

**DAWSON COUNTY BOARD OF COMMISSIONERS
VOTING SESSION AGENDA – THURSDAY, APRIL 21, 2022
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

1. Minutes of the Work Session held on April 7, 2022
2. Minutes of the Voting Session held on April 7, 2022

F. APPROVAL OF AGENDA

G. PUBLIC COMMENT

H. ALCOHOL LICENSE

1. New Alcohol License (*Retail Consumption on Premises of Beer and Wine*) - CPB Investments Group LLC d/b/a Spice Wing

I. PUBLIC HEARINGS

1. Changes to the Comprehensive Plan (*2nd of 2 hearings; 1st hearing was held at the April 19, 2022, Planning Commission meeting*)
2. Modify the Subdivision Regulations to Provide for a Family Density Exception (*2nd of 2 hearings; 1st hearing was held at the April 19, 2022, Planning Commission meeting*)
3. Land Use Resolution Update (*2nd of 2 hearings; 1st hearing was held at the April 19, 2022, Planning Commission meeting*)

J. ZONINGS

1. VR 22-04 - Michelle Taber requests to vary from the Dawson County Land Use Resolution Article III Section 319 Table 3.2 front setback reductions (TMP 092-071, Frank Bruce Road).
2. ZA 22-05 - Darryl Strayhorn requests to rezone TMP 057-006 from RA (Residential Agriculture) to RSRMM (Residential Sub-Rural Manufactured Moved) for the purpose of subdividing a two-acre parcel for a single-family residence (Highway 53 West).
3. ZA 22-06 - Jim King requests to rezone TMP 113-044-013 from CHB (Commercial Highway Business) to CIR (Commercial Industrial Restricted) for the purpose of developing an office/warehouse (Lumpkin Campground Road North).

VR 22-06 - Jim King requests to vary from the Dawson County Land Use Resolution Article IV Section 407.C.2 (buffer reduction).
VR 22-07 - Jim King requests to vary from the Dawson County Land Use Resolution Article VI Section 607.1.A (decrease in parking requirement).

4. ZA 22-07- Andrew Grogan requests to rezone TMP 069-006-003 from RA (Residential Agriculture) to RSR (Residential Sub-Rural) for the purpose of subdividing the parcel to RSR standards (Kathy Lane).
5. ZA 22-08- Carol Gauss requests to rezone 4.75 acres of TMP 110-030-002 from RA (Residential Agriculture) to RRE (Residential Rural Estate) for the purpose of subdividing the parcel to RRE standards (Etowah River Road).

K. NEW BUSINESS

1. Consideration of Application for Parade and Assembly - *2022 4-H Rabies Clinic*
2. Consideration of 2022 Charity Boot Drives

L. PUBLIC COMMENT

M. ADJOURNMENT

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

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

**DAWSON COUNTY BOARD OF COMMISSIONERS
WORK SESSION MINUTES – APRIL 7, 2022
DAWSON COUNTY GOVERNMENT CENTER ASSEMBLY ROOM
25 JUSTICE WAY, DAWSONVILLE, GEORGIA 30534
4:00 PM**

Those present were Chairman Billy Thurmond (via teleconference); Commissioner Sharon Fausett, District 1; Commissioner Chris Gaines, District 2 (via teleconference); Commissioner Tim Satterfield, District 3; Commissioner Emory Dooley, District 4; County Manager David Headley; County Attorney Jeffrey Strickland; County Clerk Kristen Cloud; and interested citizens of Dawson County.

NEW BUSINESS

1. Presentation of Application for Parade and Assembly - 2022 4-H Rabies Clinic - Planning & Development Director Sharon Farrell / Extension Coordinator Clark MacAllister
This item will be placed on the April 21, 2022, Voting Session Agenda.
2. Presentation of 2022 Charity Boot Drives- Emergency Services Director Danny Thompson
This item will be placed on the April 21, 2022, Voting Session Agenda.
3. Presentation of Office 365 E-Mail- IT Director Herman Thompson
This item will be added to the April 7, 2022, Voting Session Agenda.
4. County Manager Report
This item was for information only.
5. County Attorney Report
County Attorney Strickland had no information to report and requested an Executive Session.

APPROVE:

ATTEST:

Billy Thurmond, Chairman

Kristen Cloud, County Clerk

**DAWSON COUNTY BOARD OF COMMISSIONERS
VOTING SESSION MINUTES – APRIL 7, 2022
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 (via teleconference); Commissioner Sharon Fausett, District 1; Commissioner Chris Gaines, District 2 (via teleconference); Commissioner Tim Satterfield, District 3; Commissioner Emory Dooley, District 4; County Manager David Headley; County Attorney Jeffrey Strickland; County Clerk Kristen Cloud; and interested citizens of Dawson County.

INVOCATION: Vice Chairman Dooley

PLEDGE OF ALLEGIANCE: Vice Chairman Dooley

ANNOUNCEMENTS:
None

APPROVAL OF MINUTES:
Motion passed 4-0 to approve the Minutes of the Work Session held on March 17, 2022. Satterfield/Gaines

Motion passed 4-0 to approve the Minutes of the Voting Session held on March 17, 2022. Fausett/Satterfield

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

- Addition of No. 6 under New Business:
 - Office 365 E-Mail

Fausett/Satterfield

PUBLIC COMMENT:
None

NEW BUSINESS:
Consideration of Repurposing Space in the Dawson County Library
Motion passed 4-0 to approve to allow the Dawson County Library to apply for a grant concerning Repurposing Space in the Dawson County Library and to issue a commitment letter from the county for 10 percent of the grant to assist in the proposed project's funding. Satterfield/Fausett

Consideration of Request for Additional Staff for MS4 Stormwater Program
Motion passed 4-0 to table a Request for Additional Staff for the MS4 Stormwater Program in order for staff to develop an alternative plan to potentially contract out MS4 Stormwater work. Gaines/Fausett

Consideration of IFB #400-22 - Single Bathroom for Rock Creek Park-Splash Pad Pavilion

Motion passed 4-0 to deny IFB #400-22 – Single Bathroom for Rock Creek Park-Splash Pad Pavilion and have staff look at other options and/or opportunities in order to facilitate adding a bathroom at the Rock Creek Park-Splash Pad Pavilion. Gaines/Satterfield

Consideration of Annexation-C2200143

This item was for information only; no action necessary.

Consideration of a Cybersecurity Agreement

Motion passed 4-0 to approve a Cybersecurity Agreement with Critical Path Security for \$4,990 per month and a one-time setup cost of \$3,330; funds will come from the General Fund's fund balance. Satterfield/Fausett

Consideration of Office 365 E-Mail

Motion passed 4-0 to approve Office 365 E-Mail for \$44,750 annually; funds will come from the General Fund's fund balance. Gaines/Satterfield

PUBLIC COMMENT:

None

ADJOURNMENT:

EXECUTIVE SESSION:

Motion passed 4-0 to enter into Executive Session to discuss real estate. Fausett/Satterfield

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

APPROVE:

ATTEST:

Billy Thurmond, Chairman

Kristen Cloud, County Clerk

FINGERPRINT PROCEDURE

Date: 3/24/2022

To: Law Enforcement
19 Tucker Avenue

From: Emily Chapman
Dawson County Marshal's Office
25 Justice Way

RE: **Applicant for Alcoholic Beverage License**

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

APPLICANT: Cherline Bradley

Business Name: CPB Investments Group, LLC

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

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

Please call the Marshal's Office at 706-344-3500 ext. 42258 with any questions.

cc File

FINGERPRINT PROCEDURE

Date: 3/24/2022

To: Law Enforcement
19 Tucker Avenue

From: Emily Chapman
Dawson County Marshal's Office
25 Justice Way

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cc File

LSTCN:4852055686 GBITCN:20832494089990 DATE/TIME:2022-03-24 16:38:12
NAME:BRADLEY, CHERLINE PAUL



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

LSTCN:4852055686
GBITCN:20832494089990
DATE/TIME:2022-03-24 16:38:12
NAME:BRADLEY, CHERLINE PAUL
PHOTO:PHOTO NOT AVAILABLE

NO GEORGIA OR FBI NATIONAL CRIMINAL HISTORY RECORD FOUND

DAWSON COUNTY PLANNING AND DEVELOPMENT

ALCOHOL LICENSING

Location & Mailing Address:

25 JUSTICE WAY, SUITE 2322
DAWSONVILLE, GA 30534

Phone: 706/344-3500 x 42335

STATEMENT OF PERSONAL HISTORY

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

1. **NAME:** Bradley Chertine
Last First Middle

RESIDENCE: 1920 Paynes Pt
Street Number Street Name

winder GA 30680
City State Zip Code Telephone Number

2. **CHECK:** (all that apply)

- Sole Owner/Proprietor Partner: General Limited Silent
- Director Principal Stockholder (20% or more)
- Registered Agent Officer: _____
- Manager Employee: _____

3. **TRADE NAME OF BUSINESS FOR WHICH THIS STATEMENT IS MADE:**

NAME OF BUSINESS: Spice Wing

LOCATION: 12 Dawson Market way Ste 160
Street Number Street Name P. O. Box

Dawsonville GA 30534
City State Zip Code Telephone Number

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

5. **STATE METHOD AND AMOUNT OF COMPENSATION, IF ANY, DIRECTLY OR INDIRECTLY:** N/A

6. **DATE OF BIRTH:** 01-17-1980 **PLACE OF BIRTH:** _____

SSN: _____ **SEX:** MALE FEMALE **RACE:** BL

COLOR OF HAIR: Bl **COLOR OF EYES:** Br

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

Requirements:

Affidavit for Issuance of a Public Benefit and a Secure & Verifiable Document

E-Verify Private Employer Affidavit of Compliance or E-Verify Private Employer Exemption Affidavit

STATEMENT OF PERSONAL HISTORY

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

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

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

IF SO, GIVE DETAILS: _____

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

IF SO, GIVE DETAILS: _____

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

NO

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

IF SO, GIVE DETAILS: _____

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

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

1. NO
2. _____
3. _____
4. _____

STATEMENT OF PERSONAL HISTORY

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

1. Yvonne Alexis
100 Yerwood St. Stratford, Ct
2. ~~Diane~~ Tony Scott
2930 Evergreen Dr. Decala, GA
3. Josie D. Kelly
S Norman Dr. Norwich, Ct
4. Jean Charlners
Springside Dr. Winder GA 907-717-9388

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

NO

IF SO, GIVE DETAILS:

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



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

STATEMENT OF PERSONAL HISTORY

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

STATE OF GEORGIA, DAWSON COUNTY.

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

[Signature]
APPLICANT'S SIGNATURE

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

THIS, THE 24th DAY OF March, 2022

[Signature]
NOTARY PUBLIC



Georgia
COMMERCIAL DRIVER'S LICENSE



DL NO. 050857367 DOB 01/17/1980
CLASS B EXP 01/17/2025
CHERLINE PAUL
BRADLEY

1920 PAYNES PT
WINDER, GA 30680-3260
BARROW

Restrictions M End PS
Iss 01/11/2017

Sex F Eyes BRO
Hgt 5'-02" Wgt 138 lb

DD: 295608670440045802



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), GA (state)


Signature of Applicant

3/24/2022
Date

Cherlin Brady
Printed Name

Spice Wing
Name of Business

SUBSCRIBED AND SWORN BEFORE ME ON THIS 24th DAY OF March, 2022

Margaret A Honn Notary Public

My Commission Expires: _____



This affidavit is a State of Georgia requirement that must be completed for initial applications and renewal applications for public benefits as referenced in O.C.G.A § 50-36-1(a)(3). The person who has made application for access to public benefits on behalf of an individual, business, corporation, partnership or other private entity must complete and sign the affidavit and provide a secure and verifiable document.

Dawson County, Georgia Board of Commissioners

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

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



Signature of Exempt Private Employer

Cherline Bradley

Printed Name of Exempt Private Employer

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

Executed on March, 24, 2022 in Dawsonville (city), GA (state).



Signature of Authorized Officer or Agent

Cherline Bradley member

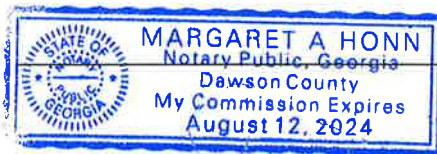
Printed Name and Title of Authorized Officer or Agent

SUBSCRIBED AND SWORN BEFORE ME
ON THIS THE 24th DAY OF March, 2022

Margaret A Honn

NOTARY PUBLIC

My Commission Expires:



DAWSON COUNTY PLANNING AND DEVELOPMENT

ALCOHOL LICENSING

Location & Mailing Address:

25 JUSTICE WAY, SUITE 2322
DAWSONVILLE, GA 30534

Phone: 706/344-3500 x 42335

APPLICATION FOR ALCOHOLIC BEVERAGE LICENSE

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

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

FOR OFFICIAL USE ONLY:

Name of Business: _____

Date Received: _____ License Fee Enclosed: \$ _____

Approved: _____ Denied: _____

State License Number: _____

Local License Number: _____

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

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

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

APPLICATION FOR ALCOHOLIC BEVERAGE LICENSE

6. OWNER:

(a) Full Name: Chesterline Bradley Social Security # _____

(b) Corporation or LLC Name (if applicable): CPB Investments Group LLC

(c) Location: 223 Pickle Simon Rd Ste 100
Street Number Street Name

Winder GA 30680 _____
City State Zip Code Phone Number

(d) Mailing Address: Po Box 1606 Dacula, GA 30019
Street Number Street Name

City State Zip Code Phone Number

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

(a) Full Name: Chesterline Bradley Social Security # _____

(b) Address: _____
Street Number Street Name

City State Zip Code Phone Number

8. TYPE OF OWNERSHIP:

Sole Proprietorship

Private Held Corporation

Public Held Corporation Subject to S.E.C. Regulations

Other; explain _____

Legally Registered Partnership

Public Held Corporation

Limited Liability Company

9. FOR PARTNERSHIP ONLY:

(a) Date the Partnership was formed: _____

(b) Attach Partnership Agreement

(c) List Partners:

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

APPLICATION FOR ALCOHOLIC BEVERAGE LICENSE

13. GENERAL INFORMATION:

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

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

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

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

NO

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

Name	Name or Business	Interest %
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N/A

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

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

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

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

For the purposes of explanation and applicability of the Code:

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

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

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

APPLICATION FOR ALCOHOLIC BEVERAGE LICENSE

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

- (a) Date of Incorporation/Organization:
(b) Place of Incorporation/Organization:
(c) State Parent Corporation, if applicable:
(d) Number of Shares of Capital Stock Authorized, if applicable:
(e) Number of Shares of Outstanding Stock, if applicable:
(f) For Corporations or LLC's, list officers, directors, members, and/or principal shareholders with 20% or more of the stock:

Table with 4 columns: Name, Social Security #, Position, Interest %. Handwritten entry: Charline Bradley, Member, 100.

(g) Is the corporation owned by a parent corporation or held by a holding company? NO

11. FOR PRIVATE CLUBS ONLY:

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

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

Table with 3 columns: Name, Social Security #, Position. This section is crossed out with a large X.

12. FINANCING:

- (a) Bank to be used by business, include branch: Regions
(b) State total amount of capital that is or will be invested in the business by any party or parties:
(c) State total amount of funds invested by the owner: 95,000
(d) State total amount of funds invested by parties other than the owner:
(e) If any capital is borrowed:

Table with 4 columns: Name of Lender, Date, Amount, Interest Rate.

APPLICATION FOR ALCOHOLIC BEVERAGE LICENSE

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

STATE OF GEORGIA, DAWSON COUNTY

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

[Signature]
APPLICANT'S SIGNATURE

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

THIS 24 DAY OF March, 2022

AMANDA KENNEDY
NOTARY PUBLIC
Forsyth County
State of Georgia
My Comm. Expires July 25, 2025

[Signature]
NOTARY PUBLIC

FOR OFFICIAL USE ONLY:

PLANNING AND DEVELOPMENT REVIEW:

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

Date: _____

Planning and Development Director

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

Planning and Development Director

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

Planning and Development Director

FOR OFFICIAL USE ONLY:

SHERIFF DEPARTMENT REVIEW:

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

Date: _____

Sheriff

ARTICLES OF ORGANIZATION

Electronically Filed
Secretary of State
Filing Date: 1/3/2022 8:26:36 PM

BUSINESS INFORMATION

CONTROL NUMBER 22004827
BUSINESS NAME CPB INVESTMENTS GROUP, LLC
BUSINESS TYPE Domestic Limited Liability Company
EFFECTIVE DATE 01/03/2022

PRINCIPAL OFFICE ADDRESS

ADDRESS po box 1606, Dacula, GA, 30019, USA

REGISTERED AGENT

NAME	ADDRESS	COUNTY
Cherline Bradley	po box 1606, Dacula, GA, 30680, USA	Barrow

ORGANIZER(S)

NAME	TITLE	ADDRESS
Cherline Bradley	ORGANIZER	po box 1606, Dacula, GA, 30019, USA

OPTIONAL PROVISIONS

N/A

AUTHORIZER INFORMATION

AUTHORIZER SIGNATURE Cherline Bradley
AUTHORIZER TITLE Organizer

STATE OF GEORGIA

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

CERTIFICATE OF ORGANIZATION

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

CPB INVESTMENTS GROUP, LLC
a Domestic Limited Liability Company

has been duly organized under the laws of the State of Georgia on **01/03/2022** by the filing of articles of organization in the Office of the Secretary of State and by the paying of fees as provided by Title 14 of the Official Code of Georgia Annotated.

WITNESS my hand and official seal in the City of Atlanta
and the State of Georgia on **01/10/2022**.



Brad Raffensperger

Brad Raffensperger
Secretary of State

DAWSON COUNTY PLANNING AND DEVELOPMENT

ALCOHOL LICENSING

Locating & Mailing Address:

25 JUSTICE WAY, SUITE 2322
Dawsonville, GA 30534

Phone: 706.344.3500 x 42335

PREMISE AND STRUCTURE FORM

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

1. **TYPE OF BUSINESS:**

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

2. **TRADE NAME OF BUSINESS:** Spice Wing

LOCATION:

12 Dawson Market Way Ste 160
Street Number Street Name
Dawsonville GA 30534
City State Zip Code Phone Number

Land Lot

Map & Parcel Number

3. **IS THIS LOCATION WITHIN A COMMERCIAL ZONING DISTRICT?** yes no

PROOF OF ZONING IS REQUIRED FROM PLANNING AND DEVELOPMENT

For package liquor stores, is this zoned Commercial Highway Business (C-HB) or Commercial Planned Comprehensive Development (CPCD) as required by the ordinance?

yes no.

PROOF OF C-HB or CPCD ZONING IS REQUIRED FROM PLANNING AND DEVELOPMENT.

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

TO RECTIFY SAME: _____

PREMISE AND STRUCTURE FORM

5. (a) DOES THE BUILDING IN WHICH THE BUSINESS IS TO BE LOCATED CONTAIN SUFFICIENT LIGHTING SO THAT THE BUILDING ITSELF AND THE PREMISES ON ALL SIDES OF THE BUILDING ARE READILY VISIBLE AT ALL TIMES FROM THE FRONT OF THE STREET ON WHICH THE BUILDING IS LOCATED AS TO REVEAL ALL OF THE OUTSIDE PREMISES OF SUCH BUILDING? yes

(b) IS THE BUILDING SO ILLUMINATED SO THAT ALL HALLWAYS, PASSAGE WAYS, AND OPEN AREAS MAY BE CLEARLY SEEN BY THE CUSTOMER THEREIN? yes

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

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

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

(a) NUMBER OF SQUARE FEET OF TOTAL FLOOR AREA: 1500

(b) NUMBER OF SQUARE FEET DEVOTED TO DINING AREA: 500

(c) SEATING CAPACITY EXCLUDING BAR AREA: 32

(d) DO YOU HAVE A FULL SERVICE KITCHEN? yes

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

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

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

(e) HOURS PREPARED MEALS OR FOODS ARE SERVED: Sun through Thursday 10-9 Friday - Sat 10-10

(f) HOURS THAT ALCOHOLIC BEVERAGES ARE SERVED or SOLD: Open to close

(g) HOURS OF OPERATION: Sun - Thurs 10-9 Friday - Sat 10-10

(h) MAXIMUM NUMBER OF EMPLOYEES ON HIGHEST SHIFT: 5-6

(i) NUMBER OF PARKING SPACES: 10 +

(j) NUMBER OF PARKING SPACES DEVOTED TO HANDICAPPED PERSONS: 2+

(k) **PACKAGE LIQUOR STORES:**

DO YOU COMPLY WITH ORDINANCE ARTICLE 5 SECTION 503 - POSTING OF LICENSE NUMBER?
Every licensee shall have posted on the front of the licensed premises the name of the licensee together with the following inscription, "County Retail Package Sales of Distilled Spirits License No. _____"

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

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

PREMISE AND STRUCTURE

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

- N/A
- (a) NUMBER OF ROOMS AVAILABLE FOR HIRE TO GENERAL PUBLIC: _____
 - (b) NUMBER OF SQUARE FEET OF FLOOR SPACE DEVOTED TO RESTAURANT: _____
 - (c) NUMBER OF SQUARE FEET OF FLOOR SPACE DEVOTED TO DINING AREA: _____
 - (d) SEATING CAPACITY EXCLUDING BAR AREA: _____
EXPLAIN IF MORE THAN ONE DINING AREA: _____

 - (e) DO YOU HAVE A FULL SERVICE KITCHEN? _____
DOES THE FULL SERVICE KITCHEN CONTAIN A THREE (3) COMPARTMENT SINK? _____
IS THE STOVE AND/OR GRILL PERMANENTLY INSTALLED AND APPROVED BY THE HEALTH AND FIRE DEPARTMENTS? _____
IF THE ANSWER TO ANY OF THE IMMEDIATE FOREGOING IS NO, PLEASE EXPLAIN: _____

 - (f) HOURS PREPARED MEALS OR FOODS ARE SERVED: _____
 - (g) HOURS THAT ALCOHOLIC BEVERAGES ARE SERVED: _____
 - (h) MAXIMUM NUMBER OF EMPLOYEES ON THE HIGHEST SHIFT DEVOTED TO THE OPERATION OTHER THAN THE RESTAURANT: _____
 - (i) MAXIMUM NUMBER OF EMPLOYEES ON HIGHEST SHIFT DEVOTED TO THE RESTAURANT OPERATION: _____
 - (j) NUMBER OF PARKING SPACES: _____
 - (k) NUMBER OF PARKING SPACES DEVOTED TO HANDICAPPED PERSONS: _____

FOR ALL APPLICATIONS:

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

DAWSON COUNTY PLANNING AND DEVELOPMENT

ALCOHOL LICENSING

LOCATION & MAILING ADDRESS:

25 JUSTICE WAY, SUITE 2322
DAWSONVILLE, GA 30534

PHONE: 706.344.3500 x 42335

CERTIFIED REPORT OF SURVEY

**FOR ALL CONSUMPTION ON PREMISES
AND RETAIL PACKAGE ESTABLISHMENTS**

APPLICANT:

Cherline Bradley

BUSINESS NAME:

Spice Wing

ADDRESS OF PREMISES
TO BE LICENSED:

12 Dawson Market way Ste 160
Dawsonville, GA 30534

The premises to be licensed must comply with the following minimum distance requirements to comply with the Official Code of Georgia §§ 3-3-2; 3-3-21; Reg. 560-2-2-.32; and the **Dawson County Consolidated Alcohol Ordinance**.

1. CHURCH BUILDING:

"Church building" means the main structure used by any religious organization for purposes of worship.

The premises to be licensed must be a minimum of **600 feet (200 yards)** from the nearest church building, **measured in a straight line from the front door of the licensed facility to the front door of the church building**.

County Ordinance References: Article 5 Section 501(A), Article 6 Section 600(B), Article 7 Section 700 (B)

Name and Address
of Nearest Church

Bethel WMC
Lumpkin Campground Rd

Distance Measured

1.20 miles

2. SCHOOL BUILDING OR SCHOOL GROUNDS:

"School building or school grounds" shall apply only to state, county, city, or church school buildings and to such buildings at such other schools in which are taught subjects commonly taught in the common schools and colleges of this state and which are public schools or private schools.

The premises to be licensed must be a minimum of **600 feet (200 yards)** from any school, educational building or college, **measured in a straight line from the front door of the licensed facility to the front door of the school, educational building or college**. *County Ordinance References: Article 5 Section 501(A), Article 6 Section 600(B), Article 7 Section 700 (B)*

Name and Address
of Nearest School

Black Mill Rd Elementary
1860 Dawson Forest Rd east

Distance Measured

1.85 miles

3. **DAYCARE:**

"Daycare" means any place operated by a person, society, agency, corporation, institution, or group wherein are received for pay for group care for less than 24 hours per day, without transfer of legal custody, children under 18 years of age, and is not accredited as a public or private school (except that centers offering state funded pre-K programs are still considered daycares).

The premises to be licensed must be a minimum of **600 feet (200 yards)** from the nearest daycare, **measured in a straight line from the front door of the licensed facility to the front door of the daycare.**

County Ordinance References: Article 5 Section 501(A), Article 6 Section 600(B), Article 7 Section 700 (B)

Name and Address of Nearest Daycare: Char's Family Daycare
3276 Dawson Forest Rd East
Distance Measured: 1 mile

4. **ALCOHOL TREATMENT FACILITY:**

"Alcohol treatment facility" means any alcohol treatment center owned and operated by the State or the County government.

The premises to be licensed must be a minimum of **600 feet (200 yards)** from the nearest alcohol treatment facility, **measured in a straight line from the front door of the licensed facility to the front door of the alcohol treatment facility.** County Ordinance References: Article 5 Section 501(A), Article 6 Section 600(B), Article 7 Section 700 (B)

Note: The only State or County operated alcohol treatment facility is Dawson County Treatment Court, 189 Highway 53 West, Suite 106, Dawsonville, GA 30534.

