DAWSON COUNTY PLANNING COMMISSION
MEETING Agenda – Tuesday, October 19, 2021
DAWSON COUNTY GOVERNMENT CENTER ASSEMBLY ROOM
25 JUSTICE WAY, DAWSONVILLE GEORGIA 30534
6:00 PM

A. MEETING CALLED TO ORDER

B. INVOCATION

C. PLEDGE OF ALLEGIANCE

D. ROLL CALL

E. ANNOUNCEMENTS:
There will be a Planning Commission Meeting November 16th 2021

F. APPROVAL OF MINUTES:
September 21st 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 21-16 GA 400 Hospitality, LLC is requesting to vary from the Dawson County Sign Ordinance Article IX Section 200 D.1 signs shall be ground mounted and wrapped in brick or stone. TMP 115-128
2. Presentation of **VR 21-17** Dustin Masters is requesting to vary from the Dawson County Land Use Resolution Article III Section 309 C.3 front setback reductions. TMP L17-109 Athens Boat Club
3. Presentation of **VR 21-19** Miles, Hansford & Tallant, LLC is requesting to vary from the Dawson County Land Use Resolution Article VI Section 603 C.3 Access requirements, Article VI, Section 607.e to allow 100% of parking to be located offsite TMP 106-075-014 Marketplace Pkwy

Application for Rezoning:

4. Presentation of **ZA 21-18** Benjamin Smith is requesting to rezone TMP 102-040 from RSR (Residential Sub-Rural) to R-A (Residential Agriculture.
   SU 21-05 Benjamin Smith is requesting a Special Use permit of 102-040 of a temporary saw mill in a R-A zoned parcel.
5. Presentation of **ZA 21-19** Tony Singleton is requesting to rezone TMP 094-053 from RSR (Residential Sub-Rural) to RSRMM (Residential Sub-Rural Manufactured Moved).

6. Presentation of **ZA 21-20** Michael Watson is requesting to rezone TMP 009-002 from R-A (Residential Agriculture) to C-HB (Commercial Highway Business) for the purpose of operating an outdoor gun range. Hwy 52
   SU 21-06 Michael Watson is requesting a Special Use permit to operate an outdoor gun range within a C-HB zoned parcel.
7. Presentation of **ZA 21-21** Jim King is requesting to rezone TMP 098-015, 098-016-001, 098-016-002 from R-A (Residential Agriculture) to RS-3 (Residential Suburban 3) for the purpose of developing a 379-lot subdivision. Hwy 9 S/Goodson Rd.
   VR 21-08 Jim King is requesting a variance to the Dawson County Subdivision Regulations Article X Section 1003.D minimum lot width reduction. TMP 098-015, 098-016-001, 098-016-002

2022 Planning Commission Meeting Schedule and Submittal Deadlines:

8. Presentation of 2022 Submittal Deadline and Planning Commission Meeting Schedule

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 PLANNING COMMISSION
PLANNING STAFF REPORT

Applicant.....Georgia 400 Hospitality LLC

Variance Application # .....VR 21-16

Request .....Vary from the façade of the monument sign requirements.

Proposed Use.....A stone-based sign of which the top of the sign is not integrated into the masonry structure.

Size .....1.43+/- acres

Existing Zoning.....C-HB

Applicable Regulations.....Dawson County Sign Ordinance, Article IX Section 200. D. 1.

Location .....Bethel Drive at Carlisle Road

Tax Parcel #.....115 128

Meeting Date.....October 19, 2021

Applicant Proposal

The Applicant is requesting for the monument sign to be stone at the base and the top of the sign not integrated into the masonry structure.

History and Existing Land Use

The subject property is currently being developed for a Holiday Inn Express.

STAFF ANALYSIS

The sign ordinance requires the base and sign structure to be constructed of brick or stone. The Brick and or stone sign design and construction is consistent with the requirement of being complementary to the primary structures within the GA 400 Overlay District.

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

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

No practical difficulty or unnecessary hardship beyond sign cost can be noted for varying from a strict and literal interpretation of the sign ordinance. Applicant did install the sign prior to approval of a permit for said sign which upon application review would have noted the sign requirements this request is proposed to vary from.

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

No exceptional or extraordinary circumstances are noted beyond the fact that the sign has already been constructed.

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

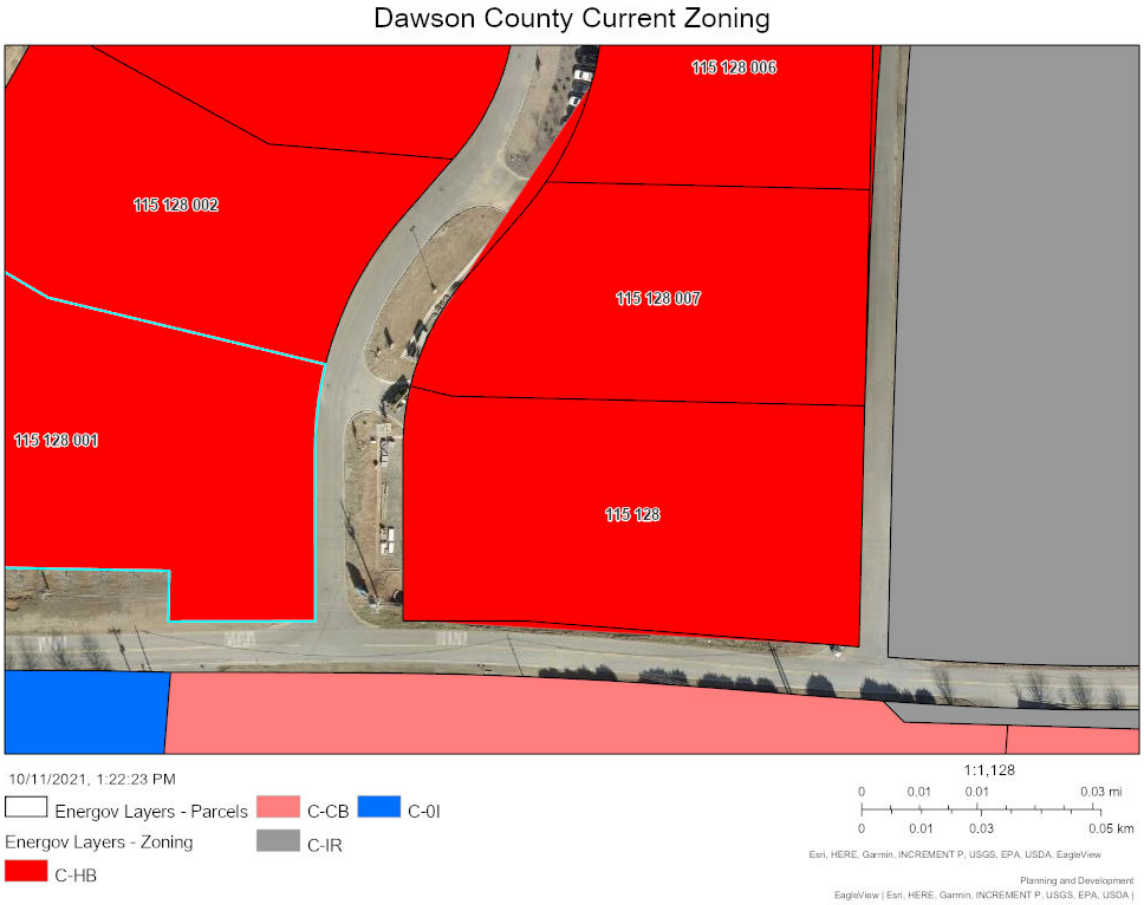
No detriment to the public health, safety, or welfare nor any materially injury to properties or improvements in the near vicinity can be noted if this request were to be granted.

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

The general objectives of the ordinance are to have signage constructed of brick and or stone that compliments the primary structure and is architecturally integrated with surroundings in terms of size, shape, color and texture. Varying the structure of the sign from this standard as requested would not egregiously differ from some existing signs also do not meet that standard.

Picture of subject property:

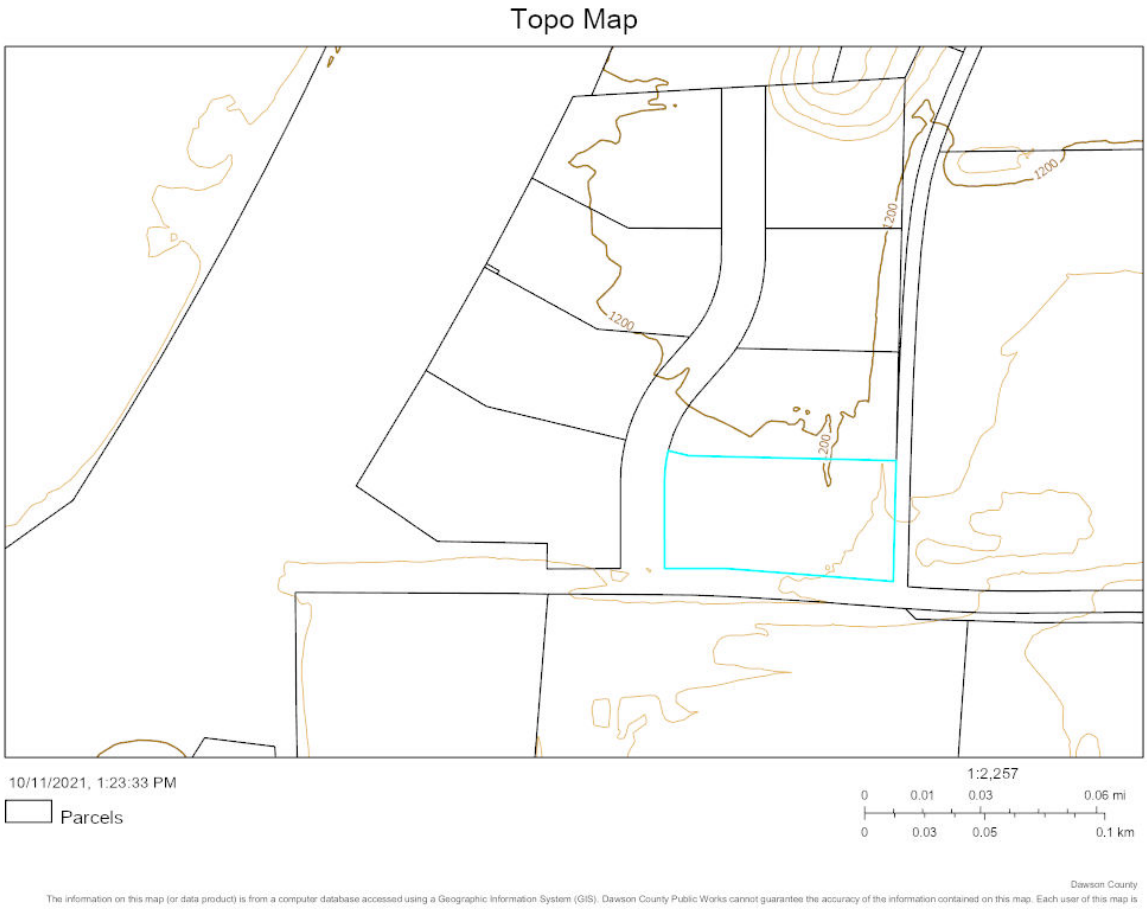
Existing zoning:



Future Land Use:

Future Land Use Map

Topo:


Topo Map
1200
1200
1200
200
200
10/11/2021, 1:23:33 PM
Parcels
1:2,257
0 0.01 0.03 0.06 mi
0 0.03 0.05 0.1 km
Dawson County
The information on this map (or data product) is from a computer database accessed using a Geographic Information System (GIS). Dawson County Public Works cannot guarantee the accuracy of the information contained on this map. Each user of this map is

Aerial Photo:

DAWSON COUNTY VARIANCE APPLICATION

This portion to be completed by Zoning Administrator

VR 21-16 Tax Map & Parcel # (TMP): 115-128-007

Current Zoning: C-HB Commission District #: _____

Submittal Date: 8/20/21 Time: 12:26 am/pm Received by: hg (staff initials)

Fees Assessed: 350.00 Paid: Check

Planning Commission Meeting Date: October 19, 2021

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: GA 400 Hospitality LLC / Jignesh Patel.

Address: 16 Bethel Drive
Dawsonville, GA. 30534

Phone: Listed / Unlisted _____ Email: Business / Personal

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

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

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

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

Meeting Date: _____ Applicant Signature: _____

PROPERTY INFORMATION

Street Address of Property: 16 Bethel Drive
Dawsonville, GA 30534

Land Lot(s): ~~[illegible]~~ 115-128 ~~115-128 007~~ District: N/A Section: _____

Subdivision/Lot: _____ Building Permit #: C-8-21-16350 (if applicable)

AUG 20 12:26PM

Directions to the Property: From GA 400 North bound, make a right turn on carlisle street & make a left turn on bethel Drive.

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: Asking for variance from the requirement to wrap the sign in brick or stone.

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 [X] other (explain below):

Asking for variance from the requirement to wrap the sign in brick or stone

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): _____

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

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

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

IHG corporate sign requirment do not allow us to wrap the sign in brick or stone. current installed sign is in line with all other holiday inn express.

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

exceptional and extra ordinary conditions are the requirement from IHG corporate.

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:

Not wrapping sign will not cause public health, safety or ~~lessen the val~~ decrease the value of surrounding properties.

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

Resolution is to make sure quality of sign is good and we feel our sign is good quality sign.

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

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

PROPERTY OWNER AUTHORIZATION

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

16 Bethel Drive, 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: Jignesh Patel.

Signature of applicant or agent: [signature] Date: 8/19/21

Printed Name of Owner(s): Jignesh Patel.

Signature of Owner(s): [signature] Date 8/19/21

Sworn and subscribed before me
this 19 day of August, 2021.

[signature]
Notary Public

My Commission Expires: July 18, 2022

MARY LYNN WREYFORD NOTARY (Seal) EXP. 07/18/2022 PUBLIC FOUR COUNTY, GEORGIA

(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 AUG 20 12:20PM

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 LaGrange (city), GA (state)

Signature of Applicant — **Date** 8/19/21

JIGHESHA PATEL — **Printed Name**

Holiday Inn Express Dawsonville — **Name of Business**

SUBSCRIBED AND SWORN BEFORE ME ON

THIS 19 DAY OF August, 2021

Mary Lynn Wreyford — Notary Public

My Commission Expires: July 18, 2022

MARY LYNN WREYFORD NOTARY PUBLIC EXP. 07/18/2022 TROUP COUNTY, GEORGIA (Seal)

'21 AUG 20 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.

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: 8/19/21

Signature of Witness: _____ Date: 8/19/21

****

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.

VR#_____ TMP# 115 12 8007.

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 115 128001	1. RMZ Properties LLC	4514 Chamblee Dunwoody Rd #450 Atlanta, GA 30338.
TMP 115 128002	2. Brennen Arthur	2341 DeFoors Ferry Rd NW, Atlanta, GA 30318.
TMP 115 128003	3. varsity real estate III LLC	P.O. Box 2249, Cumming, GA 30028
TMP 115128006	4. Bethel professional LLC	50 Lakeland Dr, Dawsonville, GA 30534
TMP 115128004	5. varsity real estate III LLC	P.O. Box 2249, Cumming, GA 30028.
TMP 115128005	6. Beagle Family Investment LLLP	1675 Riverside Dr, Roswell, GA 30076.
TMP 115127001	7. worldwide manufacturing company Inc	16 Worldwide Dr. Dawsonville, GA 30534
TMP 115125001	8. Securelock12 LLC.	14241 Dallas Pkwy, suite 350, Dallas TX 75254.
TMP_____	9.	
TMP_____	10.	
TMP_____	11.	
TMP_____	12.	
TMP_____	13.	
TMP_____	14.	
TMP_____	15.	

Use additional sheets if necessary.

'21 AUG 20 12:27PM

Filed in Office: 04/18/2018 11:40AM
Deed Doc: WD
Bk 01289 Pg 0359-0360
Georgia Transfer Tax Paid : $800.00
Justin Power Clerk of Court
Dawson County
0422018000520

Thornton & Graham, P.C.
Attorneys at Law
200 Church Street
LaGrange, GA 30240

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF DAWSON

THIS INDENTURE, made **April 16, 2018**, between

BETHEL CROSSING, LLC

of the County of **Dawson** and the State of Georgia, as Party or Parties of the First Part, hereinafter called "Grantor", and

GA 400 HOSPITALITY, LLC

of the County of **Dawson** and the State of Georgia, as Party or Parties of the Second Part, hereinafter called "Grantee" (the words "Grantor" and "Grantee" to include their respective heirs, successors, and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of ten dollars ($10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and conveyed and by these presents do grant, bargain, sell and convey unto the said Grantee, all Grantor's interest in and to the following described property, to wit:

All that tract or parcel of land lying and being in Land Lot 434 of the 13th District, 1st Section, Dawson County, Georgia, Lot 7, containing 0.932 acres, more or less, and 8, containing 1.134 acres, more or less, Bethel Crossing, S/D, as per plat recorded in Plat Book 64, Page 187A, Dawson County, Georgia Records, which plat is incorporated herein by reference for a more complete description.

Grantor is the Declarant as set forth in Declaration of Covenants, Conditions, Restrictions, Reservations and Easements as recorded in Deed Book 668, Pages 371-421, Dawson County, Georgia Records. Pursuant to

Section 3.2 of the Covenants, the Declarant hereby consents for the above described property to be used as a hotel or motel.

TO HAVE AND TO HOLD, the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining to the only proper use, benefit and behoof of the said Grantee forever in **FEE SIMPLE**.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the Grantee against the claims of all persons claiming by, through, or under the Grantor.

IN WITNESSETH WHEREOF Grantor have hereunto set their hands and affixed their seal the day and year first above written.

Wen Investments, Inc. Managing Member of
Coro Bethel Crossing, LLC, as Manager of
Bethel Crossing, LLC

By:_____
John W. Lundeen, III, President

Signed, sealed and delivered,
On **April 16, 2018**
In the presence of:

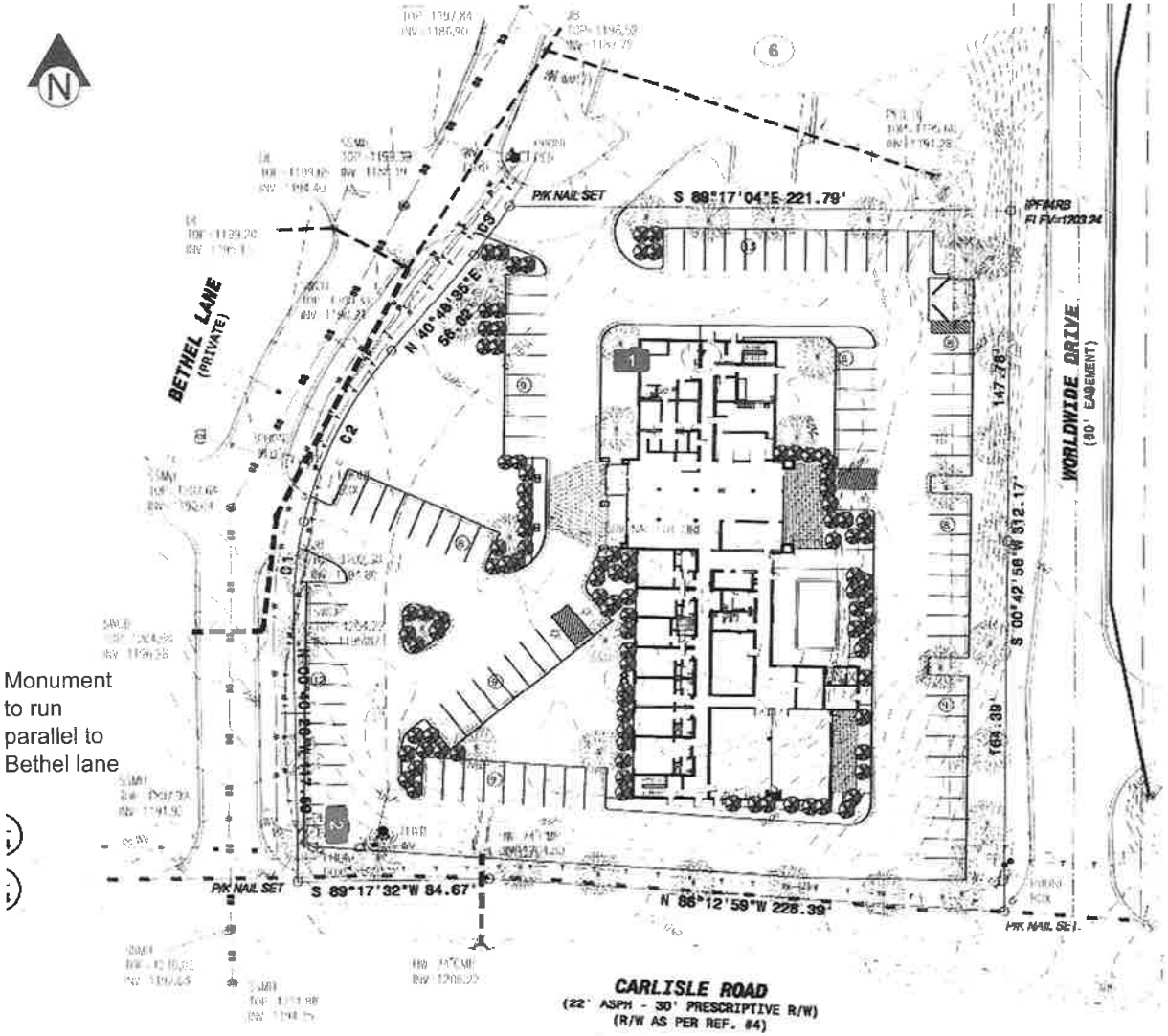
Diana Evans
Unofficial Witness

Julia Brown
Notary Public [seal]

JULIA BROWN NOTARY PUBLIC COBB COUNTY, GEORGIA EXP. 11/04/2018

Lots 7 & 8 Bethel Crossing Subdivision
115 128 007 AND 115 128

SITE PLAN



Monument to run parallel to Bethel lane

19

1 XLS-SM5w
122 SQUARE FEET
LED ILLUMINATED - 120 VOLT

2 **XPS-52**
DF MONUMENT SIGN
LED ILLUMINATED - 120 VOLT

CUMMINGS
Customer creation through brand innovation.

CUSTOMER APPROVAL:

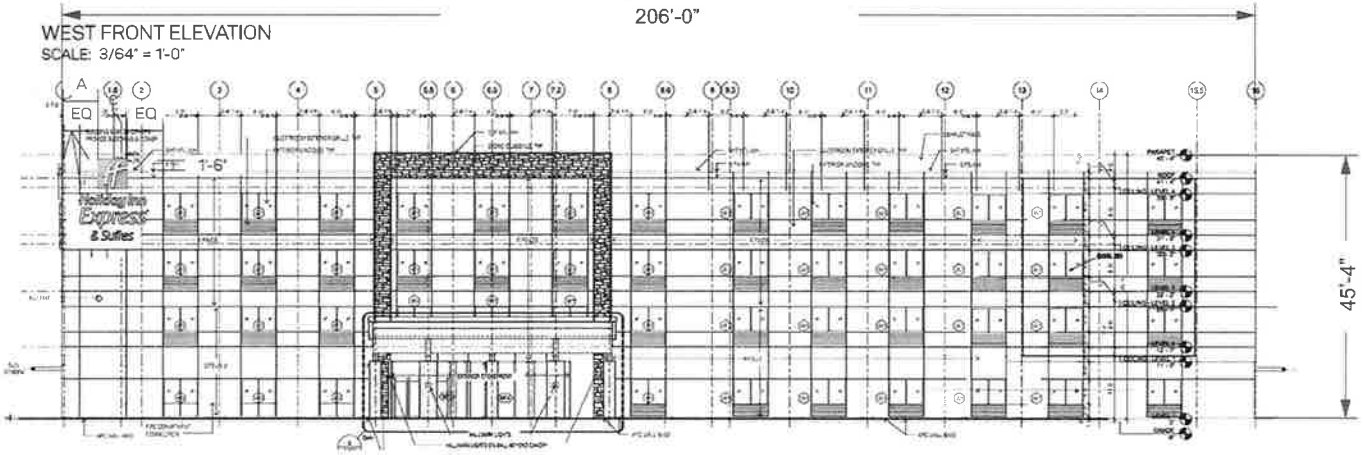
DATE:

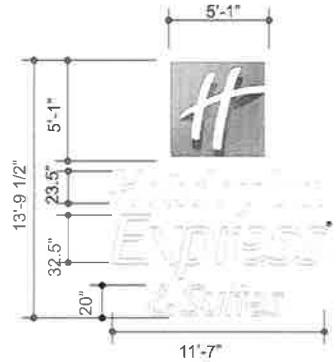
	DATE	BY		DATE	BY
Rev. #1	01/09/20	AAAJ	Rev. #4		
Rev. #2	08/10/20	AAAJ	Rev. #5		
Rev. #3	09/18/20	AAAJ	Rev. #6		

HOLIDAY INN EXPRESS & SUITES
16 BETHEL DRIVE
DAWSONVILLE GA

DRAWING NO: 098883-057
ARTIST: AAAJ DATE: 07/01/19
SHEET: 1 OF 3

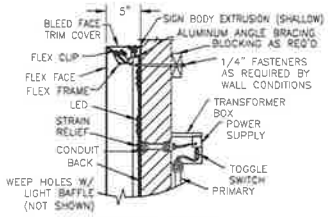
WEST FRONT ELEVATION
SCALE: 3/64" = 1'-0"



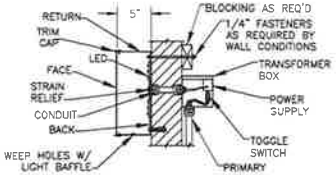


1 XLS-SM5W
122 SQUARE FEET
LED ILLUMINATED - 120 VOLT

nighttime view | not to scale



LOGO SECTION DETAIL-NTS
EQUIPMENT GROUNDED



LETTER SECTION DETAIL-NTS
EQUIPMENT GROUNDED

NOTE:
SHEETROCK TO NOT BE INSTALLED BEHIND SIGNAGE UNTIL INSTALLATION IS COMPLETE. COORDINATE A PRE-DRILL/PRE WIRE INSTALLATION IF NECESSARY

DO NOT SHEETROCK WALL WHERE SIGNS ARE LOCATED
Coordinate Pre-Drill/Pre-Wire Installation if needed, as soon as permits are approved.

CUMMINGS
Customer creation through brand innovation.

CUSTOMER APPROVAL:

DATE:

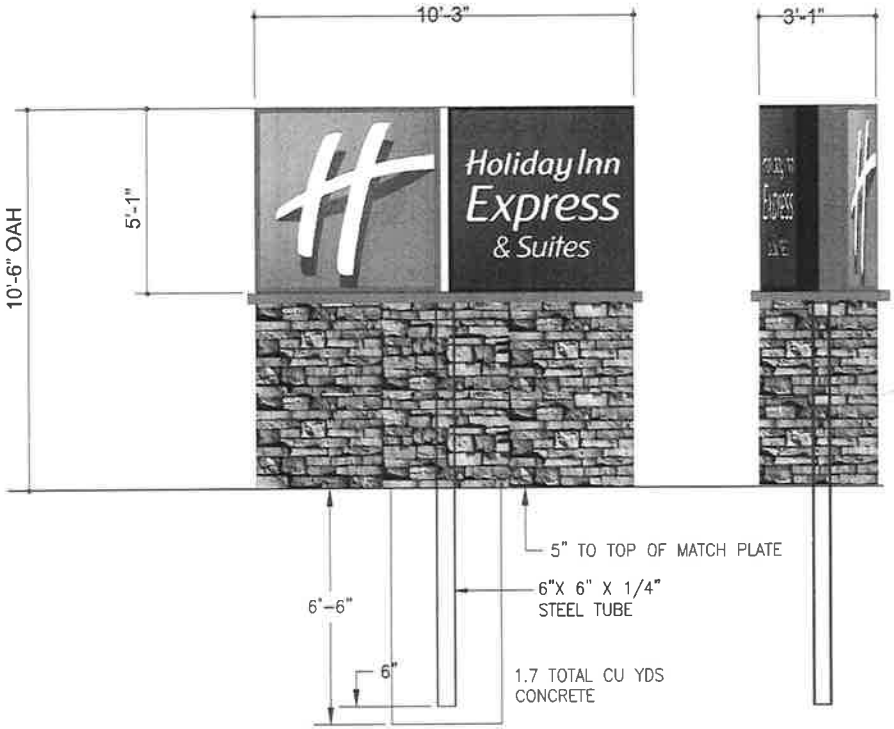
	DATE	BY		DATE	BY
Rev. #1	01/09/20	AAAJ	Rev. #4		
Rev. #2	08/10/20	AAAJ	Rev. #5		
Rev. #3	09/18/20	AAAJ	Rev. #6		

HOLIDAY INN EXPRESS & SUITES
16 BETHEL DRIVE
DAWSONVILLE GA

DRAWING NO: 098383-057

ARTIST: AAAJ DATE: 07/01/19

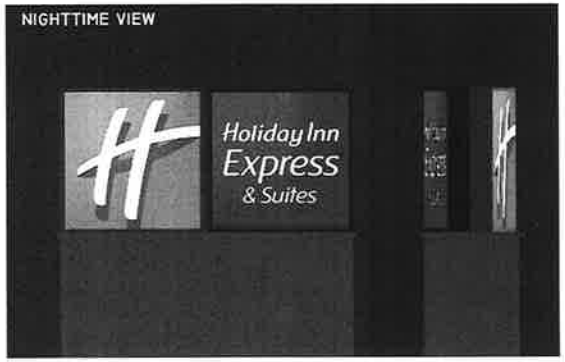
SHEET: 2 OF 3

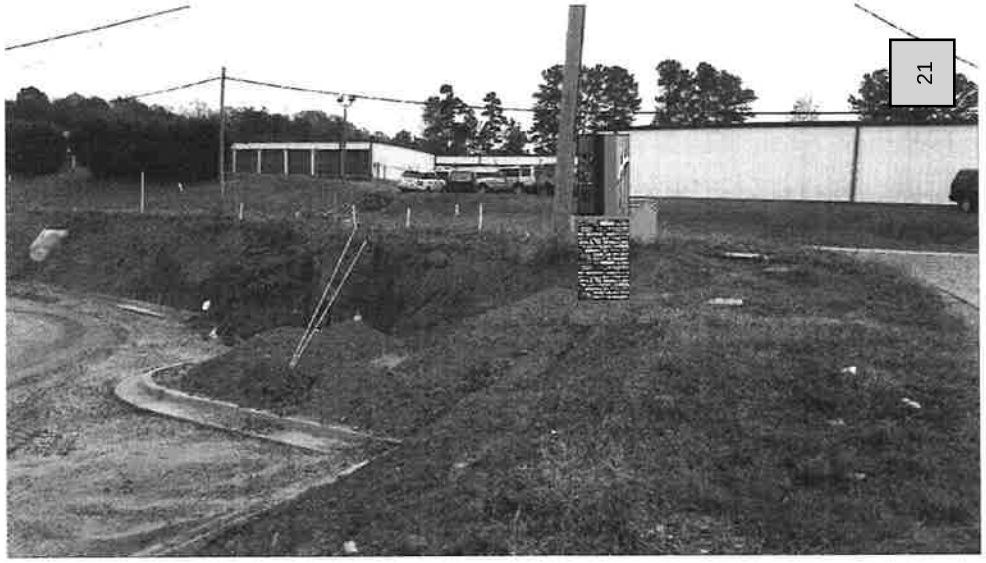


Customer will landscape around sign, rear portion of side will need additional landscaping due to sloped grade.

Customer is responsible for covering any exposed foundation, and for any additional grade work

BASE:
FAUX STONE BASE BY OTHERS
TO INCLUDE CEMENT BOARD





1) Base Cap: Color must match one of the building EIFS/building colors. Paint color to be supplied by Hotel prior to manufacturing.
2) Base: The base will be manufactured with cement board attached. Hotel GC to install stone veneer to the base.

ELECTRICAL NOTES:
TOTAL AMPS – 5.5 A
TOTAL CIRCUITS – 1 20A REQUIRED
VOLTS – 120V –277V
THIS SIGN WILL BE UL OR cUL LISTED AND IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN. ##@1/4" DRAINAGE/WEEP HOLES @ 4' ON CENTERS OR AS REQUIRED BY UL. MIN 12 MTW/THHN 1011/1015/1230/1335 600V or 1032 1000V 105C WIRE. PER UL REQUIREMENT, ALL ELECTRICAL COMPONENTS AND WIRING MUST BE FIXED & SUPPORTED A MINIMUM OF 1/2" ABOVE THE BOTTOM OF SIGN

2 **XPS-52**
DF MONUMENT SIGN
LED ILLUMINATED - 120 VOLT

CUMMINGS
Customer creation through brand innovation.

CUSTOMER APPROVAL:

DATE:

	DATE	BY		DATE	BY
Rev. #1	01/09/20	AAAJ	Rev. #4		
Rev. #2	08/10/20	AAAJ	Rev. #5		
Rev. #3	09/18/20	AAAJ	Rev. #6		

HOLIDAY INN EXPRESS & SUITES
16 BETHEL DRIVE
DAWSONVILLE GA

DRAWING NO: 098383.05
ARTIST: AAAJ DATE: 07/01/19
SHEET: 3 OF 3

'21 AUG 20 12:27PM

Printed: 8/19/2021 11:26:08 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 - 5218	115 128 / 1 LOT 8 BETHEL CROSSINGS FMV: 557700	$5278.74	$0.00 Fees: $0.00 $0.00	$0.00	$5278.74	$0.00
	Totals:	**$5278.74**	**$0.00**	**$0.00**	**$5278.74**	**$0.00**

Paid Date: 11/30/2020 **Charge Amount:** $5278.74

GA 400 HOSPITALITY, LLC
107 HOFFMAN DRIVE

LAGRANGE, GA 30240

Scan this code with your mobile phone to view this bill

Printed: 8/19/2021 11:26:25 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 - 5219	115 128 007 / 1 LOT 7 BETHEL CROSSING FMV: 362700	$3433.03	$0.00 Fees: $0.00 $0.00	$0.00	$3433.03	$0.00
	Totals:	**$3433.03**	**$0.00**	**$0.00**	**$3433.03**	**$0.00**

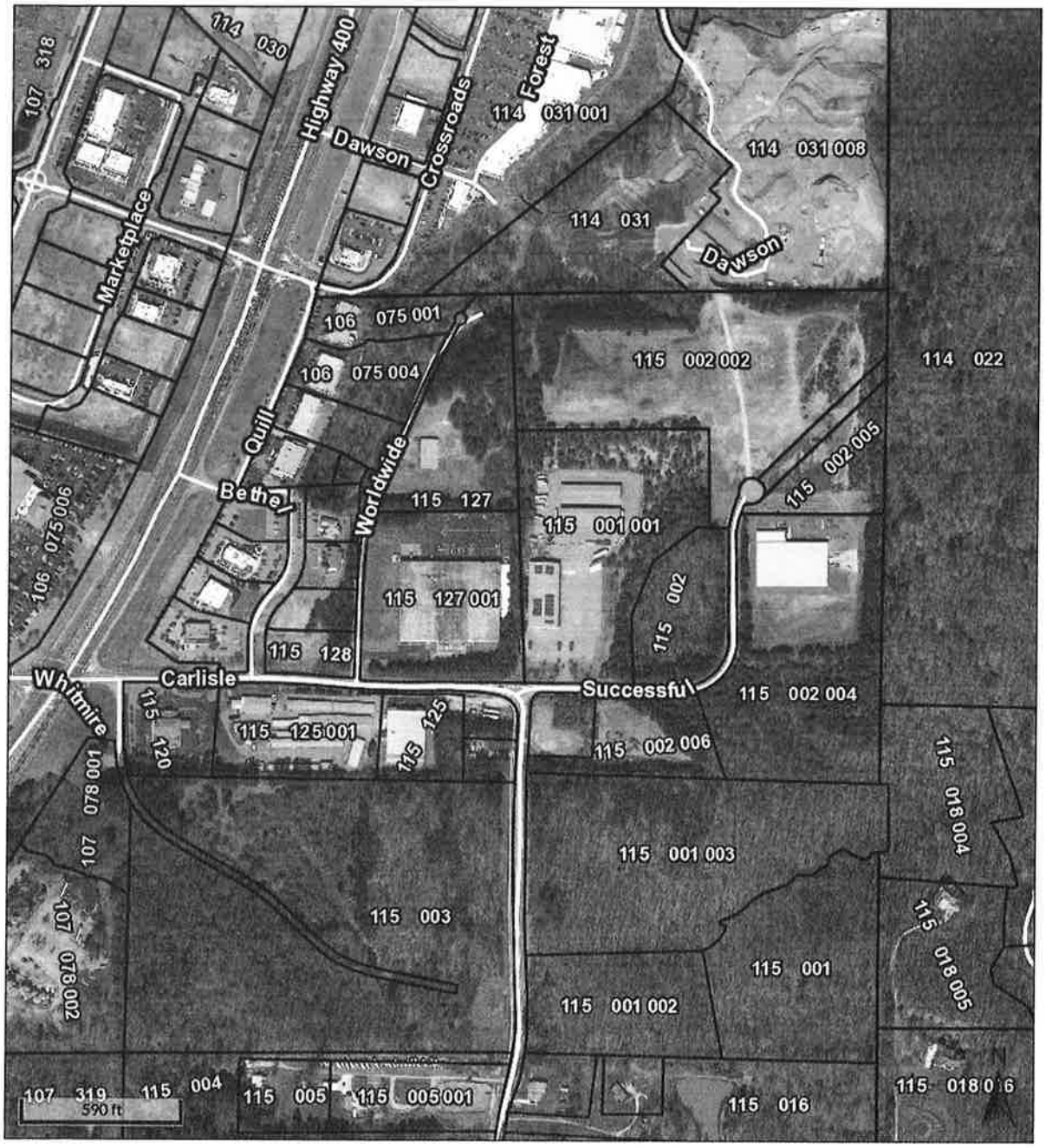
Paid Date: 11/30/2020 **Charge Amount:** $3433.03

GA 400 HOSPITALITY, LLC
107 HOFFMAN DRIVE

LAGRANGE, GA 30240

Scan this code with your mobile phone to view this bill

qPublic.net™ Dawson County, GA



Overview

Legend

☐ Parcels

Date created: 8/18/2021
Last Data Uploaded: 8/17/2021 11:37:32 PM

Developed by Schneider GEOSPATIAL

21 AUG 20 12:27PM

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Summary

Parcel Number	115 125 001
Location Address	74 CARLISLE RD
Legal Description	LL 473 LD 13-S (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	23.663
Acres	4.14
Neighborhood	400 (00042)
Homestead Exemption	No (S0)
Landlot/District	N/A

View Map

Owner

SECURLOCK 12 LLC
14241 DALLAS PKWY
SUITE 350
DALLAS, TX 75254

Land

Type	Description	Calculation Method	Frontage	Depth	Acres	Lots
Commercial	400 Commercial 200000	Acres	0	0	4.14	1

Commercial Improvement Information

Description	Service Repair Garage-S-Low
Value	$71,500
Actual Year Built	1997
Effective Year Built	1997
Square Feet	5000
Wall Height	10
Wall Frames	Bearing Wall
Exterior Wall	Galvanized Metal
Roof Cover	Galvanized Metal
Interior Walls	Unfinished
Floor Construction	Reinforced Concrete
Floor Finish	Concrete
Ceiling Finish	
Lighting	Standard F.F.
Heating	Cent. Htg. & A.C.
Number of Buildings	1

Description	Office Buildings-S-Average
Value	$64,500
Actual Year Built	1997
Effective Year Built	1997
Square Feet	900
Wall Height	10
Wall Frames	Reinforced Concrete
Exterior Wall	Concrete Block
Roof Cover	Tar & Gravel
Interior Walls	Sheetrock
Floor Construction	Reinforced Concrete
Floor Finish	Carpet/Vinyl Tile
Ceiling Finish	Acoustical Tile
Lighting	Standard F.F.
Heating	Susp. Htr's. & A.C.
Number of Buildings	1

Description	Mini Warehouse-S-Average
Value	$34,500
Actual Year Built	1997
Effective Year Built	1997
Square Feet	4500
Wall Height	10

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Summary

Parcel Number	115 127 001
Location Address	16 WORLDWIDE DR
Legal Description	LL 434, 473 LD 13-1 S (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	23.663
Acres	7.44
Neighborhood	400 (00042)
Homestead Exemption	No (S0)
Landlot/District	434 /

View Map

Owner

WORLD WIDE MANUFACTURING COMPANY, INC
16 WORLD WIDE DR
DAWSONVILLE, GA 30534

Land

Type	Description	Calculation Method	Frontage	Depth	Acres	Lots
Commercial	400 Commercial 150000	Acres	0	0	7.44	0

Commercial Improvement Information

Description	Light Manufacturing-D-Average
Value	$3,070,200
Actual Year Built	1998
Effective Year Built	1998
Square Feet	100800
Wall Height	24
Wall Frames	Reinforced Concrete
Exterior Wall	Reinforced Concrete
Roof Cover	Tar & Gravel
Interior Walls	Unfinished
Floor Construction	Reinforced Concrete
Floor Finish	Concrete
Ceiling Finish	
Lighting	Incandescent Fix.
Heating	Susp. Heaters
Number of Buildings	1

Description	Office Buildings-D-Average
Value	$238,800
Actual Year Built	1998
Effective Year Built	1998
Square Feet	4000
Wall Height	8
Wall Frames	Wood
Exterior Wall	Stucco
Roof Cover	
Interior Walls	Sheetrock
Floor Construction	Concrete On Ground
Floor Finish	Carpet/Vinyl Tile
Ceiling Finish	Acoustical Tile
Lighting	Standard F.F.
Heating	Cent. Htg. & A.C.
Number of Buildings	1

Description	Office Buildings-S-Average
Value	$229,900
Actual Year Built	1998
Effective Year Built	1998
Square Feet	4000
Wall Height	8

26

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Summary

Parcel Number	115 128 005
Location Address	98 BETHEL DRIVE
Legal Description	LOT 5 BETHEL CROSSINGS (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	23.663
Acres	0.86
Neighborhood	400 (00042)
Homestead Exemption	No (S0)
Landlot/District	N/A

View Map

Owner

BEAGLE FAMILY INVESTMENTS LLLP
1675 RIVERSIDE DR
ROSWELL, GA 30076

Land

Type	Description	Calculation Method	Frontage	Depth	Acres	Lots
Commercial	400 Commercial 600000	Acres	0	0	0.86	0

Residential Improvement Information

Style	One Family (Detached)
Heated Square Feet	2844
Interior Walls	Sheetrock
Exterior Walls	Cement Fiber Siding
Foundation	Masonry/Crawl
Attic Square Feet	0
Basement Square Feet	0
Year Built	2013
Roof Type	Architectural Shingles
Flooring Type	Carpet/Hrdwd/Tile
Heating Type	Central Heat/AC
Number Of Rooms	0
Number Of Bedrooms	0
Number Of Full Bathrooms	2
Number Of Half Bathrooms	2
Number Of Plumbing Extras	9
Value	$277,300
Condition	Average
Fireplaces\Appliances	Pre-fab 1 sty 1 Box 1
House Address	98 BETHEL DRIVE

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
COMM.ASPH.PAVING(1-10000)	2014	120x70 / 0	0	$7,400
COMMERCIAL SITE VALE(10000)	2013	1x1 / 1	1	$10,000

Permits

Permit Date	Permit Number	Type
07/24/2013	7625	COMMERCIAL

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
7/30/2013	1089 254	64 187A	$147,500	Fair Market Sale (Vacant)	BETHEL CROSSING LLC	BEAGLE FAMILY INVESTMENTS LLLP

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Summary

Parcel Number	115 128 006
Location Address	76 BETHEL DRIVE
Legal Description	LOT 6 BETHEL CROSSING (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	23.663
Acres	0.74
Neighborhood	400 (00042)
Homestead Exemption	No (S0)
Landlot/District	N/A

View Map

Owner

BETHEL PROFESSIONAL LLC
50 LAKELAND DR
DAWSONVILLE, GA 30534

Land

Type	Description	Calculation Method	Frontage	Depth	Acres	Lots
Commercial	400 Commercial 600000	Acres	0	0	0.74	0

Commercial Improvement Information

Description	Dental Office-C-Average
Value	$204,500
Actual Year Built	2016
Effective Year Built	2017
Square Feet	1086
Wall Height	12
Wall Frames	Wood
Exterior Wall	Wood
Roof Cover	Asphalt Shingles
Interior Walls	Sheetrock
Floor Construction	Wood Joists & Subfloor
Floor Finish	Carpet/Vinyl Tile
Ceiling Finish	Sheetrock
Lighting	Standard F.F.
Heating	Cent. Htg. & A.C.
Number of Buildings	1

Description	Dental Office-C-Average
Value	$470,700
Actual Year Built	2016
Effective Year Built	2017
Square Feet	3649
Wall Height	12
Wall Frames	Wood
Exterior Wall	60% Wood 40% Stone
Roof Cover	Asphalt Shingles
Interior Walls	Sheetrock
Floor Construction	Concrete On Ground
Floor Finish	Carpet/Vinyl Tile
Ceiling Finish	Acoustical Tile
Lighting	Standard F.F.
Heating	Cent. Htg. & A.C.
Number of Buildings	1

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
COMM.ASPH.PAVING(1-10000)	2017	0x0 / 4400	0	$4,300
COMMERCIAL SITE VALE(10000)	2016	0x0 / 1	0	$10,000

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Summary

Parcel Number	115 128 004
Location Address	
Legal Description	LOT 4 BETHEL CROSSING (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	23.663
Acres	0.92
Neighborhood	400 (00042)
Homestead Exemption	No (S0)
Landlot/District	N/A

View Map

Owner

VARSITY REAL ESTATE III LLC
PO BOX 2249
CUMMING, GA 30028

Land

Type	Description	Calculation Method	Frontage	Depth	Acres	Lots
Commercial	400 Commercial 600000	Acres	0	0	0.92	0

Permits

Permit Date	Permit Number	Type
03/17/2011	3-11-6255	COMMERCIAL

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
12/16/2011	1009 59	64 187	$0	Quitclaim (non ALT)	EVELYN AND FRANK GORDY FAMILY	VARSITY REAL ESTATE III LLC
10/20/2005	699 635	64 187	$1,325,000	Part	BETHEL CROSSING LLC	EVELYN AND FRANK GORDY FAMILY LP

Valuation

	2021	2020	2019	2018	2017
Previous Value	$552,000	$368,000	$368,000	$368,000	$312,800
Land Value	$552,000	$552,000	$368,000	$368,000	$368,000
+ Improvement Value	$0	$0	$0	$0	$0
+ Accessory Value	$0	$0	$0	$0	$0
= Current Value	**$552,000**	**$552,000**	**$368,000**	**$368,000**	**$368,000**

Photos

qPublic.net™ Dawson County, GA

Summary

Parcel Number	115 128 003
Location Address	73 BETHEL DRIVE
Legal Description	LOT 3 BETHEL CROSSINGS (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	23.663
Acres	0.97
Neighborhood	400 (00042)
Homestead Exemption	No (S0)
Landlot/District	N/A

View Map

Owner

VARSITY REAL ESTATE III LLC
PO BOX 2249
CUMMING, GA 30028

Land

Type	Description	Calculation Method	Frontage	Depth	Acres	Lots
Commercial	400 Commercial 600000	Acres	0	0	0.97	0

Commercial Improvement Information

Description	Fast Food Res.-C-Average
Value	$487,900
Actual Year Built	2011
Effective Year Built	2011
Square Feet	4298
Wall Height	12
Wall Frames	Wood
Exterior Wall	Brick
Roof Cover	Tar & Gravel
Interior Walls	Sheetrock
Floor Construction	Reinforced Concrete
Floor Finish	Concrete
Ceiling Finish	Acoustical Tile
Lighting	Recessed F.F.
Heating	Cent. Htg. & A.C.
Number of Buildings	1

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
COMMERCIAL SITE VALE(10000)	2011	1x0 / 1	1	$10,000
COMM.CONC.PAVING(1-5000)	2011	0x0 / 1500	0	$2,100
COMM.ASPH.PAVING(10000-100000)	2011	0x0 / 21000	0	$16,800

Permits

Permit Date	Permit Number	Type
03/17/2011	3-11-6254	COMMERCIAL
09/30/2010	8-10-5991	COMMERCIAL
09/30/2010	8-10-5991	COMMERCIAL

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
12/16/2011	1009 59	64 187	$0	Quitclaim (non ALT)	EVELYN AND FRANK GORDY FAMILY	VARSITY REAL ESTATE III LLC
10/20/2005	699 635	64 187	$1,325,000	Part	BETHEL CROSSING LLC	EVELYN AND FRANK GORDY FAMILY LP

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Summary

Parcel Number	115 128 002
Location Address	45 BETHEL DRIVE
Legal Description	LOT 2 BETHEL CROSSINGS (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	23.663
Acres	1
Neighborhood	400 (00042)
Homestead Exemption	No (S0)
Landlot/District	N/A

View Map

Owner

BRANNEN ARTHUR
2341 DEFOORS FERRY RD NW
ATLANTA, GA 30318

Land

Type	Description	Calculation Method	Frontage	Depth	Acres	Lots
Commercial	400 Commercial 600000	Acres	0	0	1	0

Commercial Improvement Information

Description	Discount Stores-C-Average
Value	$292,200
Actual Year Built	2005
Effective Year Built	
Square Feet	6944
Wall Height	14
Wall Frames	Bearing Wall
Exterior Wall	Brick Veneer
Roof Cover	Tar & Gravel
Interior Walls	Painted Masonry
Floor Construction	Concrete On Ground
Floor Finish	Vinyl Tile
Ceiling Finish	Acoustical Tile
Lighting	Incandescent Fix.
Heating	Cent. Htg. & A.C.
Number of Buildings	1

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
COMM.ASPH.PAVING(10000-100000)	2005	0x0 / 14500	0	$7,400
COMMERCIAL SITE VALE(10000)	2005	1x1 / 1	0	$10,000

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
11/9/2007	839 526	64 187A	$0	Not Fair Market	HARDAGE JOSEPH C	HARDAGE JOSEPH C & ARTHUR BRANNEN
11/9/2007	839 526	64 187A	$0	Gift	HARDAGE JOSEPH C & ARTHUR BRAN	BRANNEN ARTHUR
11/9/2007	839 522	64 187A	$0	Not Fair Market	AJDC LLC	HARDAGE JOSEPH C & ARTHUR BRANNEN
7/28/2005	684 597		$655,000	Improved After Sale	BETHEL CROSSINGS	AJDC LLC

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Summary

Parcel Number	115 128 001
Location Address	31 BETHEL DRIVE
Legal Description	LOT 1 BETHEL CROSSINGS (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	23.663
Acres	1.41
Neighborhood	400 (00042)
Homestead Exemption	No (S0)
Landlot/District	N/A

View Map

Owner

RMZ PROPERTIES LLC
4514 CHAMBLEE DUNWOODY RD # 450
ATLANTA, GA 30338

Land

Type	Description	Calculation Method	Frontage	Depth	Acres	Lots
Commercial	400 Commercial 600000	Acres	0	0	1.41	0

Commercial Improvement Information

Description	Restaurant-C-Average
Value	$390,700
Actual Year Built	2005
Effective Year Built	
Square Feet	4740
Wall Height	12
Wall Frames	Wood
Exterior Wall	Brick
Roof Cover	Tar & Gravel
Interior Walls	Sheetrock
Floor Construction	Concrete On Ground
Floor Finish	Ceramic Tile
Ceiling Finish	Acoustical Tile
Lighting	Recessed F.F.
Heating	Cent. Htg. & A.C.
Number of Buildings	1

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
COMM.ASPH.PAVING(10000-100000)	2005	0x0 / 31500	0	$16,100
COMMERCIAL SITE VALE(10000)	2005	1x1 / 1	0	$10,000
xParking Lot Lights	2005	0x0 / 10	0	$2,500

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
3/1/2021	1477 384	64 187A	$0	Quitclaim (non ALT)	RMZ PROPERTIES LLC	1531 HIGHWAY 400 DAWSONVILLE LLC
3/1/2021	1477 378	64 187A	$2,850,000	Fair Market Sale (Improved)	RMZ PROPERTIES LLC	1531 HIGHWAY 400 DAWSONVILLE LLC
8/15/2017	1256 346		$0	Contract	CJS APPLEBEES LLC	RMZ PROPERTIES LLC
8/15/2017	1256 299		$2,925,000	Fair Market Sale (Improved)	CJS APPLEBEES LLC	RMZ PROPERTIES LLC
7/22/2015	1162 96		$3,200,000	Fair Market Sale (Improved)	APPLE PROPERTIES INC	CJS APPLEBEES LLC
7/22/2015	1162 89	64 187	$0	Corrective Deed	NRP REALTY LLC	APPLE PROPERTIES INC
10/12/2011	1002 85		$0	Quitclaim (non ALT)	APPLE RESTAURANTS INC	NRP REALTY LLC
10/12/2011	1002 80		$2,268,101	Fair Market Sale (Improved)	APPLE RESTAURANTS INC	NRP REALTY LLC
5/16/2005	668 422		$858,000	Improved After Sale	BETHEL CROSSINGS	APPLE RESTAURANTS INC

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Summary

Parcel Number	115 128 007
Location Address	
Legal Description	LOT 7 BETHEL CROSSING (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	23.663
Acres	0.93
Neighborhood	400 (00042)
Homestead Exemption	No (S0)
Landlot/District	N/A

View Map

Owner

GA 400 HOSPITALITY, LLC
107 HOFFMAN DRIVE
LAGRANGE, GA 30240

Land

Type	Description	Calculation Method	Frontage	Depth	Acres	Lots
Commercial	400 Commercial 600000	Acres	0	0	0.93	0

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
4/16/2018	1289 359	64 187A	$800,000	Multi-Vacant (ALT)	BETHEL CROSSING LLC	GA 400 HOSPITALITY, LLC
6/22/2004	605 218	36 265	$2,988,400	Fair Market Sale (Vacant)	TRY ASSOCIATES LLC	BETHEL CROSSING LLC

Valuation

		2021	2020	2019	2018	2017
	Previous Value	$362,700	$265,050	$265,050	$265,050	$265,050
	Land Value	$362,700	$362,700	$265,050	$265,050	$265,050
+	Improvement Value	$0	$0	$0	$0	$0
+	Accessory Value	$0	$0	$0	$0	$0
=	Current Value	**$362,700**	**$362,700**	**$265,050**	**$265,050**	**$265,050**

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, Permits, Sketches.

