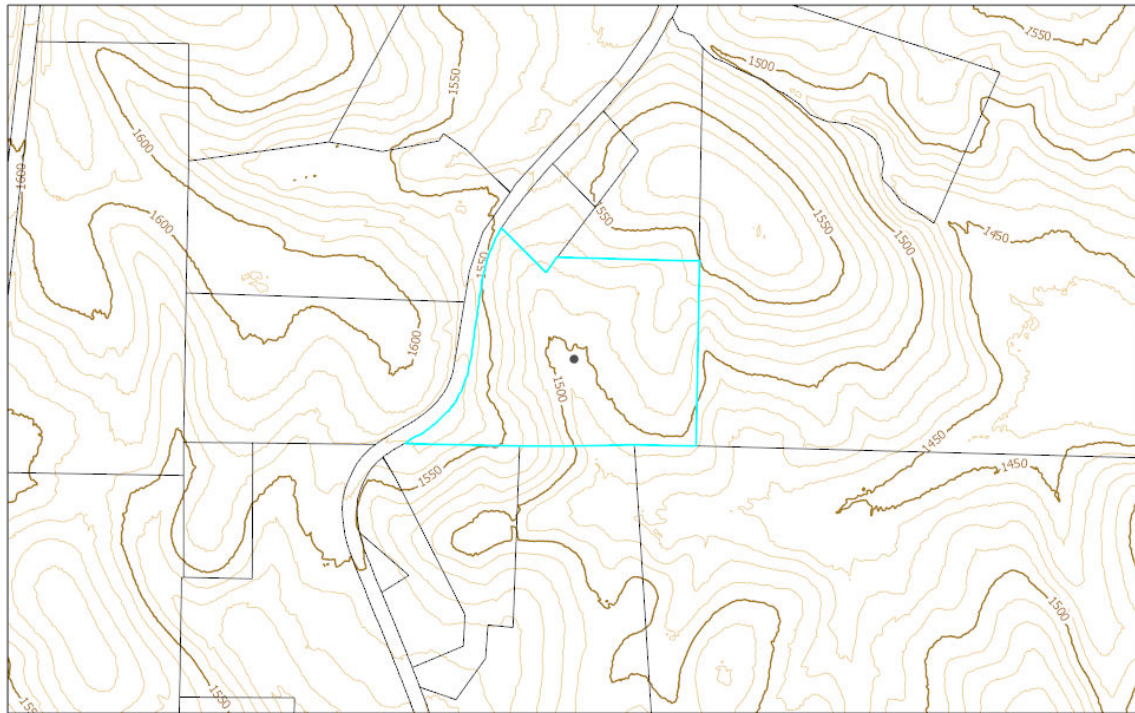
Parcels Zoning
RPC
RSR
RA

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

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS,
Planning and Development
Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA |

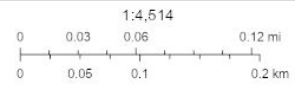
Topography:

Topo Map



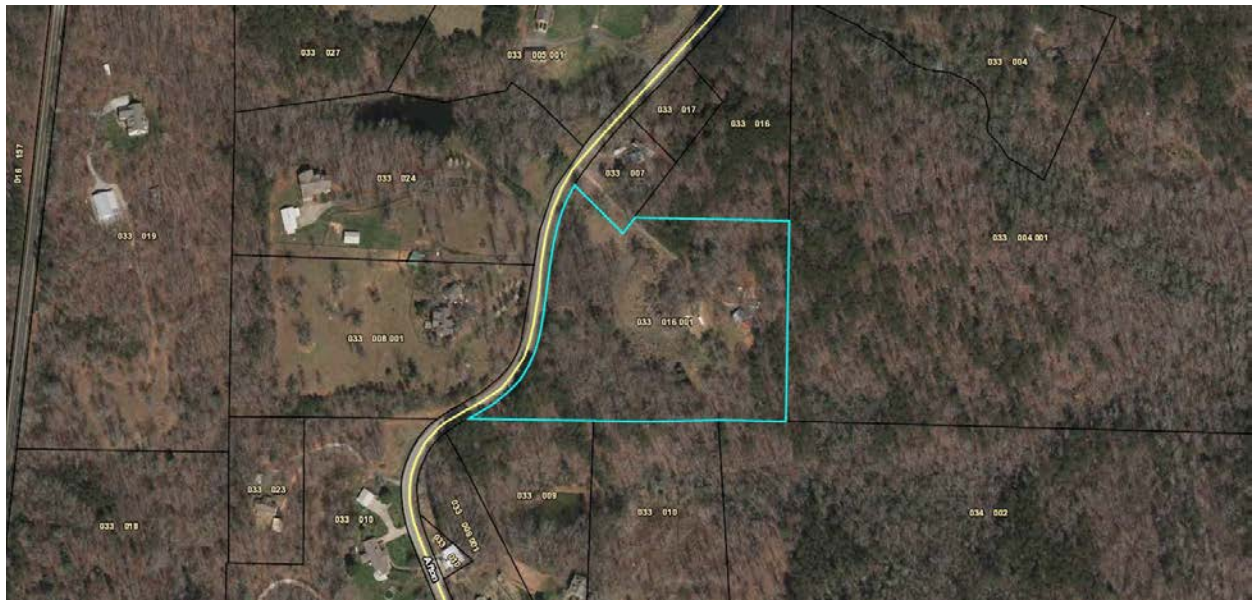
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Parcels

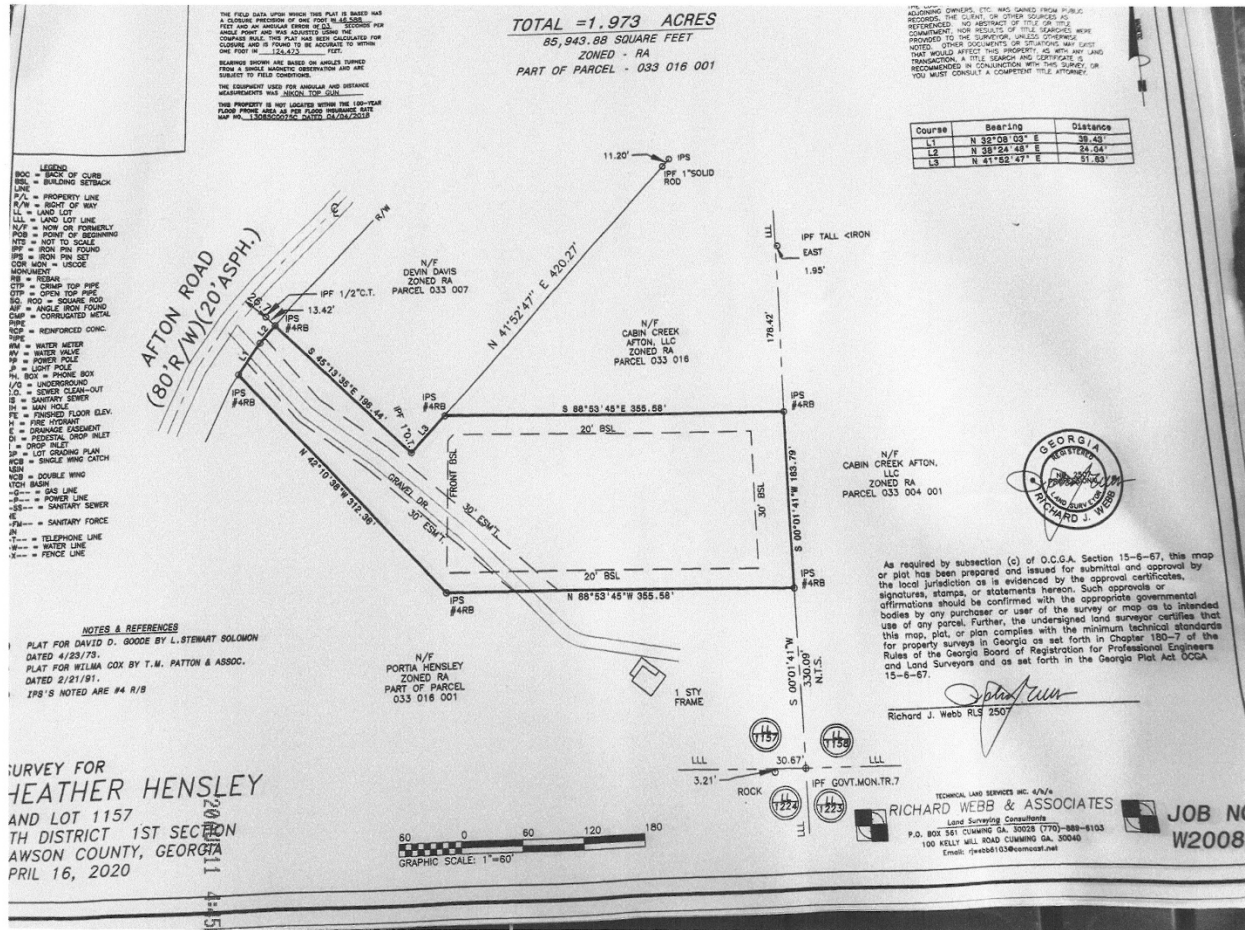


Dawson County
The information on this map (or data product) is from a computer database accessed using a Geographic Information System (GIS). Dawson County Public Works cannot guarantee the accuracy of the information contained on this map. Each user of this map is

Aerial:



Site Plan:



APPROVAL

Public Hearing of Rezoning Request

We, the Dawson County Planning Commission, do hereby recommend approval of the following rezoning request:

ZA 20-12

Date of Hearing: 9-15-2020

Applicant's Name: Heather Hensley

Address: 3815 Alton Rd. Marble Hill, GA 30148


Tax Map Parcel Number: D33-D16-001 Parcel Currently Zoned: R-A

Rezoning Requested: R-AC

This recommendation for approval is based upon the following which we feel will/will not:

- A. Affect the property values of surrounding property.
- B. Affect the health, safety or general welfare of the public.
- C. Impose special hardships on the surrounding property owners.

This recommendation for approval is, however, subject to the following stipulations and/or modifications:


Chairman Jason Hamby

9-15-2020
Date

Dawson County Planning Commissioner

DAWSON COUNTY REZONING APPLICATION

This portion to be completed by Zoning Administrator

ZA 2013 Tax Map & Parcel # (TMP): 037-076-006
Submittal Date: 8-13-2020 Time: 9:14 0 am/pm Received by: Uroja (staff initials)
Fees Assessed: 250- Paid: check Commission District: _____
Planning Commission Meeting Date: September 15
Board of Commissioners Meeting Date: October 15

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Mitchell B. Mullins
Address: _____
Phone: Listed Unlisted Email: Business Personal
Status: Owner Authorized Agent Lessee Option to purchase

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

I have _____ /have not participated in a Pre-application meeting with Planning Staff.
If not, I agree /disagree _____ to schedule a meeting the week following the submittal deadline.
Meeting Date: May 19, 2020 Applicant Signature: Mitchell Mullins

PROPERTY OWNER/PROPERTY INFORMATION

Name: Mitchell B. Mullins
Street Address of Property being rezoned: Cowart Rd. Dawsonville GA 30534
(parcel # 037026006 - description says Hwy. 53 W)
Rezoning from: RA to: ROR^(mm) RAC Total acreage being rezoned: 2.04 ac
Directions to Property: Hwy. 53 to roundabout w/183, left onto Hwy. 53 W, in 5.2 miles, turn left onto Cowart Rd. Property will be second driveway on left just after mailbox # 309. and just before mailbox # 401

720 AUG 13 9:14 AM

Subdivision Name (if applicable): n/a Lot(s) #: -

Current Use of Property: raw, clear cut, land

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

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

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

If yes, what section? N/A

SURROUNDING PROPERTY ZONING CLASSIFICATION:

North R4 South R4 East A4 West R4

Future Land Use Map Designation: RA

Access to the development will be provided from:

Road Name: Cowart Road Type of Surface: Asphalt

REQUESTED ACTION & DETAILS OF PROPOSED USE

[] Rezoning to: RAC [] Special Use Permit for: _____

Proposed Use: Single Family Home

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

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

RESIDENTIAL

No. of Lots: 1 Minimum Lot Size: 2.04 (acres) No. of Units: 1

Minimum Heated Floor Area: 1,360 sq. ft. Density/Acre: 1 unit / 2,04 ac

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

Is an Amenity Area proposed: No; if yes, what? n/a

COMMERCIAL & INDUSTRIAL

Building area: N/A No. of Parking Spaces: -

20 AUG 13 9:14 AM

APPLICANT CERTIFICATION

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

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

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

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

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

Signature Mitchell Mull

Date 8/12/2020

Witness [Signature]

Date 08-12-2020

WITHDRAWAL

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

I hereby withdraw application # _____

Signature _____

Date _____

Withdrawal of Application:

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

20 AUG 13 9:14 AM

ZA 20.13

TMP#: 037 026 006

List of Adjacent Property Owners

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

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

*D'ville = Dawsonville

Name

Address

- TMP 037026005 1. William Strayhorn, Jr. 401 Cowart Rd. D'ville GA 30534
- TMP 037026001 2. Jody DeMone 309 Cowart Rd. D'ville GA 30534
- TMP 037114001 3. Tommy Tallant (Thomas) 578 Cowart Rd. D'ville GA 30534
037114
- TMP 037104036 4. Wanda Grice 510 Cowart Rd. D'ville GA 30534
037104 037036
- TMP 037023A x5. Donald Gilreath 116 Cowart Rd. D'ville GA 30534
- TMP 0370260370268 6. Charles Hill 7685 Hwy. 53 W. D'ville GA 30534
037026 0370268
- TMP 037102 7. Andrea M. Phillips 448 Cowart Rd. D'ville GA 30534
037101
- TMP 037033 8. Debbie Rowell 334 Cowart Rd. D'ville GA 30534
- TMP 037024 9. Kelly Sherry Rowell 296 Cowart Rd. D'ville GA 30534
- TMP 037025 x10. Donald Gilreath 7791 Hwy. 53 W. D'ville GA 30534
- TMP 037102001 11. John & Eulalie Philyaw 510 Cowart Rd. D'ville GA 30534
037103
- TMP 037026003 12. Sabusa Mohamadtaki & Momin Alilshah 57 Millstone Dr. D'ville GA 30534
- TMP _____ 13. _____
- TMP _____ 14. _____
- TMP _____ 15. _____

Use additional sheets if necessary.

20 AUG 13 9:14 AM

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

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

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

This notice and acknowledgement shall be public record.

Applicant Signature: Mitchell B. Mullins

Applicant Printed Name: Mitchell B. Mullins

Application Number: 20-13

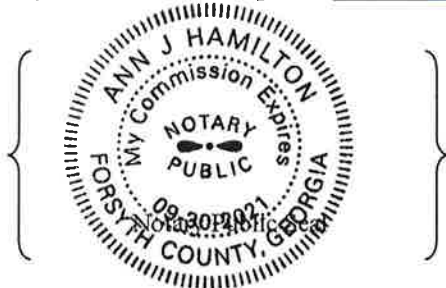
Date Signed: 5/1/2020

Sworn and subscribed before me

this 1 day of May, 2020

[Signature]
Notary Public

My Commission Expires: 9-31-21



20 AUG 13 9:14 AM

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

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

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

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

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

Amount \$ _____ Date: _____

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

Signature of Applicant/Representative of Applicant:

_____ Date: _____

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

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

20 AUG 13 9:14 AM

8/12/2020
04.22.2020

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

RE: 2.04 acres on Cowart Road
TMP 037 026 006
Rezoning

To Whom It May Concern,

I am respectfully requesting to rezone 2.04 acres from RA to ~~RSR~~ ^{RAC}. The property is located on Cowart Road between the addresses of 309 and 401 Cowart Road, Dawsonville, Georgia 30534. This property consists of One tax parcel numbered 037 026 006. I am proposing a single family residence of 1225 sq ft heated space.

I purchased this property on 08.29.2018 with the intention of building a single family home where we plan on living the rest of our lives. My wife Stacey, has many family members in this area. Her great grandparents, and other family, owned land on Cowart Road until their passing, her existing family still owns the property today. I was unaware that I was required to record my property plat myself and assumed incorrectly that it would be recorded by Mr. Kelly upon completion. When the land was purchased we were told there was no issue with being allowed to build a single family residence on this property. According to the property plat the property that touches mine both north and south, is marked a RA zoning so I did not see an issue. We were unaware that the Land Use Resolution was amended to disallow residential building sites on property under 5 acres zoned RA and how this would affect our plans or we would have requested a rezoning hearing at an earlier date. We have our house plan which was designed by Architect Louis Yuan at The Y Studio on 04.25.2019. Those plans are available for viewing as well.

In 2019 I met with Atlanta Gas Light and had the property marked then had a driveway and pipe installed according to county specifications. We have cleared the property of overgrowth, improving the curb appeal and marked the site where the residence is proposed to be built. We have a set appointment with Dawson County Environmental Health for a septic placement inspection on Friday, 04.24.2020. Furthermore, I have included with my paperwork, a Soil Investigation Report which shows the property is suitable for installation of on-site systems.

I would like to thank you for time and consideration and respectfully request your approval of the rezoning application.

Sincerely,


Mitchell B. Mullins

20
AUG 13
9:14AM

**GEORGIA DEPARTMENT OF PUBLIC HEALTH
APPLICATION FOR CONSTRUCTION PERMIT AND SITE APPROVAL
For On-Site Sewage Management System**

COUNTY: Dawson	SUBDIVISION:	LOT NUMBER:	BLOCK:
PROPERTY LOCATION (ADDRESS/DIRECTIONS): COWART RD DAWSONVILLE, GA 30534			

I hereby apply for a construction permit to install an On-Site Sewage Management System and agree that the system will be installed to conform to the requirements of the rules of the Georgia Department of Public Health, Chapter 511-3-1. By my signature, I understand that final inspection is required and will notify the County Health Department upon completion of construction and before applying final cover material to the system.

