

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

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**A. MEETING CALLED TO ORDER**

**B. INVOCATION**

**C. PLEDGE OF ALLEGIANCE**

**D. ROLL CALL**

**E. ANNOUNCEMENTS:**

Planning Commission Meeting April 20th

**F. APPROVAL OF MINUTES:**

February 16, 2021

**G. APPROVAL OF THE AGENDA**

**H. STATEMENT OF DISCLOSURE:**

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

**I. NEW BUSINESS:**

**Application for Variance:**

1. Presentation of VR 21-01 The Estate of Donald Seay is requesting to vary from the Dawson County Subdivision Regulations Article V, Section 504.2.1 (No more than five lots will be created from a parent tract within a five-year period) TMP 101-011 Hwy. 136 East.
2. Presentation of VR 21-02 –SBG Services, LLC obo Miller’s Ale House is requesting to vary from the Sign Ordinance Article IX Section 300.A.1 For TMP 114 030
3. Presentation of VR 21-03 –SBG Services, LLC obo Miller’s Ale House is requesting to vary from the Sign Ordinance Article IX Section 200.B For TMP 114 030

**Application for Rezoning:**

4. Presentation of ZA 21-04 Kyle Woody is requesting to rezone 1.5 acres of TMP 097-009 from R-A to RSR for the purpose of subdividing the parcel per RSR guidelines of the parent parcel and building a primary residence.
5. Presentation of ZA 21-05 Corey Guthrie is requesting to rezone 6 acres of TMP 053-015 from R-A to RRE for the purpose of subdividing the parcel per RRE guidelines.
6. Presentation of ZA 21-06 Larry Bishop is requesting to rezone TMP 104-022 from R-A to RSR for the purpose of subdividing the parcel per RSR guidelines.
7. Presentation of ZA 21-07 Jim King is requesting to rezone 14.3 acres of TMP 114-033-005 from R-A to C-HB for the purpose of building a retail/office/warehouse space.
8. Presentation of ZA 21-08 Jim King is requesting to rezone 30.48 acres of TMP 114-033-005 from R-A to RMF for the purpose of developing a 145 semi-attached residential neighborhood.

**J. ADJOURNMENT**

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

# DAWSON COUNTY VARIANCE APPLICATION

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

VR 21-01 Tax Map & Parcel # (TMP): 101-011  
Current Zoning: RSA Commission District #: 2  
Submittal Date: 2-1-21 Time: 9:10 0 am/pm Received by: Unge (staff initials)  
Fees Assessed: 350- Paid: Check  
Planning Commission Meeting Date: 3-16-21

## APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Estate of Donald W. Seay – Dee Anna Toal (Executor)

Address: 207 Seay Dr, Dawsonville GA 30534

Phone: Listed 770 268 8888 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: 01/14/21 Applicant Signature: [Signature] exc

## PROPERTY INFORMATION

Street Address of Property: 144 Seay Dr, Dawsonville GA 30534

Lane Lot(s): 260 District: 13 Section: N  
Subdivision/Lot: N/A Building Permit #: N/A (if applicable)

Directions to the Property: From Dawsonville take Hwy 9 north, right on Hwy 136 east, Left on Seay Dr (about 2.4 miles)

**REQUESTED ACTION**

A Variance is requested from the requirements of Article # XI Section # 1109 of the Land Use Resolution/Sign Ordinance/Subdivision Regulations/Other (circle one).

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

Type of Variance requested:

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

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

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

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

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

Other (explain request): Division of the parcel into >5 parcels

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

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

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

The division of the parcel as requested is needed to meet the needs of the Heirs of the Estate.

PLANNING  
DIVISION

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

The parcel is an Estate division of property to be owned by the heirs (or family members) of the Estate of Donald W. Seay, and will not be sold off to outside persons.

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: \_\_\_\_\_

There is no intention for multiple/subdivision type housing to be built on any of the parcels and no intention to sell off any acreage to outside persons for purpose of subdivision type housing.

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

There is no intent to sell off any of these parcels to persons not noted as Heirs in the Estate of Donald W. Seay, or their family members

**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.)

SEAL  
OF  
THE  
CITY  
OF  
SEASIDE

# PROPERTY OWNER AUTHORIZATION

I / we Estate of Donald W Seay – Dee Anna Toal (Executor) hereby swear that I / we own the property located at (fill in address and / or tax map & parcel #):

144 Seay Dr, Dawsonville GA 30534

Land Lot 260 13-N 101-011

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: Estate of Donald W. Seay – Dee Anna Toal (Executor)

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

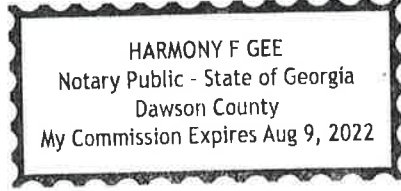
Printed Name of Owner(s): Estate of Donald W. Seay – Dee Anna Toal (Executor)

Signature of Owner(s): [Signature] exc Date 02/01/21

Sworn and subscribed before me this 1 day of Feb., 2021.

[Signature]  
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.)

2021 FEB 1 10:58 AM

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 <u>101-046-003</u>	1. <u>Wisson, Eric R.</u>	<u>2251 Hwy 136 E</u>
TMP <u>101-046-002</u>	2. <u>Adams, Sandra</u>	<u>2195 Hwy 136 E</u>
TMP <u>101-046-001</u>	3. <u>Betsill, Jason &amp; Angela</u>	<u>2193 Hwy 136 E</u>
TMP <u>101-046</u>	4. <u>Tomiczek, Kareene &amp; Carrabotta, Ronald</u>	<u>2131 Hwy 136 E</u>
TMP <u>101-016</u>	5. <u>Clark, Joyce</u>	<u>2103 Hwy 136 E</u>
TMP <u>101-010-001</u>	6. <u>Bagwell, Jeannine</u>	<u>1871 Hwy 136 W</u>
TMP <u>101-009-002</u>	7. <u>Irwin Family Limited Partnership</u>	<u>Clear Creek Rd</u>
TMP <u>101-011-001</u>	8. <u>Toal, Eric &amp; Dee Anna</u>	<u>207 Seay Dr</u>
TMP _____	9. _____	_____
TMP _____	10. _____	_____
TMP _____	11. _____	_____
TMP _____	12. _____	_____
TMP _____	13. _____	_____
TMP _____	14. _____	_____
TMP _____	15. _____	_____

SEE SHEET 5

Use additional sheets if necessary.

**APPLICANT CERTIFICATION**

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

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

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

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

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

Signature of Applicant or Agent: \_\_\_\_\_ Date: 02/01/21

Signature of Witness: Jamesy Lee \_\_\_\_\_ Date: 2/1/21

\*\*\*\*\*

**WITHDRAWAL**

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

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

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

**Withdrawal of Application:**

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

**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 NONCITIZENS)

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] exc  
Signature of Applicant

02/01/21  
Date

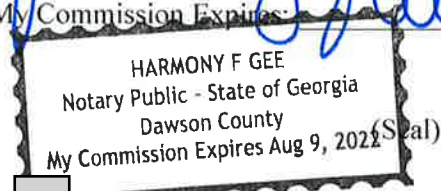
Dee Anna Tol exc  
Printed Name

Name of Business

SUBSCRIBED AND SWORN BEFORE ME ON

THIS 1 DAY OF Feb, 2021

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



21 FEB 1 9:11 AM



Paid 01/21/21 – 144 Seay Dr, Dawsonville GA 30534

Parcel: 101 011

Description: LL 260 LD 13-N

Bill Number: 12515



text\_0 - Notepad

File Edit Format View Help

Dawson County - GA

Payment Submitted

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Total: \$399.18

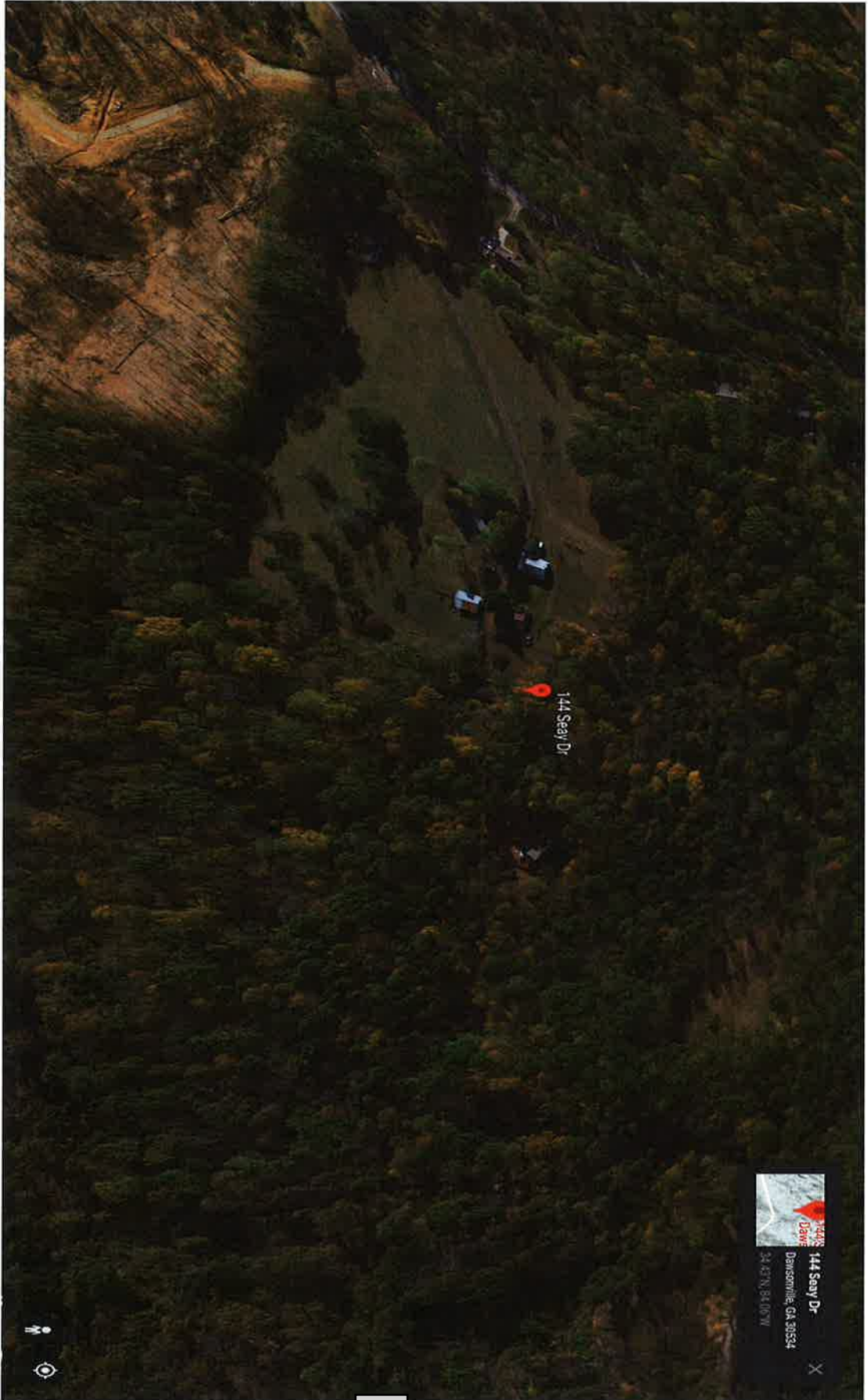
Transaction ID:

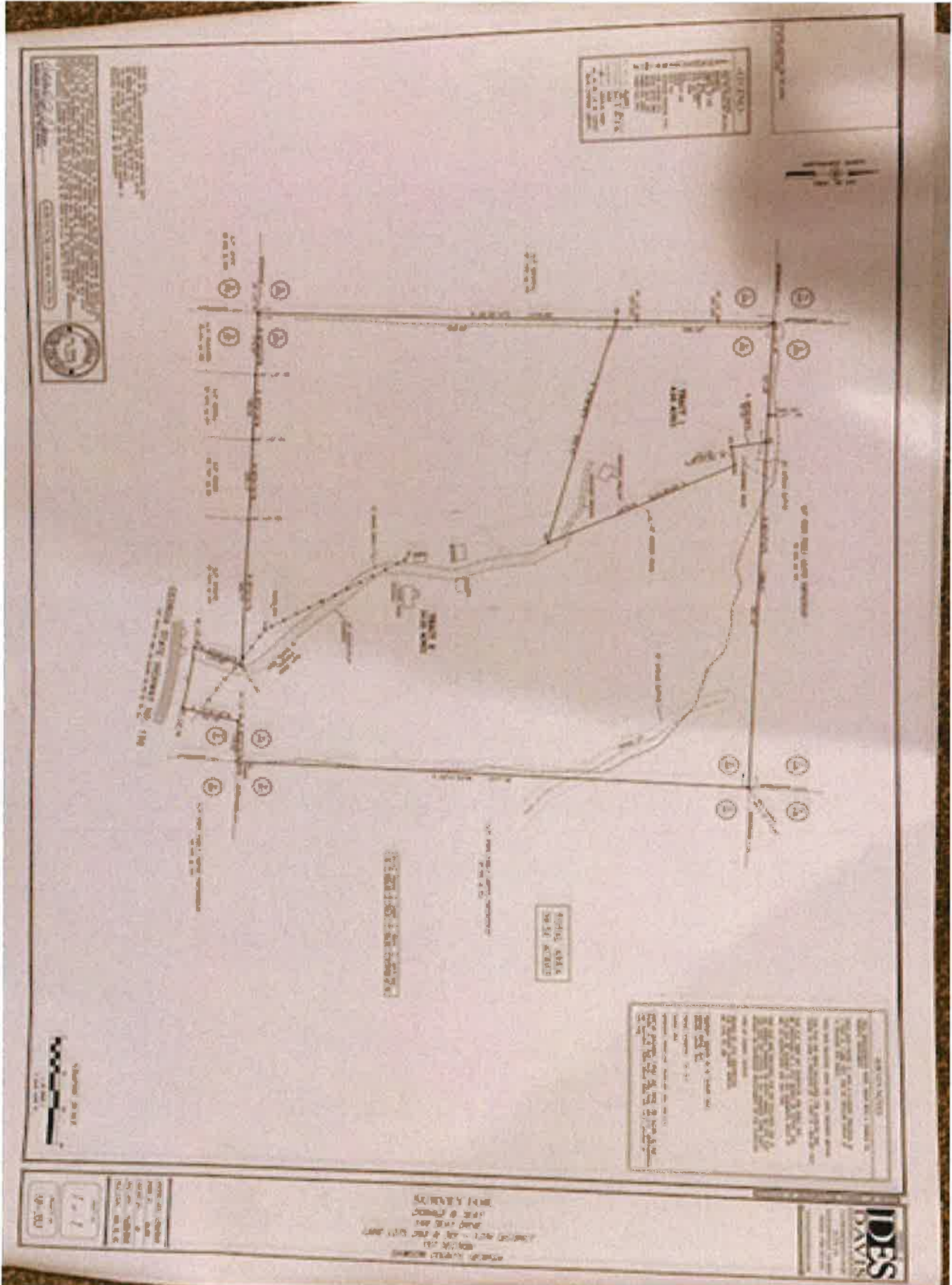
2GP71502MB731800C

Confirmation #:

729EB1

21 FEB 1 9:11 AM





# DAWSON COUNTY VARIANCE APPLICATION

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

VR 21-07 Tax Map & Parcel # (TMP): 114 030  
Current Zoning: CHB Commission District #: 3  
Submittal Date: 2-18-21 Time: 10:03 am/pm Received by: jko (staff initials)  
Fees Assessed: 350 Paid: check  
Planning Commission Meeting Date: 3-16-21

## APPLICANT INFORMATION (or Authorized Representative)

Printed Name: SBG Services, LLC - Matthew Foley  
Address: 1111 Jones Bridge Rd. D2, Johns Creek, GA 30097  
Phone: Listed \_\_\_\_\_ Unlisted \_\_\_\_\_ Email: Business \_\_\_\_\_ Personal \_\_\_\_\_  
Status:  Owner  Authorized Agent  Lessee  Option to purchase

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

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

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

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

## PROPERTY INFORMATION

Street Address of Property: 84 Duval Rd. Dawsonville, GA. 30534

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

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

Directions to the Property: Please see attached directions

**REQUESTED ACTION**

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

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

Type of Variance requested:

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

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

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

Sign Variance for: The design of the Monument Signs for Miller's Ale House

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: \_\_\_\_\_

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

1. Describe why a strict and literal enforcement of the standards would result in a practical difficulty or unnecessary hardship: Please see attached response letter

'21FEB12 10:03AM

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2. Describe the exceptional and extraordinary conditions applicable to this property which do not apply to other properties in the same district: Please see attached response letter

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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: Please see attached response letter

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4. Describe why granting this variance would support the general objectives within this Resolution:  
Please see attached response letter

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**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.)