DAWSON COUNTY PLANNING COMMISSION
PLANNING STAFF REPORT

Applicant.....Dustin Masters

Variance Application # .....VR 21-17

Request.....Front setback reduction from 40' to 20'

Proposed Use.....Single-Family Primary Residence

Size ..... 0.26 acres+/-

Existing Zoning.....VCR

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

Location .....304 Holly Circle

Tax Parcel #..... L17 109

Meeting Date.....October 19, 2021

Applicant Proposal

Mr. & Mrs. Masters wishes to build a new residence within the Athens Boat Club community, due to the size of the lot and the footprint of the home that they are seeking to construct a front setback is requested.

History and Existing Land Use

The property is a lot within the Athens Boat Club Neighborhood which was developed before zoning regulations were adopted in Dawson County. Many of the lots that are within the development have had to request variances to bring their structures and additions into compliance.

Applicant Criteria of Need

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

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

Setback standards have been established throughout the county for the purpose of maintaining the health, safety and welfare of the citizens. Setbacks create a demarcation line for the separation of structures for fire safety as well as appropriate distances from road rights of way for pedestrian/homeowner safety. Having noted this, Athens Boat Club is a pre-1986 planned community which does not and cannot meet current setback requirements due to small lot sizes. This applicant wishes to remove a dated mobile home and replace said structure with a single-family residential structure which will be built to current building construction codes.

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

The lot is grandfathered, non-conforming and is too small for current land development codes.

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

Athens Boat Club is an established lake community and the improvements to the site that the applicant is seeking would not be detrimental.

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

The improvements to the lot would fit within the general character of the area as several other dated mobile homes have been replaced with new single-family residences built to current building construction codes.

STAFF ANALYSIS

This lot, like many others in the Athens Boat Club community, is non-conforming to today's zoning and setback standards. Applicants must request variances in order to make any improvements to their lots. This application is an attempt to bring the site into compliance through the variance process. The removal of the dated mobile home and its replacement with a new single-family residence built to current building construction codes would not be inconsistent with other lots surrounding and in the development as a whole which has seen a trend in replacement of older mobile homes with new single-family structures. Construction is subject to all life safety codes.

Picture of subject property:

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N

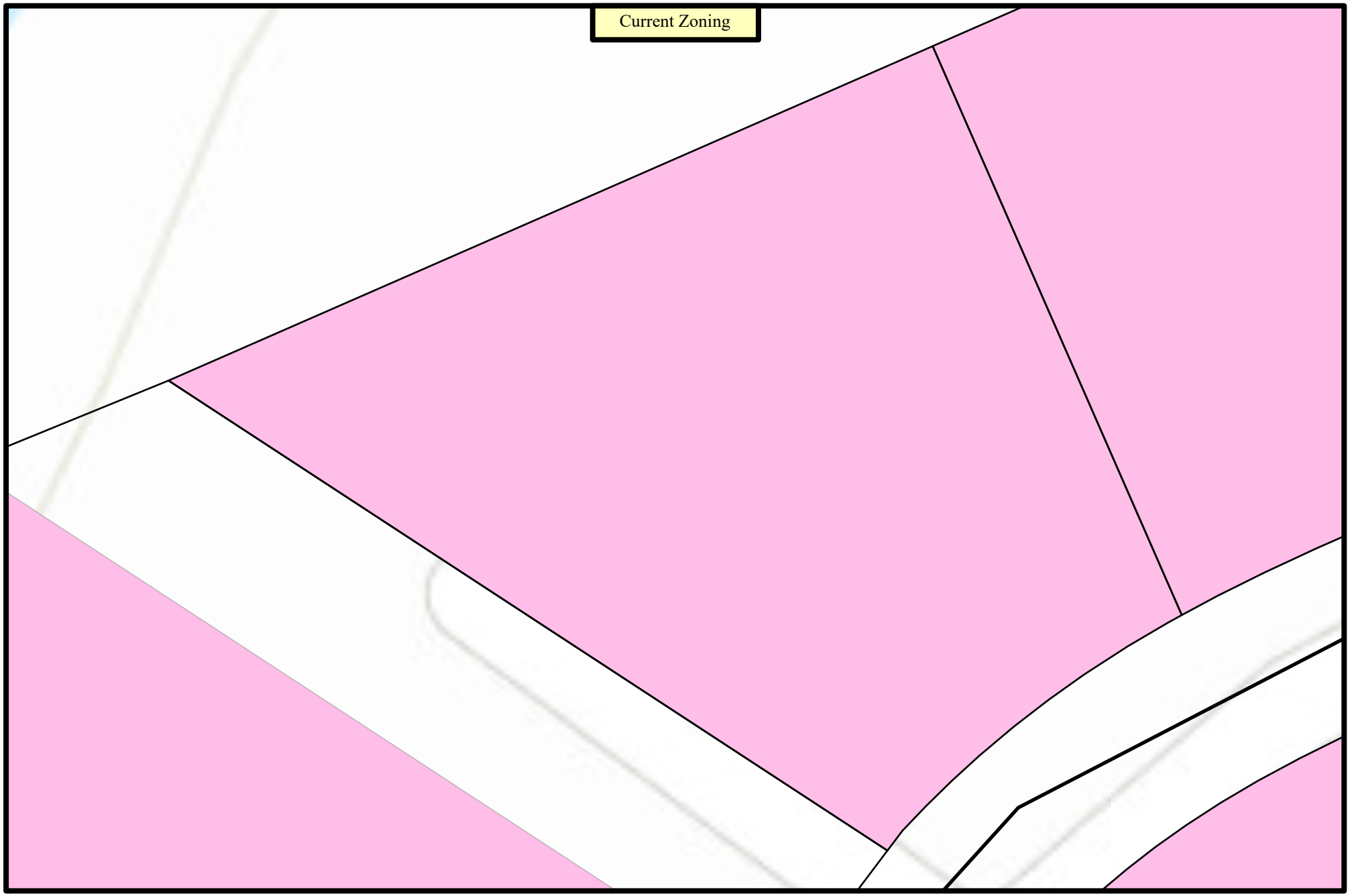
Scale: 1:1,180

Dawson County

Planning and Development

Staff Report

Parcel #: L17-109
Current Zoning: VCR
FLU: RL
Application #: VR 21-17



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N

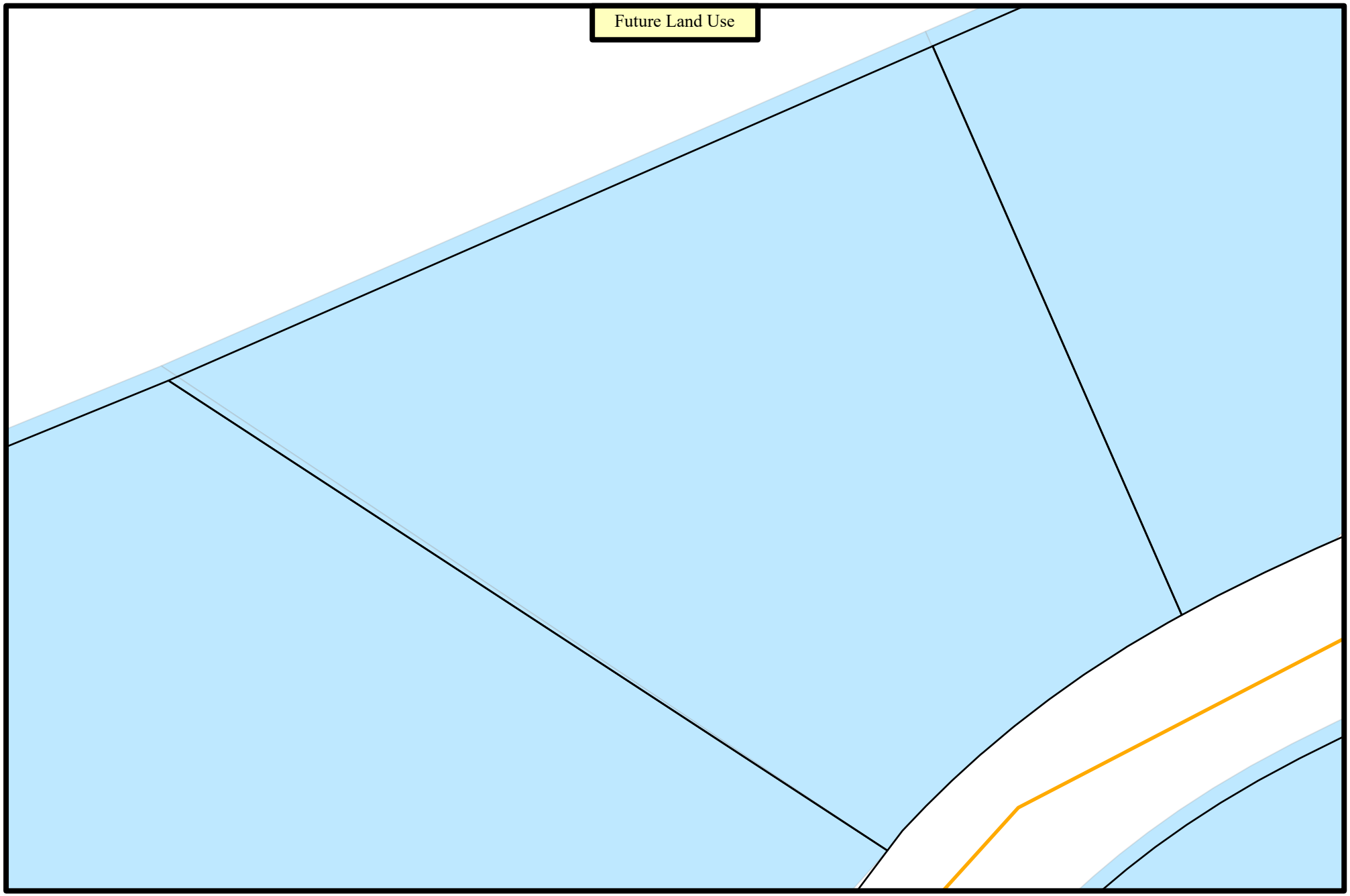
Scale: 1:309

Dawson County

Planning and Development

Staff Report

Parcel #: L17-109
Current Zoning: VCR
FLU: RL
Application #: VR 21-17



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N

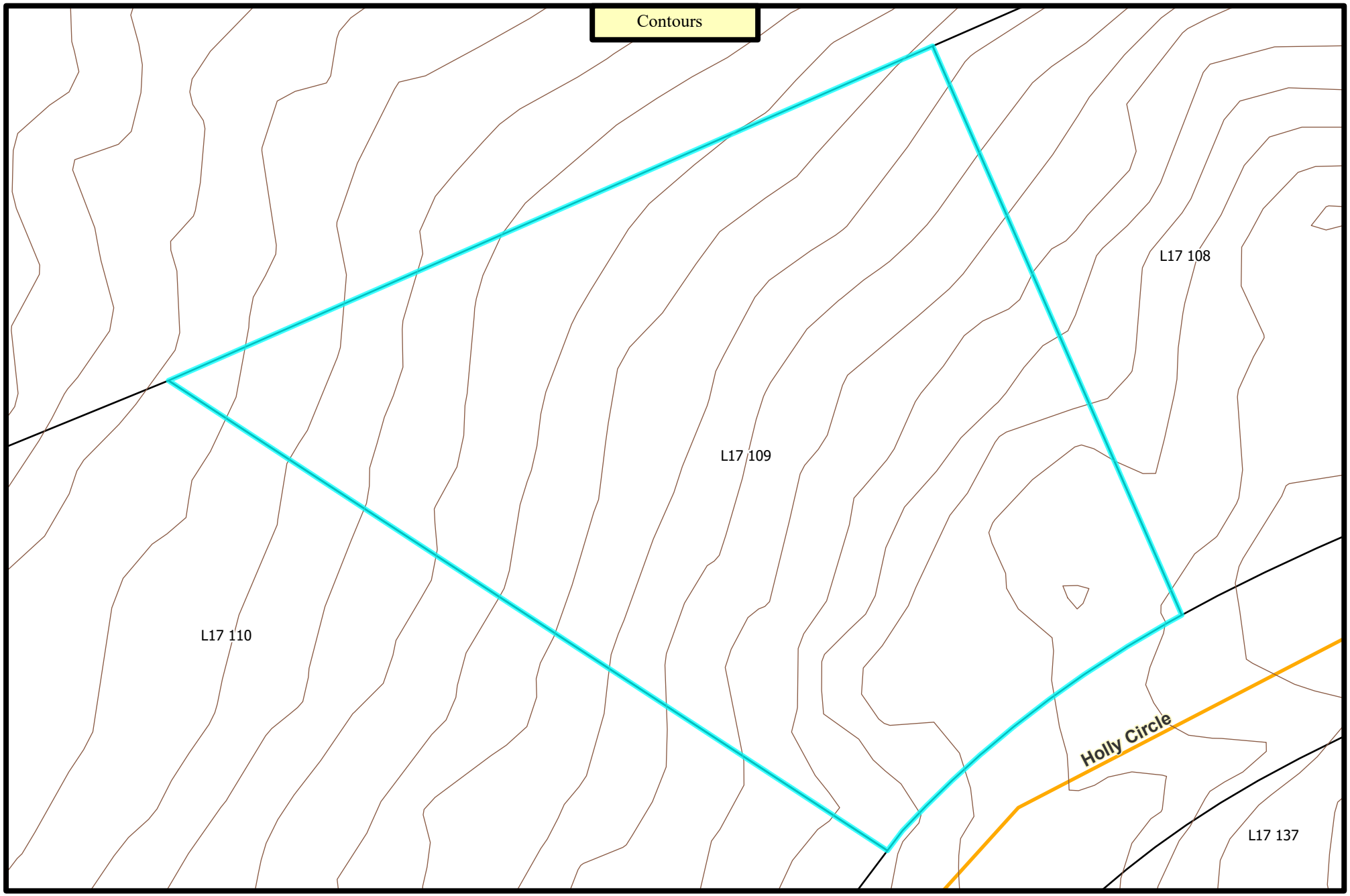
Scale: 1:309

Dawson County

Planning and Development

Staff Report

Parcel #: L17-109
Current Zoning: VCR
FLU: RL
Application #: VR 21-17



DAWSON COUNTY DISCLAIMS ANY RESPONSIBILITIES, LIABILITIES OR DAMAGES FROM THE USE OF THIS MAP. THIS MAP IS ONLY FOR DISPLAY PURPOSES.

N

Scale: 1:309

Dawson County

Planning and Development

Staff Report

Parcel #: L17-109
Current Zoning: VCR
FLU: RL
Application #: VR 21-17

DAWSON COUNTY VARIANCE APPLICATION

This portion to be completed by Zoning Administrator

VR 21.17 Tax Map & Parcel # (TMP): _____

Current Zoning: VCU Commission District #: 3

Submittal Date: 8.27.21 Time: 10:38 am/pm Received by: [illegible] (staff initials)

Fees Assessed: _____ Paid: _____

Planning Commission Meeting Date: October 19, 2021

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Dustin Masters

Address: _____

Phone: Listed / Unlisted _____ Email: Business / Personal

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

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

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

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

Meeting Date: ASAP Applicant Signature: [signature]

PROPERTY INFORMATION

Street Address of Property: 304 Holly Cir
Dawsonville, GA 30534

Land Lot(s): 393 District: 13th Section: 1st

Subdivision/Lot: Athens Boat Club / C1 Building Permit #: _____ (if applicable)

Directions to the Property: 53 east to War Hill Rd, left onto War Hill Rd, left onto Athens Boat Club Rd, left onto Dogwood Dr, through gate, right onto Cherry Ln, left onto Holly Cir, residence on left.

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 20 ft feet to allow the structure to:

[✓] be constructed; [ ] remain a distance of 20 ft feet from the: _____

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

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

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

[ ] Sign Variance for: _____

[ ] Home Occupation Variance to operate: _____ business

[ ] Other (explain request): _____

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

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

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

Due to the size of the lot, building our home with a garage would not be possible. Could prevent us from making this our permanent residence.

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

Athens Boat Club was created with very small lots, prior to zoning requirements.

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:

Getting rid of the old trailer and replacing it with a stick-built home would not cause any hardship to neighbors or the neighborhood.

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

It would be one of many homes being rebuilt or renovated in the neighborhood, making the neighborhood newer and nicer, while raising property values.

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.)

Letter of Intent

We plan to remove the current trailer and replace it with a stick-built home to make our primary residence. We are requesting the set-back variance so the lot will accomodate our proposed house and garage, as a single structure.

Dustin Masters

'21 AUG 27 10:44AM

PROPERTY OWNER AUTHORIZATION

I / ~~we~~ Marcy evans Masters/Dustin Masters hereby swear that I / we own the property located at (fill in address and / or tax map & parcel #):

304 Holly circle 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: Dustin Masters/Marcy evans Masters

Signature of applicant or agent: / Marcy Masters Date: 8/25/21

Printed Name of Owner(s): Marcy Masters/ Dustin Masters

Signature of Owner(s): Marcy Masters/ Date 8/25/21

Sworn and subscribed before me
this 25th day of August, 20 21.

Notary Public

My Commission Expires: 21

MARSHA FREEMAN
NOTARY
EXPIRES
GEORGIA
MAR 29, 2025
PUBLIC
DAWSON COUNTY

(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 AUG 27 10:44AM

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 L17 108	1. Robert and Betty Beckham	288 Holly Cir.
TMP L17 110	2. Sheila Sparrow	322 Holly Cir. Dawsonville, GA 30534
TMP L17 137	3. Richard Price	17 Maple Dr. Dawsonville, GA 30534
TMP	4.	
TMP L17 121	5. Edmund Cumming	2905 Steel Meadows Way Buford, GA 30519
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 AUG 27 10:44AM

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: 8/25/21

Signature of Witness: _____ Date: 8/25/21

****

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.

APPLICATION PROCESSING: STAFF USE ONLY

VR _____ **Applicant Name:** _____

Application Fee: $_____

IF APPLICABLE:

[ ] Legal Advertisement Submitted to Newspaper Date: _____

[ ] Planning Commission & Board of Commissioners Packets Delivered Date: _____

[ ] Application Posted on County Website Date: _____

[ ] Adjacent Property Owner Notices Mailed Date: _____

[ ] Interdepartmental Forms Submitted for Review Date: _____

[ ] Public Notice Signs on Property Verified Date: _____

[ ] Approval or Denial Form placed in folder Date: _____

[ ] Applicant Notified of Final Action Date: _____

[ ] Approval or Denial Form to Office Manager/Building Official/Marshal Date: _____

[ ] Planning Commission Meeting Minutes placed in folder Date: _____

Planning Commission & Board of Commissioners Actions

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

If Denied by Planning Commission was decision appealed? [ ] Yes [ ] No

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

---

[ ] If appealed; Applicant Notified of Date of Appeal Hearing Date: _____

[ ] If appealed; Legal Advertising of Date of Appeal Hearing Date: _____

[ ] If appealed; Approval or Denial Form Placed in Folder Date: _____

[ ] Applicant Notified of Final Action of Appeal Date: _____

[ ] Board of Commission Meeting Minutes placed in folder Date: _____

Dawson County, Georgia Board of Commissioners

Affidavit for Issuance of a Public Benefit

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

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

✓ **I am a United States citizen.**

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

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

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

_____

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

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

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 Dawsonville (city), Georgia (state)

Signature of Applicant — **Date** 8/25/21

Dustin Masters

Printed Name — **Name of Business**

SUBSCRIBED AND SWORN BEFORE ME ON

THIS 25th DAY OF August, 20 21

Notary Public

My Commission Expires: 3-25-21

(Seal)

MARSHA FREEMAN NOTARY PUBLIC EXPIRES GEORGIA MAR 29, 2025 DAWSON COUNTY

'21 AUG 27 10:44AM

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

COUNTY:	SUBDIVISION:	LOT NUMBER:	BLOCK:
Dawson	ATHENS BOAT CLUB	C 01	.

PROPERTY LOCATION (ADDRESS/DIRECTIONS):

304 HOLLY CIR
DAWSONVILLE, GA
30534

Hwy 53 east, cross Hwy 400, left on War Hill Park Road, left on Athens Boat Club Road, left on Dogwood Drive, through the gate, right on Cherry Lane, left on Holly Circle, property on the left.

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

PROPERTY OWNER'S/AUTHORIZED AGENT'S SIGNATURE:	DATE:
Marcy Masters	03/08/2021

PROPERTY OWNER'S NAME:	PHONE NUMBER:	ALTERNATE PHONE NUMBER:
MARCY EVANS MASTERS		

PROPERTY OWNER'S ADDRESS:
304 HOLLY CIR DAWSONVILLE, GA 30534

AUTHORIZED AGENT'S NAME (IF OTHER THAN OWNER):	PHONE NUMBER:	RELATIONSHIP TO OWNER:
DUSTIN MASTERS		

Section A — General Information

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

Section B — Primary / Pretreatment

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

Section C — Secondary Treatment

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

Permit

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

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

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

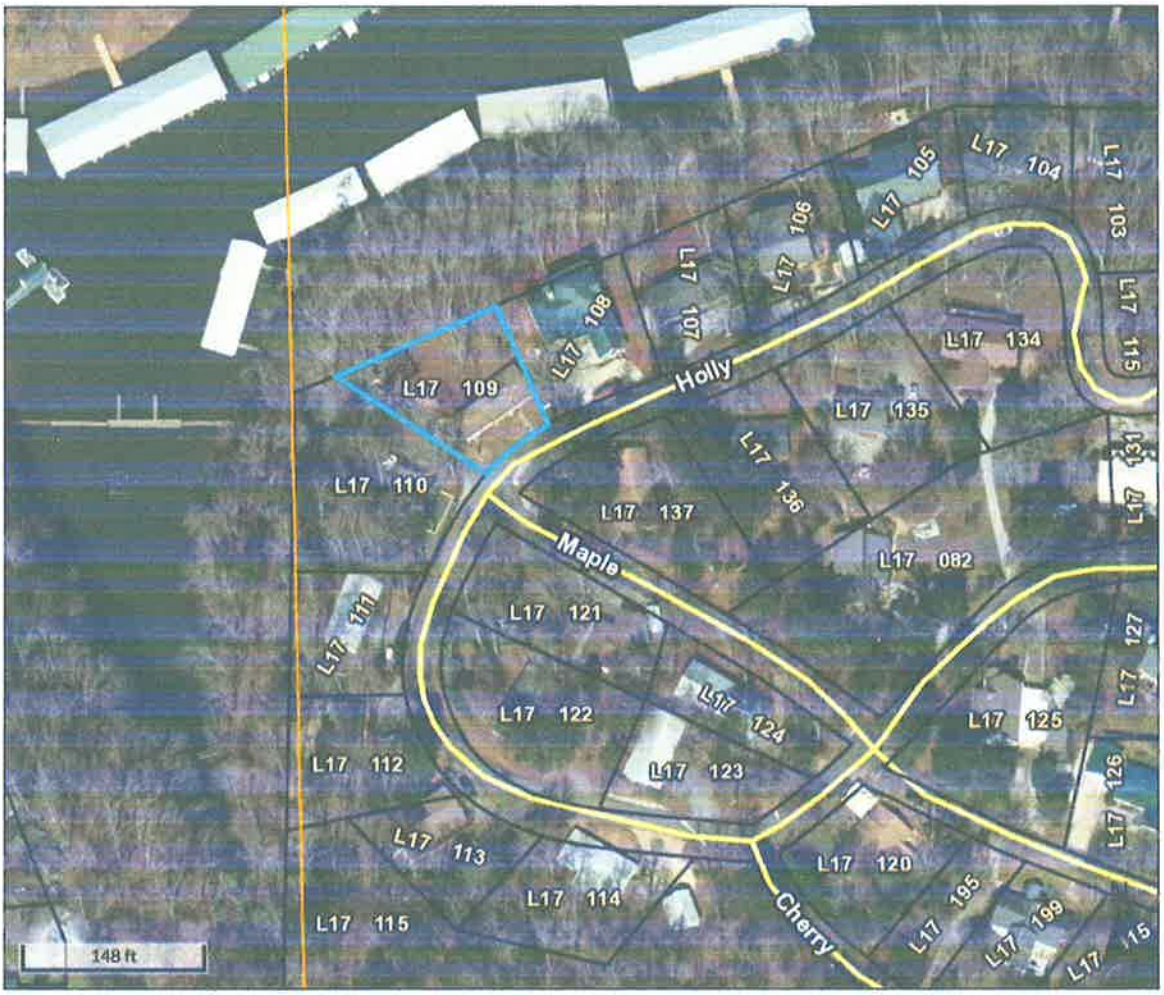
VOID, FAILURE TO FOLLOW SITE PLAN MAY RENDER PERMIT VOID. ANY GRADING, FILLING, OR OTHER LANDSCAPING SUBSEQUENT TO FINAL INSPECTION BY COUNTY HEALTH DEPARTMENT, WHICH ADVERSELY AFFECTS THE FUNCTION OF THE ON-SITE SEWAGE MANAGEMENT SYSTEM, MAY RENDER APPROVAL VOID. INSTALLATION CONTRACTOR IS RESPONSIBLE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

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

APPROVING ENVIRONMENTALIST:	TITLE:	DATE:	CONSTRUCTION PERMIT NUMBER:
	Environmental Health Specialist IV	08/17/2021	OSC04201001

AUG 17 2021 10:44AM

qPublic.net™ Dawson County, GA



Overview

Legend

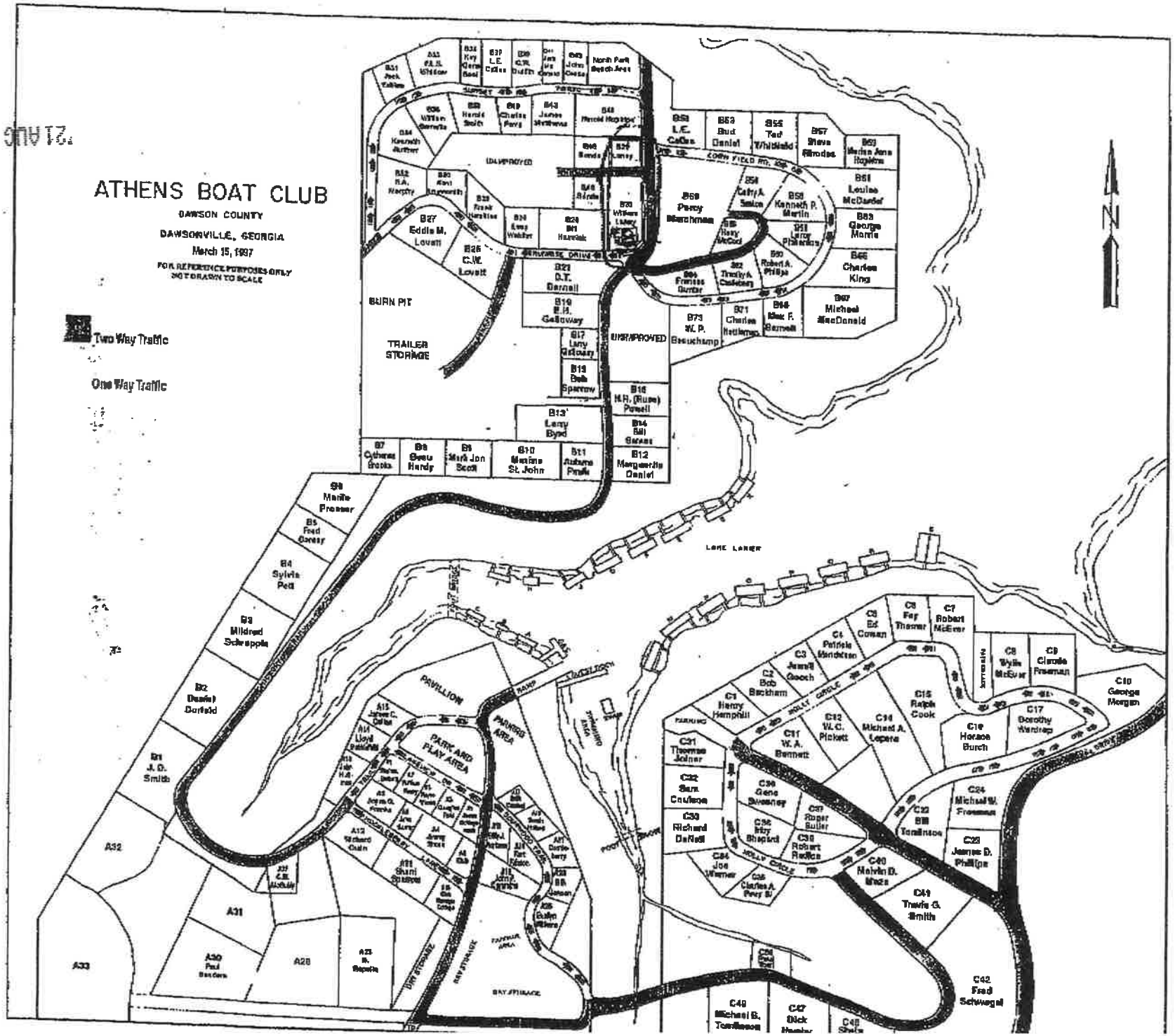
- Parcels
- Landlots

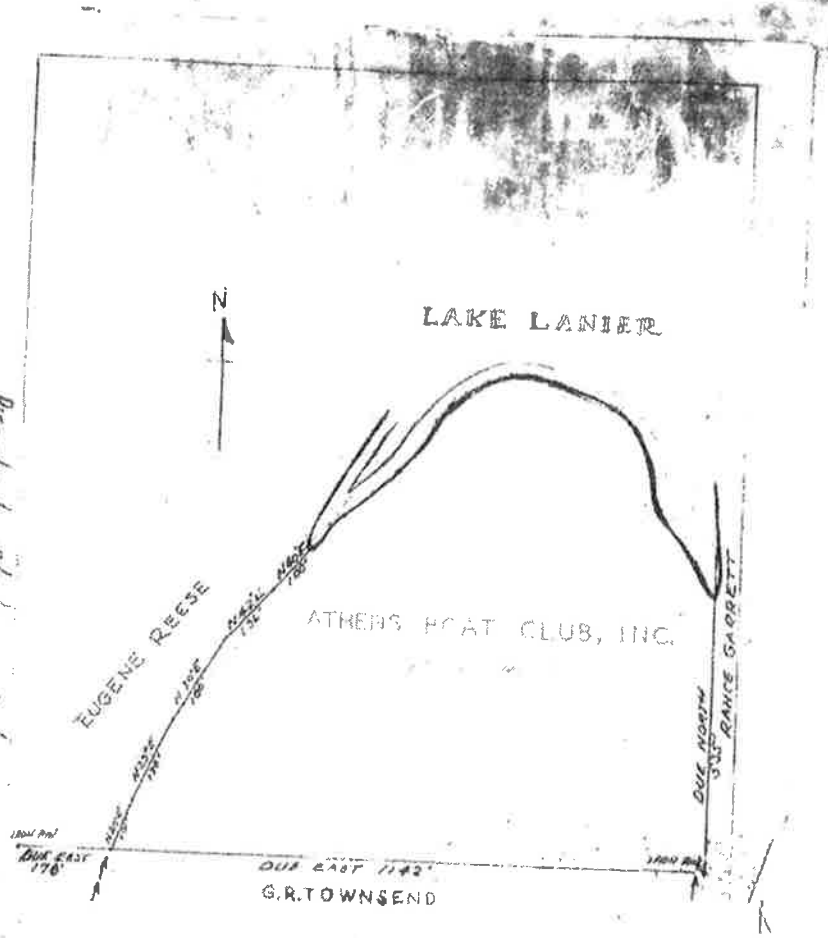
Parcel ID: L17 109
Alt ID: 1619
Owner: EVANS MARCY
Acres: 0.26
Assessed Value: $32790

Date created: 8/19/2021
Last Data Uploaded: 8/19/2021 5:48:21 PM

Developed by Schneider GEOSPATIAL

'21 AUG 27 10:44AM


ATHENS BOAT CLUB
DAWSON COUNTY
DAWSONVILLE, GEORGIA
March 15, 1997
FOR REFERENCE PURPOSES ONLY
NOT DRAWN TO SCALE
Two Way Traffic
One Way Traffic
BURN PIT
TRAILER STORAGE
UNIMPROVED
LAKE LANIER
PAVILION
PARKING AREA
PARK AND PLAY AREA
BOAT STORAGE
B27 Eddie M. Lovett
B26 C.W. Lovett
B21 D.T. Barnett
B19 B.H. Galloway
B17 Larry Galloway
B13 Bob Sparrow
B13 Larry Byrd
B16 H.H. (Russ) Powell
B14 Bill Barnes
B12 Margaretta Daniel
B7 Catherine Brooks
B8 Gwen Hardy
B9 Mark Jon Scott
B10 Martina St. John
B11 Autumn Pruitt
B6 Mattie Prosser
B5 Fred Gassy
B4 Sylvia Peck
B3 Mildred Schrapple
B2 Dunlap Dorfield
B1 J.D. Smith
B53 L.E. Collins
B52 Bud Daniel
B55 Ted Whitfield
B57 Steve Rhodes
B59 Merlin Jane Hopkins
B61 Louise McDaniel
B63 George Morris
B65 Charles King
B67 Michael MacDonald
B69 Percy Marchman
B58 Kenneth P. Martin
B66 Robert A. Philips
B73 W.P. Beauchamp
B71 Charles Hedlund
B64 Max F. Barnett
C1 Henry Hemphill
C2 Bob Beckham
C3 Jerrell Gooch
C4 Patricia Mendelson
C5 Ed Cowan
C6 Fay Thomas
C7 Robert McEver
C8 Wylie McEver
C9 Claude Freeman
C10 George Morgan
C11 W.A. Bennett
C12 W.C. Pickett
C14 Michael A. Lepere
C15 Ralph Cook
C16 Horace Burch
C17 Dorothy Wardrop
C21 Thomas Jolner
C22 Sam Coulson
C23 Richard Dafield
C24 Michael W. Freeman
C25 James D. Phillips
C32 Bill Tomlinson
C36 Roger Butler
C38 Robert Radice
C40 Melvin D. Mace
C41 Travis G. Smith
C42 Fred Schwegal
C49 Michael B. Tomlinson
C47 Dick Hunter
A32
A31
A30 Paul Sanders
A28
A23 B. Bagwell
A33



Recorded 5/10/58 in Deed Book 65

Proposed Site Plan

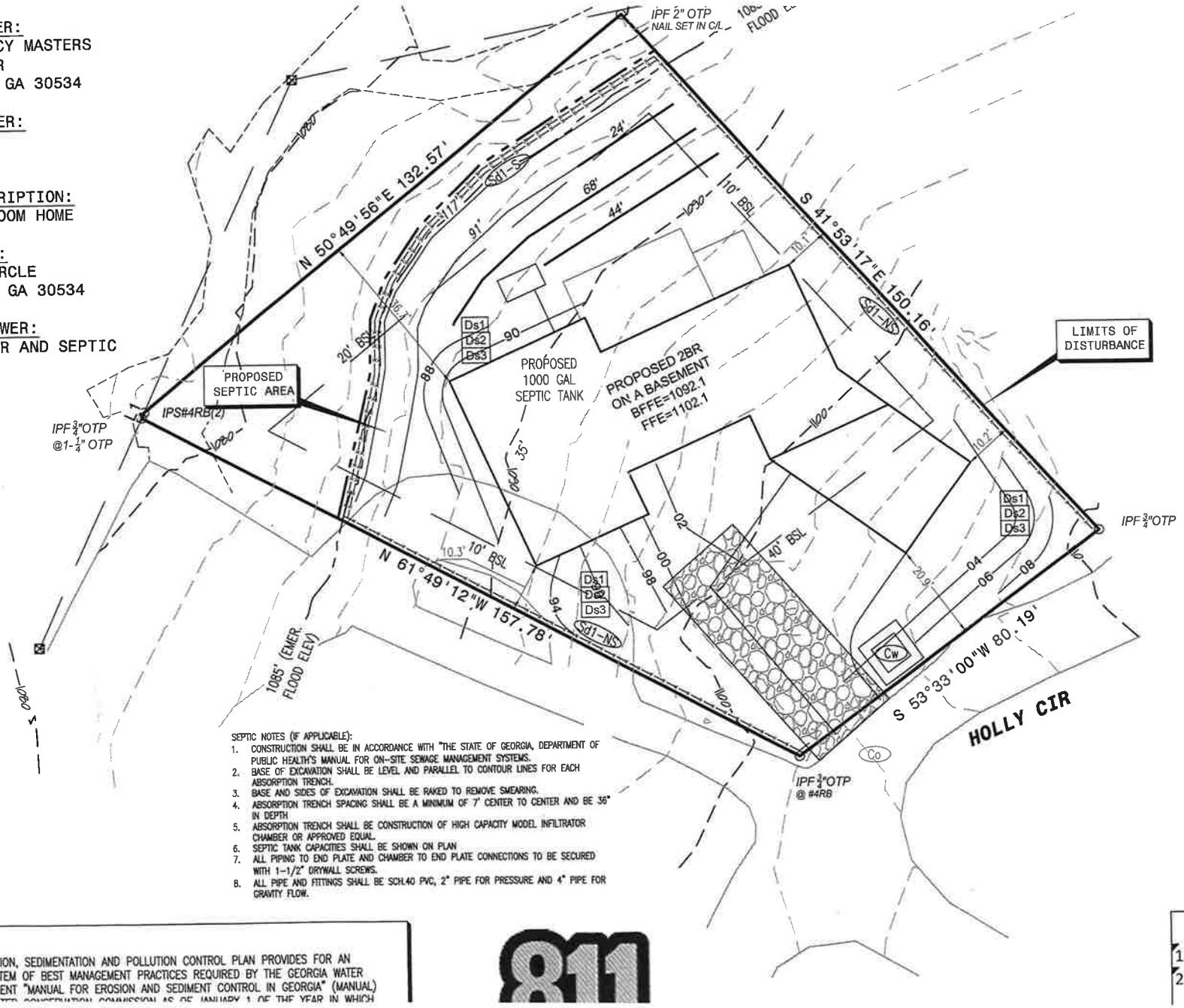
ERTY OWNER:
IN & MARCY MASTERS
HOLLY CIR
ONVILLE, GA 30534

DEVELOPER:
NE PUGH
814-2466

ECT DESCRIPTION:
. 2 BEDROOM HOME

ADDRESS:
HOLLY CIRCLE
ONVILLE, GA 30534

R AND SEWER:
ATE WATER AND SEPTIC
EM



SEPTIC NOTES (IF APPLICABLE):

1. CONSTRUCTION SHALL BE IN ACCORDANCE WITH "THE STATE OF GEORGIA, DEPARTMENT OF PUBLIC HEALTH'S MANUAL FOR ON-SITE SEWAGE MANAGEMENT SYSTEMS.
2. BASE OF EXCAVATION SHALL BE LEVEL AND PARALLEL TO CONTOUR LINES FOR EACH ABSORPTION TRENCH.
3. BASE AND SIDES OF EXCAVATION SHALL BE RAKED TO REMOVE SMEARING.
4. ABSORPTION TRENCH SPACING SHALL BE A MINIMUM OF 7' CENTER TO CENTER AND BE 36" IN DEPTH
5. ABSORPTION TRENCH SHALL BE CONSTRUCTION OF HIGH CAPACITY MODEL INFILTRATOR CHAMBER OR APPROVED EQUAL.
6. SEPTIC TANK CAPACITIES SHALL BE SHOWN ON PLAN
7. ALL PIPING TO END PLATE AND CHAMBER TO END PLATE CONNECTIONS TO BE SECURED WITH 1-1/2" DRYWALL SCREWS.
8. ALL PIPE AND FITTINGS SHALL BE SCH.40 PVC, 2" PIPE FOR PRESSURE AND 4" PIPE FOR GRAVITY FLOW.

INSPECTIONS.
TERTIARY PERMITTEE
(1). EACH DAY WHEN ANY TYPE OF CONSTRUCTION
PERSONNEL PROVIDED BY THE TERTIARY PERMITTEE
PETROLEUM PRODUCTS ARE STORED, USED, OR HAN
LOCATIONS AT THE TERTIARY PERMITTEE'S SITE WHER
SEDIMENT TRACKING. THESE INSPECTIONS MUST BE
IS NOT APPLICABLE TO UTILITY COMPANIES AND UTIL
CONDUCTING REPAIRS ON EXISTING LINE INSTALLATIO

(2). MEASURE AND RECORD RAINFALL WITHINN DISTU
EVERY 24 HOURS EXCEPT ANY NON-WORKING SATU
COLLECTED FOR THE PURPOSE OF COMPLIANCE WIT
MEASUREMENT OF RAINFALL MAY BE SUSPENDED IF
ESTABLISHED A CROP OF ANNUAL VEGETATION AND

(3). CERTIFIED PERSONNEL (PROVIDED BY THE TER
CALENDAR DAYS AND WITHIN 24 HOURS OF THE EN
STORM ENDS AFTER 5:00 PM ON ANY FRIDAY OR O
FEDERAL HOLIDAY IN WHICH CASE THE INSPECTION
WORKING DAY, WHICHEVER OCCURS FIRST): (A) DIST
USED BY THE TERTIARY PERMITTEE FOR STORAGE O
CONTROL MEASURES. EROSION AND SEDIMENT CON
PERMITTEE'S SITE SHALL BE OBSERVED TO ENSURE
POINTS ARE ACCESSIBLE, THEY SHALL BE INSPECTE
PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WA
ESTABLISHED A CROP OF ANNUAL VEGETATION AND
PERMITTEE MUST COMPLY WITH PA C.4. T
SUBMITTED. THIS PARAGRAPH IS CABLE
LINE INSTALLATIONS OR WHEN CO REPAIRS

(4). CERTIFIED PERSONNEL (PROVIDED BY THE TE
TERM OF THIS PERMIT (I.E. UNTIL A NOTICE OF TE
UNDERGONE FINAL STABILIZATION OR ESTABLISHED
APPROPRIATE FOR THE REGION. THESE AREAS SH
ENTERING THE DRAINAGE SYSTEM AND THE RECEIV
PLAN SHALL BE OBSERVED TO ENSURE THAT THEY
ACCESSIBLE, THEY SHALL BE INSPECTED TO ASCER
UTILITY COMPANIES AND UTILITY CONTRACTORS PER
EXISTING LINE INSTALLATIONS.