Name and Address of Nearest Alcohol Treatment Facility: Dawson County Treatment Court
189 Hwy 53 West Ste 106
Distance Measured: 6.38 miles

5. **ANOTHER PACKAGE STORE:**

*****Applies to Package Liquor Stores Only*****

No license shall be issued under this ordinance for use at a location which is within **one (1) mile** (1,760 yards) of any other business licensed to sell packaged liquor (distilled spirits) at retail. This distance shall be **measured in a straight line from the front door of the licensed facility to the front door of the other package store.** This restriction shall not apply to any location for which a new license is applied if the retail package sale of distilled spirits was lawful at such location during the 12 months immediately preceding such application. County Ordinance Reference Article 5 Section 501(B)

Name and Address of Nearest Package Liquor Store: _____
Distance Measured: _____

5. **HOUSING AUTHORITY PROPERTY:**

*****Applies to Alcohol by the Drink Establishments*****

There is NO housing authority property in Dawson County.

"Housing authority property" means any property containing 300 housing units or fewer owned or operated by a housing authority created under the State Housing Authorities Law.

The premises to be licensed must be a minimum of **600 feet (200 yards)** from the nearest housing authority property, **measured in a straight line from the front door of the licensed facility to the front door of the housing authority property.** County Ordinance Reference Article 7 Section 700(B)

Name and Address of Nearest Housing Authority Property: NONE IN DAWSON COUNTY
Distance Measured: _____

Note:

A scale drawing (by a Georgia Registered Land Surveyor/Engineer) of the location of the premises to be licensed, showing the closest prohibited structures and identifying the minimum distance, must be attached hereto.

THE LICENSE APPLICANT COMPLETES THE FOLLOWING CERTIFICATION:

The undersigned certifies that subject location is in compliance or non-compliance with the distance requirements set forth above. I have found: (check one)

The above listed structures are inside the minimum distance restrictions stated above

OR

The premises to be licensed meets the minimum distance requirements for licensing stated above.

Cherline Bradley
Applicant's Printed Name

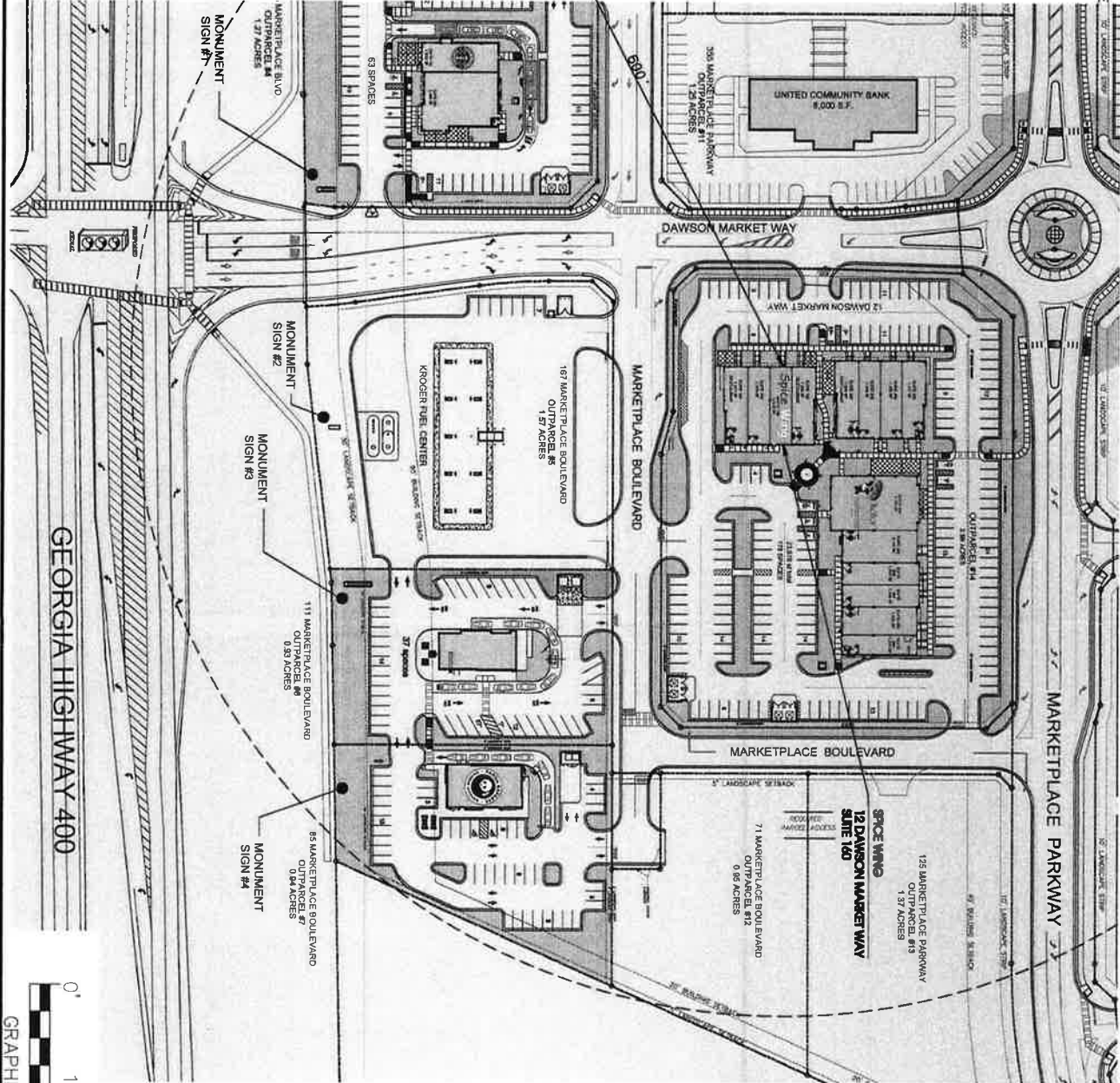

Applicant's Signature

3/24/2022
Date of Signature

Notary Signature

Date of Signature

REFERENCE: X PARCEL # 107-318
 CHB - COMMERCIAL
 HIGHWAY BUSINESS
 THE PLAN FOR DAWSON MARKETPLACE
 DATED 8/15/2017 BY ALEX MINOZ &
 ASSOCIATES, INC. AS PROVIDED BY
 GHELLANO RESTAURANT GROUP
 A SENOR FESTA #3.



BETH'EL UNITED METHODIST CHURCH
 100 LUMPKIN CAMPGROUND ROAD S
 DAWSONVILLE, GA 30534
 4.1, 2.0 MILES

NEAREST SCHOOL:
 BLACK'S MILL ROAD ELEMENTARY
 1860 DAWSON FOREST ROAD EAST
 DAWSONVILLE, GA 30534
 4.1, 1.85 MILES

NEAREST DAYCARE:
 CHAR'S FAMILY DAYCARE
 3276 DAWSON FOREST ROAD EAST
 DAWSONVILLE, GA 30534
 4.0, 5.5 MILE

NEAREST ALCOHOL TREATMENT
 FACILITY:
 DAWSON COUNTY TREATMENT COURT
 189 HIGHWAY 53 WEST, SUITE 106
 DAWSONVILLE, GA 30534
 4.6, 3.8 MILES

*DISTANCES AREA ALONG A
 STRAIGHT LINE FROM THE FRONT
 DOOR OF THE CHURCH, SCHOOL,
 DAYCARE AND ALCOHOL
 TREATMENT FACILITY TO THE
 PROPOSED RESTAURANT.



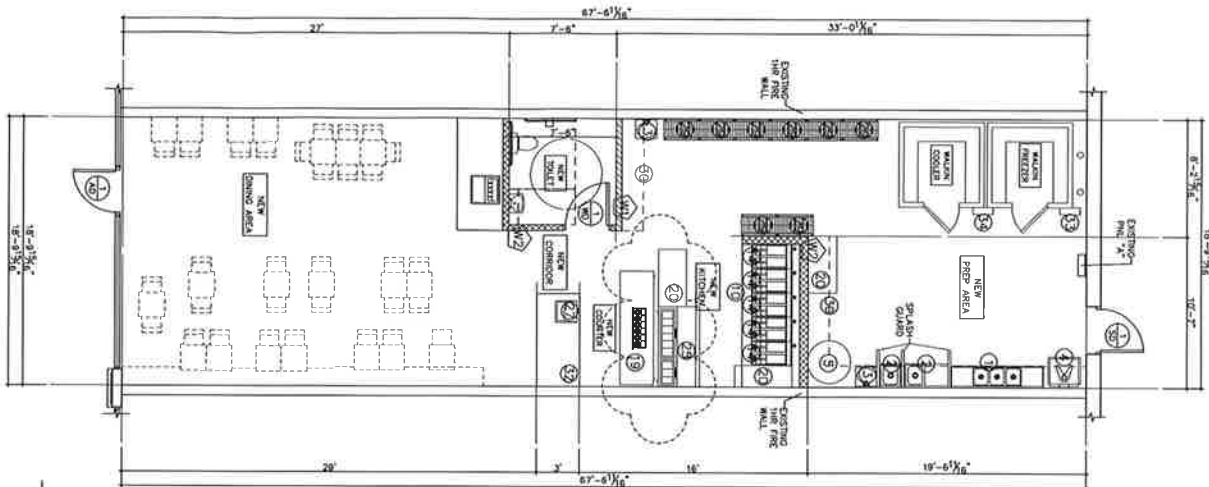
ALCOHOL EXHIBIT FOR:
SPICE WING

12 DAWSON MARKET WAY, SUITE 160
 DAWSONVILLE, GA 30534
 DAWSON COUNTY



DAVIS
 ENGINEERING & SURVEYING
 810 BRUNN MTN. PL. ACE
 SUITE 400
 DAH. ONEGA. A GA 30532
 PH: (706) 864-0012
 FAX: (706) 864-0052
 DAVISENGINEERS.COM

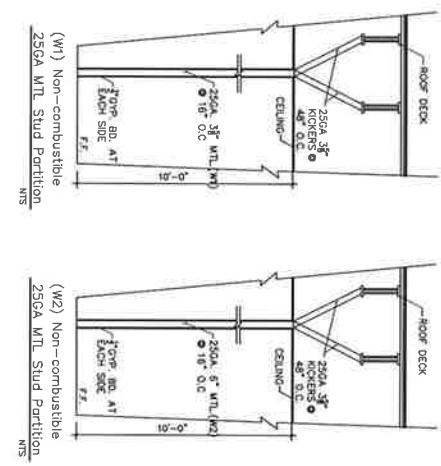
DRAWN BY: RGB	SHEET NO. 1 OF 1
FIELD CREW: -	PROJECT NO. 2018-018
DATE: 1-26-18	



FLOOR PLAN
SCALE: 1/4"=1'-0"

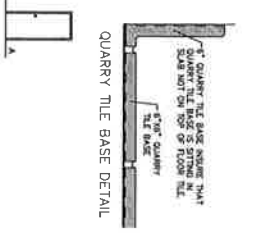
WALL PARTITION LEGEND

- (W1) NEW PARTITION WALL - TOP, 80 ON EACH SIDE SIZE OF 250A 3" METAL STUDS @ 18" O.C.(W)
- (W2) NEW PARTITION WALL - TOP, 80 ON EACH SIDE SIZE OF 250A 5" METAL STUDS @ 18" O.C.(W)
- EXISTING WALL
- UPON 3" NON-FERROUS BATS SHOULD BE USED IN BALTIMORE WALL.



* ALL KITCHEN, STORAGE AND COUNTER AREA WALL WILL COVERED BY PVP PANEL FROM FLOOR TO CEILING.
* ALL KITCHEN & TOILET WALL AND CEILING SURFACE MUST BE SMOOTH, WARMABLE AND CLEANABLE.

FINISH SCHEDULE	FINISH	WALL	CEILING	CEILING	REMARK
CEILING AREA	12" X 12" CEILING TILE	4" CEILING TILE	4" CEILING TILE	4" CEILING TILE	
WALL AREA	12" X 12" CEILING TILE	4" CEILING TILE	4" CEILING TILE	4" CEILING TILE	
COUNTER	5/8" QUARRY TILE	4" QUARRY CON. TILE	4" QUARRY CON. TILE	4" QUARRY CON. TILE	
KITCHEN AREA	5/8" QUARRY TILE	4" QUARRY CON. TILE	4" QUARRY CON. TILE	4" QUARRY CON. TILE	
STORAGE	5/8" QUARRY TILE	4" QUARRY CON. TILE	4" QUARRY CON. TILE	4" QUARRY CON. TILE	



NO.	NAME	REMARK	QTY	UNIT	PRICE	TOTAL
1	POT SINK/W/RE BASE	3 COMPARTMENT SINK/PLUMBER, W/2 BRAN BOOD		C.M./W./S.W.		
2	WATER SINK	PLUMBER/THIS SINK HAVE AN INDIRECT SEWER CONNECTION		C.M./W./S.W.		
3	WASH SINK	PLUMBER/THIS SINK HAVE AN INDIRECT SEWER CONNECTION		C.M./W./S.W.		
4	WOP SINK	PLUMBER/THIS SINK HAVE AN INDIRECT SEWER CONNECTION		C.M./W./S.W.		
5	WATER HEATER	PLUMBER/THIS SINK HAVE AN INDIRECT SEWER CONNECTION		C.M./W./S.W.		
6						
7						
8						
9	EXHAUST HOOD	10" HOOD WITH 36" EXHAUST SYSTEM & GAS SHUT OFF VALVE + 1 CLASS X (FIRE RESISTANT) SHALL BE WITHIN A 30" FROM SOURCE OF ALL COOKING SURFACE PER NFPA 10, SECS. 7, 2012 EDITION.		Q.S.		
10	CHILL	140,000 BTU/W/24		Q.S.		
11	CHILL	140,000 BTU/W/24		Q.S.		
12	CHILL	140,000 BTU/W/24		Q.S.		
13	ICE COOLER	150,000 BTU/W/24		Q.S.		
14						
15						
16						
17						
18	BEER COOLER	ELECTRIC		ELECT.		
19	WORK TABLE			ELECT.		
20	COUCH IN FREEZER			ELECT.		
21	WALK IN COOLER			ELECT.		
22	WALK IN COOLER			ELECT.		
23	WALK IN COOLER			ELECT.		
24	WALK IN COOLER			ELECT.		
25	BEVERAGE COOLER	ELECTRIC		ELECT.		
26	BEVERAGE COOLER	ELECTRIC		ELECT.		
27	SOFT BEVERAGE	ELECTRIC		ELECT.		
28	SOFT BEVERAGE	ELECTRIC		ELECT.		
29	WALL STORAGE	TYPE "X" / EACH RACK HAS 5 SHELVES		ELECT.		
30	WALL STORAGE	TYPE "X" / EACH RACK HAS 5 SHELVES		ELECT.		
31	CHANGING			ELECT.		
32	CHANGING			ELECT.		
33	CHANGING			ELECT.		
34	CHANGING			ELECT.		

- STORAGE CALCULATION**
- * KITCHEN AREA
 - 84" x 7" x 82" MAJUAN COOLER & FREEZER SHARD = 81250
 - 54" x 8" x 62" = 153 SF x 12" x 12" x 12" = 216 SF STORAGE REQUIRED
 - 1" x 4" x 4" = 5.3 SF PROVIDED
 - 2. MAJUAN SHARD - EACH RACK HAS 5 SHELVES
 - TYPE "X" RACK IS 175 SF x 5" = 1625 SF
 - TYPE "X" RACK IS 8 RACK = 130 SF PROVIDED
 - TOTAL STORAGE IS 53 x 150 = 800 SF
- EQUIPMENT LIST**
- * ALL KITCHEN EQUIPMENTS MUST MEET CURRENT NSF-2 STANDARDS AND UL APPROVED.
 - * ALL KITCHEN EQUIPMENTS MUST MEET CURRENT NSF-7 STANDARDS AND UL APPROVED.
 - * ALL OSHI SINK AND PREPARATION SINK WILL BE NSF-7 CURRENT NSF-7 STANDARDS AND UL APPROVED.
 - * ALL OSHI SINK MUST BE PROGRESS STEEL WITH MATCH AND NOT APPROVED.
 - * ALL OSHI SINK MUST BE PROGRESS STEEL WITH MATCH AND NOT APPROVED.
 - * ALL PAINT COLORS MUST BE LIGHT IN COLOR AND EASILY CLEANABLE.

SPICE WING

126 MARKETPLACE BLVD
SUITE 160
DAWSONVILLE, GA 30534

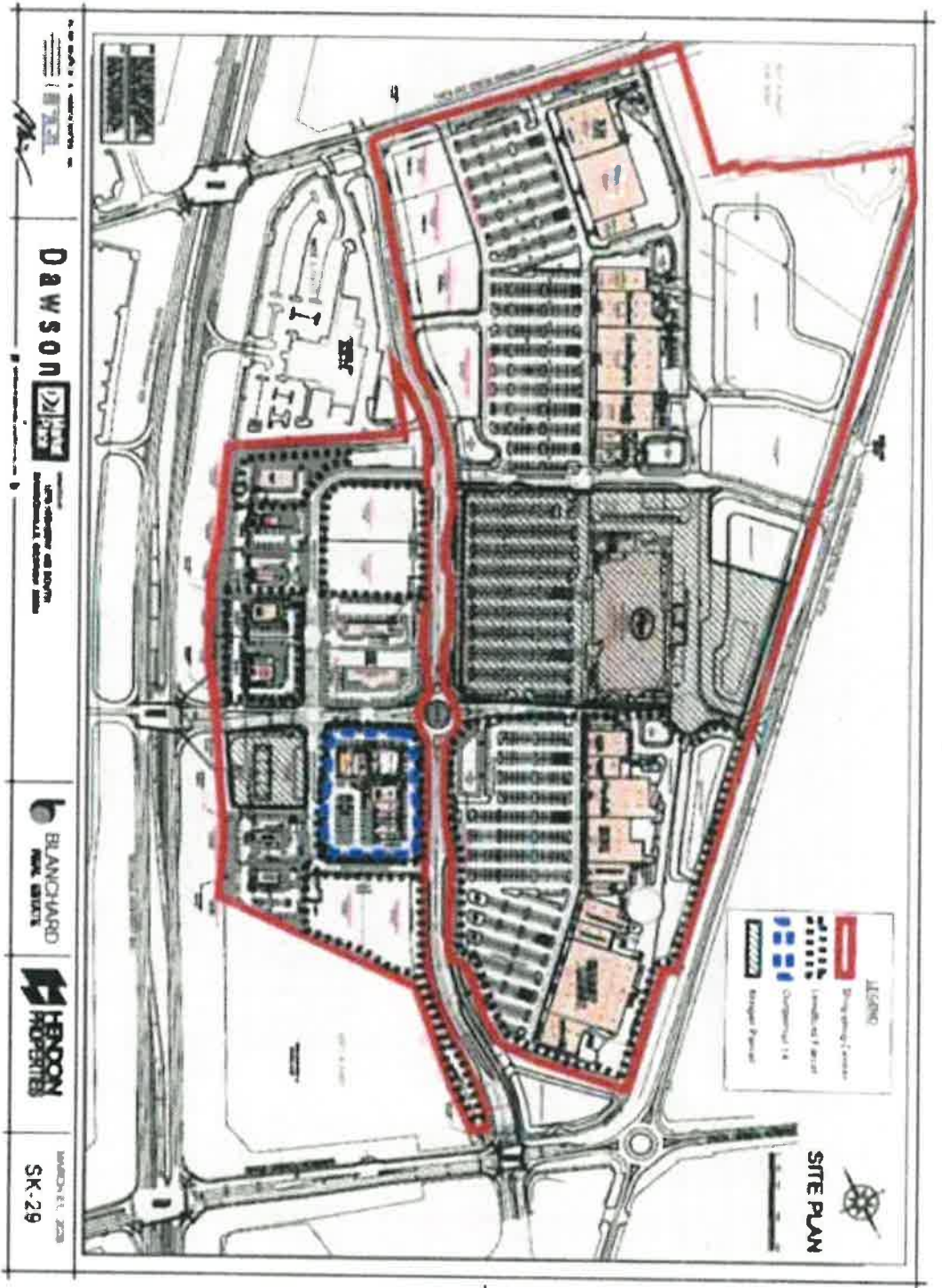
Spice Wing

ING INC
DESIGN DWG
3265 MAJUAN HIGHWAY
DUNWOODY, GA 30090-1330
PH: 404-252-4070
FAX: 404-252-7070
WWW.INGINC.COM

REVISIONS

NO.	DATE	DESCRIPTION
1	11/15/2011	ISSUE FOR PERMIT

FLOOR PLAN



Menu

Salads

\$6.99

Chicken

\$6.99

Veggie

PICK DRESSING

Italian

Buttermilk Ranch

balsamic vinaigrette

Extras

Side of celery **\$2.99**

Side of carrots **\$2.99**

Chesse sticks **\$3.99**

Desserts



Fried Oreos

Fried Twinkie

\$3.99

\$3.99

WE CATER

Order Online

www.spicewing.com

#SpiceWing



Spice Wing

12 Dawson Market

Way Suite 160

Dawsonville, Georgia

30053

Sunday - Thursday

10am-10pm

Friday - Saturday

10am-11pm

678-288-5788

Classic/Boneless/MixMatch

Single

10 15 20 30 50 75 100

\$8.99 \$13.79 \$18.39 \$27.69 \$44.89 \$66.79 \$88.59

Up to 2 Spices 2 Spices 3 Spices 3 Spices 4 Spices 5 Spices 5 Spices

Dips Ranch Blue cheese Honey Mustard Jalapeno Ranch

Combo 6 10 15

\$9.99 \$11.69 \$19.99

Pick Up to 1 Spices 2 Spices 2 Spices



Combos comes with fries,dipping sauce,veggie sticks and 32oz drink

Big Box

30 50 75 100

\$31.99 \$52.79 \$79.59 \$104.99

Fries 3 Spices 4 Spices 5 Spices 5 Spices
1 large box 2 large box 3 large box 4 large box

Spices

Original Hot

MILD

Siracha Glaze

Ghost Spice

Chezzi

Teriyaki

Cajun

Red Chili

Garlic Parm

Sweet Honey BBQ

Original BBQ

Lemon Pepper

Kicking Bourbon

Citrus Chipotle

Chicken Tenders

4 6 8 10

Combo \$8.99 \$11.99 \$15.99 19.99

Chicken Tenders Combos comes with fries,dipping sauce,veggie sticks and 32oz drink



Chicken and Waffles

2 Chicken 4 Chicken 6 Chicken

1 Waffle 2 Waffles 3 Waffles

\$7.99

\$11.99

\$15.99

Comes with Butter pick one syrup from a choice of two

Maple, Honey

4 types of fries

Straight

Waffle

Curly

Wedge

Seasoning

Cajun

Waffle Sandwich

Classic

\$6.99

\$6.99

Veggie

Lemon Pepper

Garlic Parm

Regular

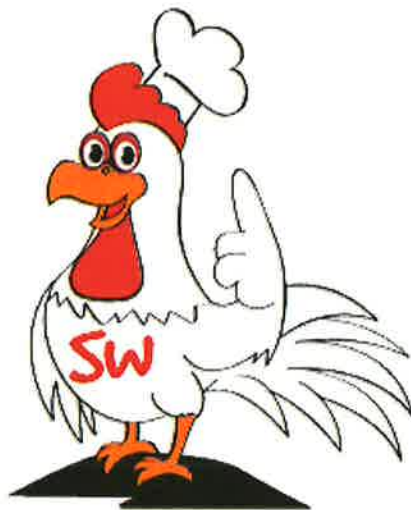
\$2.50

Large

\$4.50

ADD 32oz Drink and Fries For \$3.49

**SPICE WING
FRANCHISE AGREEMENT**



Franchisee: MAA SW DAWSONVILLE, LLC _____

Date: JUNE 01, 2017 _____

**Exhibit E to Franchise Agreement
GUARANTY**

In consideration of the execution by SPICE WING FRANCHISE, LLC ("Franchisor") of the Spice Wing Franchise Agreement (the "Franchise Agreement"), dated the 18 day of January, 2022, between Franchisor and CPB INVESTMENTS GROUP, LLC ("Franchisee") and for other good and valuable consideration, including Franchisor's execution of or consent to the transfer of the Franchise Agreement, each of the undersigned, for themselves, their heirs, successors, and assigns, do jointly, individually and severally hereby absolutely and unconditionally guarantee the payment of all amounts and the performance of all of the covenants, terms, conditions, agreements and undertakings contained and set forth in said Franchise Agreement and in any other agreement(s) by and between Franchisee and Franchisor.

If more than one (1) person has executed this Guaranty, the term "the undersigned", as used herein, shall refer to each such person, and the liability of each of the undersigned hereunder shall be joint and several and primary as sureties.

The undersigned, individually and jointly, hereby agree to be personally bound by each and every covenant, term, condition, agreement and undertaking contained and set forth in said Franchise Agreement and any other agreement(s) by and between Franchisee and Franchisor, and agree that this Guaranty shall be construed as though the undersigned and each of them executed agreement(s) containing the identical terms and conditions of the Franchise Agreement and any other agreement(s) by and between Franchisee and Franchisor.

The undersigned hereby agree, furthermore, that without the consent of or notice to any of the undersigned and without affecting any of the obligations of the undersigned hereunder: (a) any term, covenant or condition of the Franchise Agreement may be amended, compromised, released or otherwise altered by Franchisor and Franchisee, and the undersigned do guarantee and promise to perform all the obligations of Franchisee under the Agreement as so amended, compromised, released or altered; (b) any guarantor of or party to the Franchise Agreement may be released, substituted or added; (c) any right or remedy under the Agreement, this Guaranty or any other instrument or agreement between Franchisor and Franchisee may be exercised, not exercised, impaired, modified, limited, destroyed or suspended; and, (d) Franchisor or any other person may deal in any manner with Franchisee, any of the undersigned, any party to the Franchise Agreement or any other person.