'21FEB12 10:03AM

1. Describe why strict and literal enforcement of the standards would result in a practical difficulty or unnecessary hardship:
  - a. We are requesting four (4) signs total for this property. Three (3) main identification signs one (1) on each of the front, and side facades, and one (1) small "to go" sign on the front façade.
  - b. Current sign code allows for a maximum of one (1) sign per elevation and three (3) signs total. The front facade of this property will have two (2) entrances for differing customer types based on their dining experience. A main entrance for eat-in customers and a to-go entrance for customers who have pick up orders. The proposed first sign is the Miller's Ale House branded logo and the proposed second sign at this property is a small sign for the "to go" entrance, allowing customers to easily find the correct entrance for their desired experience.
  - c. The main identification sign is necessary for attracting patrons and will be the first sign at this property, which would utilize the single sign per façade stipulation in code. This is Miller's Ale House's identification logo.
  - d. A second small sign with minimal square footage, showing the To Go entrance is necessary in directing customers to the correct entrance. Due to COVID-19 keeping patrons properly socially distanced is imperative and having different entrances for patrons seeking differing dining experiences helps alleviate some of these concerns by avoiding large numbers of patrons in confined spaces.
  - e. Finally, "to go" dining has become more important segment of sales due to the COVID-19 pandemic. In order to be viable long term, an easily accessible and obvious TO GO option for patrons is needed. The second "to go" sign makes this clear to customers unfamiliar with the Miller's Ale House brand. This sign is minimal in terms of size and square footage, but critical for viability of the business.
2. Describe the exceptional and extraordinary conditions applicable to this property which do not apply to other properties in the same district:
  - a. With two entrances on the front facing façade for different dining options (eat in and to go) the building's conditions require a deviation from code in order to direct patrons to the correct entrance.
  - b. Additionally, where the building is located, having main identification signage is necessary on three (3) of the facades in order to attract and allow patron's to know where the business is located.
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 their vicinity:
  - a. Granting of this variance would in fact increase the public health and safety by limiting the number of patrons waiting at the main entrance for "to go" meals. This decreases the number of people in a confined area during COVID-19 and properly socially distances patrons waiting for their meal.
  - b. Additionally, this variance would not have any detrimental effect to morals or welfare or be materially injurious to adjacent properties.
4. Describe why granting this variance would support the general objectives within this resolution:
  - a. Granting of this variance would allow for the second sign on the "front" façade. In doing so, the variance would support the general objectives of the resolution.

### 25 Justice Way

Dawsonville, GA 30534

#### Take Shoal Creek Rd to Main St

- ↑ 1. Head north toward Shoal Creek Rd 1 min (0.2 mi)
- ↘ 2. Turn right toward Shoal Creek Rd 240 ft
- ↘ 3. Turn right onto Shoal Creek Rd 276 ft
- 0.1 mi

#### Follow GA-53 E to Lumpkin Camp Ground Rd S/State Rte 9 E

- 📍 4. At the traffic circle, take the 4th exit onto Main St 9 min (6.3 mi)
- ↑ 5. Continue onto Dahlonega St 0.1 mi
- ↘ 6. Turn right onto GA-53 E 0.1 mi
- 6.1 mi

#### Continue on Lumpkin Camp Ground Rd S/State Rte 9 E to your destination

- ↘ 7. Turn right onto Lumpkin Camp Ground Rd S/State Rte 9 E 4 min (1.4 mi)
- 📍 8. At the traffic circle, take the 3rd exit onto Dawson Forest Rd E 1.2 mi
- ↘ 9. Turn right 0.2 mi
- ↙ 10. Turn left 312 ft
- 197 ft

 Destination will be on the left

### 3862 Dawson Forest Rd E

Dawsonville, GA 30534

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to

21 FEB 12 10:03 AM



# PROPERTY OWNER AUTHORIZATION

I / we Micah S. Linton, as Manager of Rimrock Dawsonville MAH, LLC hereby swear that I / we own the property located at (fill in address and / or tax map & parcel #):

38 Duval Rd. 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 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: SBG Services, LLC - Matthew Foley

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

Printed Name of Owner(s): Micah S. Linton, Manager of Rimrock Dawsonville MAH, LLC

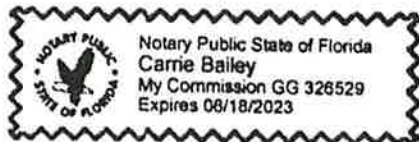
Signature of Owner(s): [Signature] Date 2/9/21

Sworn and subscribed before me  
this 9 day of February, 2021.

Notary Public

My Commission Expires: 8/18/23

(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 114 030 001 1. NTB 3560, INC 3180 Willow Lane, Weston, FL. 33331
- TMP 107 318 2. HENDON-BRE DAWSON MARKETPLACE LLC 3520 PIEDMONT RD. NE. STE. 410 ATLANTA, GA. 30305
- TMP 107 318 004 3. CFT NV DEVELOPMENT LLC 1683 WALNUT GROVE AVE. ROSEMEADM CA 91770
- TMP 114 004 4. CHELSEA GCA REALTY CPG PARTNERS LP PO BOX 6120 INDIANAPOLIS, IN. 46206
- TMP 107 318 013 5. HENDON-BRE DAWSON MARKETPLACE LLC 3520 PIEDMONT RD. NE. STE. 410 ATLANTA, GA. 30305
- TMP 114 031 002 6. HOWSER WORLDWIDE LLC 12570 CRABAPPLE RD. ALPHARETTA, GA. 30004
- TMP 114 031 003 7. DAWSON FOREST DEVELOPER LLC 5200 ROSWELL RD. NE. ATLANTA, GA. 30342
- TMP 114 031 001 8. DAWSON FOREST DEVELOPER LLC 5200 ROSWELL RD. NE. ATLANTA, GA. 30342
- TMP 114 031 004 9. DAWSON FOREST DEVELOPER LLC 5200 ROSWELL RD. NE. ATLANTA, GA. 30342
- TMP 114 031 005 10. DAWSON FOREST DEVELOPER LLC 5200 ROSWELL RD. NE. ATLANTA, GA. 30342
- 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:  Date: 2-12-2021

Signature of Witness:  Date: 2-12-2021

\*\*\*\*\*

**WITHDRAWAL**

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

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

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

**Withdrawal of Application:**

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

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:

Driver's License

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

Executed in Jacksonville (city), Florida (state)

Signature of Applicant

Micah S. Linton

Printed Name

Date

Rimrock Dawsonville MAH, LLC

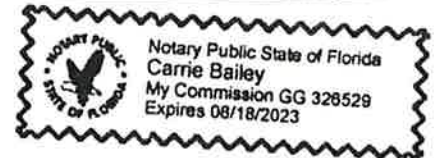
Name of Business

SUBSCRIBED AND SWORN BEFORE ME ON

THIS 9 DAY OF February, 20 21

Notary Public

My Commission Expires: 8/18/23



(Seal)

- FILE
  - SEARCH
  - LEARN
  - MANAGE
  - FINES & FEES
  - CLERKS
  - NOTARY & APOSTILLES
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  - PT-61 Index ▾
  - Real Estate Index ▾
  - UCC Index ▾

# SEARCH Plat Index > Book Page Search

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Searched Book: **85**

Page: **192** in **DAWSON County**

County good from **3/8/2004** through **2/4/2021**

Query Made: **2/8/2021 1:45:41 PM**

County	Instrument Type	Date Filed	Time	Book	Page
DAWSON	PLAT / MAP	11/2/2020	2:05 PM	85	192

### Description

SEE LEGAL DESCRIPTION

Sec/GMD	District	Land Lot
1	13	0371
1	13	0372
1	13	0407

### Names/Caption

HIGHLAND 1 LLC  
 HIGHLAND ACCESS PARCEL  
 HIGHLAND ONE LLC  
 RIMROCK DEVLIN DEVELOPMENT LLC

### Cross-Referenced Instruments

LIEN	NOTICE	BOOK 80, PAGE 72
DEED	DECLARATION RESTRICTIVE COVENANTS	BOOK 1458, PAGE 366
DEED	LEASE	BOOK 1458, PAGE 373
DEED	WARRANTY DEED	BOOK 1465, PAGE 541
DEED	SECURITY DEED	BOOK 1465, PAGE 545
DEED	CONTRACT	BOOK 1465, PAGE 560
DEED	CONTRACT	BOOK 1465, PAGE 566

This record was added to the statewide Plat database index on 11/4/2020 2:03:06 AM

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

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

Trans No	Property ID / District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2020 - 11899	114 030 / 1 LL 372,407 LD 13-1 FMV: 3592800	\$34006.57	\$0.00 Fees: \$0.00 \$0.00	\$0.00	\$34006.57	\$0.00
<b>Totals:</b>		<b>\$34006.57</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$34006.57</b>	<b>\$0.00</b>

**Paid Date:** 12/4/2020

**Charge Amount:** \$34006.57

RIMROCK DEVLIN DAWSONVILLE LLC



Scan this code with your mobile phone to view this bill

**Summary**

Parcel Number 114 030  
 Location Address 3862 DAWSON FOREST RD E  
 Legal Description LL 372,407 LD 13-1  
 (Note: Not to be used on legal documents)  
 Class C4-Commercial  
 (Note: This is for tax purposes only. Not to be used for zoning.)  
 Tax District UNINCORPORATED (District 01)  
 Millage Rate 23.867  
 Acres 7.11  
 Neighborhood 400 (00042)  
 Homestead Exemption No (S0)  
 Landlot/District 372 /



[View Map](#)

**Owner**

RIMROCK DEVLIN DAWSONVILLE LLC

**Land**

Type	Description	Calculation Method	Frontage	Depth	Acres	Lots
Commercial	400 Commercial 600000	Acres	0	0	7.11	0

**Permits**

Permit Date	Permit Number	Type
09/06/2019	13597	COMMERCIAL
08/12/2019	13505	GENERAL MAINT.
11/14/2018	12669	DEMOLITION
09/27/2018	12518	COMMERCIAL
07/11/2017	11112	GRADING
04/21/2011	4-11-6298	ADDITION

**Sales**

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
12/20/2016	1223 600		\$0	Title	HIGHLAND ONE LLC	RIMROCK DEVLIN DAWSONVILLE LLC
12/20/2016	1223 596	19 299	\$4,650,000	Fair Market Sale (Improved)	HIGHLAND ONE LLC	RIMROCK DEVLIN DAWSONVILLE LLC
12/15/2015	1178 50		\$0	Trades	HENDON-BRE DAWSON MARKETPLACE	HIGHLAND ONE LLC
12/15/2015	1177 44		\$0	Trades	HIGHLAND ONE LLC	HENDON-BRE DAWSON MARKETPLACE LLC
12/7/2015	1176 544		\$0	Government (346)	DAWSON COUNTY	HIGHLAND ONE LLC
1/5/2005	642 610	19 299	\$0	Gift	NORTON JAMES O & K K	HIGHLAND ONE LLC
6/2/1994	185 2 2		\$0	Fire Sale	& RICH HOMES OF ATL	NORTON JAMES O & K K
6/2/1994	185 2 1		\$0	Fire Sale	RICH HOMES ATL	AMER REAL EST INVEST
5/27/1994	185 2 2		\$162,000	Fair Market Sale (Improved)	RICHMOND HOMES ATL	AMER REAL EST INVEST
10/28/1993	175 1 10	19 2 99	\$33,100	Fair Market Sale (Improved)	NORTON JAMES O & K K	NORTON JAMES O & K K
8/22/1990	135 1 60		\$125,000	Fair Market Sale (Improved)		AMER REAL ESTATE CO

**Valuation**

	2020	2019	2018	2017	2016
Previous Value	\$3,167,575	\$3,167,575	\$3,167,575	\$3,167,575	\$2,632,375
Land Value	\$3,592,800	\$3,102,000	\$3,102,000	\$3,102,000	\$3,102,000
+ Improvement Value	\$0	\$60,575	\$60,575	\$60,575	\$60,575
+ Accessory Value	\$0	\$5,000	\$5,000	\$5,000	\$5,000
= Current Value	\$3,592,800	\$3,167,575	\$3,167,575	\$3,167,575	\$3,167,575

2016 FEB 12 10:04 AM

Photos



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

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

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

[Last Data Upload: 2/9/2021, 12:11:45 AM](#)

Developed by  
 Schneider  
GEOSPATIAL

[Version 2.3.105](#)

'21FEB12 10:04AM



# DAWSON COUNTY REZONING APPLICATION

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

ZA 21-04 Tax Map & Parcel # (TMP): 097 009  
Submittal Date: 2.3.21 Time: 10:23 am/pm Received by: [Signature] (staff initials)  
Fees Assessed: 250- Paid: check Commission District: 4  
Planning Commission Meeting Date: March 16 2021  
Board of Commissioners Meeting Date: April 15 2021

## APPLICANT INFORMATION (or Authorized Representative)

Printed Name: KYLE EDWARD WOODY

Address: \_\_\_\_\_

Phone: Unlisted (Listed/Unlisted) Email: Personal (Business/Personal)

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

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

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

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

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

## PROPERTY OWNER/PROPERTY INFORMATION

Name: JAMES + SHEILA HOLBROOK

Street Address of Property being rezoned: 612 WOODBROOK FARM ROAD  
DAWSONVILLE, GA 30534

Rezoning from: RA to: RSR Total acreage being rezoned: 1.50

Directions to Property (if no address): \_\_\_\_\_

21 FEB 3 10:23 AM

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

Current Use of Property: VACANT WOODED

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

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

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

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

**SURROUNDING PROPERTY ZONING CLASSIFICATION:**

North RA South RA East RA West RA

Future Land Use Map Designation: MIXED USE VILLAGE

Access to the development will be provided from:

Road Name: WOODBROOK FARM RD Type of Surface: GRAVEL

**REQUESTED ACTION & DETAILS OF PROPOSED USE**

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

Proposed Use: SINGLE FAMILY RESIDENCE

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

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

**RESIDENTIAL**

No. of Lots: 1 Minimum Lot Size: 1.50 (acres) No. of Units: 1

Minimum Heated Floor Area: 2500 sq. ft. Density/Acre: 1/1.50

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

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

**COMMERCIAL & INDUSTRIAL**

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

21 FEB 3 10:23 AM

**APPLICANT CERTIFICATION**

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

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

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

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

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

Signature	<u>Kyle Wadley</u>	Date	<u>1-31-2021</u>
Witness	<u>Kelly Burnett</u>	Date	<u>1/31/21</u>

**WITHDRAWAL**

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

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

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

**Withdrawal of Application:**

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

21 FEB 3 10:23 AM

ZA 21.04

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>097 009</u>	1. <u>JAMES + SHEILA HOLBROOK</u>	<u>612 WOODBROOK FARM RD</u>
TMP _____	2. _____	_____
TMP _____	3. _____	_____
TMP _____	4. _____	_____
TMP _____	5. _____	_____
TMP _____	6. _____	_____
TMP _____	7. _____	_____
TMP _____	8. _____	_____
TMP _____	9. _____	_____
TMP _____	10. _____	_____
TMP _____	11. _____	_____
TMP _____	12. _____	_____
TMP _____	13. _____	_____
TMP _____	14. _____	_____
TMP _____	15. _____	_____

Use additional sheets if necessary.

21 FEB 3 10:23 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: Kyle Woody

Applicant Printed Name: KYLE WOODY

Application Number: 2A 21.04

Date Signed: 1-31-2021

Sworn and subscribed before me

this 31 day of January, 2021.

Kemp Bennett  
Notary Public

My Commission Expires: 2/1/21

{  
Notary Public Seal  
}

21 FEB 3 10:23 AM

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

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

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

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

\_\_\_\_\_

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

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

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

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

Signature of Applicant/Representative of Applicant:

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

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

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

**PROPERTY OWNER AUTHORIZATION**

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

612 WOODBROOK FARM RD  
PARCEL # 097 009

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

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

Printed Name of applicant or agent: KYLE WOODY  
Signature of applicant or agent: Kyle Woody Date: 1-31-2021

\*\*\*\*\*

Printed Name of Owner(s): JAMES + SHEILA HOLBROOK  
Signature of Owner(s): James Holbrook Sheila Holbrook Date: 1-31-2021

Mailing address: \_\_\_\_\_  
City, State, Zip: \_\_\_\_\_  
Telephone Number: \_\_\_\_\_  
Listed \_\_\_\_\_  
Unlisted \_\_\_\_\_

Sworn and subscribed before me this 31 day of January, 2021.