(5). BASED ON THE RESULTS OF EACH INSPECTION
MEASURES IDENTIFIED IN THE EROSION, SEDIMENTA
APPROPRIATE NOT LATER THAN SEVEN (7) CALEND
SHALL BE MADE AS SOON AS PRACTICAL BUT IN

(6). A REPORT OF EACH INSPECTION THAT INCLU
DATE(S) OF EACH INSPECTION, CONSTRUCTION PHA
IMPLEMENTATION OF THE EROSION, SEDIMENTATION,
IV.D.4.C.(5) OF THE PERMIT SHALL BE MADE AND
LOCATION UNTIL THE ENTIRE SITE HAS UNDERGONE
SUCH REPORTS SHALL BE READILY AVAILABLE BY
IDENTIFY ALL INCIDENTS OF BEST MANAGEMENT PR
DESCRIBED IN THE PLAN. WHERE THE REPORT D
CERTIFICATION THAT THE BEST MANAGEMENT PRACT
CONTROL PLAN. THE REPORT SHALL BE SIGNED I
APPLICABLE TO UTILITY COMPANIES AND UTILITY C
OR WHEN CONDUCTING REPAIRS ON EXISTING LINE

54

rooms
feet
.7
.3
ment
ment

ERMITTEE'S EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN PROVIDES FOR AN
PREHENSIVE SYSTEM OF BEST MANAGEMENT PRACTICES REQUIRED BY THE GEORGIA WATER
AND THE DOCUMENT "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA" (MANUAL)

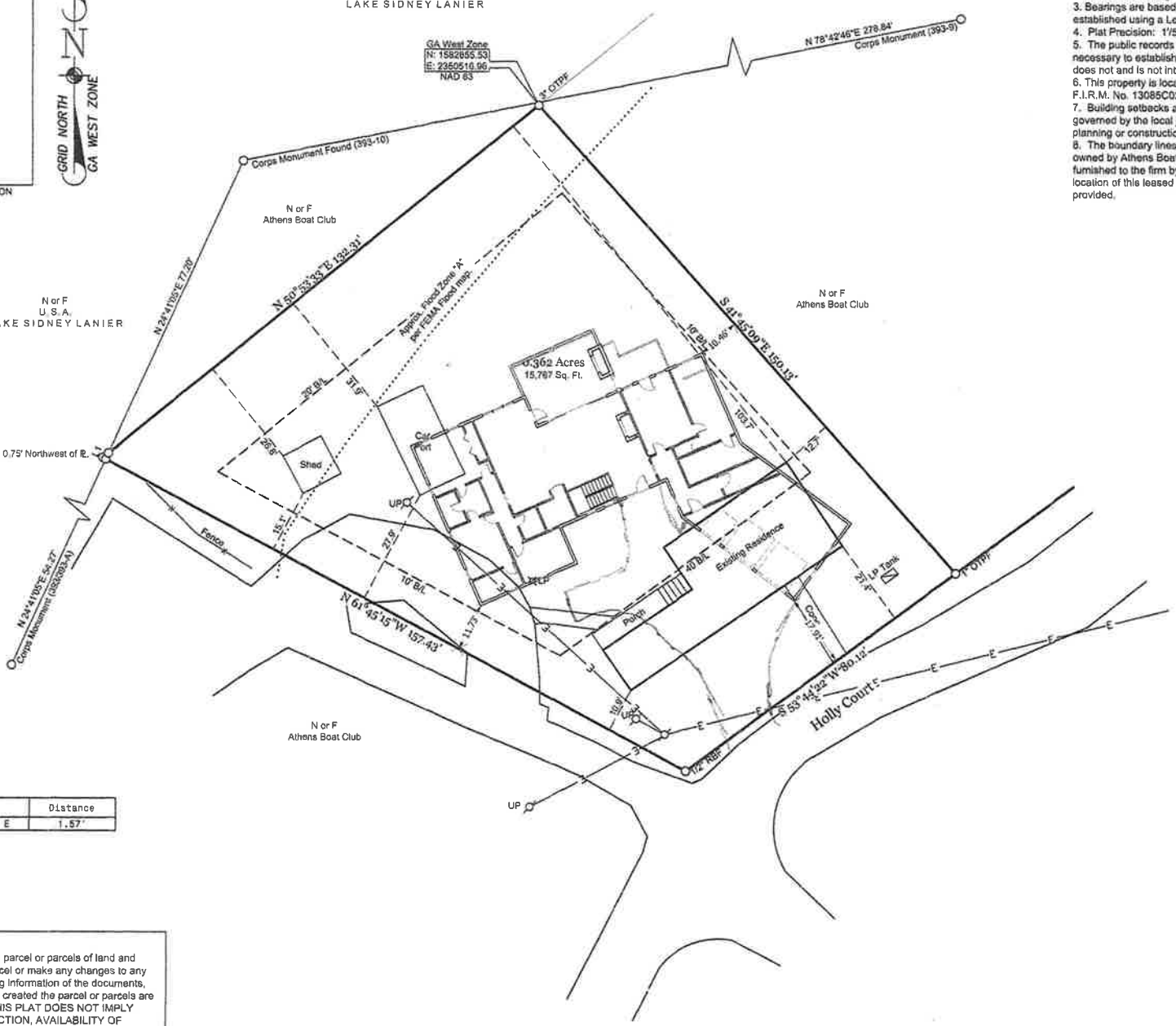
811

Utilizing Sd1 for Sediment Stora

1. Drainage area = 0.3
2. Required sediment storage = 67 cy/ac x
Drainage area = 0.3

Existing Site Plan

NOTES:
1. Field Data: Closure Precision - 1'/19,476'. Angular Error - 14.33"\STA.
2. Field Measurements were taken with a Leica TS12 on 07-23-2020 and were balanced using the Compass Rule.
3. Bearings are based on Grid North, Ga West Zone, NAD 83 and established using a Leica GS 14, using SmartNet GPS Network.
4. Plat Precision: 1'/54,902.
5. The public records referenced hereon reflect only those records necessary to establish the boundaries hereon, and reference to the same does not and is not intended to constitute a title search or title opinion.
6. This property is located in a Flood Hazard Area "A" as indicated on F.I.R.M. No. 13085C0250C, dated 04-04-2018.
7. Building setbacks and buffers may not be shown hereon. They are governed by the local jurisdiction and should be confirmed prior to land planning or construction activities.
8. The boundary lines shown hereon are lease lines. The total property is owned by Athens Boat Club. The description of this lease line was furnished to the firm by the site builder. This survey does not certify to the location of this leased property nor was the lease legal for the adjoiners provided.



COURT FILING INFORMATION

Course	Bearing	Distance
L1	N 24°41'05" E	1.57'

'S CERTIFICATE:
a retracement of an existing parcel or parcels of land and odivide or create a new parcel or make any changes to any / boundaries. The recording information of the documents, or other instruments which created the parcel or parcels are on. RECORDATION OF THIS PLAT DOES NOT IMPLY OF ANY LOCAL JURISDICTION, AVAILABILITY OF COMPLIANCE WITH LOCAL REGULATIONS OR ENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF Furthermore, the undersigned land surveyor certifies that nplies with the minimum technical standards for property Georgia as set forth in the rules and regulations of the ard of Registration for Professional Engineers and Land nd as set forth in O.C.G.A. Section 15-6-67.

07-23-2020
Date
Mcwhorter, GA RLS # 2644
Certificate of Authorization Number LSF000275

GEORGIA REGISTERED No.2644 LAND SURVEYOR NEIL A. McWHORTER

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

0 20 40 60 80

Survey of Leased Property of, Athens Boat Club, Lot C01, for:

DUSTIN MASTERS

Land Lot 386, 13th Dist.
Dawson County, Georgia
07-23-2020

Mcwhorter & Anderson
416 Pirkle Ferry Road
Building H, Unit 300
Cumming, GA 30040
(770) 889-9430
www.mga-se.com

REVISION DATE	REVISED BY	DESCRIPTION

Masters House 55

'21 AUG 27 9:44 AM

DRAWINGS PROVIDED BY:

DATE:
6/13/2021

SCALE:
1/4"=3 1/2'

SHEET:
P-1

2020 Property Tax Statement

Bill Number	Due Date	CURRENT YEAR DUE
4740	12/1/2020	$0.00

Payment Good Through:

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

Map: L17 109

Last payment made on: 11/30/2020

Location: 304 HOLLY CIR

EVANS MARCY
304 ABC HOLLY CIR

DAWSONVILLE, GA 30534

RETURN THIS FORM WITH PAYMENT

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

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

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

Tax Payer: EVANS MARCY
Map Code: L17 109
Description: BLDG LL 393 LD 13S-1
Location: 304 HOLLY CIR
Bill Number: 4740
District: 1

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good Through	Exemptions
$32,790.00	$0.00	0.26	32790	12/1/2020	12/1/2020		

TAXING ENTITY	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX	32790	13116	0	13116	0	0	0	0
COUNTY M&O	32790	13116	0	13116	12.377	162.34	0	103.42
SALES TAX ROLLBACK	0	0	0	13116	-4.492	0	-58.92	0
SCHOOL M&O	32790	13116	0	13116	15.778	206.94	0	206.94
TOTALS					**23.663**	**369.28**	**-58.92**	**310.36**

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

NO PAYMENT CONTRACTS WILL BE ALLOWED.

Current Due:	$310.36
Penalty:	$0.00
Interest:	$0.00
Other Fees:	$0.00
Back Taxes:	$0.00
Amount Paid:	$310.36
TOTAL DUE:	$0.00

'21 AUG 27 10:45AM

Printed: 8/19/2021 9:14:10 PM

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

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

Trans No	Property ID / District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2020 - 4740	L17 109 / 1 BLDG LL 393 LD 13S-1 FMV: 32790	$310.36	$0.00 Fees: $0.00 $0.00	$0.00	$310.36	$0.00
	Totals:	**$310.36**	**$0.00**	**$0.00**	**$310.36**	**$0.00**

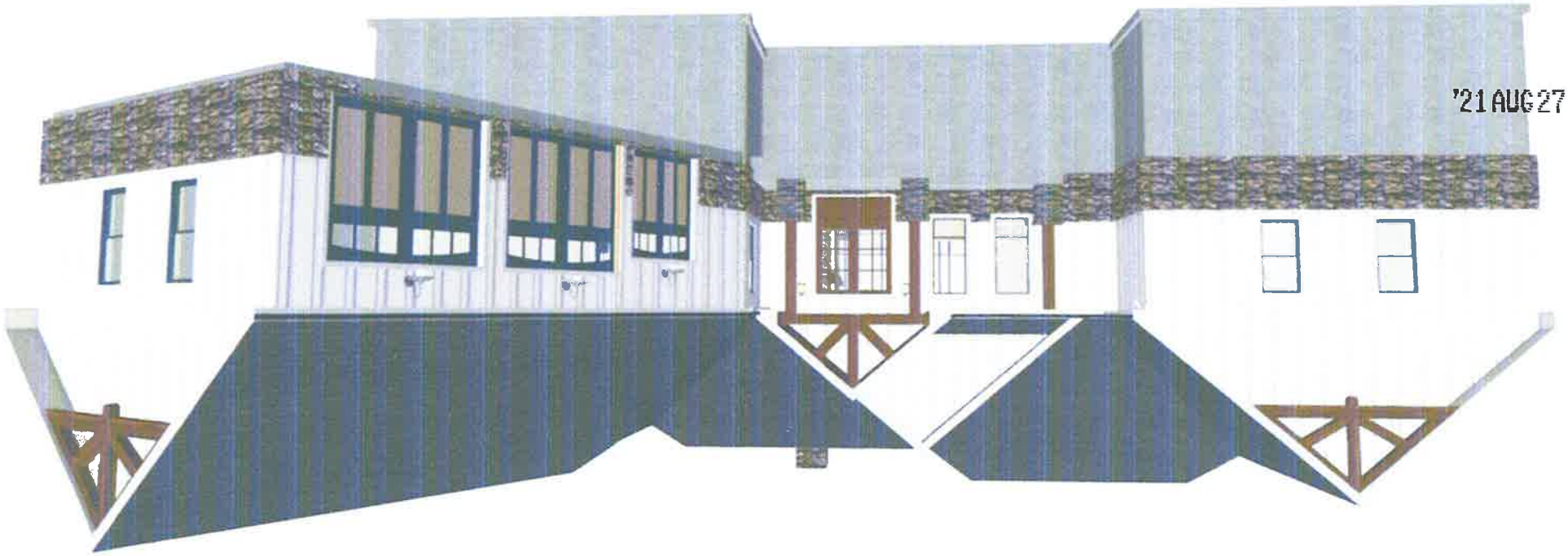
Paid Date: 11/30/2020 **Charge Amount:** $310.36

EVANS MARCY
304 ABC HOLLY CIR

DAWSONVILLE, GA 30534

Scan this code with your mobile phone to view this bill

2021AUG27 10:45AM



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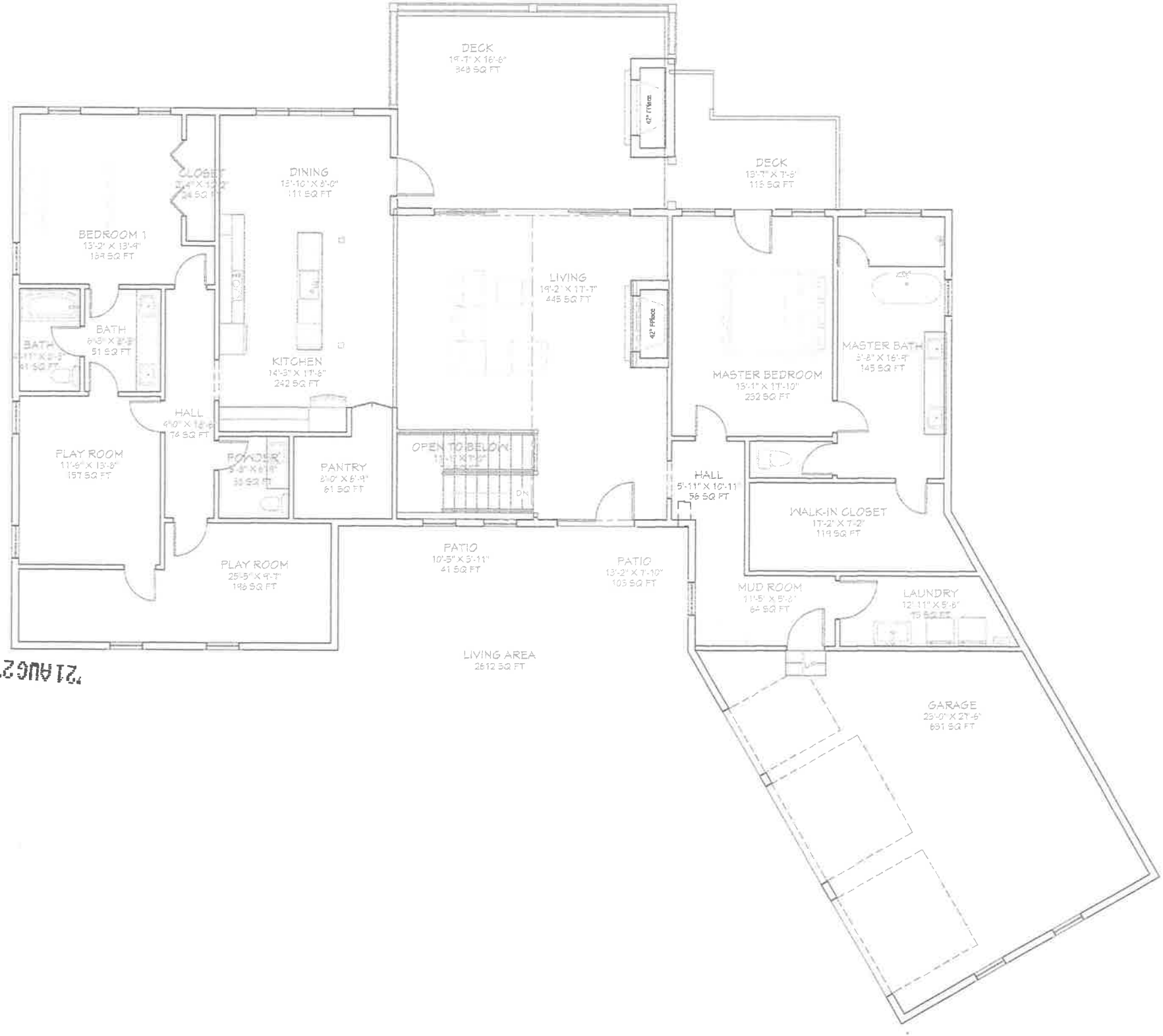

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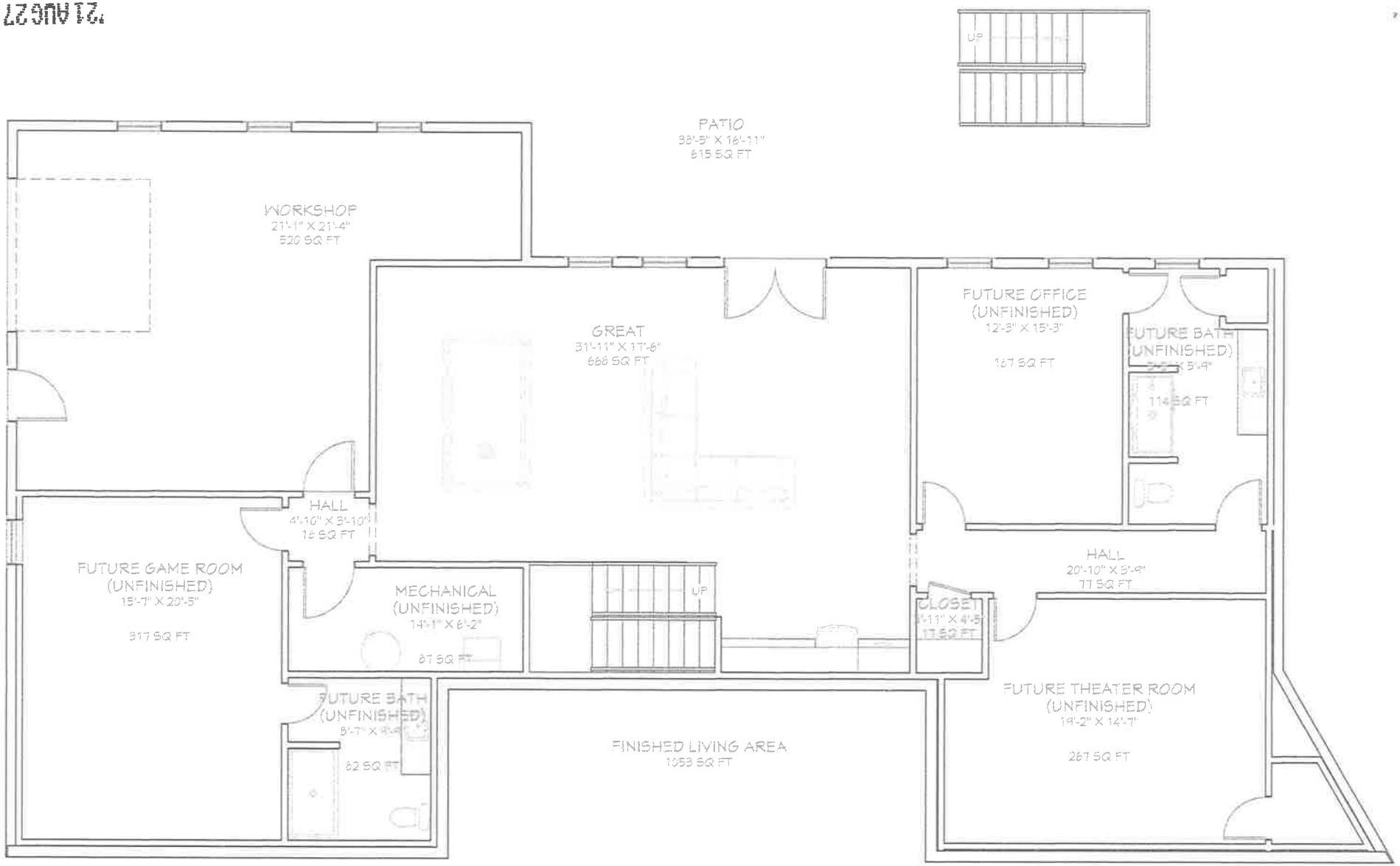

DAWSON COUNTY VARIANCE APPLICATION

This portion to be completed by Zoning Administrator

VR 21-18 Tax Map & Parcel # (TMP): 106-075-014

Current Zoning: C-HB Commission District #: 3

Submittal Date: 9/10/2021 Time: 11:15 am am/pm Received by: hg (staff initials)

Fees Assessed: 350.00 Paid: check

Planning Commission Meeting Date: 10.18.21

APPLICANT INFORMATION (or Authorized Representative)

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

Address:

Phone: Listed / Unlisted Email: Business / Personal

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

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

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

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

Meeting Date: 8/25/21 Applicant Signature:

PROPERTY INFORMATION

Street Address of Property: 378 Marketplace Pkwy, Dawsonville, GA 30534

Land Lot(s): 408, 409, 432, & 433 District: 13 Section: 1

Subdivision/Lot: N/A Building Permit #: N/A (if applicable)

Directions to the Property: Located at the intersection of Marketplace Pkwy and Lumpkin Campground Rd.

REQUESTED ACTION

A Variance is requested from the requirements of Article # 6 Section # 603 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 [X] other (explain below):

Access requirements.

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

[X] Other (explain request): Variance to reduce the requirement that every lot abut a street or other public or privately maintained roadway from 30 feet to 0 feet.

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

N/A

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

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

   See attached Written Statement.

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

See attached Written Statement.

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:

See attached Written Statement.

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

See attached Written Statement.

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.)

REQUESTED ACTION

A Variance is requested from the requirements of Article # 6 Section # 607(e) 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 [X] other (explain below):

Parking.

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

[X] Other (explain request): Variance to allow up to one hundred (100%) percent of the required number of parking spaces to be located offsite but within four hundred (400) feet of the principal building rather than fifty (50%).

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

N/A

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

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

   See attached Written Statement.

Type text here

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

See attached Written Statement.

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:

See attached Written Statement.

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

See attached Written Statement.

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

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

PROPERTY OWNER AUTHORIZATION

I / we Development Authority of Dawson County hereby swear that I / we own the property located at (fill in address and / or tax map & parcel #):

Tax Map & Parcel: 106 075 014

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: COR Properties L.L.C.

Signature of applicant or agent: _____ Date: 9/9/21

Printed Name of Owner(s): C Anthony Passarello

Signature of Owner(s): _____ Date 09/08/2021

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

Brenda Mason
Notary Public

My Commission Expires: October 14, 2024

BRENDA MASON
NOTARY PUBLIC
COMMISSION EXPIRES
OCTOBER 14, 2024
LUMPKIN COUNTY, GEORGIA

(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# 106-075-014

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 107-318	1. RAINIER HENDON DAWSON MARKETPLACE ACQ I	13760 NOEL RD, STE 800, DALLAS, TX 75240
TMP 107-318-005	2. UNITED COMMUNITY BANK GEORGIA	PO BOX 398, BLAIRSVILLE, GA 30512
TMP 107-318-008	3. BGH1 PROPERTIES LLC ATTN: JUDD HUGHES	33 PARKSIDE CIRCLE, DAWSONVILLE, GA 30534
TMP 107-318-018	4. RAINIER HENDON DAWSON MARKETPLACE ACQ II	13760 NOEL RD, STE 1020, DALLAS, TX 75240
TMP 107-318-011	5. RAINIER HENDON DAWSON MARKETPLACE ACQ II	13760 NOEL RD, STE 1020, DALLAS, TX 75240
TMP 107-318-014	6. RAINIER HENDON DAWSON MARKETPLACE ACQ I	13760 NOEL RD, STE 800, DALLAS, TX 75240
TMP 107-318-024	7. HENDON-BRE DAWSON MARKETPLACE LLC MARVIN F POER & COMPANY	3520 PIEDMONT RD NE, SUITE 410, ATLANTA, GA 30305
TMP 106-140	8. MORENO-LOPEZ ALAN	1460 LUMPKIN CAMPGROUND RD S DAWSONVILLE, GA 30534
TMP 106-139	9. 1432 LUMPKIN CAMPGROUND ROAD LAND TRUST	PO BOX 251, CUMMING, GA 30028
TMP 106-138	10. GILBERT DAVID B	1402 LUMPKIN CAMPGROUND RD S, DAWSONVILLE, GA 30534
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: 9/8/21
Cory Cianci on behalf of COR Properties L.L.C

Signature of Witness: _____ Date: 9/8/21

****

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.

X **I am a United States citizen.**

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

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

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

_____

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

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

_____

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

Executed in Cumming (city), Georgia (state)

Signature of Applicant — **Date** 9/8/2021

Cory Cianci
Printed Name

COR Properties L.L.C
Name of Business

SUBSCRIBED AND SWORN BEFORE ME ON

THIS 8th DAY OF September, 20 21

_____ Notary Public

My Commission Expires: 7/12/2025

TRACY ANN FISHER
NOTARY PUBLIC
MY COMMISSION EXPIRES JULY 12, 2025
FORSYTH COUNTY, GEORGIA

(Seal)

21 SEP 16 11:16AM

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]

Miles Hansford & Tallant, LLC
ATTORNEYS AT LAW

202 Tribble Gap Road | Suite 200 | Cumming, Georgia 30040

178 S Main Street | Suite 310 | Alpharetta, Georgia 30009

770-781-4100 | www.mhtlegal.com

J. Ethan Underwood
eunderwood@mhtlegal.com

September 10, 2021

CAMPAIGN DISCLOSURE

Applicant:	**COR Properties L.L.C.**
Subject Property:	**Approximately 15.027 Acres Designated as Dawson County Tax Parcel: 106 075 014**
Current Zoning:	**C-HB – Highway Business Commercial**
Proposed Zoning:	**C-HB – Highway Business Commercial**
Proposed Use:	**Commercial/Retail**
Application:	**Variance**
ROW Access:	**Marketplace Parkway**
Governing Jurisdiction:	**Dawson County**

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

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

Sincerely,

Ethan Underwood

Ethan Underwood
Attorney for Applicant

Miles Hansford & Tallant, LLC
ATTORNEYS AT LAW

202 Tribble Gap Road | Suite 200 | Cumming, Georgia 30040

178 S Main Street | Suite 310 | Alpharetta, Georgia 30009

770-781-4100 | www.mhtlegal.com

J. Ethan Underwood
eunderwood@mhtlegal.com

RESERVATION OF CONSTITUTIONAL AND OTHER LEGAL RIGHTS

Applicant:	**COR Properties L.L.C.**
Subject Property:	**Approximately 15.027 Acres Designated as Dawson County Tax Parcel: 106 075 014**
Current Zoning:	**C-HB – Highway Business Commercial**
Proposed Zoning:	**C-HB – Highway Business Commercial**
Proposed Use:	**Commercial/Retail**
Application:	**Variance**
ROW Access:	**Marketplace Parkway**
Governing Jurisdiction:	**Dawson County**

This Reservation of Constitutional and Other Legal Rights ("the Reservation") is intended to supplement and form a part of the land use application (including any request for zoning, conditional use permit, site plan approval, and variances) (collectively, the "Application") of the Applicant and the owners of the Subject Property and to put the Governing Jurisdiction on notice of the Applicant's assertion of its constitutional and legal rights.

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

The Applicant objects to the standing of any opponents who are not owners of land adjoining the Subject Property and to the consideration by the Governing Jurisdiction of testimony or evidence presented by any party without standing in making its decision regarding the Application. The Applicant also objects to the consideration of testimony or evidence that is hearsay, violates any applicable rules of procedure or evidence, or that is presented by any party who fails to comply with notice and campaign disclosure requirements.

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

Denial of the Application or approval of the Application in any form that is different than as requested by the Applicant will impose a disproportionate hardship on the Applicant and Owners of the Subject Property without benefiting any surrounding property owners. There is no reasonable use of the Subject Property other than as proposed by the Application and no resulting benefit to the public from denial of or modification to the Application.

Any provisions in the applicable land use, subdivision, and /or zoning ordinances (collectively the "Zoning Ordinance") that classify, or may classify, the Subject Property into any of the non-requested zoning or use classifications, including the Proposed Zoning District and Proposed Use at a density or intensity less than that requested by the Applicant, are unconstitutional in that they constitute a taking of the Applicant's and Owner's property rights without first paying fair, adequate, and just compensation for such rights in violation of Article I, Section III, Paragraph I of the Georgia Constitution of 1983, as amended and the Fifth and Fourteenth Amendments to the Constitution of the United States.

The Subject Property is suitable for development as proposed in the Application and it is not suitable for development under any other zoning classification, use, or at a density or intensity less than that requested by the Applicant. Failure to approve the Application as requested by the Applicant would be an unreasonable application of local land use authority, which bears no relationship to the public health, safety, morality or general welfare of the public and would constitute an arbitrary and capricious abuse of discretion in violation of Article I, Section I, Paragraph I of the Georgia Constitution of 1983, as amended and the Due Process Clause of the Fifth and Fourteenth Amendments to the Constitution of the United States.

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

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

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

This Reservation constitutes an Ante Litem Notice pursuant to O.C.G.A. § 36-11-1, which places the Governing Jurisdiction and all other agents of the Governing Jurisdiction, in their official and individual capacities, on notice of the Applicant's and owners' intent to seek monetary damages and attorney's fees against the Governing Jurisdiction for any rezoning action, zoning condition, illegal impact fee and any other unlawful restrictions and exactions that are imposed upon the Subject Property, the Applicant, or the owners.

By filing this Reservation, the Applicant reserves all rights and remedies available to it under the United States Constitution, the Georgia Constitution, all applicable federal, state, and local laws and ordinances, and in equity.

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

Sincerely,

Ethan Underwood

Ethan Underwood
Attorney for Applicant

Miles Hansford & Tallant, LLC
ATTORNEYS AT LAW

202 Tribble Gap Road | Suite 200 | Cumming, Georgia 30040

178 S Main Street | Suite 310 | Alpharetta, Georgia 30009

770-781-4100 | www.mhtlegal.com

J. Ethan Underwood
eunderwood@mhtlegal.com

WRITTEN STATEMENT OF HARDSHIP AND PROPOSED RESOLUTION

Applicant:	**COR Properties L.L.C.**
Subject Property:	**Approximately 15.027 Acres Designated as Dawson County Tax Parcel: 106 075 014**
Current Zoning:	**C-HB – Highway Business Commercial**
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Proposed Use:	**Commercial/Retail**
Application:	**Variance**
ROW Access:	**Marketplace Parkway**
Governing Jurisdiction:	**Dawson County**

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

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

The Applicant respectfully requests that the Applicant's Proposal be approved as requested in the foregoing Application, which is incorporated herein by reference. The Applicant also reserves the right to amend this statement and the Application by supplementing further responses and documents.

Variance Request #1 - Applicable Land Use Resolution Section

Proposed Variance

Section 603 – Variance to reduce the requirement that every lot abut a street or other public or privately maintained roadway from 30 feet to 0 feet.

Section 603: *Access Requirements. Every lot shall abut a street or other public or privately maintained roadway for at least 30 feet. Where lots are five acres or more, or are exempted from subdivision requirements, a minimum easement of 30 feet for ingress and egress and utilities must be provided to a public road. No property owner shall be deprived of access to his property. Access easements acquired before the enactment of this Resolution may*

be 20 feet wide and property before the effective date of this Resolution with at least 20 feet of frontage shall, as an exception, not be required to acquire additional frontage where the necessary property to acquire 30 feet is owned by another person.

HARDHIP EXPLANATIONS

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

   A strict and literal enforcement of Section 607(e) would result in a practical difficulty and unnecessary hardship because it would make development of the Subject Property as a separate parcel impossible. The Subject Property has no direct drive cut onto a street or public road.

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

   The Subject Property is located in an existing shopping center with established internal drives, to which the Subject Property has access via easements. The shape, size, and topography of the property necessitate placement of the structures and access routes in the locations proposed by the Applicant. Unless the variance is approved as requested by the Applicant, the Subject Property may not be developed in an economically feasible or physically practical manner.

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

   The proposed variance would not create a safety hazard or noxious condition.

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

   The proposed variance will not eliminate the Resolution's intent of providing adequate access to public or private roads. The Subject Property abuts an existing private drive – it simply has no direct curb cut to it. Adequate road frontage will be provided based on both the Subject Property's proximity to Marketplace Boulevard and the Subject Property's proposed access drive onto Marketplace Boulevard.

Variance Request #2 - Applicable Land Use Resolution Section

Proposed Variance

Section 607(e) – Variance to allow up to one hundred (100%) percent of the required number of parking spaces to be located offsite but within four hundred (400) feet of the principal building rather than fifty (50%) percent

Section 607(e): *Off-street parking and loading facilities required shall be located on the same lot as the principal building or use. However, as much as fifty (50%) percent of the required number of parking spaces may be located within four hundred (400) feet of the principal building or use, provided proof of ownership or a valid lease agreement for use of such premises is provided to the Administrative Officer. Such distance shall be measured between the nearest point of the parking facility and the nearest point of the principal building or use.*

HARDHIP EXPLANATIONS

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

   A strict and literal enforcement of Section 607(e) would result in a practical difficulty and unnecessary hardship because it would make development of the Subject Property as a separate parcel impossible. The Subject Property will have no area to place any parking spaces on the same lot as the principal building. However, the Subject Property has the right to utilize the current existing parking lot, which is more than adequate to service the Subject Property and the adjacent shopping center.

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

   The Subject Property is located in an existing shopping center which already has an expansive parking lot. Further, the Subject Property's shape, size, and topography and the location of nearby rights of way necessitate development of the Subject Property as proposed by the Applicant, with all parking located off site but 400 feet of the principal building in order to accommodate the potential user/tenant mix. Unless the variance is approved as requested by the Applicant, the Subject Property may not be developed in an economically feasible or physically practical manner.

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

   The proposed variance would not create a safety hazard or noxious condition.

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

   The Resolution provisions requiring 50% of parking be located on the same lot as the principal building are intended to avoid off street parking and loading areas. If the proposed variance is approved, the Applicant will still support the general objectives within the Resolution by preventing any increase in off street parking and loading areas.

Printed: 9/9/2021 11:37:26 AM

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

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

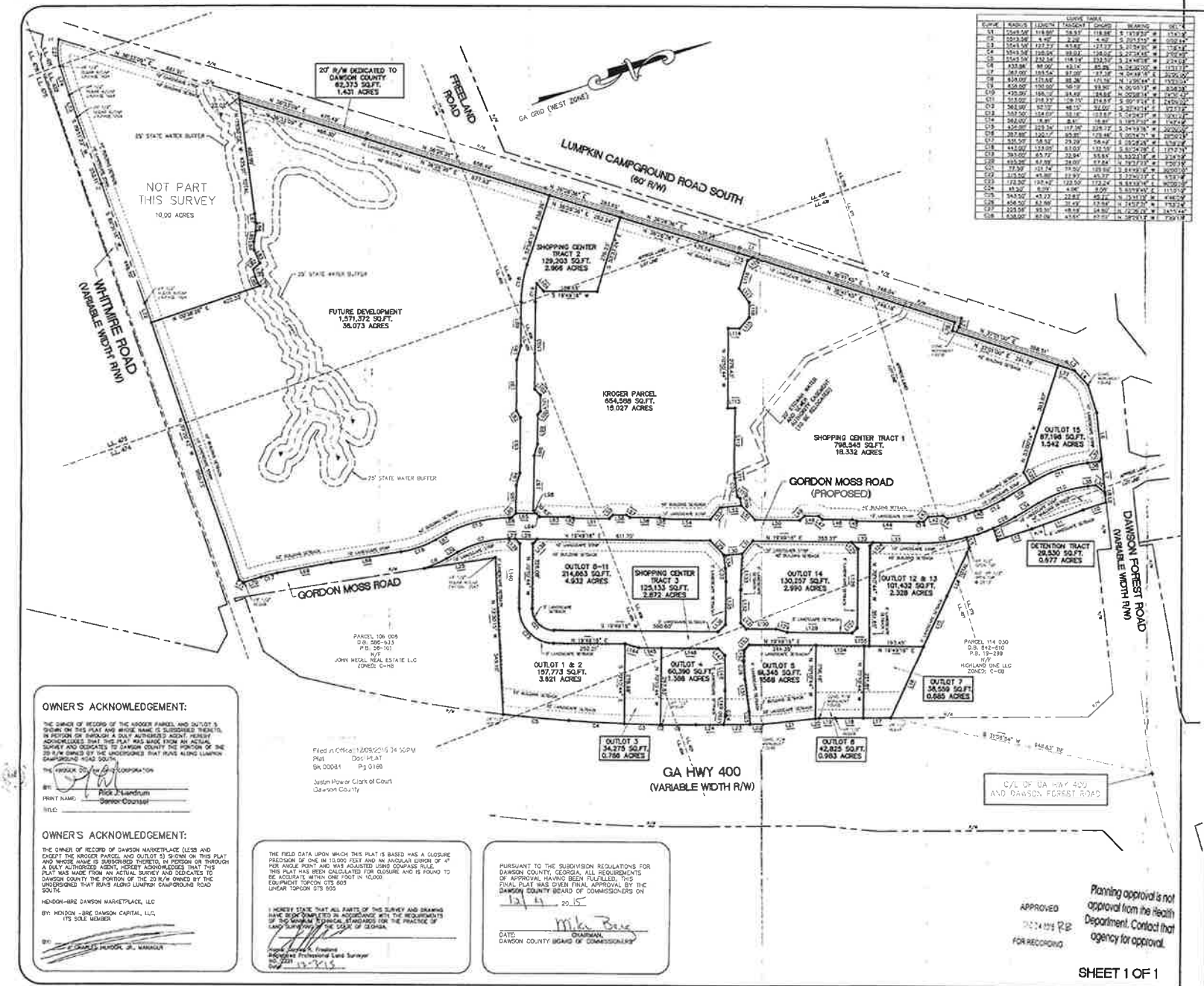
Trans No	Property ID / District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2012 - 15614	106 075 014 / 1 CONDO BLDG 2 SUITE 300 LL 346 371 FMV: 0	$0.00	$0.00 Fees: $0.00 $0.00	$0.00	$0.00	$0.00
	Totals:	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**

Paid Date: 10/4/2012 **Charge Amount:** $0.00

BARON ENTERPRISES LLC

Scan this code with your mobile phone to view this bill

*No property taxes recorded/due after 2012.



Filed in Official Records 12/09/2015 04:50PM
Plat Doc: PLAT
Bk 00041 Pg 0169
Justin Power Clerk of Court
Dawson County

OWNER'S ACKNOWLEDGEMENT:

THE OWNER OF RECORD OF THE KROGER PARCEL AND OUTLOT 5 SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, HEREBY ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATES TO DAWSON COUNTY THE PORTION OF THE 20 R/W OWNED BY THE UNDERSIGNED THAT RUNS ALONG LUMPKIN CAMPGROUND ROAD SOUTH.

THE KROGER CO. OHIO CORPORATION

BY: _____

PRINT NAME: Rick J. Lundrum

TITLE: Senior Counsel

OWNER'S ACKNOWLEDGEMENT:

THE OWNER OF RECORD OF DAWSON MARKETPLACE (LESS AND EXCEPT THE KROGER PARCEL AND OUTLOT 5) SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, HEREBY ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATES TO DAWSON COUNTY THE PORTION OF THE 20 R/W OWNED BY THE UNDERSIGNED THAT RUNS ALONG LUMPKIN CAMPGROUND ROAD SOUTH.

HENDON-BRE DAWSON MARKETPLACE, LLC

BY: HENDON -BRE DAWSON CAPITAL, LLC, ITS SOLE MEMBER

BY: _____

J. CHARLES HENDON JR., MANAGER

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE IN 10,000 FEET AND AN ANGULAR ERROR OF 4" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 10,000.
EQUIPMENT TOPCON GTS 603
LINEAR TOPCON GTS 605

I HEREBY STATE THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF GEORGIA.

James R. Freeland
Registered Professional Land Surveyor
No. 2221
Date 12-7-15

PURSUANT TO THE SUBDIVISION REGULATIONS FOR DAWSON COUNTY, GEORGIA, ALL REQUIREMENTS OF APPROVAL HAVING BEEN FULFILLED, THIS FINAL PLAT WAS GIVEN FINAL APPROVAL BY THE DAWSON COUNTY BOARD OF COMMISSIONERS ON 12/4 20 15

DATE: _____ CHAIRMAN, DAWSON COUNTY BOARD OF COMMISSIONERS

APPROVED
FOR RECORDING

Planning approval is not approval from the Health Department. Contact that agency for approval.

SHEET 1 OF 1

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	1545.00'	118.60'	59.33'	118.58'	S 19°59'23" W	4°24'00"
C2	1545.00'	4.40'	2.20'	4.40'	S 21°51'23" W	0°09'46"
C3	1545.00'	122.37'	61.22'	122.32'	S 23°54'35" W	4°32'07"
C4	1545.00'	198.04'	99.03'	198.00'	S 27°34'45" W	7°20'55"
C5	1545.00'	232.54'	116.34'	232.32'	S 34°44'18" W	8°37'52"
C6	833.38'	90.00'	45.14'	89.95'	N 26°50'00" E	6°11'17"
C7	367.00'	189.54'	97.00'	187.38'	N 30°49'18" E	29°35'00"
C8	534.00'	173.46'	87.36'	172.70'	N 27°30'44" E	18°36'00"
C9	534.00'	100.00'	50.19'	99.90'	N 36°05'13" W	10°43'24"
C10	420.00'	166.10'	84.49'	164.97'	N 30°08'18" W	22°40'00"
C11	534.00'	14.40'	7.20'	14.40'	N 39°07'12" E	1°32'20"
C12	367.00'	92.13'	46.15'	92.00'	S 35°14'14" E	14°23'16"
C13	367.00'	134.09'	68.16'	133.32'	S 24°24'27" E	20°55'42"
C14	367.00'	8.40'	4.20'	8.40'	S 13°53'14" E	1°57'49"
C15	434.00'	223.34'	117.39'	220.77'	S 34°19'18" W	29°29'00"
C16	367.00'	120.17'	60.80'	119.66'	S 20°04'21" W	18°45'23"
C17	534.00'	58.58'	29.29'	58.55'	S 26°26'24" W	6°17'14"
C18	442.00'	124.00'	62.60'	123.55'	S 30°24'28" E	16°04'15"
C19	393.00'	65.73'	32.94'	65.65'	N 33°23'18" W	9°34'38"
C20	493.00'	87.99'	44.00'	87.84'	N 38°37'33" W	10°13'19"
C21	77.50'	121.74'	79.50'	109.56'	S 84°19'18" W	90°00'00"
C22	113.50'	45.80'	23.21'	45.77'	S 73°30'13" E	23°07'18"
C23	173.50'	192.42'	122.50'	182.24'	S 88°44'18" E	63°32'00"
C24	43.50'	8.09'	4.06'	8.09'	S 65°55'45" E	10°39'18"
C25	343.50'	43.73'	22.87'	43.70'	N 13°41'18" W	7°18'00"
C26	456.50'	83.98'	42.49'	83.86'	N 14°57'27" W	10°32'18"
C27	223.50'	93.30'	48.46'	92.67'	N 12°06'09" W	24°11'48"
C28	456.50'	83.98'	42.49'	83.86'	N 24°03'12" W	10°32'18"

LINE TABLE		
LINE	LENGTH	BEARING
L1	29.83'	N 34°31'53" E
L2	21.81'	S 17°00'22" E
L3	21.53'	N 13°14'30" E
L4	54.72'	N 33°46'50" E
L5	38.44'	N 89°25'47" E
L6	160.11'	S 77°03'31" E
L7	121.02'	S 77°03'31" E
L8	7.78'	S 77°03'31" E
L9	27.97'	S 78°59'26" E
L10	85.37'	S 82°24'28" E
L11	54.06'	S 73°41'37" E
L12	128.14'	S 28°42'16" E
L13	45.23'	S 39°57'24" E
L14 (TOTAL)	188.47'	S 39°34'16" E
L15	124.16'	S 45°52'15" E
L16	274.37'	S 48°52'15" E
L17	27.44'	S 28°45'15" E
L18	98.39'	S 18°23'15" E
L19	15.49'	S 18°47'15" E
L20	13.71'	S 17°54'18" E
L21	181.46'	S 17°18'46" E
L22	52.30'	S 19°59'14" E
L23	23.14'	S 19°55'14" E
L24	58.58'	S 19°55'14" E
L25	23.31'	S 19°37'14" E
L26	48.81'	S 19°02'14" E
L27	22.42'	S 19°24'14" E
L28	77.14'	S 19°18'15" E
L29	89.24'	S 19°23'15" E
L30	58.12'	S 19°55'15" E
L31	15.14'	S 19°45'15" E
L32	17.00'	S 19°41'15" E
L33	153.50'	S 19°33'15" E
L34	85.72'	S 19°23'15" E
L35	20.30'	S 19°08'15" E
L36	42.88'	S 19°04'15" E
L37	15.50'	S 19°00'15" E
L38	47.27'	S 19°13'15" E
L39	109.53'	S 19°23'15" E
L40	17.58'	S 19°30'15" E
L41	18.88'	S 19°33'15" E
L42	34.80'	S 19°58'15" E
L43	24.75'	S 19°53'15" E
L44	21.14'	S 19°39'15" E
L45	18.87'	S 19°27'15" E
L46	15.57'	S 19°32'15" E
L47	14.82'	S 19°41'15" E
L48	50.25'	S 19°53'15" E
L49	22.13'	S 19°50'44" E
L50	154.92'	S 19°31'15" E
L51	10.80'	S 64°56'15" W
L52	15.47'	S 19°17'15" E
L53	54.63'	S 19°09'15" E
L54	57.99'	S 19°14'15" E
L55	38.69'	S 19°32'15" E
L56	104.31'	S 19°31'15" E
L57	14.05'	S 24°15'15" E
L58	46.25'	S 19°23'15" E
L59	34.67'	S 20°32'44" E
L60	23.00'	S 20°03'15" E
L61	108.92'	S 19°31'15" E
L62	18.93'	S 20°07'15" E
L63	103.51'	S 19°31'15" E
L64	18.55'	S 19°31'15" E
L65	21.98'	S 19°31'15" E
L66	3.67'	S 19°31'15" E
L67	44.61'	S 19°31'15" E
L68	253.55'	S 19°31'44" E
L69	142.51'	S 58°37'41" W
L70	53.19'	S 30°21'41" E
L71	17.54'	S 30°41'19" E
L72	12.87'	N 89°21'42" W
L73	83.41'	S 89°21'42" E
L74	107.59'	N 89°21'42" W
L75	15.20'	N 89°21'42" W
L76	11.50'	S 17°00'22" E
L77	41.77'	S 21°00'22" E
L78	17.84'	S 18°27'19" E
L79	23.38'	S 18°31'41" E
L80	17.58'	N 81°31'20" W
L81	20.87'	S 18°31'41" E
L82	41.43'	S 18°31'41" E
L83	28.18'	S 11°22'43" E
L84	28.17'	S 5°05'17" E
L85	19.47'	S 10°20'48" E
L86	11.89'	S 77°43'13" W
L87	17.42'	S 20°05'44" E
L88	11.97'	S 34°31'41" E
L89	178.34'	S 34°31'41" E
L90	28.98'	S 79°43'41" E
L91	192.92'	S 33°23'44" E
L92	44.57'	S 34°31'41" E
L93	202.21'	S 33°23'44" E
L94	13.94'	S 33°23'44" E
L95	253.55'	S 33°23'44" E
L96	42.22'	N 33°24'16" W
L97	13.94'	N 33°23'44" W
L98	202.21'	N 33°23'44" W
L99	192.92'	N 33°23'44" W
L100	28.98'	N 79°43'41" E
L101	37.55'	N 79°19'44" W
L102	28.06'	S 64°33'16" W
L103	206.75'	N 20°23'44" W
L104	20.31'	S 69°16'30" W
L105	28.70'	N 20°21'27" W
L106	15.24'	S 24°56'24" W
L107	17.26'	N 15°43'15" W
L108	130.27'	N 72°58'44" W
L109	17.84'	S 24°56'24" W
L110	12.36'	N 19°43'15" W
L111	40.92'	S 20°23'44" E
L112	20.31'	N 69°16'30" E
L113	40.92'	N 20°23'44" W
L114	44.15'	S 20°23'44" E
L115	15.97'	N 20°23'44" W
L116	52.42'	N 30°19'44" W
L117	64.00'	S 33°23'30" W
L118	103.00'	S 33°31'30" W
L119	21.27'	N 28°28'30" W
L120	44.15'	S 37°36'55" W
L121	15.97'	N 20°19'44" W
L122	52.42'	N 64°43'15" E
L123	279.15'	S 33°23'44" E
L124	28.15'	S 21°17'44" E
L125	132.06'	S 33°31'15" W
L126	92.00'	S 30°27'44" W
L127	113.00'	S 19°39'15" W
L128	34.55'	S 64°41'15" E
L129	117.54'	N 70°23'44" W
L130	123.39'	S 64°23'44" E
L131	48.87'	S 77°31'15" E
L132	15.97'	S 20°23'44" E
L133	36.18'	S 25°19'44" E
L134	22.31'	N 25°23'44" W
L135	23.15'	S 64°41'15" E
L136	118.00'	S 20°04'44" E
L137	77.12'	S 64°41'15" E
L138	50.37'	N 33°27'45" E
L139	78.80'	S 33°23'15" E
L140	202.09'	N 19°49'15" E
L141	34.53'	N 64°23'15" E
L142	122.17'	S 70°44'18" E
L143	82.57'	S 70°31'30" E
L144	27.49'	S 33°44'30" E
L145	113.14'	N 78°41'17" W
L146	28.65'	N 70°00'44" W
L147	28.41'	N 28°00'00" E
L148	119.20'	N 19°33'15" E
L149	18.86'	N 19°33'15" E

VICINITY MAP (NOT TO SCALE)

SURVEYOR'S NOTES:

BASIS OF BEARINGS:

BEARINGS BASED ON NGS OPUS SOLUTION REPORT, DATED 05/22/2015 UTILIZING BASE STATION "DL1530; DE3144; DM4143"

NAD 83

FLOOD INFORMATION:

THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA PER NFIP FIRM COMMUNITY PANEL NO. 13085C0225B
EFFECTIVE DATE: SEPTEMBER 26, 2008

LEGEND:

POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
O	POINT
O IPF	IRON PIN FOUND
R/W	RIGHT-OF-WAY

08

FREELAND
SURVEYORS • ENGINEERS
FREELAND & ASSOCIATES, INC.
333 WEST STONE AVE.
GREENVILLE S.C. 29609
TEL (864) 271-4924 FAX (864) 233-0315
EMAIL: info@freeland-associates.com

DRAWN BY: PARTY CHIEF: CB CHECKED: WHH
REF. PLAT BOOK: 12-271; 38-15
REF. DEED BOOK: 448-201; 834-290
TAX MAP: 107-208,108-205-008,114-015,114-024,114-025
DATE OF SURVEY: 06-01-2015
DATE DRAWN: 08-27-2015
DRAWING NO: 66081-SUB 18 LOTS
DATE OF LAST REVISION: 12-3-15 COUNTY REVISIONS

0' 150' 300' 450'
SCALE: 1" = 150'

GEORGIA REGISTERED PROFESSIONAL LAND SURVEYOR 2221 JAMES R. FREELAND

P.LS. JAMES R. FREELAND
NO. 2221

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67. AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-13, 43-15-22.