PROPERTY OWNER'S/AUTHORIZED AGENT'S SIGNATURE:	DATE: 04/21/2020	
PROPERTY OWNER'S NAME: MITCHELL MULLINS	PHONE NUMBER:	ALTERNATE PHONE NUMBER:
PROPERTY OWNER'S ADDRESS:		
AUTHORIZED AGENT'S NAME (IF OTHER THAN OWNER):	PHONE NUMBER:	RELATIONSHIP TO OWNER:

Section A — General Information

1. REQUIRED SETBACK FROM RECEIVING BODIES (wells, lakes, sinkholes, streams, etc.) EVALUATED: (1) Yes (2) No	5. TYPE OF STRUCTURE (single/multi-family residence, commercial, restaurant, etc.): Single-Family Residence	9. SOIL SERIES (e.g. Pacolet, Orangeburg, etc.):										
2. WATER SUPPLY: (1) Public (2) Private (3) Community	6. WATER USAGE BY: Bedroom Numbers	10. PERCOLATION RATE / HYDRAULIC LOADING RATE: <table border="1"><tr><td></td><td></td><td></td><td>4</td><td>5</td></tr></table>				4	5					
			4	5								
3. SEWAGE SYSTEM TO BE PERMITTED: (1) New (2) Repair (3) Addition	7. NO. OF BEDROOMS / GPD: <table border="1"><tr><td></td><td></td><td></td><td></td><td>2</td></tr></table>					2	11. RESTRICTIVE SOIL HORIZON/ DEPTH (INCHES): <table border="1"><tr><td></td><td></td><td></td><td>7</td><td>2</td></tr></table>				7	2
				2								
			7	2								
4. LOT SIZE (SQUARE FEET / ACRES): <table border="1"><tr><td></td><td>2</td><td>0</td><td>4</td></tr></table>		2	0	4	8. LEVEL OF PLUMBING OUTLET: (1) Ground Level (2) Basement (3) Above ground level	12. SOIL TEST PERFORMED BY: Reed, Joshua						
	2	0	4									

Section B — Primary / Pretreatment

1. DISPOSAL METHOD: Septic Tank	2. GARBAGE DISPOSAL: (1) Yes (2) No	3. SEPTIC TANK CAPACITY (GALLONS): 1000	4. ATU Capacity: 0	5. DOSING TANK CAPACITY (GALLONS):	6. GREASE TRAP CAPACITY (GALLONS):
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Section C — Secondary Treatment

1. ABSORPTION FIELD DESIGN: (1) Level Field (2) Serial (3) Drip (4) Bed (5) Distribution Box (6) Mound/Area Fill (7) Other	4. TOTAL ABSORPTION FIELD SQUARE FEET REQUIRED: <table border="1"><tr><td></td><td>2</td><td>6</td><td>0</td></tr></table>		2	6	0	7. NUMBER OF ABSORPTION TRENCHES: <table border="1"><tr><td></td><td></td><td></td><td></td></tr></table>					
	2	6	0								
2. ABSORPTION FIELD PRODUCT: Quick 4 High Capacity -16in	5. TOTAL ABSORPTION FIELD LINEAR FEET REQUIRED: <table border="1"><tr><td></td><td>1</td><td>3</td><td>0</td></tr></table>		1	3	0	8. SPECIFIED LENGTH OF ABSORPTION TRENCHES: <table border="1"><tr><td></td><td></td><td></td><td></td></tr></table>					
	1	3	0								
3. AGGREGATE DEPTH (Inches):	6. DEPTH OF ABSORPTION TRENCHES (range in inches): <table border="1"><tr><td>2</td><td>4</td><td>—</td><td>4</td><td>8</td></tr></table>	2	4	—	4	8	9. Distance Between Absorption Trenches: <table border="1"><tr><td></td><td></td><td></td><td></td></tr></table>				
2	4	—	4	8							

Permit

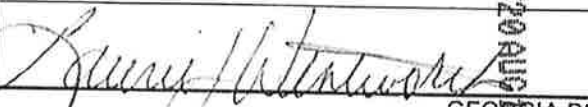
A PERMIT IS HEREBY GRANTED TO INSTALL THE ON-SITE SEWAGE MANAGEMENT SYSTEM DESCRIBED ABOVE. THIS PERMIT IS NOT VALID UNLESS PROPERLY SIGNED BELOW. THIS PERMIT EXPIRES TWELVE (12) MONTHS FROM DATE OF ISSUANCE.

ANY GRADING, FILLING, OR OTHER LANDSCAPING SUBSEQUENT TO ISSUANCE OF A PERMIT MAY RENDER PERMIT VOID.

VOID, FAILURE TO FOLLOW SITE PLAN MAY RENDER PERMIT VOID. ANY GRADING, FILLING, OR OTHER LANDSCAPING SUBSEQUENT TO FINAL INSPECTION BY COUNTY HEALTH DEPARTMENT, WHICH ADVERSELY AFFECTS THE FUNCTION OF THE ON-SITE SEWAGE MANAGEMENT SYSTEM, MAY RENDER APPROVAL VOID. INSTALLATION CONTRACTOR IS RESPONSIBLE FOR LOCATING PROPER DISTANCES FROM BUILDINGS, WELLS, PROPERTY LINES, ETC.

ISSUANCE OF A CONSTRUCTION PERMIT FOR AN ON-SITE SEWAGE MANAGEMENT SYSTEM, AND SUBSEQUENT APPROVAL OF SAME BY REPRESENTATIVE OF THE GEORGIA DEPARTMENT OF PUBLIC HEALTH OR COUNTY BOARD OF HEALTH SHALL NOT BE CONSTRUED AS A GUARANTEE THAT SUCH SYSTEMS WILL FUNCTION SATISFACTORILY FOR A GIVEN PERIOD OF TIME; FURTHERMORE, SAID REPRESENTATIVE(S) DO NOT, BY ANY ACTION TAKEN IN EFFECTING COMPLIANCE WITH THESE RULES, ASSUME ANY LIABILITY FOR DAMAGES WHICH ARE CAUSED, OR WHICH MAY BE CAUSED, BY THE MALFUNCTION OF SUCH SYSTEM.

1. SITE APPROVED AS SPECIFIED ABOVE: (1) Yes (2) No

APPROVING ENVIRONMENTALIST: 	TITLE: Environmental Health Specialist IV	DATE: 04/27/2020	CONSTRUCTION PERMIT NUMBER: OSC04200784
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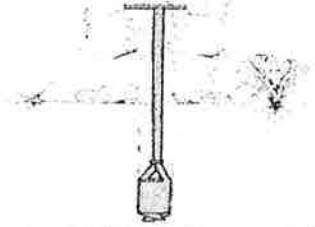
EnviroSoil

Soil and Environmental Consultants

PO Box 373681 Decatur, GA 30037

PH: 678-815-8970

Envirosoilse@gmail.com



Soil Investigation Report

Report Date: 8/13/18 Field Investigation Date: 8/11/18 Level of Study: III

Site COWART RD, DAWSONVILLE, GA 30534 Job No. 18179

Client/Owner/Sponsor: MITCHELL MULLINS Phone: _____

County: DAWSON Land lot: 471 District: 4TH Subdivision: _____

Certified by: Joshua Reed Georgia DPH Certified Soil Classifier #500

SOIL INTERPRETIVE DATA ON-SITE SYSTEM MANAGEMENT

Soil Units	Slope %	Depth to Bedrock (in)	Depth to SHWT* (in)	Adsorption Rate (Min/in) @ Trench Depth	Recommend/ Optimum Trench Depth (in)	Soil Suitability Code
HAYESVILLE	2-8	>72	>72	45	24-48	A
BRADDOCK	2-6	>72	>72	50	24-48	A

- AUGER REFUSAL DEPTH

Soil Notes

The recommendations set forth in this report are based on site/soil conditions at the time of this study & professional judgement of soil scientist/classifier. They are merely professional opinions & imply no guarantee or warrantee of performance of any particular system installed.

Soil Suitability Legend

A_ These soils are suitable for installation of on-site systems with proper system design, installation, and maintenance. Position of the site or other soil and landscape considerations may require the drain field area to be greater than the minimum and/or field installation. The drain field design to require equal distribution or level

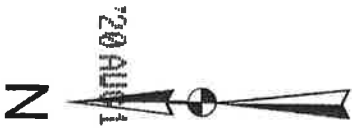


Certified Professional
Soil Scientist
JOSHUA AKEEM REED
37089

General Notes:

- All Gutters and Surface water Flow shall/should be directed away from the septic tank(s) and Drain field systems
- All Borings are located with Trimble GEOXT Handheld.
- The boundary is produced from tax record or client; so the lot size may vary due to GPS locating devices.

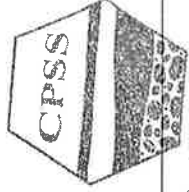
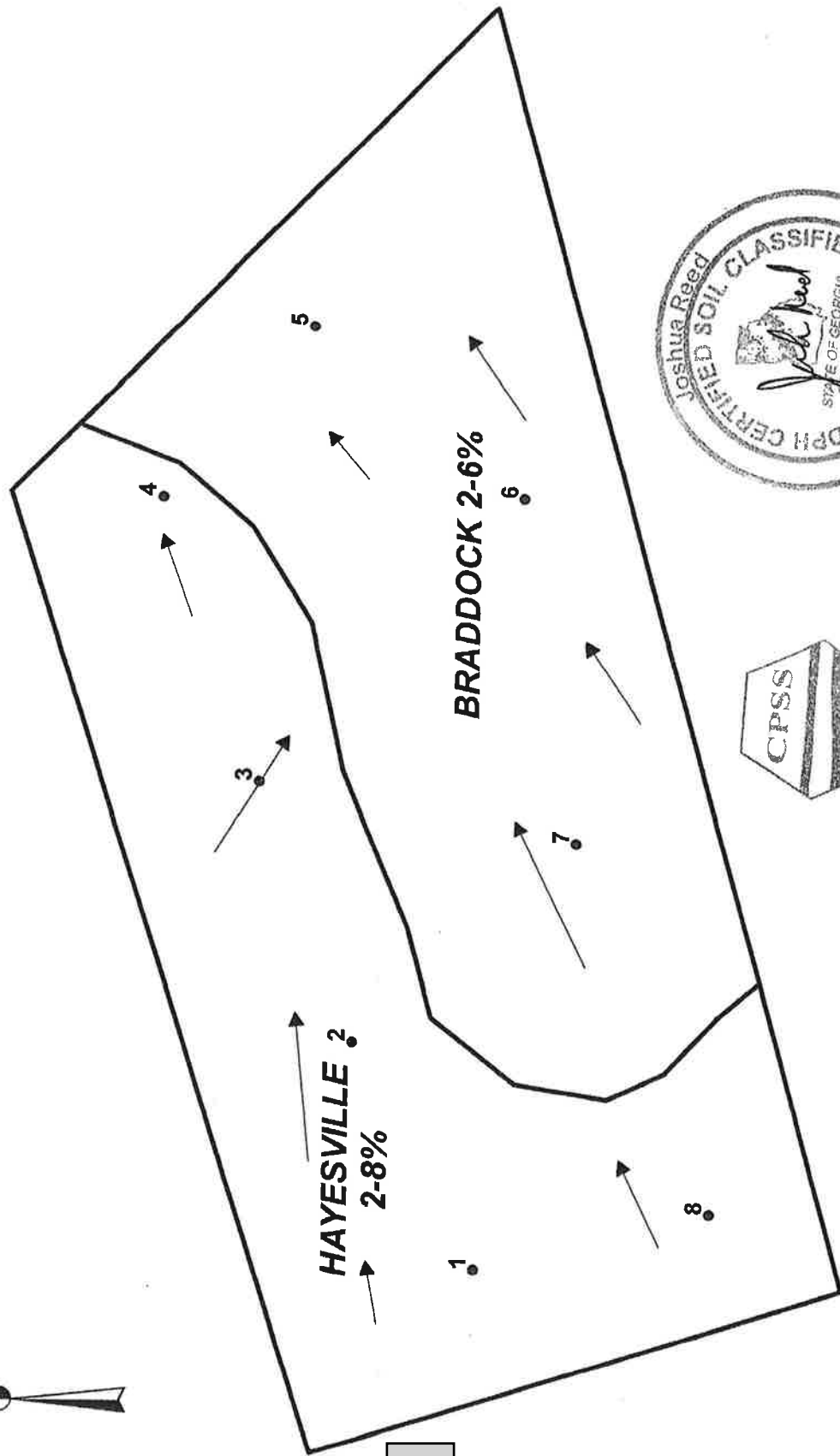
20 AUG 13 9:14 AM



DATE: 13 JUN 2016

Legend

- COWARTBORINGS
- COWARTSLOPE
- cowart



Certified Professional
Soil Scientist
JOSHUA AKEEM REED 37069

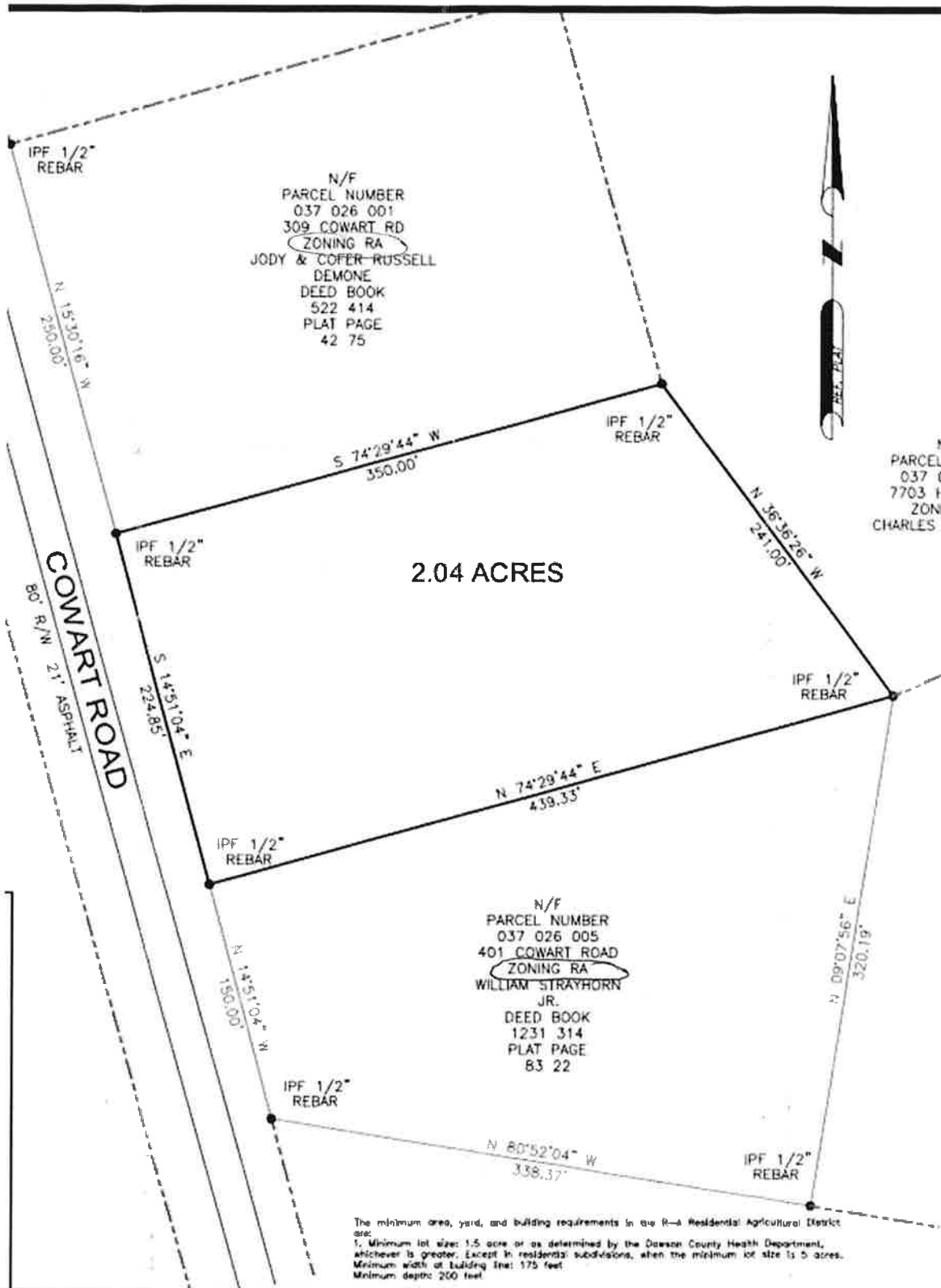
1 INCH = 80 FEET

COWART RD
DAWSONVILLE, GA 30534
LL 471 DIST 4TH
DAWSON COUNTY, GEORGIA

ENVIROSOIL
1191 BERRYHILL DR
LITHONIA, GA 30058

Done

2 of 2



20AUG13 9:15AM



The minimum area, yard, and building requirements in the R-4 Residential Agricultural District are:
 1. Minimum lot size: 1.5 acre or as determined by the Dawson County Health Department, whichever is greater. Except in residential subdivisions, when the minimum lot size is 5 acres.
 Minimum width of building line: 175 feet
 Minimum depth: 200 feet

Site Plan

House is 37x35
with reversed porch
all the way around
on an unfinished basement

2.04 ACRES

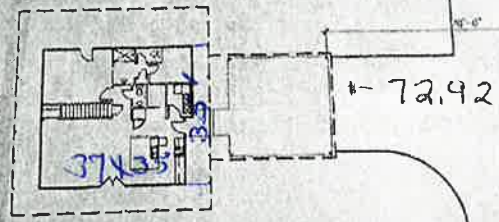
S 74°29'44" W
350.00'

N 74°29'44" E
439.33'

180' →
←

72.92

72.92



125
¢

135 feet
from Rd.