Should Franchisee be in breach or default under the Franchise Agreement or any other agreement(s) by and between Franchisee and Franchisor, Franchisor may proceed directly against any or each of the undersigned without first proceeding against Franchisee and without proceeding against or naming in such suit any other Franchisee, signatory to the Franchise Agreement or any others of the undersigned.

Notice to or demand upon Franchisee or any of the undersigned shall be deemed notice to or demand upon Franchisee and all of the undersigned, and no notice or demand need be made to or upon any or all of the undersigned. The cessation of or release from liability of Franchisee or any of the undersigned shall not relieve any other Guarantors from liability hereunder, under the Franchise Agreement, or under any other agreement(s) between Franchisor and Franchisee, except to the extent that the breach or default has been remedied

or moneys owed have been paid.

Any waiver, extension of time or other indulgence granted by Franchisor or its agents, successors or assigns, with respect to the Franchise Agreement or any other agreement(s) by and between Franchisee and Franchisor, shall in no way modify or amend this Guaranty, which shall be continuing, absolute, unconditional and irrevocable.

It is understood and agreed by the undersigned that the provisions, covenants and conditions of this Guaranty shall inure to the benefit of the Franchisor, its successors and assigns. This Guaranty may be assigned by Franchisor voluntarily or by operation of law without reducing or modifying the liability of the undersigned hereunder.

Guarantors agree to pay all of Franchisor's reasonable attorneys' fees and costs incurred in any collection or attempt to collect amounts due or to enforce provisions of the Franchise Agreement or this Guaranty.

This Guaranty shall be governed by and construed in accordance with the laws of the State of Georgia. Franchisor may enforce its rights regarding this Guaranty in the courts of Gwinnett County, Georgia, to which venue and jurisdiction Guarantors hereby expressly consent and agree. Guarantors each irrevocably consent and submit to the jurisdiction and venue of such courts and agree to participate and be bound by the arbitration provisions of the Franchise Agreement.

Should any one (1) or more provisions of this Guaranty be determined to be illegal or unenforceable, all other provisions shall nevertheless be effective.

IN WITNESS WHEREOF, each of the undersigned has executed this Guaranty effective as of the date of the Franchise Agreement.

Dated: 1/18/2022

DocuSigned by:

DB54CE4E157C428

(Signature)

CPB Investments Group, LLC

(Print Name)

Dated: _____

(Signature)


(Print Name)

not be supplemented, modified or revised in any manner except by a single writing signed by the Disclosee, the Company and Franchisor. There are no prior or contemporaneous oral promises, representations or agreements not set forth herein inducing entry into this Agreement and all prior negotiations, discussions, statements and representations are merged into this Agreement. The provisions of this paragraph cannot be modified by conduct, oral agreement or written agreement, unless signed by the Disclosee, the Company and Franchisor.


i. Authority to Sign. By signing this Agreement, each party represents and warrants to all other parties that its execution of this Agreement is duly authorized in accordance with applicable laws relating to such parties, that this Agreement is fully enforceable according to its terms against such executing party and that the individual executing on any corporation's behalf has the requisite power and authority to do so.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date first written above.

Disclosee: CPB Investments Group, LLC

DocuSigned by: Print name

Signature DB54CF4F157C428...

The Company: CPB INVESTMENTS GROUP, LLC

By: DocuSigned by:

DB54CF4F157C428...

Print name: CPB Investments Group, LLC

As its: Member

Exhibit D to Franchise Agreement

**ELECTRONIC FUNDS TRANSFER
AUTHORIZATION TO HONOR CHARGES DRAWN BY AND PAYABLE TO
SPICE WING FRANCHISE, LLC ("PAYEE")**

The undersigned Depositor hereby authorizes and requests the Depository designated below to honor and to charge to the following designated account, checks, and electronic debits (collectively, "debits") drawn on such account which are payable to the above named Payee. It is agreed that Depository's rights with respect to each such debit shall be the same with or without cause and whether intentionally or inadvertently, Depository shall be under no liability whatsoever. This authorization shall continue in force until Depository and Payee have received at least thirty days prior written notification from Depositor of its termination.

The Depositor agrees with respect to any action taken according to the above authorization:

(1) To indemnify the Depository and hold it harmless from any loss it may suffer resulting from or in connection with any debit, including, without limitation, execution and issuance of any check, draft or order, whether or not genuine, purporting to be authorized or executed by the Payee and received by the Depository in the regular course of business for the purpose for payment, including any costs or expenses reasonably incurred in connection therewith.

(2) To indemnify Payee and the Depository for any loss arising in the event that any such debit shall be dishonored, whether with or without cause and whether intentionally or inadvertently.

(3) To defend at Depositor's own cost and expense any action which might be brought by a depositor or any other persons because of any actions taken by the Depository or Payee under the foregoing request and authorization, or in any manner arising by reason of the Depository's or Payee's participation therein.

Name of Depository (full name of bank and address): Americas

Name of Depositor: CPB Investments Group, LLC

Designated Bank Acct. No.: 000000
(Please attach one voided check for the above account)

Bank Routing Number: 000000000

Restaurant Location: 000000000

Address: 12 Dawson Market way #160 DAWSONVILLE, GA 30534

Phone #: _____

Fax #: _____


Name of Franchisee/Depositor (please print): CPB Investments Group, LLC


By: 
Signature and Title of Authorized Representative


Date: 1/18/2022

BUSINESS. FRANCHISEE HAS EITHER CONSULTED WITH THESE ADVISORS OR HAS DELIBERATELY DECLINED TO DO SO. Initials 

FRANCHISEE HAS RECEIVED FROM FRANCHISOR A COPY OF FRANCHISOR'S UNIFORM FRANCHISE DISCLOSURE DOCUMENT, TOGETHER WITH A COPY OF ALL PROPOSED AGREEMENTS RELATING TO THE SALE OF THE FRANCHISE, AT LEAST FOURTEEN CALENDAR DAYS BEFORE THE EXECUTION OF THIS AGREEMENT OR AT LEAST FOURTEEN CALENDAR DAYS BEFORE THE PAYMENT BY FRANCHISEE TO FRANCHISOR OF ANY CONSIDERATION IN CONNECTION WITH THE SALE OR PROPOSED SALE OF THE FRANCHISE GRANTED BY THIS AGREEMENT. Initials 

NO REPRESENTATION OR STATEMENT HAS BEEN MADE BY FRANCHISOR (OR ANY EMPLOYEE, AGENT OR SALESPERSON OF FRANCHISOR) AND RELIED ON BY FRANCHISEE REGARDING FRANCHISEE'S ABILITY TO PROCURE ANY REQUIRED LICENSE OR PERMIT THAT MAY BE NECESSARY TO THE OFFERING OF ONE OR MORE OF THE PRODUCTS AND/OR SERVICES CONTEMPLATED TO BE OFFERED BY THE FRANCHISED RESTAURANT. Initials 

THE COVENANTS NOT TO COMPETE SET FORTH IN THIS AGREEMENT ARE FAIR AND REASONABLE, AND WILL NOT IMPOSE ANY UNDUE HARDSHIP ON FRANCHISEE, SINCE FRANCHISEE HAS OTHER CONSIDERABLE SKILLS, EXPERIENCE AND EDUCATION WHICH AFFORD FRANCHISEE THE OPPORTUNITY TO DERIVE INCOME FROM OTHER ENDEAVORS. Initials 

FRANCHISEE AFFIRMS THAT ALL INFORMATION SET FORTH IN ALL APPLICATIONS, FINANCIAL STATEMENTS AND SUBMISSIONS TO FRANCHISOR IS TRUE, COMPLETE AND ACCURATE IN ALL RESPECTS, AND FRANCHISEE EXPRESSLY ACKNOWLEDGES THAT FRANCHISOR IS RELYING ON THE TRUTHFULNESS, COMPLETENESS AND ACCURACY OF THIS INFORMATION. Initials 

*Such representations are not intended to nor shall they act as a release, estoppel or waiver of any liability incurred under the Illinois Franchise Disclosure Act or under the Maryland Franchise Registration and Disclosure Law.

27. SUBMISSION OF AGREEMENT

The submission of this Agreement does not constitute an offer. This Agreement will become effective only upon the execution of this Agreement by Franchisor and Franchisee. The date of execution by Franchisor will be considered the date of execution of this Agreement.

THIS AGREEMENT WILL NOT BE BINDING ON FRANCHISOR UNLESS AND UNTIL IT HAS BEEN ACCEPTED AND SIGNED BY AN AUTHORIZED OFFICER OF FRANCHISOR.

FRANCHISEE ACKNOWLEDGES THAT NO REPRESENTATIONS OR PROMISES WERE MADE TO IT OTHER THAN THOSE SET FORTH IN FRANCHISOR'S DISCLOSURE DOCUMENT, AND THAT IF ANY OTHER REPRESENTATIONS OR PROMISES WERE MADE TO FRANCHISEE, FRANCHISEE IS NOT RELYING ON THEM.

FRANCHISEE HAS READ ALL OF THE FOREGOING AGREEMENT AND ACCEPTS AND AGREES TO EACH AND ALL OF THE PROVISIONS, COVENANTS AND CONDITIONS OF THE FOREGOING AGREEMENT.

[Signatures on following page]



DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: Planning & Development

Work Session: 03-03-2022

Prepared By: Robbie Irvin

Voting Session: 03-17-2022

Presenter: Robbie Irvin

Public Hearing: Yes No

Agenda Item Title: Minor Changes to the Comprehensive Plan

Background Information:

The BOC adopted three new zoning districts for the land use resolution in 2020 - those being R-2 (2 units per acre), R-3 (3 units per acre) and C-HI Commercial Highway Intensive, which is the higher intensity C-HB (Commercial Highway Business) uses. The current Comp Plan does not mention these new zoning districts. Two public hearings are required to add them into the FLU tables and narratives .

Current Information:

See attached

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: 2/23/22

County Manager Authorization: David Headley

Date: 2-23-2022

County Attorney Authorization: _____

Date: _____

Comments/Attachments:

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DAWSON COUNTY BOARD OF COMMISSIONERS Planning and Development

February 11, 2022

Planning

Zoning

Code Enforcement

GIS

Building Permits
and
Inspections

Business Licenses

Alcohol Licenses

911 Mapping

Animal Control

Mr. Adam Hazell, AICP
Planning Director
Georgia Mountains Regional Commission
1310 W Ridge Rd
Gainesville, GA 30501


Re: Minor Comprehensive Plan Update

Mr. Hazell,

Dawson County adopted three new zoning districts in 2020. These new districts were Residential Suburban 2 (R-2) which has a total density of two units per acre, Residential Suburban 3 (R-3) which has a total density of three units per acre. Additionally, Commercial Highway Intensive (C-HI) was created which removes some uses from the Commercial Highway Business district which by their nature warrant additional planning and management. We would like to do a minor change and these districts to the appropriate sections of our current Comprehensive Plan. Sections of the Comprehensive Plan affected will be; Sub-Rural Residential, Residential Town, Lakeside Residential, Suburban Residential, and Commercial Highway. Dawson County will hold the appropriate public hearings for these changes. I have attached copies of the pertinent pages of both the Land Use Resolution and the Comprehensive Plan for your review.

Thank you.

Sincerely,


Robbie Irvin
County Planner

Dawsonville County
Government Center
25 Justice Way
Suite 2322
Dawsonville, GA 30534
Phone 706-344-3604
Fax 706-344-3652

Sec. 121-62. - RS-2 Residential Suburban.

RS-2 residential suburban districts are areas where low density single-family residential growth with access to public sewer occurs in the southeastern portion of Dawson County. These areas are typified by conventional subdivision development and suburban style, single-family, on-site construction. Uses that will devalue investment and undermine environmental quality are prohibited. Conservation subdivisions are welcome in this district. However, buffers shall be provided from more intensive or commercial development.

(1) *Permitted uses.*

- a. Principal uses that are allowed by right or by special use approval are listed on Table 3.1 at the end of this article.
- b. Restrictions that apply to particular uses allowed by right or special use approval are referenced on Table 3.1 and are contained in section 121-74 of this article.
- c. Allowed accessory uses include private garages, swimming pools, home workshops, tennis courts, children's play houses, small gardens, non-commercial greenhouses, and home offices that meet the requirements of this section and article VI, section 121-181.
 1. Accessory uses must be located on a parcel that is currently occupied by a principal residential structure.
 2. Accessory structures shall be no larger than the footprint of the primary structure or one-half the gross square footage, whichever is greater, with the exception that when the lot size is three acres or greater, the size of the accessory structure shall not be regulated in size but shall meet all setback requirements.
 3. The use of an accessory building for a home occupation is prohibited.
 4. Minimum setbacks for accessory structures:
Front yard - 40 feet;

Side yard - 5 feet; and

Rear yard - 10 feet.

(2) *Prohibited uses.*

- a. Any principal use not shown on Table 3.1 as allowed in a zoning district, whether by right or with approval as a special use, is specifically prohibited.
- b. In addition, animals that individually or in numbers, create a nuisance by noise, smell, unsanitary or visual effects are prohibited. Horses are prohibited. Kennels for the breeding of any animal for sale are prohibited. Pet fowl or birds may be kept in cages. Swine are prohibited.

(3) *Building requirements.* The minimum area, yard, principal building setback, and building requirements in the RS-2 Land Use District are as set forth on Table 3.2, unless a variance is approved.

(Ord. of 8-6-2020(3), § 1(Exh. A, § 304))

Sec. 121-63. - RS-3 Residential Suburban.

RS-3 residential suburban districts are areas where moderate density single-family residential growth with access to public sewer occurs in the southeastern portion of Dawson County. These areas are typified by conventional subdivision development and suburban style, single-family, on-site construction. Uses that will devalue investment and undermine environmental quality are prohibited. Conservation subdivisions are welcome in this district. However, buffers shall be provided from more intensive or commercial development.

(1) *Permitted uses.*

- a. Principal uses that are allowed by right or by special use approval are listed on Table 3.1 at the end of this article.
- b. Restrictions that apply to particular uses allowed by right or special use approval are referenced on Table 3.1 and are contained in section 121-74 of this article.
- c. Allowed accessory uses include private garages, swimming pools, home workshops, tennis courts, children's play houses, small gardens, non-commercial greenhouses, and home offices that meet the requirements of this section and article VI, section 121-181.
 1. Accessory uses must be located on a parcel that is currently occupied by a principal residential structure.
 2. Accessory structures shall be no larger than the footprint of the primary structure or one-half the gross square footage, whichever is greater, with the exception that when the lot size is three acres or greater, the size of the accessory structure shall not be regulated in size but shall meet all setback requirements.
 3. The use of an accessory building for a home occupation is prohibited.
 4. Minimum setbacks for accessory structures:
 - Front yard - 40 feet;
 - Side yard - 5 feet; and
 - Rear yard - 0 feet.

(2) *Prohibited uses.*

- a. Any principal use not shown on Table 3.1 as allowed in a zoning district, whether by right or with approval as a special use, is specifically prohibited.
- b. In addition, animals that individually or in numbers, create a nuisance by noise, smell, unsanitary or visual effects are prohibited. Horses are prohibited. Kennels for the breeding of any animal for sale are prohibited. Pet fowl or birds may be kept in cages. Swine are prohibited.

- (3) *Building requirements.* The minimum area, yard, principal building setback, and building requirements in the RS-3 Land Use District are as set forth on Table 3.2, unless a variance is approved.

(Ord. of 8-6-2020(3), § 1(Exh. A, § 305))

Sec. 121-103. - C-HI Highway Business Intensive Commercial District.

- (a) Highway business intensive commercial districts are areas along major thoroughfares or major arterial roadways that provide services to transient customers, or serve a wide area, or depend upon the highway to transport materials or customers. The C-HI District is also suitable for larger-scale commercial uses that require ample

outdoor space for the display and storage of goods that are for sale.

(b) *Permitted principal uses.* The following uses are allowed within this district:

- (1) Principal uses that are allowed by right or by special use approval are listed on Table 3.3 in this article.
- (2) Restrictions that apply to particular uses allowed by right or special use approval are referenced on Table 3.3 and are contained in section 121-108 of this article.

(c) *Prohibited uses.* Uses not listed as permitted uses on Table 3.3 are prohibited in this district. In addition, the following uses are specifically not allowed within this district:

- (1) Those uses and activities generating sound, odor, or visual effects, which are objectionable and noticeable beyond property boundaries.

(d) *Building requirements.* The minimum area, yard, setback, and building requirements in the C-HI District are as follows:

- (1) *Minimum lot size:* 43,560 square feet (one acre) except that where contiguous to a commercial district the minimum lot size will be that necessary to meet health department requirements concerning water supply and sewage disposal if required.

- (2) *Minimum setbacks:* See section 121-99(1), side yard - 25 feet; rear yard - 25 feet.

a. *Exceptions:* No side or rear setback may be required when the adjacent property is commercial and there is no fire hazard created by lack of setback. Rear setback when abutting a residential district is 50 feet. Where the commercial district abuts a residential district, an additional ten feet setback may be required in order to provide a ten-foot wide screen or buffer at the discretion of the planning commission or board of commissioners to reduce or eliminate noise factors, visual effects or the possibility of noxious odors that may negatively impact the adjacent residential area.

- (3) *Maximum building height:* Buildings designed for human occupancy shall not be higher than 35 feet unless adequate fireproofing construction materials are used, an adequate sprinkler system is provided, and a fire escape system approved by the county fire marshal is installed. Non-occupied buildings, and water towers, smokestacks, radio antennas, etc. may be permitted if no hazard or other adverse effect is created for adjacent properties as determined by the planning commission after public notice and hearing.

- (4) *Screens or buffers:* Where noise, visual effects, or distracting activity is determined by the planning commission or board of commissioners to affect adjacent property or roadway, a vegetative screen, cement or masonry wall, or earth berm may be required by the planning commission or board of commissioners to reduce the undesirable effects.

(e) *Full disclosure.* Commercial or industrial uses shall, as part of application, provide full disclosure of all hazardous or dangerous products used in their commercial or industrial processes together with an explanation of safety measures, disposal measures and emergency medical and evacuation procedures. Changes in processing or manufacturing after initial approval relative to this requirement must be reported to the planning director within 15 days. Information provided herein shall be provided to the emergency medical service, the fire department and the sheriff's department.

(Ord. of 8-6-2020(3), § 1(Exh. A, § 404))



Sub-Rural Residential

The primary area of unincorporated Dawson County designed as Sub-Rural Residential is bounded by the forest belt and Dawson Forest on the west, Lumpkin County line on the north, and the agricultural belt to the south and east. In the southern part of this area, there is extensive residential development, but the northern part of this area is mostly undeveloped.

Though this area may receive new development at gross densities of up to 0.67 unit per acre (1.0 acre with public water), it is not targeted for major development. Public water service may be extended into much of this area, particularly the southern half, during the planning horizon (year 2028). It is desirable that conservation subdivision principles be followed in this area in order to encourage the permanent protections of open space or retention of farm and forest lands.

There is a second area designated as Sub-rural Residential by the future land use plan map, east of Georgia 400 and lakefront residential uses along Lake Lanier. Development in this area must be sensitive to the Lake Lanier watershed, and as a result, densities are proposed to be kept low (0.67 unit per acre) in this area. The desired development pattern should seek to:

- Permit rural cluster or conservation subdivision design that incorporates significant amount of open space
- Limit extension of public utilities in these areas
- Limit parking in front of properties
- Connect to regional network of greenspace and trails, available to pedestrians, bicyclists, and equestrians for both tourism and recreational purposes
- Consider the use of drainage swales on paved roads in lieu of curb and gutter
- Ensure safe and direct access to major thoroughfares
- Provide at least one access point from a County road for a minimum number of homes
- Allow unpaved roads and shared driveways that provide access for up to six residences
- Support and encourage agricultural industries

<i>Land Uses</i>	<i>Zoning Districts</i>
<ul style="list-style-type: none"> • Rural Residential • Sub-rural Residential • Parks, Recreation and Conservation • Forestry • Agriculture 	<ul style="list-style-type: none"> • RSR (for Sub-Rural Residential with 1.5 acre lot minimum on septic and well; one acre on septic and public water) • RRE (lot min. of 1.5 acres or three acres in sbdv.) • Residential Agriculture

Strategies

- Develop Greenspace Master Plan
- Develop Bike/Pedestrian/Greenways Master Plan
- Adopt conservation subdivision regulations
- Adopt Best Management Practices (BMP) for stormwater run-off
- Update development regulations to address drainage and impervious surface requirements



Residential Town– 17,424 square feet (0.40 Acre)

This category is assigned to the unincorporated lands surrounding the City of Dawsonville that are expected to be served by sanitary sewer (generally around Perimeter Road). It is targeted for suburban development patterns conducive to municipal-scale densities and for the potential mix of residential types that exist or are planned for the city.

Residential – Town will accommodate variants of multi-family housing and single-family detached housing that can feature densities of under 1-acre lots. The County will seek to guide design standards that ensure the caliber of structures is compatible with the surrounding area both in the City and in the unincorporated County. There will also be an emphasis by the County to ensure these developments also feature the type of amenities and elements conducive to successful urban living, such as:

- Sidewalks and trails connecting properties and with any nearby City network
- Passive or active use parks and pocket parks
- Ancillary amenity areas such as neighborhood pools or playgrounds

<i>Land Uses</i>	<i>Zoning Districts</i>
<ul style="list-style-type: none"> • <i>Multi-family housing</i> • <i>Townhomes/ Attached single family</i> • <i>Single family residential</i> • <i>Neighborhood parks</i> 	<ul style="list-style-type: none"> • Residential Town
Strategies	
<ul style="list-style-type: none"> • Maintain existing development regulations • Routinely review development trends with Dawsonville staff 	





Lakeside Residential

The development in these areas consists of suburban residential subdivision development surrounding Lake Lanier. Stormwater runoff becomes an issue in this area because it drains into the lake that provides drinking water for Metropolitan Atlanta and supports the habitat of a variety of species. The desired development pattern should seek to:

- Employ stringent requirements for water quality enhancement measures on individual sites
- Incorporate regional (i.e., serving multiple sites) water quality enhancement areas to intercept stormwater and improve water quality as it flows from development areas into the lake. These regional facilities would be located along the tributaries between Georgia 400 and the lake's shoreline and would likely consist of wetlands, retention ponds, biofiltration swales, and other best management practices for water quality protection
- Set aside land for a network of greenways/trails for use by non-motorized users that link to similar areas
- Connect to regional network of greenspace and trails, available to pedestrians, bicyclists, and equestrians for both tourism and recreational purposes
- Encourage strong connectivity and continuity between each master planned development
- Develop vehicular and pedestrian/bike connections to retail/commercial serves (where possible) as well as internal street connectivity, connectivity to adjacent
- properties/subdivisions and multiple site access points
- Promote street design that fosters traffic calming such as narrower residential streets, on- street parking and addition of bicycle and pedestrian facilities
- Minimize impervious surfaces in environmentally sensitive areas
- Encourage County/GDOT to follow best management practices for erosion and sedimentation, as defined in the Georgia Erosion and Sedimentation Act
- Encourage use of pervious materials for driveways and other hard surface areas
- Reduce or eliminate parking space requirements; encourage pervious surfaces where possible
- Set acceptable environmental and fiscal impacts for extension of streets and utilities

<i>Land Uses</i>	<i>Zoning Districts</i>
<ul style="list-style-type: none"> • Suburban and Lakeside Residential 	<ul style="list-style-type: none"> • RL (Min. lot sizes: 1.5 acres on well; .75 acres public water)

Strategies

- Adopt Best Mgmt Practices to protect water quality from stormwater runoff and sedimentation
- Update development regulations to address drainage and impervious surface requirements
- Develop Bike/Pedestrian/Greenways Master Plan
- Investigate establishing a local government stormwater utility
- Implement strategies, studies, and plans that call for water quality protection on a regional basis (i.e., all counties in the Lake Lanier basin)
- Set specific time frames for adding additional staff (e.g., water quality engineer) to
- Implement water quality enhancement projects and enforce water quality standards during the development plans review process



Commercial Highway

Development in this area includes developed or undeveloped land on both sides of lands designated along Georgia 9 and 400. This area includes retail centers, office and employment areas usually located on large tracts of land with campus or unified development, mixed use activity centers, multi-family development, light industrial and other associated uses. The desired development pattern should seek to:

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

<i>Land Uses</i>	<i>Zoning Districts</i>
<ul style="list-style-type: none"> • Parks, Recreation and Conservation • Urban Residential • Multi-family Residential • Office Professional • Commercial Highway • Light Industrial • Campus-style Business Park • Urban Activity Center 	<ul style="list-style-type: none"> • RMF (multi-family residential 6 units per acre density neutral) • C-OI (Office Professional) • C-HB; C-PCD (Commercial) • C-IR (Light Industrial) • Georgia 400 Corridor Design Overlay • New district needed for Campus Style Business Park • MUV (2.8 Units per acre overall density neutral) • New overlay needed for Georgia 53 corridor RT (1.5 Acre lot minimum on septic and well; .75 acres on septic and public water; .40 acre on public water and public sewer)
<i>Strategies</i>	



- Adopt ordinance for shared parking, inter-parcel access and driveway requirements
- Adopt Campus Style Business Park zoning district
- Adopt Urban Activity Center zoning district
- Adopt Georgia 53 overlay zoning district
- Create an access management and driveway control master plan for corridors that allow signalized intersections every 600 to 1,200 feet without intervening curb cuts





Light Industrial

Industrial districts are established where some light industrial operations such as warehousing and low-intensity manufacturing can occur without objectionable impacts such as noise, vibration, smoke, dust, gas, fumes, odors, and radiation and that do not create fire or explosion hazards or other objectionable conditions. They are to be located in areas with close proximity to arterial highways and/or adjacent access roads, with particular attention paid to traffic patterns and schedules for any heavy freight vehicles. Where possible, these uses should include compatible passive use greenspaces and possible pedestrian connections to adjacent development if appropriate. The desired development pattern should seek to:

- Locate employment centers in areas with ample sewer capacity, with direct access to major arterials
- Provide suitable transitions to surrounding residential uses
- Locate employment centers on land that has good access to GA 400 and other high-capacity highways, utilities and infrastructure
- Create a network of interconnected streets and parking lots
- Incorporate sidewalks, crosswalks and bike paths as appropriate
- Require dedicated right-of-way
- Limit driveway spacing along the highway frontage and align driveways where needed to improve traffic flow
- Encourage shared driveways and inter-parcel access for adjacent commercial uses
- Encourage shared parking lots between uses
- Ensure environmental protection

<i>Land Uses</i>	<i>Zoning Districts</i>
<ul style="list-style-type: none"> • Light Industrial • Warehousing • Research & Development Centers 	<ul style="list-style-type: none"> • Industrial • Warehouse

Strategies

- Adopt ordinance for shared parking, inter-parcel access and driveway requirements
- Adopt Campus Style Business Park zoning district
- Adopt Georgia 53 overlay zoning district
- Create an access management and driveway control master plan for corridors that allow signalized intersections every 600 to 1,200 feet without intervening curb cuts



DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: Planning & Development

Work Session: March 03, 2022

Prepared by: Sharon O. Farrell, Director

Voting Session: March 17, 2022

Presenter: Sharon O. Farrell

Public Hearing: Yes No

Agenda Item Title: Presentation of a request to modify the subdivision regulations to provide for a family density exception.