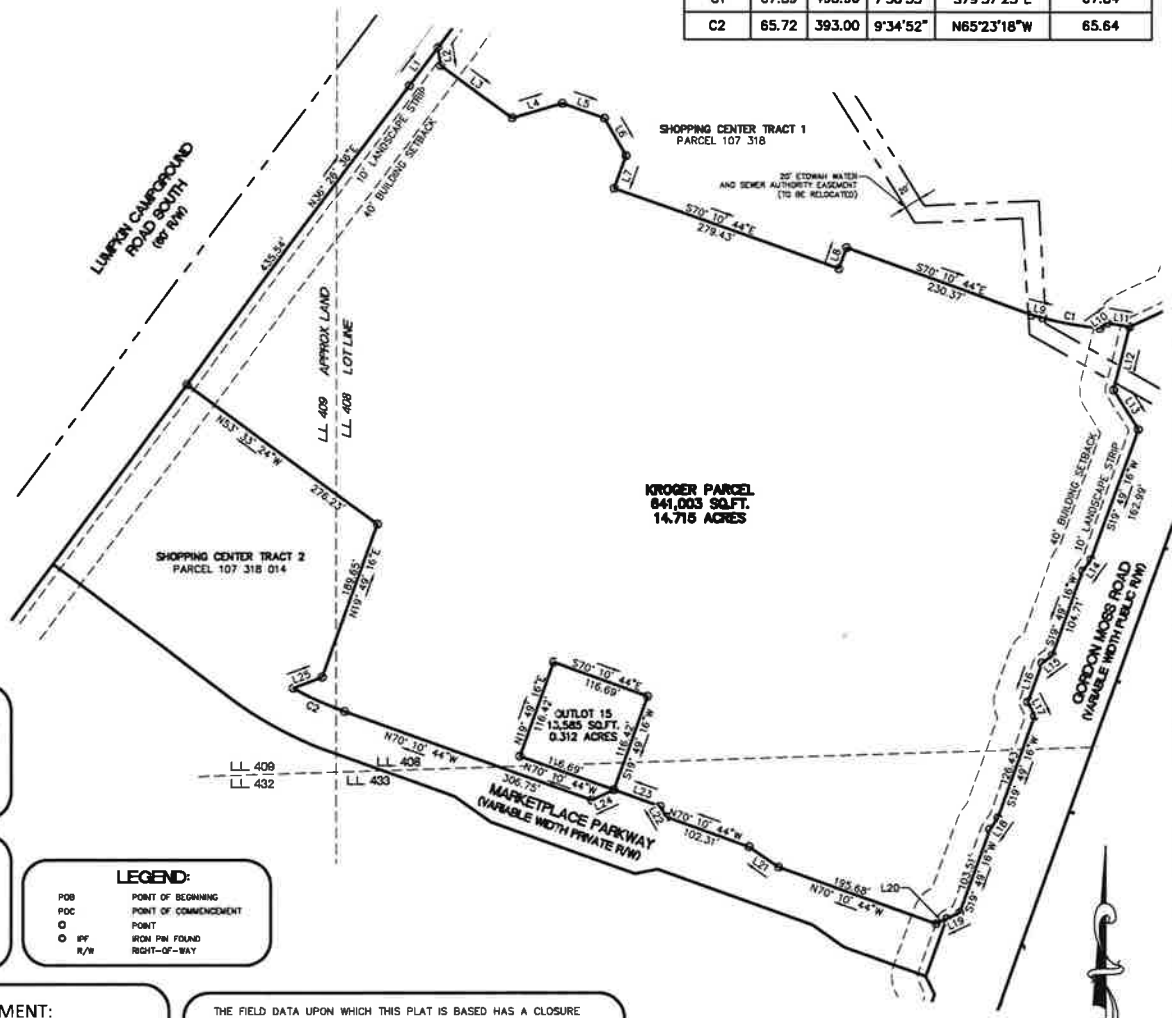
STATE OF GEORGIA
DAWSON COUNTY
SOUTH HALF OF 13th DISTRICT, 1st SECTION

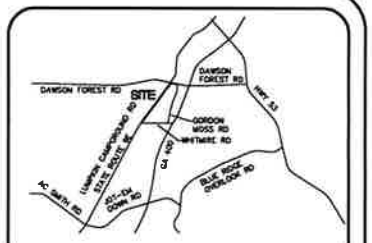
FINAL SUBDIVISION PLAT FOR DAWSON MARKETPLACE

SITE ADDRESS: LUMPKIN CAMPGROUND RD/ GA 400/GORDON MOSS RD DAWSONVILLE, GA

Line Table		
Line #	Length	Direction
L1	55.90	N36°41'45"E
L2	21.23	S8°28'08"E
L3	103.98	S53°32'55"E
L4	61.04	N73°18'37"E
L5	52.45	S70°10'44"E
L6	51.28	S29°34'16"E
L7	40.92	S19°49'16"W
L8	28.00	N19°49'16"E
L9	13.38	S75°42'05"E
L10	16.87	N54°58'33"E
L11	26.32	S80°01'27"E
L12	75.40	S14°17'55"W
L13	54.65	S32°00'09"E
L14	16.69	S35°27'48"W
L15	14.86	S54°18'56"W
L16	48.29	S19°49'16"W
L17	18.27	S25°10'44"E
L18	16.69	S35°27'48"W
L19	16.69	S64°49'16"W
L20	13.94	S64°49'16"W
L21	42.20	N55°04'09"W
L22	14.54	N30°59'01"W
L23	57.55	N70°10'44"W
L24	28.55	S64°49'16"W
L25	35.97	N69°18'30"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	67.89	495.96	7°50'35"	S79°37'23"E	67.84
C2	65.72	393.00	9°34'52"	N65°23'18"W	65.64





VICINITY MAP (NOT TO SCALE)

BASIS OF BEARINGS:

BEARINGS BASED ON NGS OPUS SOLUTION REPORT, DATED 05/22/2015 UTILIZING BASE STATION "DL1890; DE9144; DM4143"

NAD 83

FLOOD INFORMATION:

THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA PER NFIP FIRM COMMUNITY PANEL NO. 13085C0225B EFFECTIVE DATE: SEPTEMBER 28, 2008

LEGEND:

POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
O	POINT
O IPF	IRON PIN FOUND
R/W	RIGHT-OF-WAY

OWNER'S ACKNOWLEDGEMENT:

THE OWNER OF RECORD OF THE KROGER PARCEL AND OUTLOT 15, DAWSON MARKETPLACE SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, HEREBY ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY.

DEVELOPMENT AUTHORITY OF DAWSON COUNTY

BY: THE KROGER CO.

BY: _____

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE IN 10,000 FEET AND AN ANGULAR ERROR OF 4" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 10,000.
EQUIPMENT TOPCON GTS 605
LINEAR TOPCON GTS 605

I HEREBY STATE THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF GEORGIA.

_____

Name: James R. Freeland
Registered Professional Land Surveyor
NO. 2221
Date: _____

PURSUANT TO THE SUBDIVISION REGULATIONS FOR DAWSON COUNTY, GEORGIA, ALL REQUIREMENTS OF APPROVAL HAVING BEEN FULFILLED, THIS FINAL PLAT WAS GIVEN FINAL APPROVAL BY THE DAWSON COUNTY BOARD OF COMMISSIONERS ON

_____, 20____

_____

DATE: CHAIRMAN,
DAWSON COUNTY BOARD OF COMMISSIONERS

SHEET 1 OF 1

FREELAND
SURVEYORS • ENGINEERS

FREELAND & ASSOCIATES, INC.
323 WEST STONE AVE.
GREENVILLE S.C. 29609
TEL. (864) 271-4924 FAX: (864) 233-0315
EMAIL: info@freeland-associates.com

DRAWN: JL	PARTY CHIEF: CB CHECKED: MVA
REF. PLAT BOOK:	81-160
REF. DEED BOOK:	1179-601
TAX MAP:	106 075 014
DATE OF SURVEY:	6-01-15; 6-11-21 6-11-21
DATE DRAWN:	6-21-21
DRAWING NO:	66081-SUB 15
DATE OF LAST REVISION:	

0' 100' 200' 300'

SCALE: 1" = 100'

FOR REVIEW ONLY

GEORGIA REGISTERED No. 2221 LAND SURVEYOR JAMES R. FREELAND

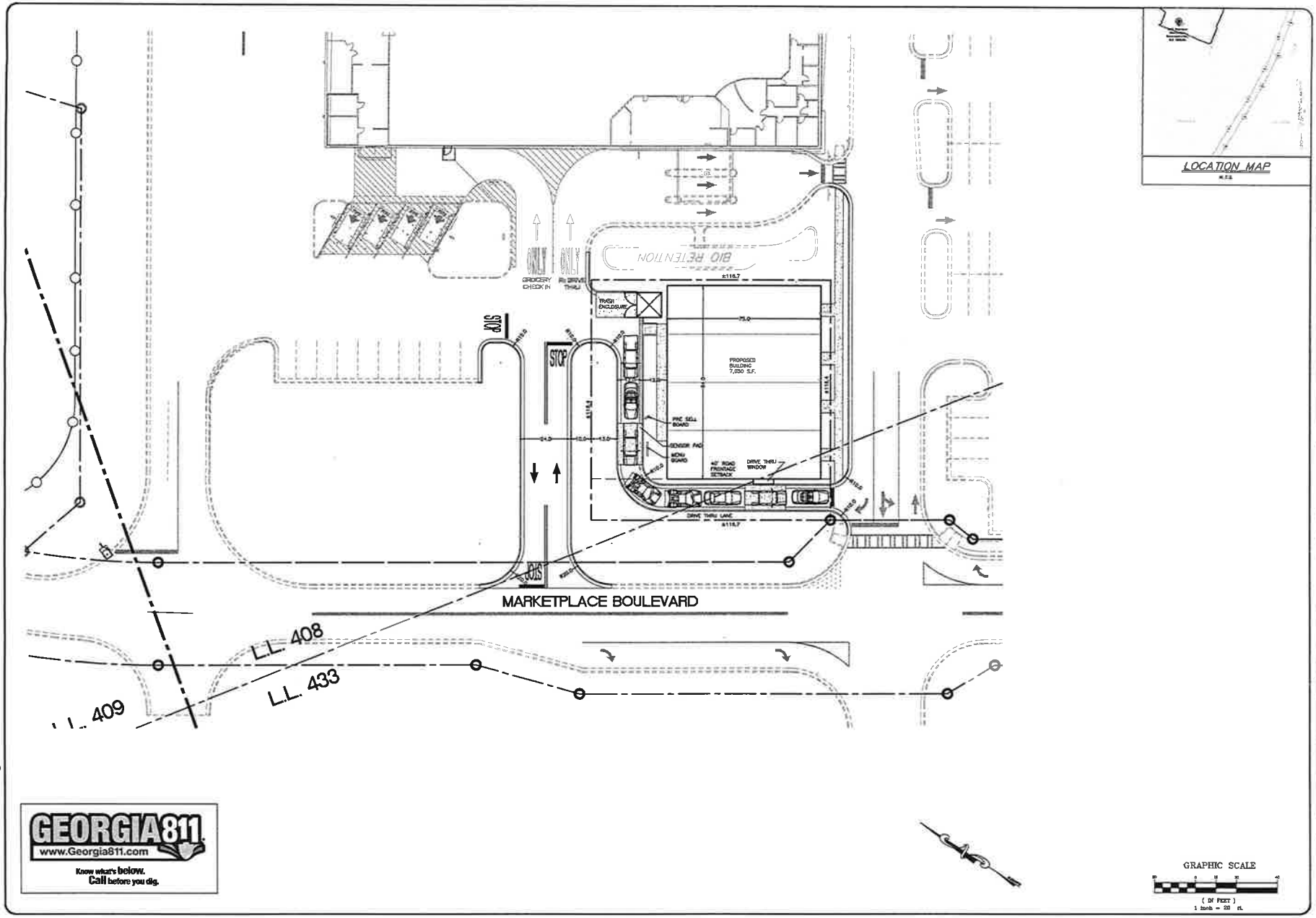
PLS: JAMES R. FREELAND
NO: 2221

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67. AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

STATE OF GEORGIA
DAWSON COUNTY
SOUTH HALF OF 13th DISTRICT, 1st SECTION

REVISED SUBDIVISION PLAT OF KROGER PARCEL AND OUTLOT 15 FOR DAWSON MARKETPLACE

SITE ADDRESS: LUMPKIN CAMPGROUND RD/ GA 400/GORDON MOSS RD DAWSONVILLE, GA



LOCATION MAP
N.T.S.

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

SITE PLAN

DAWSON RETAIL
378 MARKETPLACE PKWY
LAND LOT 408,409,432,&433
S-1 DISTRICT, 1ST SECTION
DAWSON COUNTY, GEORGIA

07/06/2021

DRAWN BY:	JC	REVISION	DATE	DESCRIPTION
CHECKED BY:	BC	---	-----	-----
DATE:	07/09/2021			
SCALE:	AS NOTED			
LAND LOTS:	408,432,&433			
DISTRICT:	S-1			
SECTION:	1ST			

SHEET NO. 1 OF 1

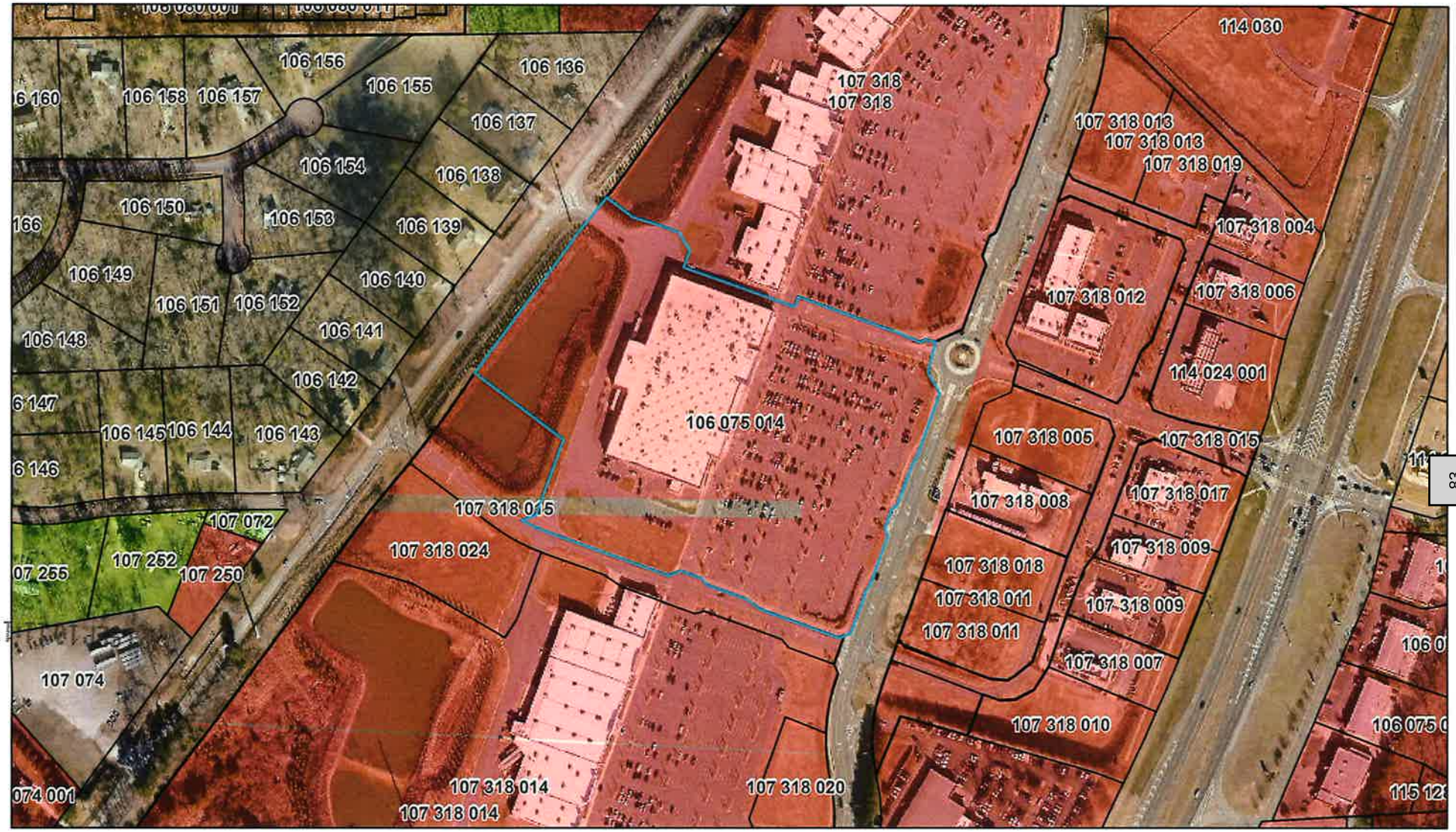
JOB NO. 2021-089

GEORGIA811
www.Georgia811.com
Know what's below. Call before you dig.

Z:\BCEPROJECTS\2021-089\CAD\2021-089 BASE.dwg 7/9/2021 10:00:34 AM, DWG To PDF.pc3

21SEP10 11:17AM

Dawson County TMP 107-075-014



9/9/2021, 3:59:30 PM

Energov Layers - Parcels

Energov Layers - Zoning

C-HB

C-PCD

C-IR

RS

RA

1:4,514

0 0.03 0.06 0.12 mi

0 0.05 0.1 0.2 km

Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA, EagleView

Planning and Development

EagleView | Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA |

DAWSON COUNTY REZONING APPLICATION

This portion to be completed by Zoning Administrator

ZA 21-18 Tax Map & Parcel # (TMP): 102-040

Submittal Date: 8/26/21 Time: 10:03 am/pm Received by: mh (staff initials)

Fees Assessed: 250.00.00 Paid: Check Commission District: 2

Planning Commission Meeting Date: October 19, 2021

Board of Commissioners Meeting Date: November 18, 2021

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Benjamin T. Smith

Address:

Phone: Listed / Unlisted [redacted] Email: Business / Personal

Status: [X] 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: 08-23-21 Applicant Signature: [signature]

PROPERTY OWNER/PROPERTY INFORMATION

Name: Benjamin T. Smith

Street Address of Property being rezoned: Patience Way Map 102 Parcel 040

Rezoning from: RSR to: RA Total acreage being rezoned: 4.29

Directions to Property (if no address): New Bethel Church Rd to Buck TRL, to Blackberry Ln, to Illahee Rd, to Patience Way, Property is on the right past 126 Patience Way.

'21 AUG 26 10:03AM

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

Current Use of Property: none

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 RSR South RSR East RSR West RSR

Future Land Use Map Designation: _____

Access to the development will be provided from:

Road Name: Patience Way Type of Surface: Gravel

REQUESTED ACTION & DETAILS OF PROPOSED USE

[X] Rezoning to: RA [X] Special Use Permit for: Sawmill

Proposed Use:
workshop - future main residence

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

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

RESIDENTIAL

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

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

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

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

COMMERCIAL & INDUSTRIAL

Building area: _____ No. of Parking Spaces: _____

'21 AUG 26 10:03AM

DAWSON COUNTY REZONING APPLICATION

This portion to be completed by Zoning Administrator

ZA SU 21-05 Tax Map & Parcel # (TMP): 102-040

Submittal Date: 8/26/2021 Time: 10:03 am/pm Received by: mhonn (staff initials)

Fees Assessed: _____ Paid: _____ Commission District: _____

Planning Commission Meeting Date: _____

Board of Commissioners Meeting Date: _____

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Benjamin T. Smith

Address: _____

Phone: Listed / Unlisted [redacted] Email: Business / Personal _____

Status: [X] 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: 08-23-21 Applicant Signature: [signature]

PROPERTY OWNER/PROPERTY INFORMATION

Name: Benjamin T. Smith

Street Address of Property being rezoned: Patience Way Map 102 Parcel 040

Rezoning from: RSR to: RA Total acreage being rezoned: 4.29

Directions to Property (if no address): New Bethel Church Rd to Buck TRL, to Blackberry Ln, to Illahee Rd, to Patience Way, Property is on the right past 126 Patience Way.

'21 AUG 26 10:03AM

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

Current Use of Property: None

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 RSR South RSR East RSR West RSR

Future Land Use Map Designation: _____

Access to the development will be provided from:

Road Name: Patience Way Type of Surface: Gravel

REQUESTED ACTION & DETAILS OF PROPOSED USE

[X] Rezoning to: RA [X] Special Use Permit for: Sawmill

Proposed Use:
Workshop - future main residence

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

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

RESIDENTIAL

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

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

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

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

COMMERCIAL & INDUSTRIAL

Building area: _____ No. of Parking Spaces: _____

APPLICANT CERTIFICATION

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

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

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

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

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

Signature _____ Date 08-25-21

Witness _____ Date 8/25/21

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.

Printed: 8/26/2021 09:42:25
Register: 11 Clerk: SG

Official Tax Receipt
Nicole Stewart
DAWSON COUNTY Tax Commissioner

25 Justice Way Suite 1222
Dawsonville, GA 30534

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

Trans No	Property ID/District Description	Original Due	Interest & Penalty	Prev Paid	Amount Due	Amount Paid	Transaction Balance
23980 **Year-Bill No** 2020 - 6692	102 040 / 001 LL 379 LD 13 N-1 **FMV:** $67,000.00	634.16	0.00 **Fees** 0.00	0.00	634.16	634.16 **Paid Date** **9/29/2020 10:54:57**	0.00 **Current Due** **0.00**
Transactions:	23980 - 23980 **Totals**	634.16	0.00	0.00	634.16	634.16	0.00

Paid By :
HIGGINS EARL & DIANE M

HIGGINS EARL & DIANE M

Cash Amt:	0.00
Check Amt:	634.16
Charge Amt:	0.00
Change Amt:	0.00
Refund Amt:	0.00
Overpay Amt:	0.00

Check No 2559
Charge Acct

'21 AUG 26 10:04AM

ZA _____ **TMP#:** 102-040

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 102-010004	1. Helen Smathers	312 Illahee Rd.
TMP 102-010	2. Helen Smathers	Patience Way
TMP 102-010002	3. Robert Bruce	442 Illahee Rd.
TMP 102-042	4. Mary Dodson	Patience Way
TMP 102-009	5. Earnest Picklesimer	99 Patience Way
TMP 102-006	6. Mary Dodson	126 Patience Way
TMP	7.	
TMP	8.	
TMP	9.	
TMP	10.	
TMP	11.	
TMP	12.	
TMP	13.	
TMP	14.	
TMP	15.	

Use additional sheets if necessary.

'21 AUG 26 10:04AM

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: Benjamin T. Smith

Application Number: _____

Date Signed: 08-26-21

Sworn and subscribed before me

this 26th day of August, 2021.

Margaret A Honn

Notary Public

My Commission Expires: _____

MARGARET A HONN
Notary Public, Georgia
Dawson County
My Commission Expires
August 12, 2024

Notary Public Seal

'21 AUG 26 10:04AM

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

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

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

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

   N/A

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

   Amount $ _____ Date: _____

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

   _____

   _____

   _____

   _____

   _____

Signature of Applicant/Representative of Applicant:

_____ Date: 08-25-21

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.

'21 AUG 26 10:04AM

PROPERTY OWNER AUTHORIZATION

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

_____

_____

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

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

Printed Name of applicant or agent: _____

Signature of applicant or agent: _____ Date: _____

****

Printed Name of Owner(s): _____

Signature of Owner(s): _____ Date: _____

Mailing address: _____

City, State, Zip: _____

Telephone Number: Listed _____
Unlisted

Sworn and subscribed before me
this _____ day of _____, 20____.

_____
Notary Public

My Commission Expires: _____ {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 AUG 26 10:04AM

APPLICATION PROCESSING: STAFF USE ONLY

ZA _____ **Applicant Name:** Ben Smith

Application Fee: $_____

IF APPLICABLE:

[ ] Legal Advertisement Submitted to Newspaper Date: _____

[ ] Planning Commission & Board of Commissioners Packets Delivered Date: _____

[ ] Application Posted on County Website Date: _____

[ ] Adjacent Property Owner Notices Mailed Date: _____

[ ] Interdepartmental Forms Submitted for Review Date: _____

[ ] Department of Transportation Notified Date: _____

[ ] Georgia Mountains Notified (DRI) Date: _____

[ ] Public Notice Signs on Property Verified Date: _____

[ ] Approval or Denial Form placed in folder Date: _____

[ ] Applicant Notified of Final Action Date: _____

[ ] Approval or Denial Form to Office Manager/Building Official/Marshal Date: _____

[ ] Rezoning Change Form to Director Date: _____

[ ] Zoning Map Amended Date: _____

[ ] Change Zoning in EnerGov by Parcel Date: _____

[ ] Planning Commission Meeting Minutes placed in folder Date: _____

[ ] Board of Commission Meeting Minutes placed in folder Date: _____

Planning Commission & Board of Commissioners Actions

PC Recommendation Date: _____ [ ] Approval [ ] Approval w/stipulations [ ] Denial

BOC Decision Date: _____ [ ] Approval [ ] Approval w/stipulations [ ] Denial

'21 AUG 26 10:04AM

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 — **Date** 8-26-21

Benjamin T Smith — **Printed Name**

BENJAMIN T SMITH — **Name of Business**

SUBSCRIBED AND SWORN BEFORE ME ON

THIS 26th DAY OF August, 2021

Margaret A Honn — Notary Public

My Commission Expires:

STATE OF GEORGIA NOTARY PUBLIC
MARGARET A HONN
Notary Public, Georgia
Dawson County
My Commission Expires
August 12, 2024

{Notary Seal}

'21 AUG 26 10:04AM

Letter of Intent

Patience Way; LL 379; District 1; Sec 1; Dawson Co; Map 102; Parcel 040

To Planning & Zoning and all interested parties,

I purchased the listed property in February of 2021. My wife Anna and I intend to build our home on the property once conditions (building prices) become somewhat reasonable again. In the meantime, we intend to build a workshop building on the property. The building will be 25' wide by 30' deep and matching the style of our future home. We were told that this was not allowed due to the current zoning. This caught us off-guard due to the property being marketed as Res/Ag by the listing agent when we bought it. Our real estate agent, having missed this, has offered to pay the re-zoning fee. Our goals for the property also include a decently sized garden and at least two honeybee colonies. I have also purchased a sawmill that will go on the property temporarily. Lumber for the non-residential building, the wood flooring for our house, and whatever other projects I can come up with will come from tree on the property. We are also currently in negotiations to purchase a small portion of an adjoining property. We are requesting a re-zoning to Res/Ag to continue with the development of our property. Thank you for your consideration in this matter. God Bless.

Anastasia Smith

Ben Smith

'21 AUG 26 10:04AM

'21 AUG 26 10:04AM

LEGEND

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

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FOOT IN 65,790 FEET AND AN ANGLE ERROR OF 08" PER ANGLE POINT WAS ADJUSTED USING COMPASS

THIS (PROPERTY) (~~PROPERTY~~) (IS NOT) LOCATED WITHIN THE 100 YEAR FLOOD AREA PER OFFICIAL F.E.M.A. FLOOD HAZARD MAPS

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 149,360 FEET

EQUIPMENT USED FOR MEASUREMENTS
TOPCON GTS-2

SURVEY FOR

THERESA M. NEMMERS

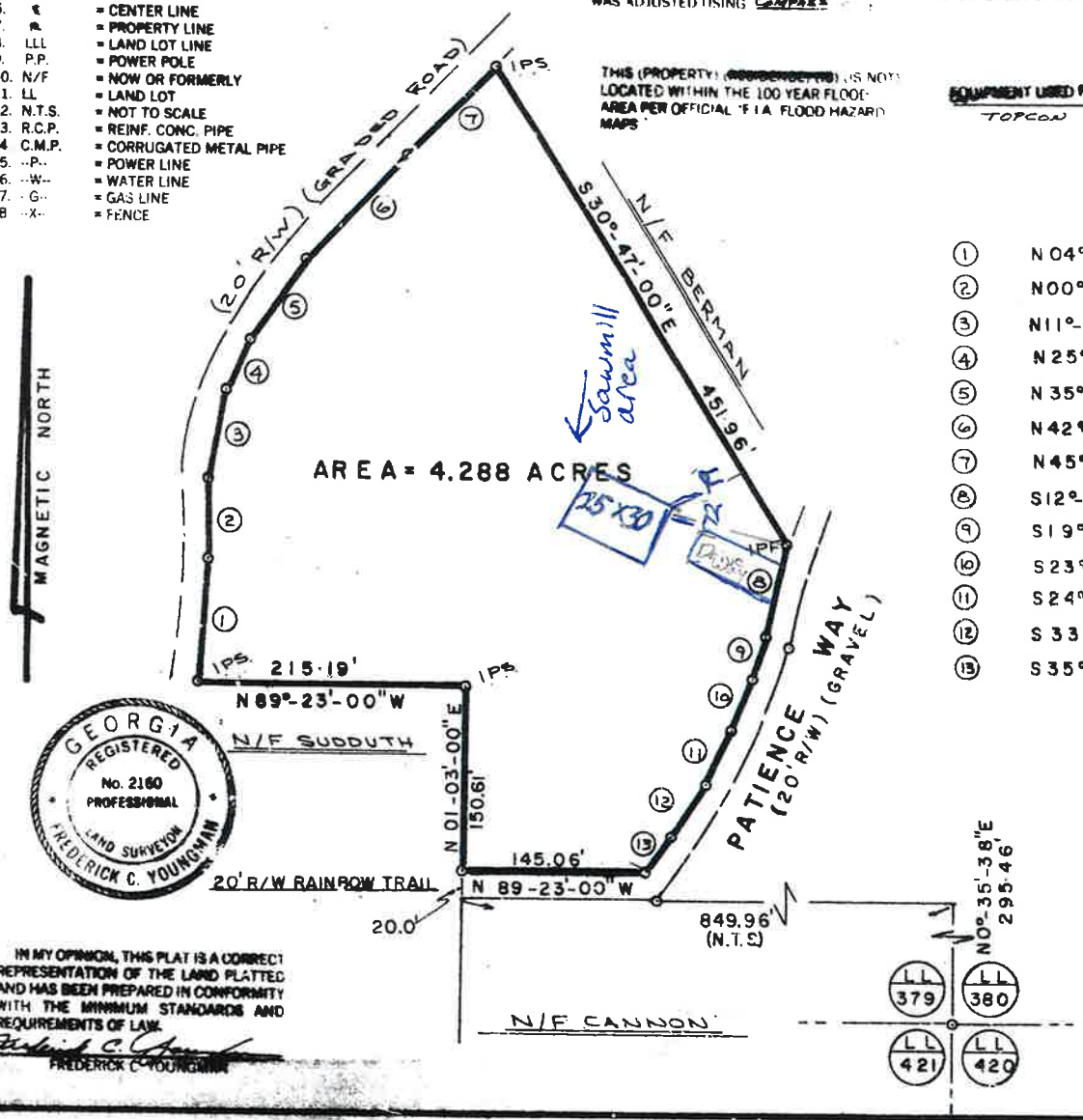
LAND LOT 379

NORTH HALF 13TH DISTRICT

1ST SECTION

DAWSON COUNTY, GEORGIA

SCALE 1"=100' JULY 10, 1986



1	N 04°-04'-46"E	100.13'
2	N00°-36'-08"E	65.73'
3	N11°-44'-55"E	73.08'
4	N 25°-43'-26"E	44.44'
5	N 35°-17'-21" E	77.92'
6	N42°44'-52"E	118.17'
7	N45°-35'-15"E	104.21'
8	S12°-28'-36"W	77.69'
9	S 19°-19'-48"W	34.37'
10	S 23°23'-43"W	44.01'
11	S 24°-01'-21"W	48.40'
12	S 33°-02'-24"W	50.66'
13	S 35°-43'-41"W	38.59'

0' 50' 100' 200' 300'

GRAPHIC SCALE

REVISED 12/19/86 TO INCLUDE EXISTING 20' R/W FOR RAINBOW TRAIL.

97

GEORGIA, DAWSON COUNTY
CLERK'S OFFICE, SUPERIOR COURT
FILED FOR RECORD
at 8:30AM 12-31-86
Recorded in Book 19 Page 165
this 31 day of Dec 19 86
CURTIS CHAPPELL

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

FREDERICK C. YOUNGMAN

Youngman & Associates
P. O. DRAWER D
CUMMING, GA. 30130
CUMMING 887-5188
DAWSONVILLE 265-8585

86062

Letter of Intent

Patience Way; LL 379; District 1; Sec 1; Dawson Co; Map 102; Parcel 040

To Planning & Zoning and all interested parties,

I purchased the listed property in February of 2021. My wife Anna and I intend to build our home on the property once conditions (building prices) become somewhat reasonable again. In the meantime, we intend to build a workshop building on the property. The building will be 25' wide by 30' deep and matching the style of our future home. We were told that this was not allowed due to the current zoning. This caught us off-guard due to the property being marketed as Res/Ag by the listing agent when we bought it. Our real estate agent, having missed this, has offered to pay the re-zoning fee. Our goals for the property also include a decently sized garden and at least two honeybee colonies. I have also purchased a sawmill that will go on the property temporarily. Lumber for the non-residential building, the wood flooring for our house, and whatever other projects I can come up with will come from tree on the property. We are also currently in negotiations to purchase a small portion of an adjoining property. We are requesting a re-zoning to Res/Ag to continue with the development of our property. Thank you for your consideration in this matter. God Bless.

Anastasia Smith

Ben Smith

'21 AUG 26 10:04AM

'21 AUG 26 10:05AM

LEGEND

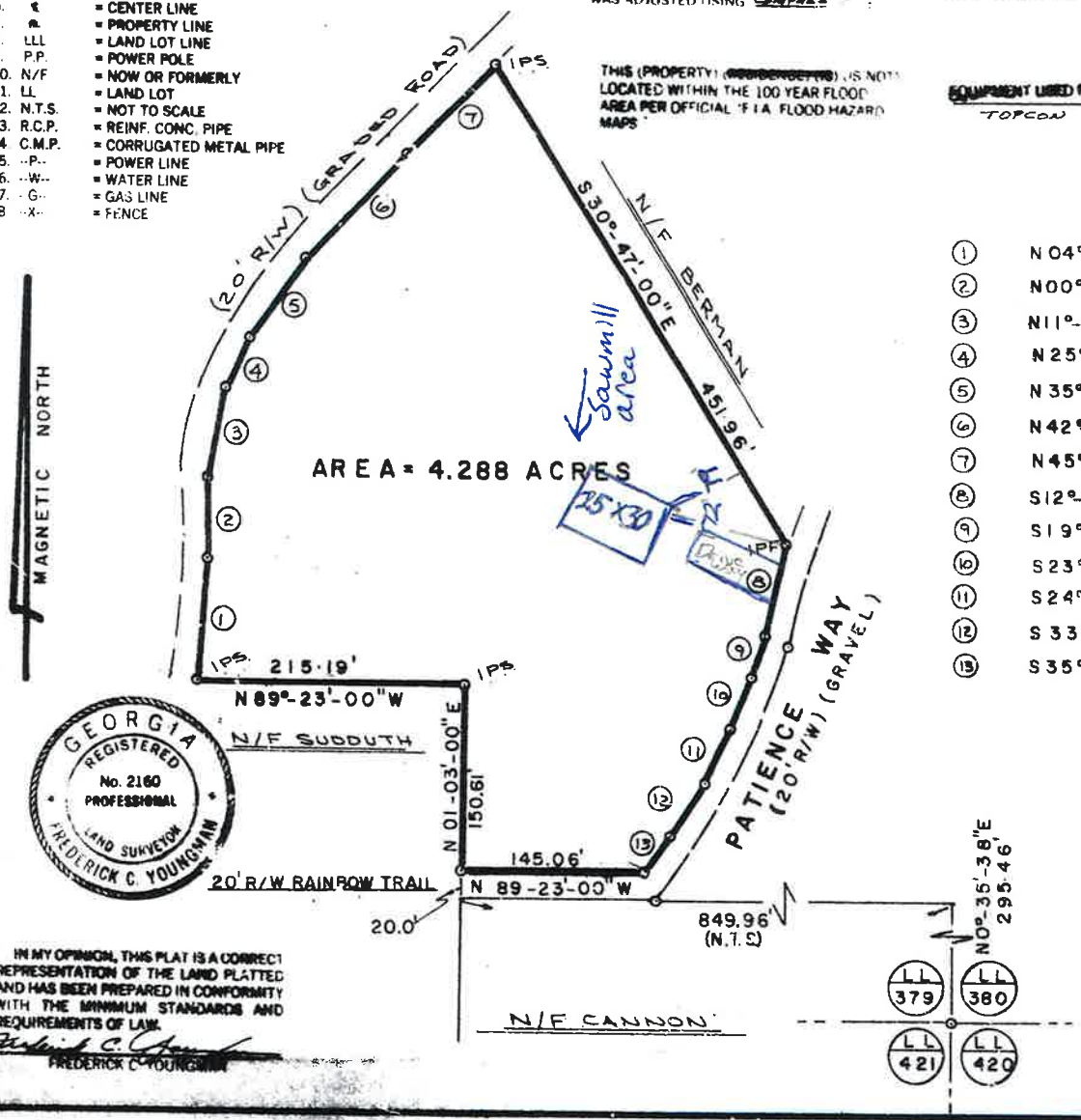
1. IPF = IRON PIN FOUND
2. IPS = IRON PIN SET
3. C.T. = CRIMP TOP
4. O.T. = OPEN TOP
5. R/W = RIGHT OF WAY
6. ℄ = CENTER LINE
7. ⊥ = PROPERTY LINE
8. LLL = LAND LOT LINE
9. P.P. = POWER POLE
10. N/F = NOW OR FORMERLY
11. LL = LAND LOT
12. N.T.S. = NOT TO SCALE
13. R.C.P. = REINF. CONC. PIPE
14. C.M.P.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

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FOOT IN 65746 FEET AND AN ANGULAR ERROR OF 03" PER ANGLE POINT WAS ADJUSTED USING COMPASS

THIS (PROPERTY) (~~PROPERTIES~~) IS NOT LOCATED WITHIN THE 100 YEAR FLOOD AREA PER OFFICIAL F.E.M.A. FLOOD HAZARD MAPS

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 149,360 FEET

EQUIPMENT USED FOR MEASUREMENTS
TOPCON GTS-2



1	N 04°-04'-46"E	100.13'
2	N00°-36'-08"E	65.73'
3	N11°-44'-55"E	73.08'
4	N 25°-43'-26"E	44.44'
5	N 35°-17'-21" E	77.92'
6	N42°-44'-52"E	118.17'
7	N45°-35'-15"E	104.21'
8	S12°-28'-36"W	77.69'
9	S19°-19'-48"W	34.37'
10	S23°-23'-43"W	44.01'
11	S24°-01'-21"W	48.40'
12	S 33°-02'-24"W	50.66'
13	S 35°-43'-41"W	38.59'

SURVEY FOR

THERESA M. NEMMERS

LAND LOT 379

NORTH HALF 13TH DISTRICT

1ST SECTION

DAWSON COUNTY, GEORGIA

SCALE 1"=100' JULY 10, 1986

0' 50' 100' 200' 300'

GRAPHIC SCALE

REVISED 12/19/86 TO INCLUDE EXISTING 20' R/W FOR RAINBOW TRAIL.

100

GEORGIA, DAWSON COUNTY
CLERK'S OFFICE, SUPERIOR COURT
FILED FOR RECORD
at 8:30AM 12-31-86
Recorded in Book 19 Page 165
this 31 day of Dec 19 86
CURTIS CHAPPELL

GEORGIA REGISTERED No. 2160 PROFESSIONAL LAND SURVEYOR FREDERICK C. YOUNGMAN

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

FREDERICK C. YOUNGMAN

Youngman & Associates
P. O. DRAWER D
CUMMING, GA. 30130
CUMMING 887-5188
DAWSONVILLE 265-8585

86062

× +

ɔictometry.com/index.php#

ORER

Latest ‹ image 1 of 7 › 01/23/2021

DAWSON COUNTY PLANNING COMMISSION
PLANNING STAFF REPORT

Applicant..... Benjamin Smith

Amendment #..... ZA 21-18 & SU 21-05

Request..... Downzone parcel from RSR to R-A; and Special Use permit for a temporary sawmill

Proposed Use..... Placing a temporary saw mill on a R-A zoned parcel

Current Zoning..... RSR (Residential Sub Rural)

Size..... 4.29± acres

Location..... Patience Way

Tax Parcel..... 102 040

Planning Commission Date..... October 19, 2021

Board of Commission Date..... November 18, 2021

Applicant Proposal

Mr. Smith is seeking a Special Use of his parcel so that a temporary saw mill may be set up on his parcel for up to 12 (twelve) months along with downzoning his parcel to allow the Special Use. Mr. Smith will be milling the wood that is on the parcel to use on a barn and the wood flooring that is to be constructed on the parcel.

History and Existing Land Uses

Mr. Smith and his wife purchased the vacant property in February 2021 with the intention of building their primary residence. After the purchase of the property and Mr. Smith came in to Planning and Development to permit the workshop it was explained that due to the zoning of the parcel that he would be unable to construct an accessory structure prior to the construction of the primary residence and a sawmill would not permissible in the RSR zoning classification.

Adjacent Land Uses	Existing zoning	Existing Use
North	RSR	Residential
South	RSR	Residential/Vacant
East	RSR	Residential/Vacant
West	RSR	Residential/Vacant

Development Support and Constraints

This parcel is located in the eastern region of the county on an offshoot of New Bethel Church Rd. which intersects Hwy 136 between GA 400 and Hwy 9 and is adjacent to approximately two dozen other residential lots. The general area and this lot in particular is accessed via gravel roadways which intersect with New Bethel Church Road.

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

According to the 2018 comprehensive plan and accompanying FLUP (Future Land Use Plan), the subject property is identified as Sub-Rural Residential.

Public Facilities/Impacts

Engineering Department – No comments returned as of 10/11/2021

Environmental Health Department – No comments returned as of 10/11/2021

Emergency Services – "No comment."

Etowah Water & Sewer Authority – "Water service must be provided by private well and onsite septic system."

Dawson County Sheriff's Office – No comments returned as of 10/11/2021

STAFF ANALYSIS

The future use of the property in question is single family residential. The applicant seeks to begin reclamation of the land for that purpose which will result in the current proposed sawmill use to be discontinued or be reduced to secondary uses.

Applicant does not intend to operate a permanent sawmill and will discontinue use as he establishes his permanent residence. This request if approved should contain the following stipulations:

- Sawmill shall not interfere with the quiet use and enjoyment of the outside environment of neighboring property owners Operational hours shall be between the hours of 8 a.m. and 8 p.m. Monday thru Friday, 10 a.m. to 6 p.m. Saturdays and Sundays.

- Sawmill shall not be operated for more than 4 hours on Saturday and Sunday
- Sawmill shall not be operated after dark
- Lumber produced by the sawmill shall not be used for structural materials in the construction of the applicant's single-family residence but may be used as hardwood flooring or other decorative elements.

<u>The following observations should be noted with respect to this request:</u>

A. The existing uses and classification of nearby property.

All adjacent properties are zoned Residential Sub-Rural and are consistent with the Future Land Use Map.

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

There should be no diminishment of property values.

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

There should be no destruction of property values. Sawmill is to be temporary.

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

There should be no gain to the public if approved.

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

The subject property is suitable for the purposed use and fits with the general character of the area.

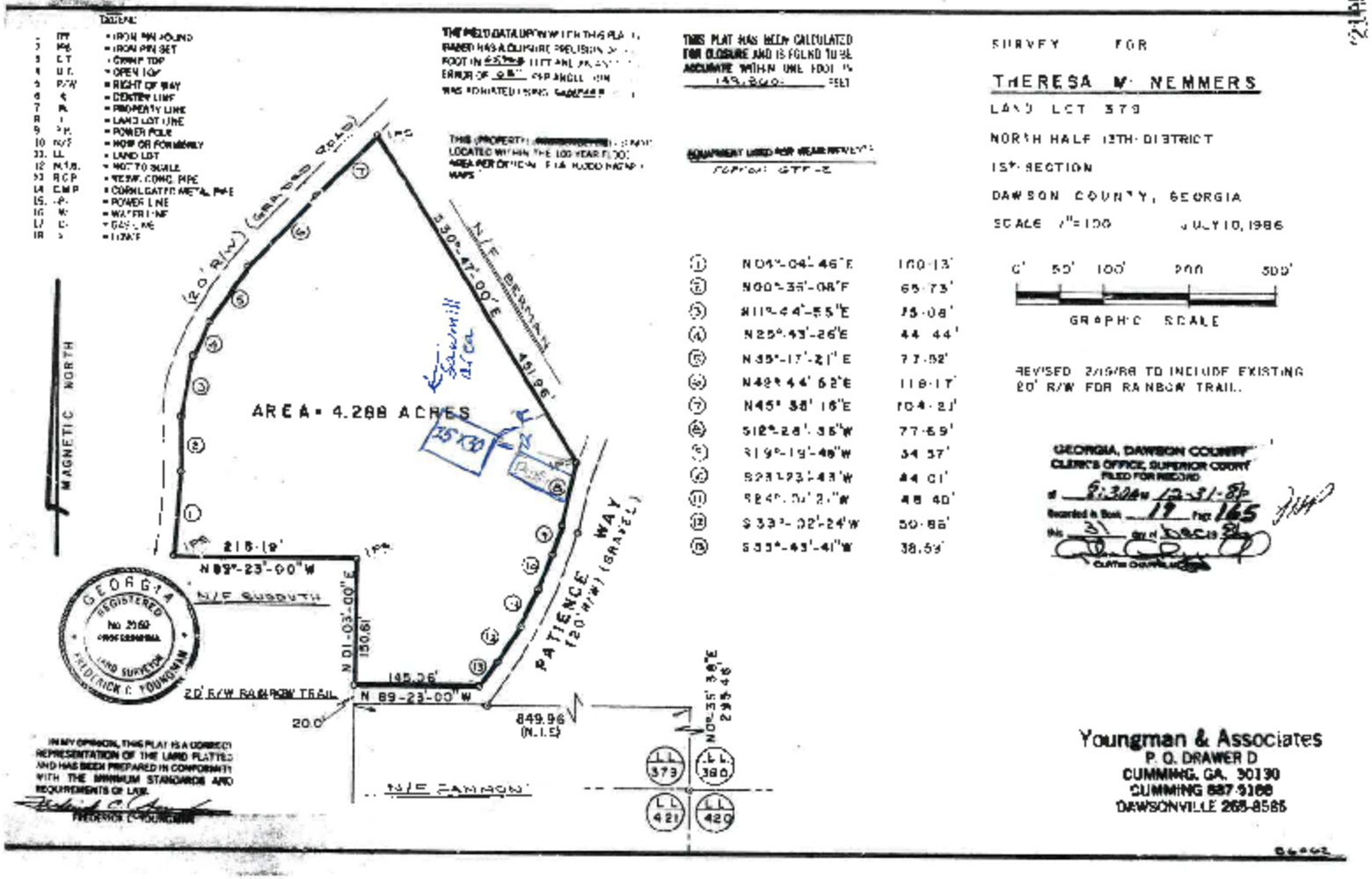
F. The length of time the property has been vacant under the present classification, considered in the context of land development in the area in the vicinity of the property.

The property currently is currently undeveloped except for a gravel parking area which the applicant has installed.

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

Temporary sawmills are currently only allowed for one year and not in RSR zoning. The applicant wishes to improve the parcel and harvest the timber for other uses, the current zoning of RSR prohibits this.

PHOTO OF SITE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0' 50' 100' 200 300'
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REVISED 2/19/88 TO INCLUDE EXISTING 20' R/W FOR RAINBOW TRAIL.
GEORGIA, DAWSON COUNTY
CLERK'S OFFICE, SUPERIOR COURT
FILED FOR RECORD
Recorded in Book 19 Page 165
AREA = 4.288 ACRES
MAGNETIC NORTH
N/F BERMAN
330°-47'-00"E
481.86'
PATIENCE WAY (20' R/W) (GRAVEL)
N/F SUSSUTH
N/F CAMPBELL
N 89°-23'-00"W
215.19'
N 01-03'-00"E
150.61'
145.26'
N 89-23'-00"W
20.0'
849.96 (N.L.E)
20' R/W RAINBOW TRAIL
(20' R/W) (GRAVEL) ROAD
N04°-04'-46"E 100.13'
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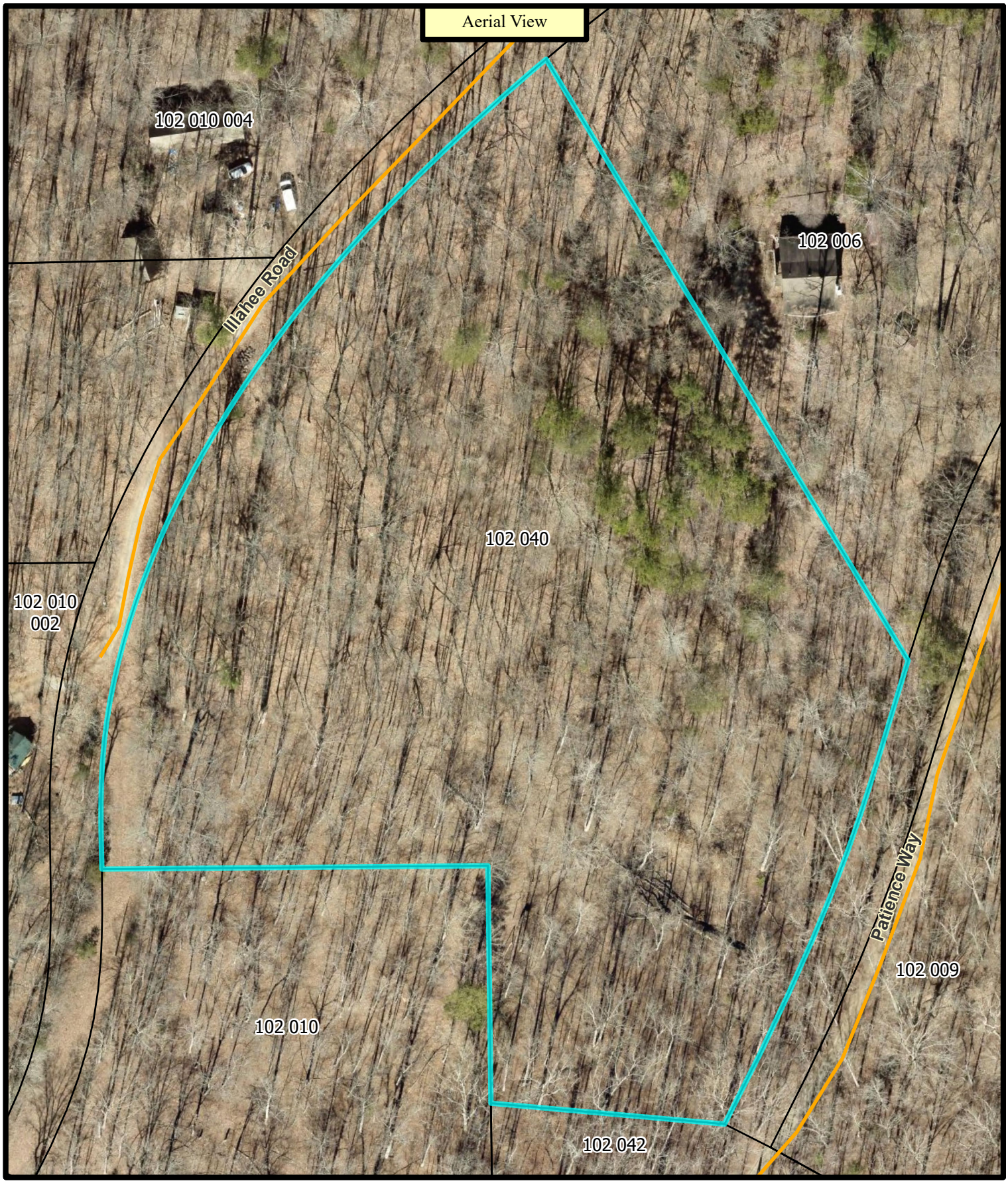


DAWSON COUNTY DISCLAIMS ANY RESPONSIBILITIES, LIABILITIES OR DAMAGES FROM THE USE OF THIS MAP. THIS MAP IS ONLY FOR DISPLAY PURPOSES.

N

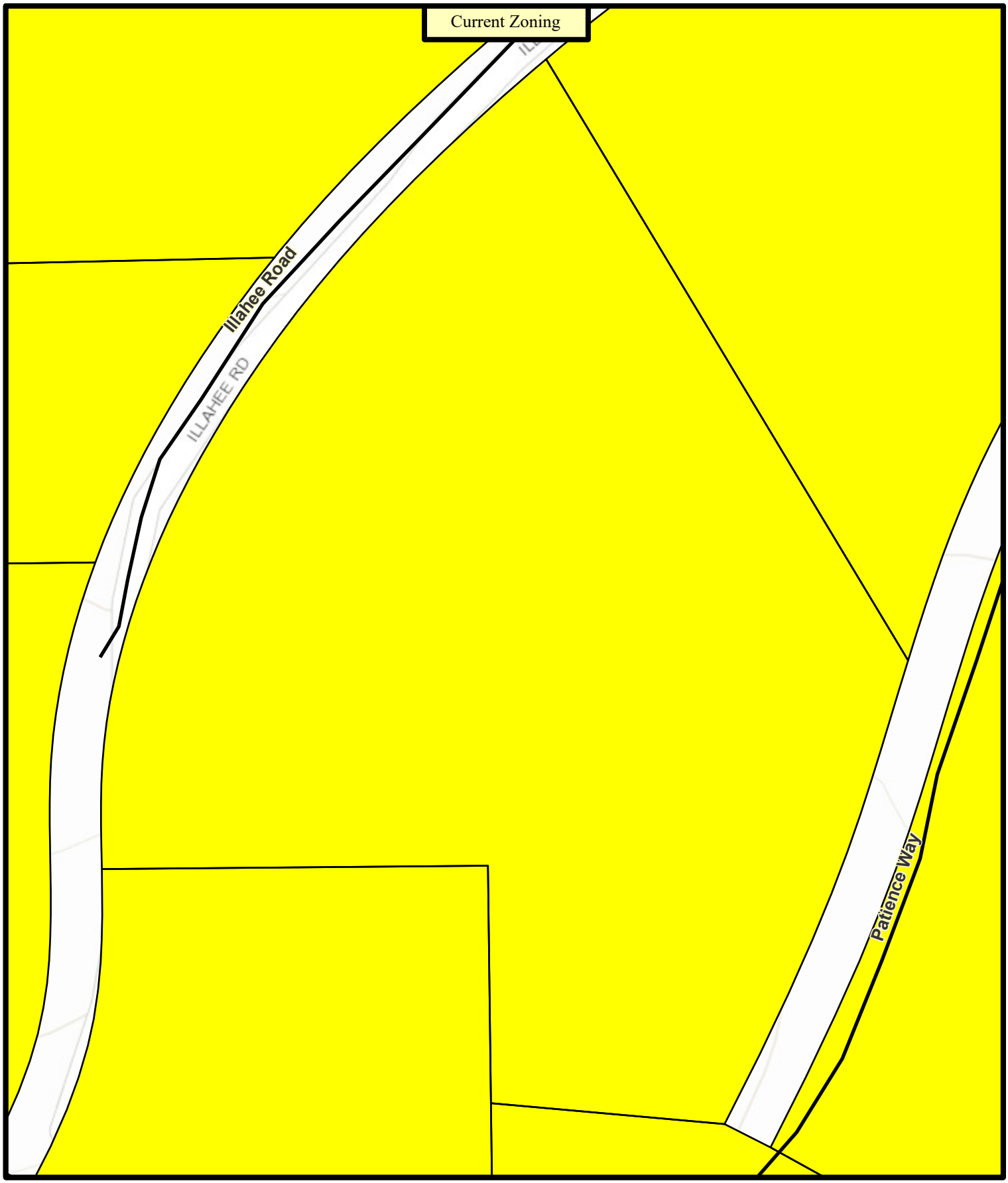
Scale: 1:1,079

Dawson County

Planning and Development

Staff Report

Parcel #: 102-040
Current Zoning: RSR
FLU: SRR
Application #:ZA 21-18 & SU 21-05



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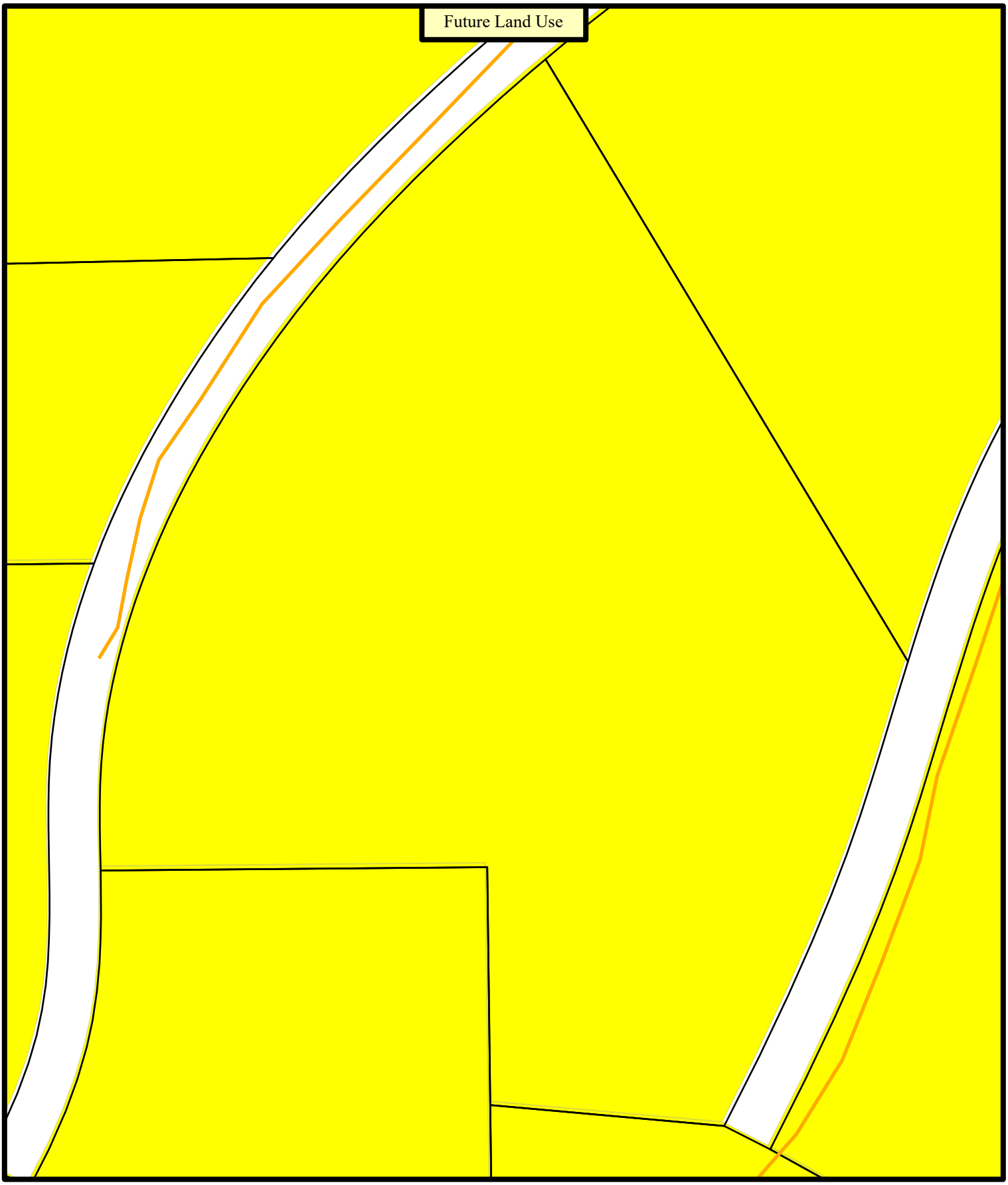

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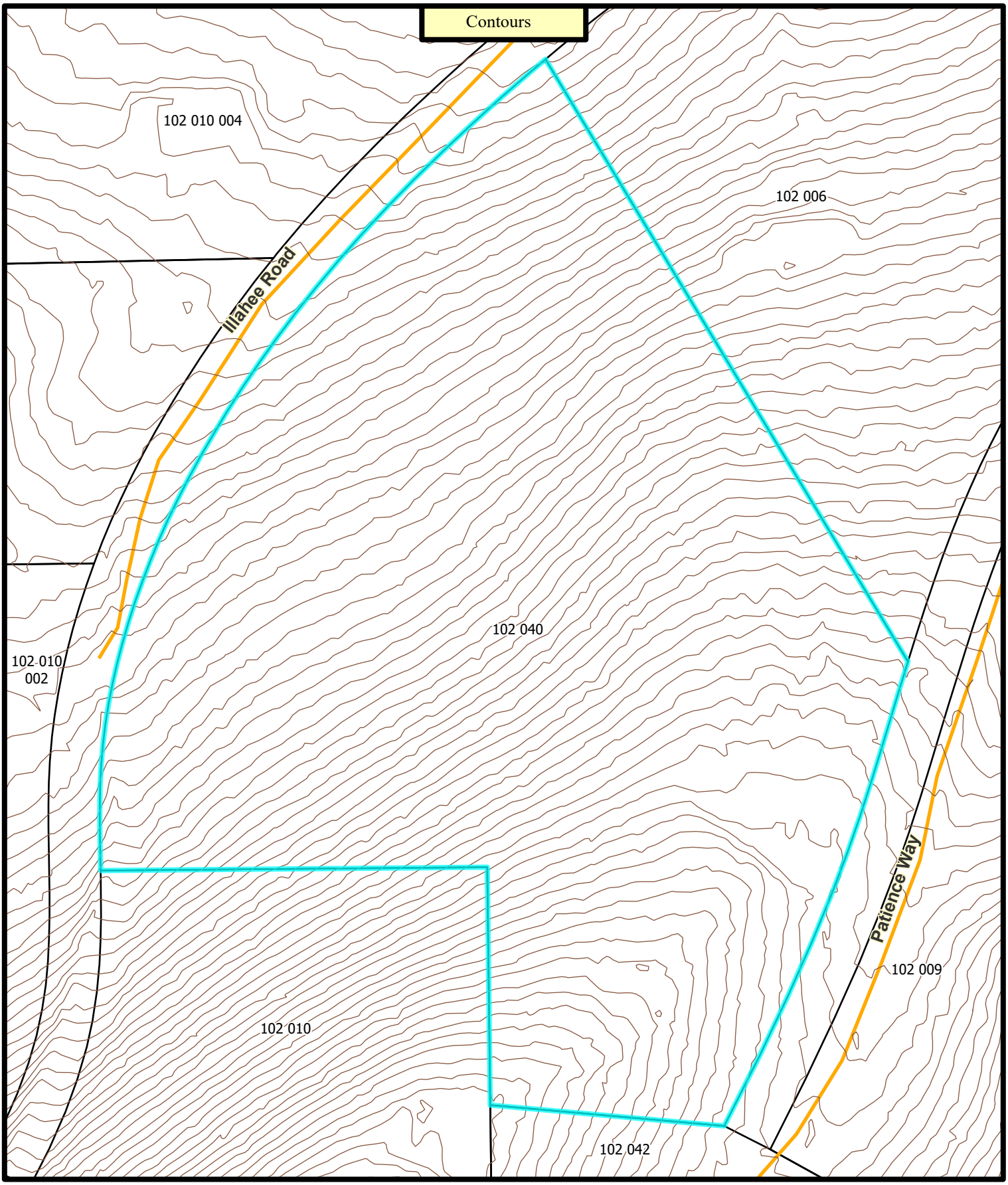

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Dawson County

Planning and Development

Parcel #: 102-040
Current Zoning: RSR
FLU: SRR
Application #:ZA 21-18 & SU 21-05

Staff Report

DAWSON COUNTY REZONING APPLICATION

This portion to be completed by Zoning Administrator

ZA 21-19 Tax Map & Parcel # (TMP): 094-053

Submittal Date: 8/25/21 Time: 1:11pm am/pm Received by: mh (staff initials)

Fees Assessed: 300.00 Paid: check Commission District: 2

Planning Commission Meeting Date: October 19, 2021

Board of Commissioners Meeting Date: November 18, 2021

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Tony Singleton

Address:

Phone: Listed / Unlisted Mail: Business / Personal

Status: [X] 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: Tony Singleton

PROPERTY OWNER/PROPERTY INFORMATION

Name: Tony Singleton.

Street Address of Property being rezoned: 529 Reeves Road Dawsonville GA 30534.

Rezoning from: RSR to: RSRMM Total acreage being rezoned: 7.26 Acres.

Directions to Property (if no address): 529 Reeves Road Dawsonville GA

'21 AUG 31 12:13PM

'21 AUG 25 1:11PM

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

Current Use of Property: Single Family Residences

Any prior rezoning requests for property? n/a 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 RSR South R-A & RSR East RSR West R-A

Future Land Use Map Designation: RSR

Access to the development will be provided from:

Road Name: Reeves Rd. Type of Surface: Asphalt

REQUESTED ACTION & DETAILS OF PROPOSED USE

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

Proposed Use:

_____

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

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

RESIDENTIAL

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

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

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

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

COMMERCIAL & INDUSTRIAL

Building area: _____ No. of Parking Spaces: _____

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 Troy Hughes Date 8-25-21

Witness Margaret A Hann Date 8-25-21

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.

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.**

	Name	Address
TMP 094141	1. Bobby Joe & Kevin Corcoran	
TMP 094054	2. Mark Byrd	
TMP 094070	3. Marcus C Byrd	
TMP 094053004	4. Susan & Michael Wright	
TMP	5. James Reeves (Across the street)	
TMP	6.	
TMP	7.	
TMP	8.	
TMP	9.	
TMP	10.	
TMP	11.	
TMP	12.	
TMP	13.	
TMP	14.	
TMP	15.	

Use additional sheets if necessary.

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

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

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

This notice and acknowledgement shall be public record.

Applicant Signature: Tony Singleton

Applicant Printed Name: Tony Singleton

Application Number: _____

Date Signed: 8-25-21

Sworn and subscribed before me

this 25th day of August, 2021.

Margaret A Honn

Notary Public

My Commission Expires: _____

MARGARET A HONN
Notary Public, Georgia
Dawson County
My Commission Expires
August 12, 2024

Notary Public Seal

21 AUG 31 PM 12:38

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

529 Reeves Road Dawsonville GA 30534.

Parcel # 094053 - Legal Description LL 646 647 LD4.

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: Tony Singleton

Signature of applicant or agent: Tony Singleton Date: 8-25-21

****

Printed Name of Owner(s): Tony Singleton

Signature of Owner(s): Tony Singleton Date: 8-25-21

Mailing address: _____

City, State, Zip: _____

Telephone Number: Listed / Unlisted _____

Sworn and subscribed before me this 25th day of August, 2021.

Margaret A Honn

Notary Public

My Commission Expires: MARGARET A HONN Notary Public, Georgia Dawson County My Commission Expires August 12, 2024 STATE OF GEORGIA

{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.)

DRI INFORMATION

IF YOUR DEVELOPMENT FALLS WITHIN ANY OF THE FOLLOWING THRESHOLDS, PLEASE ASK PLANNING STAFF FOR DRI REVIEW CHECKLISTS.

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

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

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)

Tony Singleton
Signature of Applicant

8-25-21
Date

Tony Singleton
Printed Name

TONY SINGLETON
Name of Business

SUBSCRIBED AND SWORN BEFORE ME ON THIS 25th DAY OF August, 2021

Margaret A Honn
Notary Public

My Commission Expires:

MARGARET A HONN
Notary Public, Georgia
Dawson County
My Commission Expires
August 12, 2024

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

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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]

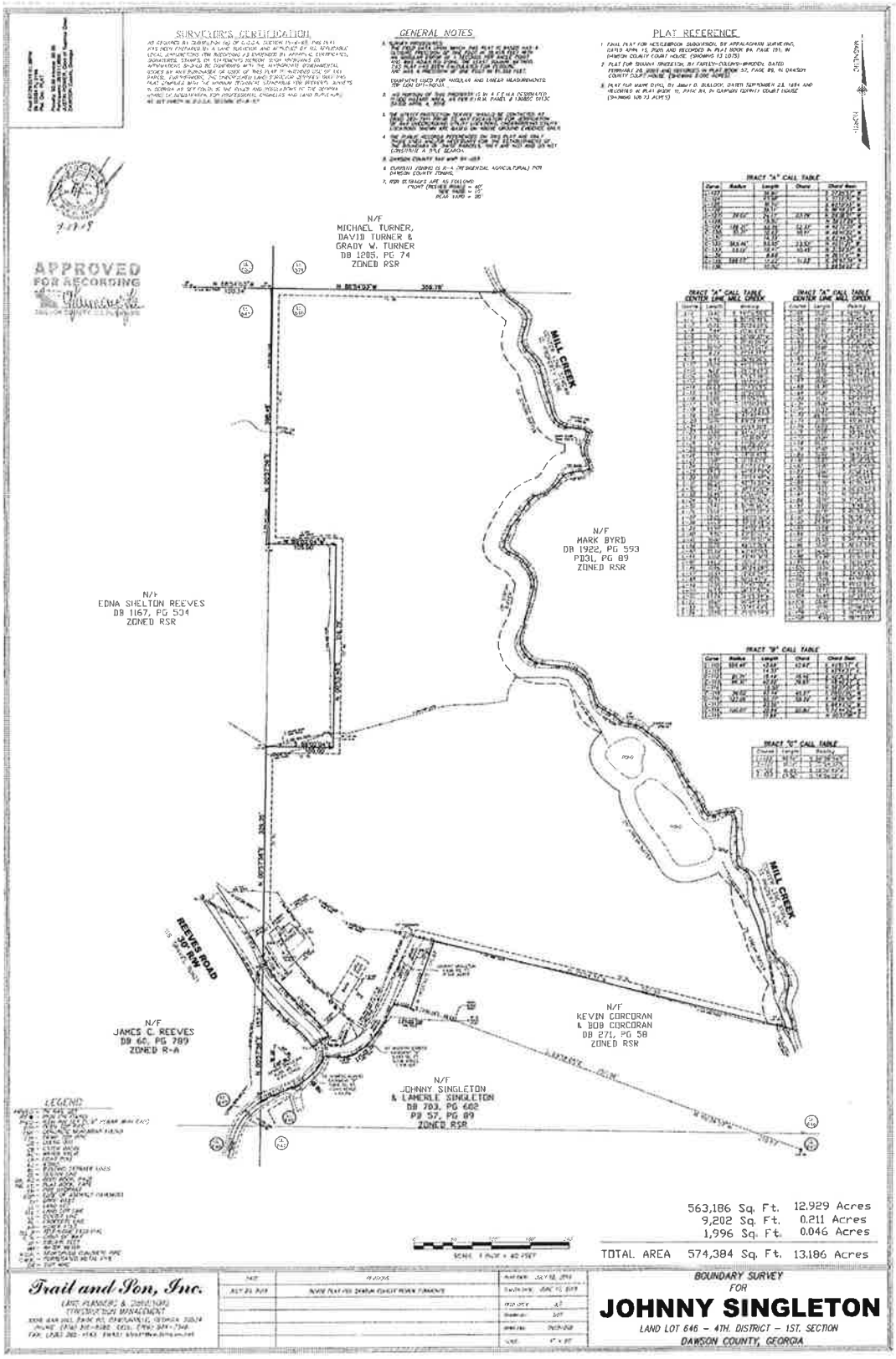
- A **NEXUS Card** [O.C.G.A. § 50-36-2(b)(3); 22 CFR § 41.2]

- 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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2020 Property Tax Statement

Bill No.	Due Date	TOTAL DUE
2020-12815		.00

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

Map : 094 053
Last payment made on: 10/08/2020
Printed: 08/18/2021
Location: 475 REEVES RD

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

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

SINGLETON JOHNNY
529 REEVES RD
DAWSONVILLE, GA 30534

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

Tax Payer: SINGLETON JOHNNY
Map Code: 094 053 REAL
Description: LL 646 647 LD 4
Location: 475 REEVES RD
Bill No: 2020-12815
District: 001 DAWSON COUNTY UNINCORPORATE

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

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date		Payment Good Through	Exemptions
43,719	71,500	7.2600	115,219					X11 X11 S4

Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX	115,219	46,088	46,088.00		.0000			.00
COUNTY M&O	115,219	46,088	36,260.00	9,828	12.3770	121.64		77.49
SALES TAX ROLLBACK				9,828	-4.4920		-44.15	
SCHOOL M&O	115,219	46,088	46,088.00		15.7780			.00
TOTALS					23.6630	121.64	-44.15	77.49

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, 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	77.49
	'21 AUG 25 1:11PM
Penalty	0.00
Interest	0.00
Other Fees	0.00
Previous Payments	77.49
Back taxes	0.00
TOTAL DUE	.00

Printed: 08/18/2021

Printed: 8/18/2021 09:45:58
Register: 77 Clerk:

Official Tax Receipt
Nicole Stewart
DAWSON COUNTY Tax Commissioner

25 Justice Way Suite 1222
Dawsonville, GA 30534

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

Trans No	Property ID/District Description	Original Due	Interest & Penalty	Prev Paid	Amount Due	Amount Paid	Transaction Balance
7362 Year-Bill No 2020 12815	094 053 / 001 LL 646 647 LD 4 FMV: $115,219.00	77.49	0.00 Fees 0.00	0.00	77.49	77.49 Paid Date 10/8/2020 14:06:04	0.00 Current Due 0.00
Transactions:	7362 - 7362 Totals	77.49	0.00	0.00	77.49	77.49	0.00

SINGLETON JOHNNY
529 REEVES RD
DAWSONVILLE, GA 30534

Paid By :

Paid by Johnny Singleton from web. Ref No: 4C593806F9194383R Auth Code:7E4A8FEE8494D49C434

Check No

Charge Acct 0

Cash Amt:	0.00
Check Amt:	0.00
Charge Amt:	77.49
Change Amt:	0.00
Refund Amt:	0.00
Overpay Amt:	0.00

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qPublic.net™ Dawson County, GA

Summary

Parcel Number	094 053
Location Address	529 REEVES RD
Legal Description	LL 646 647 LD 4 (Note: Not to be used on legal documents)
Class	A4-Agricultural (Note: This is for tax purposes only. Not to be used for zoning.)
Tax District	UNINCORPORATED (District 01)
Millage Rate	23.663
Acres	7.26
Neighborhood	RL-ST - Dawsonville (311000)
Homestead Exemption	Yes (X11)
Landlot/District	646 / 4

View Map

Owner

SINGLETON JOHNNY
529 REEVES RD
DAWSONVILLE, GA 30534

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	5	0.09
RUR	Small Parcels	Rural	6	2
RUR	Small Parcels	Rural	7	5.14
RUR	Small Parcels	Rural	8	0.03

Mobile Homes

Style	Manufacturer	Model	Year Built	Width Length	Serial Number	Condition	Value
Mobile Homes	SOUTHERN ENERGY HOMES	SOUTHERN ELITE	1996	28 x 60		Average	$22,858
Mobile Homes	HORTON	* AV	1999	16 x 76		Average	$12,310

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Pole Shed: no Slab	2017	0x0 / 1	0	$0
Carport: Pre-Fab No Slab	2010	18x20 / 0	0	$470
Homesite Imp: 3 Avg	2005	1x0 / 1	0	$5,000
Storage Building: Frame	2000	10x10 / 0	0	$510
Lean-To: W/Slab	2000	8x10 / 0	0	$200
Pole Shed: no Slab	2000	20x24 / 0	0	$1,000
Pole Shed:Semi Enclosed	2000	8x14 / 0	0	$330
Storage Building: Frame	1988	12x18 / 0	0	$410
Storage Building: Frame	1950	20x20 / 0	0	$570
Pole Shed:Semi Enclosed	1950	20x30 / 0	0	$670

Permits

Permit Date	Permit Number	Type
12/19/2019	14010	DEMOLITION

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
11/16/2005	703 602	57 89	$0	Gift	SINGLETON JESSIE L	SINGLETON JOHNNY & J LAMERLE
6/3/2005	672 77		$0	Gift	FOUTS LYNN S	SINGLETON JOHNNY & J LAMERLE
3/31/2003	504 288	57 89	$8,500	Kin/Related	SINGLETON JESSIE L	VILLADROUIN SHANNA
3/31/2003	504 287	57 89	$0	Gift	FOUTS LYNN S	SINGLETON JESSIE L
6/6/1994	185 121		$2,000	Fair Market Sale (Improved)		FOUTS LYNN S

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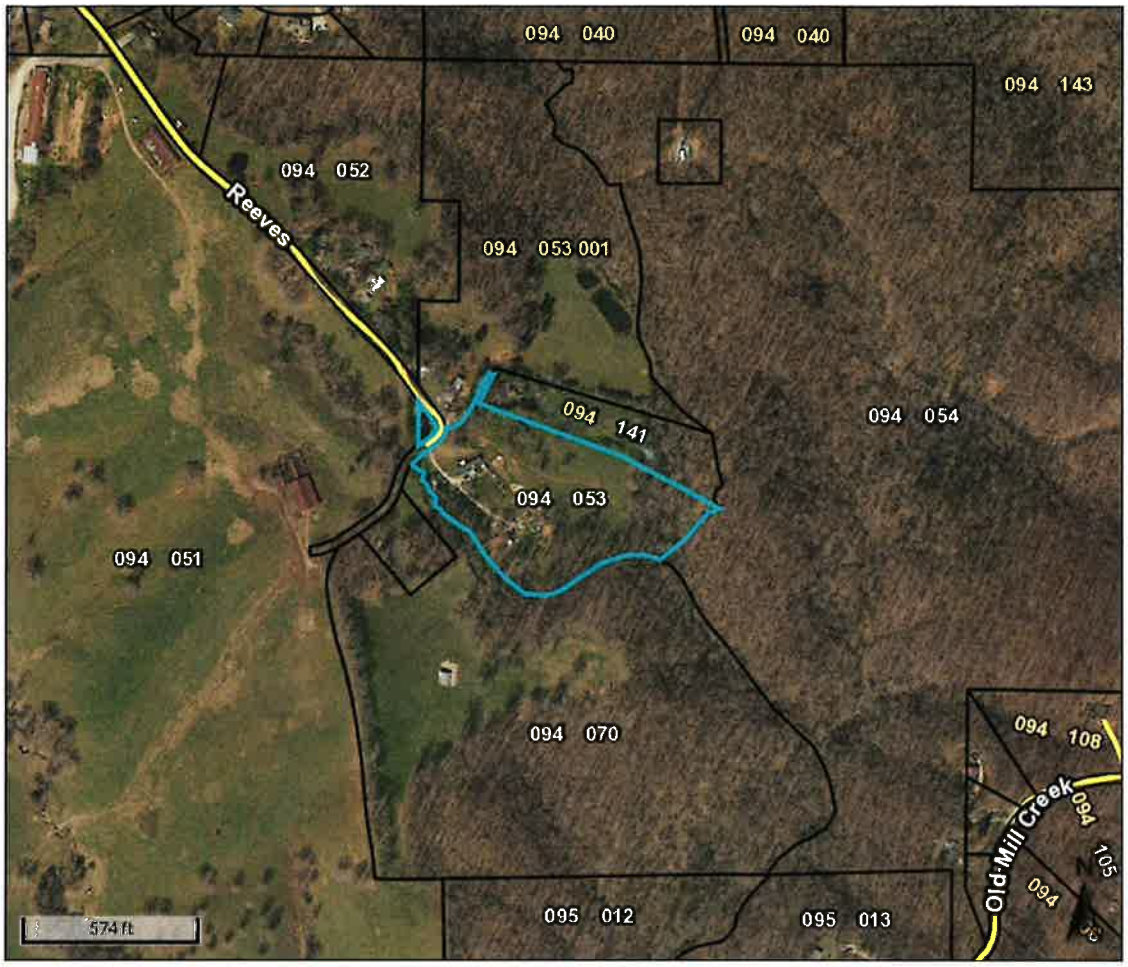
qPublic.net™ Dawson County, GA



Overview

Legend

☐ Parcels

Parcel ID: 094 053
Alt ID: 6447
Owner: SINGLETON JOHNNY
Acres: 7.26
Assessed Value: $128728

Date created: 7/8/2021
Last Data Uploaded: 7/7/2021 10:56:06 PM

Developed by Schneider GEOSPATIAL

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August 20, 2021

Dawson County Planning
Dawsonville, GA 30534

Letter of Intent:

Parcel Number	094 053
Location Address	529 REEVES RD
Legal Description	LL 646 647 LD 4
Class	A4-Agricultural/RSRMM

To Whom It May Concern:

Property owners Tony Singleton and Lynn Fouts are requesting rezoning or variance of above reference property for an additional manufactured/mobile home. The additional manufactured/mobile home will be for private residence. This request is for three manufactured/mobile homes on 7.26 acres of land. In the past there was three manufacture/mobile homes on this parcel and one was demolished.

We hope our submission meets the minimum requirements for this development as we look forward to your favorable consideration.

Sincerely,

Tony Singleton

Lynn Singleton Fouts
Lynn Singleton

'21 AUG 25 1:11PM

APPLICATION PROCESSING: STAFF USE ONLY

ZA _____ **Applicant Name:** _____

Application Fee: $_____

IF APPLICABLE:

[ ] Legal Advertisement Submitted to Newspaper Date: _____

[ ] Planning Commission & Board of Commissioners Packets Delivered Date: _____

[ ] Application Posted on County Website Date: _____

[ ] Adjacent Property Owner Notices Mailed Date: _____

[ ] Interdepartmental Forms Submitted for Review Date: _____

[ ] Department of Transportation Notified Date: _____

[ ] Georgia Mountains Notified (DRI) Date: _____

[ ] Public Notice Signs on Property Verified Date: _____

[ ] Approval or Denial Form placed in folder Date: _____

[ ] Applicant Notified of Final Action Date: _____

[ ] Approval or Denial Form to Office Manager/Building Official/Marshal Date: _____

[ ] Rezoning Change Form to Director Date: _____

[ ] Zoning Map Amended Date: _____

[ ] Change Zoning in EnerGov by Parcel Date: _____

[ ] Planning Commission Meeting Minutes placed in folder Date: _____

[ ] Board of Commission Meeting Minutes placed in folder Date: _____

Planning Commission & Board of Commissioners Actions

PC Recommendation Date: _____ [ ] Approval [ ] Approval w/stipulations [ ] Denial

BOC Decision Date: _____ [ ] Approval [ ] Approval w/stipulations [ ] Denial

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_____ (city), _____ (state)

_____ **Signature of Applicant**

_____ **Date**

_____ **Printed Name**

_____ **Name of Business**

SUBSCRIBED AND SWORN BEFORE ME ON

THIS _____ DAY OF _____, 20_____

_____ Notary Public

My Commission Expires: _____

{Notary Seal}

DAWSON COUNTY PLANNING COMMISSION
PLANNING STAFF REPORT

Applicant.....Tony Singleton

Amendment #.....ZA 21-19

Request.....Rezone Property from RSR (Residential Sub Rural) to RSRMM (Residential Sub-Rural Manufactured Moved)

Proposed Use.....Rezone property for the purpose of bringing the parcel into zoning compliance and moving an additional mobile home onto the property for his daughter's primary residence

Current Zoning.....RSR (Residential Sub Rural)

Size.....7.26± acres

Location.....Reeves Road

Tax Parcel.....094 053

Planning Commission Date.....October 19, 2021

Board of Commission Date.....November 18, 2021

Applicant Proposal

The applicant is seeking to rezone the property from RSR (Residential Sub Rural) to RSRMM (Residential Sub Rural Manufactured Moved) for the purpose of bringing the parcel into zoning compliance. Applicant intends to then subdivide the parcel to bring the property into compliance regarding the number of units allowed per parcel. The applicant intends on subdividing the property to place an additional manufactured home on one of the subdivided parcels, and residence on another.

History and Existing Land Uses

Mr. Singleton's family has owned the parcel and had their primary residences on the parcel for 20+ years. There are two (2) existing manufactured homes on the parcel at this time that were permitted in the 1990's. A third manufactured home was once located on the property and has since been demolished.

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

Development Support and Constraints

Having the land zoned for a Residential Sub-Rural Manufactured Moved bring the existing non-conforming use on the parcel into compliance; and would allow the owner to either build/move a permanent residence on a smaller parcel. The minimum lot size of RSMM is one acre if served by public water.

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

According to the Comprehensive Plan and accompanying FLUP (Future Land Use Plan), the subject property is identified as Sub-Rural Residential. RSRMM is not called out specifically within the Comprehensive Plan, it is a sub-category of RSR, it does fall in with the general character of the area.

Public Facilities/Impacts

Engineering Department – No comments returned as of 10/14/2021

Environmental Health Department – No comments returned as 10/14/2021

Emergency Services – No comment necessary for this rezoning request.

Etowah Water & Sewer Authority – "529 Reeves Road is served by Etowah Water off of an existing water main."

Dawson County Sheriff's Office – No comments returned as of 10/14/2021.

STAFF ANALYSIS

This parcel historically had multiple manufactured homes located on it. The proposed rezoning and subsequent splitting of the parcel to bring it into conformance with the Land Use Resolution, and should not be detrimental to the surrounding residential properties.

<u>The following observations should be noted with respect to this request:</u>

A. The existing uses and classification of nearby property.

Properties surrounding the parcel are zoned residential sub-rural (RSR) with homes dating back to the 1960"s along with newer residential stick-built homes.

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

There should be no diminishment of property values.

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

There should be no destruction of property values. The use of the land will remain residential.

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

There is no gain to the public if approved.

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

The property is suitable for the purposed land use classification and it falls within the general character of the area.

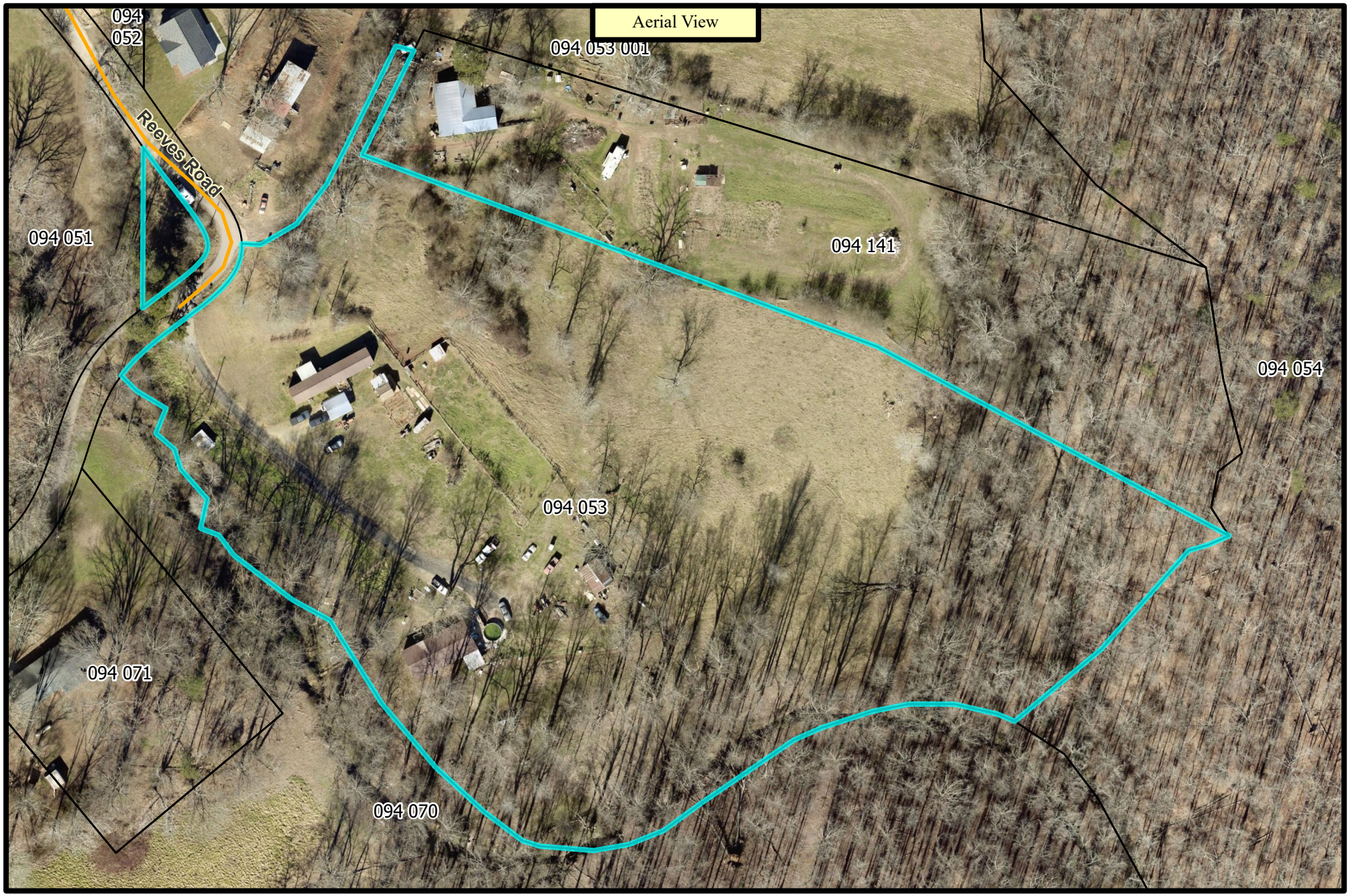
F. The length of time the property has been vacant under the present classification, considered in the context of land development in the area in the vicinity of the property.

It is not vacant; a portion of the parcel is occupied by the applicant's sister and another family member.

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

The applicant is looking to gift his daughter a parcel of property so that she can raise her children on the family land.

Pictures of Property:



DAWSON COUNTY DISCLAIMS ANY RESPONSIBILITIES, LIABILITIES OR DAMAGES FROM THE USE OF THIS MAP. THIS MAP IS ONLY FOR DISPLAY PURPOSES.

N

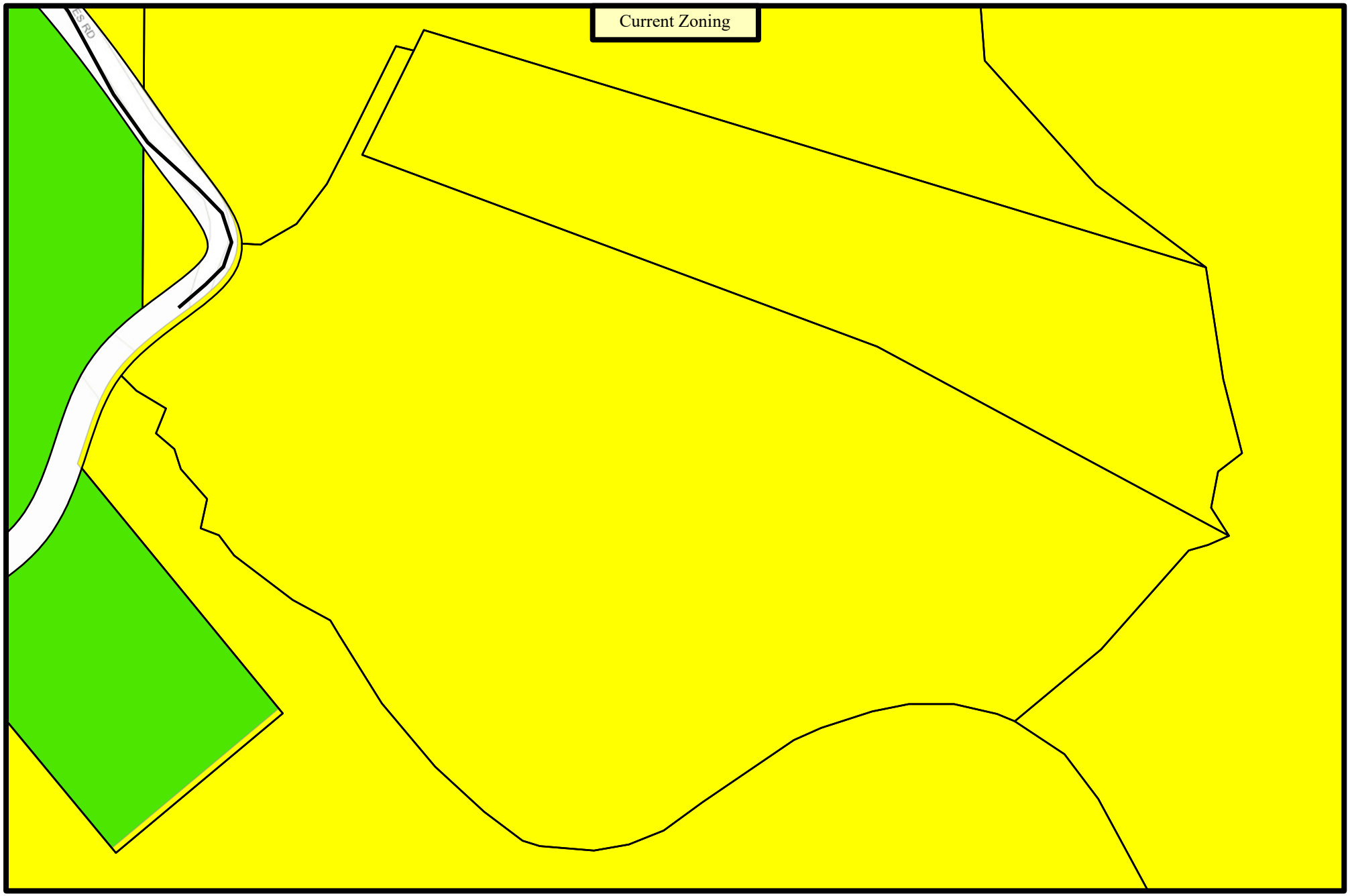
Scale: 1:1,646

Dawson County

Planning and Development

Staff Report

Parcel #: 094-053
Current Zoning: RSR
FLU: SRR
Application #: ZA 21-19



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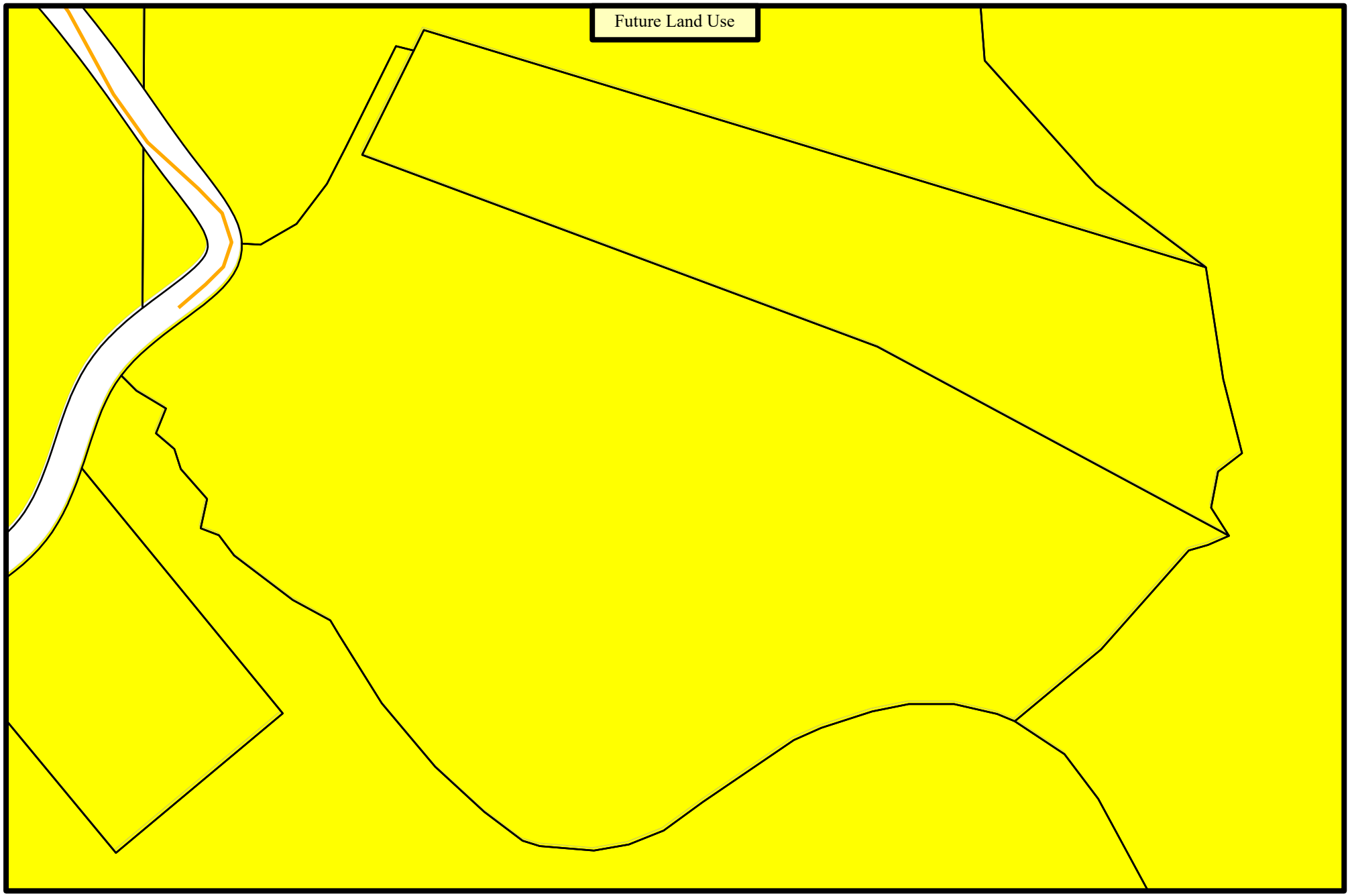

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Dawson County

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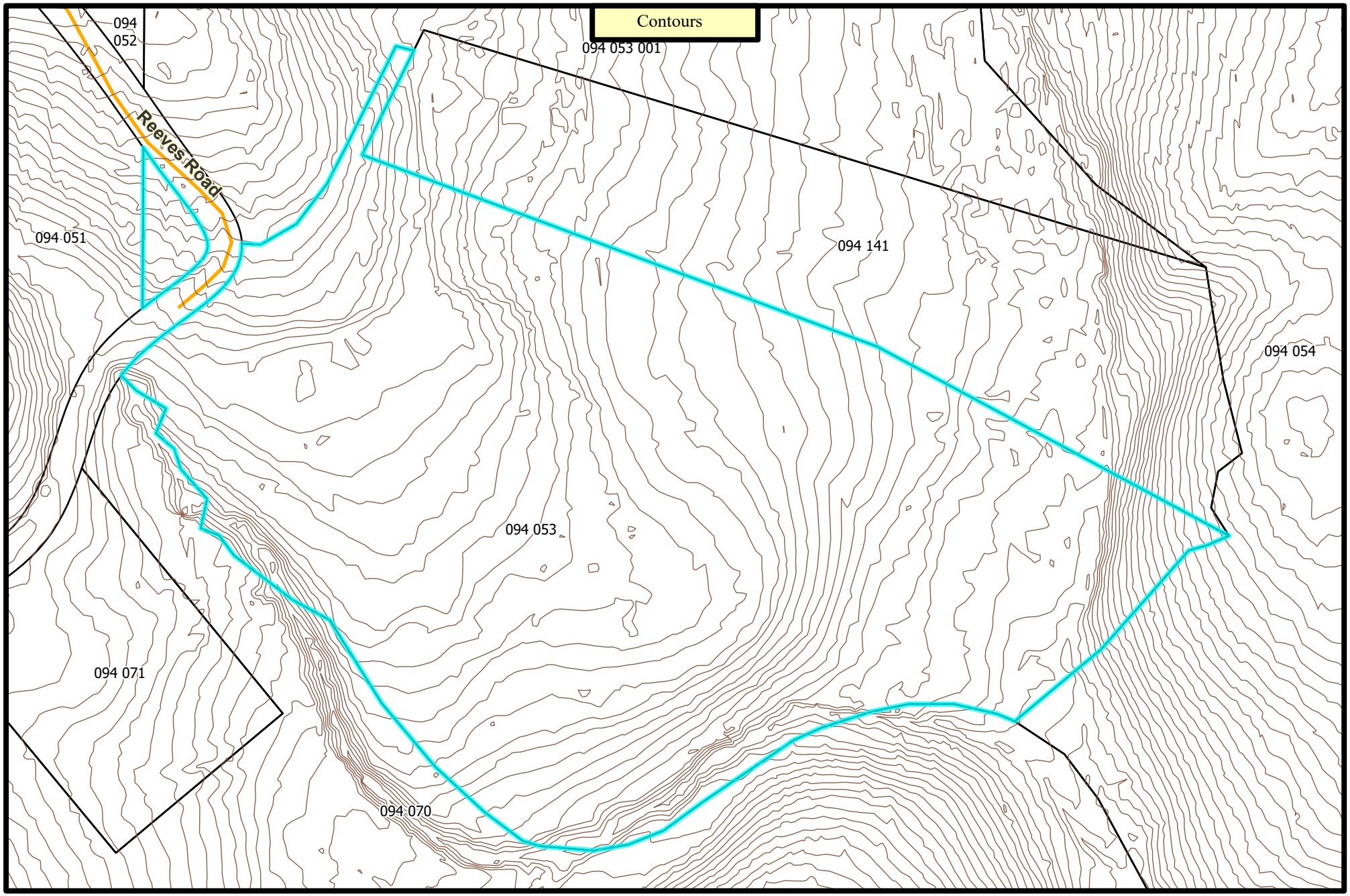

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N

Scale: 1:1,646

Dawson County

Planning and Development

Staff Report

Parcel #: 094-053
Current Zoning: RSR
FLU: SRR
Application #: ZA 21-19

DAWSON COUNTY REZONING APPLICATION

This portion to be completed by Zoning Administrator

ZA 21.20 Tax Map & Parcel # (TMP): 009 008

Submittal Date: 9.3.21 Time: 12:14 am/pm Received by: Vhgu (staff initials)

Fees Assessed: 3500- Paid: Check Commission District: 1

Planning Commission Meeting Date: Oct.

Board of Commissioners Meeting Date: Nov.

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Michael P. Watkins

Address: __

Phone: Listed / Unlisted Email: Business / Personal

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

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

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

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

Meeting Date: 6/2/2021 Applicant Signature: [signature]

PROPERTY OWNER/PROPERTY INFORMATION

Name: Michael P. Watkins

Street Address of Property being rezoned: 9461 Highway 52
Ellijay Ga 30536

Rezoning from: Residential to: Commercial Total acreage being rezoned: 6.93

Directions to Property (if no address):

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

Current Use of Property: Residential

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

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

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

If yes, what section? North_____ South_____

SURROUNDING PROPERTY ZONING CLASSIFICATION:

North V4 Consv South E1- Exempt East J5 West V4 Conserv

Future Land Use Map Designation: _____

Access to the development will be provided from:

Road Name: Highway 52 Type of Surface: gravel

REQUESTED ACTION & DETAILS OF PROPOSED USE

[X] Rezoning to: Commercial [X] Special Use Permit for: Outdoor Firearms Range & Educational Facility

Proposed Use: 25yard outdoor firearms Range & educational Facility.

Existing Utilities: [ ] Water [ ] Sewer [ ] Gas [ ] Electric NONE

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

RESIDENTIAL

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

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

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

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

COMMERCIAL & INDUSTRIAL

Building area: _____ No. of Parking Spaces: 5

APPLICANT CERTIFICATION

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

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

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

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

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

Signature _____ Date 8/12/2021

Witness _____ Date 8/12/2021

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

ZA _____ **TMP#:** 009 002

List of Adjacent Property Owners

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

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

	Name	Address
TMP 008 002 003	1. Russell Dickson	5237 Manchester Lane, Gainsville, GA 30506
TMP 009 003	2. EDG Properties LP c/o Appalachian Assoc. LTD	P.O. Box 1957 Dahlonega, GA 30533
TMP	3.	
TMP 011 001	4. State of Georgia	205 Butler St. St. 1252 Atlanta GA 30334
TMP	5.	
TMP	6.	
TMP	7.	
TMP	8.	
TMP	9.	
TMP	10.	
TMP	11.	
TMP	12.	
TMP	13.	
TMP	14.	
TMP	15.	

Use additional sheets if necessary.

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

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

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

This notice and acknowledgement shall be public record.

Applicant Signature: _____

Applicant Printed Name: MICHAEL P WATKINS

Application Number: _____

Date Signed: _____

Sworn and subscribed before me

this _____ day of _____, 20____.

_____

Notary Public

My Commission Expires: _____

{ Notary Public Seal }

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:

   NA

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 $ NA Date: NA

   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:

   NA

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.

APPLICATION PROCESSING: STAFF USE ONLY

ZA _____ **Applicant Name:** _____

Application Fee: $_____

IF APPLICABLE:

[ ] Legal Advertisement Submitted to Newspaper Date: _____

[ ] Planning Commission & Board of Commissioners Packets Delivered Date: _____

[ ] Application Posted on County Website Date: _____

[ ] Adjacent Property Owner Notices Mailed Date: _____

[ ] Interdepartmental Forms Submitted for Review Date: _____

[ ] Department of Transportation Notified Date: _____

[ ] Georgia Mountains Notified (DRI) Date: _____

[ ] Public Notice Signs on Property Verified Date: _____

[ ] Approval or Denial Form placed in folder Date: _____

[ ] Applicant Notified of Final Action Date: _____

[ ] Approval or Denial Form to Office Manager/Building Official/Marshal Date: _____

[ ] Rezoning Change Form to Director Date: _____

[ ] Zoning Map Amended Date: _____

[ ] Change Zoning in EnerGov by Parcel Date: _____

[ ] Planning Commission Meeting Minutes placed in folder Date: _____

[ ] Board of Commission Meeting Minutes placed in folder Date: _____

Planning Commission & Board of Commissioners Actions

PC Recommendation Date: _____ [ ] Approval [ ] Approval w/stipulations [ ] Denial

BOC Decision Date: _____ [ ] Approval [ ] Approval w/stipulations [ ] Denial

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 _____ (city), _____ (state)

Signature of Applicant **Date**

Printed Name **Name of Business**

SUBSCRIBED AND SWORN BEFORE ME ON

THIS _____ DAY OF _____, 20_____

_____ Notary Public

My Commission Expires: _____

{Notary Seal}

Owner Information

PATTERSON RAYMOND L & LYNDA M

Payment Information

Status	Paid
Last Payment Date	11/20/2020
Amount Paid	$1,624.23

Property Information

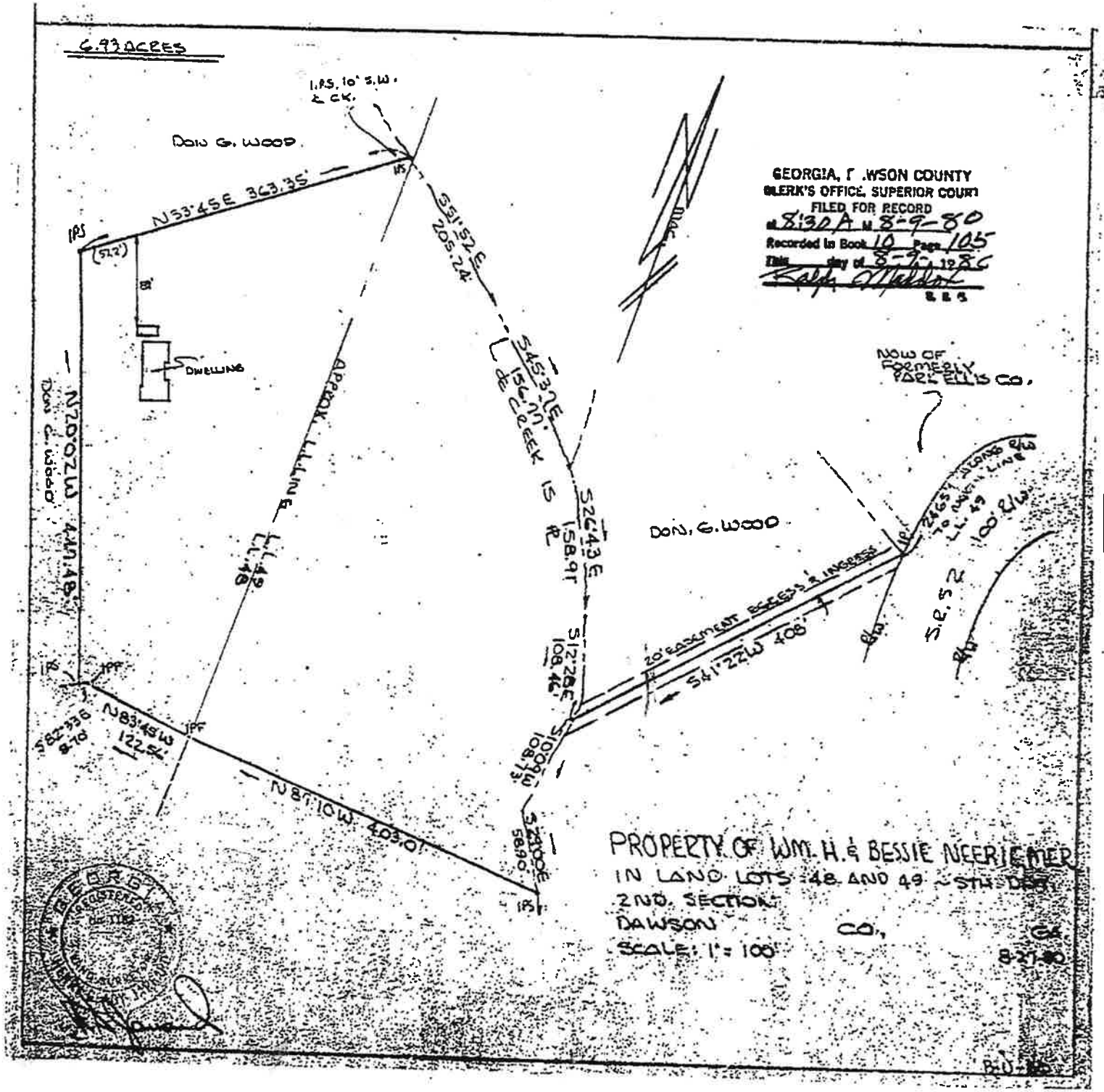
Parcel Number	009 002
District	1 DAWSON COUNTY UNINCORPORATED
Acres	6.93
Description	LL 48 49 LD 5-2
Property Address	9461 HWY 52
Assessed Value	$68,640
Appraised Value	$171,600

Bill Information

Record Type	Property
Tax Year	2020
Bill Number	10672
Account Number	56145
Due Date	12/01/2020

Taxes

Base Taxes	$1,624.23
Penalty	$0.00
Interest	$0.00
Total Due	**$0.00**



Control Number :

STATE OF GEORGIA

Secretary of State

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

CERTIFICATE OF CONVERSION

I, **Brad Raffensperger**, the Secretary of State and the Corporation Commissioner of the State of Georgia, hereby certify under the seal of my office that articles of conversion have been filed on **05/04/2021** converting

Fundamentals 4 LIMITED PARTNERSHIP
a **Domestic Limited Partnership**

to

Fundamentals 4, LLC
a **Domestic Limited Liability Company**

The required fees as provided by Title 14 of the Official Code of Georgia Annotated have been paid.

WITNESS my hand and official seal in the City of Atlanta and the State of Georgia on **05/21/2021**.

Brad Raffensperger

Brad Raffensperger
Secretary of State

'21 SEP 7 3:15PM

Letter of Intent
I am requesting the rezoning and use variance for my current property. Parcel number 009 002, from residential use to commercial use.

My Background and Experience
I am the owner and lead instructor for Fundamentals 4 Training & Protection LLC. I have been in Law Enforcement and teaching over the past 26 years including, 16 years on SWAT in upstate New York. After retiring in 2016, my family and I moved here, where I worked for three years part-time as an Investigator for a Law Enforcement agency in Cobb County.

Over my **enforcement career**, I have held assignments as:

- Patrol Officer
- K9 Handler
- Sergeant
- Narcotics Investigator
- Lieutenant, SWAT Commander
- Chief of Police

I have attained numerous **instructor certifications** including:

- Firearms
- Defensive Tactics
- Combat First Aid
- Reality-Based training
- Response to Active killers
- Lead instructor courses for multiple SWAT Operator and Firearms
- Provided instruction to countless members of the law enforcement and civilian community members

I currently hold the position of **Chairman of the Board for the New York Tactical Officers Association and TACOPS Training Conferences**. I teach Operational Planning, Leadership Development, Warrant Service, and Advanced Weapon Operations. Training and instructing are two of my passions. Concept & principle-based methodology is the foundation of all my courses.

History of Fundamentals 4 Training & Protection LLC
In 2019, I started Fundamentals 4 Training and Protection with the goal to share my knowledge by teaching at various indoor shooting facilities. Over the past two years, I have had the honor of training basic level to advanced level firearms and lecture-based courses to hundreds of students including Situational Awareness, Personal Protection, and Active Killer Awareness.

It is my vision: To assist committed individuals who desire exceptional training in firearms and self-defense, through a simple, down-to-earth, logical, and fun teaching system. It is my goal to eradicate the "because that's the way we have always done it" training mentality so that students become competent and confident in their ability to save their own life.

Fundamentals 4 Training & Protection Business Intent for 9461 Highway 52 in Dawson County Georgia.
Upon approval of our rezoning and special use variance, I intend to operate a private, owner-operated business from this property.

Outdoor Shooting Range
I have a small 25-yard outdoor shooting range, where I will provide individual and small group instruction on proper use and skill development of firearms.

- The live-fire range is only 25 yards long and specifically intended for personal defensive operations.
- Practical, real-life scenario training is my forte.
- Training individuals that desire to learn and protect themselves or their families is an awesome responsibility and one I take seriously and with great pride.

FX Simunitions

In addition, to the live-fire training, I am extremely excited to be offering structure clearing and scenario-based training utilizing non-lethal non-toxic marking rounds **simunition.com** in an inflatable wall house.

- The NON-lethal marking rounds operate just like actual firearms providing realistic training safely and with little to NO noise.
- The projectiles are wax-based and are suitable for use inside any structure with no hearing protection required.
- I have utilized this training system over my 20+ year law enforcement career and can attest to the realism this type of training provides, not only for Law enforcement but civilians who want to take their training to the next level.
- It's basically paintball for adults.
- The inflatable wall system consists of thirty plus, individual 10-foot wall sections that are connected to design whatever floor plan desired, including doors, windows, half walls, and low walls.
- After training the walls are deflated and stored until next time.
- I will be utilizing pop-up tents and **Servitec Inflatable Wall Systems** **(survitecgroup.com)** for classroom instruction and safety briefings.

Hours of Operation

- My hours of operation will be 11 am – 6 pm Tuesday – Saturday.
- There will not be any nighttime shooting, nor will there be any large caliber, long-distance shooting.

Primary Range Use

As I stated I am and will be the only instructor. All clients are personally pre-approved.

- This will not be an "open range".
- No person will be allowed on the property who is not being trained by me.
- I have personally designed all the courses and we will follow a predetermined lesson plan of instruction.
- This is not going to be a public range, where you can just come and shoot at will.
- We will offer various lecture-based classes to the community who are seeking a greater awareness and understanding of safety and personal protection. This is going to be an educational facility that will provide tremendous value to our community.
- This will be a place where Law Enforcement, Church Security teams, Women, young adults, and individuals seeking to better themselves or family in personal protection can safely come.

We all know the dangers that are out there and simply having a gun, or having taking Judo in college as an elective, is not going to be sufficient to save yourself or your family when you are confronted with an imminent threat of deadly physical force.

First and foremost, I am a husband and father and I want to keep my family safe. Sharing the knowledge I have been so fortunate to receive over my career is what I do. What we are creating is an educational location for our community members, and others to come to improve their job skills, pursue life ambitions, or simply learn. I invite you to visit my website **Trainf4.com**

Location details

- My property 9461 Highway 52, of approximately 7 acres, is located ½ mile from the Gilmer County Line, about 3 miles from the traffic circle of 52 & 183.
- There are NO houses on any of the surrounding adjoining properties.
- A GIS map shows only 3 houses within .5 miles of my property.
- The entire South border of my property is owned by the State of Georgia which is where my proposed business will be located.
- The live-fire range is oriented with the backstop facing west into an earth berm into the side of the hill my property is located on.

The mission of Fundamentals 4 Training & Protection is to provide a safe, experienced-based learning opportunity for students to build and grow all desired aspects of their personal protection and firearms training.

Thank you for your time and consideration.

Michael P Watkins
Owner Fundamentals 4 LLC

As real as you can get™

WITH 9 MM AND .38 CAL. FX® MARKING CARTRIDGES

FX® – the world's most interactive combat training system for the ultimate level of realism!

The FX® Marking Cartridges are the core of this training system with their unique telescopic design and patented reduced-energy technology. These non-lethal rounds are fired with a weapon conversion kit for safe and reliable training.

FX®

The FX® Marking Cartridges have many impressive features:

- Designed for military, law enforcement and approved range programs
- Non-toxic and non-lethal projectile
- Detergent-based, water-soluble color marking compound
- Choice of 6 colors: red, blue, green, orange, white and yellow. FX® Non-Marking also available
- Visible and physical impacts awareness allow accurate assessment of simulated lethality
- Tactically accurate for close ranges
- Realistic recoil
- No special ballistic infrastructure is required
- Optimal for training any time, any place, indoors and outdoors
- Used with FX® protective equipment including mandatory head, throat and groin protection

In addition, the Simunition® conversion kits:

- User-installed temporary weapon conversion; no tools required
- Safe design helps preclude the chambering and firing of lethal ammunition
- Work with the user's service weapon without adding extra weight
- Realistic weapon functioning in semi and fully-automatic modes
- Available for a variety of pistols, revolvers, rifles, shotguns and submachine guns

The FX® Marking Cartridges are ideal for training:

- Reality-based, force-on-force interactive scenarios
- Force-on-target training; practically anywhere
- Weapon safety handling training
- Urban fighting (MOUT/FIBUA)
- Anti-terrorism
- Convoy protection tactics
- Compatible with laser-based training simulators
- Patrol exercises
- Close-quarter battle (CQB)
- Shoot/No shoot decisions
- Individual/Team situations
- Room/Building/Trench clearing
- Mission rehearsal

FX® Scenario Instructor and Safety Certification Course:

- Highly qualified professional trainers
- Offered worldwide: check our website at **www.simunition.com** for more information on available courses

As real as you can get™

WITH 9 MM AND .38 CAL. FX MARKING CARTRIDGES

COMPONENTS	9 x 19 mm FX®	.38 / .357 cal. FX®
Projectile mass	0.5 gram (7 grains)	0.65 gram (10 grains)
Projectile material	Plastic	Plastic
Cartridge case	Copper alloy	Copper alloy
Sabot	Plastic	Not applicable
Marking compound	Non-toxic, detergent-based, water-soluble	Non-toxic, detergent-based, water-soluble
Marking color	Red, blue, green, yellow, orange and white	Red and blue
Primer	Small pistol primer or TOXFREE® primer	Small pistol primer
Propellant	Single or double-base smokeless powder	None
BALLISTIC DATA	**Pistol, SMG or Rifle kits**	**Shotgun or Revolver kits**
Average muzzle velocity at 21°C (70°F)	110-150 m/s (360-490 fps); dependent weapon	90-130 m/s (300-425 fps)
Accuracy (indoor range) at 21°C (70°F)	9 cm (3.5 in.) at 7.6 m (25 ft.) extreme spread	9 cm (3.5 in.) at 7.6 m (25 ft.) extreme spread
Safety template	160 m (523 ft.)	160 m (523 ft.)
Penetration in 20% gelatine	None	None
Muzzle energy (at 3.5 m)	3.0-5.6 joules (2.2-4.1 foot-pounds)	2.6-5.5 joules (1.9-4.1 foot-pounds)
Trajectory match	Mean point of impact 15 cm (6 in.) lower than ball at 7.6 m (25 feet)	Mean point of impact 5 cm (2 in.) lower than ball at 7.6 m (25 feet)
TERMINAL EFFECT		
Lethality	Non-lethal bruises, welts or scrapes	Non-lethal bruises, welts or scrapes
USE		
General	For use with Simunition® conversion kit only	For use with Simunition® safety rings or conversion kit only
Operational temperature range	-8° to 40° C (18° to 104° F)	-8° to 40° C (18° to 104° F)
Mandatory safety equipment	Head, throat and groin protection	Head, throat and groin protection
Firing modes	Single shot for pistols; single shot, burst and full automatic for submachine guns	Single shot
Weapons	The ammunition will function (feed and cycle) in a wide variety of weapons for most popular law enforcement and military models. Please refer to www.simunition.com for a detailed listing of all available models.	The ammunition will function in most revolvers chambered for .38 Special or .357 Magnum. 12 Gauge conversion kit will function in most pump action shotguns chambered for 2-3/4" and 3" shells.
STORAGE		
Recommended storage	Cool, dry environment, 25° C (77° F) max.	Cool, dry environment, 25° C (77° F) max.
Shelf life	Five years in original packaging	One year in original packaging
Warranty	One year	One year

Guidelines for use:

- Intended only for supervised training conducted in accordance with Simunition® safety training protocols by law enforcement, military and Simunition® approved commercial range programs (in selected markets)
- Use only under the direction of a qualified Simunition® training safety officer
- Use only in firearms which have been converted with a Simunition® conversion kit
- Clearly identify converted weapons with FX® blue tape on the trigger guard, grip and on the magazine
- Simunition® recommends a minimum 1-ft. (30 cm) stand-off distance when firing 9 mm and .38 cal. FX® Marking Cartridges at protected personnel
- Users must wear approved FX® protective gear (head, throat and groin protection). Full-body covering recommended
- Improper use can cause serious injury or damage
- General Dynamics assumes no responsibility for injuries, loss or damage resulting from misuse of this ammunition

Dimensions, weights and velocities are nominal. US Patent no. 5,677,505 and 5,492,063; also Patented or Patents Pending in numerous other countries.

SIMUNITION, Safety as The Standard™

SIMUNITION

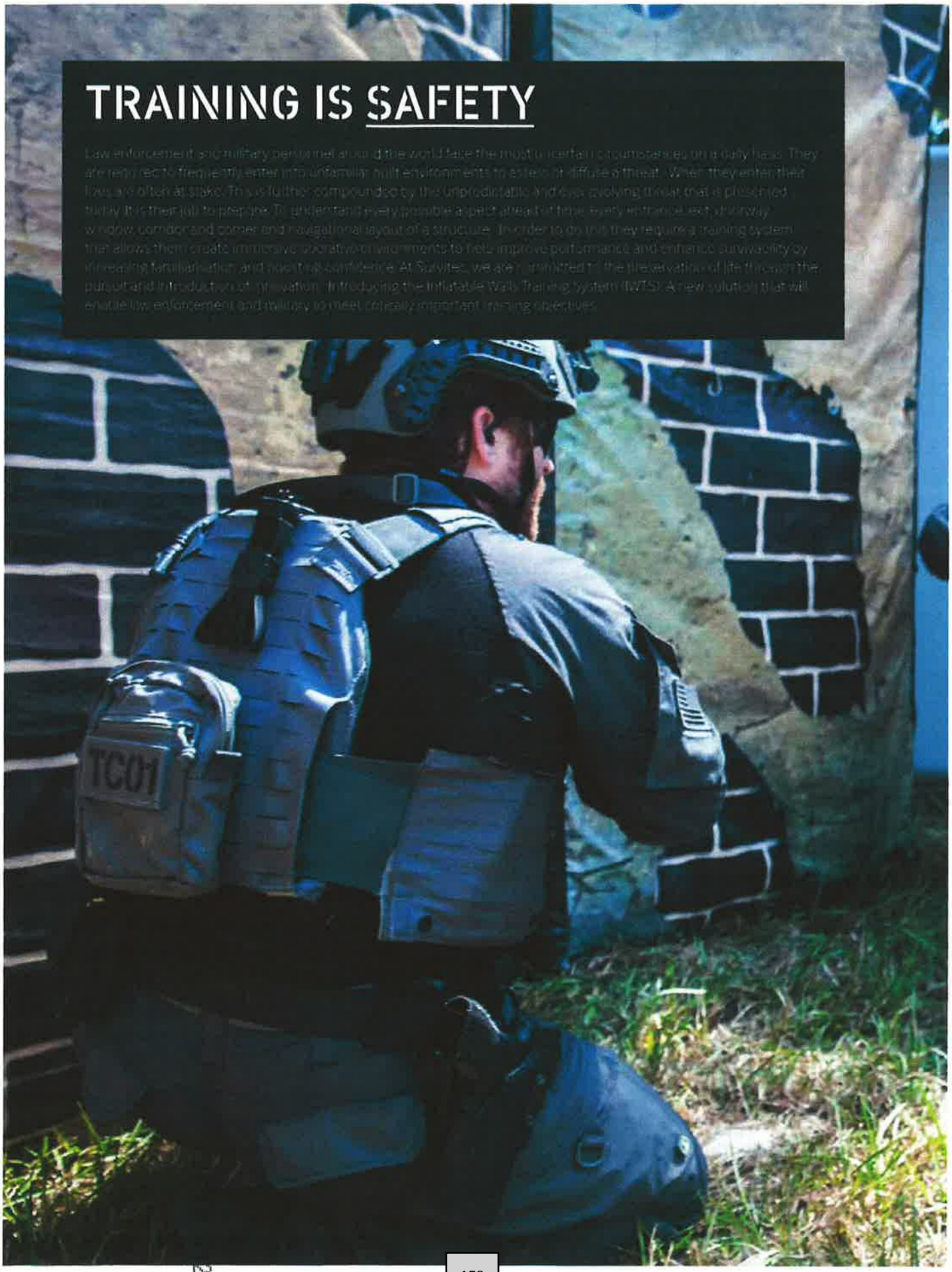
www.simunition.com
www.gd-otscanada.com

Canada (Home office)
GENERAL DYNAMICS
Ordnance and Tactical Systems-Canada
5 Montée des Arsenaux
Repentigny, Québec
Canada J5Z 2P4
Tel.: 1-450-581-5999
Fax: 1-45[illegible]

USA
GENERAL DYNAMICS
Ordnance and Tactical Systems
Simunition Operations
P.O. Box 576
Avon, CT 06001-0576 USA
Tel. USA only: 1-800-465-8255
Tel.: 1-860-404-0162

TRAINING IS SAFETY

Law enforcement and military personnel around the world face the most uncertain circumstances on a daily basis. They are required to frequently enter into unfamiliar built environments to assess or diffuse a threat. When they enter their lives are often at stake. This is further compounded by the unpredictable and ever evolving threat that is presented today. It is their job to prepare. To understand every possible aspect affecting their safety, every entrance, exit, stairway, window, corridor and corner and navigational layout of a structure. In order to do this they require a training system that allows them create immersive operational environments to help improve performance and enhance survivability by increasing familiarization and instilling confidence. At Survitec, we are committed to the preservation of life through the pursuit and introduction of innovation. Introducing the Inflatable Walls Training System (IWTS). A new solution that will enable law enforcement and military to meet critically important training objectives.



DESIGNED TO WITHSTAND THE MOST EXTREME FORCE

CAN WITHSTAND ALL TRAINING ORDNANCE

Resistant to a number of training weapons including smoke grenades and hot gun barrels

TEAR AND ABRASION RESISTANT

Robust exterior skin with internal air holding bladder – the core of the product, built to survive extreme wear and tear

100% WATERPROOF/UV RESISTANT

Designed to survive punishing environmental elements including rain, snow and high temperatures

INFLATES TO A SOLID 0.5 PSI STRUCTURE

Replicates the feel of a real wall. Participants can interact/impact with structure without damaging it or themselves

IMPROVED MATERIAL SPECIFICATION

Stronger, more robust materials with enhanced impact performance and product longevity

INCREASED SERVICE LIFE

Quality assured construction methods enable extended 5 year warranty and low cost support packages

A NEW STANDARD IN DEPLOYMENT PERFORMANCE

RAPID DEPLOYMENT...

APPROX

2

MINUTES PER WALL

APPROX

20

MINUTES TO BUILD A SIMPLE 2 ROOM STRUCTURE

APPROX

35

MINUTES FOR AN 800SQ.FT SHOOT HOUSE

2

HOURS FOR A SMALL OFFICE BUILDING

3

HOURS FOR A SMALL VILLAGE

Due to its shape and structure IWTS can be deployed anywhere and on any landscape including uneven ground. The system features enhanced integrated stability through the use of an internal weight system with wider load spread. This includes environments such as desert sand, marshy forests, snowy terrains or large vessels. IWTS can also be deployed in the rain as it is 100% waterproof or in direct sunlight as the material is fully UV resistant.

ANYWHERE

IWTS PACKAGES

Instant training environment for tactical skills training.

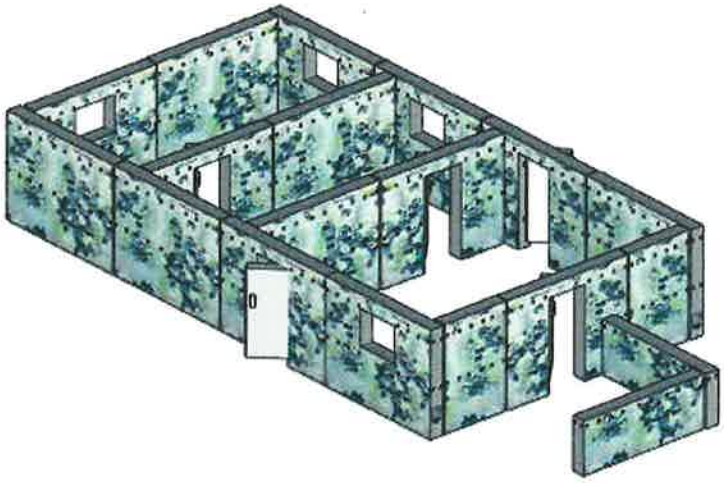
The IWTS packages provide a unique training environment to test tactical skills through versatile scenarios. Designed for easy and quick movements to help with flow, communication, and the ability to train operators to the highest standard, IWTS can be installed anywhere, anytime.

As the package levels increase, it enables larger training capabilities. Unlike competitor systems, Survitec offers expansion packs to easily upgrade your existing IWTS suite without the cost of a new package.

LEVEL 1

The Level 1 package provides a solid foundation for basic tactical training in different building configurations such as entry clearance, hallways and center/corner fed rooms.

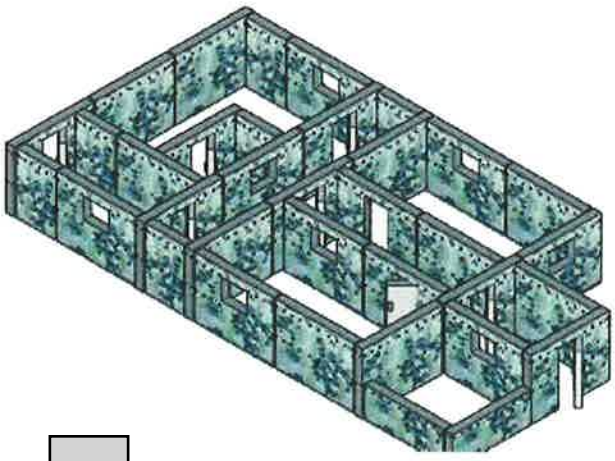
Wall / Pack	
Full Wall	6
Window Wall	4
Door	5
1/2 Vertical	2
1/2 Horizontal	2
Total Weight	542kg / 1195lbs
Storage Space	3.7m³ (130.6 ft³)
Pallet Space	2
Part Number	5363400X
Total Build Space	81.6m²

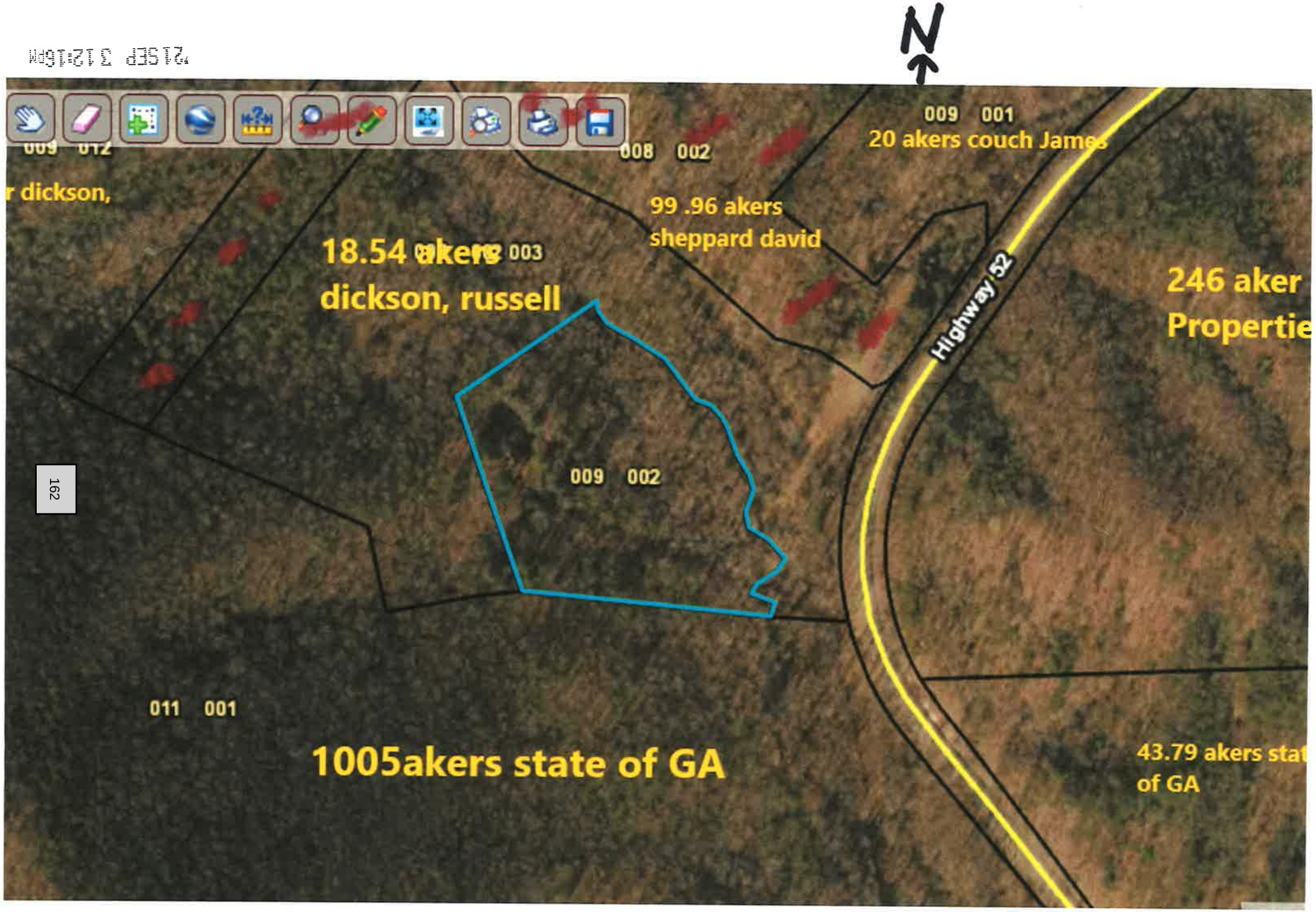


LEVEL 2

Level 2 creates a larger foundation while incorporating training capability between rooms, hallways, passageways or open areas.

Wall / Pack	
Full Wall	10
Window Wall	8
Door	9
1/2 Vertical	6
1/2 Horizontal	2
Total Weight	992kg / 2187lbs
Storage Space	6.92m³ (244.4ft³)
Pallet Space	5
Part Number	5363500X
Total Build Space	132.6m²

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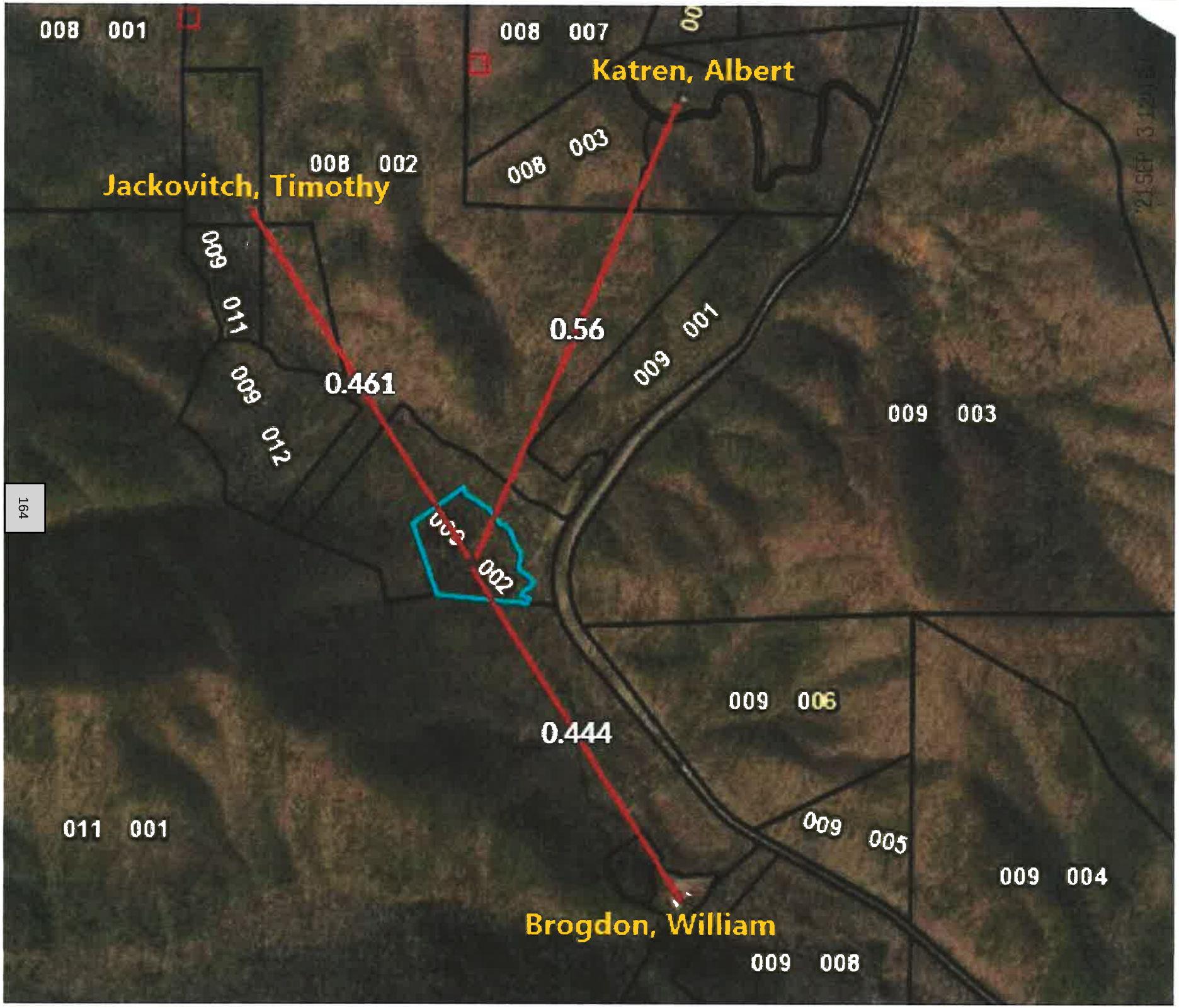
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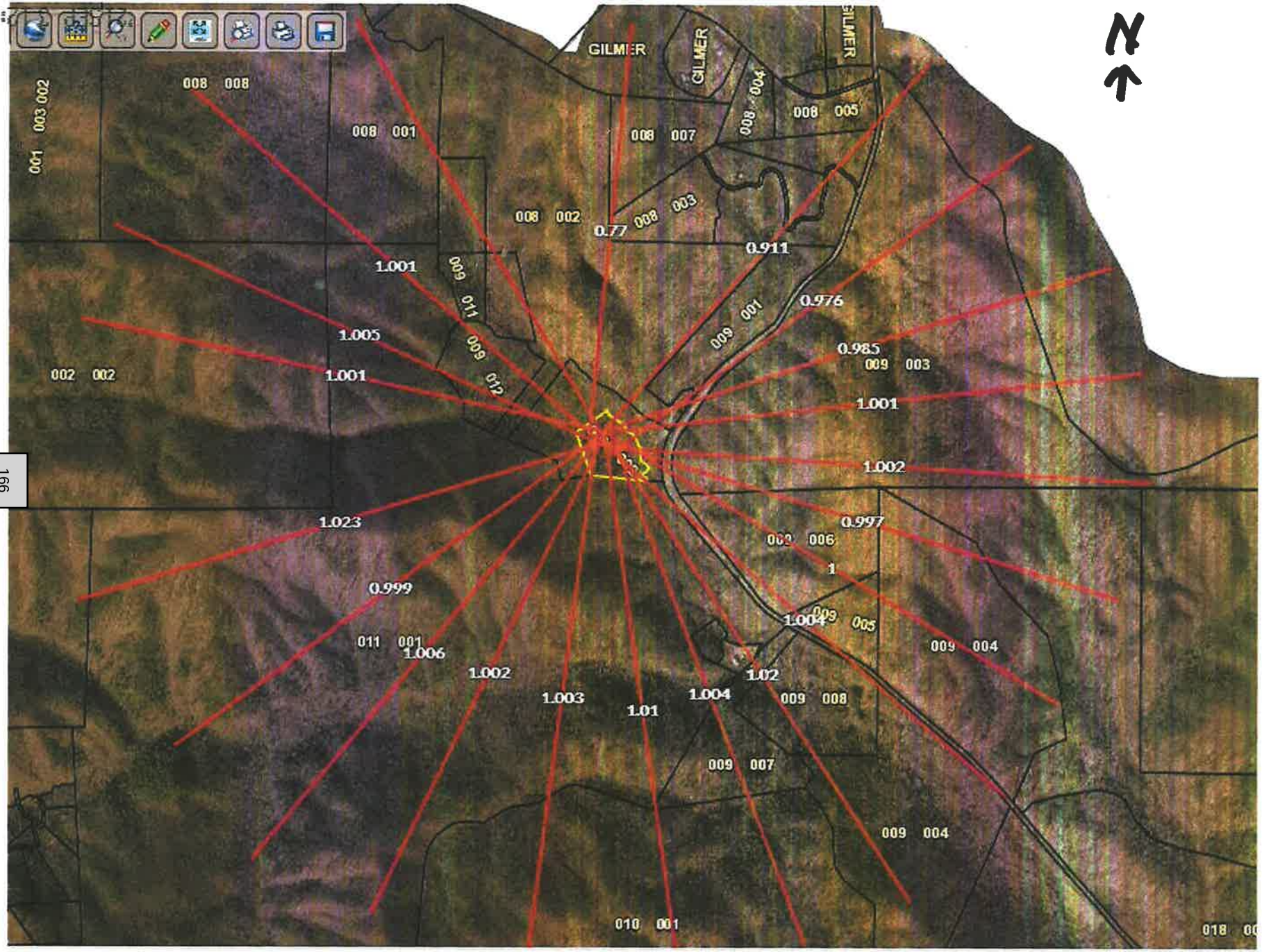
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qPublic.net™ Dawson County, GA

Summary

Parcel Number	009 002
Location Address	9461 HWY 52
Legal Description	LL 48 49 LD 5-2
	(Note: Not to be used on legal documents)
Class	A4-Agricultural
	(Note: This is for tax purposes only. Not to be used for zoning.)
Tax District	UNINCORPORATED (District 01)
Millage Rate	23.663
Acres	6.93
Neighborhood	RL-ST - Amicalola (312000)
Homestead Exemption	No (S0)
Landlot/District	N/A

View Map

Owner

PATTERSON RAYMOND L & LYNDA M
5998 RIDGEVIEW DRIVE
MILTON, FL 32570

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	1	1.78
RUR	Small Parcels	Rural	4	5.15

Residential Improvement Information

Style	One Family (Detached)
Heated Square Feet	1736
Interior Walls	Sheetrock
Exterior Walls	Wood/Cedar
Foundation	Basement
Attic Square Feet	0
Basement Square Feet	453 Unfinished
Year Built	1955
Roof Type	Metal
Flooring Type	Carpet/Hrdwd/Tile
Heating Type	Central Heat
Number Of Rooms	0
Number Of Bedrooms	0
Number Of Full Bathrooms	1
Number Of Half Bathrooms	0
Number Of Plumbing Extras	0
Value	$120,200
Condition	Average
Fireplaces\Appliances	Pre-fab 1 sty 1 Box 1
House Address	9461 HWY 52

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Homesite Imp: 3 Avg	1997	1x0 / 1	1	$5,000

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
3/12/2021	1480 153	10 105	$0	Gift	WATKINS MICHAEL P	WATKINS MICHAEL P & SUZANNE E
3/12/2021	1480 137	10 105	$349,000	Fair Market Sale (Improved)	PATTERSON RAYMOND L & LYNDA M	WATKINS MICHAEL P
5/27/2016	1197 442	10 105	$130,000	Fair Market Sale (Improved)	SAMPLES GARY K & DEBORAH	PATTERSON RAYMOND L & LYNDA M
3/7/1984	71 120	10 105	$49,000	Fair Market Sale (Improved)	NEERIEMER WM H & BES	SAMPLES GARY K & DEB
9/8/1980	52 779	10 105	$38,000	Fair Market Sale (Improved)		NEERIEMER WM H & BES

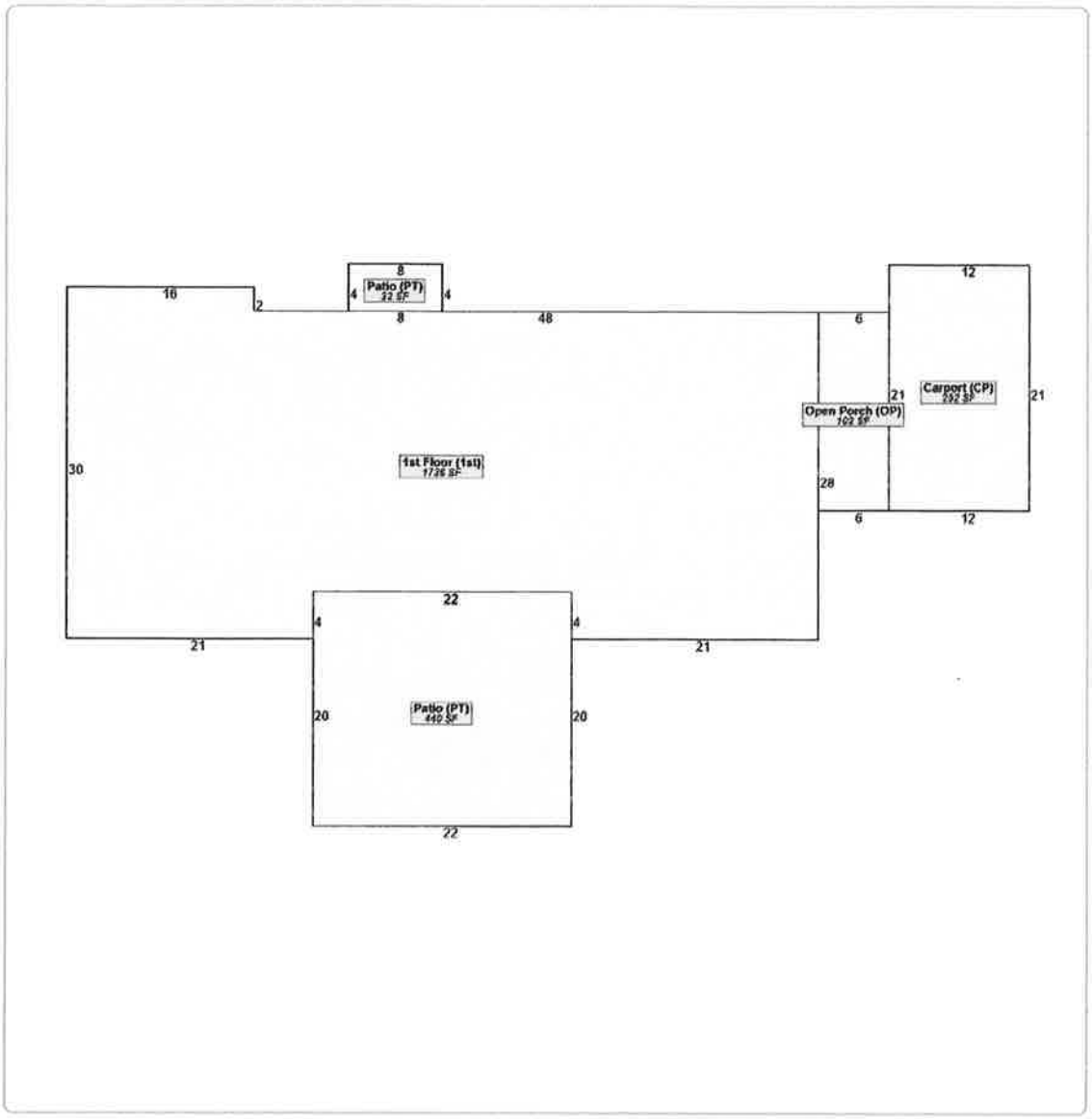
Valuation

		2021	2020	2019	2018	2017
	Previous Value	$171,600	$155,000	$155,000	$129,449	$81,398
	Land Value	$61,600	$48,800	$48,800	$48,800	$38,462
+	Improvement Value	$120,200	$117,800	$101,200	$101,200	$88,487
+	Accessory Value	$5,000	$5,000	$5,000	$5,000	$2,500
=	Current Value	**$186,800**	**$171,600**	**$155,000**	**$155,000**	**$129,449**

Photos

Sketches

'21 SEP 3 12:16PM



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

qPublic.net™ Dawson County, GA

Summary

Parcel Number	011 001
Location Address	
Legal Description	LL 48 61 62 83-85 96-98 119-122 60 LD 5-2 (Note: Not to be used on legal documents)
Class	E1-Exempt (Note: This is for tax purposes only. Not to be used for zoning.)
Tax District	UNINCORPORATED (District 01)
Millage Rate	23.663
Acres	1005.23
Neighborhood	Amicalola (00001)
Homestead Exemption	No (S0)
Landlot/District	N/A

View Map

Owner

STATE OF GEORGIA
205 BUTLER STREET ST 1252
ATLANTA, GA 30334

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Woodland	Rural	1	10.17
RUR	Woodland	Rural	3	61.08
RUR	Woodland	Rural	4	6.98
RUR	Woodland	Rural	5	45.69
RUR	Woodland	Rural	7	239.75
RUR	Woodland	Rural	8	641.47
RUR	Woodland	Rural	9	0.09

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
2/6/1997	234 93		$3,398,402	Fair Market Sale (Vacant)	LAND MANAGEMENT ASSO	GLASS MOUNTAIN INC
10/5/1993	174 54		$1,796,800	Fair Market Sale (Improved)	GLASS ALBERT D	LAND MANAGEMENT ASSO
1/12/1981	54 414		$897,000	Fair Market Sale (Improved)	CASEY JW WS NEWELL	GLASS ALBERT D
8/18/1978	45 1		$701,400	Fair Market Sale (Improved)		CASEY JW WS NEWELL

Valuation

		2021	2020	2019	2018	2017
	Previous Value	$1,996,449	$1,996,449	$1,996,449	$1,996,449	$1,996,449
	Land Value	$1,346,300	$1,996,449	$1,996,449	$1,996,449	$1,996,449
+	Improvement Value	$0	$0	$0	$0	$0
+	Accessory Value	$0	$0	$0	$0	$0
=	Current Value	**$1,346,300**	**$1,996,449**	**$1,996,449**	**$1,996,449**	**$1,996,449**

Photos

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

qPublic.net™ Dawson County, GA

Summary

Parcel Number	008 002 003
Location Address	HWY 52
Legal Description	LL 25 48 49 LD 5-2
	(Note: Not to be used on legal documents)
Class	V4-Consv Use
	(Note: This is for tax purposes only. Not to be used for zoning.)
Tax District	UNINCORPORATED (District 01)
Millage Rate	23.663
Acres	18.54
Neighborhood	DLT - River Parcels (B) (122000)
Homestead Exemption	No (S0)
Landlot/District	25 /

View Map

Owner

DICKSON RUSSELL GARLAND & MARY TRACY
5237 MANCHESTER LANE
GAINESVILLE, GA 30506

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	6	18.54

Conservation Use Rural Land

Type	Description	Soil Productivity	Acres
CUV	Timberland 93	6	18.54

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
7/31/2020	1428 475	85 149	$0	Gift	DICKSON RUSSELL GARLAND & MARY TRACY	DICKSON RUSSELL GARLAND & MARY TRACY
7/31/2020	1428 473	85 149	$166,869	Fair Market Sale (Vacant)	HWY 52 EAST LLC	DICKSON RUSSELL GARLAND & MARY TRACY

Valuation

		2021
	Previous Value	$0
	Land Value	$166,600
+	Improvement Value	$0
+	Accessory Value	$0
=	Current Value	$166,600
	10 Year Land Covenant (Agreement Year / Value)	2013 / $14,925

Photos

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

qPublic.net™ Dawson County, GA

Summary

Parcel Number	009 003
Location Address	HWY 52
Legal Description	LL 23 24 49 50 51 LD 5-2
	(Note: Not to be used on legal documents)
Class	J5
	(Note: This is for tax purposes only. Not to be used for zoning.)
Tax District	UNINCORPORATED (District 01)
Millage Rate	23.663
Acres	246
Neighborhood	RL-LT - Large Tracts (321000)
Homestead Exemption	No (S0)
Landlot/District	23 /

View Map

Owner

EGD PROPERTIES LP
C/O APPALACHIAN ASSOCIATES LTD
PO BOX 1957
DAHLONEGA, GA 30533

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Woodland	Rural	8	33.21
RUR	Woodland	Rural	7	96.55
RUR	Woodland	Rural	6	46.84
RUR	Woodland	Rural	7	16.53
RUR	Woodland	Rural	3	1.09
RUR	Woodland	Rural	1	2.65
RUR	Woodland	Rural	1	1.12
RUR	Woodland	Rural	3	48.01

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
8/28/2003	544 146		$0	Quitclaim (non ALT)	DAVID GEORGE	EGD PROPERTIES LP
1/4/1999	294 157		$0	Quitclaim (non ALT)	DAVID GEORGE	DAVID GEORGE
5/2/1990	132 155		$0	Quitclaim (non ALT)	DEAVER HARRY	DAVID GEORGE
2/19/1988	107 96		$0	Estate (non ALT)		DAVID GEORGE

Valuation

		2021	2020	2019	2018	2017
	Previous Value	$491,500	$491,500	$491,500	$744,597	$744,597
	Land Value	$599,200	$491,500	$491,500	$491,500	$744,597
+	Improvement Value	$0	$0	$0	$0	$0
+	Accessory Value	$0	$0	$0	$0	$0
=	Current Value	**$599,200**	**$491,500**	**$491,500**	**$491,500**	**$744,597**

Photos

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

DAWSON COUNTY PLANNING COMMISSION
PLANNING STAFF REPORT

Applicant ..... Michael Watkins

Amendment # ..... ZA 21-20 & SU 21-06

Request ..... Rezone from R-A to C-HB

Proposed Use ..... Develop an outdoor firearms range and educational facility

Current Zoning ..... R-A

Size..... 6.93± acres

Location..... Hwy 52

Tax Parcel 009-002

Planning Commission Date..... October 19, 2021

Board of Commissioners Date..... November 18, 2021

Applicant Proposal

The applicant is seeking to develop an outdoor firearms range and educational facility on the parcel.

History and Existing Land Uses

The current 6.93 acre tract was split from a larger (100+ acre) tract in 1980, however, a single family residence has existed on the property since 1955. The property is largely unimproved consisting of deciduous forest and streams. Access to the current residence is made possible via a ford in an unnamed trout water tributary. This property was purchased in 2021 by the current owner.

	Existing zoning	Existing Use
North	R-A	Vacant
South	R-A	State Forestry
East	R-A	Vacant
West	R-A	Vacant/Residential

Development Support and Constraints

The proposed property is located in a rural area of Dawson County which is bordered by lands owned by the State of Georgia to the south and large tract RA (Residential Agricultural) residential properties to the north, east and west.

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

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

Public Facilities/Impacts

Engineering Department – No comments returned as of 10/14/2021

Environmental Health Department – No comments returned as of 10/14/2021

Emergency Services – "These comments are preliminary observations only (based on information included in the application), and should not be construed as a final position from this office on all matters related to the proposed property development.
1) The residential structure located on the property is not to be utilized as a prop or part of the training simulations without first being made compliant with applicable codes.
2) Handicap accessibility will need to be in compliance with GA 120-3-20 and 2010 ADA requirements, including on-site parking."

Etowah Water & Sewer Authority – "Serviced by wells and private septic systems"

Dawson County Sheriff's Office – No comments returned as of 10/14/2021

STAFF ANALYSIS:

The subject property, due to its rural character, is fitting for outdoor, commercial recreation if effective industry standard noise-canceling construction methods and materials for said range or other activities are utilized. The proposed establishment of a commercial zoned parcel which has no road frontage and is completely surrounded by residential RA zoned parcels cannot be supported by existing land use policies. This "spot" zoning is invalid because it would amount to an unreasonable treatment of a limited area within a particular district and a deviation from the comprehensive plan.
If this rezoning is considered for approval, stipulations regarding hours of operation, noise levels, regulation of traffic/visitor numbers, improvements to the driveway, installation of a culvert to cross the stream and prohibitions of uses other than those sought by the applicant should be included.

<u>The following observations should be noted with respect to this request:</u>

A. The existing uses and classification of nearby property.

Currently the surrounding properties are 5+ acre single family and large acreage state owned lands.

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

It is unknown whether or not a commercial parcel in this area would diminish property values.

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

The destruction of property values is unknown.

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

Consistent zoning and refraining from spot zoning serves as a public gain.

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

The subject property is well suited for the purposed due to the size of the parcel and the rural nature of the area, if there was adequate roadway access.

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

The land is not vacant but has a single family residence thereon.

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

The applicant is disallowed from using the property as he sees fit without rezoning said property to C-HB. The amendment of the zoning map to allow for C-HB in this area presents unknown hardships on the surrounding property owners however, if hardships do arise they may be from noise and or other more intensive future uses of the property as a commercially zoned parcel.

21Sep 12:25pm

Pictures of the Property:

Public Notice:

DAWSON COUNTY DISCLAIMS ANY RESPONSIBILITIES, LIABILITIES OR DAMAGES FROM THE USE OF THIS MAP. THIS MAP IS ONLY FOR DISPLAY PURPOSES.

N

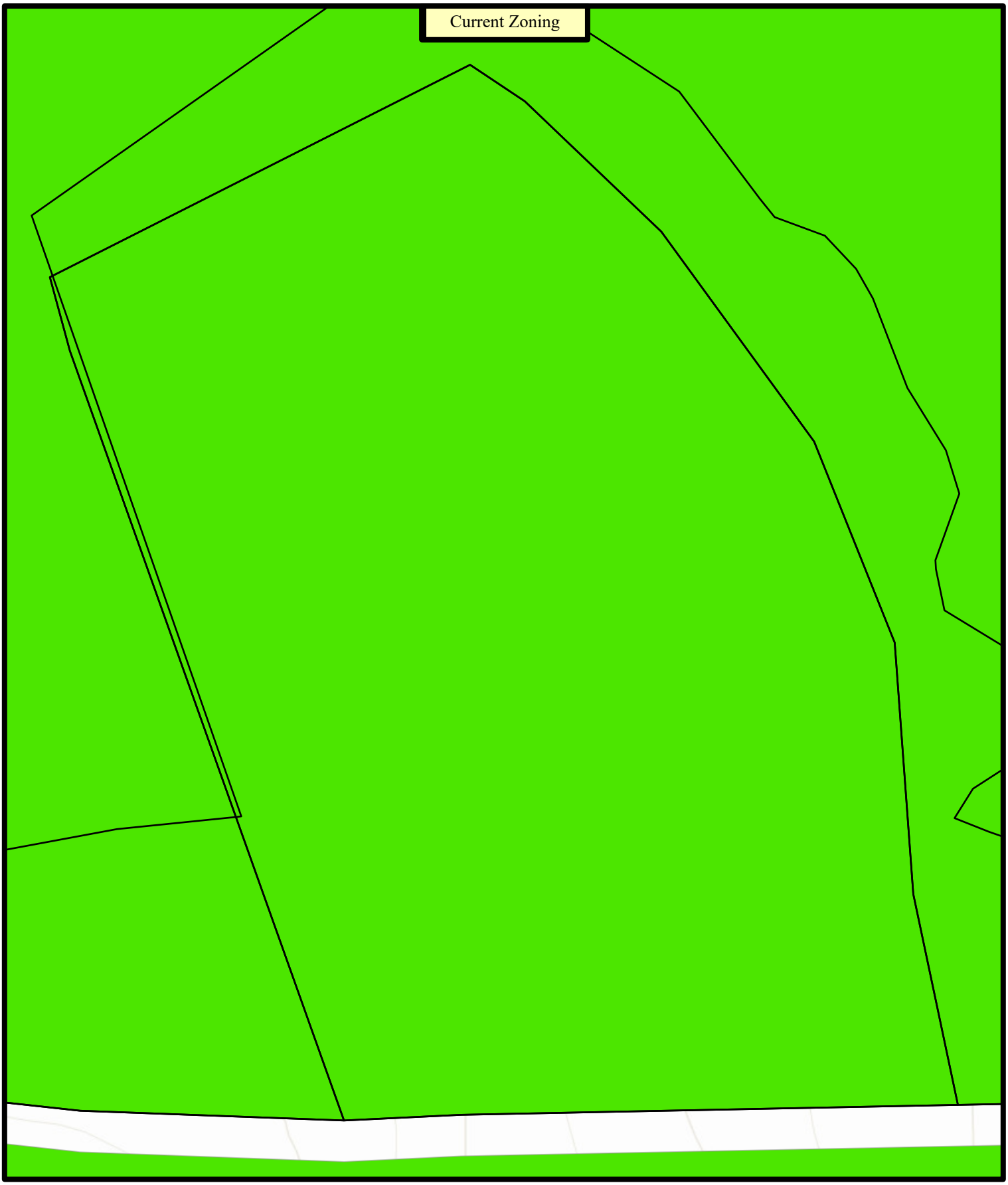
Scale: 1:1,309

Dawson County

Planning and Development

Staff Report

Parcel #: 009-002
Current Zoning: RA
FLU: RA
Application #:ZA 21-20 & SU 21-06



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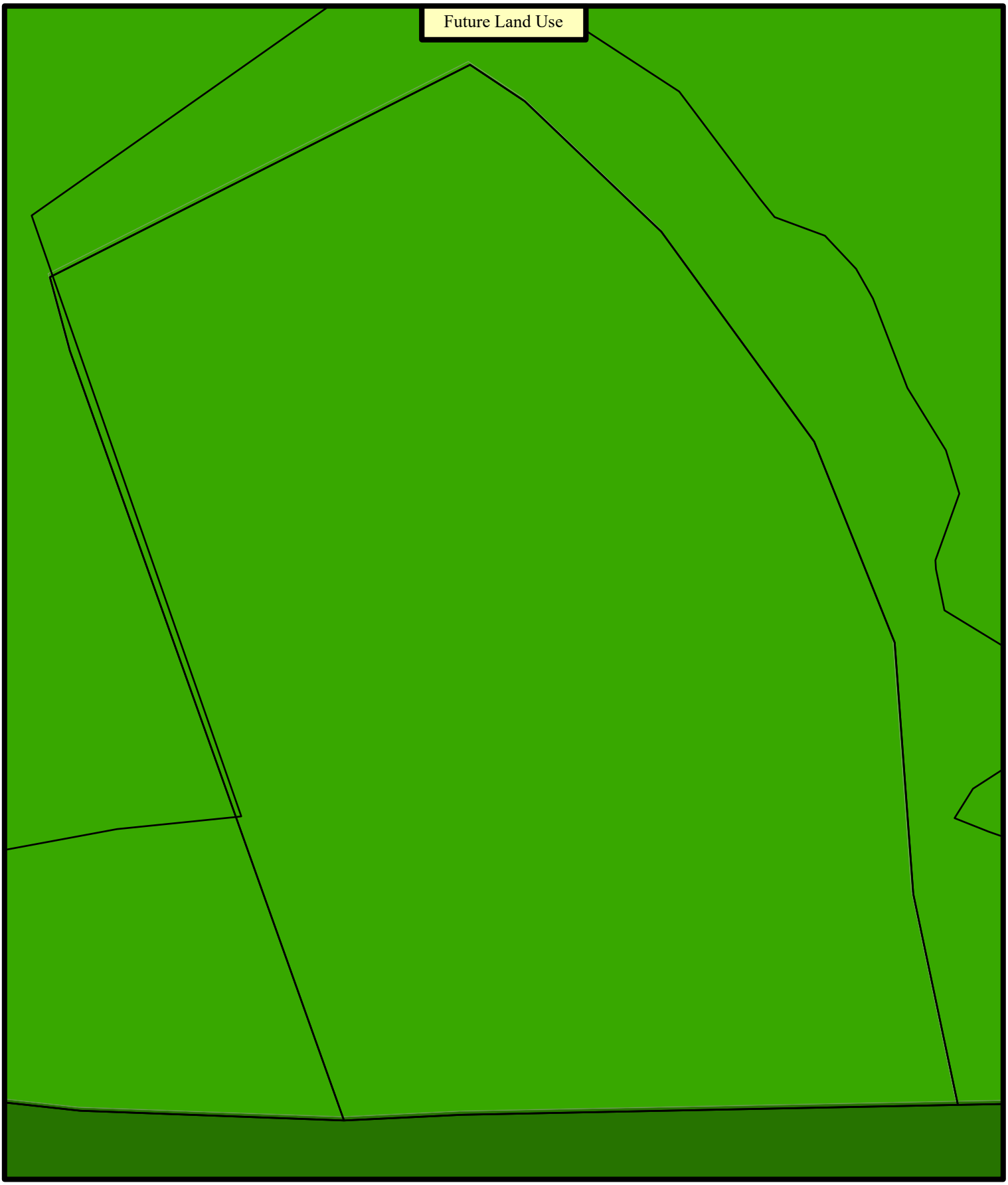

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N

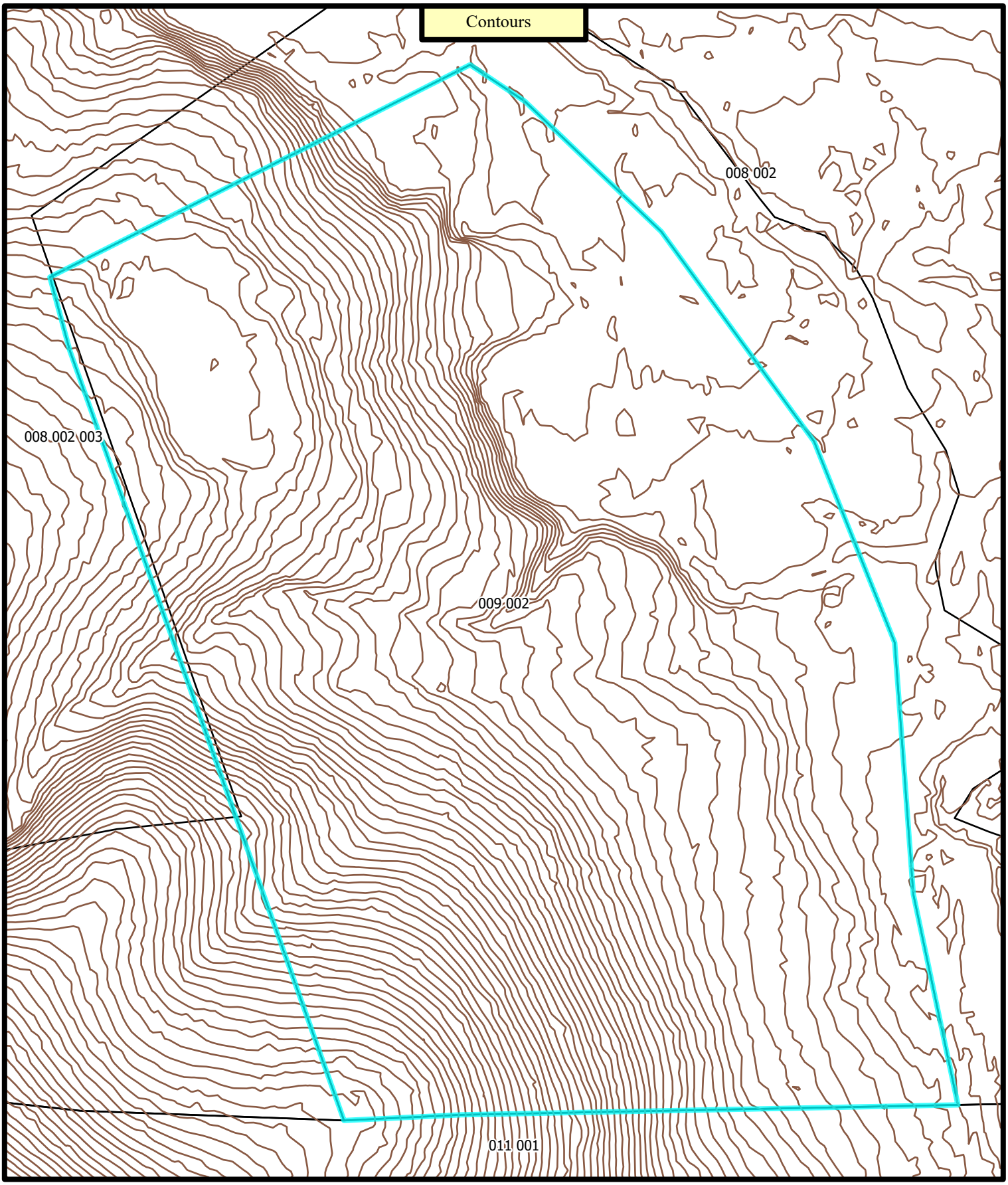
Scale: 1:1,309

Dawson County

Planning and Development

Staff Report

Parcel #: 009-002
Current Zoning: RA
FLU: RA
Application #:ZA 21-20 & SU 21-06



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N

Scale: 1:1,309

Dawson County

Planning and Development

Staff Report

Parcel #: 009-002
Current Zoning: RA
FLU: RA
Application #:ZA 21-20 & SU 21-06

SITE DATA

Parcels: 098 015, 098 016 001, 098 016 002
Existing Zoning: RA
Total Site Area: 160.63 ac

Proposed Zoning: RS-3 CONSERVATION SUBDIVISION

Area: 160.63 ac
Total Lots: 379 lots (2.36 lots/ac)
Setbacks:
- Front: 20'
- Side: 5'
- Rear: 20'

Min Lot Size: 6,000 sf (50' x 120'); Variance required from 60' lot width min
Open Space Provided: 80.5 ac (50.1%, Minimum 40% Required)

LOT BREAKDOWN

60' wide lots: 190
50' wide lots: 189
Total lots: 379

SITE LOCATION MAP

MAP DATE: GOOGLE © 2020 N.T.S.

ENSITE CIVIL CONSULTING, LLC
131 Prominence Court, Suite 230
Dawsonville, GA 30534
Mobile: 770-597-8813
Contact: Corey Gutherie, PE, CFM
Email: Corey.Gutherie@ensiteconsulting.com

OWNER/DEVELOPER:
PIEDMONT RESIDENTIAL
285 PARKWAY 575

WOODSTOCK, GA 30188
PHONE: 678-366-6470
EMAIL: —

24-HOUR CONTACT:
BILL VERINGA
678-366-6470
EMAIL: —

PROJECT:
LEBLANC TRACT

SHEET TITLE:
CONCEPT PLAN

GEORGIA811 Utilities Protection Center, Inc.
1-800-282-7411
Know what's below. Call before you dig.

STAMP:
FOR REVIEW ONLY

DRAWING DATE: 2021-08-16

SHEET REVISIONS

NO.	DESCRIPTION	DATE

SHEET:
1 OF 1

FILE: 20014LP6

DAWSON COUNTY REZONING APPLICATION

This portion to be completed by Zoning Administrator

ZA 21. 21 Tax Map & Parcel # (TMP): _____

Submittal Date: 9.10.21 Time: _____ am/pm Received by: hgl (staff initials)

Fees Assessed: _____ Paid: _____ Commission District: 4

Planning Commission Meeting Date: Oct.

Board of Commissioners Meeting Date: Nov.

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Jim King

Address: _____

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

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

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

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

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

Meeting Date: _____ Applicant Signature: _____

PROPERTY OWNER/PROPERTY INFORMATION

Name: Tract 1 - Parcel 098 015, n/f LeBLANC FAMILY PARTNERS LLLP ETAL
Tract 2 - Parcel 098 016 001, n/f William P & June M Green
Tract 3 - Parcel 098 016 002, n/f Patricia Yearwood

Street Address of Property being rezoned: Tract 1 - no address, Tract 2 - 326 Goodson Rd, Tract 3 - 174 Goodson Rd, Dawsonville, GA 30534

Rezoning from: RA to: RS-3 (Conservation) Total acreage being rezoned: 160.63 ac

Directions to Property (if no address): From Dawsonville, SR 9 S to Dawson Forest Rd., left on Dawson Forest Rd

Tract is on the right. Take right on Goodson Rd., additional portions of the tract is on the right past the first residence at the corner

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

Current Use of Property: Wooded with two residences

Any prior rezoning requests for property? n/a 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 N/A South N/A

SURROUNDING PROPERTY ZONING CLASSIFICATION:

North RA South RA East RA West RSR, RA, C-CB, C-HB

Future Land Use Map Designation: Light Industrial & Mixed Use Village

Access to the development will be provided from:

Road Name: Dawson Forest Rd Type of Surface: 24' Asphalt

REQUESTED ACTION & DETAILS OF PROPOSED USE

[X] Rezoning to: **RS-3 (Conservation)** [ ] Special Use Permit for: _____

Proposed Use:

_____

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

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

RESIDENTIAL

No. of Lots: 379 Minimum Lot Size: 6,000 SF (acres) No. of Units: N/A

Minimum Heated Floor Area: _____ sq. ft. Density/Acre: 2.36

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

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

COMMERCIAL & INDUSTRIAL

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

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.**

	Name	Address
TMP 098 005	1. Herr, Robert R & Mary E	6175 Highway 9 S
TMP 098 013 001	2. Jai Ze & Wukuan Jia & Ziue Yan	6980 Alan Thomas Road
TMP 098 013 002	3. Jai Ze & Wukuan Jia & Ziue Yan	7040 Alan Thomas Road
TMP 098 014	4. Yarbrough, Kevin	6750 Hannah Drive
TMP 098 018	5. Harper, Jason T & Jamie W	Grace Drive
TMP 098 026	6. Garrett, Larry J & Margie	734 Goodson Road
TMP 098 060 001	7. Goodson, Aimee	
TMP 098 060	8. Gomes, Leonard Cornell & Rebecca	434 Goodson Road
TMP 098 016	9. Rogers, William Z & Mary J	312 Dawson Forest Road, E
TMP	10.	
TMP	11.	
TMP	12.	
TMP	13.	
TMP	14.	
TMP	15.	

Use additional sheets if necessary.

APPLICANT CERTIFICATION

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

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

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

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

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

Signature _____ Date 8/27/2021

Witness _____ Date 8-27-2021

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.

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

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

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

This notice and acknowledgement shall be public record.

Applicant Signature: _____

Applicant Printed Name: Jim King

Application Number: _____

Date Signed: 27 AUGST 2021

Sworn and subscribed before me

this 27 day of August, 2021.

_____
Notary Public

My Commission Expires: 6/8/2022

Notary Public Seal

ALESIA G WELLS
NOTARY PUBLIC
DAWSON, GEORGIA

'21 SEP 10 10:04AM

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 _____ (city), _____ (state)

Jim King
Signature of Applicant

27 AUGUST 2021
Date

Jim King
Printed Name

Name of Business

SUBSCRIBED AND SWORN BEFORE ME ON

THIS 27th DAY OF August, 2021

Alexia G Wells Notary Public

My Commission Expires: 6/8/2022

ALEXIA G WELLS NOTARY PUBLIC Exp. 06/08/2022 DAWSON, GEORGIA

{Notary Seal}

2021 SEP 10 10:04AM

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.

DRI INFORMATION

IF YOUR DEVELOPMENT FALLS WITHIN ANY OF THE FOLLOWING THRESHOLDS, PLEASE ASK PLANNING STAFF FOR DRI REVIEW CHECKLISTS.

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

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

APPLICATION PROCESSING: STAFF USE ONLY

ZA _____ **Applicant Name:** _____

Application Fee: $_____

IF APPLICABLE:

[ ] Legal Advertisement Submitted to Newspaper Date: _____

[ ] Planning Commission & Board of Commissioners Packets Delivered Date: _____

[ ] Application Posted on County Website Date: _____

[ ] Adjacent Property Owner Notices Mailed Date: _____

[ ] Interdepartmental Forms Submitted for Review Date: _____

[ ] Department of Transportation Notified Date: _____

[ ] Georgia Mountains Notified (DRI) Date: _____

[ ] Public Notice Signs on Property Verified Date: _____

[ ] Approval or Denial Form placed in folder Date: _____

[ ] Applicant Notified of Final Action Date: _____

[ ] Approval or Denial Form to Office Manager/Building Official/Marshal Date: _____

[ ] Rezoning Change Form to Director Date: _____

[ ] Zoning Map Amended Date: _____

[ ] Change Zoning in EnerGov by Parcel Date: _____

[ ] Planning Commission Meeting Minutes placed in folder Date: _____

[ ] Board of Commission Meeting Minutes placed in folder Date: _____

Planning Commission & Board of Commissioners Actions

PC Recommendation Date: _____ [ ] Approval [ ] Approval w/stipulations [ ] Denial

BOC Decision Date: _____ [ ] Approval [ ] Approval w/stipulations [ ] Denial

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]

PROPERTY OWNER AUTHORIZATION

I/we, Sarah H. Warren f.k.a. Sarah M. Hawkins, in her capacity as Trustee of The Sarah Hawkins Trust No. 6, hereby swear that I/we own an undivided interest in the property located at (fill in address and/or tax map & parcel #):

Tax Parcel No. 098-015

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: Jim King

Signature of applicant or agent: _____ Date: 26 August 2021

****

Printed Name of Owner(s): Sarah H. Warren, as Trustee

Signature of Owner(s): _____ Date: 9-2-21

Mailing address: ___

City, State, Zip: _____

Telephone Number: Listed ___
Unlisted

Sworn and subscribed before me
this 2nd day of September, 2021.

Jill J. Mathis
Notary Public

My Commission Expires: _____

Forsyth County, Georgia
Notary Public
Jill J. Mathis
My Commission Expires 1/1/22

{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 SEP 10 10:05AM

PROPERTY OWNER AUTHORIZATION

I/we, Carter M. Hawkins, in his capacity as Trustee of The Carter Hawkins Trust No. 6, hereby swear that I/we own the property located at (fill in address and/or tax map & parcel #): an undivided interest in

Tax Parcel No. 098-015

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: Jim King

Signature of applicant or agent: _____ Date: 26 August 2021

****

Printed Name of Owner(s): Carter M. Hawkins, as Trustee

Signature of Owner(s): Carter M. Hawkins Date: 9/2/21

Mailing address: _____

City, State, Zip: _____

Telephone Number: Listed _____

Unlisted

Sworn and subscribed before me this 2nd day of September, 2021.

Jill J. Mathis

Notary Public

My Commission Expires: _____ {Notary Seal}

Forsyth County, Georgia
Notary Public
Jill J. Mathis
My Commission Expires 1/1/22

(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.)

One-third undivided interest owned by LeBlanc Family Partners LLLP:

General Partner:	LeBlanc Family GP LLC
Limited Partners:	Van M. LeBlanc
	Christopher B. LeBlanc
	Sydney L. Carter
	Kathleen James LeBlanc
	Thomas M. LeBlanc

PROPERTY OWNER AUTHORIZATION

I/we, LeBlanc Family Partners LLLP, a Georgia limited liability limited partnership, hereby swear that I/we own an undivided interest in the property located at (fill in address and/or tax map & parcel #):

Tax Parcel No. 098-015

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: Jim King

Signature of applicant or agent: _____ Date: 26 August 2021

****

Printed Name of Owner(s): LeBlanc Family Partners LLLP (signed by Timothy P. LeBlanc, Manager of LeBlanc Family GP LLC, its General Partner)

Signature of Owner(s): Timothy P LeBlanc Date: 08/03/21

Mailing address: ___

City, State, Zip: ___

Telephone Number: Listed ___
Unlisted

Sworn and subscribed before me
this 3rd day of September, 2021.

Jill J Mathis
Notary Public

My Commission Expires: _____ Forsyth County, Georgia Notary Public Jill J. Mathis My Commission Expires 1/1/22 {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.)

PROPERTY OWNER AUTHORIZATION

I/we, LeBlanc Family GP LLC, a Georgia limited liability company hereby swear that I/we own t[redacted]

all of the general partnersship interests in LeBlanc Family Partners LLLP, which is the owner of an undivided interest in Dawson County Tax Parcel No. 098-015

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: Jim King

Signature of applicant or agent: _____ Date: 26 August 2021

****

Printed Name of Owner(s): LeBlanc Family GP LLC (by Timothy P. LeBlanc, Manager)

Signature of Owner(s): Timothy P LeBlanc Date: 08/03/21

Mailing address: ___

City, State, Zip: _____

Telephone Number: Listed _____
Unlisted

Sworn and subscribed before me
this 3rd day of September, 2021.

Jill J Mathis
~~Notary~~ Public

My Commission Expires: _____ {Notary Seal}

Forsyth County, Georgia
Notary Public
Jill J. Mathis
My Commission Expires 1/1/22

(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.)

PROPERTY OWNER AUTHORIZATION

I/we, Van M. LeBlanc, hereby swear that I/we own ~~the property located at (fill in address and/or tax map & parcel #)~~ limited partnership interests in LeBlanc Family Partners LLLP, which is the owner of an undivided interest in Dawson County Tax Parcel No. 098-015

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: Jim King

Signature of applicant or agent: _____ Date: 26 August 2021

****

Printed Name of Owner(s): Van M. LeBlanc

Signature of Owner(s): Van M. LeBlanc Date: 9/3/21

Mailing address: ___

City, State, Zip: ___

Telephone Number: Listed
Unlisted

Sworn and subscribed before me
this 3rd day of September, 2021.

Jill J. Mathis
Notary Public

My Commission Expires: _____ {Notary Seal}

Forsyth County, Georgia
Notary Public
Jill J. Mathis
My Commission Expires 1/1/22

(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.)

PROPERTY OWNER AUTHORIZATION

I/we, Christopher B. LeBlanc, hereby swear that I/we own ~~the property located at (fill in address and/or tax map & parcel #)~~ limited partnership interests in LeBlanc Family Partners LLLP, which is the owner of an undivided interest in Dawson County Tax Parcel No. 098-015

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: Jim King

Signature of applicant or agent: _____ Date: 26 August 2021

****

Printed Name of Owner(s): Christopher B. LeBlanc

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

Mailing address: ___

City, State, Zip: ___

Telephone Number: Listed
Unlisted

Sworn and subscribed before me
this 3rd day of September, 2021.

Jill J. Mathis

Notary Public

My Commission Expires: _____ {Notary Seal}

Forsyth County, Georgia
Notary Public
Jill J. Mathis
My Commission Expires 1/1/22

(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.)

PROPERTY OWNER AUTHORIZATION

I/we, Sydney L. Carter, hereby swear that I/we own ~~the property located at (fill in address and/or tax map & parcel #)~~ limited partnership interests in LeBlanc Family Partners LLLP, which is the owner of an undivided interest in Dawson County Tax Parcel No. 098-015

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: Jim King

Signature of applicant or agent: _____ Date: 26 August 2021

****

Printed Name of Owner(s): Sydney L. Carter

Signature of Owner(s): Sydney L. Carter Date: 9/2/21

Mailing address: _____

City, State, Zip: _____

Telephone Number: Listed _____
Unlisted

Sworn and subscribed before me
this 3rd day of September, 2021.

Jill J Mathis
Notary Public

My Commission Expires: _____ Forsyth County, Georgia Notary Public Jill J. Mathis My Commission Expires 1/1/22 {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.)

PROPERTY OWNER AUTHORIZATION

I/we, Kathleen James LeBlanc, hereby swear that I/we own ~~the property located at (fill in address and/or tax map & parcel #)~~ limited partnership interests in LeBlanc Family Partners LLLP, which is the owner of an undivided interest in Dawson County Tax Parcel No. 098-015

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: Jim King

Signature of applicant or agent: _____ Date: 26 August 2021

****

Printed Name of Owner(s): Kathleen James LeBlanc

Signature of Owner(s): Kathleen James LeBlanc Date: 9/2/2021

Mailing address: _____

City, State, Zip: _____

Telephone Number: Listed _____
Unlisted

Sworn and subscribed before me
this 3rd day of September, 2021.

Jill J. Mathis
Notary Public

My Commission Expires: _____ Forsyth County, Georgia Notary Public Jill J. Mathis My Commission Expires 1/1/22 {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.)

2021 SEP 13 10:05AM

PROPERTY OWNER AUTHORIZATION

I/we, Thomas M. LeBlanc, hereby swear that I/we own ~~the property located at (fill in address and/or tax map & parcel #)~~ limited partnership interests in LeBlanc Family Partners LLLP, which is the owner of an undivided interest in Dawson County Tax Parcel No. 098-015

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: Jim King

Signature of applicant or agent: _____ Date: 26 August 2021

****

Printed Name of Owner(s): Thomas M. LeBlanc

Signature of Owner(s): _____ Date: 9-3-21

Mailing address: ___ _____

City, State, Zip: ___ _____

Telephone Number: Listed _____
Unlisted

Sworn and subscribed before me
this 3rd day of September, 2021.

Jill J. Mathis
Notary Public

My Commission Expires: _____ {Notary Seal}

Forsyth County, Georgia
Notary Public
Jill J. Mathis
My Commission Expires 1/1/22

(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.)

One-third undivided interest owned by Pilgrim Mill Family Limited Partnership, LLLP:

General Partner:	JMH Investments GP LLC
Limited Partners:	John P. McGruder
	Mary Helen McGruder
	Paul J. McGruder, as Trustee of The Paul McGruder Trust
	Louisa M. Ritsick, as Trustee of The Louisa Ritsick Trust

PROPERTY OWNER AUTHORIZATION

I/we, Pilgrim Mill Family Limited Partnership, LLLP, a Georgia limited liability limited partnership, hereby swear that I/we own the property located at (fill in address and/or tax map & parcel #): an undivided interest in

Tax Parcel No. 098-015

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: Jim King

Signature of applicant or agent: _____ Date: 26 August 2021

****

Printed Name of Owner(s): Pilgrim Mill Family Limited Partnership, LLLP (by Paul J. McGruder, Manager of JMH Investments GP LLC, its General Partner)

Signature of Owner(s): _____ Date: 9/7/21

Mailing address: ____ _____

City, State, Zip: ____ _____

Telephone Number: Listed _____
Unlisted

Sworn and subscribed before me
this 7th day of September, 2021.

_____
Notary Public

My Commission Expires: _____ Forsyth County, Georgia Notary Public Jill J. Mathis My Commission Expires 1/1/22 {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.)

PROPERTY OWNER AUTHORIZATION

I/we, JMH Investments GP LLC, a Georgia limited liability company, hereby swear that I/we own [redacted]:

all of the general partnership interests in Pilgrim Mill Family Limited Partnership, LLLP, which owns an undivided interest in Dawson County Tax Parcel No. 098-015

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: Jim King

Signature of applicant or agent: _____ Date: 26 August 2021

****

Printed Name of Owner(s): JMH Investments GP LLC (by Paul J. McGruder, a Manager)

Signature of Owner(s): _____ Date: 9/7/21

Mailing address: _____

City, State, Zip: _____

Telephone Number: Listed _____
Unlisted

Sworn and subscribed before me
this 7th day of September, 2021.

_____
Notary Public

My Commission Expires: _____

Forsyth County, Georgia
Notary Public
Jill J. Mathis
My Commission Expires 1/1/22

{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.)

2021 SEP 10 10:06AM

PROPERTY OWNER AUTHORIZATION

I/we, John P. McGruder, hereby swear that I/we own ~~the property located at (fill in address and/or tax map & parcel #)~~: limited partnership interests in Pilgrim Mill Family Limited Partnership, LLLP, which is the owner of an undivided interest in Dawson County Tax Parcel No. 098-015

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: Jim King

Signature of applicant or agent: _____ Date: 26 August 2021

****

Printed Name of Owner(s): John P. McGruder

Signature of Owner(s): John P. McGruder Date: 9-1-2021

Mailing address: ___

City, State, Zip: ___

Telephone Number: Listed
Unlisted

Sworn and subscribed before me
this 1st day of September, 20 21.

Jill J. Mathis

Notary Public

My Commission Expires: _____

Forsyth County, Georgia
Notary Public
Jill J. Mathis
My Commission Expires 1/1/22

{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.)

Rezoning Letter of Intent

Dawson Forest Road | Conservation Subdivision | August 2021

The applicant, JimKing requests the Rezoning of Parcel Numbers: **098 015, 098 016 001, and 098 016 001**from R-A to RS-3 in order to build a Residential Community on 160.63 acres bordered on the North by Dawson Forest Road, the West by State Route 9, the East by Goodson Rd. and on the south by single family residences. The site is proposed to be developed as a Conservation Subdivision, preserving nearly 50% of the Site as undeveloped Open Space. A large buffer area from 50' to 300' is being preserved along both State Hwy 9 and Dawson Forest Road and a minimum of 50' buffer preserved along Goodson Road. A total of 80 acres will be set aside for Conservation or dedicated to Dawson County for a Park. If it is designated for Conservation, protective covenants will be recorded to insure that it will never be developed.

The Property is designated for Light Industrial and Mixed-Use Village on the Future Land Use Plan. All of the property to the north and west and a portion of that bordering the south are designated as Mixed-Use Village on the Future Land Use Plan. Mixed-Use Village carries a maximum density of 2.8 homes per acre and we are proposing only 2.36. The ordinance requires 40% Open Space and we are providing 50%. The proposed development is in harmony with the Future Land Use Plan as well as the existing and/or currently developing neighborhoods in the surrounding area.

The proposed development is within walking distance of both Riverview Elementary and Middle Schools which will greatly reduce the traffic impact that is typically associated with similar residential developments, making this an ideal location. The development boarders State Hwy 9 which will serve this development and therefore keep traffic off of secondary and minor County roads.