[Signature]  
Notary Public

My Commission Expires: 2/1/21 {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.)

21 FEB 3 10:23 AM

**Dawson County, Georgia Board of Commissioners**

**Affidavit for Issuance of a Public Benefit**

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

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

**I am a United States citizen.**

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

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

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

\_\_\_\_\_

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

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

\_\_\_\_\_

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)

Kyle Woody  
Signature of Applicant

1-31-2021  
Date

KYLE WOODY  
Printed Name

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

SUBSCRIBED AND SWORN BEFORE ME ON

THIS 31 DAY OF January, 2021

[Signature] Notary Public

My Commission Expires: 2/1/21

{Notary Seal}

21 FEB 3 10:23 AM



Kyle & Erika Woody  
Dawsonville, GA 30534

January 31, 2021

Dawson County  
Planning & Zoning

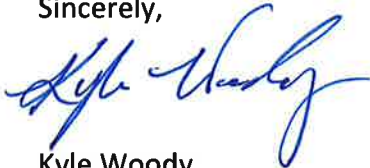
RE: Letter of Intent

To Whom it May Concern:

This is to advise that my sole intention for the rezoning of the property located at 612 Woodbrook Farm Rd, Dawsonville, GA is for the construction of a single family residence that will be our primary home. This home and any adjacent structures will be located on a 1.50 acre tract.

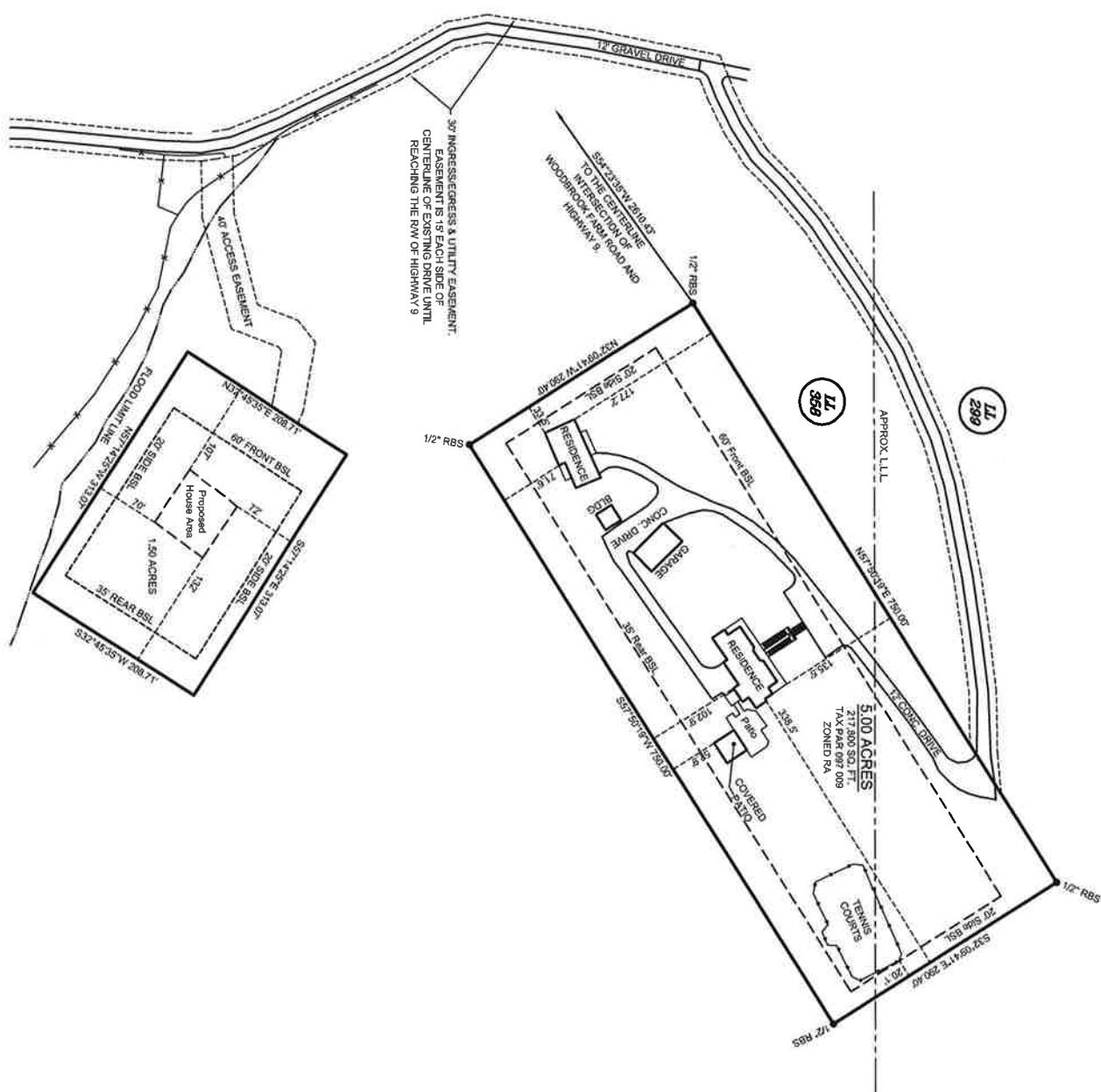
If you need any additional information, please advise. Thank you for your consideration.

Sincerely,



Kyle Woody

21 FEB 3 10:24 AM



37' INGRESS/EGRESS & UTILITY EASEMENT.  
EASEMENT IS 19' EACH SIDE OF  
CENTERLINE OF EXISTING DRIVE UNTIL  
REACHING THE RW OF HIGHWAY 9

21 FEB 3 10:24 AM

L E G A L   D E S C R I P T I O N

All of that tract or parcel of land lying and being in land Lot 358 of the 13th District, 1st Section of Dawson County, Georgia being more particularly described as follows;

Beginning at a point where the centerline of Georgia Highway No. 9 intersects with the centerline of Woodbrook Farm Road; THENCE South 66 degrees 04 minutes 03 seconds West for a distance of 2379.09 feet to a point being The Point Of Beginning;

THENCE North 32 degrees 45 minutes 35 seconds East for a distance of 208.71 feet to a point;

THENCE South 57 degrees 14 minutes 25 seconds East for a distance of 313.07 feet to a point;

THENCE South 32 degrees 45 minutes 35 seconds West for a distance of 208.71 feet to a point;

THENCE North 57 degrees 14 minutes 25 seconds West for a distance of 313.07 feet to a point being The Point Of Beginning.

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

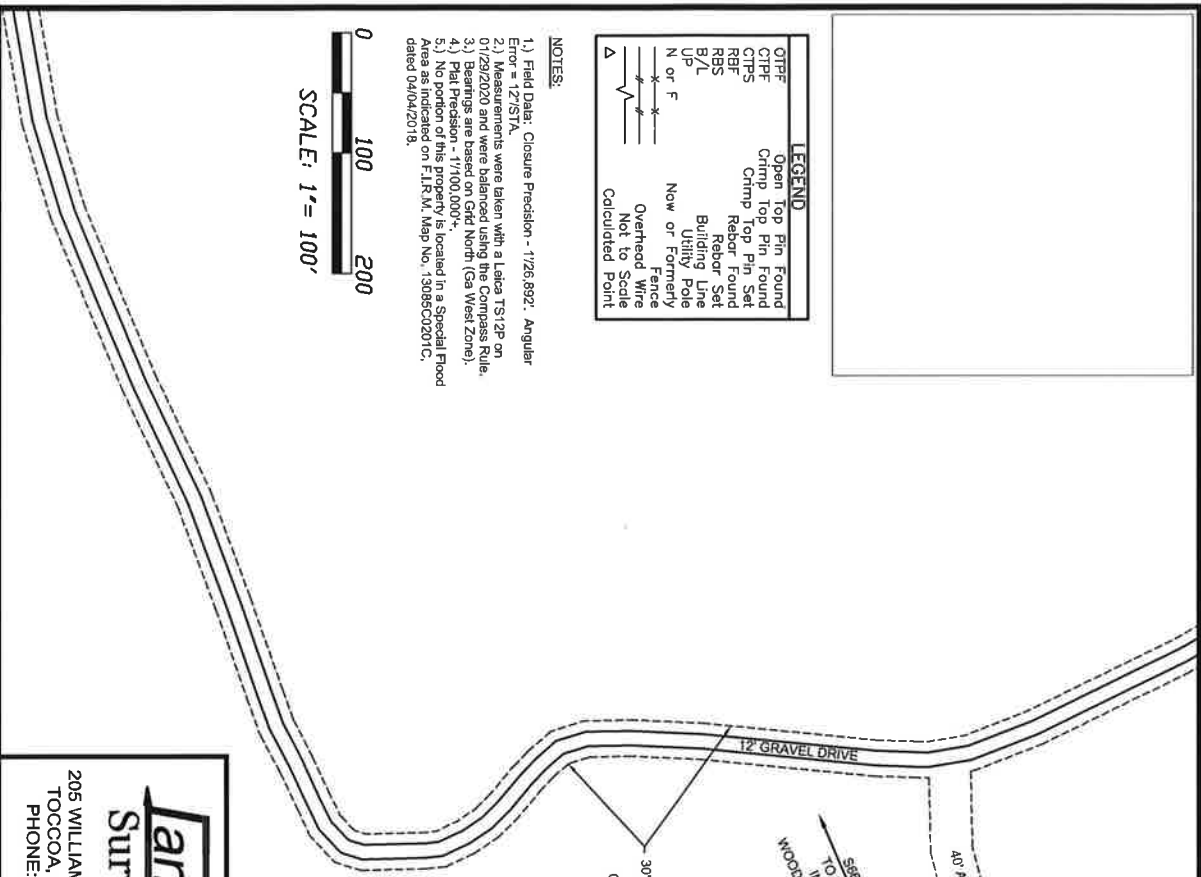
Said property contains 1.500 acres more or less.

21 FEB 3 10:24 AM

LEGEND	
OTPF	Open Top Pin Found
CTPF	Crimp Top Pin Found
CTPS	Crimp Top Pin Set
RBS	Rebar Set
B/L	Building Line
U/P	Utility Pole
N or F	New or Formerly
— x —	Fence
—	Overhead Wire
—	Not to Scale
△	Calculated Point

**NOTES:**

- 1.) Field Data: Closure Precision - 1/26,892. Angular Error = 12"/STA.
- 2.) Measurements were taken with a Leica TS12P on 01/29/2020 and were balanced using the Compass Rule.
- 3.) Bearings are based on Grid North (Ga West Zone).
- 4.) Plat Precision - 1/100,000".
- 5.) No portion of this property is located in a Special Flood Area as indicated on FIRM, Map No. 13085C0207C, dated 04/04/2018.



**Landlec**  
Surveying

205 WILLIAMS BRIDGE ROAD,  
TOCOGA, GEORGIA 30577  
PHONE: (678)780-8832

**KYLE WOODY & ERIKA WOODY**

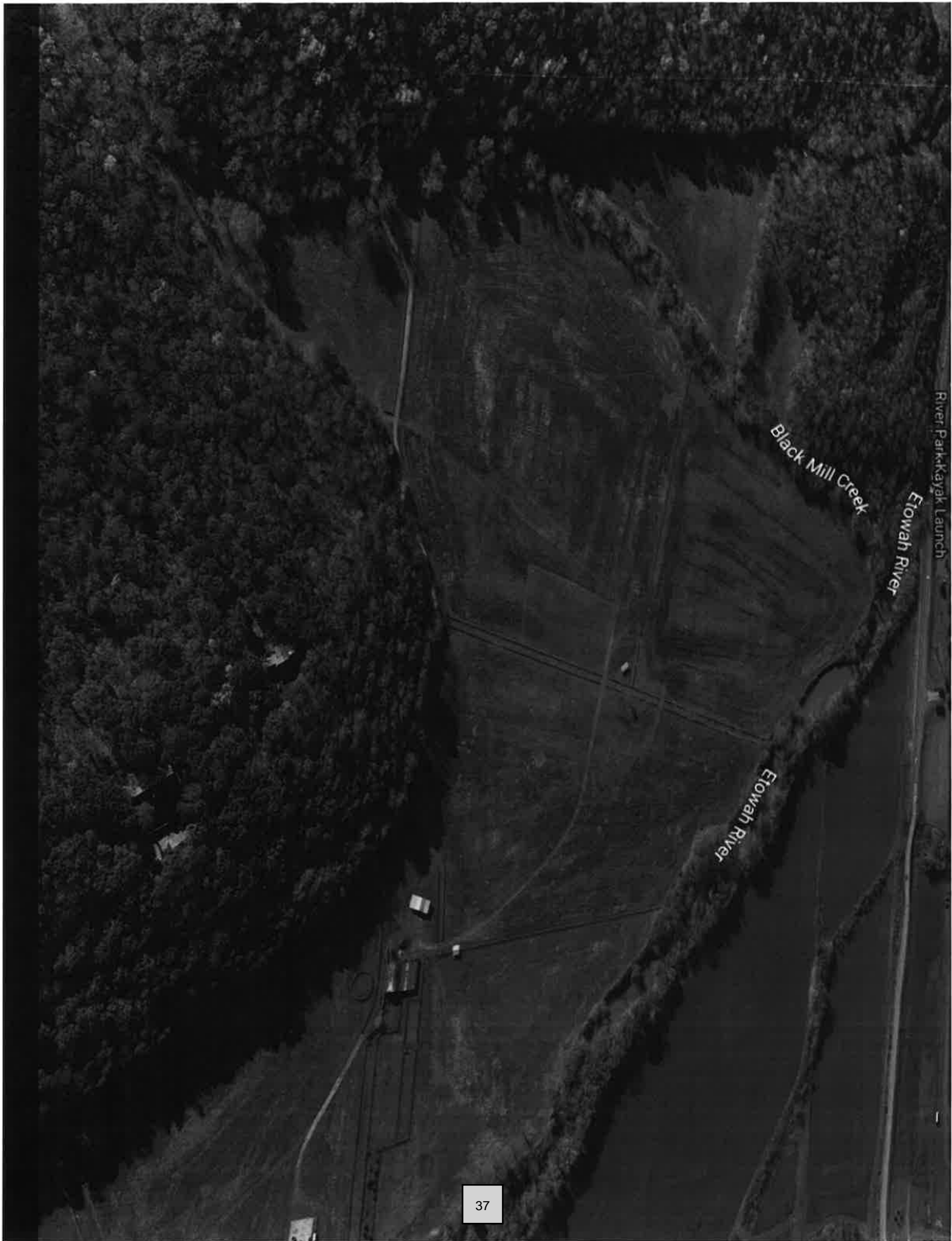
LAND LOT 358  
13TH DISTRICT, 1ST SECTION  
DAWSON COUNTY GEORGIA  
02/02/2021

BOUNDARY SURVEY OF A PORTION OF TAX PARCEL  
097 009 (WOODBROOK FARM ROAD) FOR:

CC: WJG  
DRAWN BY: WJG  
SCALE: 1" = 100'  
PROJECT NO. - 19-012KYLE  
SHEET NO. 1 OF 1

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this 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 and as set forth in O.C.G.A. Section 15-6-67.