As opposed to a formal variance process, the land use code could allow for the County Manager or designee to grant a Family Density Exception for the creation of not more than five (5) total lots (including the parent tract) for a bonafide intra-family transfer such that adherence to the minimum lot dimensions for the land use category or zoning district where the lots are located is not required.

Current Information:

Staff requests consideration to move forward to a public hearing with an ordinance that provides families the ability to gift property to family members exempt from the minimum land use lot size of five acres.

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

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

Recommendation/Motion: Approval to place on public hearing agenda

Department Head Authorization: SOFarrell

Date: 02/22/2022

Finance Dept. Authorization: Vickie Neikirk

Date: 2/22/22

County Manager Authorization: David Headley

Date: 2-22-2022

County Attorney Authorization: _____

Date: _____

Comments/Attachments:

Draft language: Sec 133-331. Edits to Variance procedures.
Sec. 133-337. Family Density Exception Variance.

ARTICLE XI. - VARIANCES (from Chapter 133 Subdivisions)

Sec. 133-328. - Purpose.

The purpose of a variance is to provide relief when a strict application of the subdivision regulations would impose unusual practical difficulties or unnecessary physical hardships on the applicant. Practical difficulties and unnecessary hardships may result from the size, shape or dimensions of a site or the location of existing structures thereon; from geographic, topographic, or other conditions on the site or in the immediate vicinity. No variance shall be granted to allow the use of property for a purpose not authorized or in a manner not authorized by the subdivision regulations.

Sec. 133-329. - Conditions.

Reasonable conditions may be imposed in connection with a variance as deemed necessary to protect the best interests of the surrounding property or neighborhood, and otherwise secure the purpose and requirements of this article and the subdivision regulations. Guarantees and evidence may be required to show compliance.

- (a) The planning commission is responsible for considering and making recommendations or decisions (as applicable) on applications for variances, per chapter 121, article ~~VIII~~ and Section 121-340(2).
- (b) The variance request shall specify which requirements are to be varied and shall specify alternative standards and requirements to be met.

Sec. 133-330. - Criteria for granting variances.

~~(a)~~ Variances may be granted only if, on the basis of the application, investigation, and evidence submitted by the applicant, all four expressly written findings below are made:

- ~~(a)~~
 - ~~(1)~~ That a strict or literal interpretation and enforcement of the specified standard; or
 - ~~(2)~~ (1) Requirement would result in practical difficulty or unnecessary hardship; and
 - ~~(3)~~ That ~~there~~ are exceptional or extraordinary circumstances or conditions;
 - ~~a~~
 - ~~(4)~~ (4) Applicable to the property involved or to the intended use of the property which do not apply generally to other properties; and
 - ~~(2)~~
 - ~~(5)~~ (5) That the granting of the variance will not be detrimental to the public health, safety, or welfare; and
 - ~~(3)~~
 - ~~(4)~~ (6) That the granting of the variance would support the general objectives contained within this chapter.

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

(c) A variance may be granted only for dimensional standards, excluding standards establishing minimum lot size, except as permitted by the Family Density Exception Variance set forth in Section 133-337.

(d) No variance may be granted for the development of a major subdivision that is applicable to more than thirty- five percent (35%) of the proposed lots.

Sec. 133-331. - Variance procedures.

The following procedures apply:

- (1) Application for variance shall be filed with the planning commission on the form prescribed by the county, by any person with a legal interest in the property. The application shall specify the requirement(s) from which the applicant seeks a variance, the reasons said variance is necessary, and the plans, and other information required by the application in order to aid the decision makers.
- (2) Before the planning commission may act on a variance; it shall give notice of a public hearing in the manner prescribed in Chapter 121, article XII, section 121-373.
- (3) The planning commission shall review the application and investigation report at the public hearing. The planning commission shall determine whether the evidence supports a finding that the required criteria have been met and ~~recommend approval~~ approve with conditions (if applicable), or ~~denial~~ of the application accordingly. If the planning commission fails to take action within 30 days after the public hearing, the request shall be deemed to have been approved.
- (4) Decisions on variance requests shall be the responsibility of the planning commission and shall become final after an elapsed period of 30 days from the date of decision.
- (5) The planning commission's decision, with findings, shall be sent by mail to the applicant within five working days of the date of action.
- ~~(2)~~(6) From time to time the planning commission may find it necessary to require a variance request to also meet approval of the Dawson County Board of Commissioners. In doing so the variance request must follow the public hearing procedures prescribed in Chapter 121, article XII, section 121-373. An application of a variance which is not acted upon by the board of commissioners within 90 days from the receipt of application may be deemed denied.
- ~~(3)~~(7) Appeals may be processed in accordance with sections 133-407 and 133-408 of this chapter.

Sec. 133-332. - Compliance with conditions approval.

Compliance with conditions imposed in the variance, and adherence to the submitted plans, as approved, is required. Any departure from these conditions of approval and approved plans constitutes a violation of this chapter or ordinance, whichever is applicable.

Sec. 133-333. - Vested interest in approved variances.

A valid variance supersedes conflicting provisions of or amendments to this chapter unless specifically provided otherwise by the provisions of this article or the conditions of approval to the variance.

Sec. 133-334. - Investigations and reports.

The planning development director shall make or cause to be made an investigation to provide necessary information to insure that the action on each application is consistent with the variance criteria. Any report of such investigation shall be included in the application file.

Sec. 133-335. - Revocation.

Variances shall be automatically revoked if not exercised within one year of the date of approval unless an extension is sought and obtained from the planning commission.

Sec. 133-336. - Limitations of reapplication.

Applications for which a substantially similar application has been denied shall be heard by the planning commission only after a period of 12 months has elapsed from the date of denial.

Sec. 133-337. Family Density Exception Variance. ~~Variances for bona fide intra-family transfers.~~

- (a) Upon application, ~~the planning commission~~ the County Manager or his or her designee may grant a Family Density Exception Variance for the creation of not more than five (5) total lots (including the parent tract) for a bona fide intra-family transfer such that adherence to the minimum lot dimensions for the land use category or zoning district where the lots are located is not required. For example, a Family Density Exception Variance may be granted such that a five (5) acre parcel, zoned RA Residential Exurban, may be subdivided into a three (3) acre lot and a two (2) acre lot for a bona fide intra-family transfer.
- (b) ~~(b)~~ Bona fide intra-family transfer is hereby defined as follows:
- ~~(1)~~ (1) Conveyance of property by warranty or quit claim deed with consideration recited in the deed as "love and affection," and
 - (1)
 - (2) The grantee is eighteen (18) years of age or older; and
 - (3) ~~(2)~~ The grantor and grantee are related as follows: a:
 - (a) Parent and child; or
 - (b) Brother and brother, sister and sister and/or brother and sister; or
 - (c) Grandparent and grandchild; or
 - ~~(a)~~ (d) Aunt/uncle and niece/nephew; and
 - ~~(2)~~ (4) The conveyance meets all other applicable criteria for a variance under this resolution; and
 - (5) The purpose of the conveyance is not to subdivide property for sale, resale, or rental to persons not listed in subsection (b)(2) of this section or otherwise circumvent the provisions of this resolution and the applicant so states by sworn verification.
- (c) Documentation satisfactory to the County Manager, or his or her designee, reflecting the relationship between the grantor and any grantee(s) of any bona fide intra-family transfer, as well as the age of any such grantees, shall be provided upon application for a Family Density Exception Variance.

- (d) A Family Density Exception Variance shall not be approved within a platted subdivision when such approval would increase the density within the subdivision beyond the density otherwise permitted for the subdivision.
- (e) The County Manager or his or her designee shall approve a Family Density Exception Variance if the proposed bona fide intra-family transfer meets the requirements of this subsection and otherwise complies with all applicable laws and ordinances.
- (e)(f) Upon approval of a Family Density Exception Variance, no subsequent approval for a Family Density Exception Variance may be granted for further division of any portion of the property (including newly created lots or the parent tract).
- (g) The subdivision of property pursuant to a Family Density Exception Variance shall conform to the following standards:
 - (1) Any lots created shall be conveyed as part of a bona fide intra-family transfer and no more lots may be created than are approved in accordance with the Family Density Exception Variance.
 - (2) Each lot shall be a minimum of one (1) acre of uplands.
 - (3) The creation of a lot wholly within the regulatory 100-year floodplain is prohibited.
 - (4) If any lot abuts a publicly maintained road that does not conform to the right-of-way specifications provided or adopted by reference in these regulations, the owner may be required to dedicate the right-of-way width necessary to meet the minimum design standards as a condition of approval.
 - (5) Buffer zones of at least 50- feet in width along all perennial and intermittent streams shall be required.
 - (6) Each lot shall front on a paved private road, a publicly maintained road, or an easement. If an easement is utilized:
 - (a) The easement shall connect to a publicly maintained road and have a minimum width of forty (40) feet; and
 - (b) Road name signs for the easement shall be installed in accordance with applicable County regulations; and
 - (c) The easement shall comply with the Federal Emergency Management Agency (FEMA) regulations and County floodplain management regulations
 - (d) The following notation shall be included on the plat: Dawson County is not obligated to maintain the easement.
 - (7) For a period of five (5) years following the creation of a lot, no County permits shall be issued except to the grantee pursuant to the bona fide-intra family transfer of the property. This shall not apply to institutional lenders who obtain ownership as a result of foreclosure or deed in lieu of foreclosure, or their successors or assigns.
 - (8) All other requirements of the Code of Dawson County and the Dawson County Comprehensive Plan shall apply.

Sec. 121-69. R-A Residential Agricultural/Residential Exurban.

Residential agricultural/residential exurban districts are areas that are either primarily agricultural in land use with residential or other use incidental to the agricultural use, or areas that are not under intensive development pressures and are in relatively large parcels. Agricultural uses range from horticulture, animal husbandry, poultry, and forestry, including intensively managed tree farms to non-managed woodlands. The conservation of prime agricultural and forestry land use from intensive development into other uses is a primary objective of this classification and is encouraged. Some prime agricultural land is geographically located on land with constraints on intensive residential or commercial development, such as steep forested slopes or river valley floor plains; therefore, careful consideration should be given to changes in those areas.

(1) *Permitted principal uses.*

- a. Principal uses that are allowed by right or by special use approval are listed on Table 3.1 at the end of this article.
- b. Restrictions that apply to particular uses allowed by right or special use approval are referenced on Table 3.1 and are contained in section 121-74 of this article.

(2) *Allowed accessory uses.*

- a. Customary and essential accessory farm buildings and uses are allowed and include barns and other livestock structures, storage sheds, used for the day-to-day operation of such activities, for the storage or preservation of said crops, products and foodstuffs raised or grown on said parcel, and roadside stands for the sale of products grown on that property only and that comply with the requirements of this section.
- b. Accessory structures shall be no larger than the footprint of the primary structure or one-half the gross square footage, whichever is greater, with the exception that when the lot size is three acres or greater, the size of the accessory structure shall not be regulated in size, but shall meet all setback requirements.
- c. One guest quarters or caretaker/employee residence is allowed per tract of land in accordance with section 121-71(2) f.
- d. home occupations are allowed if requirements in article VI, section 121-181 are met.
- e. Direct marketing of produce is allowed in a farm market, on-farm market or roadside stand no greater than 500 square feet of building area, unless a variance is approved.
- f. Storage, retail or wholesale marketing, or processing of agricultural products into a value-added agricultural product is a permitted use in a farming operation if more than 50 percent of the stored, processed or merchandised products are produced by the farm operator. Meat processing and food franchises or franchise products are prohibited.
- g. Agricultural farm operations may include any or all of the following agriculturally related uses and some non-agriculturally related uses so long as the general character of the farm is maintained.
 1. Value-added agricultural activities such as education tours, wedding venues and similar special event facilities with a minimum of 15 acres, and/or processing facilities, etc. Wedding venues and similar special event facilities may sell and serve alcohol provided an appropriate alcohol license is held by the property owner or the alcohol is served in accordance with the catering requirements and a valid caterer's license.
 2. Bakeries selling baked goods containing produce grown on site.
 3. Playground areas or equipment, not including motorized vehicles or rides.

4. Petting farms, animal display and pony rides.
 5. Wagon, sleigh and hay rides.
 6. Nature trails.
 7. Open air or covered picnic areas with restrooms.
 8. Educational classes, lectures, seminars.
 9. Historical agricultural exhibits.
 10. Kitchen facilities and/or tasting rooms for processing/cooking or serving of items for sale containing produce and crops grown on site.
 11. Gift shops for the sale of agricultural products and non-agricultural products such as antiques or crafts, limited to 1,000 square feet building area.
- h. If any agricultural farm includes the listed uses in section 121-69(2) d. then adequate parking facilities must be provided in the form of the following:
1. A minimum of 20 parking spaces must be provided.
 2. Parking facilities may be located on a grass or gravel area. All parking areas shall be defined by either gravel, cut lawn, sand or other visible marking.
 3. All parking areas shall be located in such a manner to avoid traffic hazards associated with entering and exiting the public roadway.
 4. Paved parking areas must meet all design, landscaping and screening and setback requirements set forth by Dawson County codes and regulations.
 5. All lighting, parking and otherwise shall meet the commercial lighting requirements of the Land Use Ordinance.
- (3) *Allowed temporary uses.* The following temporary uses are allowed:
- a. Seasonal U-pick fruits and vegetable operations.
 - b. Seasonal Outdoor mazes of agricultural origin such as straw bales or corn, small-scale outdoor entertainment such as a car show, art fair or music concert, fun houses or haunted houses, non-profit benefits, and festivals with a special use business permit.
- (4) *Prohibited uses.*
- a. Any principal use not shown on Table 3.1 as allowed in a zoning district, whether by right or with approval as a special use, is specifically prohibited.
 - b. ~~In addition, M~~meat processing or manufacturing operations related to allowed agricultural uses are prohibited.
 - c. Horses are ~~also~~ prohibited on lots less than three acres.
- (5) *Building requirements.* The minimum area, yard, and building requirements in the R-A Residential Agricultural District are as set forth in Table 3.2., unless a variance is granted.
- (6) *Special district requirements.* Agricultural districts include uses of land primarily for active farming activities and will result in odors, noise, dust and other effects, which may not be compatible with adjacent single-family development. Future abutting developers in non-RA land use districts shall be provided with a "Notice of RA Adjacency" at the time of application for a building or occupancy permit

DAWSON COUNTY VARIANCE APPLICATION

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

VR 22-04 Tax Map & Parcel # (TMP): 092-071
Current Zoning: RSR Commission District #: 2
Submittal Date: 2-7-22 Time: _____ am/pm Received by: [Signature] (staff initials)
Fees Assessed: \$350- Paid: check
Planning Commission Meeting Date: March 2022

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Michelle Taber
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 X /have not _____ 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: 2-7-22 Applicant Signature: _____

PROPERTY INFORMATION

Street Address of Property: 905 Frank Bruce Rd (947)
Land Lot(s): 315 District: 13 Section: N-1
Subdivision/Lot: _____ Building Permit #: 11-21-16718 (if applicable)

Directions to the Property: _____

REQUESTED ACTION

A Variance is requested from the requirements of Article # III Section # 319 Table 3.2 of the Land Use Resolution/Sign Ordinance/Subdivision Regulations/Other (circle one).

If other, please describe: _____

Type of Variance requested:

Front Yard Side Yard Rear Yard variance of _____ feet to allow the structure to:
 be constructed; remain a distance of 10 feet from the: _____
 property line, road right of way, or other (explain below):

instead of the required distance of 40 required by the regulations.

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

Sign Variance for: _____

Home Occupation Variance to operate: _____ business

Other (explain request): _____

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

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

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

Original home (947 Frank Bruce Rd) constructed with setback from road, new survey resulted in

loss of space due to right of way.

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

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

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

Allows for construction of new home to be same distance from road as the adjacent home.

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

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

PROPERTY OWNER AUTHORIZATION

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

905 Frank Bruce Rd, Dawsonville

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

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

Printed name of applicant or agent: Michele Taber

Signature of applicant or agent: Michele Taber Date: 1/31/22

Printed Name of Owner(s): _____

Signature of Owner(s): _____ Date _____

Sworn and subscribed before me this 31 day of January, 2022.

Harmony Jee
Notary Public

My Commission Expires: August 9, 2022

(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.)

VR# _____

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 address of anyone who has property touching your property or who has property directly across the street from your property.

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

Name

Address

TMP 092 072	1. Jonathan Hill	4 North Seed Tick Rd
TMP 093004 006	2. Charles Pritchett	Frank Bruce Rd
TMP 092 068	3. Robert Thomas	112 Wilder Road
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.

APPLICANT CERTIFICATION

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

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

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

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

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

Signature of Applicant or Agent: Michelle Tam Date: 2/7/22
Signature of Witness: Harmony Gee Date: 2/7/2022

WITHDRAWAL

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

I hereby withdraw application #: _____

Signature: _____ Date: _____

Withdrawal of Application:

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

APPLICATION PROCESSING: STAFF USE ONLY

VR _____ Applicant Name: _____

Application Fee: \$ _____

IF APPLICABLE:

- Legal Advertisement Submitted to Newspaper Date: _____
- Planning Commission & Board of Commissioners Packets Delivered Date: _____
- Application Posted on County Website Date: _____
- Adjacent Property Owner Notices Mailed Date: _____
- Interdepartmental Forms Submitted for Review Date: _____
- Public Notice Signs on Property Verified Date: _____
- Approval or Denial Form placed in folder Date: _____
- Applicant Notified of Final Action Date: _____
- Approval or Denial Form to Office Manager/Building Official/Marshal Date: _____
- Planning Commission Meeting Minutes placed in folder Date: _____

Planning Commission & Board of Commissioners Actions

Planning Commission Recommendation Date: _____ Approval Approval w/stipulations Denial

If Denied by Planning Commission was decision appealed? Yes No

Board of Commissioners Decision Date: _____ Approval Approval w/stipulations Denial

-
- If appealed; Applicant Notified of Date of Appeal Hearing Date: _____
 - If appealed; Legal Advertising of Date of Appeal Hearing Date: _____
 - If appealed; Approval or Denial Form Placed in Folder Date: _____
 - Applicant Notified of Final Action of Appeal Date: _____
 - Board of Commission Meeting Minutes placed in folder Date: _____

Dawson County, Georgia Board of Commissioners

Affidavit for Issuance of a Public Benefit

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

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

I am a United States citizen.

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

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

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

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

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

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

Executed in Dawsonville (city), Georgia (state)

Michelle Taber
Signature of Applicant

February 2022
Date

Michelle Taber
Printed Name

Name of Business

SUBSCRIBED AND SWORN BEFORE ME ON

THIS ____ DAY OF February, 202022

Harmony Jee Notary Public

My Commission Expires: August 9, 2022

(Seal)

**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): FRANK BRUCE 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: 10/23/2020	
PROPERTY OWNER'S NAME: MICHELE TABER	PHONE NUMBER:	ALTERNATE PHONE NUMBER:
PROPERTY OWNER'S ADDRESS:		
AUTHORIZED AGENT'S NAME (IF OTHER THAN OWNER): NICK TABER	PHONE NUMBER:	RELATIONSHIP TO OWNER: BUILDER/OWNER

Section A — General Information

1. REQUIRED SETBACK FROM RECEIVING BODIES (walls, 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.): Cecil
2. WATER SUPPLY: (1) Public (2) Private (3) Community	6. WATER USAGE BY: Bedroom Numbers	10. PERCOLATION RATE / HYDRAULIC LOADING RATE: 5 0
3. SEWAGE SYSTEM TO BE PERMITTED: (1) New (2) Repair (3) Addition	7. NO. OF BEDROOMS / GPD: 3	11. RESTRICTIVE SOIL HORIZON DEPTH (INCHES): 7 2
4. LOT SIZE (SQUARE FEET / ACRES): 1 0	8. LEVEL OF PLUMBING OUTLET: (1) Ground Level (2) Basement (3) Above ground level	12. SOIL TEST PERFORMED BY: Centofanti, Daniel L

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. BOOSING 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: 6 0 6	7. NUMBER OF ABSORPTION TRENCHES:
2. ABSORPTION FIELD PRODUCT: ARC 36 High Capacity -16	5. TOTAL ABSORPTION FIELD LINEAR FEET REQUIRED: 2 0 2	8. SPECIFIED LENGTH OF ABSORPTION TRENCHES:
3. AGGREGATE DEPTH (inches):	6. DEPTH OF ABSORPTION TRENCHES (range in inches): 2 4 — 3 6	9. Distance Between Absorption Trenches:

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.

APPROVING ENVIRONMENTALIST: 	TITLE: Environmental Health Specialist II	DATE: 01/27/2021	CONSTRUCTION PERMIT NUMBER: OSC04200913
--	---	----------------------------	---

1. SITE APPROVED AS SPECIFIED ABOVE:

(1) Yes (2) No

RECEIVED

OCT 20 2020

DAWSON CO. ENVIRONMENTAL HEALTH DEPT



Public Health
Prevent. Promote. Protect.

District 2 Public Health
Dawson County Environmental Health Department
189 Highway 53 West, Suite 102
Dawsonville, Georgia 30534 Phone (706)265-2930 Fax (706)265-7529

Pamela Logan, M.D., M.P.H., M.A., Health Director www.district2.org

Banks, Dawson, Forsyth, Franklin, Habersham, Hall, Hart, Lumpkin, Rabun, Stephens, Towns, Union and White Counties
ON - SITE SEWAGE MANAGEMENT SYSTEM PERMIT APPLICATION (PLEASE PRINT)

Date: 10/20/20

Property Type: Residential Commercial Other: _____

Property Address: 947 Frank Bruce Rd
City: Dawsonville State: GA Zip Code: 30534 Phone #: _____
Subdivision Name, Lot #, and Phase: NA

Owner Name: Michele Taber Phone #: _____
Mailing Address: _____

City: Dawsonville State: GA Zip Code: 30534 Fax #: _____

Builder/Contact Person/Business Name: Nick Taber Phone #: _____
Mailing Address: Same

City: _____ State: _____ Zip Code _____ Fax#: _____

Email Address: Michele@TaberResidential.com

Directions to the property from the Environmental Health Office: GA 9 N 1.4 Mi
to Frank Bruce Road (right) Property is on
left just past North Seed Tick Rd.

Type of Water Supply: Public Private Type: Well Spring

Garbage Disposal at Kitchen Sink: Yes No

Number of Bedrooms or # of Employees/Gallons per day: 3 Lot Size: 1.0

Plumbing Level: Basement 1st Floor over Basement Slab Crawl Space

Date home site will be staked: 11/2/20

Are there any wells on or within 100' of this property? Yes No

Are there any trash or burn pits on the property? Yes No

Michele Taber Signature Date: 10/20/2020

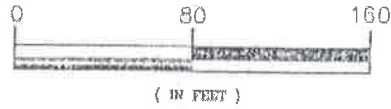
Don Centofanti, PG
Georgia Professional Geologist #1321



I certify that this Level 3 Soil Survey meets the minimum design requirements established by the Georgia Department of Public Health Manual For Onsite Sewage Management Systems.