2020 Property Tax Statement

Bill Number	Due Date	CURRENT YEAR DUE
5893	12/1/2020	$0.00

Payment Good Through:

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

Map: 098 016 001

Last payment made on: 10/22/2020

Location: 326 GOODSON RD

GREEN WILLIAM P & JUNE M

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

RETURN THIS FORM WITH PAYMENT

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

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

Tax Payer: GREEN WILLIAM P & JUNE M
Map Code: 098 016 001
Description: LL 421 LD 13-1 S
Location: 326 GOODSON RD
Bill Number: 5893
District: 1

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good Through	Exemptions
$190,290.00	$114,800.00	5	305090	12/1/2020	10/22/2020		X14 X14

TAXING ENTITY	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX	305090	122036	2000	120036	0	0	0	0
COUNTY M&O	305090	122036	67000	55036	12.377	681.18	0	433.96
SALES TAX ROLLBACK	0	0	0	55036	-4.492	0	-247.22	0
SCHOOL M&O	305090	122036	67000	55036	15.778	868.36	0	868.36
TOTALS					**23.663**	**1,549.54**	**-247.22**	**1,302.32**

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

NO PAYMENT CONTRACTS WILL BE ALLOWED.

Current Due:	$1,302.32
Penalty:	$0.00
Interest:	$0.00
Other Fees:	$0.00
Back Taxes:	$0.00
Amount Paid:	$1,302.32
TOTAL DUE:	$0.00

qPublic.net™ Dawson County, GA

Overview

Legend

☐ Parcels

Parcel ID: 098 016 001
Alt ID: 9626
Owner: GREEN WILLIAM P & JUNE M
Acres: 5
Assessed Value: $300490

Date created: 8/12/2021
Last Data Uploaded: 8/12/2021 2:10:57 AM

Developed by Schneider GEOSPATIAL

2020 Property Tax Statement

Bill Number	Due Date	CURRENT YEAR DUE
15496		$0.00

Payment Good Through:

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

Map: 098 016 002

Last payment made on:

Location: 174 GOODSON RD

YEARWOOD PATRICIA

RETURN THIS FORM WITH PAYMENT

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

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

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

Tax Payer: YEARWOOD PATRICIA
Map Code: 098 016 002
Description: LL 421 LD 13-S
Location: 174 GOODSON RD
Bill Number: 15496
District: 1

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good Through	Exemptions
$53,320.00	$74,300.00	3.18	127620		8/18/2020		X14 X14

TAXING ENTITY	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX	127620	51048	2000	49048	0	0	0	0
COUNTY M&O	127620	51048	51048	0	12.377	0	0	0
SALES TAX ROLLBACK	127620	51048	51048	0	4.492	0	0	0
SCHOOL M&O	127620	51048	51048	0	15.778	0	0	0
TOTALS					**32.647**			

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

NO PAYMENT CONTRACTS WILL BE ALLOWED.

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

qPublic.net™ Dawson County, GA

Overview

Legend

☐ Parcels

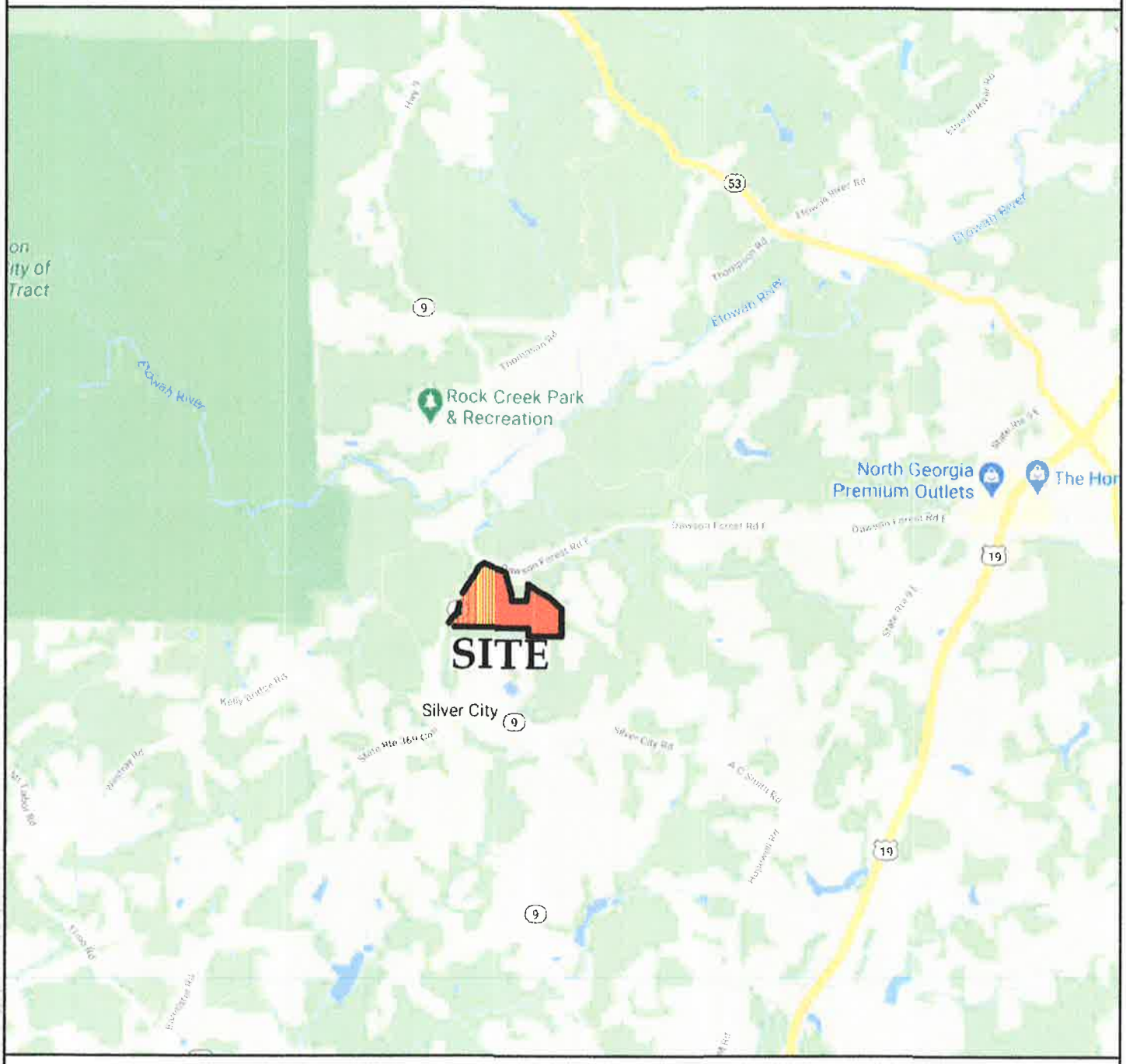
Parcel ID: 098 016 002
Alt ID: 9627
Owner: YEARWOOD PATRICIA
Acres: 3.18
Assessed Value: $121320

Date created: 8/12/2021
Last Data Uploaded: 8/12/2021 2:10:57 AM

Developed by Schneider GEOSPATIAL

'21 SEP 10 10:07 AM

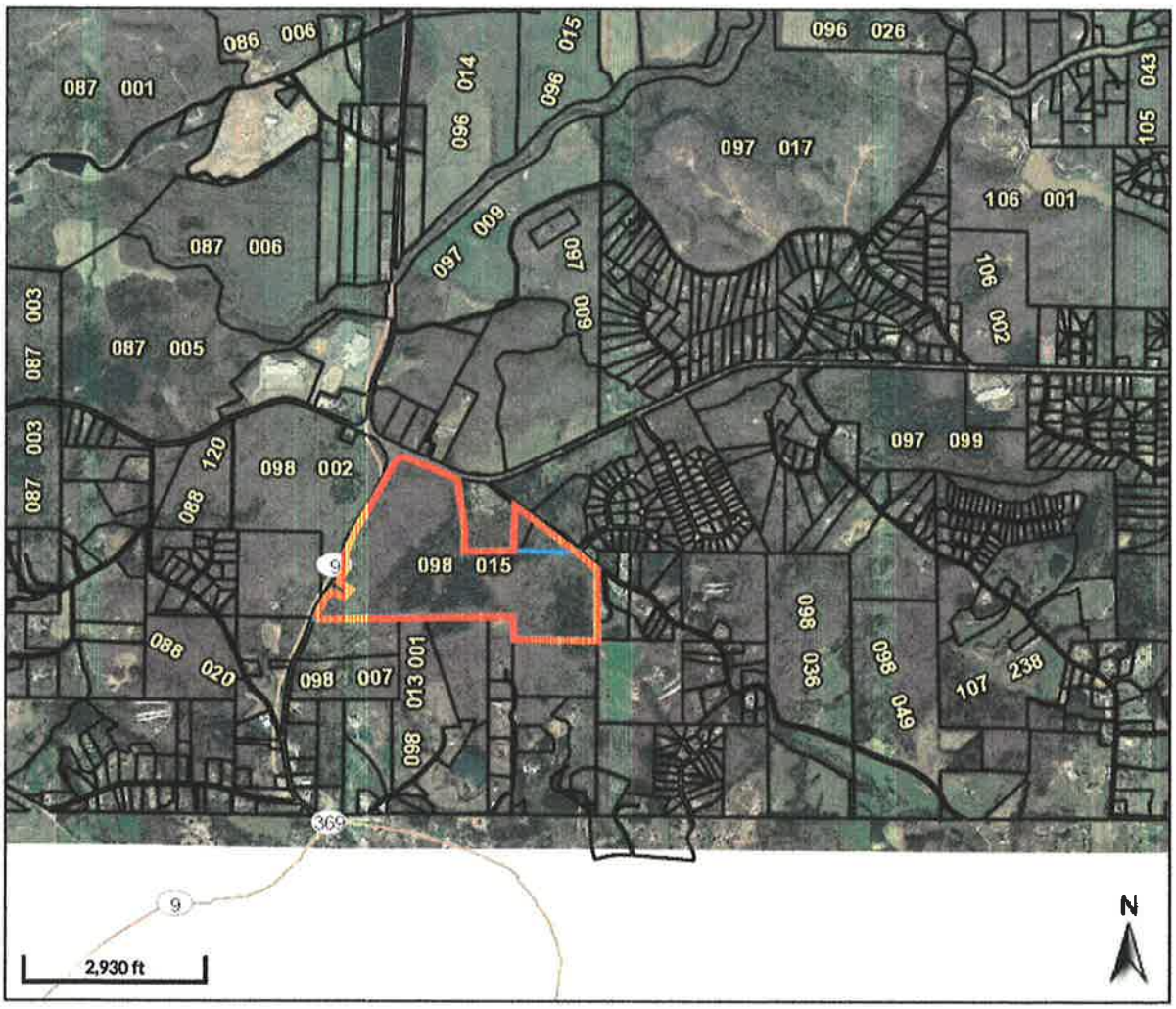
SITE LOCATION MAP



MAP DATE: GOOGLE © 2020

N.T.S.

qPublic.net™ Dawson County, GA



Overview

Legend

☐ Parcels

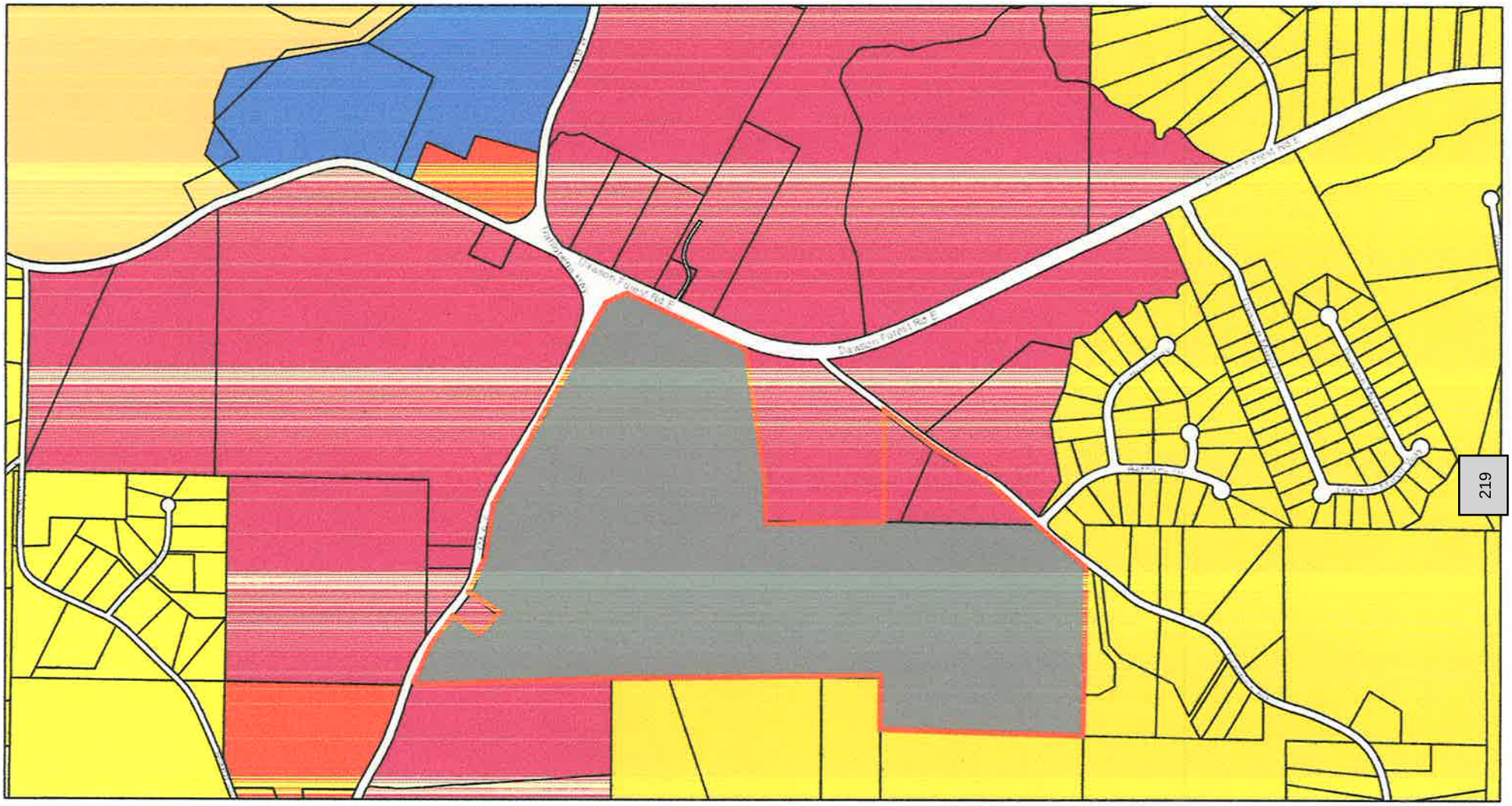
Parcel ID: 098 015
Alt ID: 6898
Owner: LeBLANC FAMILY PARTNERS LLLP ETAL
Acres: 159.7
Assessed Value: $1005200

Date created: 8/23/2021
Last Data Uploaded: 8/21/2021 1:23:27 AM

Developed by Schneider GEOSPATIAL

'21 SEP 16 10:07 AM

Future Land Use Map



August 23, 2021

Parcels

FLU

PRC

SRR

SR

RR

CHB

LI

PI

MUV

1:9,028

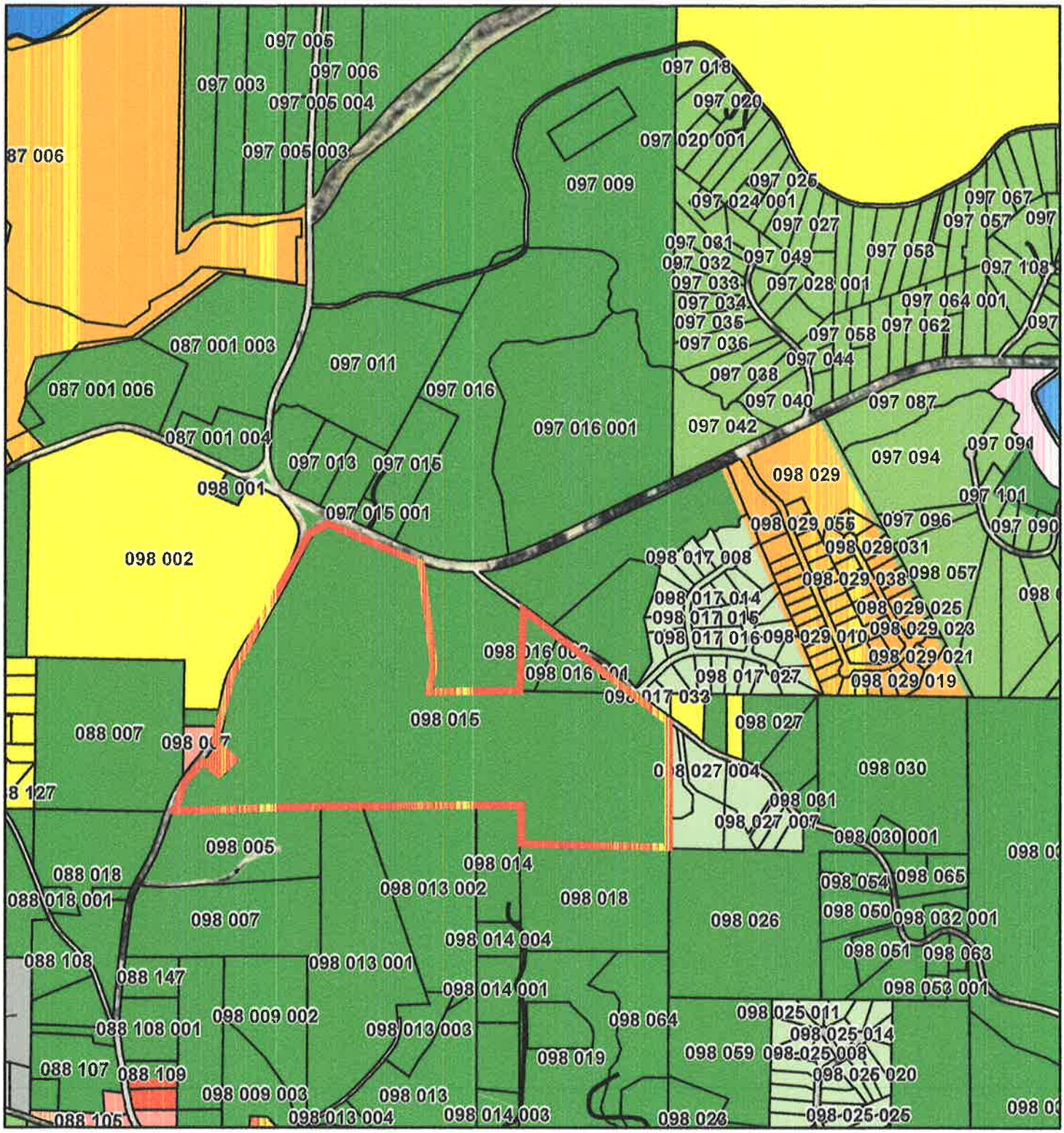
0 0.07 0.15 0.3 mi

0 0.15 0.3

'21 SEP 10 10:07 AM

Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA

Dawson County



8/23/2021, 8:24:13 AM

1:18,056

0 0.13 0.25 0.5 mi

0 0.2 0.4 0.8 km

- Energov Layers - Parcels
- Energov Layers - Zoning
  - RA
  - RSR
  - C-HB
  - RSRMM
  - RPC
  - C-CB
  - C-IR
  - RS
  - C-OI
  - C-RB
  - RS3

EagleView, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA

Planning and Development

EagleView | Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA |

SITE DATA

Parcels: 098 015, 098 016 001, 098 016 002
Existing Zoning: RA
Total Site Area: 160.63 ac

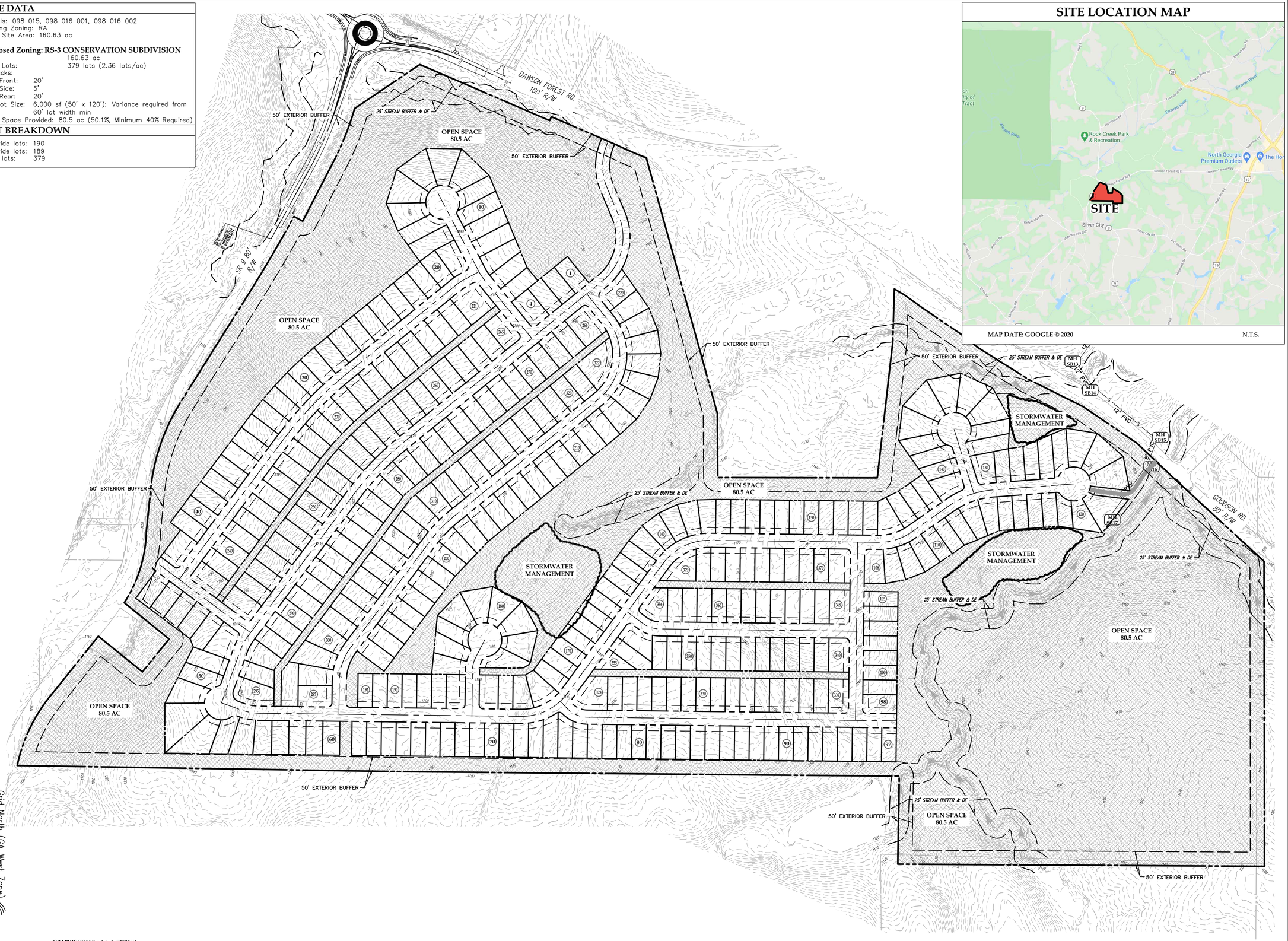
Proposed Zoning: RS-3 CONSERVATION SUBDIVISION

Area: 160.63 ac
Total Lots: 379 lots (2.36 lots/ac)
Setbacks:
- Front: 20'
- Side: 5'
- Rear: 20'

Min Lot Size: 6,000 sf (50' x 120'); Variance required from 60' lot width min
Open Space Provided: 80.5 ac (50.1%, Minimum 40% Required)

LOT BREAKDOWN

60' wide lots: 190
50' wide lots: 189
Total lots: 379



SITE LOCATION MAP

MAP DATE: GOOGLE © 2020 N.T.S.

ENSITE CIVIL CONSULTING, LLC
131 Prominence Court, Suite 230
Dawsonville, GA 30534
Mobile: 770-597-8813
Contact: Corey Gutherie, PE, CFM
Email: Corey.Gutherie@ensiteconsulting.com

OWNER/DEVELOPER:
PIEDMONT RESIDENTIAL
285 PARKWAY 575

WOODSTOCK, GA 30188
PHONE: 678-366-6470
EMAIL: —

24-HOUR CONTACT:
BILL VERINGA
678-366-6470
EMAIL: —

PROJECT:
LEBLANC TRACT

SHEET TITLE:
CONCEPT PLAN

GEORGIA811 Utilities Protection Center, Inc.
1-800-282-7411
Know what's below. Call before you dig.

STAMP:
FOR REVIEW ONLY

DRAWING DATE: 2021-08-16

SHEET REVISIONS

NO.	DESCRIPTION	DATE

SHEET:
1 OF 1

FILE: 20014LP6

DAWSON COUNTY VARIANCE APPLICATION

This portion to be completed by Zoning Administrator

VR 21.18 Tax Map & Parcel # (TMP): _____

Current Zoning: RA Commission District #: _____

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

Fees Assessed: _____ Paid: _____

Planning Commission Meeting Date: Oct. Nov

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Jim King

Address: _____

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

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

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

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

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

Meeting Date: _____ Applicant Signature: _____

PROPERTY INFORMATION

Street Address of Property: Tract 1 - Parcel 098 015, n/f LeBLANC FAMILY PARTNERS LLLP ETAL
Tract 2 - Parcel 098 016 001, n/f William P & June M Green
Tract 3 - Parcel 098 016 002, n/f Patricia Yearwood

Land Lot(s): 38, 39, 421, 486 District: 4th & 13th S Section: 1st
1121, 1122, 1123, 1124

Subdivision/Lot: proposed subdivision Building Permit #: N/A (if applicable)

Directions to the Property: _____

Tract is on the right. Take right on Goodson Rd., additional portions of the tract is on the right past the first residence at the corner

REQUESTED ACTION

A Variance is requested from the requirements of Article # X Section # 1003.D 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):

Minimum lot width from 60' to 50'. Proposed minimum lot size to remain at 6,000 sf.

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): _____

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

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

1. Describe why a strict and literal enforcement of the standards would result in a practical difficulty or unnecessary hardship: Today's market is dominated by homeowners that do not want a large yard to maintain. Reducing the lot width reduces the yard and maintenance. Correspondingly, by reducing the lot/yard size we are increasing the Community Open Space which provides large forested areas that everyone can enjoy. It also reduces land disturbance and saves trees and other important vegetation. The proposed development does not increase density, it only compacts it to allow for large expanses of usable undisturbed Green Space.

2. Describe the exceptional and extraordinary conditions applicable to this property which do not apply to other properties in the same district: This property has frontage on 2 very Public Roads. By reducing the lot size and putting the balance in Open Space, we are able to provide large buffers for the daily traveler to enjoy. Using the Standard Lot Size, all of this land would be cleared, graded and included in the individual lots.

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

It does not increase density, only channels the additional area into undisturbed Community Open

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

It does not increase density, only channels the additional area into undisturbed Community Open Space.

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.)

Today's market is dominated by homeowners that do not want a large yard to maintain. Reducing the lot width reduces the yard and maintenance. Correspondingly, by reducing the lot/yard size we are increasing the Community Open Space which provides large forested areas that everyone can enjoy. It also reduces land disturbance and saves trees and other important vegetation. The proposed development does not increase density, it only compacts it to allow for large expanses of usable undisturbed Green Space.

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 098 005	1. Herr, Robert R & Mary E	6175 Highway 9 S
TMP 098 013 001	2. Jai Ze & Wukuan Jia & Ziue Yan	6980 Alan Thomas Road
TMP 098 013 002	3. Jai Ze & Wukuan Jia & Ziue Yan	7040 Alan Thomas Road
TMP 098 014	4. Yarbrough, Kevin	6750 Hannah Drive
TMP 098 018	5. Harper, Jason T & Jamie W	Grace Drive
TMP 098 026	6. Garrett, Larry J & Margie	734 Goodson Road
TMP 098 060 001	7. Goodson, Aimee	
TMP 098 060	8. Gomes, Leonard Cornell & Rebecca	434 Goodson Road
TMP 098 016	9. Rogers, William Z & Mary J	312 Dawson Forest Road, E
TMP	10.	
TMP	11.	
TMP	12.	
TMP	13.	
TMP	14.	
TMP	15.	

Use additional sheets if necessary.

APPLICANT CERTIFICATION

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

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

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

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

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

Signature _____ Date 8/27/2021

Witness _____ Date 8-27-2021

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.

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

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

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

This notice and acknowledgement shall be public record.

Applicant Signature: _____

Applicant Printed Name: Jim King

Application Number: _____

Date Signed: 27 AUGUST 2021

Sworn and subscribed before me

this 27 day of August, 2021.

_____
Notary Public

My Commission Expires: 6/8/2022

Notary Public Seal

ALESIA G WELLS NOTARY PUBLIC DAWSON, GEORGIA

'21 SEP 10 10:00AM

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 _____ (city), _____ (state)

Signature of Applicant

27 AUGUST 2021
Date

Jim King
Printed Name

Name of Business

SUBSCRIBED AND SWORN BEFORE ME ON

THIS 27th DAY OF August, 2021

Alexia G Wells Notary Public

My Commission Expires: 6/8/2022

ALEXIA G WELLS NOTARY PUBLIC DAWSON, GEORGIA Exp. 06/08/2022

{Notary Seal}

21 SEP 10 10:08AM

APPLICATION PROCESSING: STAFF USE ONLY

VR _____ **Applicant Name:** _____

Application Fee: $_____

IF APPLICABLE:

[ ] Legal Advertisement Submitted to Newspaper Date: _____

[ ] Planning Commission & Board of Commissioners Packets Delivered Date: _____

[ ] Application Posted on County Website Date: _____

[ ] Adjacent Property Owner Notices Mailed Date: _____

[ ] Interdepartmental Forms Submitted for Review Date: _____

[ ] Public Notice Signs on Property Verified Date: _____

[ ] Approval or Denial Form placed in folder Date: _____

[ ] Applicant Notified of Final Action Date: _____

[ ] Approval or Denial Form to Office Manager/Building Official/Marshal Date: _____

[ ] Planning Commission Meeting Minutes placed in folder Date: _____

Planning Commission & Board of Commissioners Actions

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

If Denied by Planning Commission was decision appealed? [ ] Yes [ ] No

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

---

[ ] If appealed; Applicant Notified of Date of Appeal Hearing Date: _____

[ ] If appealed; Legal Advertising of Date of Appeal Hearing Date: _____

[ ] If appealed; Approval or Denial Form Placed in Folder Date: _____

[ ] Applicant Notified of Final Action of Appeal Date: _____

[ ] Board of Commission Meeting Minutes placed in folder Date: _____

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]

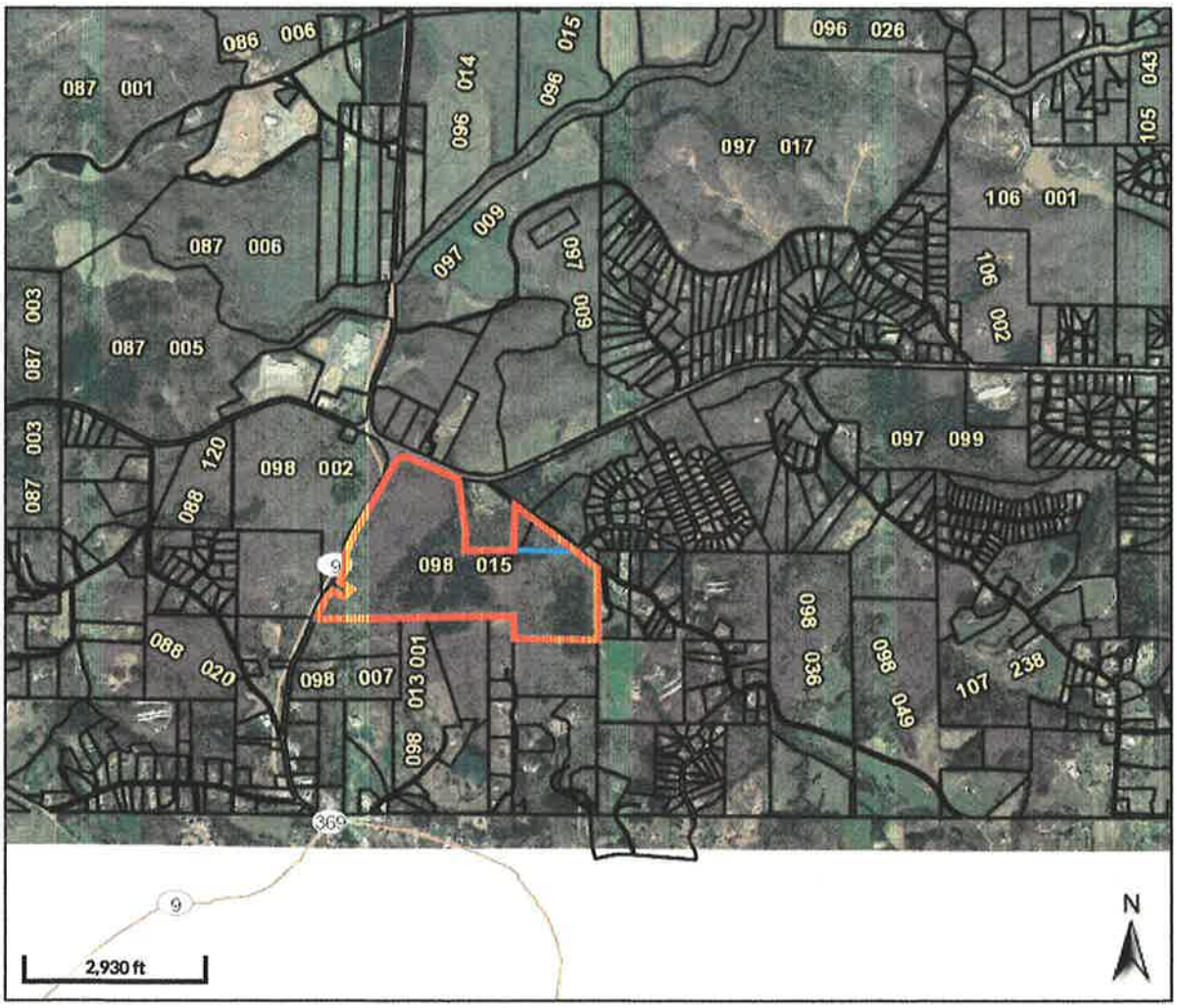
• A **Secure Electronic Network for Travelers Rapid Inspection** (SENTRI) **card** [O.C.G.A. § 50-36-2(b)(3); 22 CFR § 41.2]

• 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]

qPublic.net™ Dawson County, GA



Overview

Legend

☐ Parcels

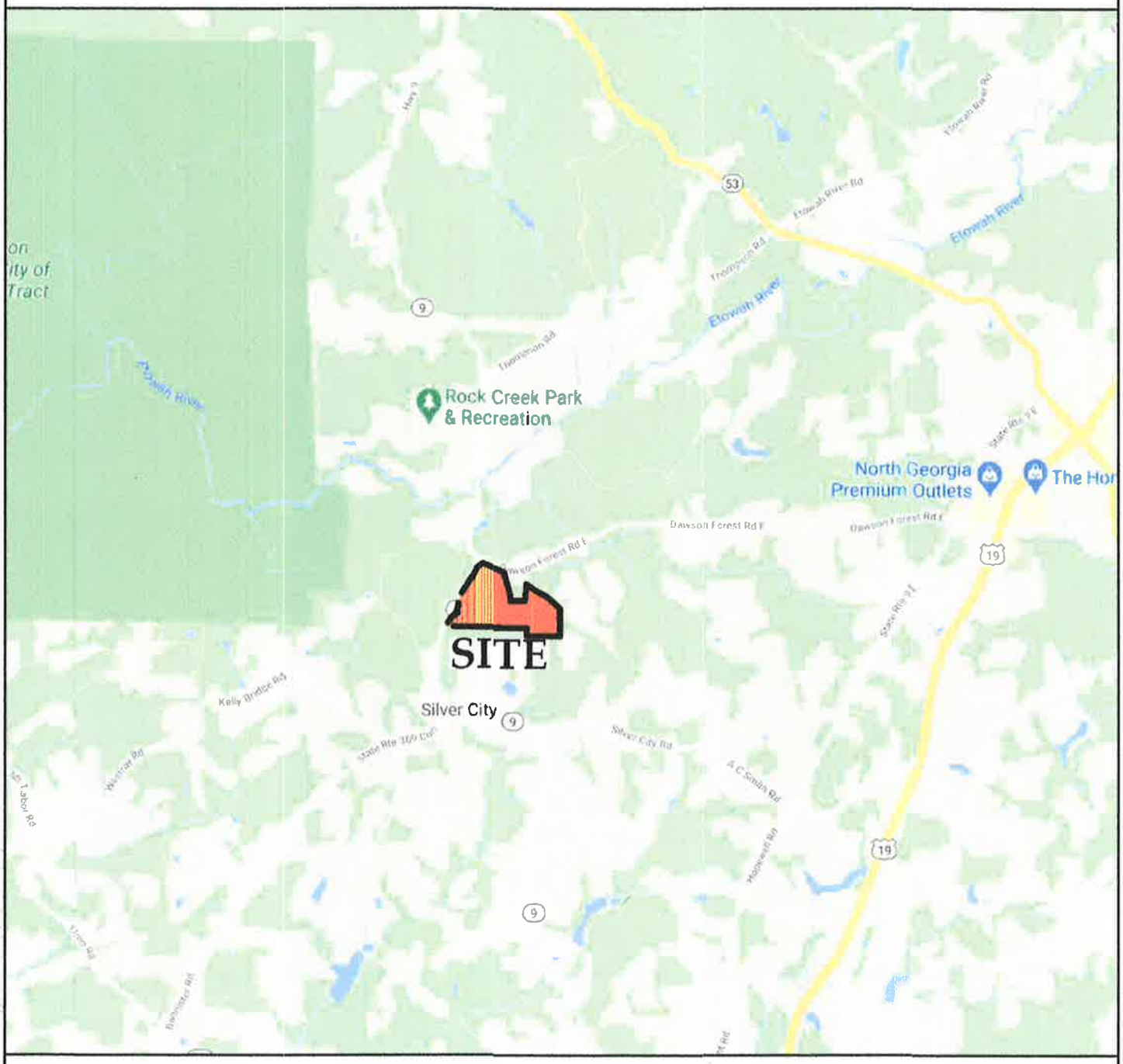
Parcel ID: 098 015
Alt ID: 6898
Owner: LeBLANC FAMILY PARTNERS LLLP ETAL
Acres: 159.7
Assessed Value: $1005200

Date created: 8/23/2021
Last Data Uploaded: 8/21/2021 1:23:27 AM

Developed by Schneider GEOSPATIAL

'21 SEP 16 10:03AM

SITE LOCATION MAP



MAP DATE: GOOGLE © 2020

N.T.S.

'21 SEP 10 10:09AM

2020 Property Tax Statement

Bill Number	Due Date	CURRENT YEAR DUE
15496		$0.00

Payment Good Through:

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

Map: 098 016 002

Last payment made on:

Location:

YEARWOOD PATRICIA

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

RETURN THIS FORM WITH PAYMENT

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

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

Tax Payer: YEARWOOD PATRICIA
Map Code: 098 016 002
Description: LL 421 LD 13-S
Location:
Bill Number: 15496
District: 1

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good Through	Exemptions
$53,320.00	$74,300.00	3.18	127620		8/18/2020		X14 X14

TAXING ENTITY	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX	127620	51048	2000	49048	0	0	0	0
COUNTY M&O	127620	51048	51048	0	12.377	0	0	0
SALES TAX ROLLBACK	127620	51048	51048	0	4.492	0	0	0
SCHOOL M&O	127620	51048	51048	0	15.778	0	0	0
TOTALS					**32.647**			

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

NO PAYMENT CONTRACTS WILL BE ALLOWED.

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

qPublic.net™ Dawson County, GA

Overview

Legend

☐ Parcels

Parcel ID: 098 016 002
Alt ID: 9627
Owner: YEARWOOD PATRICIA
Acres: 3.18
Assessed Value: $121320

Date created: 8/12/2021
Last Data Uploaded: 8/12/2021 2:10:57 AM

Developed by Schneider GEOSPATIAL

'21 SEP 10 10:09AM

2020 Property Tax Statement

Bill Number	Due Date	CURRENT YEAR DUE
5893	12/1/2020	$0.00

Payment Good Through:

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

Map: 098 016 001

Last payment made on: 10/22/2020

Location:

GREEN WILLIAM P & JUNE M

RETURN THIS FORM WITH PAYMENT

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

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

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

Tax Payer: GREEN WILLIAM P & JUNE M
Map Code: 098 016 001
Description: LL 421 LD 13-1 S
Location:
Bill Number: 5893
District: 1

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good Through	Exemptions
$190,290.00	$114,800.00	5	305090	12/1/2020	10/22/2020		X14 X14

TAXING ENTITY	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX	305090	122036	2000	120036	0	0	0	0
COUNTY M&O	305090	122036	67000	55036	12.377	681.18	0	433.96
SALES TAX ROLLBACK	0	0	0	55036	-4.492	0	-247.22	0
SCHOOL M&O	305090	122036	67000	55036	15.778	868.36	0	868.36
TOTALS					**23.663**	**1,549.54**	**-247.22**	**1,302.32**

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

NO PAYMENT CONTRACTS WILL BE ALLOWED.

Current Due:	$1,302.32
Penalty:	$0.00
Interest:	$0.00
Other Fees:	$0.00
Back Taxes:	$0.00
Amount Paid:	$1,302.32
TOTAL DUE:	$0.00

qPublic.net™ Dawson County, GA

Overview

Legend

☐ Parcels

Parcel ID: 098 016 001
Alt ID: 9626
Owner: GREEN WILLIAM P & JUNE M
Acres: 5
Assessed Value: $300490

Date created: 8/12/2021
Last Data Uploaded: 8/12/2021 2:10:57 AM

Developed by Schneider GEOSPATIAL

21 SEP 10 10:09 AM

PROPERTY OWNER AUTHORIZATION

I/we, Mary Helen McGruder, hereby swear that I/we own ~~the property located at (fill in address and/or tax map & parcel #)~~: limited partnership interests in Pilgrim Mill Family Limited Partnership, LLLP, which is the owner of an undivided interest in Dawson County Tax Parcel No. 098-015

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: Jim King

Signature of applicant or agent: _____ Date: 26 August 2021

****

Printed Name of Owner(s): Mary Helen McGruder

Signature of Owner(s): Mary Helen McGruder Date: 8-1-21

Mailing address: ____

City, State, Zip: ____

Telephone Number: Listed
Unlisted

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

Jill J. Mathis
Notary Public

Forsyth County, Georgia
Notary Public
Jill J. Mathis
My Commission Expires 1/1/22

My Commission Expires: _____ {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.)

PROPERTY OWNER AUTHORIZATION

I/we, Paul J. McGruder, in his capacity as Trustee of The Paul McGruder Trust, hereby swear that I/we own ~~the property located at (fill in address and/or tax map & parcel #)~~: limited partnership interests in Pilgrim Mill Family Limited Partnership, LLLP, which is the owner of an undivided interest in Dawson County Tax Parcel No. 098-015

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: Jim King

Signature of applicant or agent: _____ Date: 26 August 2021

****

Printed Name of Owner(s): Paul J. McGruder, as Trustee

Signature of Owner(s): _____ Date: 9/7/21

Mailing address: ____

City, State, Zip: ____

Telephone Number: Listed / Unlisted

Sworn and subscribed before me this 7th day of September, 2021.

Jill J. Mathis

Notary Public

My Commission Expires: _____ {Notary Seal}

Forsyth County, Georgia
Notary Public
Jill J. Mathis
My Commission Expires 1/1/22

(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.)

PROPERTY OWNER AUTHORIZATION

I/we, Louisa M. Ritsick, in her capacity as Trustee of The Louisa Ritsick Trust, hereby swear that I/we own ~~the property located at (fill in address and/or tax map & parcel #)~~: limited partnership interests in Pilgrim Mill Family Limited Partnership, LLLP, which is the owner of an undivided interest in Dawson County Tax Parcel No. 098-015

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: Jim King

Signature of applicant or agent: _____ Date: 26 August 2021

****

Printed Name of Owner(s): Louisa M. Ritsick, as Trustee

Signature of Owner(s): Louisa M. Ritsick, Trustee Date: 9/2/2021

Mailing address: _____

City, State, Zip: _____

Telephone Number: Listed _____
Unlisted

Sworn and subscribed before me
this 2 day of September, 2021.

Elizabeth C Markland
Notary Public

My Commission Expires: 12-04-2022

ELIZABETH C. MARKLAND
Notary Public
State of Colorado
Notary ID # 20184046294
My Commission Expires 12-04-2022

{Notary Seal}

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

PROPERTY OWNER AUTHORIZATION

I/we, Carter M. Hawkins, in his capacity as Trustee of The Carter Hawkins Trust No. 6, hereby swear that I/we own an undivided interest in the property located at (fill in address and/or tax map & parcel #):

Tax Parcel No. 098-015

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: Jim King

Signature of applicant or agent: _____ Date: 26 August 2021

****

Printed Name of Owner(s): Carter M. Hawkins, as Trustee

Signature of Owner(s): Carter M. Hawk Date: 9/2/21

Mailing address: _____

City, State, Zip: _____

Telephone Number: Listed _____

Unlisted _____

Sworn and subscribed before me this 2nd day of September, 2021.

Jill J. Mathis

Notary Public

My Commission Expires: _____ {Notary Seal}

Forsyth County, Georgia
Notary Public
Jill J. Mathis
My Commission Expires 1/1/22

(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 SEP 10 10:41AM

PROPERTY OWNER AUTHORIZATION

I/we, Sarah H. Warren f.k.a. Sarah M. Hawkins, in her capacity as Trustee of The Sarah Hawkins Trust No. 6, hereby swear that I/we own an undivided interest in the property located at (fill in address and/or tax map & parcel #):

Tax Parcel No. 098-015

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: Jim King

Signature of applicant or agent: _____ Date: 26 August 2021

****

Printed Name of Owner(s): Sarah H. Warren, as Trustee

Signature of Owner(s): _____ Date: 9-2-21

Mailing address: ____

City, State, Zip: _____

Telephone Number: Listed _____
Unlisted

Sworn and subscribed before me
this 2nd day of September, 2021.

Jill J. Mathis
Notary Public

My Commission Expires: _____

Forsyth County, Georgia
Notary Public
Jill J. Mathis
My Commission Expires 1/1/22

{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.)

2021 SEP 16 10:11AM

PROPERTY OWNER AUTHORIZATION

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

326 Goodson Rd Dawsonville, Ga ~~30534~~ 30534

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

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

Printed Name of applicant or agent: _____

Signature of applicant or agent: _____ Date: _____

****

Printed Name of Owner(s): June Green

Signature of Owner(s): June Green Date: 8-30-21

Mailing address: _____

City, State, Zip: _____

Telephone Number: Listed _____ _____
Unlisted

Sworn and subscribed before me
this 30 day of August, 2021.

_____
Notary Public

My Commission Expires: May 20 2025

DANIELLE SHIFFLETTE
NOTARY PUBLIC
Hall County
State of Georgia
My Comm. Expires May 20, 2025

{Notary Seal}

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

PROPERTY OWNER AUTHORIZATION

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

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

Printed Name of applicant or agent: _____

Signature of applicant or agent: _____ Date: _____

****

Printed Name of Owner(s): Patricia Yearwood

Signature of Owner(s): Patricia Yearwood Date: 8-30-2021

Mailing address: _____

City, State, Zip: _____

Telephone Number: Listed _____
Unlisted

Sworn and subscribed before me
this 30 day of August, 20 21.

Notary Public

My Commission Expires: May 20, 2025

{Notary Seal}

DANIELLE SHIFFLETTE
NOTARY PUBLIC
Hall County
State of Georgia
My Comm. Expires May 20, 2025

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

Submittal Dates @12:00 p.m.	Planning Commission Meeting Dates (6:00 p.m.)	Board of Commissioners Meeting Dates for Rezoning Hearings (To be held directly after the 4 p.m. work session)
December 10, 2021	January 18, 2022	February 17, 2022
January 14, 2022	February 15, 2022	March 17, 2022
February 11, 2022	March 15, 2022	April 21, 2022
March 11, 2022	April 19, 2022	May 19, 2022
April 8, 2022	May 17, 2022	June 16, 2022
May 13, 2022	June 21, 2022	July 21, 2022
June 10, 2022	July 19, 2022	August 18, 2022
July 8, 2022	August 16, 2022	September 15, 2022
August 12, 2022	September 20, 2022	October 20, 2022
September 9, 2022	October 18, 2022	November 17, 2022
October 14, 2022	November 15, 2022	December 15, 2022
November 11, 2022	December 20, 2022	TBD
December 9, 2022	TBD	TBD