IPF 1/2"
REBAR

IPF 1/2"
REBAR

S 14°51'04" E
224.85'

COWART ROAD

20 AUG 13 9 54 AM

Owner Information

MULLINS MITCHELL

Payment Information

Status Paid
Last Payment Date 02/04/2020
Amount Paid \$323.50

Property Information

Parcel Number 037 026 006
District 1 DAWSON COUNTY UNINCORPORATED
Acres 2.04
Description LL 471 LD 4-1
Property Address HWY 53 W
Assessed Value \$13,280
Appraised Value \$33,200

Bill Information

Record Type Property
Tax Year 2019
Bill Number 9895
Account Number 59563
Due Date 12/01/2019

Taxes

Base Taxes \$316.95
Penalty \$0.00
Interest \$6.55
Total Due \$0.00

Tax Breakdown

Entity	Adjusted FMV	Net Assmt	Exemptions	Taxable Val	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX	33,200	13,280	0	13,280	0	\$0.00	\$0.00	\$0.00
COUNTY M&O	33,200	13,280	0	13,280	13.079	\$173.69	\$0.00	\$107.42
SALES TAX ROLLBACK	0	0	0	13,280	-4.99	\$0.00	-\$66.27	\$0.00
SCHOOL M&O	33,200	13,280	0	13,280	15.778	\$209.53	\$0.00	\$209.53
Totals					23.867	\$383.22	-\$66.27	\$316.95

20 AUG 13 9:15AM

Aerial map

YELLOW HIGHLIGHTED AREA IS LOT LOCATION, SIZE NOT TO SCALE, 2.04 AC MITCHELL B. MULLINS

4/23/2020 8:47 AM



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

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

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

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

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

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

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

Executed in Cumming (city), GA (state)
Mitchell B. Mullins 5/1/2020
Signature of Applicant Date

Mitchell B. Mullins
Printed Name

Name of Business

SUBSCRIBED AND SWORN BEFORE ME ON
THIS 1 DAY OF May, 2020
[Signature] Notary Public
My Commission Expires: 9-30-21



20 AUG 13 9:15 AM

**DAWSON COUNTY PLANNING COMMISSION
PLANNING STAFF REPORT**

Applicant.....Mitchell Mullins

Amendment #ZA 20-13

Request.....Rezone Property from R-A (Residential Agriculture) to R-AC (Residential Agriculture Corrective)

Proposed UseBuild a primary residence in a deeded, unplatted parcel that is less than 5 acres in R-A

Current ZoningR-A (Residential Agriculture)

Size.....2.04± acres

LocationCowart Rd.

Tax Parcel037-026-006

Planning Commission DateSeptember 15, 2020

Board of Commission Date.....October 15, 2020

Applicant Proposal

The applicant is seeking to rezone his parcel to the newly created zoning classification for the purpose of having a plat recorded to build a primary residence.

History and Existing Land Uses

The land was purchased in 2018 by the applicant with the intent of building a primary residence at a later date. The parcel was surveyed in 2018 but the plat was not recorded at that time. The applicant discovered earlier this year that he would be unable to build the residence without a recorded plat.

Adjacent Land Uses	Existing zoning	Existing Use
North	R-A	Residential/Vacant
South	R-A	Residential/Vacant
East	R-A	Residential/Vacant
West	R-A	Residential/Vacant

Development Support and Constraints

The parcel is surrounded by R-A zoned properties.

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

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

Public Facilities/Impacts

Engineering Department – “Asphalt surface, wearing surface is slightly degraded, load cracking and block cracking noted, edge loss. Horizontal and vertical alignment are adequate. Adequate sight distance. Moderate traffic flow, no significant geometric issues noted.”

Environmental Health Department – The site has already been given a septic and well permit.

Emergency Services – No comments necessary.

Etowah Water & Sewer Authority – “There are no plans for expansion at this point. A well is the only system. No sanitary sewer, septic only.”

Dawson County Sheriff’s Office – No comments necessary.

Board of Education – No facility additions would be necessary.

Georgia Department of Transportation –No comments necessary.

Analysis

- It does not conform to the Future Land Use Map and Comprehensive Plan but the new zoning classification is not included.

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

A. The existing uses and classification of nearby property.

Properties surrounding the parcel are zoned residential (R-A) several of which are larger tracts with single family residences or vacant land to the North, East, South, and West.

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

There should be no diminishment of property values.

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

There should be no destruction of property values.

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

There should be no gain to the public if approved.

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

The property is suitable for the purposed land use classification.

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

It is currently being built upon by the applicant.

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

The applicant is seeking to be able to record a plat that is smaller than the required 5-acre minimum within the R-A zoning classification and qualifies for the new zoning classification.

Pictures of Property:



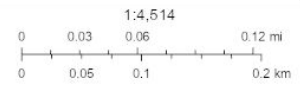
Current Zoning Map:

Dawson County



9/10/2020, 9:07:36 PM

Parcels Zoning
C-HB C-CB
RA

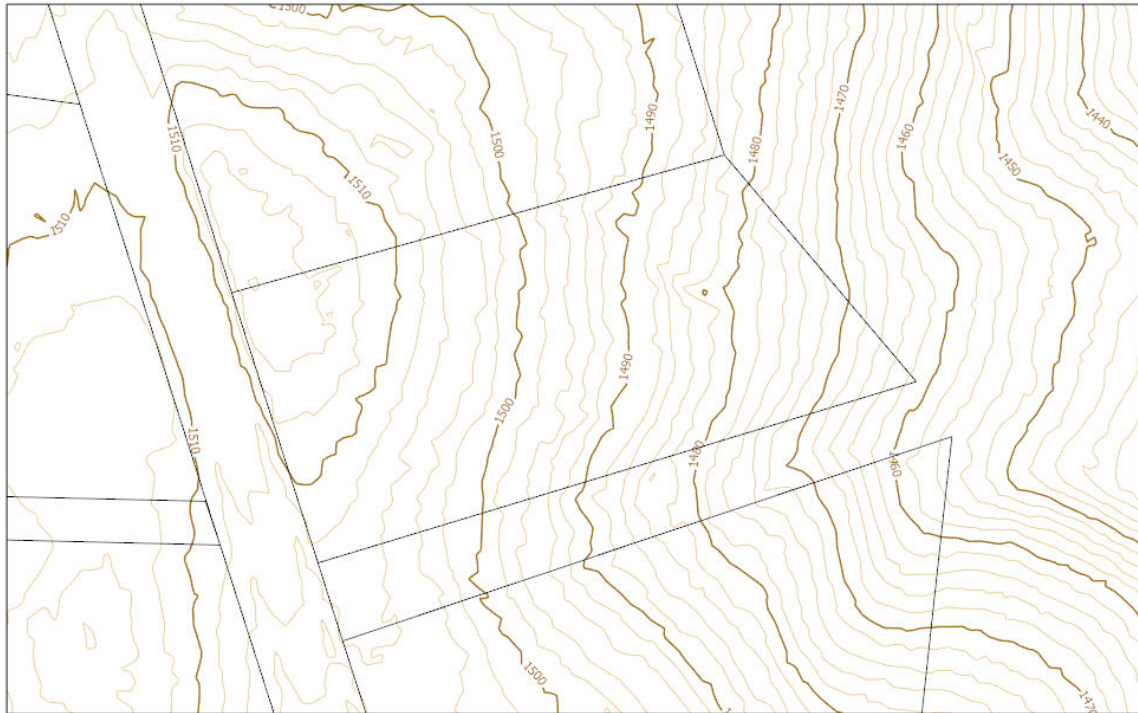


Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS,
Planning and Development
Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA |

Future Land Use Map:

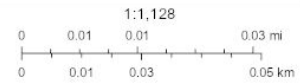
Topography:

Topo Map



9/10/2020, 9:08:55 PM

Parcels



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

Aerial:



APPROVAL

PUBLIC HEARING OF REZONING REQUEST

We, the Dawson County Planning Commission, do hereby recommend approval the following rezoning request:

ZA #: 20.13

DATE OF HEARING: 9.15.2020

Applicant's Name: Mitchell Mullins

Address: 483 Cole Rd. Resacca, GA 30735

Tax Map Parcel & Parcel Number: D37-020-000

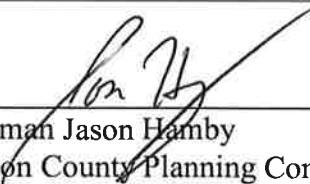
Parcel Currently Zoned: R-A

Rezoning Requested: R-AC

This recommendation for approval is based upon the following which we feel will/will not:

- A. Affect the property values of surrounding property.
- B. Affect the health, safety or general welfare of the public.
- C. Impose any special hardships on the surrounding property owners.
- D. The subject property is suited for the proposed land use.

This recommendation for approval is, however, subject to the following stipulations and/or modifications:


Chairman Jason Hamby
Dawson County Planning Commissioner

9.15.2020
Date

DAWSON COUNTY REZONING APPLICATION

This portion to be completed by Zoning Administrator

ZA 20.14 Tax Map & Parcel # (TMP): 115001
Submittal Date: 8.14.2020 Time: 11:39 am/pm Received by: WJG (staff initials)
Fees Assessed: 3900- Paid: Check Commission District: _____
Planning Commission Meeting Date: September 15, 2020
Board of Commissioners Meeting Date: October 15, 2020

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Miles Hansford & Tallant, LLC - J. Ethan Underwood on behalf of LiteFighter Properties

Address: -

Phone: Listed _____ Unlisted _____ Email: Business _____ Personal _____

Status: Owner Authorized Agent Lessee Option to purchase

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

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

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

Meeting Date: TBD Applicant Signature: Ethan Underwood
Digitally signed by Ethan Underwood
DN: cn=Ethan Underwood, o=Miles Hansford & Tallant, LLC, ou, email=underwood@mhlegal.com, c=US
Date: 2020.08.13 19:28:55 -0400

PROPERTY OWNER/PROPERTY INFORMATION

Name: Asbeco Holdings, Inc.

Street Address of Property being rezoned: 222 Carlisle Road, Dawsonville, GA 30534

Rezoning from: C-IR & RA to: C-IR Total acreage being rezoned: Approximately 15.027 Acres

Directions to Property: Located on the east side of Carlisle Road approximately 900 feet from the intersection of Carlisle Road and SR400.

RECEIVED
2020/08/14 11:39AM

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

Current Use of Property: Undeveloped

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

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

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

If yes, what section? _____

SURROUNDING PROPERTY ZONING CLASSIFICATION:

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

Future Land Use Map Designation: Light Industrial

Access to the development will be provided from:

Road Name: Carlisle Road Type of Surface: Asphalt

REQUESTED ACTION & DETAILS OF PROPOSED USE

Rezoning to: C-IR [] Special Use Permit for: _____

Proposed Use: **Office Warehouses**

Existing Utilities: Water [] Sewer [] Gas Electric

Proposed Utilities: Water Sewer Gas Electric

RESIDENTIAL

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

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

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

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

COMMERCIAL & INDUSTRIAL

Building area: 94,000 sf No. of Parking Spaces: 200

2016 11:39 AM

APPLICANT CERTIFICATION

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

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

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

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

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

Signature 

Date 8/13/20

Witness 

Date 8/13/20

WITHDRAWAL

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

I hereby withdraw application # _____

Signature _____

Date _____

Withdrawal of Application:

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

20 AUG 14 11:39 AM

ZA 20.14

TMP#: 115 001

List of Adjacent Property Owners

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

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

	<u>Name</u>	<u>Address</u>
TMP <u>115 002 001</u>	1. JOHNSON FAMILY GROUP LLC	103 LUMPKIN CAMPGROUND ROAD DAWSONVILLE, GA 30534
TMP <u>115 002 004</u>	2. MESH LEASING LLC	268 SUCCESSFUL WAY DAWSONVILLE, GA 30534
TMP <u>115 018 004</u>	3. ROBERT G & CHRISTINE SADLER	6945 W MOUNTAIN CROSSING CUMMING, GA 30041
TMP <u>115 018 005</u>	4. CHAD DUDLEY	464 SUMMITVIEW COURT DAWSONVILLE, GA 30534
TMP <u>115 018 006</u>	5. STEPHANIE K & DENNIS P FEDORUK	418 SUMMITVIEW CT DAWSONVILLE, GA 30534
TMP <u>115 016</u>	6. JOHN W & MILDRED CARLISLE	615 CARLISLE RD DAWSONVILLE, GA 30534
TMP <u>115 001 002</u>	7. BRANDON ROLAND	1500 SALEM CHURCH RD JASPER, GA 30143
TMP <u>115 003</u>	8. AMY WHITMIRE & ETAL C/O DAWSON WHITMIRE	908 PERIMETER RD DAWSONVILLE, GA 30534
TMP _____	9. _____	_____
TMP _____	10. _____	_____
TMP _____	11. _____	_____
TMP _____	12. _____	_____
TMP _____	13. _____	_____
TMP _____	14. _____	_____
TMP _____	15. _____	_____

Use additional sheets if necessary.

20 AUG 14 11:39 AM

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

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

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

This notice and acknowledgement shall be public record.

Applicant Signature: 

Applicant Printed Name: LiteFighter Properties LLC

Application Number: _____

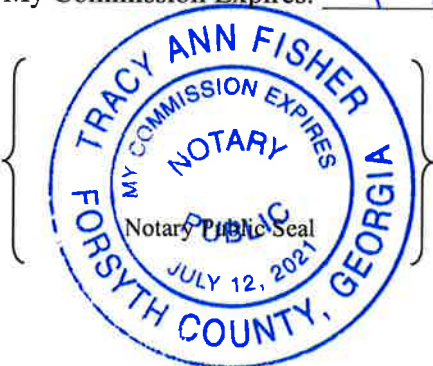
Date Signed: 8/13/20

Sworn and subscribed before me

this 13 day of August, 2020


Notary Public

My Commission Expires: 7/12/21



20 AUG 14 11:39 AM

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

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

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

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

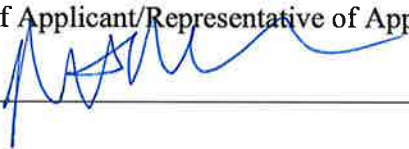
N/A

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

Amount \$ _____ Date: _____

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

Signature of Applicant/Representative of Applicant:



Date: 8/13/20

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

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

20 AUG 14 11:39 AM

PROPERTY OWNER AUTHORIZATION

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

222 Carlisle Road, Dawsonville, GA 30534 / 115 001

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

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

Printed Name of applicant or agent: LiteFighter Properties

Signature of applicant or agent: [Signature] Date: 8/13/2020

Printed Name of Owner(s): Asbeco Holdings, Inc.

Signature of Owner(s): [Signature] Date: 08/12/2020

Mailing address: _____

City, State, Zip: _____

Telephone Number: Listed _____
Unlisted _____

Sworn and subscribed before me this 12th day of August, 2020.

[Signature]
Notary Public

My Commission Expires: 5/4/2021



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

20 AUG 14 11:39 AM



J. Ethan Underwood
eunderwood@mhtlegal.com

August 14, 2020

CAMPAIGN DISCLOSURE

Applicant:	LiteFighter Properties, LLC
Subject Property:	Approx. 15.027 Acres Designated as Dawson County Tax Parcel(s): p/o 115-001
Current Zoning:	C-IR – Commercial Industrial Restricted & RA – Residential Exurban/Agricultural
Proposed Zoning:	C-IR – Commercial Industrial Restricted
Proposed Use:	Office Warehouses
ROW Access:	Carlisle Road

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

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

Sincerely,

Ethan Underwood
Attorney for Applicant

20 AUG 14 11:39 AM

J. Ethan Underwood
eunderwood@mhtlegal.com

RESERVATION OF CONSTITUTIONAL AND OTHER LEGAL RIGHTS

Applicant:	LiteFighter Properties, LLC
Subject Property:	Approx. 15.027 Acres Designated as Dawson County Tax Parcel(s): p/o 115-001
Current Zoning:	C-IR – Commercial Industrial Restricted & RA – Residential Exurban/Agricultural
Proposed Zoning:	C-IR – Commercial Industrial Restricted
Proposed Use:	Office Warehouses
ROW Access:	Carlisle Road

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

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

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

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

Any provisions in the Land Use Resolution of Dawson County (“LUR”) that classify, or may classify, the Subject Property into any of the non-requested zoning or use classifications, including the Proposed Use at a density less than that requested by the Applicant, are unconstitutional in that they constitute a taking of the Applicant’s and Owner’s property rights without first paying fair, adequate, and just compensation for such rights in violation of Article I, Section III, Paragraph I of the Georgia Constitution of 1983, as amended and the Fifth and Fourteenth Amendments to the Constitution of the United States.

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

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as amended and the Due Process Clause of the Fifth and Fourteenth Amendments to the Constitution of the United States.

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

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

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

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

The Applicant and Owners respectfully request that the Application be approved as requested by the Applicant and in the manner shown on the Application, which is incorporated herein by reference. This Reservation forms an integral part of the Application, and we ask that this Reservation be included with the Applicant's other application documents. The Applicant and owners reserve the right to amend and supplement this Reservation at any time.

Sincerely,



Ethan Underwood
Attorney for Applicant

20 AUG 14 11:39 AM



J. Ethan Underwood
eunderwood@mhtlegal.com

LETTER OF INTENT REGARDING LAND USE APPLICATION

Applicant:	LiteFighter Properties, LLC
Subject Property:	Approx. 15.027 Acres Designated as Dawson County Tax Parcel(s): p/o 115-001
Current Zoning:	C-IR – Commercial Industrial Restricted & RA – Residential Exurban/Agricultural
Proposed Zoning:	C-IR – Commercial Industrial Restricted
Proposed Use:	Office Warehouses
ROW Access:	Carlisle Road

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

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

PROPOSED USE

The Applicant proposes to develop approximately 94,000 square feet of Office Warehouses on the Subject Property. The Subject Property is located on Carlisle Road. The western portion of the Subject Property is zoned C-IR and is currently zoned to allow the Proposed Use. The Applicant seeks to expand the C-IR zoning to include the entire Subject Property. The property is adjoined to the east by residential uses.

COMPREHENSIVE PLAN

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

20 AUG 14 11:39 AM

IMPACT ON THE LOCAL POPULATION DENSITY PATTERN AND PUBLIC INFRASTRUCTURE

(A) Public Road System

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

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

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

(B) County School System

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

(C) Water and Waste Water Systems

The development's water and sanitary sewage utilities will be provided by the Etowah Water & Sewer Authority. As sanitary sewage treatment is available to serve the Subject Property.

(D) Utilities

With regard to public utilities, water, sanitary sewer, gas and electricity are available to the Subject Property. The impact on public utilities is anticipated to be minimal. The Applicant will install underground utility lines within the development to serve the project on an as-needed basis.

(E) Environmental Impact

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

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

20 AUG 14 11:39 AM

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

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

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

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

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

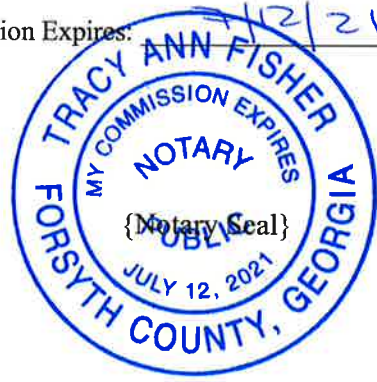
The secure and verifiable document provided with this affidavit can best be classified as:

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

Executed in Cumming (city), GA (state)
[Signature] 8/13/20
Signature of Applicant Date
Peter Burkes LiteFighter Properties
Printed Name Name of Business

SUBSCRIBED AND SWORN BEFORE ME ON
THIS 13 DAY OF August, 20 20
[Signature] Notary Public

My Commission Expires: 7/12/21



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

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

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

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

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

Trans No	Property ID / District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2019 - 509	115 001 / 1 LL 472 LD 13-S FMV: 500526	\$4778.41	\$0.00 Fees: \$0.00 \$0.00	\$0.00	\$4778.41	\$0.00
Totals:		\$4778.41	\$0.00	\$0.00	\$4778.41	\$0.00

Paid Date: 9/19/2019

Charge Amount: \$4778.41

ASBECO HOLDINGS INC

115 001 / 1



Scan this code with your mobile phone to view this bill

20 AUG 14 11:49 AM

qPublic.net™ Dawson County, GA

Summary

Parcel Number 115 001
Location Address 222 CARLISLE RD
Legal Description LL 472 LD 13-5
 (Note: Not to be used on legal documents)
Class R4-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
Tax District UNINCORPORATED (District 01)
Millage Rate 23.867
Acres 24.12
Neighborhood Kilough (00008)
Homestead Exemption No (50)
Landlot/District N/A

[View Map](#)



Owner

ASBECO HOLDINGS INC

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	1	24.12

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
5/12/2015	1153 297		\$0	Title	COULSON BEACH LLLP	ASBECO HOLDINGS INC
12/9/2013	1099 250		\$0	Government	COULSON BEACH LLLP	DAWSON COUNTY GOV
4/16/1999	305 5 28		\$0	Title	COULSON CHARLES & RA	COULSON BEACH LLLP
3/2/1998	263 148	40 81	\$227,470	Fair Market Sale (Vacant)	NOBLE SANTIAGO G	COULSON CHARLES & RA
8/16/1972	18 615		\$78,100	Fair Market Sale (Improved)	KIRBY RALPH &	NOBLE SANTIAGO G
1/10/1969	9 231		\$0	Fire Sale	ROPER CHARLES E	KIRBY RALPH &

Valuation

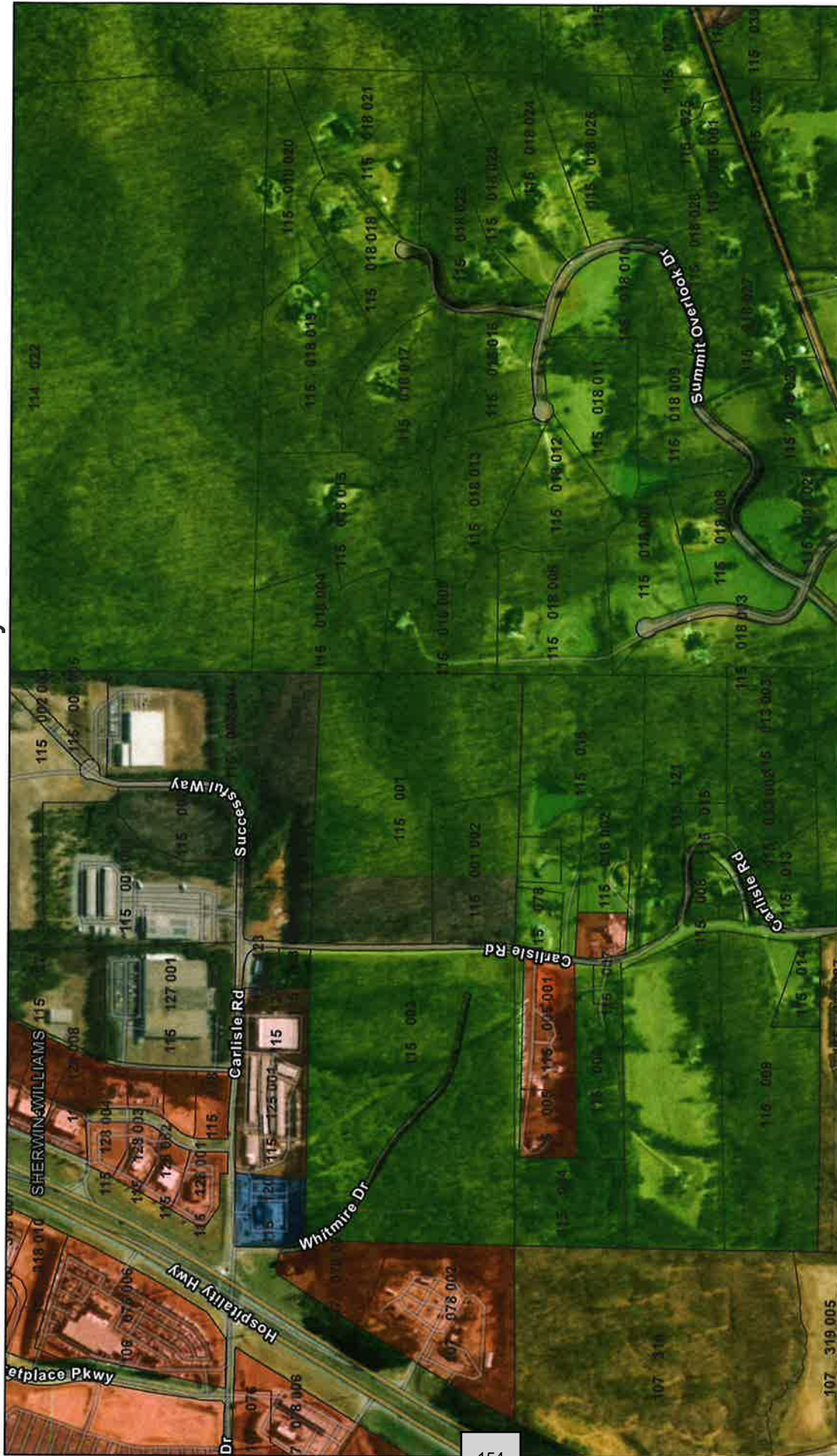
	2020	2019	2018	2017	2016
Previous Value	\$500,526	\$500,526	\$500,526	\$500,526	\$500,526
Land Value	\$460,300	\$500,526	\$500,526	\$500,526	\$500,526
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0	\$0
= Current Value	\$460,300	\$500,526	\$500,526	\$500,526	\$500,526

Photos



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

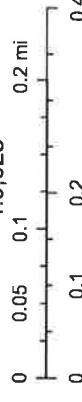
Dawson County



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- Zoning
- RA
- C-HB
- C-IR
- C-PCD
- C-CB
- C-CO
- Parcels
- CT

1:9,028



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

USDA FSA | Esri Community Maps Contributors, BuildingFootprintUSA, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METINASA, USGS, EPA, NPS, US Census Bureau, USDA | Planning and Development

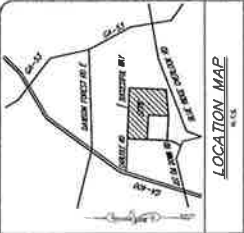
B.C. ENGINEERING, INC.
 116 NORTH MAIN ST.
 CUMMING, GA 30040
 PHONE: (770) 205-6181
 FAX: (770) 205-6162
 EMAIL: office@bcengineering-go.com

SITE PLAN
 LIFE FIGHTERS
 LAND LOT 472
 13TH DISTRICT, 1ST SECTION
 DAWSON COUNTY, GEORGIA
 PREPARED FOR
 BRANDON ROLAND



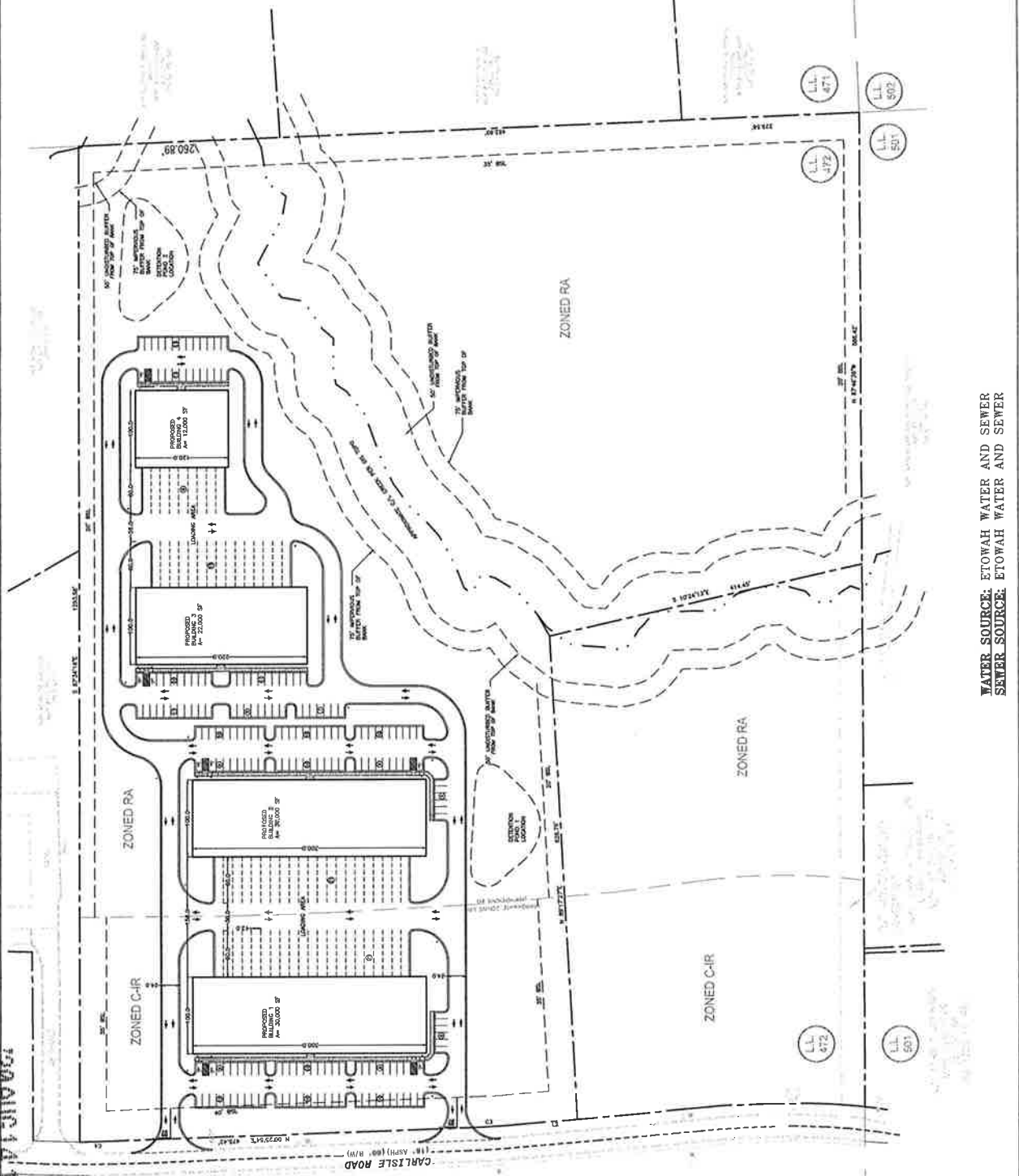
NO.	DATE	DESCRIPTION
1	7/23/20	PERMIT SUBMITTAL

JOB NO. 2020-054
 SHEET NO. 3 OF 23



- SITE LEGEND**
- EX. CURB AND GUTTER
 - CONCRETE SIDEWALK
 - REINFORCED CONCRETE PAVEMENT
 - HEAVY DUTY ASPHALT PAVEMENT
 - LIGHT DUTY ASPHALT PAVEMENT
 - HEAVY DUTY GRAVEL PAVEMENT
 - EX. SIDEWALK
 - PROPERTY LINE
 - EX. LIGHT
 - EX. COMMUNICATION BOX
 - EX. TRANSFORMER

- SITE DATA**
- PROPERTY SIZE = 15,027 AC.
 - TOTAL LOT AREA = 14,000 SF
 - EXIST. LOT AREA = 115,400 SF
 - CURRENT ZONING: C-1 & RA
 - PROPOSED ZONING: C-1R, RA
 - PROPOSED USE: OFFICE, WAREHOUSE
 - CURB-SECTIONS:
 - FRONT SETBACK: 45'
 - SIDE SETBACK: 5'
 - REAR SETBACK: 20'
 - RA SETBACKS:
 - FRONT SETBACK: 45'
 - SIDE SETBACK: 20'
 - REAR SETBACK: 20'
 - PARKING: 188 SPACES
 - MIN. ALLOW PARKING: 170-180 = 207 SPACES
 - MAX. ALLOW PARKING: 170-180 = 207 SPACES
 - MANHOLES: 188 MANHOLES
 - MANHOLE MARKING: PROVIDED, 8 SPACES
 - TOTAL PARKING PROVIDED: 200 SPACES



WATER SOURCE: ETOWAH WATER AND SEWER
SEWER SOURCE: ETOWAH WATER AND SEWER

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**DAWSON COUNTY PLANNING COMMISSION
PLANNING STAFF REPORT**

Applicant.....Miles, Hansford & Tallant obo Litefighter Properties

Amendment #ZA 20-14

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

Proposed UseTo construct a 94,000 square foot office warehouse space

Current ZoningR-A (Residential Agriculture)

Size.....15.027± acres

Location222 Carlisle Rd.

Tax Parcel115-001

Planning Commission DateSeptember 15, 2020

Board of Commission DateOctober 15, 2020

Applicant Proposal

The applicant intends to develop the subject property for the purpose of developing an approximately 94,000 square feet in office warehouses on the parcel. The western portion of the subject property is already zoned C-IR and would allow the proposed use. They are seeking to expand on the existing zoning.

History and Existing Land Uses

The current use of the property is vacant land. A portion of the parcel was rezoned from R-A to C-IR in 1998.

Adjacent Land Uses	Existing zoning	Existing Use
North	C-IR	Industrial Restricted
South	R-A	Residential

East	R-A	Residential
West	R-A	Vacant

Development Support and Constraints

The parcel is adjacent to industrial properties to the North. However, with trucks entering Carlisle Road and GA 400 there will need to be coordination with the Public Works department and possibly GDOT.

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

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

Public Facilities/Impacts

Engineering Department – “Asphalt curb & gutter, road was rehabilitated in 2015-16 from a dirt access road to an industrial standard. Moderate traffic flow, road provides access to Blue Ridge Overlook to Forsyth County and residential and commercial developments. No geometric issues noted, moderate commercial and residential traffic flow. The access shall meet industrial standards and will be reviewed for approval at the time of plan review and commercial permitting. Driveway width and radius shall also meet all industrial standards.”

Environmental Health Department – All water and sewer to be managed by Etowah Water and Sewer Authority

Emergency Services – “Any building 10k or more sq. ft., 2 or more stories, or with an occupant load of 100 or more persons shall be fully protected throughout with an approved NFPA 13 fire sprinkler system. All fire apparatus access roads shall be in compliance with Dawson County Ord. 22-14 and Appendix D of the 2018 International Fire Code as adopted by reference therein. Minimum fire flow requirements shall be provided in accordance with 22-26”

Etowah Water & Sewer Authority – No comments returned.

Dawson County Sheriff’s Office – No comments returned.

Board of Education – No facility additions would be necessary.

Georgia Department of Transportation – No comments returned.

Analysis

This property has been designated by the county for commercial zoning of Commercial Office Institutional. This does not necessarily conform to the Future Land Use Map and Comprehensive Plan in classification but from a planning stand point, the parcel is contiguous to an existing industrial use. It also stands bring additional jobs to the county.