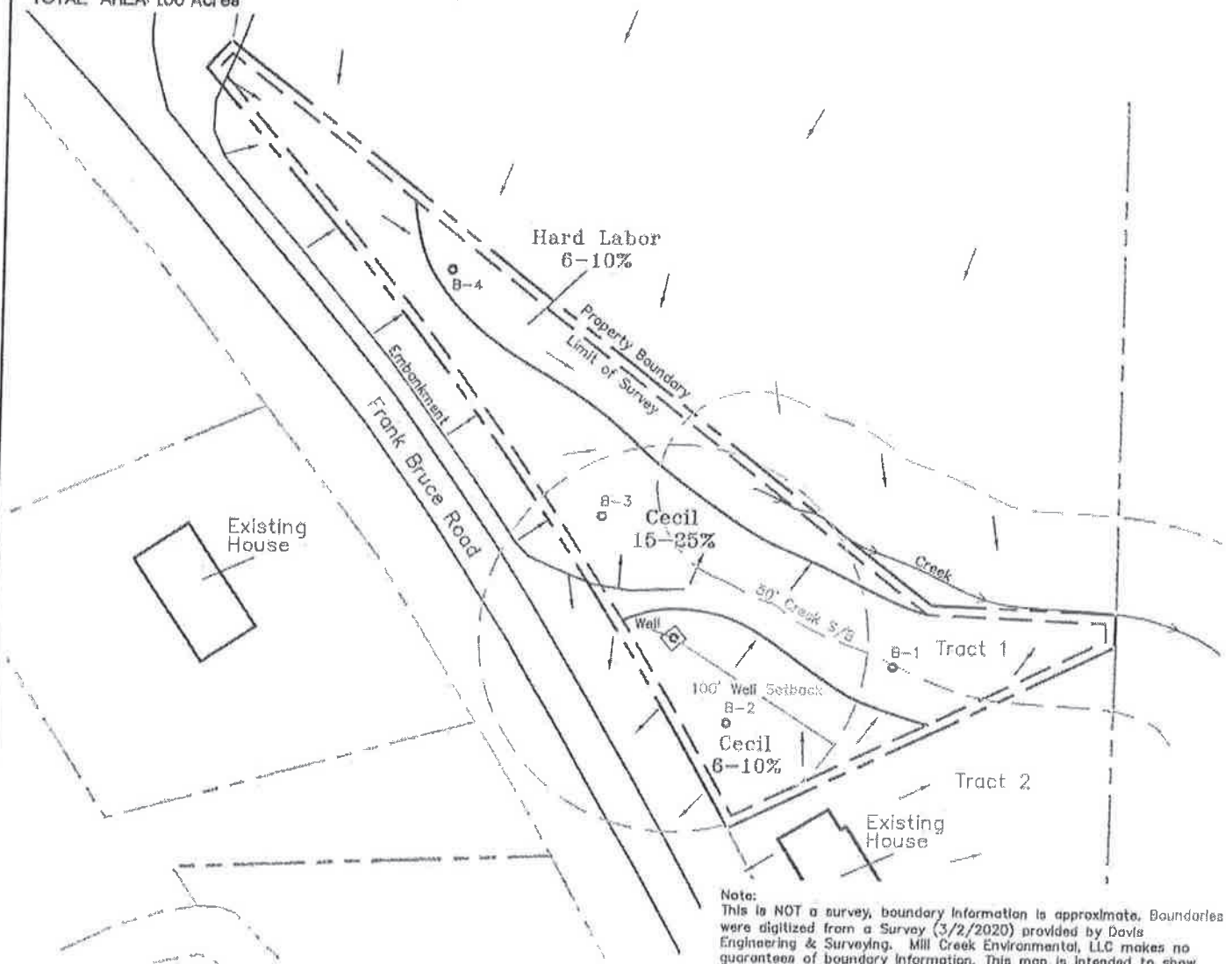
TOTAL SURVEY AREA: 100 Acres
TOTAL AREA: 100 Acres

GRAPHIC SCALE



LEGEND

- Auger Refusal
- B-1 Soil Boring
- ↘ Direction of Slope
- ~ Soil Boundary (dashed where inferred)



Note:
This is NOT a survey, boundary information is approximate. Boundaries were digitized from a Survey (3/2/2020) provided by Davis Engineering & Surveying. Mill Creek Environmental, LLC makes no guarantee of boundary information. This map is intended to show soil test locations and soil boundaries.

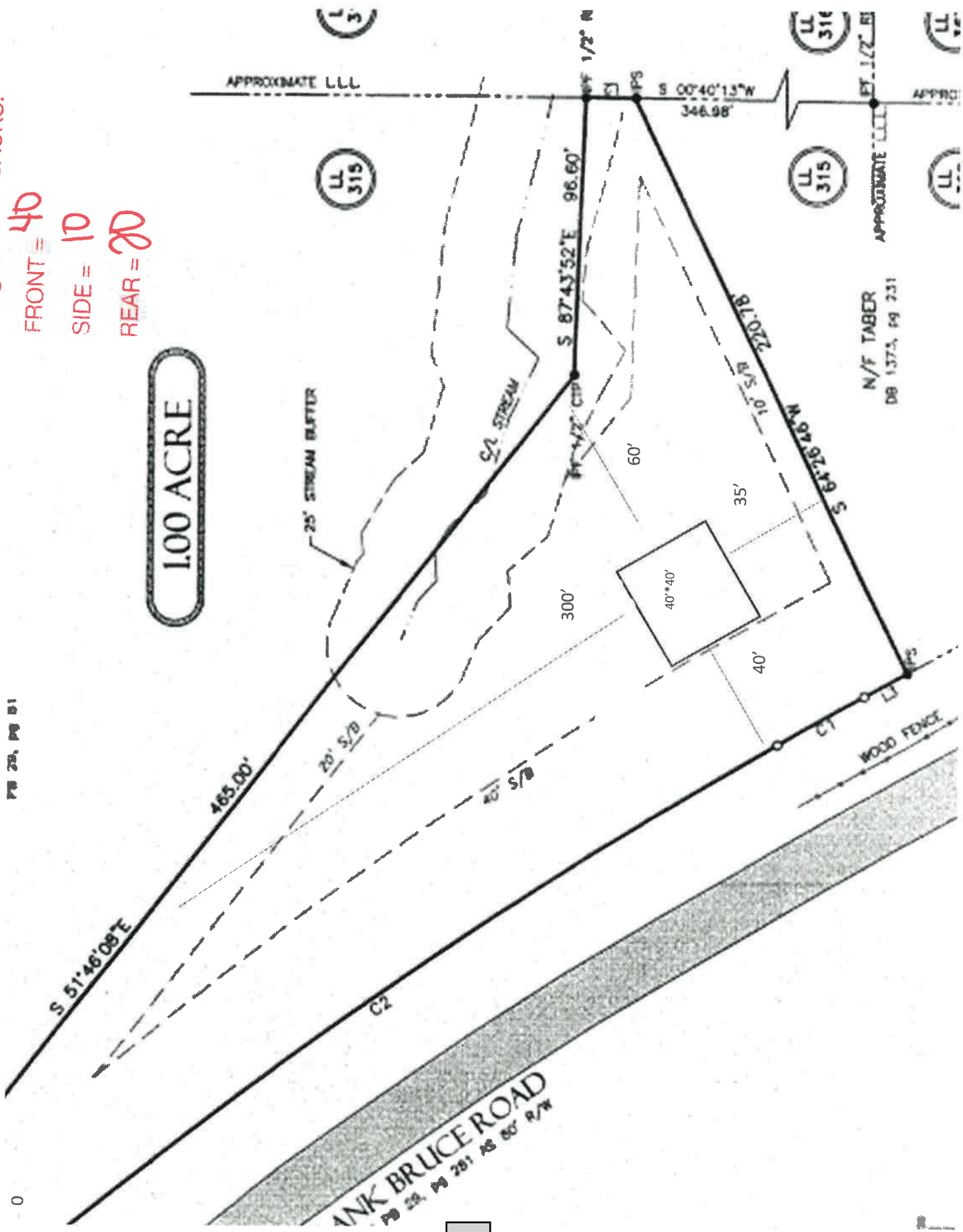


LEVEL 3 SOIL SURVEY
Ms. Michele Taber
Parcel ID: 092 071
947 Frank Bruce Road - Tract 1
Dawsonville, Dawson County, Georgia 30534
SA-2091-1 4/1/2020

MILL CREEK ENVIRONMENTAL, LLC
1818 Perimeter Road
Dawsonville, Georgia 30534
706-579-1607

RSR SETBACKS:
 FRONT = 40
 SIDE = 10
 REAR = 20

1.00 ACRE





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

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

Trans No	Property ID / District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2021 - 13847	092 071 / 1 LL 315 LD 13N-1 FMV: 177900	\$1609.99	\$0.00 Fees: \$0.00 \$0.00	\$0.00	\$1609.99	\$0.00
Totals:		\$1609.99	\$0.00	\$0.00	\$1609.99	\$0.00

Paid Date: 10/28/2021

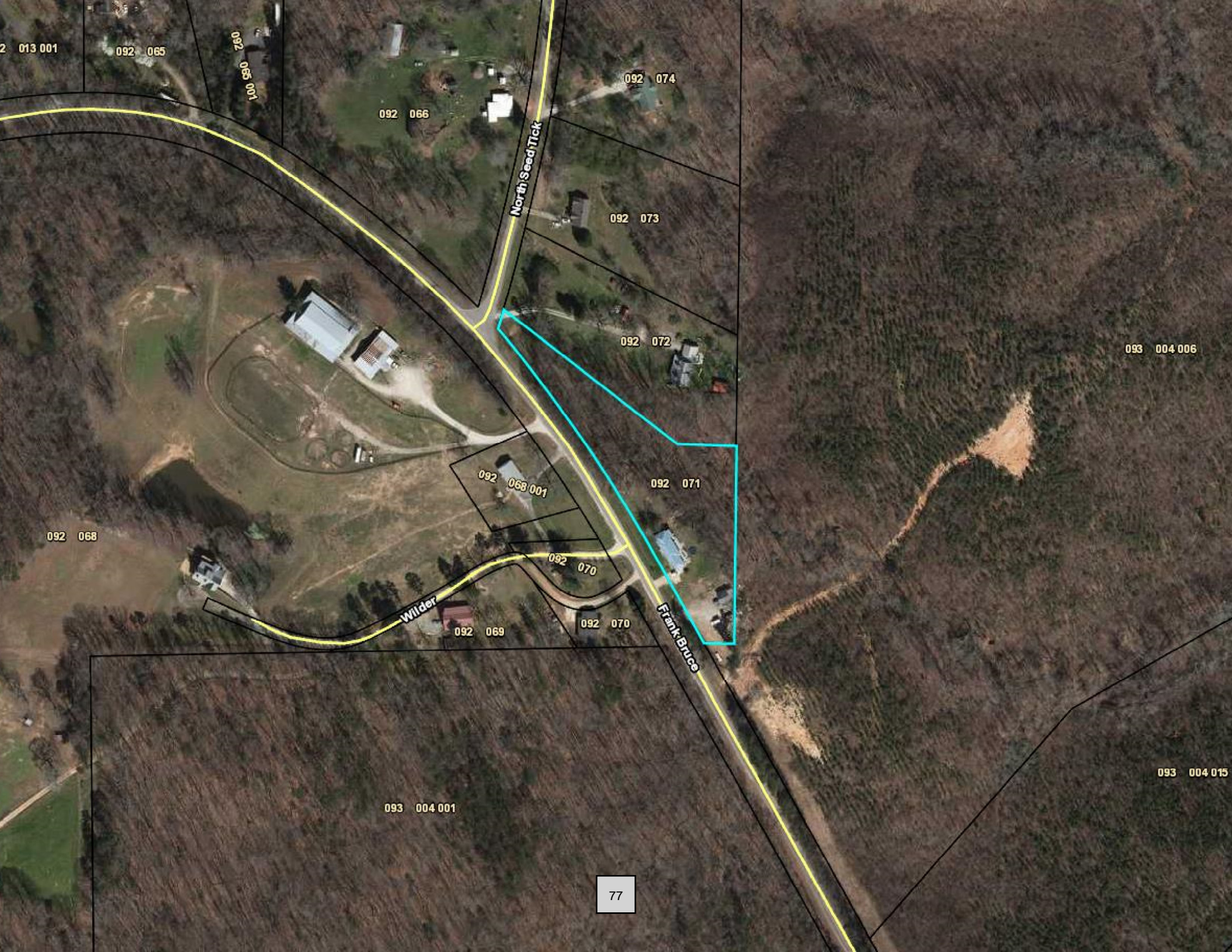
Charge Amount: \$1609.99

TABER MICHELE & NICHOLAS M

DAWSONVILLE, GA 30534



Scan this code with your mobile phone to view this bill



North Seed/Tick

Wilder

Frank Bruce

092 066

092 074

092 073

092 072

093 004 006

092 068 001

092 071

092 068

092 070

092 069

092 070

093 004 001

093 004 015

**DAWSON COUNTY PLANNING COMMISSION
PLANNING STAFF REPORT**

Applicant.....Michelle Tabor

Case Docket #VR 22-04

Request.....Front set back reduction from 40’ to 10’

Proposed UseRight of way acquisition resulted in front setback reduction of existing home

Size..... 1.0 acres+/-

Existing ZoningRSR

Applicable Regulations.....Dawson County Land Use Resolution Article III, Section 309.C.3

Location905 Frank Bruce Rd.

Tax Parcel # 092 071

Meeting Date.....March 15, 2022

Applicant Proposal

Ms. Tabor wishes to construct a new home the same distance from the roadway as the existing home on the adjoining parcel (947 Frank Bruce Rd.). A site inspection by the Planning Department resulted in the discovery of the front setback issue after construction had begun.

History and Existing Land Use

The parcel lies along Frank Bruce Rd near the intersection of North Seed Tick Rd. in unincorporated Dawson County. Frank Bruce Rd has an 80’ foot right-of-way.

Staff Analysis

To be considered for a variance, the following four (4) criteria must be addressed:

- 1.) *That a strict or literal interpretation and enforcement of the specified standard or requirement would result in practical difficulty or unnecessary hardship; and a strict and literal interpretation of the code would not allow the proposed home to be constructed.*

No hardship is noted.

2.) That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property which do not apply generally to other properties in the same district.

No exceptional or extraordinary circumstances or conditions are noted.

3.) The granting of the variance will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the near vicinity; and

4.) That the granting of the variance would support general objectives contained within this Resolution.

No detrimental effect is noted nor is support of the general objectives noted. Public Works Department noted that there is a stream in the rear of the property and portions of the stream buffer extend past the 20' rear setback. The home nor septic area can be located within the stream setback area.

Picture of subject property:

DAWSON COUNTY REZONING APPLICATION

This portion to be completed by Zoning Administrator

ZA 22.05 Tax Map & Parcel # (TMP): 057 004
 Submittal Date: 2.9.28 Time: 10:07 am/pm Received by: Boyle (staff initials)
 Fees Assessed: \$300 Paid: check Commission District: 1
 Planning Commission Meeting Date: 3.15.28
 Board of Commissioners Meeting Date: 4.21.28

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Darryl Strayhorn

Address: _____

Phone: Listed / Unlisted _____ Email: Business N/A / 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: Darryl Strayhorn

PROPERTY OWNER/PROPERTY INFORMATION

Name: Darryl Strayhorn

Street Address of Property being rezoned: 5011 Hwy 53^w, Dawsonville, GA 30534

Rezoning from: R-1 Residential to: R-4 Residential Total acreage being rezoned: _____ acres
 Directions to Property (if no address): _____

- 2 acres of the total 5.91 acre lot is to be separated out for my daughter to build a house on as a primary residence.

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

Current Use of Property: Residential

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

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

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

If yes, what section? North _____ South _____

SURROUNDING PROPERTY ZONING CLASSIFICATION:

North R4 South R4 East E2 / R4 West R4
Church, House

Future Land Use Map Designation: _____

Access to the development will be provided from:

Road Name: Sweetwater Church Rd Type of Surface: Paved

REQUESTED ACTION & DETAILS OF PROPOSED USE

[] Rezoning to: R4 [] Special Use Permit for: N/A

Proposed Use: Sub 5 acre residential lot for primary residence

Existing Utilities: Water [] Sewer [] Gas Electric

Proposed Utilities: Water Sewer [] Gas Electric

RESIDENTIAL

No. of Lots: 1 Minimum Lot Size: 2 acre (acres) No. of Units: 1

Minimum Heated Floor Area: 1500 sq. ft. Density/Acre: _____

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 2-8-22

Witness 

Date 2/8/22

WITHDRAWAL

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

I hereby withdraw application # _____

Signature _____

Date _____

Withdrawal of Application:

Withdrawals of any application may be accommodated within the Planning & Development 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.

Dawson County Rezoning Application

RE: Letter of Intent

My intent is to build a single family structure on the property located at 5011 Hwy 53 W, currently owned by Darryl Strayhorn and totaling approximately 7.4 acres +/- . There will be 2 acres separated from the aforementioned property, in the southeastern most corner, where I will build this single family structure to be used as a primary residence.

Regards,
Haley Madison Strayhorn

ZA _____

TMP#: 057 006

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.**

Name

Address

- TMP 056 016 1. Sharan Ann Pruett 4909 Hwy 53
- TMP 057 006001 2. David M Evans 396 Sweetwater Church Rd.
- TMP 057 006002 3. Reese Cox Hwy 53
- TMP 057 008 4. Paul & Roxanne Krantz 269 Sweetwater Church Rd
- TMP 057 009 5. Clifford Shaw 369 Sweetwater Church Rd.
- 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: [Signature]

Applicant Printed Name: Darryl Strayhorn

Application Number: [Signature]

Date Signed: 2-8-22

Sworn and subscribed before me

this 8 day of February, 2022.

[Signature]
Notary Public

My Commission Expires: 2/26/2024



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:

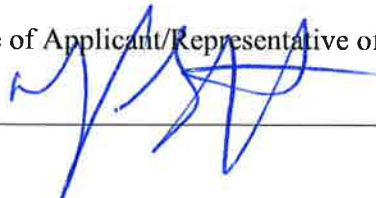
N/A

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 \$ N/A Date: N/A

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:

X  Date: X 2-8-22

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

5011 Hwy 53 W, Dawsonville, GA 30534

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

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

Printed Name of applicant or agent: Darryl Strayhorn

Signature of applicant or agent: [Signature] Date: 2-8-22

Printed Name of Owner(s): Darryl Strayhorn

Signature of Owner(s): _____ Date: _____

Mailing address: 5011 Hwy 53 W

City, State, Zip: Dawsonville, GA. 30534

Telephone Number: Listed _____
 Unlisted _____

Sworn and subscribed before me this 8 day of February, 2022

Heidi S
Notary Public

My Commission Expires: 2/26/2024



(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.)

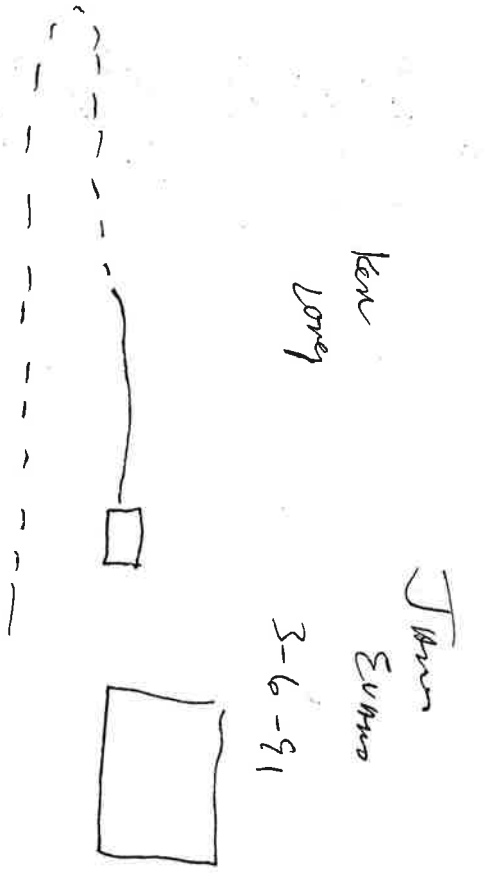
Excel

Georgia Department of Human Resources
APPLICATION FOR CONSTRUCTION PERMIT AND SITE APPROVAL
FOR ON-SITE SEWAGE MANAGEMENT SYSTEM

Subdivision, Street or Road <i>Hwy 53 E</i>		Health District <i>02</i>	County <i>DAWSON</i>
Property Location (Address, Block, Lot, Directions to Property) <i>Hwy 53 EAST PAST SWEETWATER JUNG ROAD, Property on LEFT.</i>			
I hereby apply for a permit to install or construct an individual sewage disposal system and agree that the system will be installed to conform to the requirements of the former Georgia Department of Public Health, Chapter 270-5-25. I understand that final inspection is required and hereby promise to notify the Dawson County Health Department upon its completion and before applying final cover at 265-2611 or 265-3223. I further realize and understand that neither this permit nor the final inspection in any way guarantee the proper operations of the sewage system nor in any way confers any guarantee or warranty of any kind.			
Signature (Owner or Applicant) <i>James E Evans</i>		Date <i>3-6-91</i>	
Property Owner's Name <i>Route 1 Box 1825 Dawsonville Ga</i>		Phone No.	
Owner's Address			
Permit Applicant's Name <i>JAMES EVANS</i>		Phone No.	
Applicant's Address			
Financial Assistance <input type="checkbox"/> FHA, <input type="checkbox"/> VA, <input type="checkbox"/> Farmers Home, <input type="checkbox"/> Conventional, Case Number _____			
Type Facility (Residence, Church, Motel, Restaurant, Etc.) <i>Dwelling</i>		No. of Bedrooms or No. of Gallons Per Day <i>2</i>	
Water Supply <input type="checkbox"/> Public, <input type="checkbox"/> Community, <input checked="" type="checkbox"/> Individual		Located Required Distances From Possible Pollution Source <input type="checkbox"/> Yes, <input type="checkbox"/> No	
Lot Size Front _____ Ft., Rear _____ Ft., Right Side _____ Ft., Left Side _____ Ft., Square Ft./Acre _____			
House Design <input type="checkbox"/> Ground Level, <input type="checkbox"/> Split Level, <input checked="" type="checkbox"/> With Basement		Level of Plumbing Outlet <input type="checkbox"/> Ground Level, <input type="checkbox"/> Split Level, <input type="checkbox"/> Basement	
Soil Conditions (Absorption Field) Percolation Rate _____ Min./in.; Water Table Depth _____ Feet; Soil Type (Rock, Etc.) _____			
Sewage Disposal <input checked="" type="checkbox"/> Septic Tank, <input type="checkbox"/> Aerobic Unit, <input type="checkbox"/> Pit Privy, <input type="checkbox"/> Construction Privy, <input type="checkbox"/> Other (Explain below)		Total Capacity Septic Tank <i>EXISTING</i> Gals., Dosing Tank _____ Gals., Grease Trap _____ Gals.	
Field Layout Method <input type="checkbox"/> Distribution Box, <input type="checkbox"/> Mound, <input type="checkbox"/> Level Field, <input type="checkbox"/> Serial Distribution, <input type="checkbox"/> Other (Explain below)		Absorption Field Area Total Sq. Ft. <i>504</i> ; Total Linear Ft. <i>168'</i> ; Trench Depth in. <i>36"</i> ; Trench Width in. <i>36"</i>	
If Distribution Box is Used No. of Lines _____; Length Each Line, Ft. _____			
Site Approved <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Special Conditions (Use reverse side for sketch & additional space if needed) <i>REPAIR PERMIT N/C</i>			
PERMIT			
A permit is hereby granted to install or construct the on-site sewage management system described above. This permit is not valid unless properly signed below, and expires twelve (12) months from date of issue. Issuance of a construction permit for an on-site sewage management system, and subsequent approval of same by representatives of the Georgia Department of Human Resources 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 representatives 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.			
Construction Permit Number <i>1003</i>		Date of Issue <i>3-6-91</i>	
Approved by (Health Department Representative)		Title	

*ARE THERE ANY WELLS OR SPRINGS WITHIN 100 FEET OR STREAMS WITHIN 50 FEET (YES) (*X* NO)

James E Evans
APPLICANT SIGNATURE



INDIVIDUAL SEWAGE DISPOSAL SYSTEM PERMIT APPLICATION AND INSPECTION REPORT

PERMIT # 042-83-1-355 DATE PERMIT ISSUED 1-19-83 DATE SYSTEM INSP. 1-29-83

RECEIPT # 273

PROPERTY OWNER & ADDRESS _____

Lucille Evans
Route 1, Bx 1389
Dawsonville, Ga 30534

TELEPHONE _____

SEWAGE CONTRACTOR Ken Long

Blankenship & Associates

PROPERTY LOCATION
Just beyond Sweetwater Church on Dirt Road, on Right, Mobile Home -

I hereby apply for a permit to install or construct an individual sewage disposal system and agree that the system will be installed to conform to the requirements of the former Georgia Department of Public Health, Chapter 270-5-25.
I understand that final inspection is required and hereby promise to notify the Dawson County Health Department upon its completion and before applying final cover at 265-2611 or 265-3223.
I further realize and understand that neither this permit nor the final inspection in any way guarantee the proper operations of the sewage system nor in any way confers any guarantee or warranty of any kind.