River Park Kayak Launch

Black Mill Creek

Etowah River

Etowah River

Printed: 2/3/2021 9:43:18 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
2020 - 6829	097 009 / 1 LL 298 299 358LD 13S-1 FMV: 1243020	\$2612.42	\$16.87 Fees: \$0.00 \$0.00	\$0.00	\$2629.29	\$0.00
<b>Totals:</b>		<b>\$2612.42</b>	<b>\$16.87</b>	<b>\$0.00</b>	<b>\$2629.29</b>	<b>\$0.00</b>

**Paid Date:** 12/7/2020      **Charge Amount:** \$2629.29

HOLBROOK JAMES & SHEILA B  
 CONSTRUCTION

DAWSONVILLE, GA 30534



Scan this code with your mobile phone to view this bill

Printed: 2/3/2021 9:42:58 AM

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

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



Trans No	Property ID / District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2020 - 6830	097 009 001 / 1 LL 298 299 358LD 13S-1 FMV: 529610	\$5012.86	\$32.37 Fees: \$0.00 \$0.00	\$0.00	\$5045.23	\$0.00
<b>Totals:</b>		<b>\$5012.86</b>	<b>\$32.37</b>	<b>\$0.00</b>	<b>\$5045.23</b>	<b>\$0.00</b>

**Paid Date:** 12/7/2020      **Charge Amount:** \$5045.23

HOLBROOK JAMES & SHFII A R

DAWSONVILLE, GA 30534



Scan this code with your mobile phone to view this bill

21 FEB 3 10:24 AM

# DAWSON COUNTY REZONING APPLICATION

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

ZA 21.05 Tax Map & Parcel # (TMP): 053 015  
Submittal Date: 2.4.21 Time: 10:17 am Received by: Ugler (staff initials)  
Fees Assessed: 250 Paid: check Commission District: 1  
Planning Commission Meeting Date: March 16  
Board of Commissioners Meeting Date: April 15

## APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Corey Guthrie

Address: \_\_\_\_\_

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

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

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

I have X /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: Jan. 22, 2021 Applicant Signature: [Signature]

## PROPERTY OWNER/PROPERTY INFORMATION

Name: Juno Farms LP C/O Jane Ralston

Street Address of Property being rezoned: 4191 Sweetwater Juno Rd.  
Dawsonville, GA 30534

Rezoning from: RA to: RRE Total acreage being rezoned: 6.0 ac  
Directions to Property (if no address): \_\_\_\_\_

21 FEB 4 10:17 AM



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

Current Use of Property: 2 single family residences and agricultural

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

**\*\*\*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 n/a South \_\_\_\_\_

**SURROUNDING PROPERTY ZONING CLASSIFICATION:**

North RA South RA East RA West RA

Future Land Use Map Designation: RA

Access to the development will be provided from:

Road Name: Sweetwater - Juno Rd Type of Surface: Asphalt

**REQUESTED ACTION & DETAILS OF PROPOSED USE**

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

Proposed Use: Two single family dwellings on two 3ac parcels.

Existing Utilities:  Water  Sewer  Gas  Electric

Proposed Utilities:  Water  Sewer  Gas  Electric

**RESIDENTIAL**

No. of Lots: 2 Minimum Lot Size: 3.0 (acres) No. of Units: 2

Minimum Heated Floor Area: Red house = 2340 sq. ft. Density/Acre: 0.33 un/ac  
Gray house = 1120

Type:  Apartments  Condominiums  Townhomes  Single-family  Other

Is an Amenity Area proposed: n/a; if yes, what? n/a

**COMMERCIAL & INDUSTRIAL**

Building area: n/a No. of Parking Spaces: n/a

21 FEB 4 10:17 AM

**APPLICANT CERTIFICATION**

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

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

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

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

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

Signature CS

Date 2/4/21

Witness AA

Date 2-4-21

**WITHDRAWAL**

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

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

Signature \_\_\_\_\_

Date \_\_\_\_\_

**Withdrawal of Application:**

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

21111 10101

ZA 21.05

TMP#: 053 015

**List of Adjacent Property Owners**

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

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

Name

Address

TMP <u>053 016 001</u>	1.	<u>JUNO MECHANICAL LLC</u>	<u>PO BOX 1646, DAWSONVILLE, GA 30534</u>
TMP <u>053 015</u>	2.	<u>JUNO FARMS LP</u>	<u>9431 BLUE RIDGE DR, BLUE RIDGE, GA 30513-4116</u>
TMP _____	3.	_____	_____
TMP _____	4.	_____	_____
TMP _____	5.	_____	_____
TMP _____	6.	_____	_____
TMP _____	7.	_____	_____
TMP _____	8.	_____	_____
TMP _____	9.	_____	_____
TMP _____	10.	_____	_____
TMP _____	11.	_____	_____
TMP _____	12.	_____	_____
TMP _____	13.	_____	_____
TMP _____	14.	_____	_____
TMP _____	15.	_____	_____

Use additional sheets if necessary.

21 FEB 4 10:13 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: Corey Guthrie

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

Date Signed: 2-4-21

Sworn and subscribed before me

this 4 day of February, 2021.

Audrey Hix Guthrie  
Notary Public

My Commission Expires: 11-11-23



21 FEB 4 10:18 AM

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

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

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

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

n/a

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

Amount \$ 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:

n/a  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature of Applicant/Representative of Applicant:

 Date: 2-4-21

**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.

FEB 4 10:18 AM

**PROPERTY OWNER AUTHORIZATION**

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

4191 Sweetwater Juno Rd, Dawsonville, GA 30534

TMP# 053 015

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: Corey Guthrie

Signature of applicant or agent: [Signature] Date: 2-4-21

\*\*\*\*\*

Printed Name of Owner(s): Jane B. Ralston

Signature of Owner(s): Jane B. Ralston, Executrix of the Estate of Alike Burt Date: 01/22/2021

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

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

Telephone Number: Listed  
Unlisted

Sworn and subscribed before me this 4 day of February, 2021

Audrey Hix Guthrie  
Notary Public

My Commission Expires: 11-11-23



(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.)

SEE 41013AM

**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

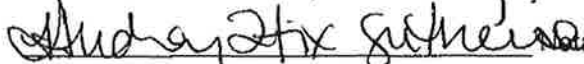
2-4-21  
Date

Corey Guthrie  
Printed Name

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

SUBSCRIBED AND SWORN BEFORE ME ON

THIS 4 DAY OF February, 2021

 Notary Public

My Commission Expires: 11-11-2023

{Notary Seal}



21 FEB 4 10:18 AM

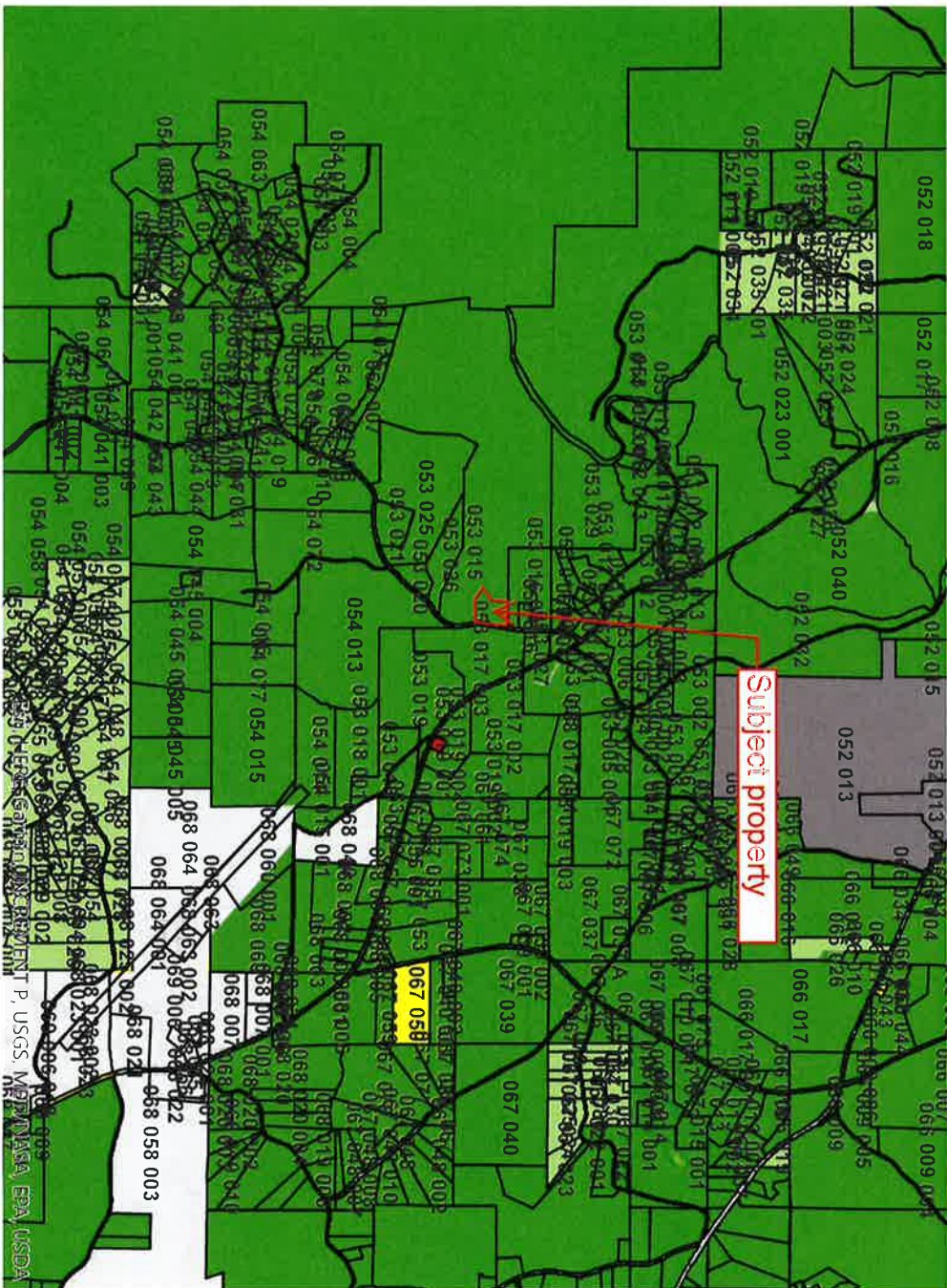
### Secure and Verifiable Documents Under O.C.G.A. § 50-36-2

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

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







Letter of Intent

I, Corey Guthrie, applicant for the rezoning of two 3 ac parcels in TMP 053 015 at 4191 Sweetwater Juno Rd., Dawsonville, GA 30534, respectfully request the County to consider rezoning the property from RA – Residential Exurban/Agricultural to RRE – Residential Rural Estate. Two houses, which were built in the 1940s, exist on a +/- 185 Residential and Agricultural tract. Both houses are currently rental houses and are not utilized as primary or caregiver's homes. It is my intent to sell the two houses to one individual on a total of 6ac. However, standard mortgage company practices won't allow for two houses on one tract of land as is normally permitted on Residential Agricultural properties. Therefore I request, by way of a minor subdivision, to create two 3ac parcels which is allowed in RRE – Residential Rural Estate zoning. The remainder of the tract will continue to be utilized for residential and agricultural purposes and therefore no rezoning is requested for the remainder of the parent parcel. The exception may be the existing feed store which has not operated a business in decades. But the small area this building sits on is not part of this rezoning application.

Respectfully,



Corey Guthrie

21 FEB 4 10:17 AM

Printed: 2/4/2021 8:05:56 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
2020 - 7675	053 015 / 1 L1169 1170 1211LD5-1 FMV: 968230	\$9164.48	\$59.18 Fees: \$0.00 \$0.00	\$0.00	\$9223.66	\$0.00
<b>Totals:</b>		<b>\$9164.48</b>	<b>\$59.18</b>	<b>\$0.00</b>	<b>\$9223.66</b>	<b>\$0.00</b>

Paid Date: 12/9/2020

Charge Amount: \$9223.66

JUNO FARMS LP  
 C/O RALSTON JANE DIANE



Scan this code with your  
 mobile phone to view this  
 bill

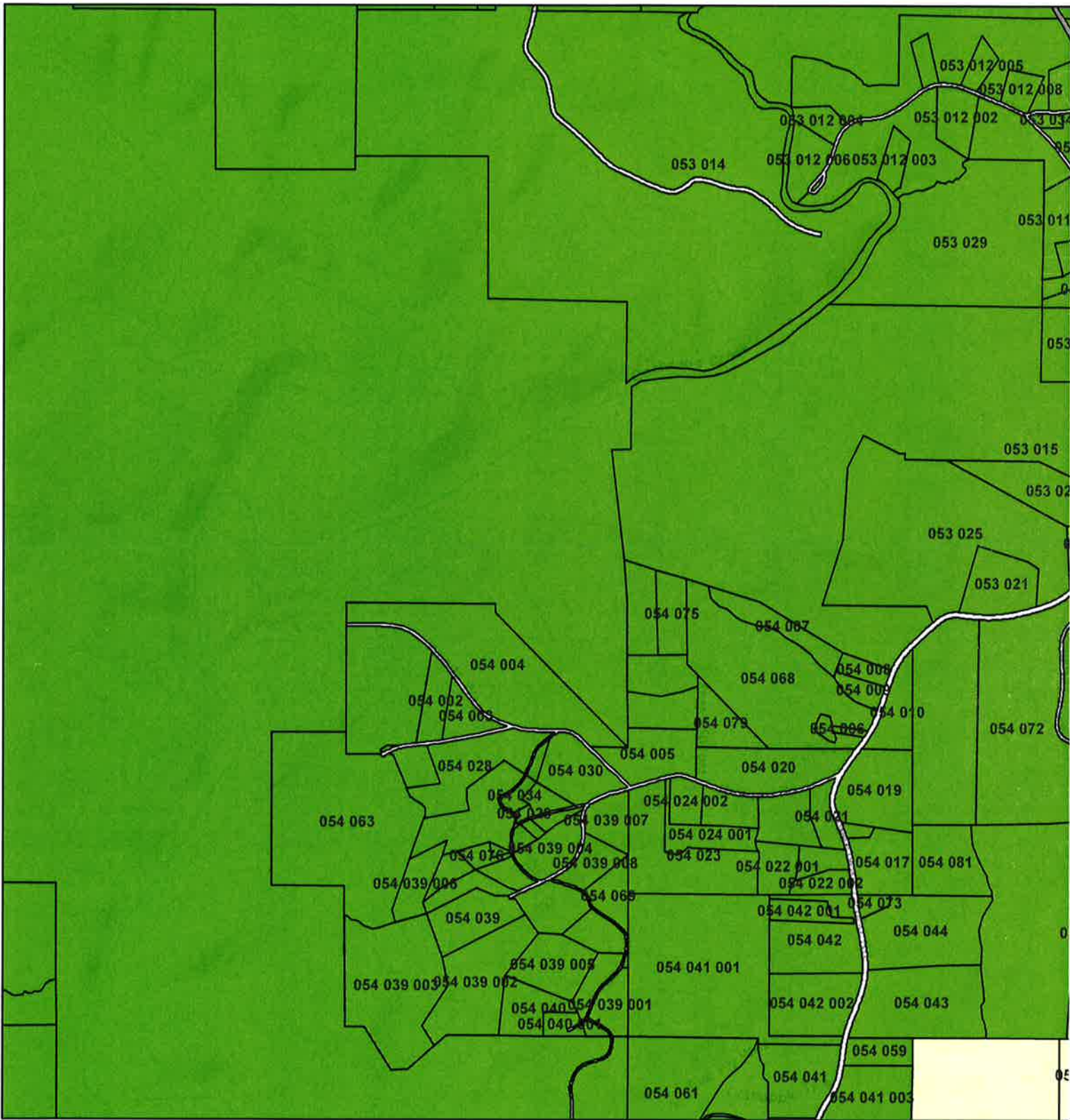
21FEB 4 10:17AM

# EXISTING STRUCTURES



21 FEB 4 10:17 AM

# Future Land



January 18, 2021

- Parcels
- RR
- PI
- FLU
- CHB
- Dawsonville City Limits
- RA
- LI

21 FEB 4 10:17 AM

# DAWSON COUNTY REZONING APPLICATION

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

ZA 21-06 Tax Map & Parcel # (TMP): 104-028  
Submittal Date: 2.8.21 Time: 10:27 am/pm Received by: uhg (staff initials)  
Fees Assessed: 250- Paid: check Commission District: 2  
Planning Commission Meeting Date: March 14 2021  
Board of Commissioners Meeting Date: April 15 2021

## APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Larry David Bishop  
Address: 769 Etowah River Rd

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: 1-25-2021 Applicant Signature: [Signature]

## PROPERTY OWNER/PROPERTY INFORMATION

Name: Larry David Bishop

Street Address of Property being rezoned: 769 Etowah River Rd and 811 Etowah River Rd

Rezoning from: RA to: RSR Total acreage being rezoned: 2 acres  
Directions to Property (if no address): \_\_\_\_\_

21 FEB 8 10:27 AM

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

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 RA South RA East RA West RA

Future Land Use Map Designation: RSR

Access to the development will be provided from:

Road Name: Etowah River Rd Type of Surface: Asphalt

**REQUESTED ACTION & DETAILS OF PROPOSED USE**

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

Proposed Use:

Split a 2 acre lot up into 2 different lots for housing that already exist

Existing Utilities:  Water  Sewer  Gas  Electric

Proposed Utilities:  Water  Sewer  Gas  Electric

**RESIDENTIAL**

No. of Lots: 2 Minimum Lot Size: 1.1 (acres) No. of Units: \_\_\_\_\_

Minimum Heated Floor Area: 1650 sq. ft. Density/Acre: 2 total

Type:  Apartments  Condominiums  Townhomes  Single-family  Other

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

**COMMERCIAL & INDUSTRIAL**

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

21 FEB 8 10:27 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.

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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 2/5/21

Witness 

Date Feb. 5th 2021

**WITHDRAWAL**

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

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

Signature \_\_\_\_\_

Date \_\_\_\_\_

**Withdrawal of Application:**

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

21 FEB 8 10:27 AM



ZA 21.06

TMP#: 104.022

**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. Darren Foster	848 Etowah River Rd Dawsonville GA
TMP _____	2. James Crowe	1634 Seed Tick Rd Dawsonville GA 30534
TMP _____	3. John Gober	4756 Willie Robinson Rd Gainesville GA 30506
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.

21 FEB 01 09:27 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: Katie Moore

Applicant Printed Name: Katie Moore

Application Number: ZA21-06

Date Signed: 2-8-2021

Sworn and subscribed before me

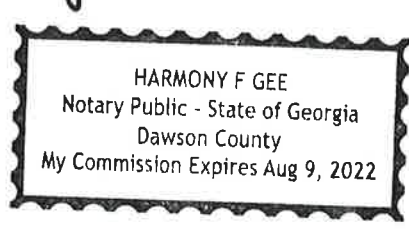
this 8 day of Feb., 2021.

Harmony F. Gee

Notary Public

My Commission Expires: August 9, 2022

{  
Notary Public Seal  
}



21 FEB 8 10:27 AM

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

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

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

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

\_\_\_\_\_

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

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

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

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

Signature of Applicant/Representative of Applicant:

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

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

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

21 FEB 8 10:27 AM

**PROPERTY OWNER AUTHORIZATION**

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

811 Etowah River Rd

769 Etowah River Rd

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: Katie Bishop Moore

Signature of applicant or agent: Katie Bishop Moore Date: 1-26-2021

\*\*\*\*\*

Printed Name of Owner(s): Larry David Bishop

Signature of Owner(s): [Signature] Date: 2/4/21

Mailing address: 769 Etowah River Road

City, State, Zip: Dawsonville, GA 30534

Telephone Number:  Listed  Unlisted

Sworn and subscribed before me this 5 day of February, 2021.

Megan Green  
Notary Public

My Commission Expires: June 20, 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.)

21 FEB 8 10:27 AM

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

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

hdb

\_\_\_\_\_ **I am a United States citizen.**

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

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

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

\_\_\_\_\_

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

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

\_\_\_\_\_

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

Executed in Dawsonville (city), Georgia (state)

[Signature]  
Signature of Applicant  
Larry David Bishop  
Printed Name

2/4/21  
Date

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

SUBSCRIBED AND SWORN BEFORE ME ON

THIS 5 DAY OF February, 20 21

Megan Green Notary Public

My Commission Expires: June 20, 2022



21FEB 8 10:27AM

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

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

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

21 FEB 8 10:27 AM

**DAWSON COUNTY BOARD OF HEALTH**  
**PO BOX 245, DAWSONVILLE, GA 30534**  
 APPLICATION FOR CONSTRUCTION PERMIT AND INSPECTION  
 FORM FOR ON-SITE SEWAGE MANAGEMENT SYSTEM

Application Date: Mar 26, 2004

Permit Number: S-042-2004-00125  
 Property Address: 769 ETOWAH RIVER ROAD  
 DAWSONVILLE, GA 30534  
 Lot Number:  
 Subdivision:

Builder/Company:  
 Owner's Name: LARRY DAVID BISHOP  
 Owner's Address: 769 ETOWAH RIVER ROAD  
 DAWSONVILLE, GA 30534  
 Phone:  
 Fax:

Facility Type: MOBILE HOME	Water Supply: INDIVIDUAL	Plumbing Level:
Lot Size: 1.00	Garbage Disposal: No	Type System:
Bedrooms: 3	Grease Trap: Gals.	Field Layout:
Percolation Rate:	Water Table:	Soil Type:
Absorption Field Area:	Septic Tanks: Gals.	Dosing Tank: Gals.
Linear Ft: 100'	Square Ft:	Trench Width: 36 Inches
		Trench Depth: 36 Inches
		Septic Tanks: <i>exists</i>

Directions:  
 \*\*\*ADD ON PERMIT.

*Pump Tank - check outlet  
 Baffle structure*

DAWSON CO. HEALTH DEPT.  
 DATE  
 YEAR AFTER ISSUE  
 PERMIT IS VOID 1

**Disclaimers:**

CALL DAWSON COUNTY HEALTH DEPARTMENT AT 706-265-2930 BETWEEN 8:00 A.M. AND 9:00 A.M. TO SCHEDULE A TIME FOR FINAL INSPECTION OF SYSTEM.

SEPTIC SYSTEM MUST BE INSTALLED BY A CONTRACTOR OR INDIVIDUAL WHO HAS PASSED THE CERTIFICATION REQUIREMENTS.

THIS PERMIT IS NOT VALID UNLESS PROPERLY SIGNED BELOW AND THIS PERMIT EXPIRES TWELVE (12) MONTHS FROM DATE OF ISSUE.

NOTIFY ENVIRONMENTAL HEALTH DEPARTMENT OF ANY WELLS OR SPRINGS LOCATED ON THE PROPERTY OR LOCATED WITHIN 100 FEET OF PROPERTY LINES.

ALL SURFACE AND/OR GROUND WATER MUST BE DIVERTED AROUND SEWAGE SYSTEM.

TRASH/BURIAL PITS MUST BE REPORTED TO THE ENVIRONMENTAL HEALTH DEPARTMENT.

ANY GRADING OR CUTTING MAY VOID THIS PERMIT.

IF ROCK AND/OR GROUND WATER IS ENCOUNTERED CEASE SYSTEM INSTALLATION AND CONTACT THE ENVIRONMENTAL HEALTH DEPARTMENT

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 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.

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 Human Resources, Chapter 290-5-25. I have read and will comply with the additional requirements printed above. I understand that final inspection is required and will notify the County Health Department upon completion of construction and before applying final cover.

Signature (Owner or Applicant)

ONLY VALID FOR CONSTRUCTION IF SIGNED  
 PROPOSED DRAWING IS ATTACHED

FEB 0 10:28AM

2004-00125

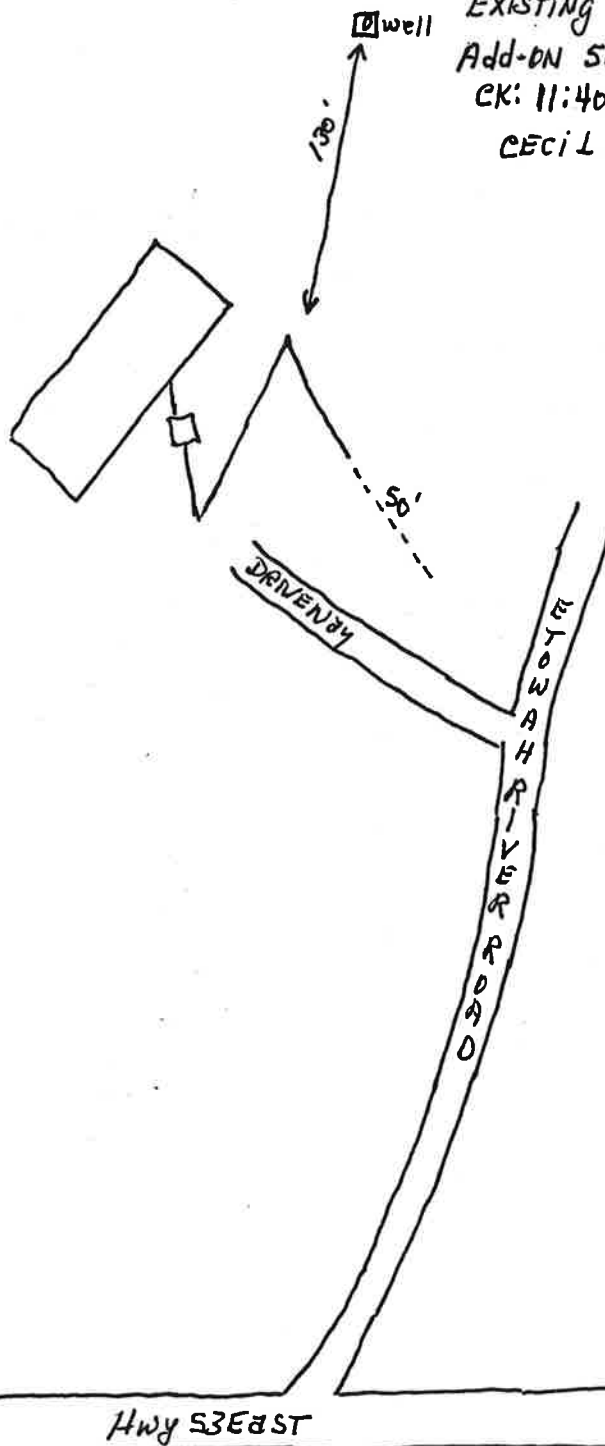
BOARD OF HEALTH  
30534  
CONSTRUCTION PERMIT  
FROM FOR ON-SITE  
AGEMENT SYSTEM

PERMIT NUMBER: S-042-2004-00125

PROPERTY ADDRESS: 769 ETOWAH RIVER ROAD

OWNERS NAME: LARRY DAVID BISHOP

EXISTING 800 gallon TANK  
EXISTING 171' X 36" GRAVEL System  
Add-on 50' E-Z Flow 1203 T  
CK: 11:40 A.M. 4-9-04  
CECIL REEVES INSTALLER



FINAL APPROVAL BY: Don C. Fleming DATE: 4-9-04

COMMENTS: CK: Add-on Only 50' E-Z Flow 1203 T

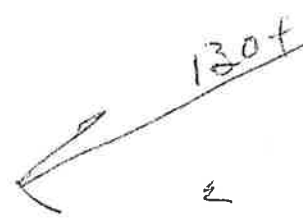
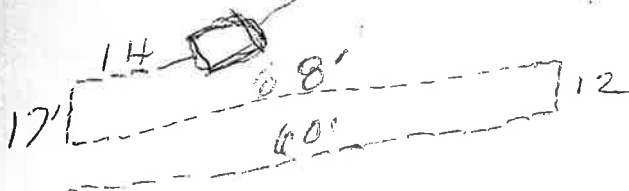
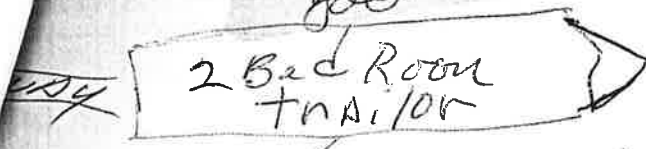




DAWSON COUNTY HEALTH DEPARTMENT

Bishop - 6-13-88  
job

Wall



2  
14  
17  
68  
12

800 gal tank  
171' x 36" 171

BIODIFFUSOR N/A  
E-ZZZ FLO (Experimental) 50 Ft. 1203T

Septic tank permit was issued on 03/26/2004  
System was installed By Cecil Reeves

This system was inspected and approved by the Dawson County Health Department 04/09/2004  
by Don Fleming.

Don Fleming 4/13/04  
Environmental Health Tech. Senior Date  
Dawson County Health Department

**PERMIT FOR CONSTRUCTING AN ON-SITE SEWAGE MANAGEMENT SYSTEM  
DAWSON COUNTY ENVIRONMENTAL HEALTH**

189 Hwy 53 West, Suite 102, P.O. Box 2020, Dawsonville, GA 30534 • Phone: (706)265-2930 • Fax: (706)265-7529

<b>Permit #:</b> 042-SM-2011-05080 <b>Application Date:</b> 10/03/2011 <b>Property Address:</b> 811 ETOWAH RIVER RD DAWSONVILLE, GA 30534 <b>Lot #:</b> Phase: <b>Subdivision:</b> <b>Permit Type:</b> Residential Repair	<b>Owner Information</b> <b>Owner's Name:</b> Carole Bishop <b>Owner's Address:</b> 811 ETOWAH RIVER RD DAWSONVILLE, GA 30534 <b>Home #:</b> Cell #: <b>Work #:</b> Other #: <b>Fax #:</b> Contact by: N/A <b>Email:</b>
---	---

<b>Applicant/Contact Information</b> <b>Name:</b> Randy Reeves  <b>Company Name:</b> <b>Address:</b> GA  <b>Home #:</b> Cell #: (770) 480-5454 <b>Work #:</b> Other #: <b>Fax #:</b> Contact by: N/A <b>Email:</b>	<b>SYSTEM USE INFORMATION</b> <b>Date Structure Staked:</b> <b>Facility Type:</b> <b>Lot Size:</b> <b>Water Supply Approved</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <b>Type:</b> <b>Plumbing Level:</b> <b>Bedrooms / GPD:</b> <b>Garbage Disposal:</b> <input type="checkbox"/> Yes <input type="checkbox"/> No <b>No. of rooms:</b> <b>Heated Sq. Ft.:</b> <b>Other Considerations:</b>
<b>Sewage Contractor:</b> Randy Reeves <b>Company Name:</b> <b>Soil Classifier:</b> <b>Company Name:</b>	

SITE CONDITIONS				
Debris Pit: <input type="checkbox"/> Yes <input type="checkbox"/> No	Soil Type:	Perc. Rate:	SHWT:	Rock:

MINIMUM SYSTEM REQUIREMENTS				SYSTEM AS INSTALLED			
Grease Trap:	D-Box Outlets:	Grease Trap:	D-Box Outlets:	Grease Trap:	D-Box Outlets:	Grease Trap:	D-Box Outlets:
Septic Tanks: #1	Linear Feet:	Septic Tanks: #1	Linear Feet:	Septic Tanks: #1	Linear Feet:	Septic Tanks: #1	Linear Feet:
Septic Tanks: #2	Trench Width:	Septic Tanks: #2	Trench Width:	Septic Tanks: #2	Trench Width:	Septic Tanks: #2	Trench Width:
Dosing Pump Tank:	Square Feet:	Filter Manufacturer & Model		Dosing Pump Tank:	Square Feet:	Filter Manufacturer & Model	
Dosing Siphon Tank:	Reduction %:	Dosing Siphon Tank:	Reduction %:	Dosing Siphon Tank:	Square Feet:	Dosing Siphon Tank:	Reduction %:
Adv. Treatment Type:	Gal	Adv. Treatment Type:	Gal	Adv. Treatment Type:	Gal	Adv. Treatment Type:	Gal
Absorption Field Depth:	<input type="checkbox"/> Min <input type="checkbox"/> Max	Adv. Treat. Manufacturer		Absorption Field Depth:		Adv. Treat. Manufacturer	
Field Layout:		Absorption Field Depth:		Field Layout:		Absorption Field Depth:	
Absorption Line/Product:		Field Layout:		Absorption Line/Product:		Field Layout:	
Additional permit requirements and installation instructions:				System as Installed Comments:			

**Directions to property:**  
53 East, left on Etowah River Road, home on left.

Issuance of a construction permit for an on-site sewage management system and subsequent approval 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 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.

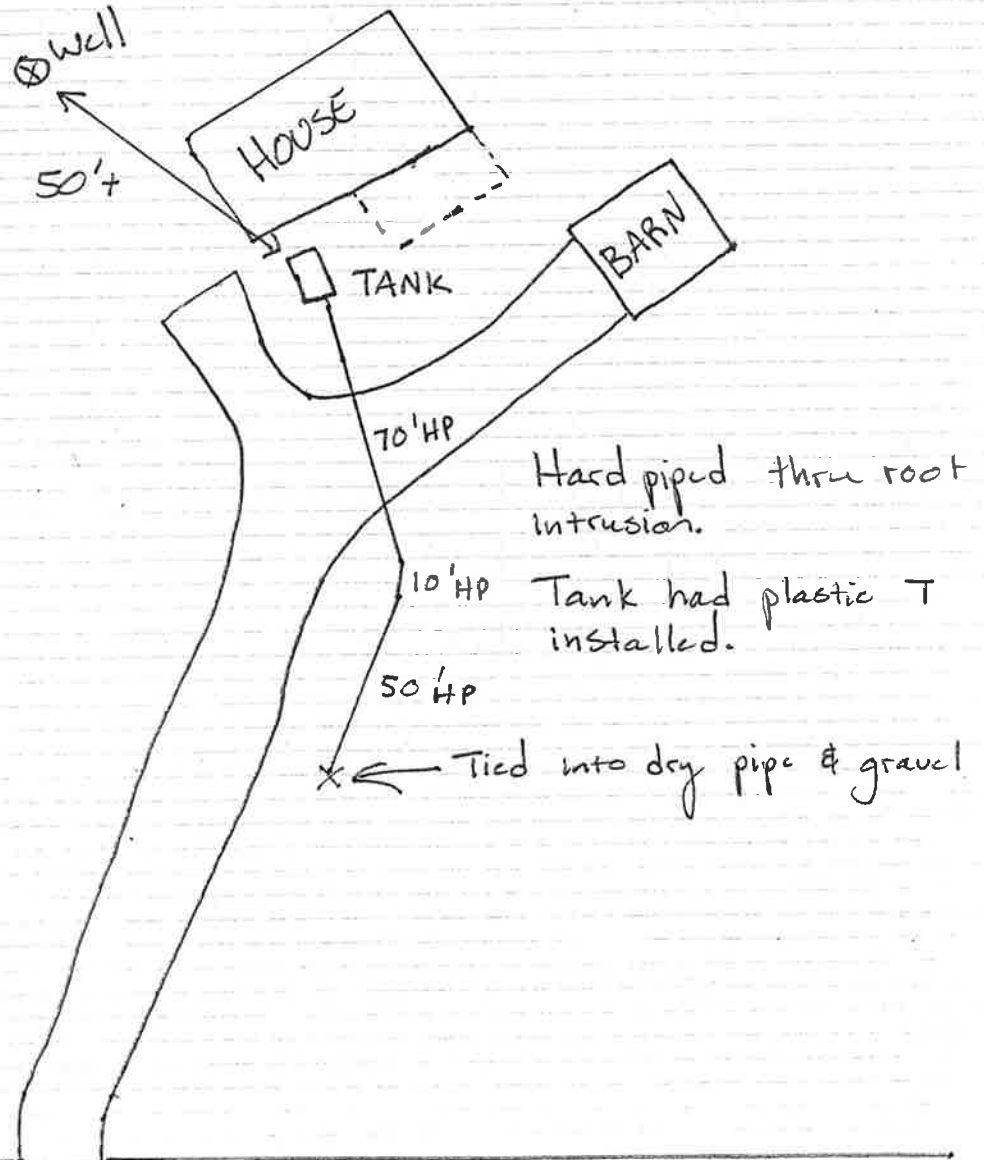
<b>Applicant signature</b>	<b>Date</b> 10/03/2011
----------------------------	---------------------------

<b>Permit issued by:</b> <i>JH</i>	<b>Date issued:</b> 10/3/11	<b>Final inspection and approval by:</b> <i>JH</i>	<b>Final inspection and approval date:</b> 10/3/11
------------------------------------	-----------------------------	--	--

21 FEB 01 10:28 AM

DAWSON COUNTY BOARD OF HEALTH  
 DAWSONVILLE, GA 30534  
 APPLICATION FOR CONSTRUCTION PERMIT  
 AND INSPECTION FOR ON-SITE SEWAGE  
 MANAGEMENT SYSTEM

PERMIT NUMBER 042-SM-2011-05080  
 PROPERTY ADDRESS 811 Etowah River Rd  
 OWNERS NAME Carole Bishop  
 INSTALLER Bandy Beaves  
 TYPE OF SYSTEM \_\_\_\_\_ # OF PIECES \_\_\_\_\_  
 LENGTH \_\_\_\_\_ ATD \_\_\_\_\_ CLEANOLIT (YES/NO) \_\_\_\_\_  
 TANK SIZE/MFG/FILTER Existing  
 BUILDING PERMIT # \_\_\_\_\_



FINAL APPROVAL BY: [Signature] EHS III DATE: 10/3/11  
 COMMENTS:

# 2020 Property Tax Statement

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

MAKE CHECK OR MONEY ORDER PAYABLE TO:  
 Dawson County Tax Commissioner

BISHOP CAROLE

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

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

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

Bill No.	Due Date	TOTAL DUE
2020-1269		.00

Map : 104 022

Printed: 01/25/2021

Location: 811 ETOWAH RIVER RD

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



**Tax Payer:** BISHOP CAROLE  
**Map Code:** 104 022 REAL  
**Description:** LL 72 LD 13-S  
**Location:** 811 ETOWAH RIVER RD  
**Bill No:** 2020-1269  
**District:** 001 DAWSON COUNTY UNINCORPORATE

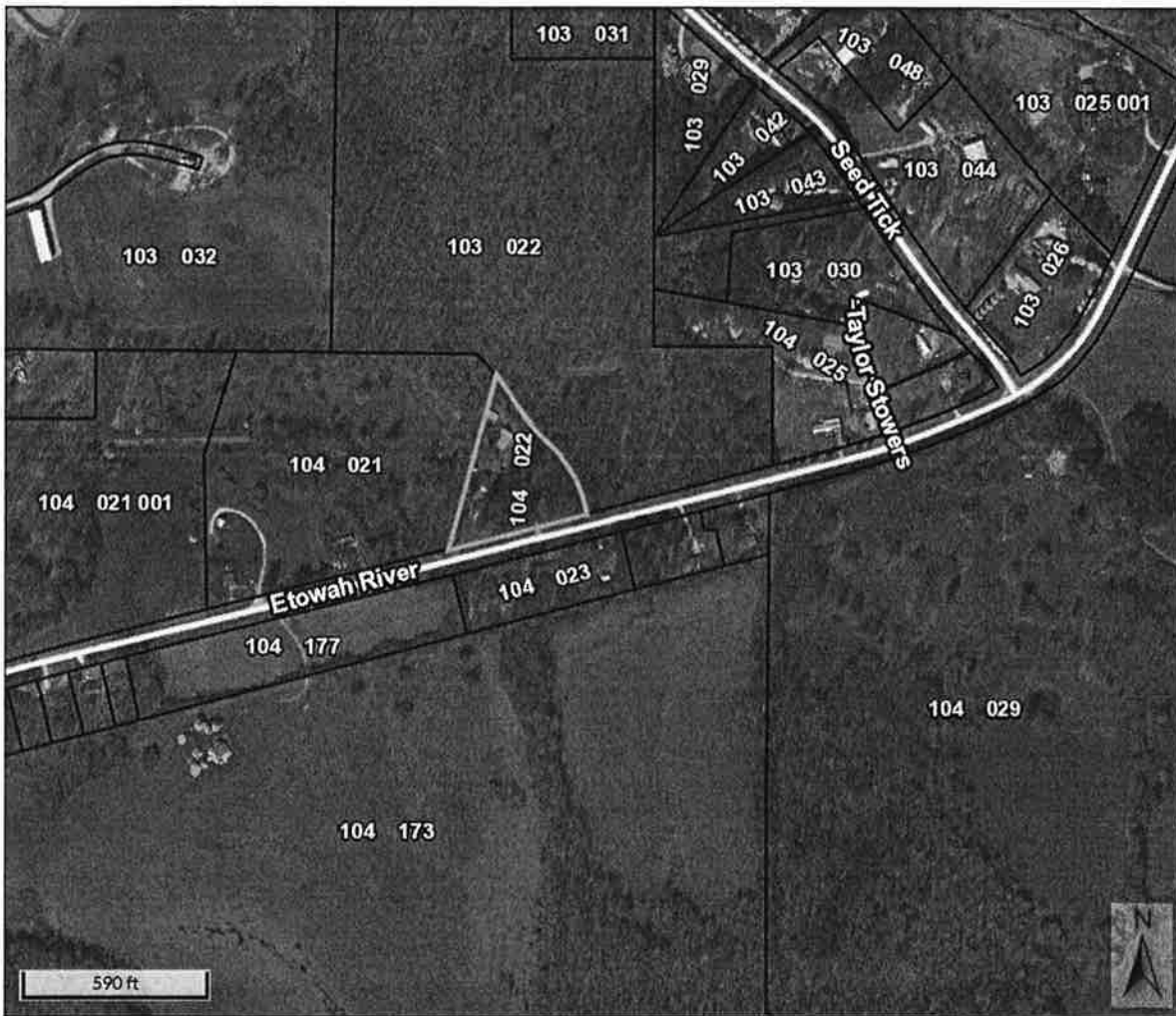
Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good Through	Exemptions	
108,530	43,500	2.0000	152,030				X9 X9 S4	
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX	152,030	60,812	60,812.00		.0000			.00
COUNTY M&O	152,030	60,812	60,812.00		12.3770			.00
SALES TAX ROLLBACK	152,030	60,812	60,812.00		-4.4920			.00
SCHOOL M&O	152,030	60,812	60,812.00		15.7780			.00
<b>TOTALS</b>					23.6630	.00	.00	.00

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

You can pay your bill in person, by mail, by phone (706-701-2576), online at [www.dawsoncountytax.com](http://www.dawsoncountytax.com), or at the drop box in front of the courthouse at the crosswalk. If Postmarked after December 1st, interest at a rate prescribed by law will be added monthly. An additional penalty as prescribed by law will be added every 120 days. If the bill is marked appealed, then this bill is only 85% of the total bill pending.

NO PAYMENT CONTRACTS WILL BE ALLOWED. \$35.00 FEE FOR RETURNED CHECKS

Current Due	0.00
Penalty	0.00
Interest	0.00
Other Fees	0.00
Previous Payments	0.00
Back taxes	0.00
<b>TOTAL DUE</b>	<b>.00</b>



Overview



Legend

□ Parcels

Parcel ID: 104 022  
Alt ID: 7134  
Owner: BISHOP CAROLE  
Acres: 2  
Assessed Value: \$152030

Date created: 1/26/2021  
Last Data Uploaded: 1/26/2021 12:33:26 AM

Developed by  Schneider  
GEOSPATIAL

21 FEB 8 10:28 AM

Summary

Parcel Number 104 022  
 Location Address 811 ETOWAH RIVER RD  
 Legal Description LL 72 LD 13-5  
 (Note: Not to be used on legal documents)  
 Class R4-Residential  
 (Note: This is for tax purposes only. Not to be used for zoning.)  
 Tax District UNINCORPORATED (District 01)  
 Millage Rate 23.867  
 Acres 2  
 Neighborhood RL-ST - Etowah (316000)  
 Homestead Exemption Yes (X9)  
 Landlot/District N/A

[View Map](#)



Owner

BISHOP CAROLE

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	1	2

Residential Improvement Information

Style One Family (Detached)  
 Heated Square Feet 1650  
 Interior Walls Pine  
 Exterior Walls Wood Board & Batton  
 Foundation Masonry/Crawl  
 Attic Square Feet 0  
 Basement Square Feet 0  
 Year Built 1971  
 Roof Type Metal  
 Flooring Type Pine  
 Heating Type Central Heat/AC  
 Number Of Rooms 5  
 Number Of Bedrooms 3  
 Number Of Full Bathrooms 2  
 Number Of Half Bathrooms 0  
 Number Of Plumbing Extras 3  
 Value \$93,100  
 Condition Average  
 Fireplaces/Appliances Const 1 sty 1 Box 1  
 House Address 811 ETOWAH RIVER RD

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Homesite Imp: 2 Fair	2004	0x0 / 1	0	\$2,500
Storage Building: Pre-Fab MTL	1986	10x12 / 0	1	\$0
Storage Building: Frame	1985	28x26 / 0	1	\$1,700
Canopy	1985	10x28 / 0	1	\$560
Pole Shed: no Slab	1985	12x12 / 0	1	\$110
Garage: with UAT	1971	24x36 / 0	1	\$4,800
Paving: Asphalt	1971	10x50 / 0	1	\$200
Homesite Imp: 3 Avg	1971	0x0 / 1	1	\$5,000
Storage Building: Frame	1971	8x9 / 0	1	\$130
Pole Shed:Semi Enclosed	1971	8x8 / 0	1	\$70
Pole Shed:Semi Enclosed	1971	13x20 / 0	1	\$360

Prebill Mobile Homes

Account Number	Owner	Lot Number	Year Built	Manufacturer	Model	Width x Length
287	BISHOP LARRY		2004	HORTON HOMES INC	SUMMIT	32x68

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
2/4/2000	335 3 58		\$0	Gift	BISHOP DAVID	BISHOP CAROLE
2/16/1967	6 174		\$0	Quitclaim (non ALT)		BISHOP DAVID

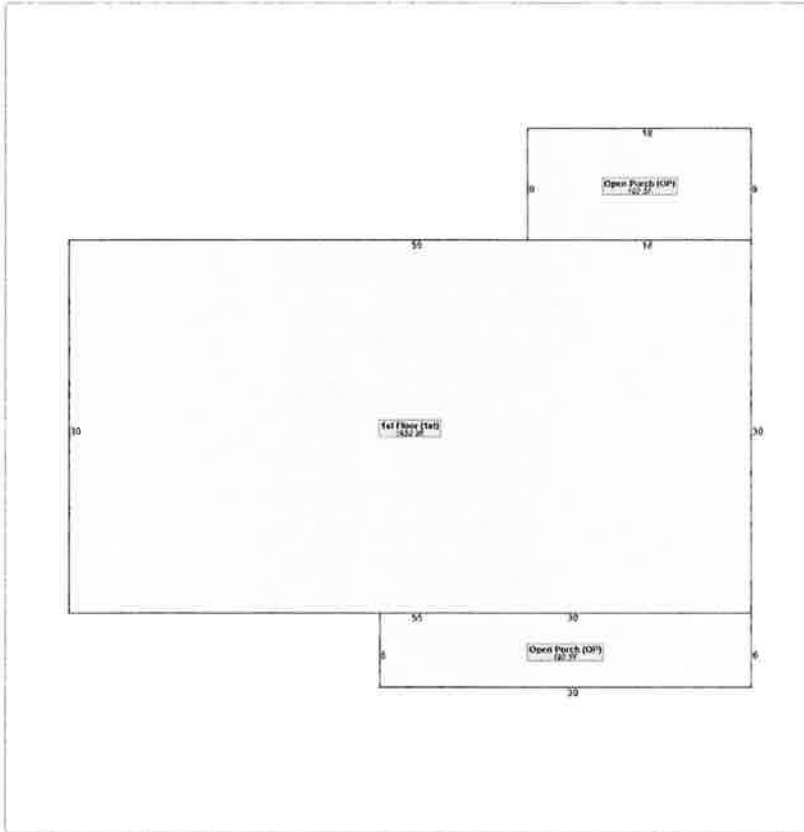
	2020	2019	2018	2017	2016
Previous Value	\$138,630	\$138,630	\$106,936	\$105,053	\$97,159
Land Value	\$43,500	\$43,500	\$43,500	\$37,083	\$37,083
+ Improvement Value	\$93,100	\$79,700	\$79,700	\$58,825	\$56,942
+ Accessory Value	\$15,430	\$15,430	\$15,430	\$11,028	\$11,028
= Current Value	\$152,030	\$138,630	\$138,630	\$106,936	\$105,053

Photos

20200204 10:00 AM



Sketches



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

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

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

Last Data Upload: 1/22/2021, 5:50:59 PM

Developed by  
 Schneider  
GEO SPATIAL

Version 2.3.103

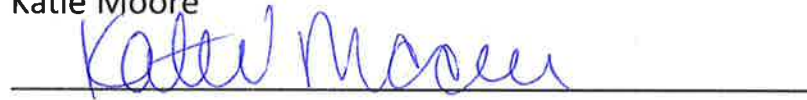
21 FEB 8 10:28 AM

To whom it may concern,

February 8, 2021

My intent is for the properties located at 769 Etowah River Rd and 811 Etowah River Rd to be split from one section of land holding two houses into two smaller sections of land. No new structures will be built.

Katie Moore



21 FEB 8 10:28 AM



# DAWSON COUNTY REZONING APPLICATION

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

ZA 21-07 Tax Map & Parcel # (TMP): \_\_\_\_\_  
Submittal Date: 2.11.21 Time: 12:20 PM Received by: mgj (staff initials)  
Fees Assessed: 2500- Paid: check Commission District: 3  
Planning Commission Meeting Date: 3.16.21  
Board of Commissioners Meeting Date: 4.15.21

## APPLICANT INFORMATION (or Authorized Representative)

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

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

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

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

## PROPERTY OWNER/PROPERTY INFORMATION

Name: Dawson Forest Holdings, LLC  
Street Address of Property being rezoned: 7142 Hwy 53 E, Dawsonville GA 30534

Rezoning from: AG to: CHB Total acreage being rezoned: 14.3

Directions to Property: NW Corner of Dawson Forest Rd & Highway 53. Across from Byrd's Boat Storage

2:22PM

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

Current Use of Property: Agricultural

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? yes (yes/no)

If yes, what section? South

**SURROUNDING PROPERTY ZONING CLASSIFICATION:**

North RA South RA East RA West C-HB

Future Land Use Map Designation: Commercial Hwy

Access to the development will be provided from:

Road Name: State Route 53 Type of Surface: Asphalt

**REQUESTED ACTION & DETAILS OF PROPOSED USE**

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

Proposed Use: Residential Neighborhood aimed at 55+ Seniors

Existing Utilities:  Water  Sewer  Gas  Electric

Proposed Utilities:  Water  Sewer  Gas  Electric

**RESIDENTIAL**

No. of Lots: n/a Minimum Lot Size: n/a (acres) No. of Units: n/a

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

Type:  Apartments  Condominiums  Townhomes  Single-family  Other

Is an Amenity Area proposed: No; if yes, what? N/A

**COMMERCIAL & INDUSTRIAL**

Building area: 152,400 SF No. of Parking Spaces: \_\_\_\_\_

2011 FEB 11 2:29 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 \_\_\_\_\_  
Witness \_\_\_\_\_  
*[Handwritten signature]*

Date 8.11.21  
Date 8.11.21

**WITHDRAWAL**

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

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

Signature \_\_\_\_\_

Date \_\_\_\_\_

**Withdrawal of Application:**

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

2021 SEP 11 AM 11:22

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 _____	1.	_____
TMP <u>114 018</u>	2.	Same Owner
TMP <u>114 020 001</u>	3.	3Mind Dawson Forest LLC & SG Atlantic, LLC c/o Alliance Tax Advisors
TMP <u>114 033 001</u>	4.	Michael G Hughes: 7142 HWY 53 EAST DAWSONVILLE, GA 30534
TMP <u>114 033 003</u>	5.	Etowah Water & Sewer Authority: 1162 Highway 53 E, Dawsonville, GA 30534
TMP <u>114 033 005</u>	6.	Georgia 400 Industrial Park, Inc: Same Owner
TMP <u>114 046 002</u>	7.	Farmington Creek, LP: 3825 PACES WALK SUITE 100 ATLANTA, GA 30339
TMP <u>114 033</u>	8.	Dawson Forest Holdings, LLC, 4635 HARRIS TRAIL ATLANTA, GA 30327
TMP <u>114 022 004</u>	9.	Dawson County Government, 25 Justice Way, Dawsonville, GA 30534
TMP <u>114 022 003</u>	10.	David, Billy & Rocky Hughes: 33 Parkside Cir, Dawsonville, GA 30534
TMP <u>114 022 006</u>	11.	David, Billy & Rocky Hughes: 33 Parkside Cir, Dawsonville, GA 30534
TMP <u>114 022 009</u>	12.	Penler Dawsonville, LLC: P.O. BOX 56607 ATLANTA, GA 30343
TMP <u>114 022 005</u>	13.	David, Billy & Rocky Hughes: 33 Parkside Cir, Dawsonville, GA 30534
TMP <u>114 021</u>	14.	Byrd Elliott Properties, LLC: 7342 HWY 53 EAST DAWSONVILLE, GA 30534
TMP <u>114 022 003</u>	15.	David, Billy & Rocky Hughes: 33 Parkside Cir, Dawsonville, GA 30534

Use additional sheets if necessary.

21 FEB 11 12:21 PM

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

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

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

This notice and acknowledgement shall be public record.

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

Applicant Printed Name: Jim King

Application Number: 21-07

Date Signed: 2-11-21

Sworn and subscribed before me

this 11 day of Feb., 2021.

Harmony F GEE  
Notary Public  
My Commission Expires: \_\_\_\_\_

{  
Notary Public Seal  
}

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

21 FEB 11 12:22 PM

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

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

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

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

\_\_\_\_\_

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

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

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

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

Signature of Applicant/Representative of Applicant:

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

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

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

21FEB11 12:22PM

**PROPERTY OWNER AUTHORIZATION**

I/we, David Duncan U.P. GA-400 Industrial Park inc, hereby swear that I/we own the property located at (fill in address and/or tax map & parcel #):

Tax Parcel 114-033, located at The Northwest Corner of Dawson Forrest Rd and GA. Hwy. 53

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: \_\_\_\_\_

\*\*\*\*\*

Printed Name of Owner(s): David Duncan

Signature of Owner(s): [Signature] Date: 2-11-21

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

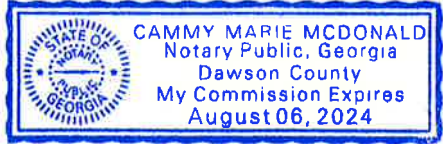
City, State, Zip: \_\_\_\_\_

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

Sworn and subscribed before me this 11th day of February, 2021.

Cammy Marie McDonald  
Notary Public

My Commission Expires: 8/06/24



{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.)

21 FEB 11 2:23 PM

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

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

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

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

---

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

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

---

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

Executed in Dawsonville (city), Georgia (state)

Signature of Applicant

Jim King

Printed Name

2-11-21  
Date

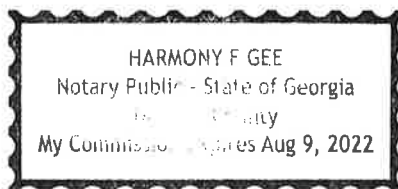
\_\_\_\_\_  
Name of Business

SUBSCRIBED AND SWORN BEFORE ME ON

THIS 11 DAY OF Feb., 2021

Harmony F. Gee Notary Public

My Commission Expires: August 9, 2022



{Notary Seal}

21FEB11 12:24PM



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

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

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

## LETTER OF INTENT

The applicant requests Rezoning to a portion of Parcel Number: 114 033 005 from RA to C-HB in order to build Service Style Retail/Office-Warehouse (Flex Space) and General Retail on 14.3 acres. The property is located at the NW Corner of Dawson Forest Rd and Highway 53E, Dawsonville, GA 30534. The property encompasses the remainder of this Parcel which has also been submitted under separate application as a Residential Neighborhood. It is bounded on the West by Wal-Mart and the Dawson Forest Apartments, the North by the Farmington Apartments and the South by the Penler Apartments and Byrd Boat & Self-Storage Facility. It is designated on the Future Land Use Plan as Commercial Highway Business. The proposed development will contain general retail, offices, and warehouse space that will serve the area and will be integrated into the Residential Neighborhood providing a walkable and sustainable live-work-play community. This Business Park will also serve the surrounding community by providing an opportunity and place for local citizens to bring their businesses closer to home.

**Owner Information**

GEORGIA 400 INDUSTRIAL PARK INC

**Payment Information**

Status	Paid
Last Payment Date	11/09/2020
Amount Paid	\$34,724.03

**Property Information**

Parcel Number	114 033 005
District	1 DAWSON COUNTY UNINCORPORATED
Acres	51.44
Description	LL 374 LD 13-S
Assessed Value	\$1,467,440
Appraised Value	\$3,668,600

**Bill Information**

Record Type	Property
Tax Year	2020
Bill Number	5451
Account Number	56913
Due Date	12/01/2020

**Taxes**

Base Taxes	\$34,724.03
Penalty	\$0.00
Interest	\$0.00
<b>Total Due</b>	<b>\$0.00</b>

21FEB11 12:24PM

# DAWSON COUNTY REZONING APPLICATION

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

ZA 21-08 Tax Map & Parcel # (TMP): \_\_\_\_\_  
Submittal Date: 8-11-21 Time: 12:26 am/pm  Received by: chg (staff initials)  
Fees Assessed: \_\_\_\_\_ Paid: Check Commission District: 3  
Planning Commission Meeting Date: March 14, 2021  
Board of Commissioners Meeting Date: April 15, 2021

## APPLICANT INFORMATION (or Authorized Representative)

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

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

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

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

## PROPERTY OWNER/PROPERTY INFORMATION

Name: Georgia 400 Industrial Park, Inc  
Street Address of Property being rezoned: \_\_\_\_\_

Rezoning from: AG to: RMF Total acreage being rezoned: 30.48

Directions to Property: NW Corner of Dawson Forest Rd & Highway 53. Across from Byrd's Boat Storage

21 FEB 11 12:26 PM

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

Current Use of Property: Agricultural

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? yes (yes/no)

If yes, what section? South

**SURROUNDING PROPERTY ZONING CLASSIFICATION:**

North RA South RA East RA West C-HB

Future Land Use Map Designation: Commercial Hwy

Access to the development will be provided from:

Road Name: State Route 53 Type of Surface: Asphalt

**REQUESTED ACTION & DETAILS OF PROPOSED USE**

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

Proposed Use: Residential Neighborhood aimed at 55+ Seniors

Existing Utilities:  Water  Sewer  Gas  Electric

Proposed Utilities:  Water  Sewer  Gas  Electric

**RESIDENTIAL**

No. of Lots: 145 Minimum Lot Size: 4,000 SF (acres) No. of Units: n/a

Minimum Heated Floor Area: 1,500 sq. ft. Density/Acre: 4.8

Type:  Apartments  Condominiums  Townhomes  Single-family  Other

Is an Amenity Area proposed: No; if yes, what? N/A

**COMMERCIAL & INDUSTRIAL**

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

21FEB11 12:26PM

## 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.

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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 2.11.21

Witness \_\_\_\_\_

Date 2.11.21

## WITHDRAWAL

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

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

Signature \_\_\_\_\_

Date \_\_\_\_\_

### **Withdrawal of Application:**

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

RECEIVED

**List of Adjacent Property Owners**

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**\*\*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 <b>114 018</b>	2. <b>Same Owner</b>	_____
TMP 114 020 001	3. <b>3Mind Dawson Forest LLC &amp; SG Atlantic, LLC</b>	<b>c/o Alliance Tax Advisors</b>
TMP 114 033 001	4. <b>Michael G Hughes:</b>	<b>7142 HWY 53 EAST DAWSONVILLE, GA 30534</b>
TMP 114 033 003	5. <b>Etowah Water &amp; Sewer Authority</b>	_____
TMP 114 033 005	6. <b>Georgia 400 Industrial Park, Inc:</b>	<b>Same Owner</b>
TMP 114 046 002	7. <b>Farmington Creek, LP:</b>	<b>3825 PACES WALK SUITE 100 ATLANTA, GA 30339</b>
TMP <b>114 033</b>	8. <b>Dawson Forest Holdings, LLC,</b>	<b>4635 HARRIS TRAIL ATLANTA, GA 30327</b>
TMP 114 022 004	9. <b>Dawson County Govt</b>	_____
TMP 114 022 003	10. <b>David, Billy &amp; Rocky Hughes:</b>	<b>33 Parkside Cir, Dawsonville, GA 30534</b>
TMP 114 022 006	11. <b>David, Billy &amp; Rocky Hughes:</b>	<b>33 Parkside Cir, Dawsonville, GA 30534</b>
TMP 114 022 009	12. <b>Penler Dawsonville, LLC:</b>	<b>P.O. BOX 56607 ATLANTA, GA 30343</b>
TMP 114 022 005	13. <b>David, Billy &amp; Rocky Hughes:</b>	<b>33 Parkside Cir, Dawsonville, GA 30534</b>
TMP <b>114 021</b>	14. <b>Byrd Elliott Properties, LLC:</b>	<b>7342 HWY 53 EAST DAWSONVILLE, GA 30534</b>
TMP 114 022 003	15. <b>David, Billy &amp; Rocky Hughes:</b>	<b>33 Parkside Cir, Dawsonville, GA 30534</b>

Use additional sheets if necessary.

21 FEB 11 12:31 PM

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

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

This notice and acknowledgement shall be public record.

Applicant Signature: *Jim King*

Applicant Printed Name: Jim King

Application Number: 21-08

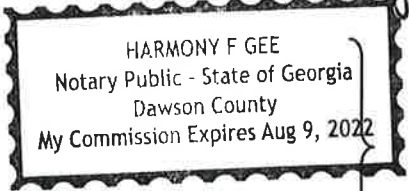
Date Signed: 2-11-21

Sworn and subscribed before me

this 11 day of Feb, 2021.

*Harmony F GEE*  
Notary Public

My Commission Expires: August 9, 2022



Notary Public Seal

21 FEB 11 12:29 PM



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

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

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

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

\_\_\_\_\_

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

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

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

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

Signature of Applicant/Representative of Applicant:

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

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

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

21 FEB 11 2:32 PM

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

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

I am a United States citizen.

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

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

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

---

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

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

---

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

Executed in Dawsonville (city), GA (state)

Signature of Applicant

Jim King

Printed Name

Date

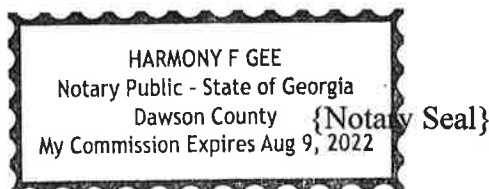
Name of Business

SUBSCRIBED AND SWORN BEFORE ME ON

THIS 11 DAY OF Feb., 2021

Harmony F GEE Notary Public

My Commission Expires: August 9, 2022



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

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

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

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## LETTER OF INTENT

The applicant requests Rezoning a portion of Parcel Number: 114 033 005 from RA to RMF in order to build a Residential Neighborhood of 145 homes on 30.48 acres. The property is located at the NW Corner of Dawson Forest Rd and Highway 53E, Dawsonville, GA 30534. The property is bounded on the north by Farmington Apartments, the south by the Penler Apartments and Byrd's Storage, and the west by Walmart and the Dawson Forest Apartments; so the proposed use obviously fits the area. The property is bounded on the south and east by Dawson Forest Rd and SR 53 respectfully. It is designated on the Future Land Use Plan as Commercial Highway Business; however with the boundless available commercial property along the Ga 400 Corridor, this property is not marketable as entirely Commercial. We are proposing a mixed-use solution that will provide Commercial Uses along the Highway frontages of State Route 53 and Dawson Forest Road, while integrating residential uses within walking distance on the property behind the commercial uses. The proposed higher density residential use is a far more logical and realistic use and will provide a transition from the commercial land use along Ga 400 to the more rural residential areas that currently exist.

The neighborhood will provide a much needed solution for younger families and support the workforce resonating in the Ga 400 Corridor without placing an extreme burden upon our transportation infrastructure. The proximity to the existing commercial uses creates a highly desired mixed-use activity area and will provide a true live-work environment.

21 FEB 11 12:34 PM

11-2-2011 11:11:17

**OWNER/DEVELOPER:**  
**GEORGIA 400 INDUSTRIAL PARK, INC.**  
 680 DENNETT RD.  
 CUMMING, GA. 30118

**24-HOUR CONTACT:**  
**BILL VERINGA**  
 678-366-6970

**PROJECT:**  
**DAWSON FOREST - SK 53 TRACT**

**LOCATION:**  
 LOCATED IN LAND COCSM, MAP 25 138 DISTRICT 14 SECTION DAWSON COUNTY, GEORGIA

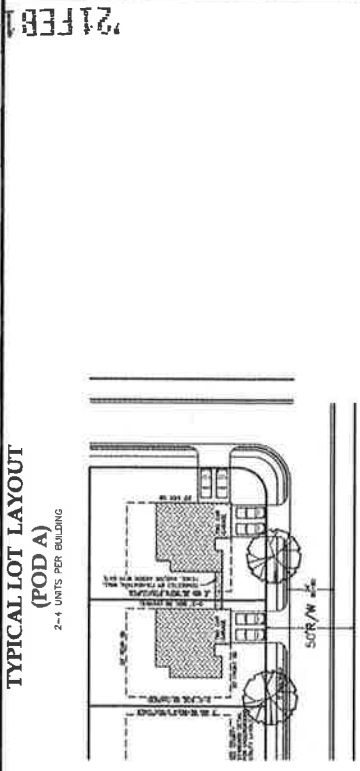
**SHEET TITLE:**  
**CONCEPT PLAN**

**STAMP:**  
**GEORGIA 400**  
 Industrial Development Center, Inc.  
 1000 Peachtree Industrial Blvd., Suite 100  
 Cumming, Georgia 30118  
 Phone: 678-366-6970  
 Fax: 678-366-6971  
 Website: www.georgia400.com

**DRAWING DATE:** 2011-02-11

**SHEET REVISIONS:**

**SHEET:** 1 of 1



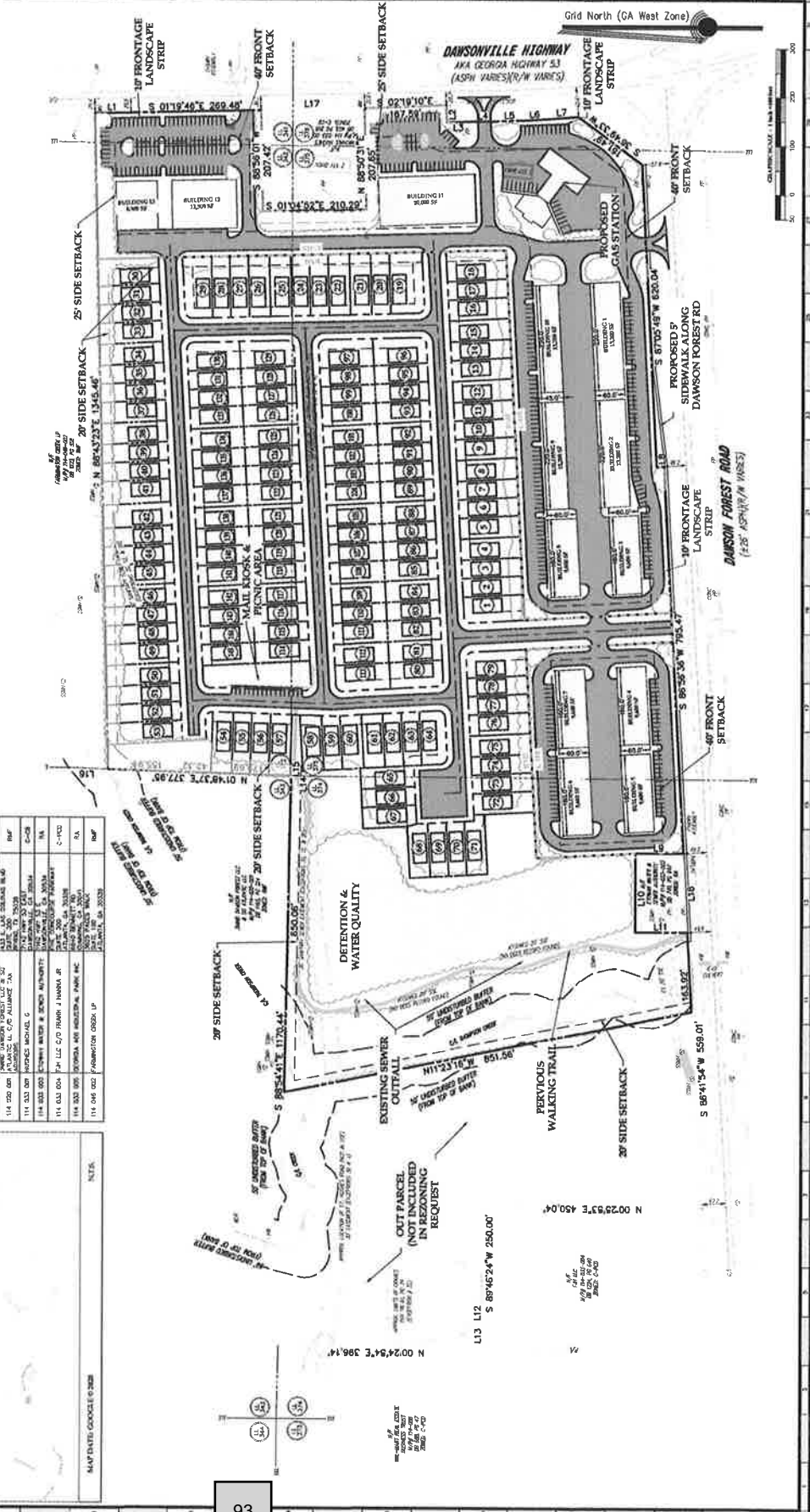
**SITE DATA**

Parcel: 714 033 006  
 Total Site Area: 44,755 ac  
 Area: 30,480 ac  
 Area: 14,275 ac  
 Residential Density: 4.9 u/s/ac  
 Open Space Provided: 7.8 ac (25.8%) (Minimum 25% Required)  
 2-4 Units Per Building

**Setbacks (Eriac):** Setbacks (Semi-Detached Lots):  
 Side: 0-5' (Variable); 20' between detached buildings  
 Rear: 20'  
 Front: 20'

**POD B (Commercial Highway Business) Proposed Zoning: C-HB**  
 Area: 14,275 ac  
 Side: 40'  
 Rear: 20'

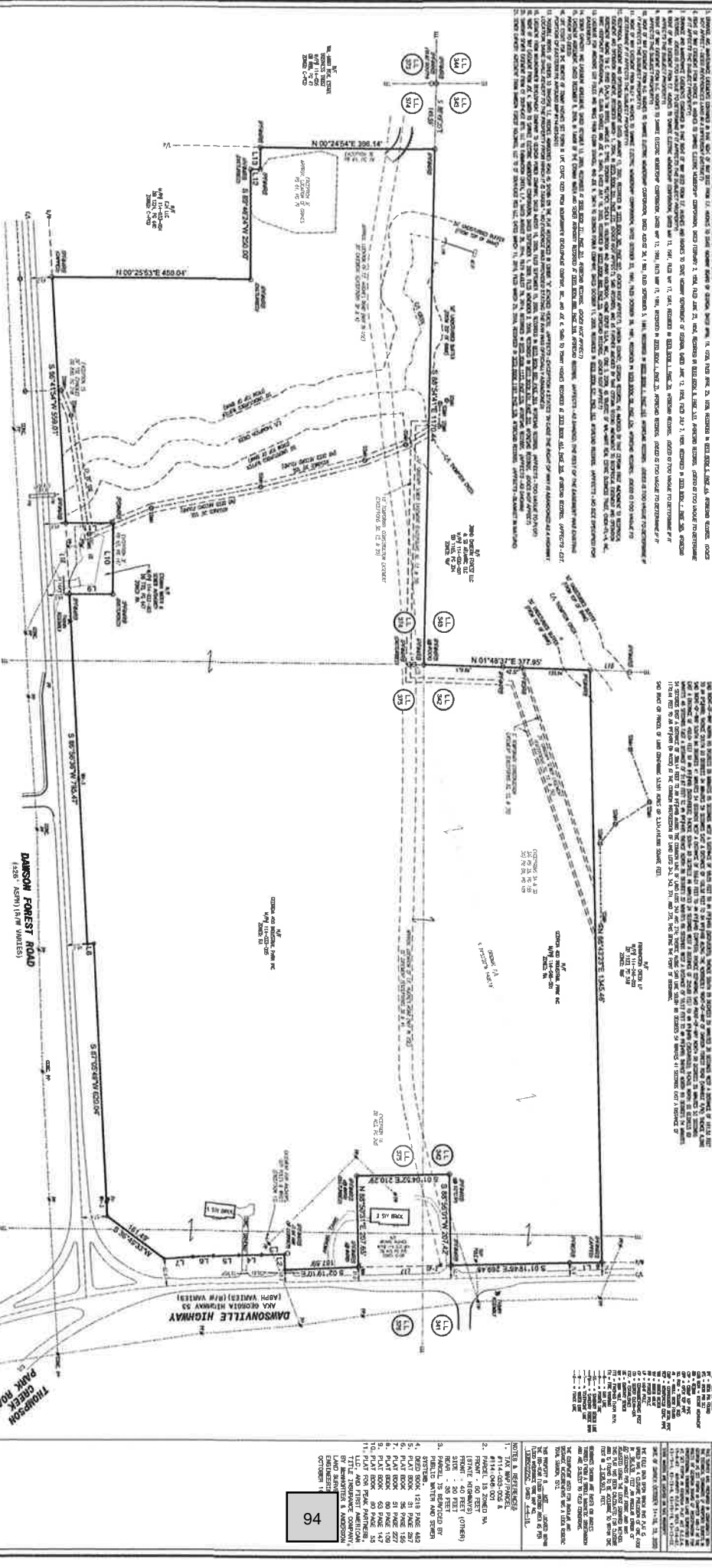
PARCEL	NAME	ADDRESS	ZONING
111 008	DAWSON FOREST REAL ESTATE SERVICES	111 008	C-POD
111 009	DAWSON FOREST REAL ESTATE SERVICES	111 009	RA
111 010	DAWSON FOREST REAL ESTATE SERVICES	111 010	RA
111 011	DAWSON FOREST REAL ESTATE SERVICES	111 011	RA
111 012	DAWSON FOREST REAL ESTATE SERVICES	111 012	RA
111 013	DAWSON FOREST REAL ESTATE SERVICES	111 013	RA
111 014	DAWSON FOREST REAL ESTATE SERVICES	111 014	RA
111 015	DAWSON FOREST REAL ESTATE SERVICES	111 015	RA
111 016	DAWSON FOREST REAL ESTATE SERVICES	111 016	RA
111 017	DAWSON FOREST REAL ESTATE SERVICES	111 017	RA
111 018	DAWSON FOREST REAL ESTATE SERVICES	111 018	RA
111 019	DAWSON FOREST REAL ESTATE SERVICES	111 019	RA
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111 021	DAWSON FOREST REAL ESTATE SERVICES	111 021	RA
111 022	DAWSON FOREST REAL ESTATE SERVICES	111 022	RA
111 023	DAWSON FOREST REAL ESTATE SERVICES	111 023	RA
111 024	DAWSON FOREST REAL ESTATE SERVICES	111 024	RA
111 025	DAWSON FOREST REAL ESTATE SERVICES	111 025	RA
111 026	DAWSON FOREST REAL ESTATE SERVICES	111 026	RA
111 027	DAWSON FOREST REAL ESTATE SERVICES	111 027	RA
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111 100	DAWSON FOREST REAL ESTATE SERVICES	111 100	RA



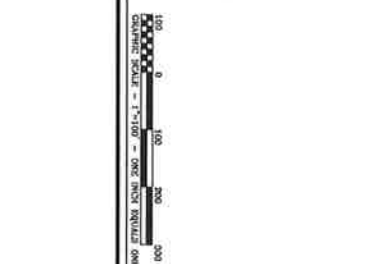
**TOTAL = 53.591 ACRES**  
 2,934,410.980 SQUARE FEET



**LEGAL DESCRIPTION:**  
 COMMENCE AT THE SOUTHWEST CORNER OF THE INTERSECTION OF THE EAST LINE OF SECTION 16, T14N, R10E, S1E, OF THE 36TH RANGE, 10TH MERIDIAN, 1ST DISTRICT, GEORGIA, BEING THE POINT OF BEGINNING OF THE SURVEY, AND PROCEED AS FOLLOWS:  
 1. BY A BEARING OF S 01° 01' 32" E AND A DISTANCE OF 72.77 FEET TO THE POINT OF BEGINNING OF THE SURVEY;  
 2. BY A BEARING OF S 88° 50' 12" E AND A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING OF THE SURVEY;  
 3. BY A BEARING OF S 01° 30' 44" E AND A DISTANCE OF 52.11 FEET TO THE POINT OF BEGINNING OF THE SURVEY;  
 4. BY A BEARING OF S 01° 52' 52" E AND A DISTANCE OF 57.43 FEET TO THE POINT OF BEGINNING OF THE SURVEY;  
 5. BY A BEARING OF S 02° 03' 57" E AND A DISTANCE OF 46.99 FEET TO THE POINT OF BEGINNING OF THE SURVEY;  
 6. BY A BEARING OF S 04° 18' 11" E AND A DISTANCE OF 64.30 FEET TO THE POINT OF BEGINNING OF THE SURVEY;  
 7. BY A BEARING OF S 00° 04' 39" E AND A DISTANCE OF 106.56 FEET TO THE POINT OF BEGINNING OF THE SURVEY;  
 8. BY A BEARING OF S 80° 52' 46" E AND A DISTANCE OF 24.97 FEET TO THE POINT OF BEGINNING OF THE SURVEY;  
 9. BY A BEARING OF S 01° 52' 15" E AND A DISTANCE OF 11.15 FEET TO THE POINT OF BEGINNING OF THE SURVEY;  
 10. BY A BEARING OF S 01° 04' 51" E AND A DISTANCE OF 56.92 FEET TO THE POINT OF BEGINNING OF THE SURVEY;  
 11. BY A BEARING OF S 87° 58' 22" E AND A DISTANCE OF 181.88 FEET TO THE POINT OF BEGINNING OF THE SURVEY.



**ALTA/SURVEY FOR:**  
**GEORGIA 400 INDUSTRIAL PARK INC.**  
 LAND LOTS 341, 342, 374, 375, & 378  
 SOUTH HALF 13TH DISTRICT  
 1ST DISTRICT, GEORGIA  
 PLAT DATE: NOVEMBER 11, 2020  
 REVISIONS:



Course	Bearing	Distance
L1	S 01° 01' 32" E	72.77
L2	S 88° 50' 12" E	35.00
L3	S 01° 30' 44" E	52.11
L4	S 01° 52' 52" E	57.43
L5	S 02° 03' 57" E	46.99
L6	S 04° 18' 11" E	64.30
L7	S 00° 04' 39" E	106.56
L8	S 80° 52' 46" E	24.97
L9	S 01° 52' 15" E	11.15
L10	S 01° 04' 51" E	56.92
L11	S 87° 58' 22" E	181.88

**DANSON FOREST ROAD**  
 (AS PER ASHP (P.W. 198383))

**DANSONVILLE HIGHWAY**  
 (AS PER VALENTI (P.W. 198383))

**THOMPSON PARK ROAD**

**McCLURE ENGINEERS, P.C.**  
 2000 JOHNSON DRIVE - SUITE D  
 GAINESVILLE, GA 30606  
 WWW.McCLUREENGINEERS.COM

**PRELIMINARY**

Surveyed, Located, and Platted by:  
 McCLURE ENGINEERS, P.C.  
 Registered Geomatics Engineer No. 2008

**McCLURE ENGINEERS, P.C.**

2000 JOHNSON DRIVE - SUITE D  
 GAINESVILLE, GA 30606  
 WWW.McCLUREENGINEERS.COM

REGISTERED PROFESSIONAL ENGINEER  
 GEORGIA LICENSE NO. 2008

21 FEB 11 12:35 PM

JOB NO. 201487

**Owner Information**

GEORGIA 400 INDUSTRIAL PARK INC

**Payment Information**

<b>Status</b>	Paid
<b>Last Payment Date</b>	11/09/2020
<b>Amount Paid</b>	\$34,724.03

**Property Information**

<b>Parcel Number</b>	114 033 005
<b>District</b>	1 DAWSON COUNTY UNINCORPORATED
<b>Acres</b>	51.44
<b>Description</b>	LL 374 LD 13-S
<b>Assessed Value</b>	\$1,467,440
<b>Appraised Value</b>	\$3,668,600

**Bill Information**

<b>Record Type</b>	Property
<b>Tax Year</b>	2020
<b>Bill Number</b>	5451
<b>Account Number</b>	56913
<b>Due Date</b>	12/01/2020

**Taxes**

<b>Base Taxes</b>	\$34,724.03
<b>Penalty</b>	\$0.00
<b>Interest</b>	\$0.00
<b>Total Due</b>	\$0.00

21 FEB 11 12:35 PM

**PROPERTY OWNER AUTHORIZATION**

I/we, David Duncan V.P. GA 400 Industrial Park inc, hereby swear that I/we own the property located at (fill in address and/or tax map & parcel #):

Tax Parcel 114-033, located at The Northwest Corner of Dawson Forrest Rd and GA Hwy. 53

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: 2-11-21

\*\*\*\*\*

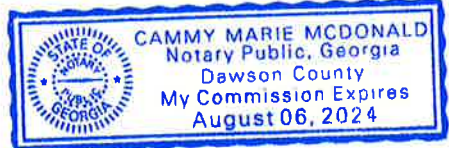
Printed Name of Owner(s): David Duncan  
Signature of Owner(s): [Signature] Date: 2-11-21

Mailing address: [Blank]

City, State, Zip: [Blank]

Telephone Number: [Blank]  
Listed [Blank]  
Unlisted [Blank]

Sworn and subscribed before me  
this 11th day of February, 2021.  
Cammy Marie McDonald  
Notary Public  
My Commission Expires: 8/6/24



{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.)