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

- A. The existing uses and classification of nearby property.**
Properties to the North include industrial uses. A residential neighborhood is to the East and to the West is commercially zoned parcels.
- B. The extent to which property values are diminished by the particular land use classification.**
There should be no diminishment of property values.
- C. The extent to which the destruction of property values of the applicant promotes the health, safety, morals, or general welfare of the public.**
There should be no destruction of property values.
- D. The relative gain to the public, as compared to the hardship imposed upon the individual property owner.**
There should be public gain if the project is approved bringing jobs and economic growth to the county.
- E. The suitability of the subject property for the proposed land use classification.**
The property is suitable for the purposed land use classification and is reflected as such within the Future Land Use Map.
- F. The length of time the property has been vacant under the present classification, considered in the context of land development in the area in the vicinity of the property.**
The property is vacant land.
- G. The specific, unusual, or unique facts of each case, which give rise to special hardships, incurred by the applicant and/or surrounding property owners.**
The current Residential Agriculture zoning classification is contiguous to an existing industrial development and part of the parcel is currently zoned industrial. The applicant

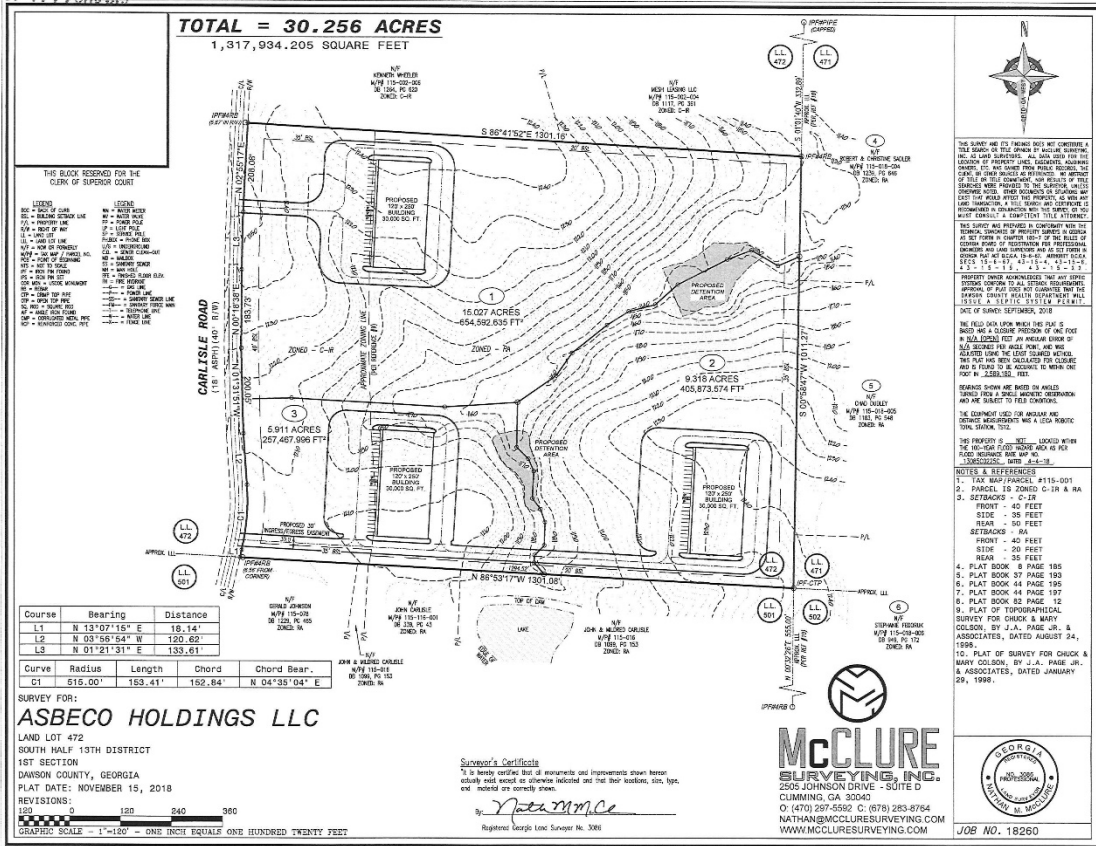
is seeking to bring the rest of the parcel into industrial zoning. The applicant is seeking to bring their existing business to one here within the county bringing with it jobs and commerce to the county.

Pictures of Property:



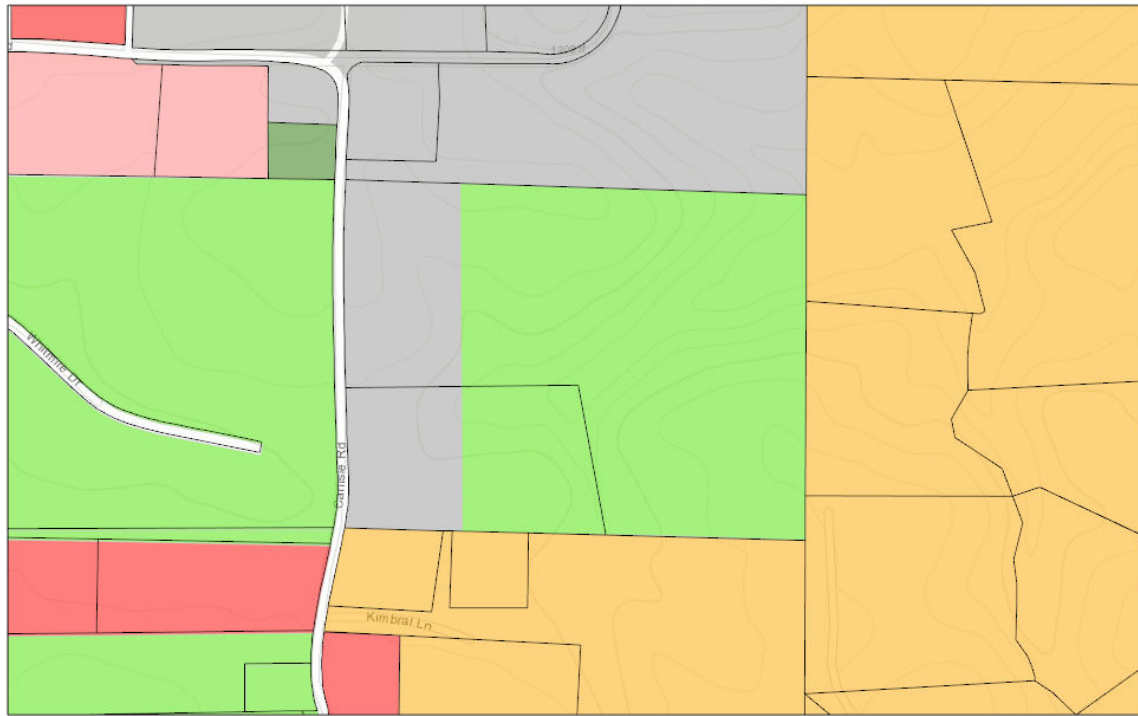
Plat:

11/15/2018



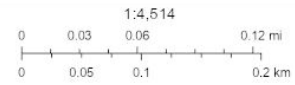
Current Zoning Map:

Dawson County



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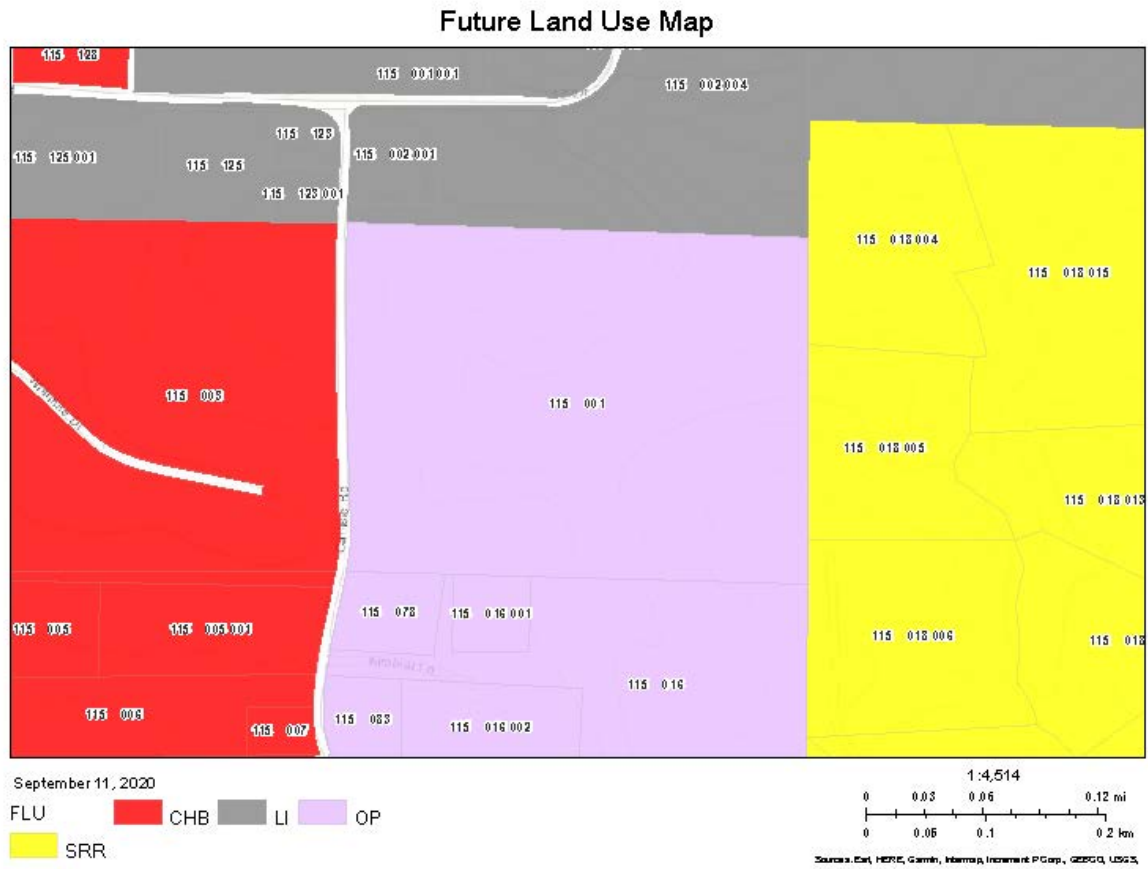
Parcels Zoning C-HB C-IR RMF
RA C-CB CT



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS,

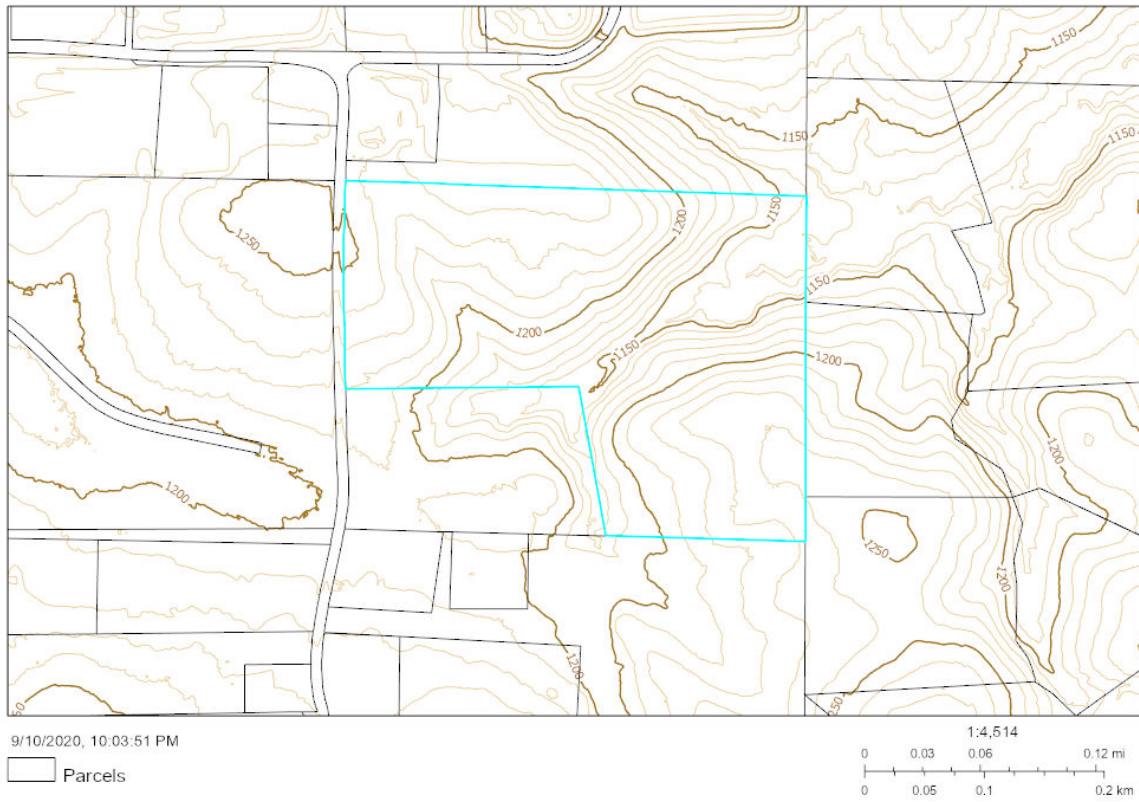
Planning and Development
Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA |

Future Land Use Map:



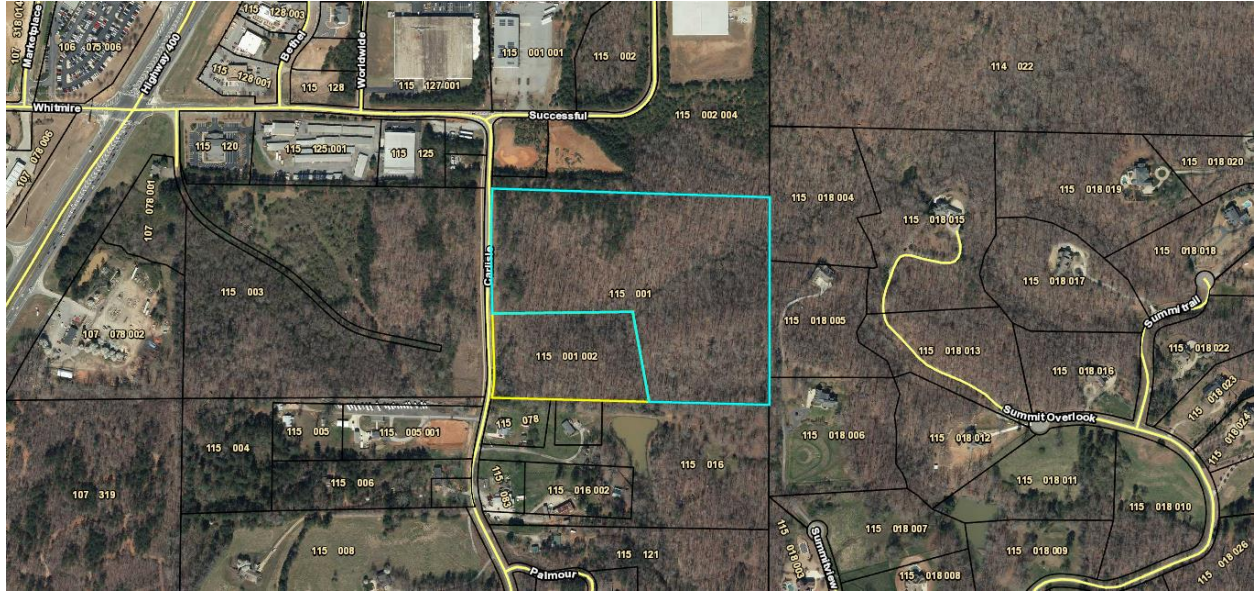
Topography:

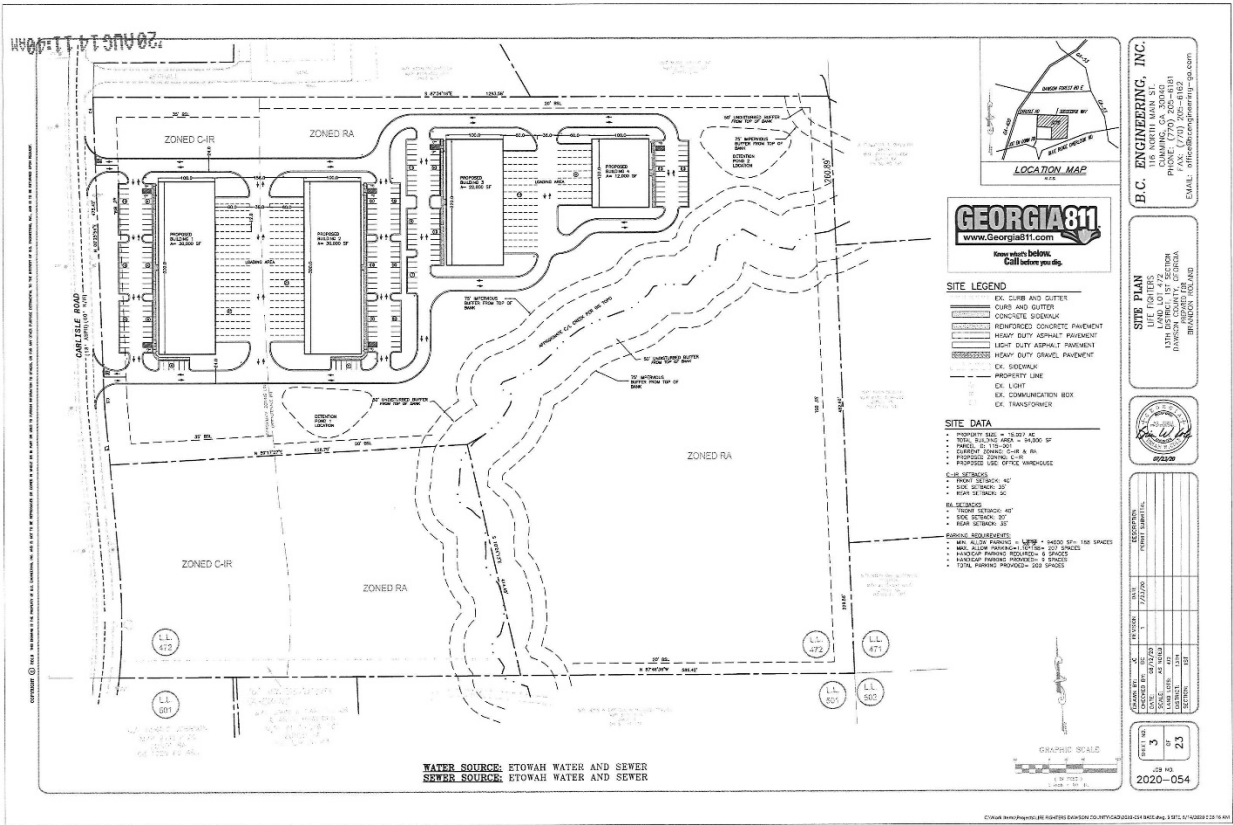
Topo Map



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

Aerial:





APPROVAL

PUBLIC HEARING OF REZONING REQUEST

We, the Dawson County Planning Commission, do hereby recommend approval the following rezoning request:

ZA #: 20-14 DATE OF HEARING: 9-15-2020

Applicant's Name: Miles, Hansford, Tallant obo Litefighter Properties

Address: 202 Tribble Gap Rd. Ste. 200 Cumming, GA 30040

Tax Map Parcel & Parcel Number: 115-001 Parcel Currently Zoned: R-A + C-IR

Rezoning Requested: C-IR

This recommendation for approval is based upon the following which we feel will/will not:

- A. Affect the property values of surrounding property.
- B. Affect the health, safety or general welfare of the public.
- C. Impose any special hardships on the surrounding property owners.
- D. The subject property is suited for the proposed land use.

This recommendation for approval is, however, subject to the following stipulations and/or modifications:

50' Rear setback 35' undisturbed.


Chairman Jason Hamby
Dawson County Planning Commissioner

9-15-2020
Date



DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: Tax Assessors Office

Work Session: 09/17/2020

Prepared By: Elaine Garrett/Melissa Hawk

Voting Session: 10/01/2020

Presenter: Elaine Garrett

Public Hearing: Yes No

Agenda Item Title: Presentation of Request to Approve Professional Exemption and Budget Increase for Production of Schedules and Tables for Rural and Urban Properties

Background Information:

On February 5, 2020, the County Manager approved an agreement with McCormick Solutions to perform a review of the commercial and industrial property, which included developing cost schedules and land schedules to property value land, in the amount of \$9,500, using funds within the Tax Assessor's 2020 approved budget. All work met the requirements of the Georgia Department of Revenue and the Board of Assessors. This work afforded McCormick Solutions the opportunity to familiarize themselves with the county and which included some of the rural and urban properties.

Current Information:

The Tax Assessor's Office requests that a professional exemption and agreement is granted to McCormick Solutions to develop rural and urban land schedules to properly value land by developing neighborhood and location adjustments and tables. McCormick Solutions will review sales for ancillary value items using the county derived improvement values. Data entry will be completed by McCormick Solutions using the system utilized by the county. An appraiser registered with the Georgia Real Estate Appraiser Board will be provided to attend hearings and assist with appeals. Two days of Board of Equalization hearings is included in the proposal. All work will be completed meeting the requirements of the Georgia Department of Revenue and the Board of Assessors. An increase to the Tax Assessor's budget of \$39,500 will need to be approved to complete the project.

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

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining
100	1550	521200			\$39,500	

Recommendation/Motion: Staff respectfully requests the Board to approve a budget increase to the Tax Assessor's Office in the amount of \$39,500, to approve a professional agreement exemption and contract to McCormick Solutions to perform the scope to produce schedules and tables for rural and urban properties.

Department Head Authorization: Elaine Garrett

Date: 09/09/2020

Finance Dept. Authorization: Vickie Neikirk

Date: 9/10/2020

County Manager Authorization: David Headley

Date: 09/10/2020

County Attorney Authorization:

Date:

Comments/Attachments:

Scope of Work Agreement from McCormick Solutions

PROFESSIONAL SERVICES AGREEMENT

THIS AGREEMENT is effective as of this _____ day of _____, 2020, by and between **DAWSON COUNTY**, a political subdivision of the State of Georgia, acting by and through its governing authority, the Dawson County Board of Commissioners (“County”), the **DAWSON COUNTY BOARD OF TAX ASSESSORS** (“Board of Tax Assessors”), and **LMC, INC.**, a Georgia Corporation, dba McCormick Solutions (“Consultant”), collectively referred to as the “Parties.”

WITNESSETH THAT:

WHEREAS, the Board of Tax Assessors desires to retain Consultant to provide certain services to produce schedules and tables for rural and urban properties in Dawson County, Georgia; and

WHEREAS, pursuant to O.C.G.A. § 48-5-298(a), the Board of Tax Assessors, with the approval of the County, may enter into contracts with persons to: assist in the mapping, platting, cataloging, indexing, and appraising of taxable properties in the County, make reevaluations of taxable property in the County, and search out and appraise unreturned properties in the County; and

WHEREAS, the County finds that specialized knowledge, skills, and training are necessary to perform the Work contemplated under this Agreement; and

WHEREAS, the Consultant has represented that it is qualified by training and experience to perform the Work; and

WHEREAS, the Consultant desires to perform the Work under the terms and conditions set forth in this Agreement; and

WHEREAS, the public interest will be served by this Agreement.

NOW, THEREFORE, for and in consideration of the mutual promises, the public purposes, and the acknowledgements and agreements contained herein, together with other good and adequate consideration, the sufficiency of which is hereby acknowledged, the Parties hereto do mutually agree as follows:

I. SCOPE OF SERVICES AND TERMINATION DATE

A. Project Description

Provide services in the production of schedules and tables for rural and urban properties in Dawson County, Georgia.

B. The Work

The Work to be completed under this Agreement (the “Work”) consists of the production of schedules and tables for rural and urban properties in Dawson County, Georgia, as more particularly described in Exhibit A, attached hereto and incorporated herein by reference; however, the terms herein shall control over any conflicting terms that may be included in Exhibit A.

C. Schedule, Completion Date, and Term of Agreement

Consultant warrants and represents that it will perform its services in a prompt and timely manner, which shall not impose delays on the progress of the Work. This Agreement shall commence on the date of this agreement, and the Work shall be completed before **June 30, 2021**, at which time this Agreement shall terminate unless extended by mutual agreement of the Parties. Specific delivery timelines are reflected in Exhibit A.

II. WORK CHANGES

A. The County reserves the right to order changes in the Work to be performed under this Agreement by altering, adding to, or deducting from the Work. All such changes shall be incorporated in written change orders executed by the Consultant and the County. Such change orders shall specify the changes ordered and any necessary adjustment of compensation and completion time. If the Parties cannot reach an agreement on the terms for performing the changed work within a reasonable time to avoid delay or other unfavorable impacts as determined by the County in its sole discretion, the County shall have the right to determine reasonable terms, and the Consultant shall proceed with the changed work.

B. Any work added to the scope of this Agreement by a change order shall be executed under all the applicable conditions of this Agreement. No claim for additional compensation or extension of time shall be recognized, unless contained in a written change order duly executed on behalf of the County and the Consultant.

C. The County Manager has authority to execute without further action of the Dawson County Board of Commissioners, any number of change orders so long as their total effect does not materially alter the terms of this Agreement or materially increase the total amount to be paid under this Agreement, as set forth in Section III(B) below. Any such change orders materially altering the terms of this Agreement or increasing the total amount to be paid under this Agreement by \$3,000.00 or more must be approved by the Dawson County Board of Commissioners.

III. COMPENSATION AND METHOD OF PAYMENT

A. County agrees to pay the Consultant a flat fee/fixed fee of **\$39,000.00** in accordance with Exhibit A upon certification by the County that the Work was actually performed and completed by Consultant in accordance with the Agreement. Compensation for Work performed shall be paid to the Consultant upon receipt and approval by the County of an invoice setting forth in detail the services performed. The County shall pay the Consultant within thirty (30) days after approval of the invoice by County staff, in accordance with Exhibit A.

IV. COVENANTS OF CONSULTANT

A. Expertise of Consultant

Consultant accepts the relationship of trust and confidence established between it and the County, recognizing that the County's intention and purpose in entering into this Agreement is to engage an entity with the requisite capacity, experience, and professional skill and judgment to provide the Work in pursuit of the timely and competent completion of the Work undertaken by Consultant under this Agreement.

B. Budgetary Limitations

Consultant agrees and acknowledges that budgetary limitations are not a justification for breach of sound principals of Consultant's profession and industry. Consultant shall take no calculated risk in the performance of the Work. Specifically, Consultant agrees that, in the event it cannot perform the Work within the budgetary limitations established without disregarding sound principals of Consultant's profession and industry, Consultant will give written notice immediately to the County.

C. County's Reliance on the Work

The Consultant acknowledges and agrees that the County does not undertake to approve or pass upon matters of expertise of the Consultant and that, therefore, the County bears no responsibility for Consultant's Work performed under this Agreement. The Consultant acknowledges and agrees that the acceptance of designs, plans, and specifications by the County is limited to the function of determining whether there has been compliance with what is required to be produced under this Agreement. The County will not, and need not, inquire into adequacy, fitness, suitability or correctness of Consultant's performance. Consultant further agrees that no approval of designs, plans, or specifications by any person, body or agency shall relieve Consultant of the responsibility for adequacy, fitness, suitability, and correctness of Consultant's Work under professional and industry standards, or for performing services under this Agreement in accordance with sound and accepted professional and industry principals.

D. Consultant's Reliance on Submissions by the County

Consultant must have timely information and input from the County in order to perform the Work required under this Agreement. Consultant is entitled to rely upon information provided by the County, but Consultant shall be required to provide immediate written notice to the County if Consultant knows or reasonably should know that any information provided by the County is erroneous, inconsistent, or otherwise problematic.

E. Consultant's Representative

TERRY MCCORMICK shall be authorized to act on Consultant's behalf with respect to the Work as Consultant's designated representative.

F. Assignment of Agreement

The Consultant covenants and agrees not to assign or transfer any interest in, nor delegate any duties of this Agreement, without the prior express written consent of the County. As to any approved subcontractors, the Consultant shall be solely responsible for reimbursing them, and the County shall have no obligation to them.

G. Responsibility of Consultant and Indemnification of County

The Consultant covenants and agrees to take and assume all responsibility for the Work rendered in connection with this Agreement. The Consultant shall bear all losses and damages directly or indirectly resulting to it and/or the County on account of the performance or character of the Work rendered pursuant to this Agreement. Consultant shall defend, indemnify and hold harmless the County, its officers, boards, commissions, elected and appointed officials, employees, servants, volunteers and agents (hereinafter referred to as "County Parties") from and against any and all claims, injuries, suits, actions, judgments, damages, losses, costs, expenses and liability of any kind whatsoever, including but not limited to, attorney's fees and costs of defense, (hereinafter "Liabilities") which may be the result of willful, negligent or tortious conduct arising out of the Work, performance of contracted services, the act of Consultant contracting with the County for the services, or operations by the Consultant, any subcontractor, anyone directly or indirectly employed by the Consultant or subcontractor or anyone for whose acts the Consultant or subcontractor may be liable, regardless of whether or not the negligent act is caused in part by a party indemnified hereunder. This indemnity obligation does not include Liabilities caused by or resulting from the sole negligence of the County or County Parties. Such obligation shall not be construed to negate, abridge, or otherwise reduce any other right or obligation of indemnity which would otherwise exist as to any party or person described in this provision. In any and all claims against the County or County Parties, by any employee of the Consultant, any subcontractor, anyone directly or indirectly employed by the Consultant or subcontractor or anyone for whose acts the Consultant or subcontractor may be liable, the indemnification obligation set forth in this provision shall not be limited in any way by any limitation on the amount or type of damages, compensation or benefits payable by or for the Consultant or any subcontractor under workers' or workmen's compensation acts, disability benefit acts or other employee benefit acts. This obligation to indemnify, defend, and hold harmless the County and County Parties shall survive expiration or termination of this Agreement, provided that the claims are based upon or arise out of actions that occurred during the performance of this Agreement.

H. Independent Contractor

Consultant hereby covenants and declares that it is engaged in an independent business and agrees to perform the Work as an independent contractor and not as the agent or employee of the County. The Consultant agrees to be solely responsible for its own matters relating to the time and place the services are performed; the instrumentalities, tools, supplies and/or materials necessary to complete the Work; hiring of Consultants, agents or employees to complete the Work; and the payment of employees, including compliance with Social Security, withholding and all other regulations governing such matters. The Consultant agrees to be solely responsible for its own acts

and those of its subordinates, employees, and subcontractors during the life of this Agreement. Any provisions of this Agreement that may appear to give the County the right to direct Consultant as to the details of the services to be performed by Consultant or to exercise a measure of control over such services will be deemed to mean that Consultant shall follow the directions of the County with regard to the results of such services only.

I. Insurance

(1) Requirements:

The Consultant shall have and maintain in full force and effect for the duration of this Agreement, insurance insuring against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the Work by the Consultant, its agents, representatives, employees or subcontractors. All policies shall be subject to approval by the County Attorney to form and content. These requirements are subject to amendment or waiver if so approved in writing by the County Manager.

(2) Minimum Limits of Insurance:

Consultant shall maintain the following insurance policies with limits no less than:

- (a) Comprehensive General Liability of \$1,000,000 (one million dollars) combined single limit per occurrence for bodily and personal injury, sickness, disease or death, injury to or destruction of property, including loss of use resulting therefrom.
- (b) Comprehensive Automobile Liability (owned, non-owned, hired) of \$1,000,000 (one million dollars) combined single limit per occurrence for bodily and personal injury, sickness, disease or death, injury to or destruction of property, including loss of use resulting therefrom.
- (c) Professional Liability of \$1,000,000 (one million dollars) limit for claims arising out of professional services and caused by the Consultant's errors, omissions, or negligent acts.
- (d) Workers' Compensation limits as required by the State of Georgia and Employers Liability limits of \$1,000,000 (one million dollars) per accident.

(3) Deductibles and Self-Insured Retentions:

Any deductibles or self-insured retentions must be declared to and approved by the County in writing.

(4) Other Insurance Provisions:

The policy is to contain, or be endorsed to contain, the following provisions:

(a) General Liability and Automobile Liability Coverage.

- (i) The County and County Parties are to be covered as insureds as respects: liability arising out of activities performed by or on behalf of the Consultant; products and completed operations of the Consultant; premises owned, leased, or used by the Consultant; automobiles owned, leased, hired, or borrowed by the Consultant. The coverage shall contain no special limitations on the scope of protection afforded to the County or County Parties.
- (ii) The Consultant's insurance coverage shall be primary noncontributing insurance as respects to any other insurance or self-insurance available to the County or County Parties. Any insurance or self-insurance maintained by the County or County Parties shall be in excess of the Consultant's insurance and shall not contribute with it.
- (iii) Any failure to comply with reporting provisions of the policies shall not affect coverage provided to the County and County Parties.
- (iv) Coverage shall state that the Consultant's insurance shall apply separately to each insured against whom claim is made or suit is brought.
- (v) Coverage shall be provided on a "pay on behalf" basis, with defense costs payable in addition to policy limits. There shall be no cross-liability exclusion.
- (vi) The insurer shall agree to waive all rights of subrogation against the County and County Parties for losses arising from work performed by the Consultant for the County.

(b) Workers' Compensation Coverage.

The insurer providing Workers' Compensation Coverage will agree to waive all rights of subrogation against the County and County Parties for losses arising from work performed by the Consultant for the County.

(c) All Coverages.

- (i) Each insurance policy required by this clause shall be endorsed to state that coverage shall not be suspended, voided, canceled, reduced in coverage or in limits except after thirty (30) days prior written notice by certified mail, return receipt requested, has been

given to the County.

(ii) Policies shall have concurrent starting and ending dates.

(5) Acceptability of Insurers:

Insurance is to be placed with insurers with an A.M. Best's rating of no less than A:VII.

(6) Verification of Coverage:

Consultant shall furnish the County with certificates of insurance and endorsements to the policies evidencing coverage required by this Article prior to the start of work. The certificate of insurance and endorsements shall be on a form utilized by Consultant's insurer in its normal course of business and shall be received and approved by the County prior to execution of this Agreement by the County. The County reserves the right to require complete, certified copies of all required insurance policies at any time. The Consultant shall provide proof that any expiring coverage has been renewed or replaced at least two (2) weeks prior to the expiration of the coverage.

(7) Subcontractors:

Consultant shall include all subcontractors as insureds under its policies or shall furnish separate certificates and endorsements for each subcontractor. All coverage for subcontractors shall be subject to all of the requirements stated in this Agreement, including but not limited to naming the parties as additional insureds.

(8) Claims-Made Policies:

Consultant shall extend any claims-made insurance policy for at least six (6) years after termination or final payment under the Agreement, whichever is later.

(9) County as Additional Insured and Loss Payee:

The County shall be named as an additional insureds and loss payee on all policies required by this Agreement, except the County need not be named as an additional insured and loss payee on any Professional Liability policy or Workers' Compensation policy.

J. Employment of Unauthorized Aliens Prohibited; E-Verify Affidavit

It is the policy of County that unauthorized aliens shall not be employed to perform work on County contracts involving the physical performance of services. Therefore, the County shall not enter into a contract for the physical performance of services within the State of Georgia unless:

- (1) the Consultant shall provide evidence on County-provided forms, attached hereto as Exhibits B and C (affidavits regarding compliance with the E-Verify program to be sworn under oath under criminal penalty of false swearing pursuant to O.C.G.A. § 16-10-71), that it and Consultant's subcontractors have conducted a verification, under the federal Employment Eligibility Verification ("EEV" or "E-Verify") program, of the social security numbers, or other identifying information now or hereafter accepted by the E-Verify program, of all employees who will perform work on the County contract to ensure that no unauthorized aliens will be employed, **or**
- (2) the Consultant provides evidence that it is not required to provide an affidavit because it is licensed pursuant to Title 26 or Title 43 or by the State Bar of Georgia and is in good standing as of the date when the contract for services is to be rendered.

The Consultant hereby verifies that it has, prior to executing this Agreement, executed a notarized affidavit, the form of which is provided in Exhibit B, and submitted such affidavit to County or provided the County with evidence that it is not required to provide such an affidavit because it is licensed and in good standing as noted in subsection (2) above. Further, Consultant hereby agrees to comply with the requirements of the federal Immigration Reform and Control Act of 1986 (IRCA), P.L. 99-603, O.C.G.A. § 13-10-91 and Rule 300-10-1-.02.

In the event the Consultant employs or contracts with any subcontractor(s) in connection with the covered contract, the Consultant agrees to secure from such subcontractor(s) attestation of the subcontractor's compliance with O.C.G.A. § 13-10-91 and Rule 300-10-1-.02 by the subcontractor's execution of the subcontractor affidavit, the form of which is attached hereto as Exhibit C, which subcontractor affidavit shall become part of the contractor/subcontractor agreement, or evidence that the subcontractor is not required to provide such an affidavit because it is licensed and in good standing as noted in subsection (2) above. If a subcontractor affidavit is obtained, Consultant agrees to provide a completed copy to the County within five (5) business days of receipt from any subcontractor.

Where Consultant is required to provide an affidavit pursuant to O.C.G.A. § 13-10-91, the County Manager or his/her designee shall be authorized to conduct an inspection of the Consultant's and Consultant's subcontractors' verification process at any time to determine that the verification was correct and complete. The Consultant and Consultant's subcontractors shall retain all documents and records of their respective verification process for a period of three (3) years following completion of the contract. Further, where Consultant is required to provide an affidavit pursuant to O.C.G.A. § 13-10-91, the County Manager or his/her designee shall further be authorized to conduct periodic inspections to ensure that no County Consultant or Consultant's subcontractors employ unauthorized aliens on County contracts. By entering into a contract with the County, the Consultant and Consultant's subcontractors agree to cooperate with any such investigation by making their records and personnel available upon reasonable notice for inspection and questioning. Where a Consultant or Consultant's subcontractors are found to have employed an unauthorized alien, the County Manager or his/her designee may report same to the Department of Homeland Security. The Consultant's failure to cooperate with the investigation

may be sanctioned by termination of the contract, and the Consultant shall be liable for all damages and delays occasioned by the County thereby.

Consultant agrees that the employee-number category designated below is applicable to the Consultant.

_____ 500 or more employees.

_____ 100 or more employees.

X Fewer than 100 employees.

Consultant hereby agrees that, in the event Consultant employs or contracts with any subcontractor(s) in connection with this Agreement and where the subcontractor is required to provide an affidavit pursuant to O.C.G.A. § 13-10-91, the Consultant will secure from the subcontractor(s) such subcontractor(s)' indication of the above employee-number category that is applicable to the subcontractor.

The above requirements shall be in addition to the requirements of State and federal law and shall be construed to be in conformity with those laws.

K. Records, Reports and Audits

(1) Records:

(a) Records shall be established and maintained by the Consultant in accordance with requirements prescribed by the County with respect to all matters covered by this Agreement. Except as otherwise authorized, such records shall be maintained for a period of three years from the date that final payment is made under this Agreement. Furthermore, records that are the subject of audit findings shall be retained for three years or until such audit findings have been resolved, whichever is later.

(b) All costs shall be supported by properly executed payrolls, time records, invoices, contracts, or vouchers, or other official documentation evidencing in proper detail the nature and propriety of the charges. All checks, payrolls, invoices, contracts, vouchers, orders or other accounting documents pertaining in whole or in part to this Agreement shall be clearly identified and readily accessible.

(2) Reports and Information:

Upon request, the Consultant shall furnish to the County any and all statements, records, reports, data and information related to matters covered by this Agreement in the form requested by the County.

(3) Audits and Inspections:

At any time during normal business hours and as often as the County may deem necessary, there shall be made available to the County for examination all records with respect to all matters covered by this Agreement. The Consultant will permit the County to audit, examine, and make excerpts or transcripts from such records, and to audit all contracts, invoices, materials, payrolls, records of personnel, conditions of employment and or data relating to all matters covered by this Agreement.

L. Conflicts of Interest

Consultant agrees that it shall not engage in any activity or conduct that would result in a violation of the Dawson County Code of Ethics. Consultant represents and warrants that there are no circumstances which create any conflict of interest by Consultant's performance hereunder.

M. Confidentiality

Consultant acknowledges that it may receive confidential information of the County and that it will protect the confidentiality of any such confidential information and will require any of its subcontractors, consultants, and/or staff to likewise protect such confidential information. The Consultant agrees that confidential information it receives or such reports, information, opinions or conclusions that Consultant creates under this Agreement shall not be made available to, or discussed with, any individual or organization, including the news media, without prior written approval of the County. The Consultant shall exercise reasonable precautions to prevent the unauthorized disclosure and use of County information whether specifically deemed confidential or not.

Consultant acknowledges that the County's disclosure of documentation is governed by Georgia's Open Record's Act, and Consultant further acknowledges that if Consultant submits records containing trade secret information, and if Consultant wishes to keep such records confidential, Consultant must submit and attach to such records an affidavit affirmatively declaring that specific information in the records constitutes trade secrets pursuant to Article 27 of Chapter 1 of Title 10, and the Parties shall follow the requirements of O.C.G.A. § 50-18-72(a)(34) related thereto.

N. Licenses, Certifications and Permits

The Consultant covenants and declares that it has obtained all diplomas, certificates, licenses, permits or the like required of the Consultant by any and all national, state, regional, county, local boards, agencies, commissions, committees or other regulatory bodies in order to perform the Work contracted for under this Agreement. All work performed by Consultant under this Agreement shall be in accordance with applicable legal requirements and shall meet the standard of quality ordinarily expected of competent professionals.

O. Authority to Contract

The Consultant covenants and declares that it has obtained all necessary approvals of its board of directors, stockholders, general partners, limited partners or similar authorities to simultaneously execute and bind Consultant to the terms of this Agreement, if applicable.

P. Ownership of Work

All reports, designs, drawings, plans, specifications, schedules, work product and other materials prepared or in the process of being prepared for the Work to be performed by the Consultant (“Materials”) shall be the property of the County, and the County shall be entitled to full access and copies of all such Materials. Any such Materials remaining in the hands of the Consultant or subcontractor upon completion or termination of the Work shall be delivered immediately to the County. The Consultant assumes all risk of loss, damage or destruction of or to such Materials. If any Materials are lost, damaged or destroyed before final delivery to the County, the Consultant shall replace them at its own expense. Any and all copyrightable subject matter in all Materials is hereby assigned to the County, and the Consultant agrees to execute any additional documents that may be necessary to evidence such assignment.

Q. Nondiscrimination

In accordance with Title VI of the Civil Rights Act, as amended, 42 U.S.C. § 2000d, section 303 of the Age Discrimination Act of 1975, as amended, 42 U.S.C. § 6102, section 202 of the Americans with Disabilities Act of 1990, 42 U.S.C. § 12132, and all other provisions of Federal law, the Consultant agrees that, during performance of this Agreement, Consultant, for itself, its assignees and successors in interest, will not discriminate against any employee or applicant for employment, any subcontractor, or any supplier because of race, color, creed, national origin, gender, age or disability. In addition, Consultant agrees to comply with all applicable implementing regulations and shall include the provisions of this Section IV(R) in every subcontract for services contemplated under this Agreement.

V. COVENANTS OF THE COUNTY

A. Right of Entry

The County shall provide for right of entry for Consultant and all necessary equipment in order for Consultant to complete the Work.

B. County’s Representative

ELAINE GARRETT, Chief Appraiser, or the current Chief Appraiser shall be authorized to act on the County’s behalf with respect to the Work as the County’s designated representative; provided that any changes to the Work or the terms of this Agreement must be approved as provided in Section II above.

VI. TERMINATION

A. The County shall have the right to terminate this Agreement for convenience by providing written notice thereof at least thirty (30) calendar days in advance of the termination date. The Consultant shall have no right to terminate this Agreement prior to completion of the Work, except in the event of the County's failure to pay the Consultant within thirty (30) days of Consultant providing the County with notice of a delinquent payment and an opportunity to cure.

B. Upon termination, County shall provide for payment to the Consultant for services rendered and expenses incurred prior to the termination date.

C. Upon termination, the Consultant shall: (1) promptly discontinue all services affected, unless the notice directs otherwise; and (2) promptly deliver to the County all data, drawings, reports, summaries, and such other information and materials as may have been generated or used by the Consultant in performing this Agreement, whether completed or in process, in the form specified by the County.

D. The rights and remedies of the County and the Consultant provided in this Article are in addition to any other rights and remedies provided under this Agreement or at law or in equity.

E. The terms herein shall control over any conflicting terms that may be included in Exhibit A.

VII. NO PERSONAL LIABILITY

Nothing herein shall be construed as creating any individual or personal liability on the part of any County Party. No County Party shall be personally liable to the Consultant or any successor in interest in the event of any default or breach by the County or for any amount which may become due to the Consultant or successor or on any obligation under the terms of this Agreement. Likewise, Consultant's performance of services under this Agreement shall not subject Consultant's individual employees, officers or directors to any personal liability. The Parties agree that their sole and exclusive remedy, claim, demand or suit shall be directed and/or asserted only against Consultant or the County, respectively, and not against any employee, officer, director, or elected or appointed official.

VIII. ENTIRE AGREEMENT

This Agreement constitutes the complete agreement between the Parties and supersedes any and all other agreements, either oral or in writing, between the Parties with respect to the subject matter of this Agreement. No other agreement, statement or promise relating to the subject matter of this Agreement not contained in this Agreement shall be valid or binding. This Agreement may be modified or amended only by a written document signed by representatives of both Parties with appropriate authorization.

IX. SUCCESSORS AND ASSIGNS

Subject to the provision of this Agreement regarding assignment, this Agreement shall be binding on the heirs, executors, administrators, successors and assigns of the respective Parties, provided that no party may assign this Agreement without prior written approval of the other party.

X. APPLICABLE LAW

If any action at law or in equity is brought to enforce or interpret the provisions of this Agreement, the rules, regulations, statutes and laws of the State of Georgia will control. Any action or suit related to this Agreement shall be brought in the Superior Court of Dawson County, Georgia.

XI. CAPTIONS AND SEVERABILITY

The caption or headnote on articles or sections of this Agreement are intended for convenience and reference purposes only and in no way define, limit or describe the scope or intent thereof, or of this Agreement nor in any way affect this Agreement. Should any article(s) or section(s), or any part thereof, later be deemed unenforceable by a court of competent jurisdiction, the offending portion of the Agreement should be severed, and the remainder of this Agreement shall remain in full force and effect to the extent possible.

XII. BUSINESS LICENSE

Consultant must provide a current business license prior to commencement of the services to be provided hereunder. If a current business license is not available, Consultant shall apply to the County for a business license, pay the applicable business license fee, maintain said business license during the term of this Agreement.

XIII. NOTICES

A. Communications Relating to Day-to-Day Activities

All communications relating to the day-to-day activities of the Work shall be exchanged between Elaine Garrett, Chief Appraiser, for the County and Terry McCormick for the Consultant.

B. Official Notices

All other notices, requests, demands, writings, or correspondence, as required by this Agreement, shall be in writing and shall be deemed received, and shall be effective, when: (1) personally delivered, or (2) on the third day after the postmark date when mailed by certified mail, postage prepaid, return receipt requested, or (3) upon actual delivery when sent via national overnight commercial carrier to the Parties at the addresses given below, or at a substitute address previously furnished to the other Parties by written notice in accordance herewith:

NOTICE TO THE COUNTY shall be sent to:

Elaine Garrett, Chief Appraiser
Dawson County Tax Assessors
25 Justice Way, Ste 1201
Dawsonville, Georgia 30534

NOTICE TO THE CONSULTANT shall be sent to:

Terry McCormick
LMC, Inc., dba McCormick Solutions
3439 Kelly Bridge Road
Dawsonville, Georgia 30534

Future changes in address shall be effective only upon written notice being given by the County to Consultant or by Consultant to County Manager via one of the delivery methods described in this Section.

XIV. WAIVER OF AGREEMENT

No failure by the County to enforce any right or power granted under this Agreement, or to insist upon strict compliance by Consultant with this Agreement, and no custom or practice of the County at variance with the terms and conditions of this Agreement shall constitute a general waiver of any future breach or default or affect the County's right to demand exact and strict compliance by Consultant with the terms and conditions of this Agreement.

XV. NO THIRD-PARTY RIGHTS

This Agreement shall be exclusively for the benefit of the Parties and shall not provide any third parties with any remedy, claim, liability, reimbursement, cause of action or other right.

XVI. SOVEREIGN IMMUNITY

Nothing contained in this Agreement shall be construed to be a waiver of the County's sovereign immunity or any individual's qualified good faith or official immunities.

XVII. FORCE MAJEURE

Neither the County nor Consultant shall be liable for their respective non-negligent or non-willful failure to perform or shall be deemed in default with respect to the failure to perform (or cure a failure to perform) any of their respective duties or obligations under this Agreement or for any delay in such performance due to: (a) any cause beyond their respective reasonable control; (b) any act of God; (c) any change in applicable governmental rules or regulations rendering the performance of any portion of this Agreement legally impossible; (d) earthquake, fire, explosion or flood; (e) strike or labor dispute, excluding strikes or labor disputes by employees and/or agents of Consultant; (f) delay or failure to act by any governmental or military authority; or (g) any war,

hostility, embargo, sabotage, civil disturbance, riot, insurrection or invasion. In such event, the time for performance shall be extended by an amount of time equal to the period of delay caused by such acts, and all other obligations shall remain intact.

IN WITNESS WHEREOF the Parties hereto have executed this Agreement effective as of the date the last Party executes this Agreement.

**LMC, INC., a Georgia corporation
dba McCormick Solutions**

By: _____
Terry G. McCormick, President

ATTEST:

[AFFIX CORPORATE SEAL]

Lori Clark McCormick, Corporate Secretary

DAWSON COUNTY BOARD OF ASSESSORS

By: _____
Jim Perdue, Chairman

ATTEST:

Nathan Peck, Secretary

**DAWSON COUNTY, by and through its
Board of Commissioners**

By: _____
Billy Thurmond, Chairman

ATTEST:

[AFFIX COUNTY SEAL]

Kristen Cloud, County Clerk

Approved as to form:

County Attorney

EXHIBIT A

CONSULTANT'S PROPOSAL / SCOPE OF SERVICES

McCormick Solutions a division of LMC Inc



APPRAISALS | ANALYTICS

Proposal for Rural/Urban Land
Dawson County Georgia

Terry McCormick
8/14/2020

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McCormick Solutions Inc., respectfully submits the following bid proposal for the Rural/Urban Dawson County, Georgia.

Items of Submission:

The cost submitted for this request covers the following items:

- Developing land schedules when properly applied values land.
 - These schedules will be developed using methods of lot, front foot, squarefoot or acreage as deemed appropriate by company and county.
- Applying schedules into County’s CAMA system
- Documenting work
- Reviewing sales for other ancillary value items
 - Using county derived improvement values
- Providing list of sales with extracted values and other non-land values
- Review and edit all data, information and values prior to mailing of assessment notices
- Generating sales ratio studies for commercial and industrial properties that meet the requirements of the Georgia Department of Revenue and the Board of Assessors.
- Providing an appraiser registered with the Georgia Real Estate Appraiser Board for hearings or assistance with appeals.

Cost of Services: \$39,000

Appeals and appeal preparation per diem per appraiser \$500

Company Information:

Along with references, McCormick Solutions a division of LMC, Inc. would like to submit information regarding the company and appraisal work performed in Georgia.

Additional Company Information:

Company Name	LMC, Inc.
Principle Owners	Terry McCormick
Business Address	3439 Kelly Bridge Rd Dawsonville GA 30534
Phone Number	Terry McCormick: 770-262-1385

County References during last 5 Years:

County Name	Address	Telephone	Contact
Randolph	P O Box 344 Cuthbert GA 39840	229-732-2522	Bob Taylor
Crisp	210 S 7 th St Room 301 Cordele GA 31015	229-276-2635	Sean Sammons
Gordon	P O Box 533 Calhoun GA 30703	706-629-6812	Dana Burch
Gwinnett	75 Langley Dr Lawrenceville GA 30046	770-822-7200	Stewart Oliver
Burke	P.O. Box 46 Waynesboro, GA 30830	706-554-2607	Philip Wren
Coweta	37 Perry Street Newnan, GA 30263	770-254-2680	Mike Marchese

County Contracts in Progress:

County Name	Address	Telephone	Contact
Gwinnett County	75 Langley Dr Lawrenceville, GA 30046	770-822-7200	Stewart Oliver

Contract for Services

County of Dawson

State of Georgia

THIS CONTRACT AND AGREEMENT is made and entered into this _____ day of _____ 2020, by and between Dawson COUNTY, GEORGIA, a political subdivision of the state of Georgia, acting by and through its Board of Tax Assessors (herein, the “County”) and McCormick Solutions a division of LMC Inc, (herein the “Company”) for the purposes of providing services in the production of schedules and tables for rural and urban properties in Dawson County, Georgia.

Scope of Service

- Neighborhood and location adjustments and tables will be developed and applied where market conditions dictate.
- Developing rural and urban land schedules to properly value land.
 - These schedules will be developed using methods of lot, front foot, square foot or acreage as deemed appropriate by company and county.
 - Soils to be reviewed by GIS1 for verification
- Documenting work
- Work to be consistent with the Georgia Appraisers Procedures Manual
- Reviewing sales for other ancillary value items
 - Using county derived improvement values
- Providing list of sales with extracted values and other non-land values
- Review and edit all data, information and values prior to mailing of assessment notices
- Generating sales ratio studies for all real property that meet the requirements of the Georgia Department of Revenue and the Board of Assessors.
- Providing an appraiser registered with the Georgia Real Estate Appraiser Board for hearings or assistance with appeals.
- 2 days of BOE hearings included
- Data Entry included by the company

County expectations

County will continue to provide adequate computers for work to be completed via VPN access

County will have all mapping completed and parcel layer GIS file available by February 15, 2021 with current 2021 splits available.

County will mail timber extraction letters to 2018, 2019, 2020 sale properties over 25 acres.

McCormick Solutions, a division of LMC Inc.

With delivery of the work and approval to the Board of Assessors, invoice will be due to the sum of \$39,000, due within 30-days of approval of the Dawson County Board of Assessors. Date for delivery no later than May 21st 2021, unless the date for completion is moved with written consent of both parties.

for the sum of: \$ **\$39,000**

2 days of appeal assistance, 2 days of preparation, 2 certified appraisers included in proposal

Appraiser Per Diem cost (includes expenses) for appeal assistance \$ **500.00**

Termination in General: The County or the company may terminate this contract with a 30-day written notice to the respective party.

Invoices: Invoices will be billed based on above statement and approved by the Board of Assessors. Invoices are net 30 days, after 31 days 1 ½ interest will be added to all late payments.

Insurance Coverage:

Insurance coverage for LMC INC. is provided through State Farm Insurance. A certificate of coverage will be faxed upon LMC, Inc. being awarded the contract.

Terry McCormick
McCormick Solutions, Chief Executive Officer

Date

Jim Perdue
Dawson County Board of Assessors, Chairman

Date

Billy Thurmond
Dawson County Board of Commissioners, Chairman

Date

Conflict of Interest & Authorized Signature:

I, Terry McCormick, as Chief Executive Officer of McCormick Solutions do state that there are no circumstances that create conflict of interest in performing the services of this contract.

I, also, state that I am authorized to submit this proposal for McCormick Solutions.

Terry McCormick

McCormick Solutions, Chief Executive Officer

EXHIBIT B

**STATE OF GEORGIA
COUNTY OF DAWSON**

CONTRACTOR AFFIDAVIT AND AGREEMENT

By executing this affidavit, the undersigned contractor verifies its compliance with O.C.G.A. § 13-10-91, stating affirmatively that the individual, firm, or corporation which is engaged in the physical performance of services on behalf of Dawson County has registered with, is authorized to use and uses the federal work authorization program commonly known as E-Verify, or any subsequent replacement program, in accordance with the applicable provisions and deadlines established in O.C.G.A. § 13-10-91. Furthermore, the undersigned contractor will continue to use the federal work authorization program throughout the contract period and the undersigned contractor will contract for the physical performance of services in satisfaction of such contract only with subcontractors who present an affidavit to the contractor with the information required by O.C.G.A. § 13-10-91(b).

Contractor hereby attests that its federal work authorization user identification number and date of authorization are as follows:

Federal Work Authorization User Identification
Number

Date of Authorization

LMC, Inc., dba McCormick Solutions
Name of Contractor

Name of Project

Dawson County, Georgia
Name of Public Employer

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

Executed on _____, __, 2020, in _____ (city),
_____ (state).

Signature of Authorized Officer or Agent

Printed Name and Title of Authorized Officer or
Agent

SUBSCRIBED AND SWORN BEFORE ME ON
THIS THE _____ DAY OF _____, 2020.

NOTARY PUBLIC

[NOTARY SEAL]

My Commission Expires: _____

EXHIBIT C

**STATE OF GEORGIA
COUNTY OF DAWSON**

SUBCONTRACTOR AFFIDAVIT

By executing this affidavit, the undersigned subcontractor verifies its compliance with O.C.G.A. § 13-10-91, stating affirmatively that the individual, firm or corporation which is engaged in the physical performance of services under a contract with **LMC, Inc., dba McCormick Solutions**, on behalf of Dawson County has registered with, is authorized to use and uses the federal work authorization program commonly known as E-Verify, or any subsequent replacement program, in accordance with the applicable provisions and deadlines established in O.C.G.A. § 13-10-91. Furthermore, the undersigned subcontractor will continue to use the federal work authorization program throughout the contract period, and the undersigned subcontractor will contract for the physical performance of services in satisfaction of such contract only with sub-subcontractors who present an affidavit to the subcontractor with the information required by O.C.G.A. § 13-10-91(b). Additionally, the undersigned subcontractor will forward notice of the receipt of an affidavit from a sub-subcontractor to the contractor within five (5) business days of receipt. If the undersigned subcontractor receives notice that a sub-subcontractor has received an affidavit from any other contracted sub-subcontractor, the undersigned subcontractor must forward, within five (5) business days of receipt, a copy of the notice to the contractor.

Subcontractor hereby attests that its federal work authorization user identification number and date of authorization are as follows:

Federal Work Authorization User Identification
Number

Date of Authorization

Name of Subcontractor

Name of Project

Dawson County, Georgia

Name of Public Employer

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

Executed on _____, __, 202__ in _____ (city),
_____ (state).

Signature of Authorized Officer or Agent

Printed Name and Title of Authorized Officer or
Agent

SUBSCRIBED AND SWORN BEFORE ME
ON THIS THE _____ DAY OF
_____, 202__.

NOTARY PUBLIC

[NOTARY SEAL]

My Commission Expires: _____



DAWSON COUNTY FINANCE DEPARTMENT

PROFESSIONAL EXEMPTION MEMORANDUM

TO : Billy Thurmond, Dawson County, BOC Chairman
THRU: David Headley, County Manager
FROM: Melissa Hawk, Purchasing Manager
RE : McCormick Solutions, Inc.
DATE: September 9, 2020

Elaine Garrett, Chief Appraiser, and I are requesting that a professional exemption be granted for McCormick Solutions, Inc. to perform services needed by the Dawson County Tax Assessor's office for the appraisal and development of agricultural and rural land schedules.

McCormick Solutions contracted with the Tax Assessor's Office on February 5, 2020 to perform the same type of services for the commercial and industrial parcels within Dawson County. It is felt that with the company's familiarity of the area and utilizing software familiar by the county staff, it would be in the best interest of the county to allow a professional exemption for this firm.

The scope of services entails the following tasks: developing land schedules, applying schedules into the county's CAMA system, reviewing sales for other ancillary value, providing list of sales with extracted values/other non-land values, review/edit all data prior to assessment notices, generating sales ratio studies and assist county, if needed, during hearings/appeals, through a board registered appraiser.

If the request for professional exemption is not granted, the preliminary dates listed above would need to be expanded by 6 weeks.

The quote from McCormick Solutions is in the amount of \$39,500.00; for all scope of services as depicted above.

Please initial either the approved or disapproved statement or then sign and date below for these services.

Thank you,

Melissa Hawk
Dawson County – Purchasing
Purchasing Manager

-Signature Page to Follow-

Vickie Neikirk
Chief Financial Officer

Accounting

Accounts Payable

Accounts Receivable

Budget

Grant Administration

Payroll

Purchasing

Dawson County
Government Center
25 Justice Way, Suite 2214
Dawsonville, GA 30534
Phone 706-344-3501
Fax 706-531-3504



Vickie Neikirk
Chief Financial Officer

Accounting

Accounts Payable

Accounts Receivable

Budget

Grant Administration

Payroll

Purchasing

Dawson County
Government Center
25 Justice Way, Suite 2214
Dawsonville, GA 30534
Phone 706-344-3501
Fax 706-531-3504

____ I approve the above professional exemption request.

____ I disapprove the above professional exemption request.

Signature: _____

Date: _____



DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: Planning & Development

Work Session: 10/08/2020

Prepared By: Angela Byers

Voting Session: 10/08/2020

Presenter: Jameson Kinley

Public Hearing: Yes No

Agenda Item Title: Appeal by Victory Media Group LLC of the denial of an application for a sign permit (70') at 33 Lumpkin Campground Road South

Background Information:

Planning & Development received a Sign Request Application on August 27, 2020, from Victory Media Group LLC for a 70' sign to be located at 33 Lumpkin Campground Road South. The application was denied on September 5, 2020, for multiple infractions of the Dawson County Sign Ordinance.

Current Information:

Appealed by Victory Media Group LLC on September 11, 2020, for denial of sign permit.

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

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

Recommendation/Motion: _____

Department Head Authorization: _____

Date: _____

Finance Dept. Authorization: Vickie Neikirk

Date: 9/29/20

County Manager Authorization: _____ David Headley

Date: 09/29/2020

County Attorney Authorization: _____

Date: _____

Comments/Attachments:

198



DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: Planning & Development

Work Session: 10/08/2020

Prepared By: Angela Byers

Voting Session: 10/08/2020

Presenter: Jameson Kinley

Public Hearing: Yes No

Agenda Item Title: Appeal by Victory Media Group LLC of the denial of an application for a sign permit (15') at 33 Lumpkin Campground Road South

Background Information:

Planning & Development received a Sign Request Application on August 27, 2020, from Victory Media Group LLC for a 15' sign to be located at 33 Lumpkin Campground Road South. The application was denied on September 5, 2020, for multiple infractions of the Dawson County Sign Ordinance.

Current Information:

Appealed by Victory Media Group LLC on September 11, 2020, for denial of sign permit.

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

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

Recommendation/Motion: _____

Department Head Authorization: _____

Date: _____

Finance Dept. Authorization: Vickie Neikirk

Date: 9/29/20

County Manager Authorization: David Headley

Date: 09/29/2020

County Attorney Authorization: _____

Date: _____

Comments/Attachments:

199



DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: Planning & Development

Work Session: 10/08/2020

Prepared By: Angela Byers

Voting Session: 10/08/2020

Presenter: Jameson Kinley

Public Hearing: Yes No

Agenda Item Title: Appeal by Victory Media Group LLC of the denial of an application for a sign permit (70') at 41 Big Horn Drive

Background Information:

Planning & Development received a Sign Request Application on August 27, 2020, from Victory Media Group LLC for a 70' sign to be located at 41 Big Horn Drive. The application was denied on September 5, 2020, for multiple infractions of the Dawson County Sign Ordinance.

Current Information:

Appealed by Victory Media Group LLC on September 11, 2020, for denial of sign permit.

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

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

Recommendation/Motion: _____

Department Head Authorization: _____

Date: _____

Finance Dept. Authorization: Vickie Neikirk

Date: 9/29/20

County Manager Authorization: _____ David Headley

Date: 09/29/2020

County Attorney Authorization: _____

Date: _____

Comments/Attachments:

200



DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: Planning & Development

Work Session: 10/08/2020

Prepared By: Angela Byers

Voting Session: 10/08/2020

Presenter: Jameson Kinley

Public Hearing: Yes No

Agenda Item Title: Appeal by Victory Media Group LLC of the denial of an application for a sign permit (15') at 41 Big Horn Drive

Background Information:

Planning & Development received a Sign Request Application on August 27, 2020, from Victory Media Group LLC for a 15' sign to be located at 41 Big Horn Drive. The application was denied on September 5, 2020, for multiple infractions of the Dawson County Sign Ordinance.

Current Information:

Appealed by Victory Media Group LLC on September 11, 2020, for denial of sign permit.

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

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

Recommendation/Motion: _____

Department Head Authorization: _____

Date: _____

Finance Dept. Authorization: Vickie Neikirk

Date: 9/29/20

County Manager Authorization: David Headley

Date: 09/29/2020

County Attorney Authorization: _____

Date: _____

Comments/Attachments:

201



DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: Planning & Development

Work Session: 10/08/2020

Prepared By: Angela Byers

Voting Session: 10/08/2020

Presenter: Jameson Kinley

Public Hearing: Yes No

Agenda Item Title: Appeal by Victory Media Group LLC of the denial of an application for a sign permit (70') at 46 Blue Ridge Parkway

Background Information:

Planning & Development received a Sign Request Application on August 27, 2020, from Victory Media Group LLC for a 70' sign to be located at 46 Blue Ridge Parkway. The application was denied on September 5, 2020, for multiple infractions of the Dawson County Sign Ordinance.

Current Information:

Appealed by Victory Media Group LLC on September 11, 2020, for denial of sign permit.

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

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

Recommendation/Motion: _____

Department Head Authorization: _____

Date: _____

Finance Dept. Authorization: Vickie Neikirk

Date: 9/29/20

County Manager Authorization: David Headley

Date: 09/29/2020

County Attorney Authorization: _____

Date: _____

Comments/Attachments:

202



DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: Planning & Development

Work Session: 10/08/2020

Prepared By: Angela Byers

Voting Session: 10/08/2020

Presenter: Jameson Kinley

Public Hearing: Yes No

Agenda Item Title: Appeal by Victory Media Group LLC of the denial of an application for a sign permit (70') at 18 Blue Ridge Overlook

Background Information:

Planning & Development received a Sign Request Application on September 8, 2020, from Victory Media Group LLC for a 70' sign to be located at 18 Blue Ridge Overlook. The application was denied on September 15, 2020, for multiple infractions of the Dawson County Sign Ordinance.

Current Information:

Appealed by Victory Media Group LLC on September 17, 2020, for denial of sign permit.

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

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

Recommendation/Motion: _____

Department Head Authorization: _____

Date: _____

Finance Dept. Authorization: Vickie Neikirk

Date: 9/29/20

County Manager Authorization: David Headley

Date: 09/29/2020

County Attorney Authorization: _____

Date: _____

Comments/Attachments:



DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: Planning & Development

Work Session: 10/08/2020

Prepared By: Angela Byers

Voting Session: 10/08/2020

Presenter: Jameson Kinley

Public Hearing: Yes No

Agenda Item Title: Appeal by Victory Media Group, LLC. of the denial of an application for a sign permit (70') at 40 War Hill Park Road

Background Information:

Planning & Development received a Sign Request Application on September 8, 2020, from Victory Media Group LLC for a 70' sign to be located at 40 War Hill Park Road. The application was denied on September 15, 2020, for multiple infractions of the Dawson County Sign Ordinance.

Current Information:

Appealed by Victory Media Group LLC on September 17, 2020, for denial of sign permit.

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

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

Recommendation/Motion: _____

Department Head Authorization: _____

Date: _____

Finance Dept. Authorization: Vickie Neikirk

Date: 9/29/20

County Manager Authorization: David Headley

Date: 09/29/2020

County Attorney Authorization: _____

Date: _____

Comments/Attachments:

204



DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: Planning & Development

Work Session: 10/08/2020

Prepared By: Angela Byers

Voting Session: 10/08/2020

Presenter: Jameson Kinley

Public Hearing: Yes No

Agenda Item Title: Appeal by Action Outdoor Advertising II, LLC of the denial of an application for a sign permit (70') at 1322 Hwy 400 North

Background Information:

Planning & Development received a Sign Request Application on August 27, 2020, from Action Outdoor Advertising II, LLC for a 70' sign to be located at 1322 Hwy 400 North. The application was denied on September 5, 2020, for multiple infractions of the Dawson County Sign Ordinance.

Current Information:

Appealed by Action Outdoor Advertising II, LLC on September 11, 2020, for denial of sign permit.

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

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

Recommendation/Motion: _____

Department Head Authorization: _____

Date: _____

Finance Dept. Authorization: Vickie Neikirk

Date: 9/29/20

County Manager Authorization: David Headley

Date: 09/29/2020

County Attorney Authorization: _____

Date: _____

Comments/Attachments:

205



DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: Planning & Development

Work Session: 10/08/2020

Prepared By: Angela Byers

Voting Session: 10/08/2020

Presenter: Jameson Kinley

Public Hearing: Yes No

Agenda Item Title: Appeal by Action Outdoor Advertising II, LLC of the denial of an application for a sign permit (70') at 391 Quill Drive

Background Information:

Planning & Development received a Sign Request Application on August 27, 2020, from Action Outdoor Advertising II, LLC for a 70' sign to be located at 391 Quill Drive. The application was denied on September 5, 2020, for multiple infractions of the Dawson County Sign Ordinance.

Current Information:

Appealed by Action Outdoor Advertising II, LLC on September 11, 2020, for denial of sign permit.

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

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

Recommendation/Motion: _____

Department Head Authorization: _____

Date: _____

Finance Dept. Authorization: Vickie Neikirk

Date: 9/29/20

County Manager Authorization: David Headley

Date: 09/29/2020

County Attorney Authorization: _____

Date: _____

Comments/Attachments:

206



DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: Planning & Development

Work Session: 10/08/2020

Prepared By: Angela Byers

Voting Session: 10/08/2020

Presenter: Jameson Kinley

Public Hearing: Yes No

Agenda Item Title: Appeal by Action Outdoor Advertising II, LLC of the denial of an application for a sign permit (70') at 3862 Dawson Forest Road East

Background Information:

Planning & Development received a Sign Request Application on August 27, 2020, from Action Outdoor Advertising II, LLC for a 70' sign to be located at 3862 Dawson Forest Road East. The application was denied on September 5, 2020, for multiple infractions of the Dawson County Sign Ordinance.

Current Information:

Appealed by Action Outdoor Advertising II, LLC on September 11, 2020, for denial of sign permit.

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

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

Recommendation/Motion: _____

Department Head Authorization: _____

Date: _____

Finance Dept. Authorization: Vickie Neikirk

Date: 9/29/20

County Manager Authorization: David Headley _____ Date: 09/29/2020 _____

County Attorney Authorization: _____

Date: _____

Comments/Attachments:

207



DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: Planning & Development

Work Session: 10/08/2020

Prepared By: Angela Byers

Voting Session: 10/08/2020

Presenter: Jameson Kinley

Public Hearing: Yes No

Agenda Item Title: Appeal by Action Outdoor Advertising II, LLC of the denial of an application for a sign permit (70') at Grant Road & Ga 400 (northwest corner)

Background Information:

Planning & Development received a Sign Request Application on August 27, 2020, from Action Outdoor Advertising II, LLC for a 70' sign to be located at Grant Road & GA 400 (northwest corner). The application was denied on September 5, 2020, for multiple infractions of the Dawson County Sign Ordinance.

Current Information:

Appealed by Action Outdoor Advertising II, LLC on September 11, 2020, for denial of sign permit.

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

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

Recommendation/Motion: _____

Department Head Authorization: _____

Date: _____

Finance Dept. Authorization: Vickie Neikirk

Date: 9/29/20

County Manager Authorization: David Headley

Date: 09/29/2020

County Attorney Authorization: _____

Date: _____

Comments/Attachments:

208



DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: Planning & Development

Work Session: 10/08/2020

Prepared By: Angela Byers

Voting Session: 10/08/2020

Presenter: Jameson Kinley

Public Hearing: Yes No

Agenda Item Title: Appeal by Action Outdoor Advertising II, LLC. of the denial of an application for a sign permit (70') at West side of Ga 400 385' north of Grant Road

Background Information:

Planning & Development received a Sign Request Application on August 27, 2020, from Action Outdoor Advertising II, LLC for a 70' sign to be located at West side of GA 400 385' north of Grant Road. The application was denied on September 5, 2020, for multiple infractions of the Dawson County Sign Ordinance.

Current Information:

Appealed by Action Outdoor Advertising II, LLC on September 11, 2020, for denial of sign permit.

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

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

Recommendation/Motion: _____

Department Head Authorization: _____

Date: _____

Finance Dept. Authorization: Vickie Neikirk

Date: 9/29/20

County Manager Authorization: David Headley

Date: 09/29/2020

County Attorney Authorization: _____

Date: _____

Comments/Attachments:

209