X Lucille Evans

1-29-83

Owner or applicant's signature

Date

1. Type water supply:
 1. individual 2. community 3. public
2. 1. New system 2. Repair 3. Existing
3. Perc rate Co. Ader
4. Type facility Mobile Home
5. No of bedrooms or gallons 2 bed rooms
6. Subdivision: yes no
7. Lot size 1 1/2 acres
8. Building line 12 feet
9. Septic tank capacity min. 750 gals
10. As installed 800 gal
11. Dosing tank capacity 1

12. Distance S. T. from well 100 feet min.
13. Min. amount of field line:
Ft. sq. 504 Linear ft. 168
14. Field line as installed
Ft. sq. 504 Linear ft. 168
15. Width of trench 36"
16. Distance between trenches 10 ft min.
17. Trench depth, avg. 34"
18. Distance from foundation 20 feet
19. Nearest property line 75 feet
20. Distance from well 103 feet
front, rear, side

Site: Approved; Approved conditionally; Rejected 1-19-83

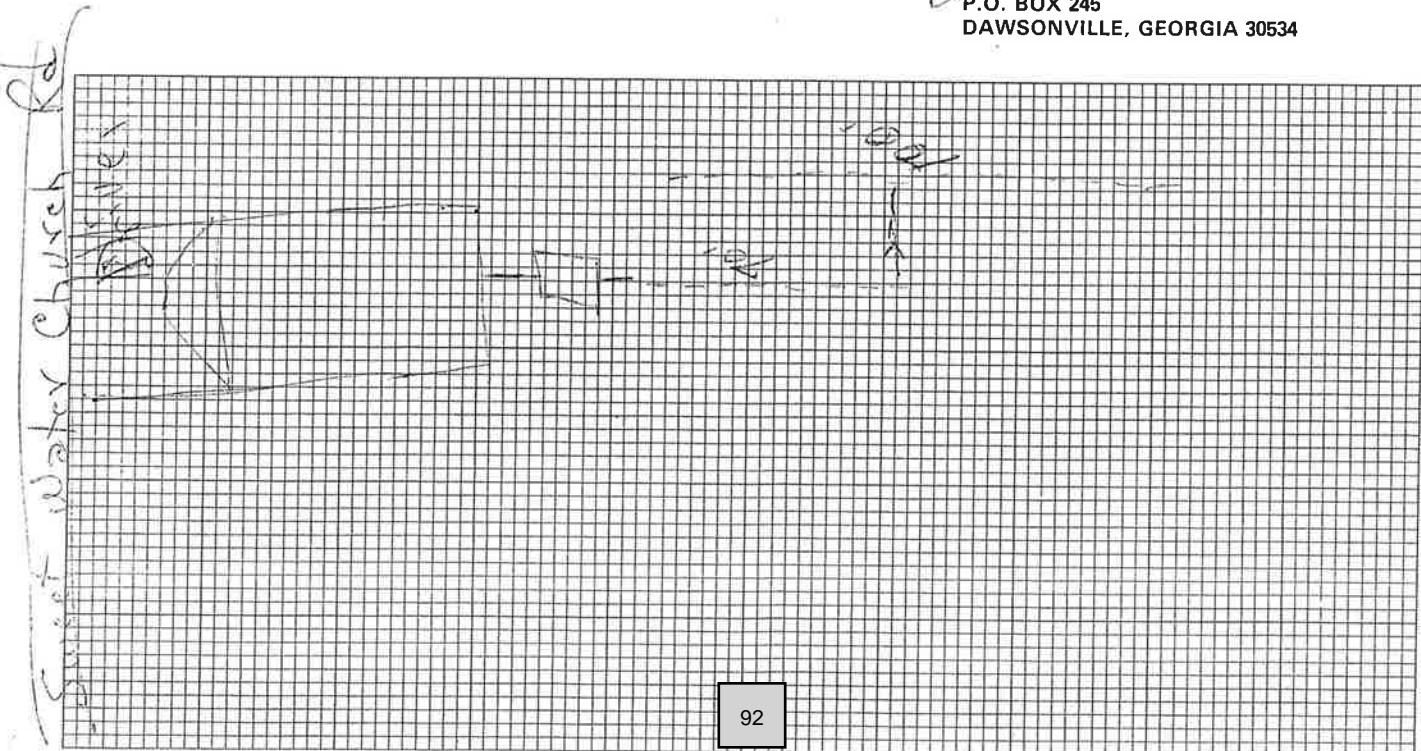
Inspector: Jain Marple

System: Approved; Approved conditionally; Rejected 1-29-83

Inspector: Jain Marple

REMARKS:

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





Owner
STRAYHORN DARRYL

Address
5011 HWY 53

Parcel ID
057 006

DAWSON COUNTY Tax Commissioner

25 Justice Way Suite 1222
Dawsonville, GA 30534

Trans No	Property ID/District Description	Original Due	Interest & Penalty	Prev Paid	Amount Due	Amount Paid	Transaction Balance
17206 Year-Bill No 2021 - 13658	057 006 / 001 LL 394 423 LD 4 FMV: \$140,000.00	1,267.00	6.60 Fees 0.00	0.00	1,273.60	1,273.60	0.00
						Paid Date 12/8/2021 13:56:40	Current Due 0.00
Transactions:	17205 - 17206 Totals	1,267.00	6.60	0.00	1,273.60	1,273.60	0.00

Paid By :

STRAYHORN DARRYL
DBA TINSNIPS

STRAYHORN DARRYL

Cash Amt: 0.00
Check Amt: 3,547.88
Charge Amt: 0.00
Change Amt: 0.00
Refund Amt: 0.00
Overpay Amt: 0.00

Check No 2960
Charge Acct

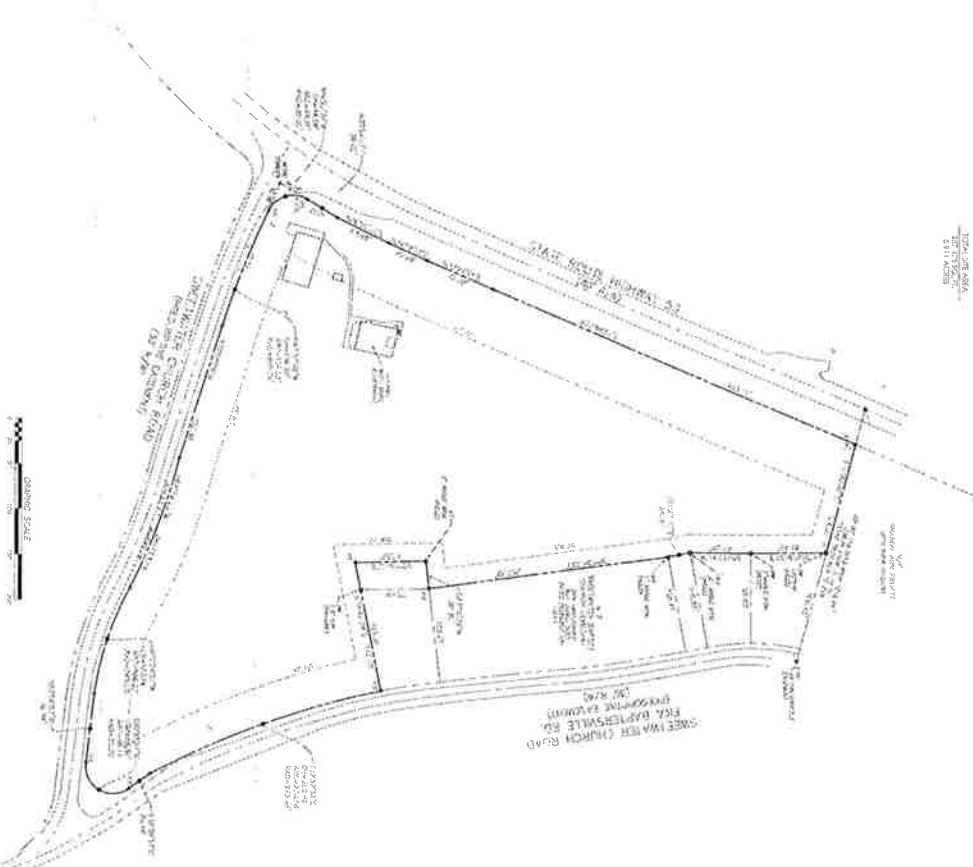
PROJECT No. _____
 DATE OF RECORDING _____
 APPROVED FOR RECORDING
 BY THE COUNTY CLERK
 1. RECORDING FEE \$ _____
 2. RECORDING TAX \$ _____
 3. RECORDING COST \$ _____
 TOTAL \$ _____
 COUNTY CLERK'S OFFICE
 1000 N. GUY WALKER BLVD.
 TAMPA, FL 33604



LEGEND

	Survey Boundary
	Easement
	Right of Way
	Encroachment
	Utility
	Structure
	Fence
	Tree
	Spot Elevation
	Contour
	Proposed Addition
	Proposed Deletion
	Proposed Easement
	Proposed Right of Way
	Proposed Utility
	Proposed Structure
	Proposed Fence
	Proposed Tree
	Proposed Contour

DESIGNER: DAVID EVANS
 2011 UNIVERSITY BLVD., SUITE 100
 TAMPA, FL 33606



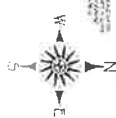
NEFDIAN GEOMATICS, LLC
 218 Forest View Road
 Tampa, FL 33604
 Phone: (813) 988-1818
 Fax: (813) 988-1819
 www.nfdian.com



I, DAVID EVANS, a Registered Professional Engineer in the State of Florida, No. 12547, do hereby certify that I am the author of the above described plat and that the same is a true and correct copy of the original as shown to me.

THIS PLAT AND THE RECORDING THEREOF ARE SUBJECT TO THE EXISTING RECORDS OF THE PUBLIC RECORDS OF THE COUNTY OF HILLSBORO, FLORIDA.

RECORDING FEE \$ _____
 RECORDING TAX \$ _____
 RECORDING COST \$ _____
 TOTAL \$ _____
 COUNTY CLERK'S OFFICE
 1000 N. GUY WALKER BLVD.
 TAMPA, FL 33604





ZA22-05

Planning Commission Meeting March 15, 2022

Board of Commission Hearing April 21, 2022

Applicant Proposal

The applicant is seeking to rezone the property from RA to RSRMM so that a 2-acre parcel may be subdivided out for his daughter and she may build or move in a home.

Applicant	Darryl Strayhorn
Amendment #	ZA 22-05
Request	Rezone Property from RA to RSRMM
Proposed Use	Residential
Current Zoning	RA
Future Land Use	Rural Residential
Acreage	5.91 acres
Location	5011 Hwy 53 West
Commercial Square footage	N/A
Road Classification	State
Tax Parcel	057 006
Dawson Trail Segment	N/A
Commission District	1
DRI	No

Direction	Existing Zoning	Existing Use
North	RA	Residential
South	RA	Residential
East	RPC/C-CB	Residential
West	RA	Residential

According to the Comprehensive Plan and accompanying Future Land Use Plan, the subject property is identified as Public Institutional however this property is not currently owned by Dawson County. A cemetery does exist in proximity to this parcel and therefore must have been the basis for the erroneous designation. The surrounding parcels are designated Rural Residential. Similar to the Rural Agricultural area, the Rural Residential category seeks to preserve the pastoral landscape of the west of the county, limiting the need for public improvements and celebrating the natural landscape that remains both a scenic value to the community and a critical facet of supporting the environment and natural resources. This future land use category corresponds to lands west of the forest greenbelt which runs west of Dawsonville’s proposed developed area. This area currently includes exurban and rural residences, farms, and forests. A three-acre lot size ensures that this area remains rural and very low density residential, so as to prevent the need to extend facilities and services to that area. It is desirable that conservation subdivision principles be followed in this area in order to encourage the set-asides of open space or retention of farm and forest lands.

Land Uses: Rural Residential, Parks, Recreation and Conservation

Zoning Districts: Residential Agriculture

County Agency Comments:

Environmental Health Department: No comments returned as of 3/8/2022

Emergency Services: “No comments.”

Etowah Water & Sewer Authority: “No plans for expansion. Well & septic only available.”

Public Works Department: No comments.

Planning and Development: The surrounding area is a mix of manufactured and traditional stick-built homes of varying lot sizes. This request would not be inconsistent with the area.

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

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

Picture of Property:



DAWSON COUNTY REZONING APPLICATION

This portion to be completed by Zoning Administrator

ZA JJ. O'W Tax Map & Parcel # (TMP): 113 044 013
Submittal Date: 2/11/08 Time: 11:48 am/pm Received by: hage (staff initials)
Fees Assessed: _____ Paid: _____ Commission District: B3
Planning Commission Meeting Date: March 15, 2008
Board of Commissioners Meeting Date: April 21, 2008

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Jim King
Address: 131 Prominence Court, Suite 230 Dawsonville, GA 30534

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

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: Jim King

PROPERTY OWNER/PROPERTY INFORMATION

Name: PRESBYTERIAN CHURCH OF DAWSON CO
Street Address of Property being rezoned: Lumpkin Campground Rd

Rezoning from: C-HB to: _____ Total acreage being rezoned: 9.15
Directions to Property (if no address): Ga 400 North to SR 53 west, North on Lumpkin Campground Rd,

Property is a quarter-mile on the right (just after the Cottages neighborhood)

22113044013

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

Current Use of Property: Vacant

Any prior rezoning requests for property? yes if yes, please provide rezoning case #: ZA 06-21

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

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

If yes, what section? North _____ South

SURROUNDING PROPERTY ZONING CLASSIFICATION:

North CHB South CHB East RMF West AG

Future Land Use Map Designation: Business Park

Access to the development will be provided from:

Road Name: Lumpkin Campground Rd Type of Surface: Asphalt

REQUESTED ACTION & DETAILS OF PROPOSED USE

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

Proposed Use: Warehouse and Office Warehouse

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: Approx 20,000 SF No. of Parking Spaces: 35

2007

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>113 044 011</u>	1. Magnolia Senior Living at Dawsonville, LLC	89 Ozora Rd, Loganville GA 30052
TMP <u>113 044 001</u>	2. Marjorie Ann Stephens	759 Lumpkin Campground Rd, Dawsonville GA
TMP <u>113 032 001</u>	3. Russ & Felicia Stephens	555 Lumpkin Campground Rd, Dawsonville GA
TMP <u>113 032 003</u>	4. Russ & Felicia Stephens	555 Lumpkin Campground Rd, Dawsonville GA
TMP <u>113 032 002</u>	5. Edna Stephens	455 Lumpkin Campground Rd, Dawsonville GA
TMP <u>113 032</u>	6. NHT Dawson Ridge, LLC	1776 Peachtree St NW, Ste100, Atlanta GA 30309
TMP <u>113 044 014</u>	7. Hiten Patel	3885 Vic Ar Court, Atlanta GA 30360
TMP _____	8.	_____
TMP _____	9.	_____
TMP _____	10.	_____
TMP _____	11.	_____
TMP _____	12.	_____
TMP _____	13.	_____
TMP _____	14.	_____
TMP _____	15.	_____

Use additional sheets if necessary.

11/15/2011 10:00 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: **Jim King** _____

Application Number: _____

Date Signed: **02/11/2022** _____

Sworn and subscribed before me

this 11 day of Feb, 2022.

Lisa A. Lester
Notary Public

My Commission Expires: _____



{
Notary Public Seal
}

2022 FEB 11 10:56 AM

PROPERTY OWNER AUTHORIZATION

I/we, TRINITY PRESBYTERIAN CHURCH OF DAWSON CO, hereby swear that I/we own the property located at (fill in address and/or tax map & parcel #):

113 044 013

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 rezoning granted, and/or conditions or stipulations placed on the property will be binding upon the property regardless of ownership. The under signer below is authorized to make this application. The under signer is aware that no application or reapplication affecting the same land shall be acted upon within six (6) months from the date of the last action by the Board of Commissioners.

Printed Name of applicant or agent: Jim King

Signature of applicant or agent: [Signature] Date: 06/11/2021

Printed Name of Owner(s): TRINITY PRESBYTERIAN CHURCH OF DAWSON CO

Signature of Owner(s): [Signature] Date: 02-11-2022

Mailing address: 131 Prominence Court, Suite 230

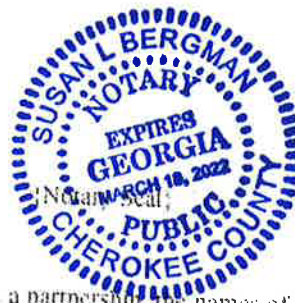
City, State, Zip: Dawsonville, GA 30534

Telephone Number: Listed Unlisted

Sworn and subscribed before me this 11 day of February, 2022

[Signature]
Notary Public

My Commission Expires: 3-18-2022



(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.)

22 FEB 11 11:53 AM

Printed: 2/9/2022 11:31:09 PM



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

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

Trans No	Property ID / District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2021 - 14379	113 044 013 / 1 LL 222 LD 13-S FMV: 130000	\$1176.50	\$12.26 Fees: \$0.00 \$0.00	\$0.00	\$1188.76	\$0.00
Totals:		\$1176.50	\$12.26	\$0.00	\$1188.76	\$0.00

Paid Date: 1/13/2022

Charge Amount: \$1188.76

TRINITY PRESBYTERIAN CHURCH OF
DAWSON CO

DAWSONVILLE, GA 30534

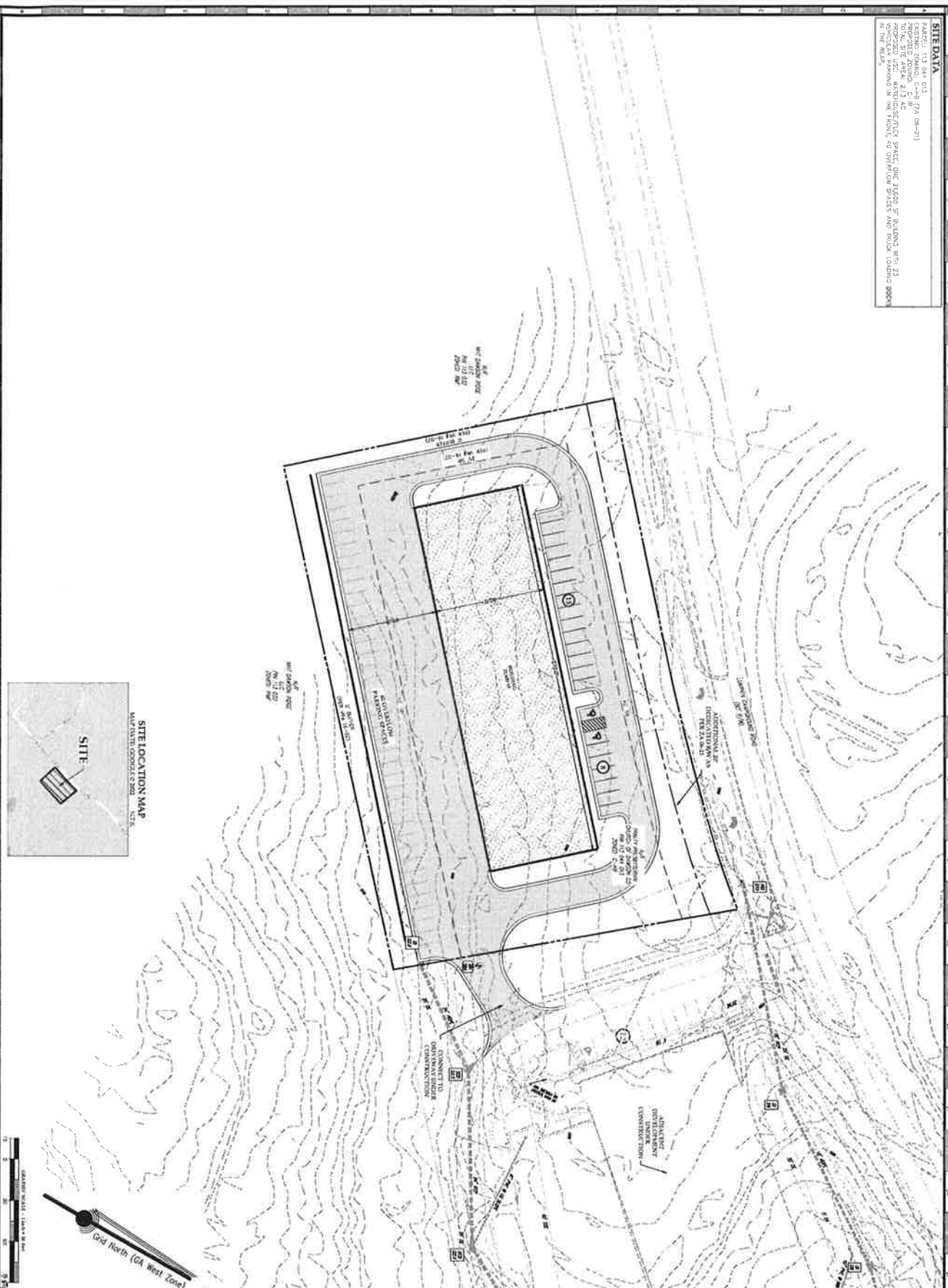


Scan this code with your
mobile phone to view this
bill

113044013/1
LL 222 LD 13-S
FMV: 130000

Site Plan

SITE DATA
 PROJECT: 113 344 013
 PROPOSED ZONING: C-5
 PROPOSED USE: WAREHOUSE/STORAGE
 VEHICULAR PARKING IN THE FRONT, 40 OVERFLOW SPACES AND RUCK LOADING DOCK
 N 1/4 344 013



SHEET NO. 108 OF 108	DRAWING DATE: 2023-03-18 SHEET REVISIONS:	FOR REVIEW ONLY	GEORGINA811 GEORGINA ENGINEERING & ARCHITECTURE 1100 W. BROAD ST., SUITE 100 ATLANTA, GA 30308 404.525.1111	PROJECT: LUMPKIN CAMPGROUND WAREHOUSES 2	24-HOUR CONTACT: LARRY ANDERSON	OWN/DEVELOPER: TRINITY PRESBYTERIAN CHURCH GEORGIAN COUNTY PO BOX 1287 DAWSONVILLE, GA 30834	LOCATED IN: LAND USE DISTRICT 100 DISTRICT DAWSON COUNTY, GEORGIA	SHEET TITLE: CONCEPT PLAN	STAMP:
				108					

LETTER OF INTENT

The applicant requests a Rezoning for Parcel Number: 113 044 013 from Commercial Hwy Business (C-HB) to Commercial Industrial Restricted (C-IR), in order to develop warehouse and office-warehouse on 2.0 acres approximately one-half mile north of SR 53 on Lumpkin Campground Rd. The property is currently zoned C-HB (Commercial Highway Business) which prior to 2020 allowed this type development. The County's amendment to the Commercial Ordinances, removed this use and transferred it to the newly established C-IR ordinance. It is bordered on the north and west by other Commercial Properties and to the east by RMF (Residential Multi-Family). The property is designated as Commercial-Business on the Future Land Use Plan and the proposed development is in complete conformance with this use. As stated, the County-initiated zoning ordinance revisions adversely affected the existing usability of this property by removing the land use that was planned and originally permitted for this property. According to the Steinberg Act (O.C.G.A. § 36-66-1 through § 36-66-6), these property rights should be reinstated.

In addition to the Rezoning Request, the applicant also request relief from the minimum parking requirements. The proposed end-user for this development does not generate public traffic, only employees. For this reason, we request a variance from the minimum parking requirement to 1space per 2,000 sq feet in lieu of the required 1 space per 500 sq feet. Most metro-Atlanta Counties require a minimum of 1 space per 500 or 1000 sq feet.

The proposed development will add to the County's tax base, as well as, generate jobs and a significant increase to the sales tax revenue. Due to the fact that the proposed use was actually taken away from this property with the 2020 Ordinance Change, this rezoning request should be granted.

113 044 013

DAWSON COUNTY VARIANCE APPLICATION

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

VR 28.00 Tax Map & Parcel # (TMP): 114 029
Current Zoning: _____ Commission District #: _____
Submittal Date: _____ Time: _____ am/pm Received by: _____ (staff initials)
Fees Assessed: _____ Paid: _____
Planning Commission Meeting Date: _____

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Dawson Land Partners, LLC Contact: Corey Gutherie
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 INFORMATION

Street Address of Property: Lumpkin Campground Road just west of the water tower & Prominence
Court just north of the daycare center Tax Parcel: 113 044
Land Lot(s): 196, 197, 221, & 222 District: S. 1/2 13th Section: 1st
Subdivision/Lot: N/A Building Permit #: N/A (if applicable)
Directions to the Property: From 400 Northbound turn left on SR 53, then right on Lumpkin Campground
Road, Property is approximately 1/2 mile on the right.

REQUESTED ACTION

A Variance is requested from the requirements of Article # IV Section # 400 of the Land Use Resolution/Sign Ordinance/Subdivision Regulations/Other (circle one).

If other, please describe: Requesting a variance to the increased setback requirements of the C-HB zoning district and Ga 400 Overlay District where abutting residential. Specifically the 50' bldg setback and 40' buffer abutting multi-family residential and eliminate buffer requirement.

Type of Variance requested:

Front Yard Side Yard Rear Yard variance of 50' to 25' Setback feet to allow the structure to:

be constructed; remain a distance of 25 feet feet from the: _____

property line, road right of way, or other (explain below):

_____ instead of the required distance of 50 feet required by the regulations.

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

Sign Variance for: _____

Home Occupation Variance to operate: _____ business

Other (explain request): _____

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

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

- Describe why a strict and literal enforcement of the standards would result in a practical difficulty or unnecessary hardship: Whenever the adjacent tract was subdivided from this tract and rezoned to Multi-Family last year, the zoning inadvertently imposed a buffer and larger setbacks on this piece. Due to the narrow depth of this tract, the business park proposed for this site will not fit within the confines of the setbacks & buffers. The variance would allow the proposed improvements to fit this site. A strict and literal enforcement of the ordinance prohibits this site from being able to support the proposed development.

2. Describe the exceptional and extraordinary conditions applicable to this property which do not apply to other properties in the same district: Just a few years ago, this site was part of a larger site all being zoned CHB. When the adjacent site was rezoned to RMF it imposed a buffer and much larger setback on this remaining parcel. We merely ask that the setbacks on our property revert back to what they were prior to the adjacent property being rezoned. It is unfair that an adjacent rezoning impose undue restrictions on an unsuspecting neighbor.

3. Describe why granting a variance would not be detrimental to the public health, safety, morals or welfare and not be materially injurious to properties in the near vicinity: The variance will have no impact on the public health, safety and welfare. Prior to the neighboring rezoning, there were no setbacks or buffers between the two parcels. There is no setback required between 2 commercial parcels. We will be providing a 25' setback and 10-foot landscaped buffer; therefore actually improving the pre-zoning conditions of the adj property.

The variance will also allow access for trucks and emergency vehicles around the proposed buildings.

4. Describe why granting this variance would support the general objectives within this Resolution: In the Ga 400 District, Mixed-Use is encouraged to blend uses together instead of buffering them from each other. This variance will create more connectivity, encourage the blending, and create a more cohesive mixed use area in concert with the Ga 400 District.

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

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

Unfortunately, the rezoning of the adjacent property has caused undue hardship on this neighbor. Item One of the Steinberg Act asks, "Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property". Dawson County decided that the RMF was suitable adjacent to the surrounding C-HB zoned property. If it is, in-fact suitable, then why would you require the C-HB to provide a buffer adjacent to it when none was required before??

Item Two of the Steinberg Act asks, "Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property". The rezoning of the adjacent tract a little over a year ago had a tremendous adverse impact on this adjacent property, rendering a large portion of it unusable. Imposing a 50-foot setback along with a 40-foot buffer on a neighbor where none existed before is definitely an "adverse impact on the usability of the adjacent property." We ask that this oversight be undone and the property rights be restored through this variance application.

PROPERTY OWNER AUTHORIZATION

I, we, TRINITY PRESBYTERIAN CHURCH OF DAWSON CO, hereby swear that I, we own the property located at (fill in address and/or tax map & parcel #):

113 044 013

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

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

Printed Name of applicant or agent: Jim King

Signature of applicant or agent: [Signature] Date: 06/11/2021

Printed Name of Owner(s): TRINITY PRESBYTERIAN CHURCH OF DAWSON CO

Signature of Owner(s): [Signature] Date: 02-11-2022

Mailing address: 131 Prominence Court, Suite 230

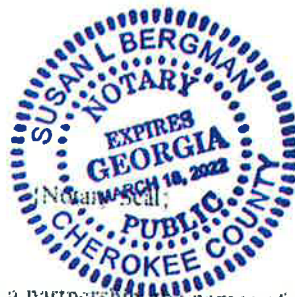
City, State, Zip: Dawsonville, GA 30534

Telephone Number: Listed Unlisted

Sworn and subscribed before me this 11 day of February, 2022

[Signature]
Notary Public

My Commission Expires: 3-18-2022



(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.)

NOTARY PUBLIC

List of Adjacent Property Owners

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

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

Name

Address

TMP 113 044 007 1. Etowah Water & Sewer Auth PO Box 769, Dawsonville, GA 30534

TMP 113 044 009 2. Bobba Kishore, 1580 Johnston Trace, Suwanee, GA 30024

TMP 113 044 002 3. Parsa Investments, LLC, 4169 Carmain Drive, Atlanta, GA 30342

TMP 113 032 4. D40, LLC 355 Brogdon Rd Suite 211, Suwanee, GA 30024

TMP 113 032 002 5. Edna K Stephens, 445 Lumpkin Campground Rd Dawsonville, GA 30534

TMP 113 032 003 6. Russell N & Felicia D Stephens, 555 Lumpkin Campground Rd, Dawsonville, GA 30534

TMP 113 032 001 7. Russell N & Felicia D Stephens, 555 Lumpkin Campground Rd, Dawsonville, GA 30534

TMP 113 044 001 8. Roger Lanier Stephens, 759 Lumpkin Campground Rd, Dawsonville, GA 30534

TMP _____ 9. _____

TMP _____ 10. _____

TMP _____ 11. _____

TMP _____ 12. _____

TMP _____ 13. _____

TMP _____ 14. _____

TMP _____ 15. _____

Use additional sheets if necessary.

114029

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 _____ (city), _____ (state)

Signature of Applicant

[Handwritten Signature]

Date 2/11/2022

Printed Name

Name of Business

SUBSCRIBED AND SWORN BEFORE ME ON

THIS 11 DAY OF Feb, 20 22



Notary Public

My Commission Expires _____

(Seal)

2021 FEB 11 11:47 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
2021 - 14379	113 044 013 / 1 LL 222 LD 13-S FMV: 130000	\$1176.50	\$12.26 Fees: \$0.00 \$0.00	\$0.00	\$1188.76	\$0.00
Totals:		\$1176.50	\$12.26	\$0.00	\$1188.76	\$0.00

Paid Date: 1/13/2022

Charge Amount: \$1188.76

TRINITY PRESBYTERIAN CHURCH OF
DAWSON CO

DAWSONVILLE, GA 30534



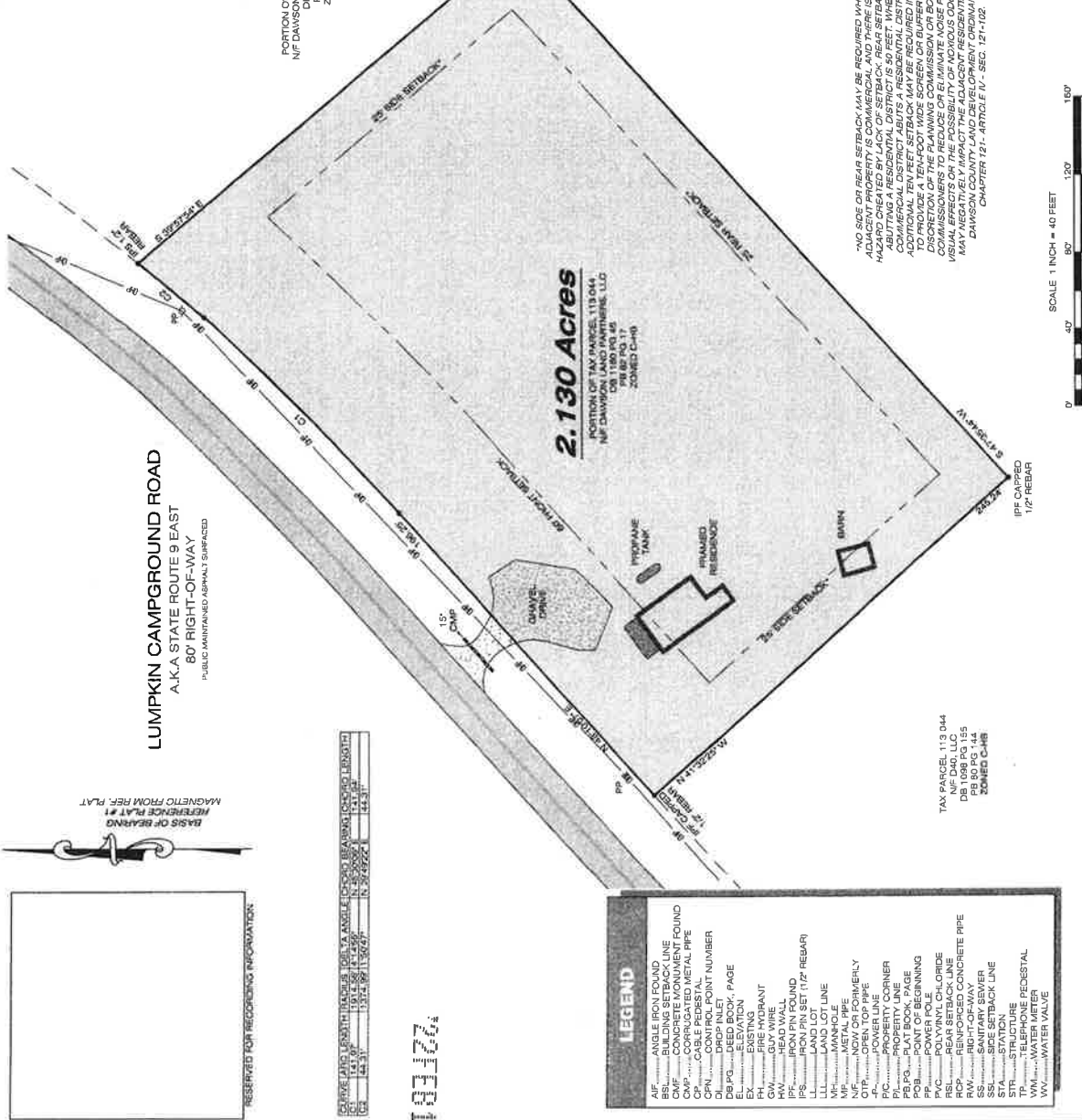
Scan this code with your
mobile phone to view this
bill

118



Locality Map

PORTION OF TAX PARSEL 115 044
 N/F DAWSON LAND PARTNERS, LLC
 DB 1180 PG 45
 PB 89 PG 17
 ZONED O-1B



SURVEY NOTES

1. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSE PRECISION OF ONE FOOT IN 89,054 FEET AND AN ANGLE PRECISION OF 1.42 SECONDS OF AN ANGLE POINT, AND WAS ADJUSTED USING THE COGNATE RULE.
2. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 293,654 FEET.
3. EQUIPMENT USED: LEICA TPS102 P1002 FOR ANGULAR AND LINEAR MEASUREMENTS.
4. THIS SURVEY WAS PREPARED WITHOUT THE AID OF A TITLE SURVEY, AND THEREFORE NO TITLE DISCLOSURES THAT A TITLE SEARCH MAY PRODUCE.
5. IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.
6. BY GRAPHICAL SCALING, THIS PROPERTY IS NOT LOCATED IN THE PUBLIC RECORDS OF THE CLERK OF SUPERIOR COURT, DATED 8/26/2008.

SURVEYOR CERTIFICATIONS

An required by subsection (g) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions having jurisdiction over the land shown on this plat. The surveyor certifies that the statements herein, such as approvals or affirmations should be scrutinized with the appropriate governmental bodies by any purchaser or user of this plat as the surveyor is not responsible for the use of the plat for purposes other than those for which it was prepared. The surveyor certifies that the plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors promulgated pursuant to O.C.G.A. Section 15-6-67.

Douglas R. Strainell

NO SIDE OR REAR SETBACK MAY BE REQUIRED WHEN THE HAZARDOUS CHARACTER OF THE PROPERTY IS SUCH AS TO ABUTTING A RESIDENTIAL DISTRICT IS 50 FEET, WHERE THE ADDITIONAL TEN-FOOT WIDE SETBACK MAY BE REQUIRED IN ORDER TO PROVIDE A TEN-FOOT WIDE SCREEN OR BUFFER AT THE DISCRETION OF THE PLANNING COMMISSION OR BOARD OR VISUAL EFFECTS ON THE POSSIBILITY OF ADJACENT RESIDENTIAL AREA. DAWSON COUNTY ZONING ORDINANCES CHARACTER 121-47(B)(1)(V), SEC. 121-102



Revision Number	Other	Description	Date: February 9, 2018
	DRAMAN BY JA	OWNER FILE: Anderson	
	FIELD CREW: BS	JOB #: 4399.001	
	Checked By: DRS	Field Book: Carlson Survey 2	



LAND SURVEYING AND PLANNING
 ♦ GA #2995 ♦ NC #4597 ♦
 75 Elliott rd, Suite 300
 Dawsonville, Georgia 30533
 Office: 706.800.7178
 www.LDPga.com
 doug@ltpga.com
 LSP001192



Boundary Survey for
Dr. Larry Anderson
 Land Lot 222 - South Half of 13th District - 1st Section
 Dawson County, Georgia
 Local file:
 1 of 1
 Sheet No.

DAWSON COUNTY VARIANCE APPLICATION

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

VR 88.07 Tax Map & Parcel # (TMP): _____
Current Zoning: 8-11-10 Commission District #: _____
Submittal Date: 6-11-10 Time: _____ am/pm Received by: _____ (staff initials)
Fees Assessed: _____ Paid: _____
Planning Commission Meeting Date: _____

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Jim King
Address: _____
Phone: Listed _____ Email: Business jim@kingconsulting.info
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: Jim King

PROPERTY INFORMATION

Street Address of Property: Lumpkin Campground Rd just south of Kilough Church Rd
Land Lot(s): 196, 197, 221, & 222 District: 13th Section: South-half
Subdivision/Lot: _____ Building Permit #: _____ (if applicable)

Directions to the Property: Ga 400 North to SR 53 West, North on Lumpkin Campground Rd, Property is a half-mile on the right (just before the graded site under construction)

REQUESTED ACTION

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

If other, please describe: Article VI Section 607.1.A- Vary to 1 space per 2000 sf of Gross Floor Area

Type of Variance requested:

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

Vary excessive Parking Requirements from Article VI Section 607.1.A- Vary to 1 space per 2000 sf of Gross Floor Area

instead of the required distance of _____ required by the regulations.

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

Sign Variance for: _____

Home Occupation Variance to operate: _____ business

Other (explain request): Vary from the required parking spaces. User does not need that many spaces

If there are other variance requests for this site in past, please list case # and nature of variance: VR 16-02
A variance was granted to eliminate the buffer between this Parcel and the RMF Parcel. Both Parcels were previously zoned CHB which required no buffers, when the adjacent parcel was rezoned to RMF, it unfairly created a required Buffer for us. We were granted a variance in 2016 to replace the Property Rights that were taken by the RMF zoning case.

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

1. Describe why a strict and literal enforcement of the standards would result in a practical difficulty or unnecessary hardship: Dawson County requires more parking in Industrial zonings than most municipalities. The required number of spaces is far more than is currently needed or desired by the proposed development. Needed in the future, additional parking needed to meet the requirement can be provided by stripping off part of the truck court in the back. Obviously, this would be a trade-off for the user; however, there is no regulation on the size of the truck court. This is shown as "Overflow Parking" on the Site Plan.

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

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

It does not harm anyone. Dawson County requires more parking in Industrial zonings than most municipalities. The required number of spaces is far more than is currently needed or desired by the proposed development. If needed in the future, additional parking needed to meet the requirement can be provided by striping off part of the truck court in the back. Obviously this would be a trade-off for the user; however, there is no regulation on the size of the truck court. This is shown as "Overflow Parking on the Site Plan.

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

Because the Resolution should not impose hardships on others. The proposed use does not require as much parking as the Resolution; however, it can be provided in the rear by reallocating some the truck court area.

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

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

20001149M

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>113 044 011</u>	1. Magnolia Senior Living at Dawsonville, LLC	89 Ozora Rd, Loganville GA 30052
TMP <u>113 044 001</u>	2. Marjorie Ann Stephens	759 Lumpkin Campground Rd, Dawsonville GA
TMP <u>113 032 001</u>	3. Russ & Felicia Stephens	555 Lumpkin Campground Rd, Dawsonville GA
TMP <u>113 032 003</u>	4. Russ & Felicia Stephens	555 Lumpkin Campground Rd, Dawsonville GA
TMP <u>113 032 002</u>	5. Edna Stephens	455 Lumpkin Campground Rd, Dawsonville GA
TMP <u>113 032</u>	6. NHT Dawson Ridge, LLC	1776 Peachtree St NW, Ste100, Atlanta GA 30309
TMP <u>113 044 014</u>	7. Hiten Patel	3885 Vic Ar Court, Atlanta GA 30360
TMP _____	8.	_____
TMP _____	9.	_____
TMP _____	10.	_____
TMP _____	11.	_____
TMP _____	12.	_____
TMP _____	13.	_____
TMP _____	14.	_____
TMP _____	15.	_____

Use additional sheets if necessary.

11/15/2011

PROPERTY OWNER AUTHORIZATION

I we, TRINITY PRESBYTERIAN CHURCH OF DAWSON CO, hereby swear that I we own the property located at (fill in address and/or tax map & parcel #):

113 044 013

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

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

Printed Name of applicant or agent: Jim King

Signature of applicant or agent: _____

Date: 06/11/2021

Printed Name of Owner(s): TRINITY PRESBYTERIAN CHURCH OF DAWSON CO

Signature of Owner(s): _____

Date: 02-11-2022

Mailing address: 131 Prominence Court, Suite 230

City, State, Zip: Dawsonville, GA 30534

Telephone Number: Listed

Unlisted

Sworn and subscribed before me

this 11 day of February, 2022

Susan L Bergman
Notary Public

My Commission Expires: 3-18-2022



(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.)

22FEB11 11:49 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 Board of Commissioners to make an informed determination on my request. I will seek the advice of an attorney if I am not familiar with the zoning and land use requirements.

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

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

Signature of Applicant or Agent: _____ Date: 02/11/2022

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

LETTER OF INTENT

The applicant requests a Rezoning for Parcel Number: 113 044 013 from Commercial Hwy Business (C-HB) to Commercial Industrial Restricted (C-IR), in order to develop warehouse and office-warehouse on 2.0 acres approximately one-half mile north of SR 53 on Lumpkin Campground Rd. The property is currently zoned C-HB (Commercial Highway Business) which prior to 2020 allowed this type development. The County's amendment to the Commercial Ordinances, removed this use and transferred it to the newly established C-IR ordinance. It is bordered on the north and west by other Commercial Properties and to the east by RMF (Residential Multi-Family). The property is designated as Commercial-Business on the Future Land Use Plan and the proposed development is in complete conformance with this use. As stated, the County-initiated zoning ordinance revisions adversely affected the existing usability of this property by removing the land use that was planned and originally permitted for this property. According to the Steinberg Act (O.C.G.A. § 36-66-1 through § 36-66-6), these property rights should be reinstated.

In addition to the Rezoning Request, the applicant also request relief from the minimum parking requirements. The proposed end-user for this development does not generate public traffic, only employees. For this reason, we request a variance from the minimum parking requirement to 1 space per 2,000 sq feet in lieu of the required 1 space per 500 sq feet. Most metro-Atlanta Counties require a minimum of 1 space per 500 or 1000 sq feet.

The proposed development will add to the County's tax base, as well as, generate jobs and a significant increase to the sales tax revenue. Due to the fact that the proposed use was actually taken away from this property with the 2020 Ordinance Change, this rezoning request should be granted.

11/11/2020 10:00 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
2021 - 14379	113 044 013 / 1 LL 222 LD 13-S FMV: 130000	\$1176.50	\$12.26 Fees: \$0.00 \$0.00	\$0.00	\$1188.76	\$0.00
Totals:		\$1176.50	\$12.26	\$0.00	\$1188.76	\$0.00

Paid Date: 1/13/2022

Charge Amount: \$1188.76

TRINITY PRESBYTERIAN CHURCH OF
DAWSON CO

DAWSONVILLE, GA 30534



Scan this code with your mobile phone to view this bill

22
02
09
11
31
09
PM



ZA 22-06 and VR 22-06 & VR 22-07

Planning Commission Meeting March 15, 2022

Board of Commission Hearing April 21, 2022

Applicant Proposal

The applicant is seeking to zone the property from C-HB (Commercial Highway Business) to C-IR (Commercial Industrial Restricted) for the purpose of developing a 20,000 square foot office warehouse space with a reduction to the number of required parking places and reduction in the required buffer to adjacent residentially zoned parcel.

Applicant	Jim King
Amendment #	ZA 22-06 and VR 22-06 & VR 22-07
Request	Rezone Property from C-HB to C-IR
Proposed Use	C-IR/ parking requirement reduction/buffer reduction
Current Zoning	C-HB
Future Land Use	Sub-Rural Residential
Acreage	2.0
Location	Lumpkin Campground Rd
Commercial Square footage	Approximately 20,000 square feet
Road Classification	Local Collector
Tax Parcel	113 044 013
Dawson Trail Segment	n/a
Commission District	3
DRI	No

Direction	Existing Zoning	Existing Use
North	C-IR	Warehouse
South	RMF	Multifamily
East	RMF	Multifamily
West	RSRMM	Residential

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

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

- Require residential subdivisions accessing the highway to be interconnected and to provide at least two entrances
- Encourage shared parking lots between uses
- Relate road alignment to topography
- Ensure environmental protection

Land Uses:

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

Zoning Districts:

- RMF (multi-family residential 6 units per acre density neutral)
- C-OI (Office Professional)
- C-HB; C-PCD (Commercial)
- C-IR (Light Industrial)
- Georgia 400 Corridor Design Overlay
- New district needed for Campus Style Business Park
- MUV (2.8 Units per acre overall density neutral)
- New overlay needed for Georgia 53 corridor RT (1.5 Acre lot minimum on septic and well; .75 acres on septic and public water; .40 acre on public water and public sewer)

County Agency Comments:

Engineering Department: “Public Works recommends that he parking lot not be allowed within the County’s ROW. We may have issues with existing developments having building/parking areas within the ROW, we would not like to add to this. The County plans to widen both the Northern and Southern portions of Lumpkin Campground Road within the next 2-3 years.”

Environmental Health Department: No comments returned as of 3/8/2022

Emergency Services: “Building will need to be sprinkled, fire hydrant within 500’ of any portion of the building and comply with the 2018 IFC App. D. No comments on setback and parking space variance requests.”

Etowah Water & Sewer Authority: “Water main upgrade/extension required must be designed and installed per EWSA regulations at developer’s expense. Sewer extension required must be designed and installed per EWSA regulations and at the developer’s expense. Developer is in the process of extending/upgrading water main adjacent to property.”

Planning and Development: Proposed use is consistent with the Comprehensive Plan and the Future Land Use Map. Consideration should be given to requiring vegetative screening and buffers due to the adjacency of Residential Multifamily homes to the south and east of the property.

With regards to parking the LUR allows the referencing of the latest APA Parking Standards Manual for variation in parking requirements. Several related uses mentioned in the APA Parking Standards Manual allow for a minimum parking requirement of 1 space per 1000 square feet.

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

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

Picture of Property:



DAWSON COUNTY REZONING APPLICATION

This portion to be completed by Zoning Administrator

ZA 28.07 Tax Map & Parcel # (TMP): 069 006 003
Submittal Date: 2.11.28 Time: _____ am/pm Received by: _____ (staff initials)
Fees Assessed: _____ Paid: _____ Commission District: _____
Planning Commission Meeting Date: _____
Board of Commissioners Meeting Date: _____

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Andrew Cragan (Georgia Peerch inc.)
Address: _____

Phone: Listed _____ Unlisted _____ Email: Business _____ 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: _____ Applicant Signature: [Signature]

PROPERTY OWNER/PROPERTY INFORMATION

Name: Richards Rentals, LLC (Rodney Richards + Russell Richards)

Street Address of Property being rezoned: 0 Kathy Ln, Dawsonville, GA 30534

Rezoning from: RA to: RSR Total acreage being rezoned: 5.06
Directions to Property (if no address): _____

highway 53 to highway 183 to Kathy Lane. 3 houses on left side of Kathy Lane. Property in question spans the right side of Kathy Lane

2025 FEB 11 11:55 AM

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

Current Use of Property: No current use - Vacant land

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? North _____ South _____

SURROUNDING PROPERTY ZONING CLASSIFICATION:

North RA South RA East RA West RA/Conservation

Future Land Use Map Designation: RR

Access to the development will be provided from:

Road Name: Kathy Lane Type of Surface: Gravel

REQUESTED ACTION & DETAILS OF PROPOSED USE

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

Proposed Use: Single Family Residential Homes

Existing Utilities: Water [] Sewer [] Gas Electric

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

RESIDENTIAL

No. of Lots: 5 Minimum Lot Size: 1 Acre (acres) No. of Units: 5

Minimum Heated Floor Area: 1600 sq. ft. Density/Acre: 1/Acre

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

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

COMMERCIAL & INDUSTRIAL

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

20110508

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 2/10/22
Witness  Date 2/10/22

WITHDRAWAL

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

I hereby withdraw application # _____

Signature _____ Date _____

Withdrawal of Application:

Withdrawals of any application may be accommodated within the Planning & Development 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.

2025 FEB 11 10:58 AM

ZA _____

TMP#: 069 006 003

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>069 006 006</u>	1. Fogle, Judith S & Bradley T	(143 Kathy Ln)
TMP <u>069 074</u>	2. Pettyjohn, Robert S. & Donna	(1761 Elliott Family Pkwy)
TMP <u>069 024</u>	3. Banasik, Susan	(200 Kathy Ln)
TMP <u>069 022</u>	4. Brooks, Donald & Sally	(43 Kathy Ln)
TMP <u>069 007</u>	5. Pettyjohn, Glenn Robert	(1809 Elliot Family Pkwy)
TMP <u>069 011</u>	6. Dawson County board of Edu.	(1650 Elliot Family Pkwy)
TMP <u>069 006 118</u>	7. Elliott, William and Daniel	(Kathy Ln)
TMP _____	8.	_____
TMP _____	9.	_____
TMP _____	10.	_____
TMP _____	11.	_____
TMP _____	12.	_____
TMP _____	13.	_____
TMP _____	14.	_____
TMP _____	15.	_____

Use additional sheets if necessary.

2025 FEB 11 10:56 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: Andrew Grogan

Application Number: _____

Date Signed: 2/10/22

Sworn and subscribed before me

this 10 day of February, 2022.


Notary Public

My Commission Expires: 5/10/22



22E01150

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 \$ N/A 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: 2/16/22

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.

22FEB11 1156M

PROPERTY OWNER AUTHORIZATION

I/we, Russell K. Richards Rodney Richards, hereby swear that I/we own the property located at (fill in address and/or tax map & parcel #):

42 Kathy Lane Dawsonville, Ga. 30534

LL156 LD 4-1 Map code 069 006 003

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

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

Printed Name of applicant or agent: _____

Signature of applicant or agent: _____ Date: _____

Printed Name of Owner(s): Russell K Richards Rodney Richards

Signature of Owner(s): Russell K Richards Rodney Richards Date: 2/11/22

Mailing address: _____

City, State, Zip: _____

Telephone Number: _____
Listed _____
Unlisted _____

Sworn and subscribed before me this 11th day of February, 2022.

Brittany Willingham
Notary Public

My Commission Expires: 11/8/2024



(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.)

22FEB11

To whom it may concern,

We are applying for rezoning from R-A to RSR. We plan to build up to 5 single-family homes on the property. We hope to split the 5 acres into five equal lots. To the best of my knowledge public water is available and the homes will be on septic.

There is a well located on the property. We plan to have it capped by a qualified contractor. Furthermore, we ~~will~~ ^{plan} to grade out the cut slope shown on the site plan submitted with the packet. Soil studies have been completed and there is plenty of build sites suitable for septic. Looking forward to hearing from you all. Thank you for your time.

Regards,

Andrew Grogan

202501111500

From:
Subject:
Date:
To:
Cc:



4.

Bill,

This parcel is zoned R-A and will require the lot for County Zoning standards to be 5 acres. This lot will not be able to be subdivided without being rezoned. R-A does allow for a primary residence and a caretakers cottage. The primary residence would need to be owner occupied and the caretaker's cottage smaller in size than then primary residence. Both structures would also appear on the same tax bill. Please let me know if there is anything further that I can assist with.

Thanks,

Harmony Gee

Zoning Specialist

From: Ringle, Bill
Sent: Tuesday, February 8, 2022 1:56 PM
To: Harmony Gee
Cc:
Subject: Kathy Lane (Parcel 069 006 003)

Harmony,

Andrew Grogan has plans to build a couple of houses at the subject location. The Dawson County Board of Health Minimum Lot Size, for a parcel that has access to public water, is .75 acre per dwelling unit. As long as any new parcel split from the existing parcel meets this requirement we have no issue with this.

This is not a septic system approval since we have not made a site evaluation for this property. Once a permit has been applied for, we will perform the site evaluation and determine if a septic system construction permit can be issued.

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

Thank you,
Bill

George W. "Bill" Ringle

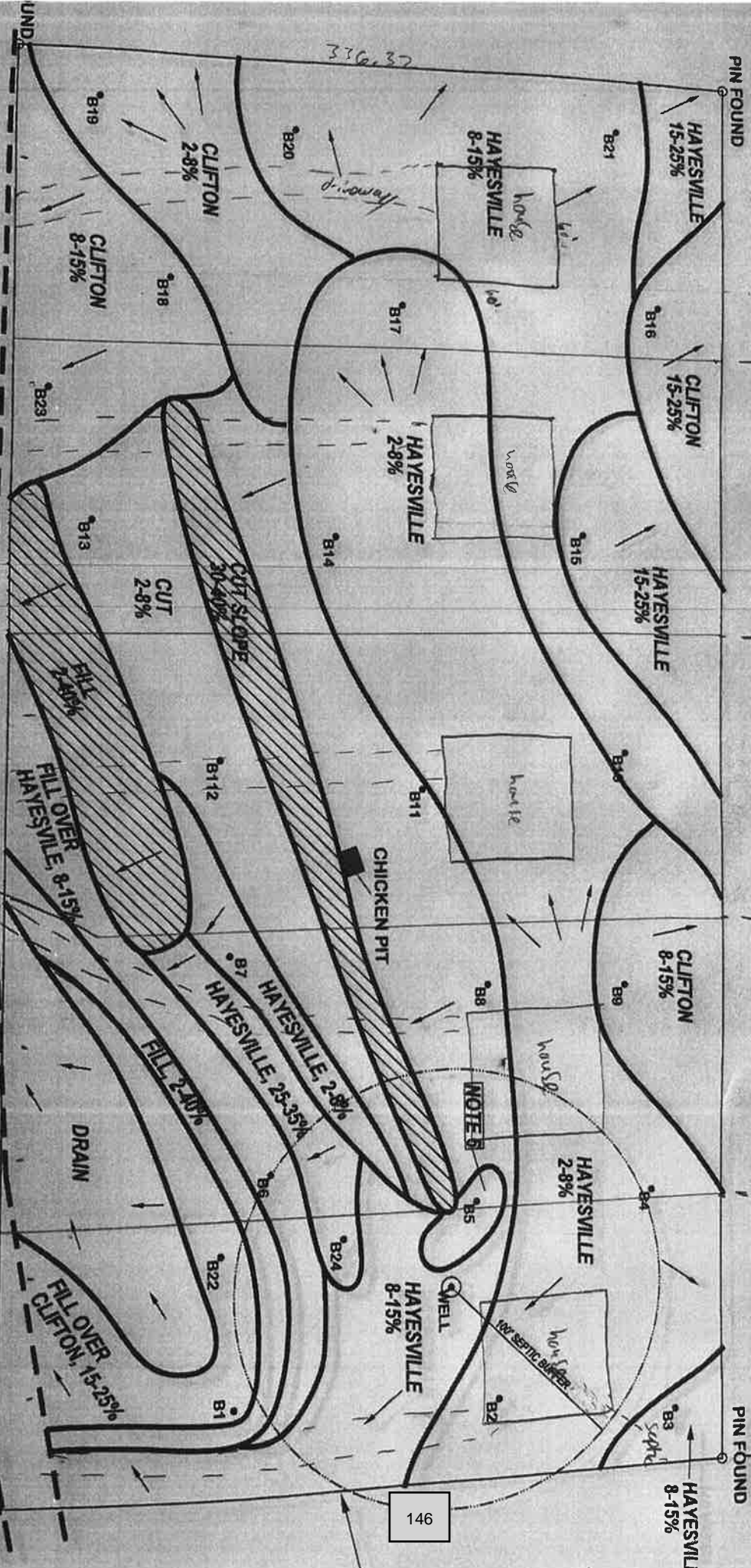
Environmental Health Manager
Dawson County Environmental Health
189 Hwy 53 West
Suite 102
Dawsonville, GA 30534
phone 706-265-2930
fax 706-265-7529



SOPE DEPTH TO BEDROCK (in)	DEPTH TO HIGH WATER TABLE INDICATORS (in)	INSTALLATION ZONE (in)	ESTIMATED PERC RATE (min/in)	SOIL SUITABILITY CODE

APPROXIMATE EXISTING KATHY LANE - GRAVEL

22 FEB 11 11:57 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
2021 - 11856	069 006 003 / 1 LL 156 LD 4-1 FMV: 76400	\$691.42	\$0.00 Fees: \$0.00 \$0.00	\$0.00	\$691.42	\$0.00
Totals:		\$691.42	\$0.00	\$0.00	\$691.42	\$0.00

Paid Date: 11/15/2021

Charge Amount: \$691.42

RICHARDS RENTALS LLC

CANTON, GA 30115



Scan this code with your mobile phone to view this bill

20220209122942



ZA 22-07

Planning Commission Meeting March 15, 2022
Board of Commission Hearing April 21, 2022

Applicant Proposal

The applicant is seeking to zone the property from RA to RSR. For the purpose of subdividing the parcel into 5 one-acre approximate tracts in order to construct 5 single family homes.

Applicant	Andrew Grogan
Amendment #	ZA 22-07
Request	Rezone Property from R-A to RSR
Proposed Use	5 single family lots
Current Zoning	RA
Future Land Use Required	Sub-Rural Residential
Future Land Use Designated For Parcel	Rural Residential
Acreage	5.06
Location	Kathy Lane
Commercial Square footage	n/a
Road Classification	Private
Tax Parcel	069 006 003
Dawson Trail Segment	
Commission District	1
DRI	No

Direction	Existing Zoning	Existing Use
North	R-A	Single Family Residential
South	R-A	Single Family Residential
East	R-A	Single Family Residential
West	R-A	Single Family Residential

According to the Comprehensive Plan and accompanying Future Land Use Plan, the subject property is identified as Rural Residential with lot sizes of 3 acres. Similar to the Rural Agricultural area, the Rural Residential category seeks to preserve the pastoral landscape of the west of the county, limiting the need for public improvements and celebrating the natural landscape that remains both a scenic value to the community and a critical facet of supporting the environment and natural resources. This future land use category corresponds to lands west of the forest greenbelt which runs west of Dawsonville's proposed developed area. This area currently includes exurban and rural residences, farms, and forests. A three-acre lot size ensures that this area remains rural and very low density residential, so as to prevent the need to extend facilities and services to that area. It is desirable that conservation subdivision principles be followed in this area in order to encourage the set-asides of open space or retention of farm and forest lands.

Land Uses: Rural Residential

Parks, Recreation and Conservation

Zoning: Residential Agriculture

County Agency Comments:

Environmental Health Department: No comments returned as of 3/8/2022

Emergency Services: "Will need to meet requirements for a minor subdivision, minimum fire flows, fire hydrant placement and fire apparatus access roads (2018 IFC, App. D)

Etowah Water & Sewer Authority: "There is no water main on Kathy Lane. EWSA has a 12" water main on

Hwy. 183/Elliott Family Parkway. Hwy. 183 is a short distance away and a water main extension is possible if the applicant/owner wants to fund it. Before making that decision, they should consult with the Fire Marshall regrading fire flow needs and with EWSA to have a flow test conducted. If the applicant/owner would like to extend the water main for this project, it must be designed and installed per EWSA specifications at the owner/developer's expense. LDP plans must also be designed and submitted for review and approval per County regulations."

Public Works Department: "Kathy Lane is a privately maintained road. No comment from Public Works."

Planning and Development: Minimum lot sizes for RSR are 1 acre on septic if public water is available. While the applicant states that he believes public water is available he has not provided proof of such. Therefore, the minimum lot size should be limited to 1.5 acres. Additionally, the request does not conform to Comprehensive Plan nor the Future Land Use Map. It should be noted that four of the seven adjacent properties are less than the 5 acres required in lot size for a R-A zoned parcel.

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

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

Picture of Property:



DAWSON COUNTY REZONING APPLICATION

This portion to be completed by Zoning Administrator

ZA 22.089

Tax Map & Parcel # (TMP): _____

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

Fees Assessed: _____ Paid: _____ Commission District: _____

Planning Commission Meeting Date: _____

Board of Commissioners Meeting Date: _____

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Carol Ann Gauss

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: Carol Gauss

PROPERTY OWNER/PROPERTY INFORMATION

Name: Carol Ann Gauss

Street Address of Property being rezoned:

A portion of 2478 Etowah River Rd, Dawsonville Ga

Rezoning from: RA to: RRE Total acreage being rezoned: Approx 4.5-4.75 ³⁰⁵³⁴ _{acres}

Directions to Property (if no address): _____

22 FEB 11 12:00 PM

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

Current Use of Property: Residence, Horse Farm

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

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

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

If yes, what section? North _____ South _____

SURROUNDING PROPERTY ZONING CLASSIFICATION:

North RA South RA + RSR East RSR West RSR + RA

Future Land Use Map Designation: Rural Residential

Access to the development will be provided from:

Road Name: Etowah River Road Type of Surface: Gravel

REQUESTED ACTION & DETAILS OF PROPOSED USE

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

Proposed Use: Residential on less than 5 acres

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

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

RESIDENTIAL

No. of Lots: 1 Minimum Lot Size: 4.5 acre ± (acres) No. of Units: ?

Minimum Heated Floor Area: 1600 sq. ft. Density/Acre: _____ ?

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

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

COMMERCIAL & INDUSTRIAL

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

22 FEB 11 12:09 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 David Maus

Date 2/11/22

Witness [Signature]

Date 2/11/2022

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.

Letter of intent:

I have two small building sites on my horse farm that are totally unusable for the hores as they are not cleared and very steep.

All my 50 acres is zoned agricultural and I find that the buyers would need 5 acres or they can't get a building permit. I'm turning 69 soon and

have no desire to build a house or do more clearing and fencing. The smaller lot is already listed separately and surveyed. The one we are guessing is close

to 5 acres is not yet surveyed and I have a call into a surveyor.

Thank you, Carol Gauss

'22FEB11 12:10PM

ZA _____

TMP#: 110 030 002

List of Adjacent Property Owners

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

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

	<u>Name</u>	<u>Address</u>
TMP _____	1. _____	
TMP <u>110 030 001</u>	2. <u>Gauss, Anita M + Robert P Jr -</u>	<u>1823 South Flagler Ave Flagler Beach, FL 32136</u>
TMP <u>110 030</u>	3. <u>Gauss, Anita M + Tina Lynn McKeas -</u>	<u>3140 Overlook Dr Gainesville, Ga 30506</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.

22 FEB 11 12:09 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: Carol Ganss

Applicant Printed Name: Carol Ganss

?Application Number: _____

Date Signed: 2/11/22

Sworn and subscribed before me

this 11 day of February, 2022.

Neborah N. Pruitt
Notary Public

My Commission Expires: 03-27-2022

{
Notary Public Seal
}

'22FEB11 12:09PM

PROPERTY OWNER AUTHORIZATION

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

2478 Etowah River Rd - TMP 110 030 002

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: Carol Gauss

Signature of applicant or agent: Carol Gauss Date: 2-11-22

Printed Name of Owner(s): Carol Gauss

Signature of Owner(s): Carol Gauss Date: 2-11-22

Mailing address: _____

City, State, Zip: _____

Telephone Number: Listed _____
Unlisted _____

Sworn and subscribed before me this 11 day of February, 2022.

Nasrah D. Russell
Notary Public

My Commission Expires: 03-27-2022

{Notary Seal}

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

22 FEB 11 12:09 PM



Etowah River Road Property

1 message

Mon, Feb 7, 2022 at 10:21 AM

Harmony, Jim Pierce with River Mountain Realty just came by the office and was inquiring about creating two new parcels off of a 52-acre tract. One is 3+ acres and the other is approximately 5 acres. Both of these will meet the Dawson County Board of Health Minimum Lot Size Resolution of 1.5 acres for a well and septic site.

We will evaluate the lots when someone applies for a septic system construction permit.

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

'22FEB11 12:10PM



ZA22-09

Planning Commission Meeting March 15, 2022
Board of Commission Hearing April 21, 2022

Applicant Proposal

The applicant is seeking to zone 4.75 acres of the property from R-A (Residential Agriculture) to RRE (Residential Rural Estate) for the purpose of subdividing that portion to sell the tract.

Applicant	Carol Gauss
Amendment #	ZA 22-09
Request	Rezone Property from RA to RRE
Proposed Use	Single Family
Current Zoning	RA
Future Land Use	Rural Residential
Acreage	4.75
Location	Etowah River Rd
Commercial Square footage	0
Road Classification	Local
Tax Parcel	Portion of 110 030 002
Dawson Trail Segment	
Commission District	2
DRI	No

Direction	Existing Zoning	Existing Use
North	RA	Agricultural
South	RA/RSR	Residential
East	RSR	Residential
West	RA	Agricultural

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

Land Uses: Rural Residential, Parks, Recreation and Conservation

Zoning Districts: Residential Agriculture

County Agency Comments:

Engineering Department: “No comments.”

Environmental Health Department: No comments returned as of 3/8/2022.

Emergency Services: “No comments.”

Etowah Water & Sewer Authority: “Well and septic only at the current time no public water with no plans for expansion at this time for water or sewer.”

Planning and Development: While the Future Land Use Map identifies this particular parcel as Rural

Residential it is in close proximity to other parcels identified as Sub-Rural Residential, that coupled with the nature of the parent parcel makes a rezoning to Rural Residential Estate the most logical choice.

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

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

Picture of Property:





DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: Planning & Development

Work Session: 04/07/2022

Prepared By: Harmony Gee

Voting Session: 04/21/2022

Presenter: Sharon Farrell/Clark MacAllister _____

Public Hearing: Yes No x

Agenda Item Title: Presentation of Annual 4-H Rabies Clinic

Background Information:

The annual 4-H rabies clinic will be held in the same location (courthouse parking lot) as it has been held in years past. There have been no issues or concerns in the past.

Current Information:

The event will be held on May 7th from 8:30 a.m. to 1 p.m. Clark and staff expect approximately 300 animals to pass through the clinic this year while maintaining the same flow of traffic as in years past.

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

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

Recommendation/Motion: _____

Department Head Authorization: _____

Date:

Finance Dept. Authorization: Vickie Neikirk

Date: 3/25/22

County Manager Authorization: David Headley

Date: 3-25-2022

County Attorney Authorization: _____

Date: _____

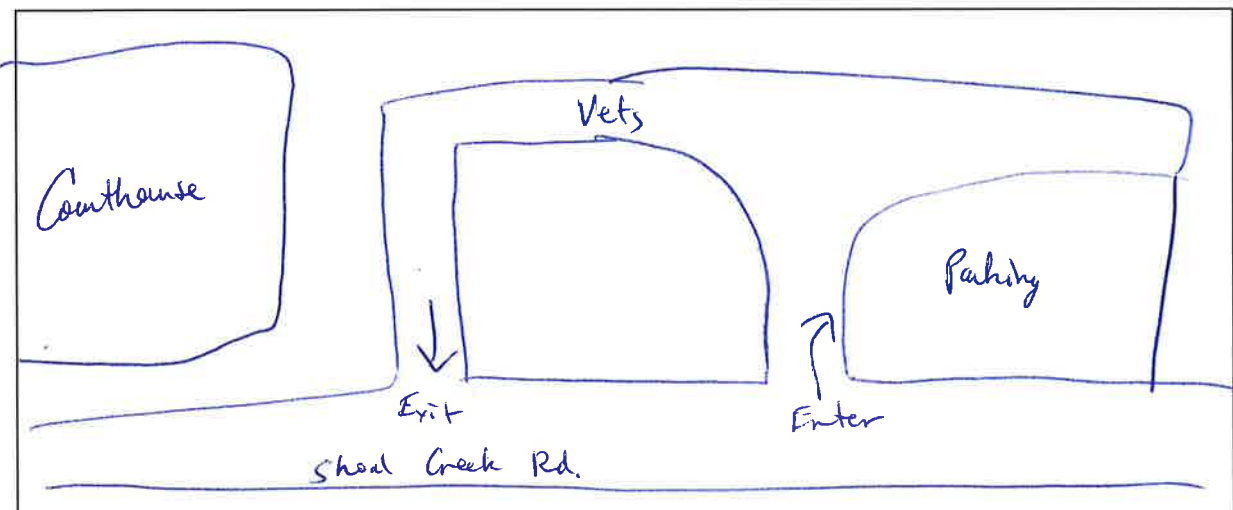
Comments/Attachments:

6. Expected number of participants: 300
7. Physical description of materials to be distributed: Rabies vaccines
8. How do participants expect to interact with public? Registration, taking money, administering shots
9. Route of event: (attach a detailed map of the route) _____
- 9.a. Number and type of units in parade: _____
- 9.b. Size of the parade: _____
10. Will any part of this Event take place **within** the City Limits of Dawsonville? _____
 If YES, do you have a permit for the event from the City? _____ Date Issued: _____ * Attach Copy
11. Do you anticipate any unusual problems concerning either police protection or traffic congestion as a consequence of the event? _____ Yes _____ No If YES, please explain in detail: _____
12. List all prior parades or public assemblies, demonstrations or rallies in a public place within Dawson County for which you obtained a permit: (Also include dates – attach separate sheet, if necessary). Permits requested annually for this event

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

Cars will pull in the lower parking lot of the Courthouse. Attendees will park and register, then get in a line to see the vets. Vets will administer shots, then cars will exit from the upper parking lot.

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



What participation, if any, do you expect from **Dawson County Emergency Services**? None

What participation, if any, do you expect from the **Dawson County Sheriff Department**? None

Insurance Requirements:

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

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

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

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

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

Additional information/comments about liability insurance: _____

Additional information/comments about this application: _____

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

APPLICATION:

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

RELEASE & WAIVER OF LIABILITY:

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

AGREEMENT FOR FINANCIAL RESPONSIBILITY:

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

Sworn to and subscribed before me
this 21st day of March 2022.

Clark MacAllister
Applicant's Printed Name

[Signature]
Applicant's Signature

Marjean Miller
Notary Public, State of Georgia

My Commission Expires: November 18, 2025

Marjean Miller
Notary Public
State of Georgia
Dawson County

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



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

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

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

Name of Event: 4-H Rabies Clinic Date(s) of Event: 5/7/22

Any anticipated problems with proposed route? NO

Any anticipated problems with the designated location for participants to assemble? NO

How many personnel will be required for this event? NO

Estimated cost for personnel: _____

Number and type of vehicles required: NO

Type of procedures or equipment needed for the health and safety needs of the participants and the viewing public: N/A

Estimated cost for equipment: 0

Additional comments/concerns: None

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

By: JC Bailey Date: 3/21/22



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

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

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

Name of Event: Y-H Rabies Clinic Date(s) of Event: 5/7/22

Any anticipated problems with proposed route? _____

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

How many officers will be required for this event? _____

Estimated cost for officers: _____

Number of vehicles required: _____

Type of procedures and equipment needed for the health and safety needs of the participants and the viewing public: _____

Estimated cost for equipment: _____

Additional comments/concerns/recommendations: _____

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

By: _____ Date: _____



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

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

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

MARSHAL: _____

APPROVED: YES NO **By:** _____ **Date:** _____

PUBLIC WORKS: _____

APPROVED: YES NO **By:** _____ **Date:** _____

ENVIRONMENTAL HEALTH: _____

APPROVED: YES NO **By:** _____ **Date:** _____

PARKS & RECREATION: _____

APPROVED: YES NO **By:** _____ **Date:** _____



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

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

Office Use Only:

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

Department	Printed Name	Signature for Approval	Date
Sheriff Dept.	Jeff Johnson	<i>[Signature]</i>	3/21/2022
Emergency Services	Jeff Bailey	<i>[Signature]</i>	3/21/2022
Marshal's Office			
Public Works Dept.			
Environmental Health			
Parks and Recreation			
State Park Office			
Georgia Dept. of Transportation			

Dawson County Board of Commissioners:

Work Session Date: _____

Voting Session Date: _____

Approved: _____

Attest: _____

Billy Thurmond, Chairman
Dawson County Board of Commissioners

Kristen Cloud, County Clerk

cc: (as applicable)

Applicant
County Attorney
Sheriff Dept.
Emergency Services

Marshal Dept.
Environmental Health
Public Works
Parks and Recreation

GA DOT (Brent Cook)
GA State Parks

PERMIT # _____

DATE ISSUED: _____

STATE OF GEORGIA
DEPARTMENT OF ADMINISTRATIVE SERVICES
CERTIFICATE OF INSURANCE

Name and Address of Agency Department of Administrative Services Risk Management Services 200 Piedmont Avenue SE Suite 1220 West Tower Atlanta, Georgia 30334-9010	Coverages Afforded By:		
	Company Letter	A	State of Ga. Risk Management Services
	Company Letter	B	Great American Insurance Company
	Company Letter	C	
	Company Letter	D	
Name and Address of Insured BOR-University Of Georgia 286 Oconee Street, Hodgson Oil Building, Suite 200S, Athens, GA 30602	Company Letter	E	

This certificate is given as a matter of information only and confers no rights upon the certificate holder. Notwithstanding any requirement, term or condition of any contract or other document with respect to which this certificate may be issued or may pertain, the insurance afforded by the policy(ies) described herein is subject to all the terms, exclusions and conditions of such policy(ies). This certificate does not amend, extend or otherwise alter the coverages afforded by the policy(ies) described herein.

COMPANY LETTER	TYPES OF INSURANCE	POLICY NUMBER	POLICY EXPIRES	LIMITS APPLY SEPARATELY PER POLICY
A	COV. LIABILITY (GL, MEDICAL MALPRACTICE) A TORT CLAIMS LIABILITY POLICY. State agency or Authority is insured When sued in state courts.	TCP 401-14-22	6/30/2022	BODILY INJURY & PROPERTY DAMAGE & PERSONAL INJURY COMBINED
A	B EMPLOYEE LIABILITY POLICY. Employee is insured when sued Individually. C STATE AUTHORITY POLICY. Coverage applies when Authority. is sued in federal court	CGL 401-14-22	6/30/2022	PER PERSON \$1,000,000 AGGREGATE \$3,000,000 OCCURRENCE POLICIES (X)
A	Contractual and/or Additional Insured Coverage applies to Certificate Holder if policy A B C is checked			
	D COV. AUTOMOBILE LIABILITY COVERAGE Owned, rented, and non-owned automobiles when Agency or Authority is sued in state court or employee is sued in federal court	TCP 401-14-22	6/30/2022	C.S.L PER PERSON \$1,000,000 AGGREGATE \$3,000,000
	E Physical Damage Coverage			Other than Coll. 500 Ded. Coll. 500 Ded.
	F Excess Authority Coverage when Authority is sued in federal court G Excess Contractual and /or additional insured coverage when certificate holder is sued in federal or state court yes no			LIMITS SHOWN INCLUDE THE LIMITS OF LIABILITY SHOWN UNDER COVERAGES C-D FOR AUTHORITIES ONLY SINGLE LIMIT LIABILITY:
A	H WORKER'S COMP. COVERAGE	SELF-INSURED	NONE	STATUTE
B	COV. MISC. COVERAGE I Property J Other Fidelity Bond	GVT 554-39-95-20	6/30/2022	\$50,000,000

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES

Contractual Liability is NOT provided and the Certificate Holder is NOT an additional insured. Coverage applies to state employees while performing state assigned duties.

CANCELLATION:

In the event of cancellation of the policy(ies) described herein, Risk Management Services will endeavor to provide 30 days written notice to the certificate holder, however Risk Management Services assumes no legal responsibility for failure to do so.

NAME AND ADDRESS OF CERTIFICATE HOLDER	DATE ISSUED: <u>05/20/2021</u>
TO WHOM IT MAY CONCERN	 AUTHORIZED REPRESENTATIVE



DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: **Emergency Services**

Work Session: **04.07.22**

Prepared By: **Danny Thompson**

Voting Session: **04.21.22**

Presenter: **Danny Thompson**

Public Hearing: Yes _____ No **X**

Agenda Item Title: **Request to consider Charity Boot Drives for 2022**

Background Information:

Dawson County Emergency Services requests Commission approval to partner with the Georgia Firefighters Burn Foundation and KARE for Kids. We also request that our September boot drive be dedicated to support our volunteers.S

Current Information:

We request the following dates for boot drives to be held at various locations throughout Dawson County:

1. Burn Foundation: May 26, 27 and 28 from 9-11 am and 4-6 pm
2. Dawson Volunteer Firefighters: September 1, 2 and 3 from 9-11 am and 4-6 pm
3. KARE for Kids: November 25 and 26 from 9-11 am and 3-5 pm

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

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

Recommendation/Motion: Approve agenda item

Department Head Authorization: FDI

Date: 3.11.22

Finance Dept. Authorization: Vickie Neikirk

Date: 3/21/22

County Manager Authorization: David Headley

Date: 3-21-2022

County Attorney Authorization: _____

Date: _____

Comments/Attachments: