

DAWSON COUNTY PLANNING COMMISSION
MEETING Agenda – Tuesday, September 21, 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 on October 19th 2021

F. APPROVAL OF MINUTES:

August 17th, 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 21-13** James Callas is requesting to vary from the Dawson County Land Use Resolution Article III Section 309 C.3 front and rear setback reductions. TMP L17-159 Athens Boat Club
2. Presentation of **VR 21-15** Jim King is requesting to vary from the Dawson County Land Use Resolution Article III Section 308 C.6.B driveway width increase from 10' to 20'. TMP 114-033-005 Dawson Forest Rd.

Application for Special Use:

3. Presentation of **SU 21-03** Wayne Mulkey is requesting a Special Use of TMP 037-035 for the purpose of placing a mobile home on less than 5 acres in a R-A zoning.
4. Presentation of **SU 21-04** Jackie Townley is requesting a Special Use of TMP L18 068 for the purpose of placing a temporary saw mill in a R-A zoning.

Application for Rezoning:

5. Presentation of **ZA 21-15** Miles Hansford & Tallant, LLC obo Sawnee Electric Membership Corp. is requesting to rezone and the special use of a semi-public services of TMP 115-004, 115-005, 115-005-001, 115-006, 115-007, and 115-008 from R-A & C-HB to C-IR for the purposes of developing approximately 171,900 square feet of semi-public use
6. Presentation of **ZA 21-16** Jim King is requesting to rezone TMP 107-259 from R-A (Residential Agriculture) to RMF (Residential Multi-Family) for the purpose of developing a 48 townhome community.
VR 21-14 Jim King is requesting to vary from the Dawson County Land Use Resolution Article III Section 308.C.6.B the width of driveway.

J. UPDATES BY PLANNING & DEVELOPMENT:

New Planning Director, Sharon Farrell

K. ADJOURNMENT

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

**DAWSON COUNTY PLANNING COMMISSION
PLANNING STAFF REPORT**

Applicant.....James Callas

Case Docket #VR 21-13

Request.....Front setback reduction (Dogwood) from
40' to 3'
.....Right Side yard setback reduction from 10'
to 1'
.....Front setback reduction (Sourwood Trail)
from 40' to 11'
.....Rear setback reduction from 20' to 5'

Proposed UseSingle-Family Primary Residence

Size..... 0.08 acres+/-

Existing ZoningVCR

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

Location222 ABC Dogwood

Tax Parcel #..... L17 159

Meeting Date.....August 12, 2021

Applicant Proposal

Mr. Tallent wishes to bring an existing non-complying residence into compliance and build an additional carport to the side of the home.

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.*
 - Structures on the property are preexisting except for the newly proposed carport, the applicant is attempting to bring the site into compliance via this variance request.
- 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*
 - This 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.

Staff Analysis

This lot, like many others in the Athens Boat Club community, are nonconforming to today's 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 addition of the carport would not be inconsistent with other lots in the development which use the lot size to the maximum and have several structures thereon.

Picture of subject property:



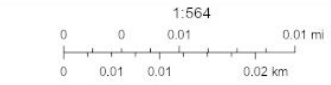
Existing zoning:

Dawson County



9/10/2021, 8:45:20 AM

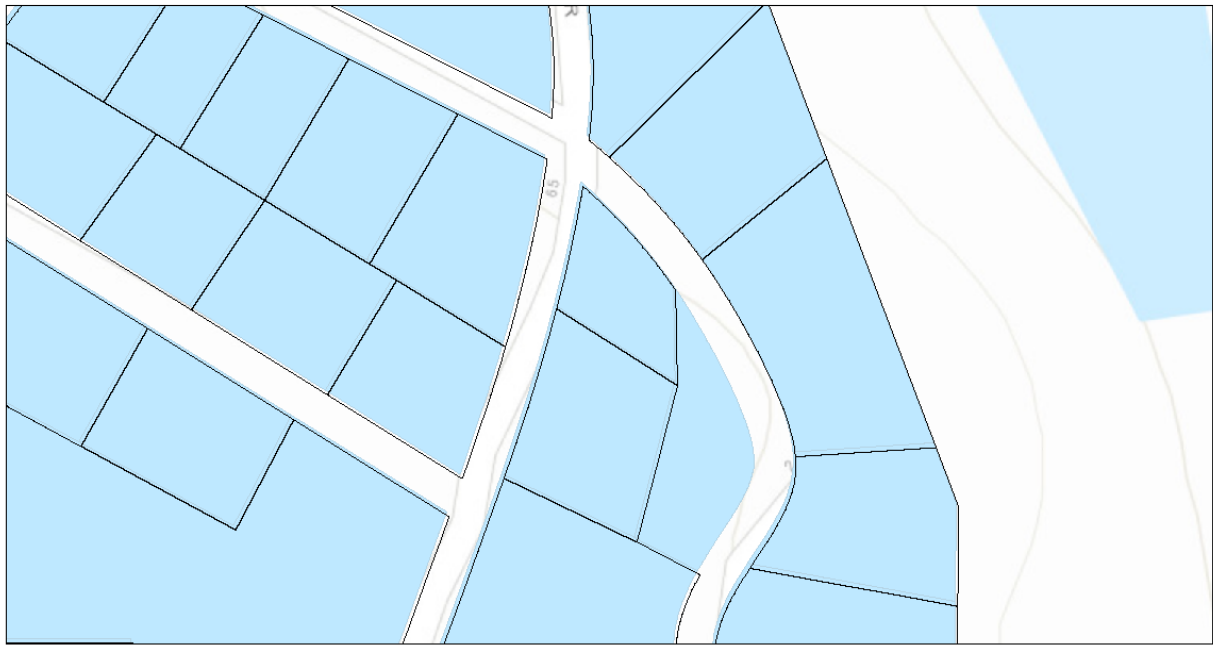
Energy Layers - Parcels Energy Layers - Zoning
VCR



Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA, EagleView
Planning and Development
EagleView | Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA |

Future Land Use:

Future Land Use Map

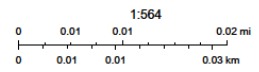


September 10, 2021

Parcels

FLU

RL



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

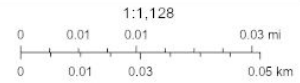
Topo:

Topo Map



9/10/2021, 8:40:49 AM

Parcels

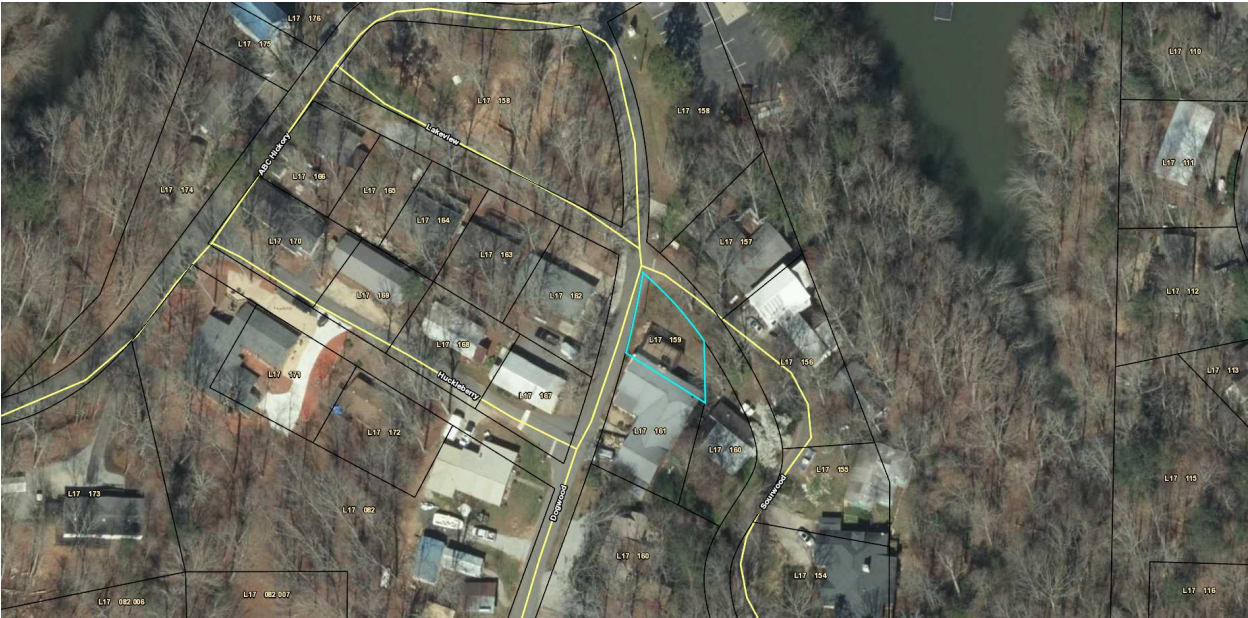


EagleView

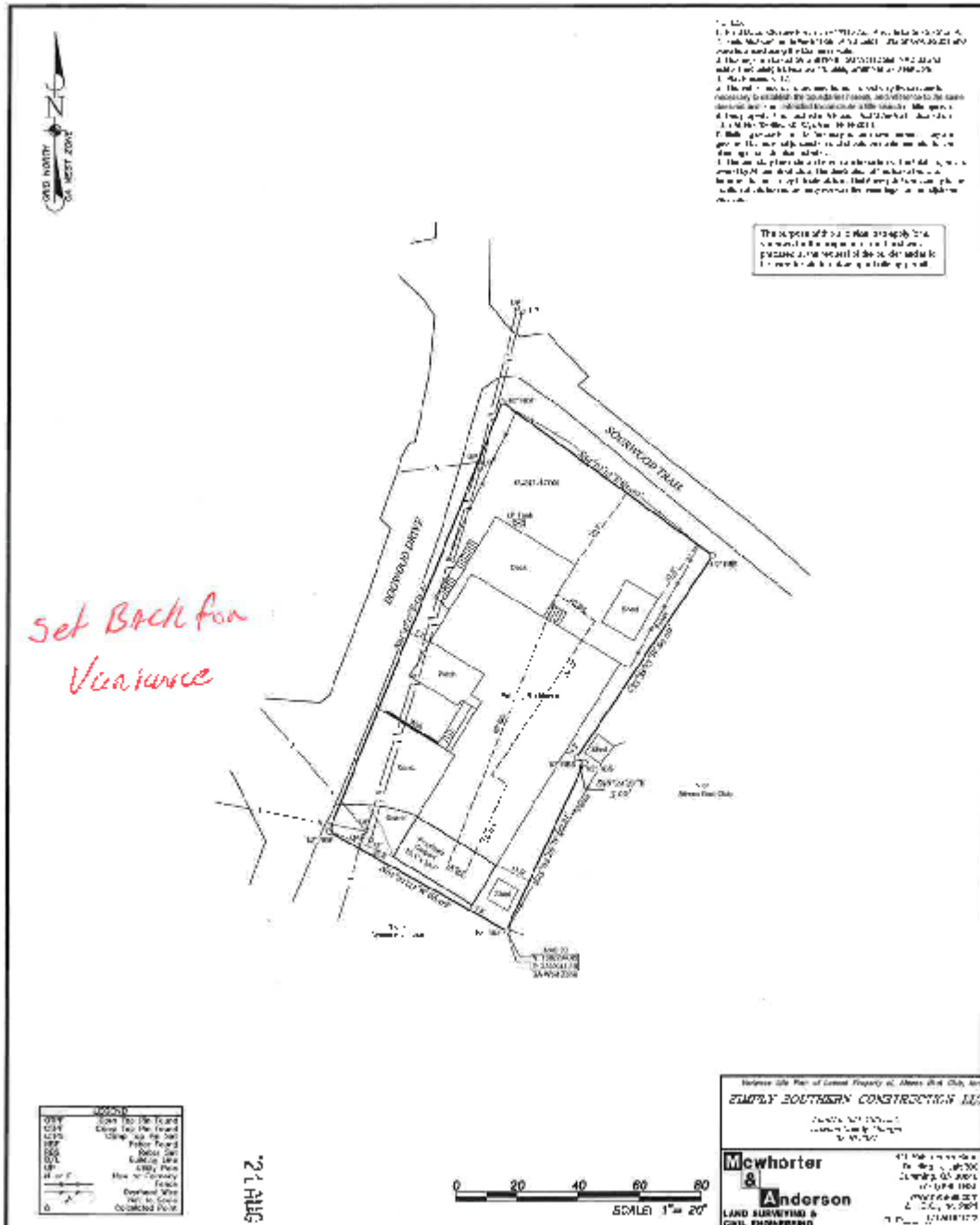
Dawson County

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:



Site Plan:



DAWSON COUNTY VARIANCE APPLICATION

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

VR 21-13 Tax Map & Parcel # (TMP): 47 159
Current Zoning: VCO Commission District #: 3
Submittal Date: 8.11.21 Time: 2:23 pm Received by: [initials] (staff initials)
Fees Assessed: 350.00 Paid: [initials]
Planning Commission Meeting Date: September 21, 2021

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: James Callas
Address: _____
Phone: Listed _____ Unlisted _____ Email: [initials] 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 Y /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: 8.11.21 Applicant Signature: [Signature]

PROPERTY INFORMATION

Street Address of Property: 222 ABC Dogwood

Land Lot(s): _____ District: _____ Section: _____
Subdivision/Lot: Athena Boat Club Building Permit #: _____ (if applicable)

Grate Code: _____

21 AUG 11 2:34 PM

Directions to the Property: 53 to left on Wrenhill Park Rd.
Left on to Athens Boat Club Drive, Left on to
Dogwood Drive, Go through gate, 2 house on Right

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 9 ft feet to allow the structure to:
 be constructed; remain a distance of 1' ft feet from the: _____
 property line, road right of way, or other (explain below):

carport on side of house

instead of the required distance of 10 _____ 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: 37' reduction on Dogwood front, 29' reduction on Sourwood Trl, 15' reduction on Rear

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: _____
Subdivision was constructed before zoning laws.

2 AUG 1 2 34 PM

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

Several Variances have been issued in this development

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 Carport on side of house will not cause any problems to any one, Neighbors are OK with all.

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

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.)

Because home owner has very little parking area and has a boat, jet ski they are wanting to add a carport on the side of the house.

21 AUG 11 2:34 PM

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.**

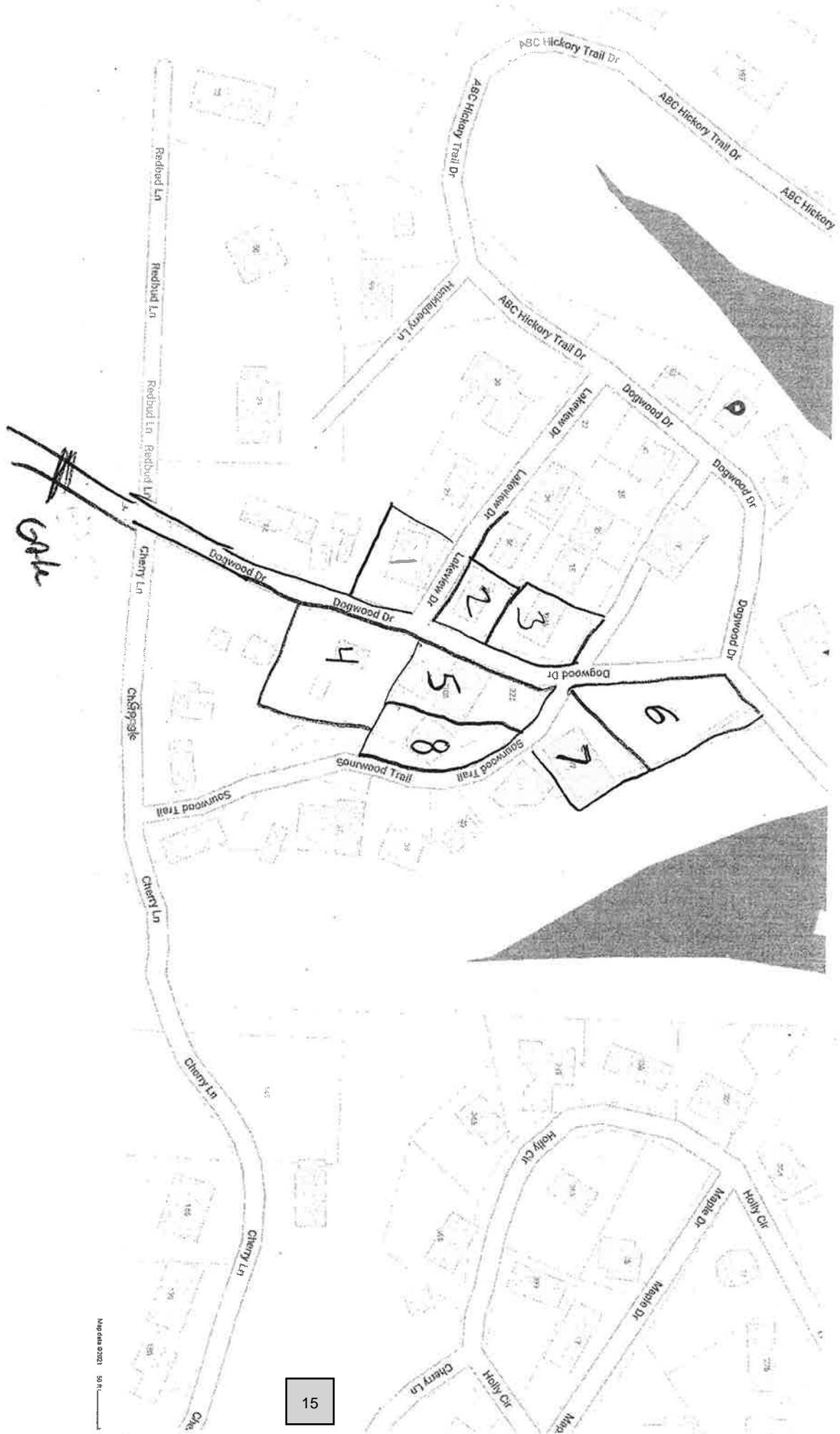
Name

Address

- TMP _____ 1. ABC manager house - owned - Athens Boat Club
- TMP _____ 2. ABC office owned Athens Boat Club.
- TMP _____ 3. Troy Caldwell 1126 Yahoola Rd Dalton Ga 30533
- TMP _____ 4. 208 Dogwood - John Cummings / 761 Leila Lane Lawrence ³⁰⁰⁴⁶
- TMP _____ 5. Subject Property
- TMP _____ 6. ABC Sourwood Trail MASON BOND Dawson
- TMP _____ 7. Bobbie Holand 23 ABC Sourwood Trail Dawson
- TMP _____ 8. Robert Friction 2970 FRANCIS Rd. ALPHARETTA 3004
- TMP _____ 9. _____
- TMP _____ 10. _____
- TMP _____ 11. _____
- TMP _____ 12. _____
- TMP _____ 13. _____
- TMP _____ 14. _____
- TMP _____ 15. _____

Use additional sheets if necessary.

21 APR 11 2:34 PM

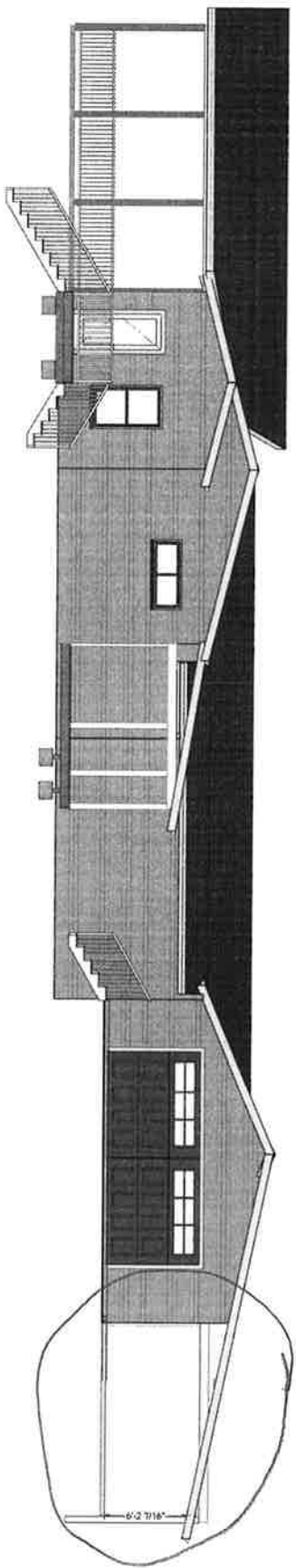




GATE

Google

2144611 2344



Elevation 2

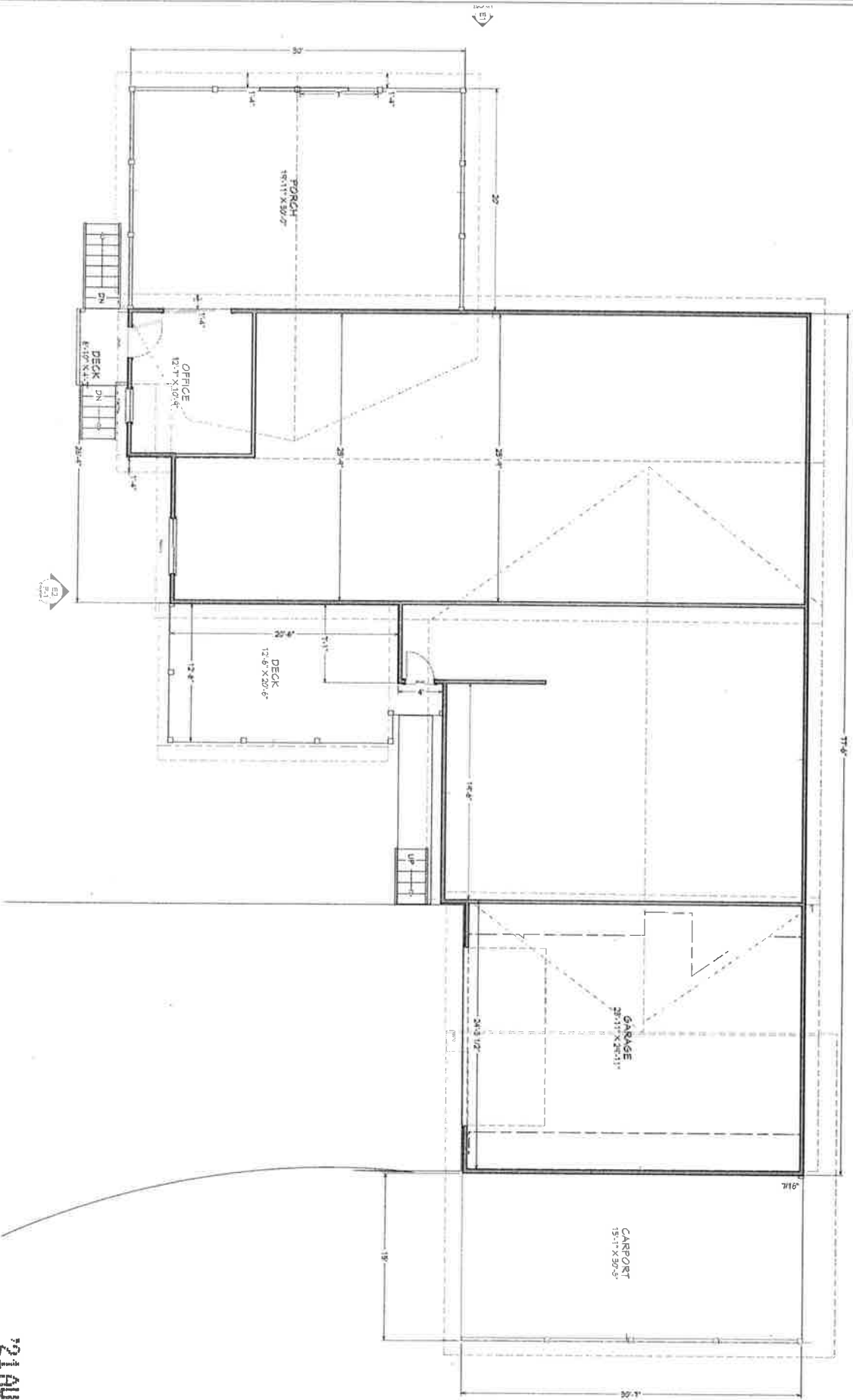


DRAWINGS PROVIDED BY:
Simply Southern Construction
 LLC,
 James Callas 677-8-300-4980

Plane Name 17

DATE: _____
 SCALE: _____
 SHEET: _____
 Page 1

REVISION TABLE		
NUMBER	DATE	REVISIONS BY DESCRIPTION



Working Plan View

21 AUG 11

Plane Name

18

DRAWINGS PROVIDED BY:
Simply Southern Construction
 LLC.
 James Callan 671-8-300-4980

DATE:
 8/5/2021

SCALE:

1/8" = 1'-0"
 SHEET 2 OF 2

Page 2

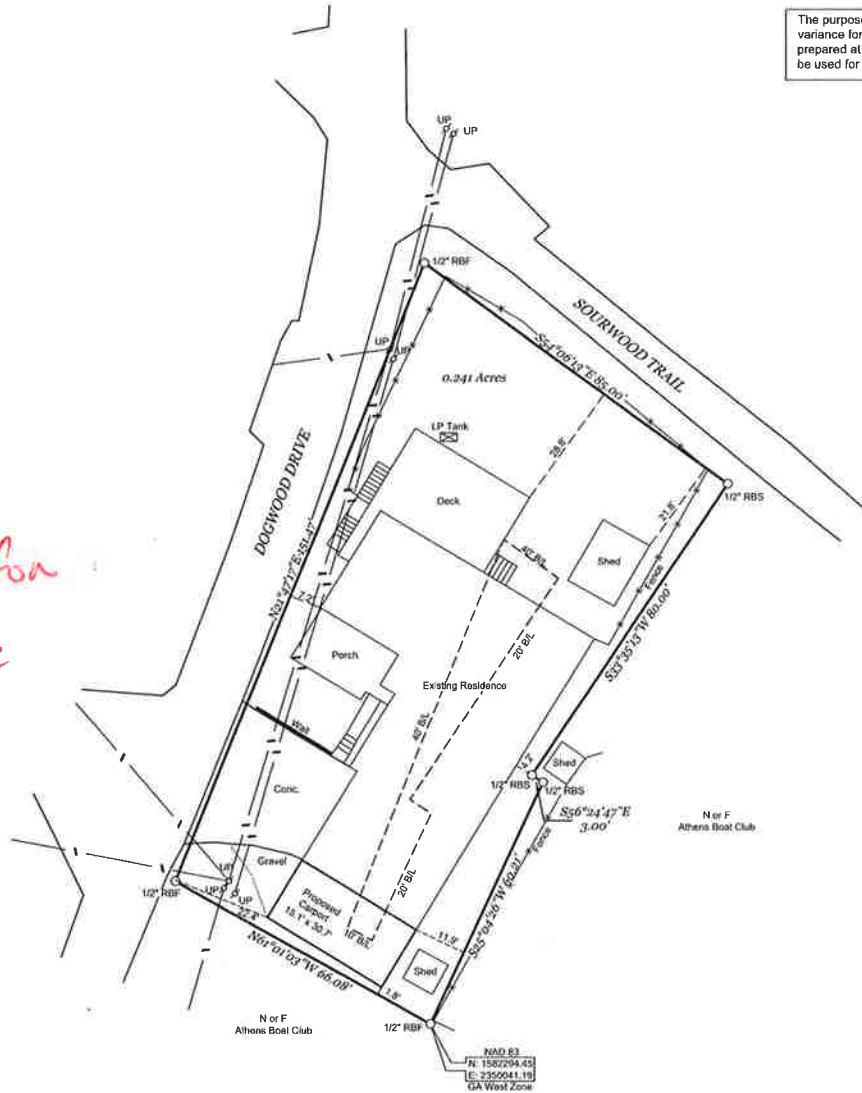
REVISION TABLE		
NUMBER	DATE	DESCRIPTION



- NOTES:
1. Field Data: Closure Precision - 1/31,472, Angular Error - 2.75"±STA.
 2. Field Measurements were taken with a Leica TS12 on 07-08-2021 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: 1/2".
 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 not located in a Flood Hazard Area as indicated on FIRM 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 the location of this leased property nor was the lease legal for the adjoining provided.

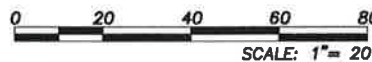
The purpose of this site plan is to apply for a variance for the proposed carport and was prepared at the request of the builder and is to be used for aid in obtaining a building permit.

Set Back for Variance



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

21 AUG 11 2:35 PM



Variance Site Plan of Leased Property of, Athens Boat Club, for:

SIMPLY SOUTHERN CONSTRUCTION LLC

Land Lot 394, 13th Dist.
Dawson County, Georgia
08-10-2021

Mcwhorter & Anderson
LAND SURVEYING & CIVIL ENGINEERING

416 Pirkle Ferry Road
Building H, Unit 300
Cumming, GA 30040
(770) 889-9430
www.mga-se.com
© K.E.Q., Inc. 2021
FILE: 12124DOG22

DAWSON COUNTY VARIANCE APPLICATION

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

VR 21-15 Tax Map & Parcel # (TMP): 114-033-005
Current Zoning: RMF Commission District #: 3
Submittal Date: 8.13.21 Time: 17:00 am/pm Received by: Ungler (staff initials)
Fees Assessed: 350- Paid: check
Planning Commission Meeting Date: September 21, 2021

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: JIM KING

Address: _____

Phone: Listed _____ Email: Business
 Unlisted _____ Personal _____

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

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

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

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

Meeting Date: _____ Applicant Signature: Jim King

PROPERTY INFORMATION

Street Address of Property: SW Corner of SR 53 + Dawson Forest Rd
Tied to ZA 21-08 Approved in July

Land Lot(s): _____ District: _____ Section: _____

Subdivision/Lot: _____ Building Permit #: _____ (if applicable)

20210921 10:53 AM

Directions to the Property: _____

REQUESTED ACTION

A Variance is requested from the requirements of Article # 3 Section # 309. C.6 B of the Land Use Resolution/Sign Ordinance/Subdivision Regulations/Other (circle one).

If other, please describe: Vary from required parking/driveway width of 10 feet

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):

Same as above

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: _____

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

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

Ordinance requires max of 10' wide driveway. Zoning was approved with 20' wide driveway which is needed for 2 double-car garage

2025-03-20 10:30 AM

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

3. Describe why granting a variance would not be detrimental to the public health, safety, morals or welfare and not be materially injurious to properties in the near vicinity: same as #1

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

same as #1

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.)

214013 12:00PM

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 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: _____

Signature of applicant or agent: _____ Date: _____

Printed Name of Owner(s): _____

Signature of Owner(s): _____ Date _____

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

Notary Public

My Commission Expires: _____

(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.)

ZA 21-08

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

Use additional sheets if necessary.

21-08-001

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: 8.13.21

Signature of Witness: Jenny Lee _____ Date: 8.13.21

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.

2021 SEP 13 10:58 AM

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: _____

2020 SEP 11 10:52 AM

Dawson County, Georgia Board of Commissioners

Affidavit for Issuance of a Public Benefit

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

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

X I am a United States citizen.

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

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

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

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

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

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

Executed in Dawsonville (city), Georgia (state)

Signature of Applicant [Signature]

Date 8.13.21

Printed Name Jim King

Name of Business _____

SUBSCRIBED AND SWORN BEFORE ME ON

THIS 13 DAY OF August, 2021

[Signature] Notary Public

My Commission Expires: August 9, 2022



(Seal)

2021 AUG 13 11:03 AM

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

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

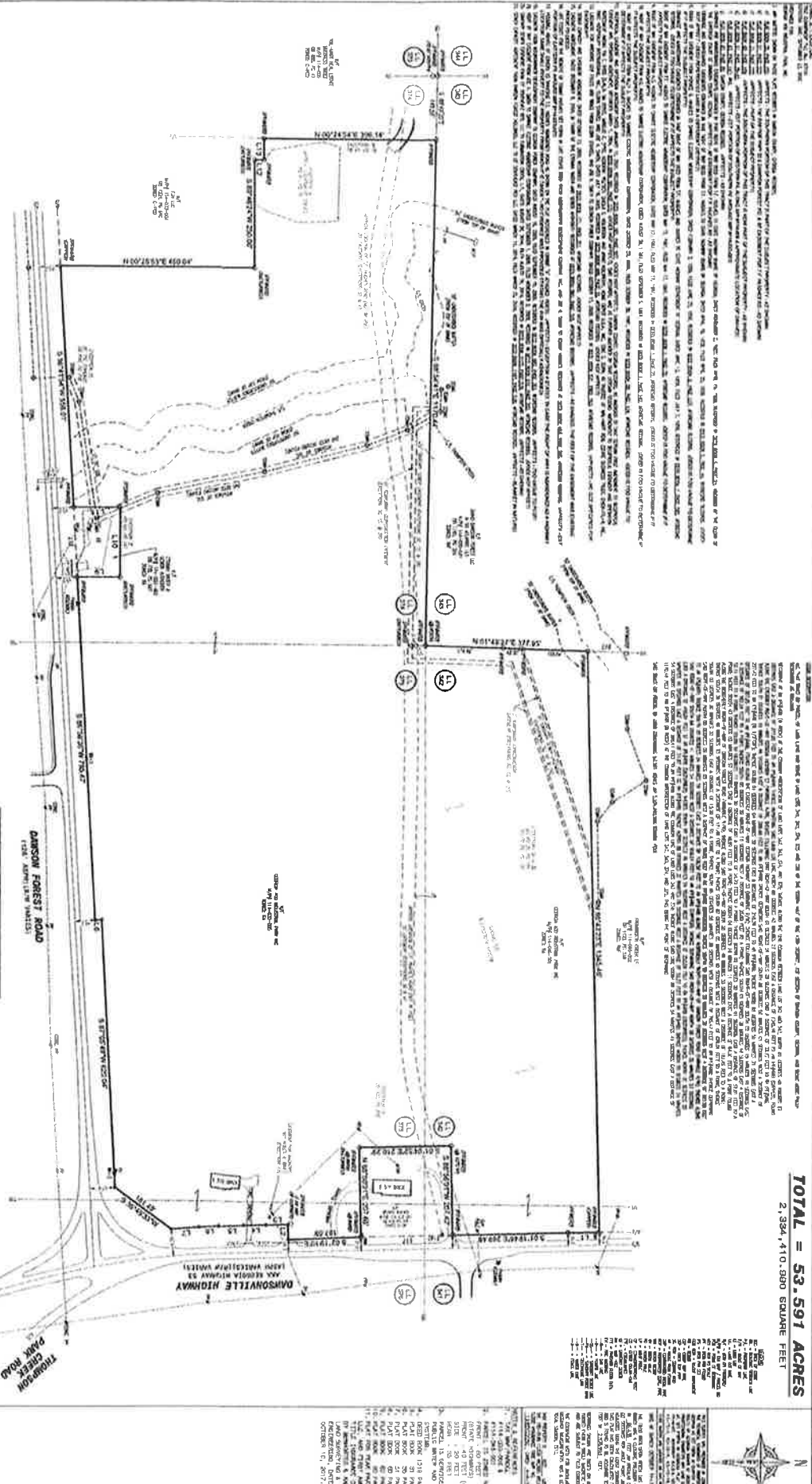
- A **United States Passport or Passport Card** [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **United States Military Identification card** [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **Driver's License** issued by one of the United States, the District of Columbia, the Commonwealth of Puerto Rico,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



ALTA SURVEY FOR:

GEORGIA 400 INDUSTRIAL PARK INC.

LAND: LOTS 241, 242, 274, 275, 3, 370
COUNTY: GWINNETT, GEORGIA
SECTION: 187
DATE: NOVEMBER 11, 2008
REVISIONS:



TOTAL = 53,591 ACRES

2,394,410.890 SQUARE FEET

Lot	Area (Acres)	Area (Square Feet)
241	8.603718	375,217
242	5.617324	244,593
274	8.012081	349,218
275	8.012081	349,218
3	2.015271	88,718
370	8.009202	349,218
371	8.009202	349,218
372	8.009202	349,218
373	8.009202	349,218
374	8.009202	349,218
375	8.009202	349,218
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437	8.009202	349,218
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440	8.009202	349,218

PRC CONSULTING GROUP
SURVEYING AND MAPPING
1100 W. CANTON RD.
SUITE 200
CANTON, MS 38921
PHONE: 662.875.1234
WWW.PRCCONSULTINGGROUP.COM

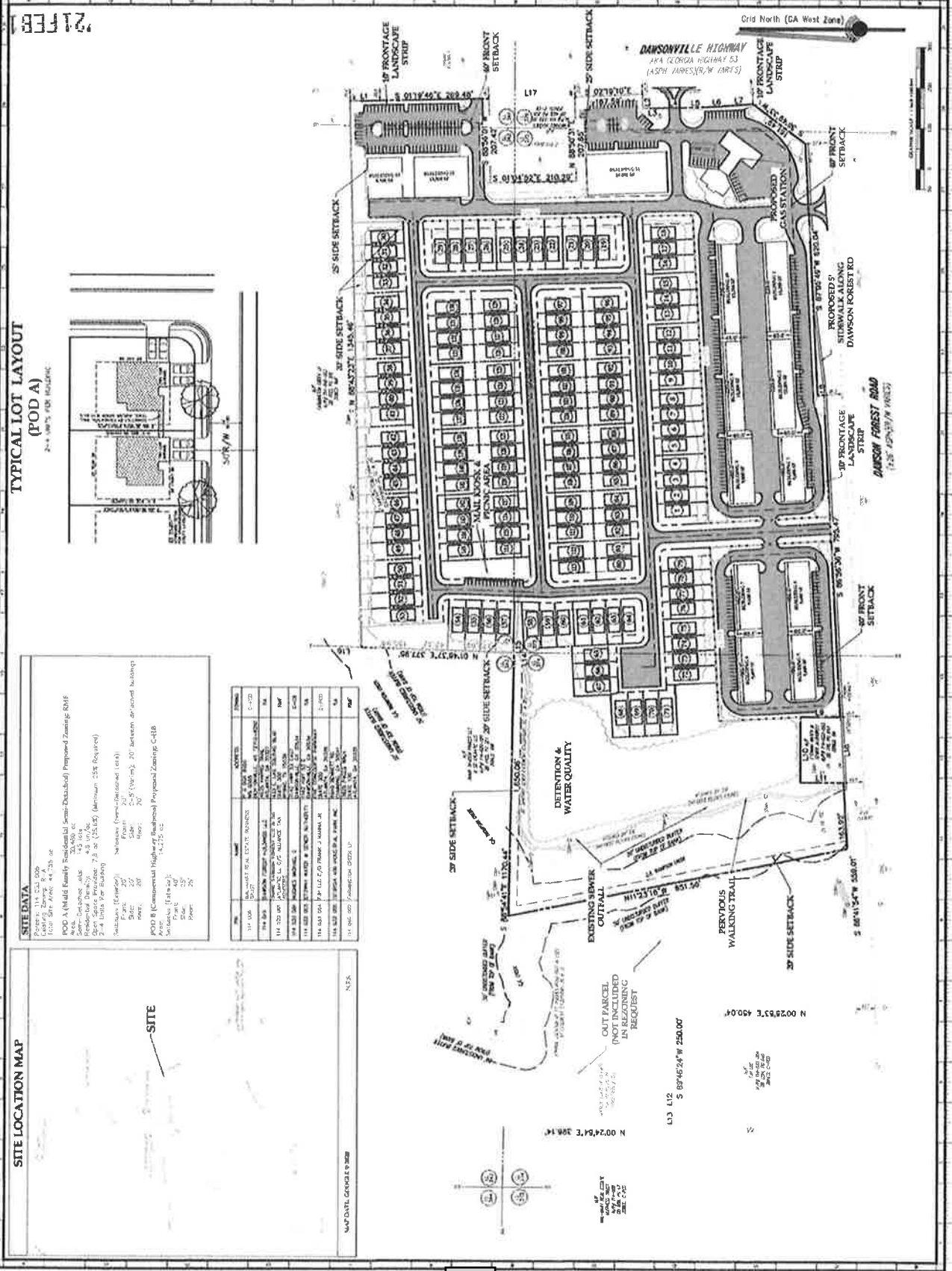
McClure
SURVEYORS & MAP MAKERS
CLARENCE, GA 30006
PHONE: 770.427.4499
WWW.McClureSURVEYORS.COM

21 FEB 11 12:35 PM

12:34PM

21 FEB 11 12:35PM

PROJECT: DAWSON FOREST - SK 53 TRACT	24-HOUR CONTRACT: BILL YERINGA 678-366-6670	OWNER/DEVELOPER: GEORGIA 800 INDUSTRIAL PARK, INC. 8940 BENNETT RD. CUMMING, GA 30118	LOCATED IN LAND LOT 346, 347, 348, 349 13A DISTRICT, 14 SECTION DAWSON COUNTY, GEORGIA
SHEET TITLE: CONCEPT PLAN		DRAWING DATE: 2011.02.11	SHEET: 1 of 1



SITE DATA

Parcel: 114 C01 009
 Legal: 2.4 lots, 44,739 sq ft
 Zoning: C-12D
 POB A (Multi-Family Residential (Semi-Detached)) Proposed Zoning: R01F
 Area: 30,460 sq ft
 Density: 1.5 units/acre
 Street: Spine Road: 7.8 ac (25.6%) (Minimum: 25% Required)
 2.4 lots for building
 Detention (Capacity): 100,000 gal (Minimum: 100,000 gal)
 Slope: 2-5% (100/20) (Minimum: 2%)
 Area: 20' between adjacent buildings
 Area: 20'
 POB B (Commercial Highway Business) Proposed Zoning: C-1B
 Area: 14,735 sq ft
 Slope: 2-5% (100/20)
 Area: 20'

NO.	NAME	ADDRESS	PHONE
114-001	DAWSON FOREST	114-001	678-366-6670
114-002	DAWSON FOREST	114-002	678-366-6670
114-003	DAWSON FOREST	114-003	678-366-6670
114-004	DAWSON FOREST	114-004	678-366-6670
114-005	DAWSON FOREST	114-005	678-366-6670
114-006	DAWSON FOREST	114-006	678-366-6670
114-007	DAWSON FOREST	114-007	678-366-6670
114-008	DAWSON FOREST	114-008	678-366-6670
114-009	DAWSON FOREST	114-009	678-366-6670
114-010	DAWSON FOREST	114-010	678-366-6670



Owner Information

GEORGIA 400 INDUSTRIAL PARK INC

Payment Information

Status	Paid
Last Payment Date	11/08/2020
Amount Paid	\$34,724.03

Property Information

Parcel Number	114 033 005
District	1 DAWSON COUNTY UNINCORPORATED
Acres	51.44
Description	LL 374 LD 13-S
Assessed Value	\$1,467,440
Appraised Value	\$3,688,600

Bill Information

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

Taxes

Base Taxes	\$34,724.03
Penalty	\$0.00
Interest	\$0.00
Total Due	\$0.00

21 FEB 11 12:35 PM



Legend
 Parcels

Parcel ID: 114 033 005
Alt ID: 16172
Owner: GEORGIA 400 INDUSTRIAL PARK INC
Acres: 51.44
Assessed Value: \$3668600

Date created: 8/13/2021
Last Data Uploaded: 8/13/2021 9:31:32 AM

Developed by  Schneider
GEOSPATIAL

**DAWSON COUNTY PLANNING COMMISSION
PLANNING STAFF REPORT & RECOMMENDATION**

Applicant.....Jim King

Case Docket #VR 21-15

Request.....Parking/Driveway width requirement of 10’

Proposed UseIncrease width of driveway to 20’ for additional parking space

Size..... 30.48 +/- acres

Existing ZoningRMF

Applicable Regulations.....Dawson County Land Use Resolution Article III Section 308.C.6.B

LocationSW Corner of Hwy 53 & Dawson Forest Rd.

Tax Parcel # 114 033 005

Planning Commission Meeting DateSeptember 21, 2021

Applicant Proposal

The applicant is seeking a driveway width of 20’ wide to accommodate additional vehicles for the residence.

History and Existing Land Use

The parcel was rezoned (ZA 21-08) earlier this year and one of the zoning stipulations was the drives be 20’ wide.

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 to occur:*

A strict and literal interpretation and enforcement of Article III, Section 308 C.6.b of the Land Use Resolution will result in congestion and roadway obstruction due to over parking in the street.

- 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 prohibition of driveways greater than 10 feet in width would cause vehicle parking in the roadways which could pose a traffic hazard.

- 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 injurious effects to the near vicinity have been noted.

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

The objectives of managed quality growth and development contained in the Land Use Resolution would be supported by the granting of this variance request.

Staff Analysis

A variance to driveway widths would provide the developer with the opportunity to reduce the number of vehicles which would potentially be parked in the street. Streets congested with parked cars pose a safety risk to traveling motorists and to pedestrians. A constraint upon driveway widths is averse to the general health, safety and welfare of the public and adequate provisions have been made by the developer to prevent a continuous plane of concrete driveways by means of grass strips and landscaping between lots.

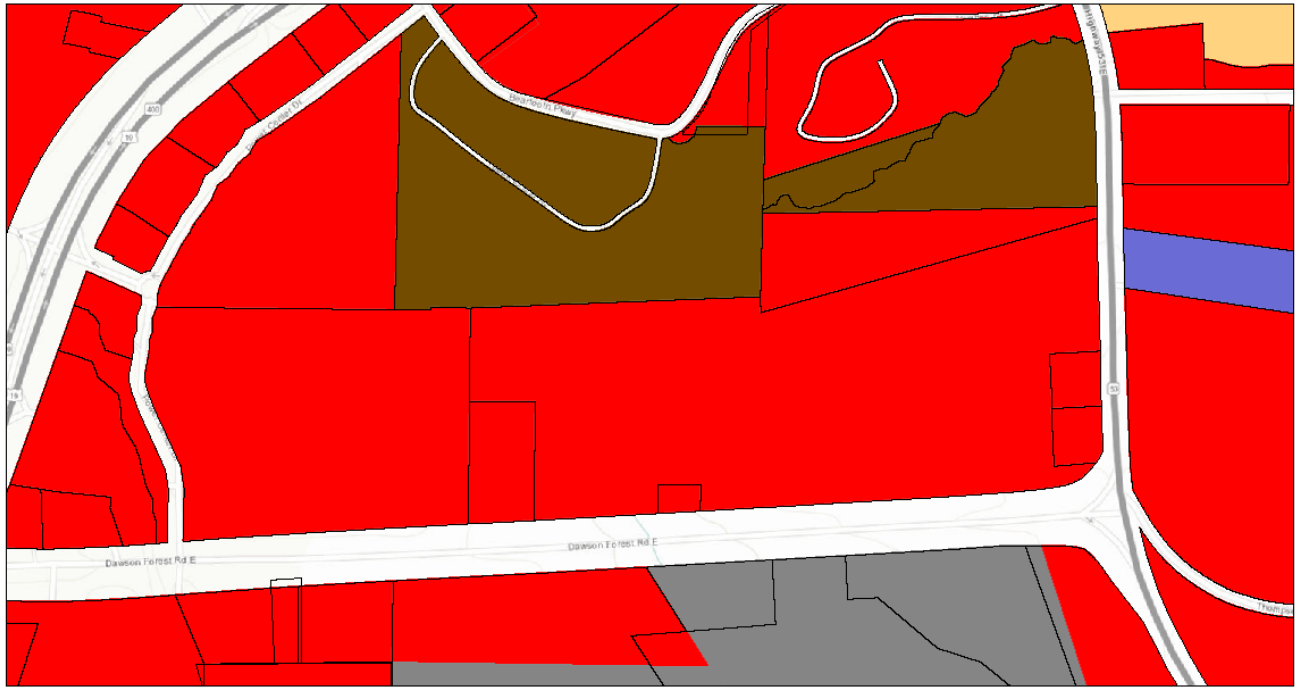
Picture of subject property:



Existing zoning:

Future Land Use:

Future Land Use Map



September 10, 2021
Parcels FLU
CHB MFR
PRC LI PI

1:4,514
0 0.04 0.09 0.18 mi
0 0.07 0.15 0.3 km

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

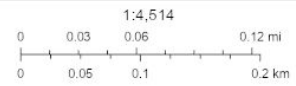
Topo:

Topo Map



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Parcels

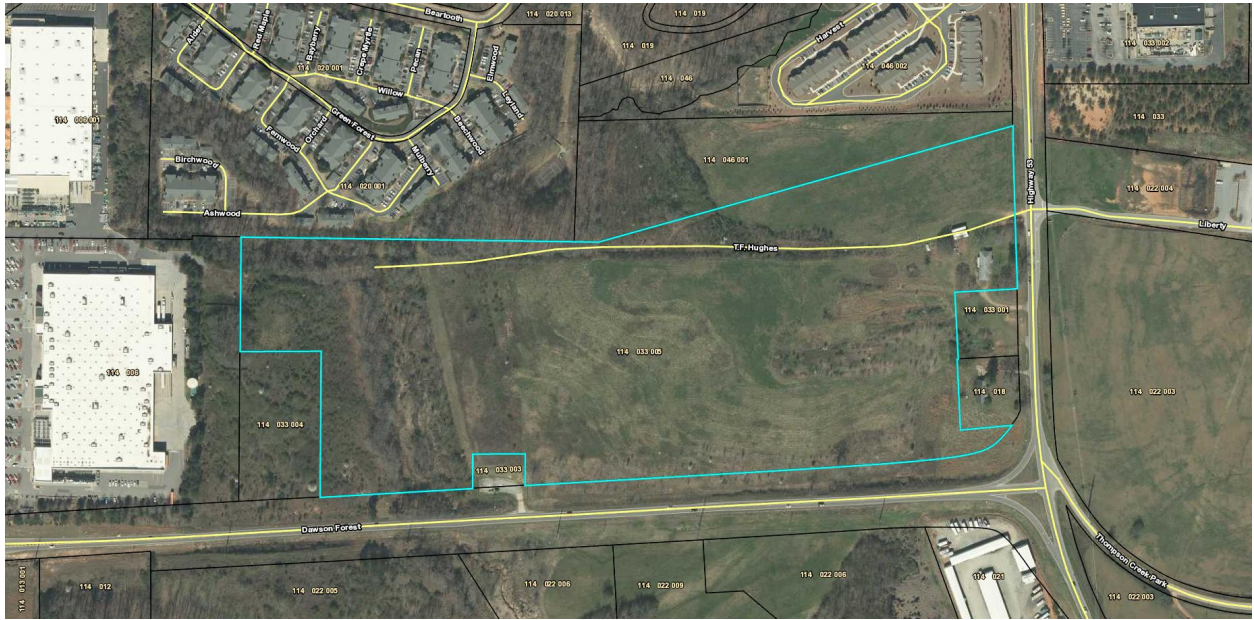


EagleView

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 PLANNING COMMISSION
PLANNING STAFF REPORT**

Applicant..... Wayne Mulkey

Amendment #SU 21-03

Request.....Special Use

Proposed UsePlacing a mobile home on less than 5 acres
in a R-A zoning.

Current ZoningR-A (Residential Agricultural)

Size.....2.31± acres

Location116 Dragonfly Ln.

Tax Parcel037-035

Planning Commission DateSeptember 21, 2021

Board of Commission Date.....October 21, 2021

Applicant Proposal

Mr. Mulkey is seeking a Special Use of his parcel so that a mobile home (that has already been placed) can be brought into compliance.

History and Existing Land Uses

Mr. Mulkey has owned this parcel for many years and was able to obtain a mobile home through Habitat for Humanity for his daughter that was brought onto the property earlier this Spring. Mr. Mulkey has been working with Code Enforcement for several months in an attempt to bring the property into compliance by removing an existing camper that is on the property and being used as a primary residence.

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

East	RSRMM	Residential
West	R-A & RSRMM	Residential

Development Support and Constraints

This parcel is located in the western portion of the county which does consist of areas in which manufactured homes are present. At least two other manufactured homes are located in the general vicinity of the subject property on a grandfathered nonconforming lots of approximately one and one half acres respectively. Other grandfathered nonconforming lots are within 5 miles of this location. Overall, the request would not be out of character for the area.

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 Rural Residential.

Public Facilities/Impacts

Engineering Department –“No comment.”

Environmental Health Department – No comments returned as of 9/9/2021.

Emergency Services – No comments.

Etowah Water & Sewer Authority – This parcel is on septic and a private well.

Dawson County Sheriff’s Office – No comments returned as of 9/9/2021.

Analysis

The proposed use of the property would fit the general character of the region It is recommended that the manufactured home be placed on a permanent foundation and skirted with concrete, concrete block or brick. The power meter should be placed on the structure and not on a separate pole. Parcels surrounding this location appear to be owned and occupied by close family relatives of the applicant who have not registered any objections to date.

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

A. The existing uses and classification of nearby property.

All adjacent properties are zoned Residential Agricultural and consistent with the Future Land Use Map. Adjacent properties are comprised of both single family and manufactured 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.

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.

A camper which has been used as a single-family dwelling is located on the property for several years.

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.

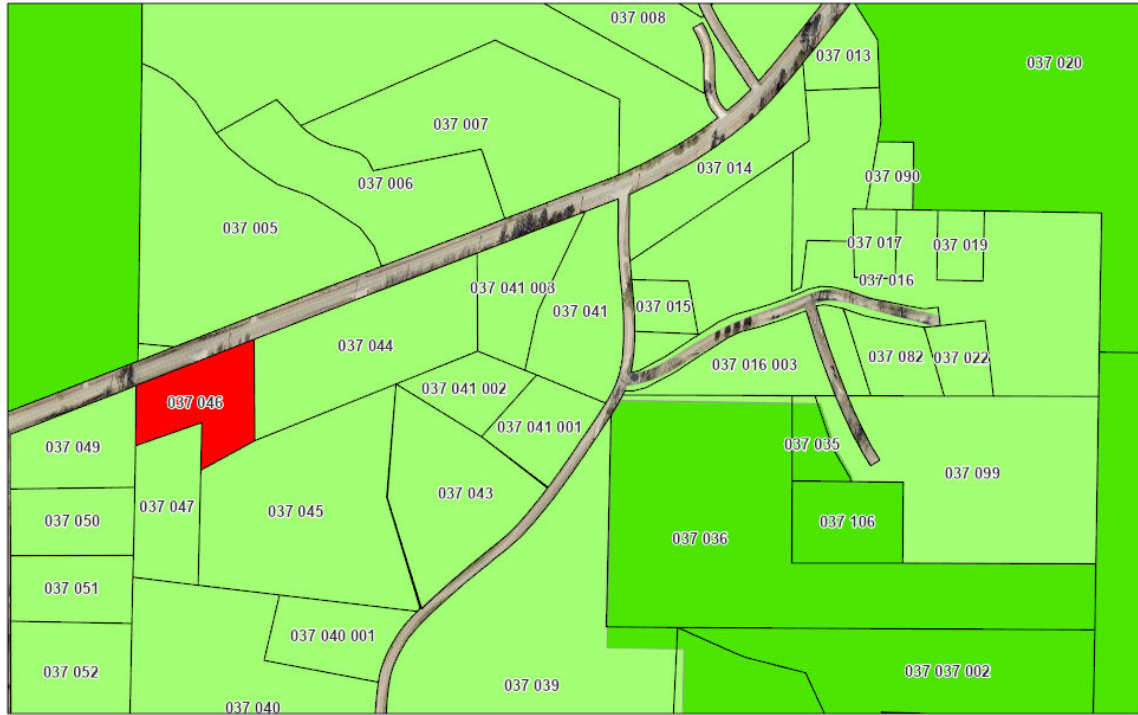
The applicant works closely with Habitat for Humanity and was able to obtain a manufactured home that was moved onto the parcel for his daughter.

Pictures of Property:



Current Zoning Map:

Dawson County Current Zoning



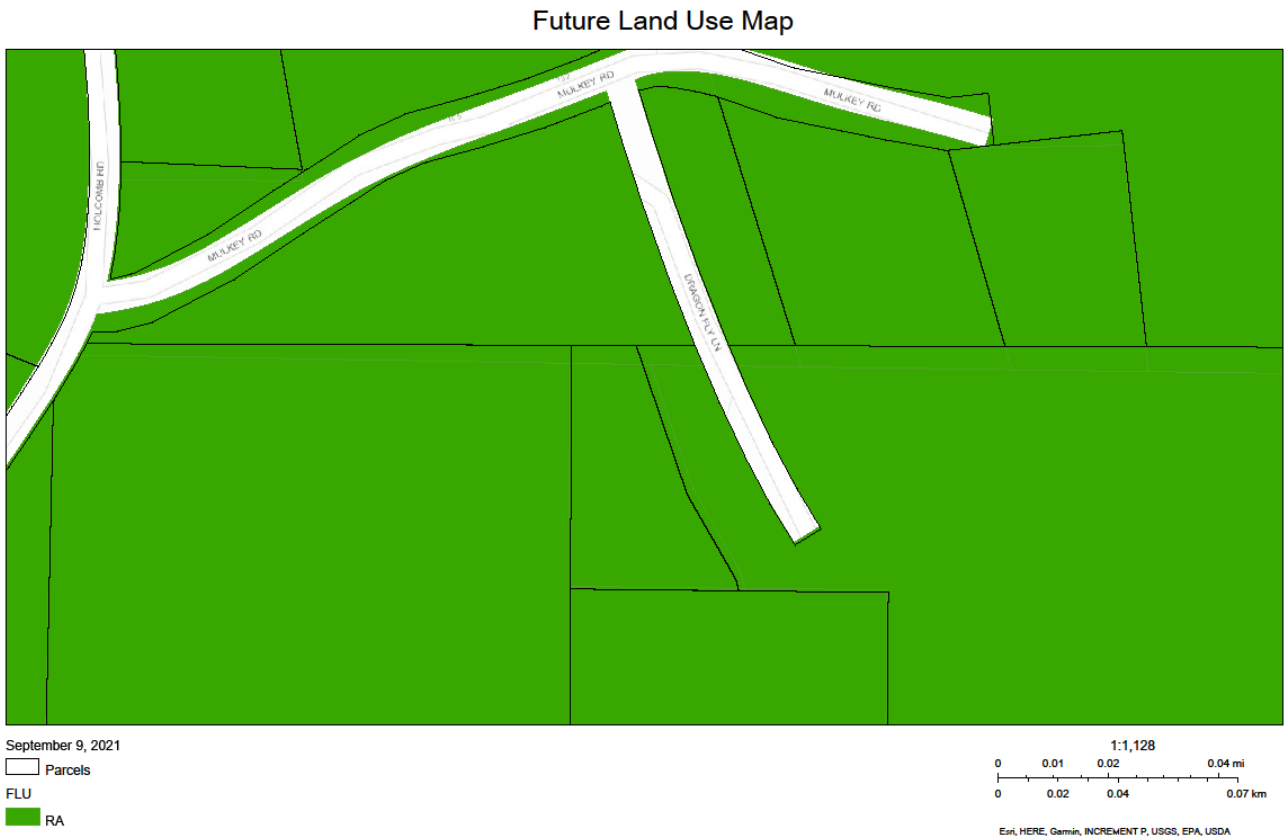
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Energy Layers - Parcels Energy Layers - Zoning C-HB
RA RSRMM

1:4,514
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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 |

Future Land Use Map:



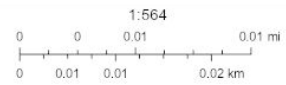
Topography:

Topo Map



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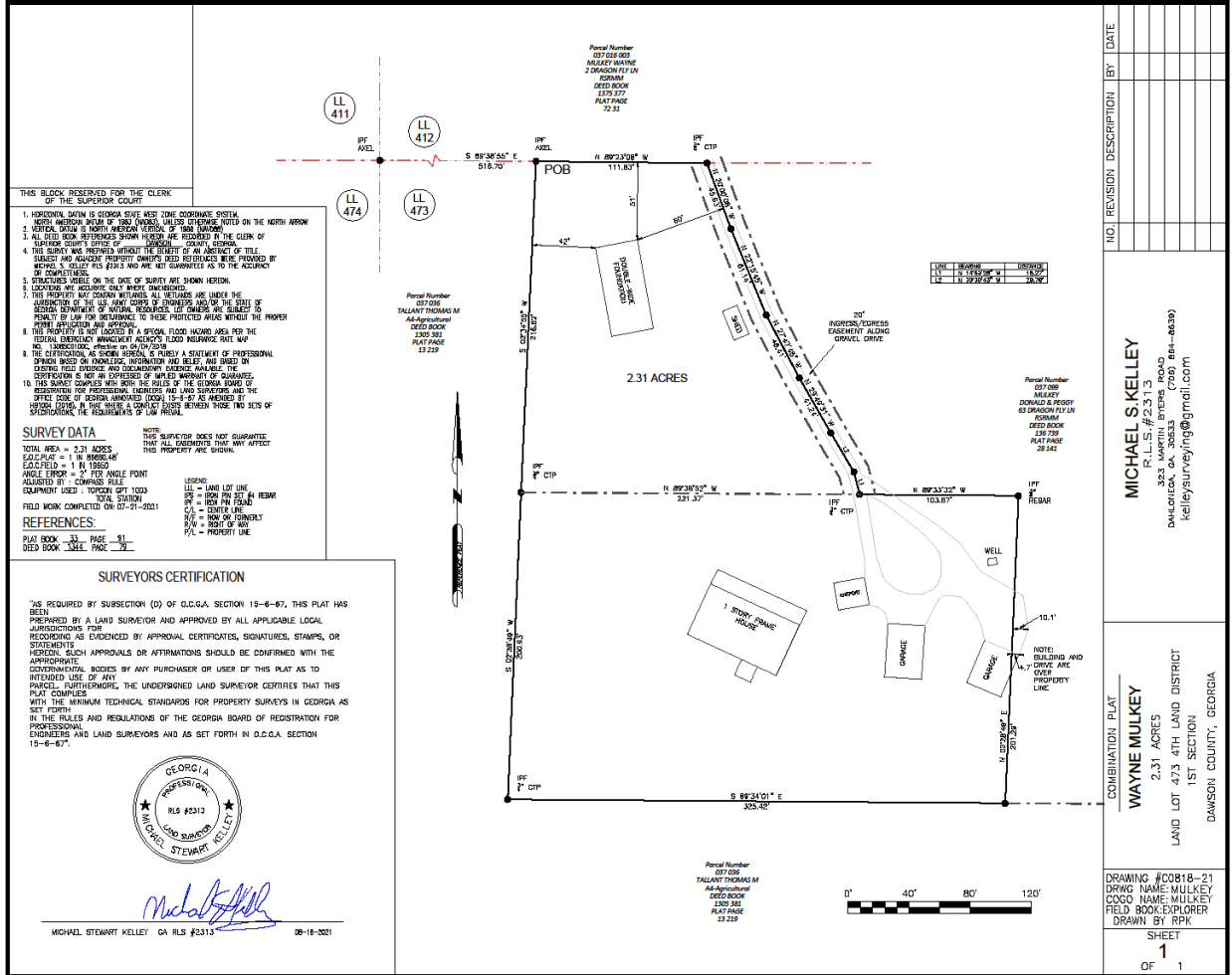
□ Parcels



EagleView

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

Survey:



THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

- HORIZONTAL DATUM IS GEORGIA STATE MEAD TONE COORDINATE SYSTEM.
- VERTICAL DATUM IS NORTH AMERICAN DATUM OF 1983.
- ALL EASEMENTS SHOWN HEREON ARE RECORDED IN THE CLERK OF SUPERIOR COURT'S OFFICE OF DAWSON COUNTY GEORGIA.
- THIS SURVEY WAS PROVIDED WITHOUT LIABILITY BY AN OBJECT OF TITLE SUBJECT AND ADJACENT PROPERTY OWNERS. DEED REFERENCES WERE PROVIDED BY MICHAEL S. KELLEY. FILE #2313 AND ARE NOT GUARANTEED AS TO THE ACCURACY OR COMPLETENESS.
- LOCATIONS AND DIMENSIONS ARE SHOWN HEREON.
- LOCATIONS AND DIMENSIONS ARE SHOWN HEREON.
- THIS PROPERTY MAY CONTAIN METALS. ALL UTILITIES ARE UNDER THE JURISDICTION OF THE US ARMY CORP. OF ENGINEERS AND THE STATE OF GEORGIA DEPARTMENT OF NATURAL RESOURCES. DEED OWNERS ARE SUBJECT TO PENALTY BY LAW FOR OBSTRUCTION TO THESE PROJECTS PER THE PROPER PERMIT APPLICATION AND APPROVAL.
- THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NO. 13020C0101C-0101002G.
- THE CERTIFICATION AS SHOWN HEREON IS RISKY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF AND BASED ON ELECTRO-MAGNETIC INTERFERENCE AND LOCAL AND STATE OR FEDERAL FIELD OFFICES AND OCCUPANCY LICENSE ANALYSIS. THE CERTIFICATION IS NOT AN ENDORSEMENT OF ANY KIND OR GUARANTEE.
- THIS SURVEY COMPLIES WITH THE RULES OF THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICE BOOK OF GEORGIA APPROVED (CODE) 15-4-87 AS REVISED BY VARIOUS LEGISLATION. IT HAS WHERE A CONFLICT EXISTS BETWEEN THESE TWO SETS OF STATUTES, THE REQUIREMENTS OF LAW PREVAIL.

SURVEY DATA

TOTAL AREA = 2.31 ACRES
 CALC. SCALE = 1" = 100.00' PL
 E.A.D. FIELD = 1 IN 1985
 ANGLE ERROR = ± 2" PER ANGLE POINT
 ADJUSTED BY: COMPASS RULE
 EQUIPMENT USED: TOPCON GTS1103S
 TOTAL STATION
 FIELD WORK COMPLETED ON: 07-27-2021

REFERENCES:


PLAT BOOK 33 PAGE 31
 DEED BOOK 1456 PAGE 37

THE SURVEYOR DOES NOT GUARANTEE THAT ALL DIMENSIONS THEREON MAY APPLY TO THIS PROPERTY AND SHOWN.

LEGEND:
 L/L = LAND LOT LINE
 P/B = RIGHT-OF-WAY BOUNDARY
 R/S = RADIUS OF CURVE
 C/L = CENTER LINE
 T/V = TANGENT VERTICALLY
 R/O = ROW OF HIGHWAY
 P/L = PROPERTY LINE

SURVEYOR'S CERTIFICATION

"AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-4-87, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-4-87."


Michael Stewart Kelley
 MICHAEL STEWART KELLEY GA RLS #2313 08-18-2021

NO.	REVISION	DESCRIPTION	BY	DATE

COMBINATION PLAT
WAYNE MULKEY
 2.31 ACRES
 LAND LOT 473 4TH LAND DISTRICT
 1ST SECTION
 DAWSON COUNTY, GEORGIA

MICHAEL S. KELLEY
 R.L.S.#2313
 323 MARTIN BREWER ROAD
 DAWSON COUNTY, GEORGIA (201) 644-8839
 kelsysurveying@gmail.com

DRAWING # 00818-21
 DRWG. NAME: MULKEY
 CDDO NAME: MULKEY
 FIELD BOOK: EXPLORE 2
 DRAWN BY: RPK

SHEET
1
 OF 1

Aerial:



DAWSON COUNTY REZONING APPLICATION

This portion to be completed by Zoning Administrator

ZA _____ Tax Map & Parcel # (TMP): 037-035
Submittal Date: 6.9.21 Time: _____ am/pm Received by: _____ (staff initials)
Fees Assessed: _____ Paid: _____ Commission District: _____
Planning Commission Meeting Date: July
Board of Commissioners Meeting Date: August

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Wayne Mulkey
Address: 116 Dragonfly Lane, Dawsonville GA 30534

Phone: Listed _____ Unlisted _____ Email: Business _____ Personal 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: 8.28.21 Applicant Signature: _____

PROPERTY OWNER/PROPERTY INFORMATION

Name: Wayne J. Mulkey
Street Address of Property being rezoned: 116 Dragonfly Lane
Dawsonville, GA 30534
Rezoning from: R-A to: _____ Total acreage being rezoned: _____
Directions to Property (if no address): _____

5/20/21

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

Current Use of Property: Home

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? _____ (yes/no)

If yes, what section? North _____ South _____

SURROUNDING PROPERTY ZONING CLASSIFICATION:

North _____ South _____ East _____ West _____

Future Land Use Map Designation: _____

Access to the development will be provided from:

Road Name: Dragonfly Lane Type of Surface: gravel

REQUESTED ACTION & DETAILS OF PROPOSED USE

Rezoning to: _____ Special Use Permit for: _____

Proposed Use: _____

Existing Utilities: Water Sewer Gas Electric

Proposed Utilities: Water Sewer Gas Electric

RESIDENTIAL

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

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

Type: Apartments Condominiums Townhomes Single-family Other

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

COMMERCIAL & INDUSTRIAL

Building area: _____ No. of Parking Spaces: _____

21 JUL 20 11:07 AM

APPLICANT CERTIFICATION

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

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

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

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

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

Signature Wayne J. Mulkey

Date 2-23-2021

Witness Peggy Mulkey

Date 2-23-2021

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.

2021 FEB 23 PM 5:57

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 _____ 1. Richard & Mandy MULLEY 62 Holcomb Rd. Dawsonville, Ga. 30534
- TMP _____ 2. Barbara Perry 62 Holcomb Rd. Dawsonville, Ga. 30534
- TMP _____ 3. Laura & Shaun Stauter 35 Holcomb Rd. Dawsonville, Ga. 30534
- TMP _____ 4. Stevie & Angie Mullen 132 Mullen Rd Dawsonville, Ga. 30534
- TMP _____ 5. Peggy & Donald Mullen 177 Mullen Rd. Dawsonville, Ga 30534
- TMP _____ 6. Patricia Mullen 2 Dragonfly Lane Dawsonville, Ga. 30534
- TMP _____ 7. _____
- TMP _____ 8. _____
- TMP _____ 9. _____
- TMP _____ 10. _____
- TMP _____ 11. _____
- TMP _____ 12. _____
- TMP _____ 13. _____
- TMP _____ 14. _____
- TMP _____ 15. _____

Use additional sheets if necessary.

21 JUL 20 11:07 AM

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

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

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

This notice and acknowledgement shall be public record.

Applicant Signature: Wayne J. Mulkey

Applicant Printed Name: Wayne J Mulkey

Application Number: _____

Date Signed: 3-3-2021

Sworn and subscribed before me

this 3 day of March, 2021.

Peggy Mulkey
Notary Public

My Commission Expires: 8-26-2022



20210303

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:

NIA _____

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:

Wayne Mulkey _____ Date: 3-3-2021

**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 JUN 28 11:07 AM

PROPERTY OWNER AUTHORIZATION

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

116 Dragon fly Lane 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: Wayne Mulkey

Signature of applicant or agent: Wayne Mulkey Date: 3-3-2021

Printed Name of Owner(s): Wayne Mulkey

Signature of Owner(s): Wayne Mulkey Date: 3-3-2021

Mailing address: 116 Dragon fly Lane

City, State, Zip: Dawsonville, GA 30534

Telephone Number: Listed _____
Unlisted _____

Sworn and subscribed before me this 3 day of March, 2021.

Peggy Mulkey
Notary Public

My Commission Expires: 8-26-2022



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

NOTARY PUBLIC

APPLICATION PROCESSING: STAFF USE ONLY

ZA _____ **Applicant Name:** Wayne Muikey

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

2011-11-20 11:00 AM

Dawson County, Georgia Board of Commissioners

Affidavit for Issuance of a Public Benefit

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

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

I am a United States citizen.

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

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

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

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

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

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

Executed in Dawsonville (city), GA (state)
Wayne Mulkey (Signature of Applicant) March 3, 2021 (Date)
Wayne Mulkey (Printed Name) _____ (Name of Business)

SUBSCRIBED AND SWORN BEFORE ME ON

THIS 3 DAY OF March, 20 21
Peggy Mulkey Notary Public
My Commission Expires: 08-26-2022



2111201190M

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

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

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



21 JUL 2011 09:00

7-28-21

Intended use is for family to live in mobile home, to have a permanent home to get out of camper and have a stable place of living.

Kimberly Ray
Wayne Mulkey

21 JUL 28 11:03 AM



Peggy Mulkey <mulkeyp@gmail.com>

Existing Septic System Evaluation Report

1 message

Wentworth, Laurie <Laurie.Wentworth@dph.ga.gov>

Wed, Mar 10, 2021 at 3:42 PM

To:

Hello,

See the attached paperwork to submit with your zoning request. I also attached the receipt for payment.

Thanks,

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

 **20210310152356193.pdf**
565K

21 JUN 28 11:03 AM

03/10/2021

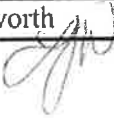
Receipt for Dawson County Environmental Health Fees

Paid By: WAYNE MULKEY
116 Dragon Fly Ln
Dawsonville, GA 30534

Service Location: WAYNE MULKEY
116 DRAGON FLY LN
DAWSONVILLE, GA 30534-3053

Invoice ID: 734060
Invoice Date: 03/10/2021

Fee Type	Fee	Quantity	Subtotal
EFF. JULY 2017: EXISTING SYSTEM RE-EVALUATION	\$100.00	1	\$100.00
Total Fees			\$100.00
Total Charges			\$100.00

Payment Type	Amount
Charge	\$100.00
Payment Total	\$100.00
Remaining Owed by 04/09/2021	\$0.00
Received By: Laurie Wentworth 	Date Received: 03/10/2021

Thank you for your payment.

Local Payment Reference:

20210310 10:00 AM

Existing On-site Sewage Management System Performance Evaluation Report Form

Applicant: WAYNE MULKEY		Reason for Existing Sewage System Evaluation: HOME REPLACEMENT
Property/System Address: 116 DRAGON FLY LN DAWSONVILLE, GA 30534		
Subdivision Name:	Lot:	Block:
Existing System Information: Water Supply (circle)	Number of Bedrooms/GPD:	Garbage Grinder: (circle)
(1) Public (2) Private Well (3) Community	3/0	(1) Yes (2) No

*** One of Section A, B, or C should be Completed ***

SECTION A - System on Record

(1) Yes (2) No	Existing On-site Sewage Management System Inspection records indicate that all components of the system were properly constructed and installed at the time of the original inspection.	Comments:
(1) Yes (2) No	A copy of the original On-site Sewage Management System Inspection Report is attached.	
(1) Yes (2) No	Maintenance records indicate that the system has been pumped out or serviced within the last five (5) years or the system was installed within that time frame.	
(1) Yes (2) No	A site evaluation of the system on this date revealed no evidence of system failure or of conditions which would adversely affect the functioning of the system.	
Evaluating Environmentalist	Title:	Date:
I verify this data to be correct at the time of the evaluation. This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by malfunction.		

SECTION B - System Not on Record

(1) Yes	No inspection records are on file showing the On-site Sewage Management System was inspected and approved at the time of the installation	Comments:
(1) Yes (2) No	The septic tank was uncovered at the time of the evaluation and it appears to meet the required design, construction and installation criteria.	1000 gallon septic tank observed uncovered. This tank previously serviced a mobile home that no longer exists on the property. No evidence of septic failure at time of inspection.
(1) Yes (2) No	Documentation from a Georgia Certified Installer has been provided as to the condition of the septic tank and its respective components, certifying its design, construction, and installation criteria. A copy is attached.	
(1) Yes (2) No	Maintenance records indicate that the system has been pumped out or serviced within the last five (5) years or the system was installed within that time frame.	
(1) Yes (2) No	A site evaluation of the system on this date revealed no evidence of system failure or of conditions which would adversely affect the functioning of the system; however, appropriateness of the sizing and installation cannot be verified since no initial inspection records exist.	
Evaluating Environmentalist	Title:	
<i>James H. Stewart</i>	Environmental Health Specialist IV	09-Mar-21
I verify this data to be correct at the time of the evaluation. This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by malfunction.		

SECTION C - System Not Approved

(1) Yes (2) No	The On-site Sewage Management System was disapproved at the time of the initial and is thus not considered an approved system.	Comments:
(1) Yes (2) No	Evaluation of the system revealed evidence of system failure or malfunction, and will therefore require corrective action in order to obtain approval of the system.	
(1) Yes (2) No	Evaluation of the system revealed conditions which would adversely affect the proper functioning of the system, and will therefore require corrective action in order to obtain approval of the system.	
Evaluating Environmentalist	Title:	Date:
I verify this data to be correct at the time of the evaluation. This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by malfunction.		

SECTION D - Addition to Property or Relocation of Home (section completed in conjunction with A, B, or C above)

(1) Yes (2) No	An existing On-site Sewage Management System is located on the property listed above and has been evaluated in accordance with Section A or B above.	Comments:
(1) Yes (2) No	A site evaluation on this date as well as the provided information indicate that the proposed construction to home or property or that the proposed relocation of the home should not adversely affect the proper functioning of the existing system provided that no additional sewage load is added to the system for the listed size home adjacent.	Current 1000 gallon tank/septic system can be used for replacement 3-bedroom trailer in the same location.
		Garbage Grinder: (circle) (1) Yes (2) No
Evaluating Environmentalist	Title:	Date:
<i>James H. Stewart</i>	Environmental Health Specialist IV	09-Mar-21
I verify this data to be correct at the time of the evaluation. This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by malfunction.		

Return to:
Law Office of
Shelly Townley Martin, LLC
133 Prominence Court
Suite 110
Dawsonville, GA 30534
Deed Preparation Only
No recourse to drawer

Filed 10/29/2019 03:24PM
Bk 01375 Pg 0377
Deed Doc: QCD
Georgia Transfer Tax Paid : \$0.00
0422019001864
Penalty: \$0.00 Interest: \$0.00
Participants: 6439202991
JUSTIN POWER, Clerk of Superior Court
DAWSON County, Georgia

QUIT CLAIM DEED

**STATE OF GEORGIA,
COUNTY OF DAWSON**

THIS INDENTURE, made the 28th day of October, 2019, between **DONALD MULKEY**, Grantor, and **WAYNE MULKEY**, Grantee.

WITNESSETH: That the said Grantors, for One Dollar (\$1.00) and other consideration, the receipt and sufficiency of which is hereby acknowledged, by these presents does remise, convey and forever QUIT-CLAIM to the Grantee, his heirs and assigns, the following described property, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 412 of the 4th District, 1st Section of Dawson County, Georgia, and being shown as Tract 7a containing 0.316 acres; Tract 7b containing 1.085 acres and Tract 7c containing 0.015 acres, for a total of 1.416 acres, as shown on plat of survey for Donald Mulkey by Hilton H. Hobby, Jr. RLS No. 2207, and recorded in Plat Book 72, Page 31, Dawson County, Georgia Plat Records. Said plat is incorporated herein and made a part hereof.

TO HAVE AND TO HOLD the said described premises to the said Grantees, so that neither the said Grantors nor their heirs, nor any other person or persons claiming under them shall at any time, by any means or ways, have, claim or demand any right or title to the aforesaid described premises or appurtenances, or any rights thereof.

Whenever there is a reference herein to the Grantors or the Grantees, the singular includes the plural and the masculine includes the feminine and the neuter, and said terms include and bind the heirs, executors, administrators, successors and assigns of the parties hereto.

In witness whereof, the Grantors have hereunto set their hands and affixed their seals the day and year above written.

Signed, sealed and delivered in the presence of:

Robt L. Payne
Unofficial Witness

Donald Mulkey
DONALD MULKEY

Garland
Notary Public
My commission expires



Wayne mulkey

Filed in Office: 05/03/2019 12:20PM
Deed Doc: WD
Bk 01344 Pg 0078
Georgia Transfer Tax Paid : \$0.00
Justin Power Clerk of Court
Dawson County
0422019000677

GENERAL WARRANTY DEED

STATE OF GEORGIA
COUNTY OF Dawson

THIS INDENTURE is made as of April 12, 2019, between **Donald G Mulkey** (hereinafter referred to as "Grantor") and **Wayne Joseph Mulkey**, (hereinafter referred to as "Grantee"), ("Grantor" and "Grantee" to include their respective heirs, successors, executors, administrators, legal representatives and assigns where the context requires or permits.)

WITNESSETH

GRANTOR, in consideration of th sum of ten and No/100 Dollars (\$10.00) and other valuable consideration , the receipt and sufficiency whereof are hereby acknowledged, has granted , bargained, sold, aliened conveyed and confirmed, and does hereby grant, bargain, sell, alien, convey, and confirm unto Grantee the following:

All that tract or parcel of land lying and being in Land Lot 473 of the 4th District, 1st Section, Dawson County, Georgia, and being 1.50 acres and also includes a 30 foot wide easement for ingress and egress to Mulkey Road, all as described in survey for Wayne Mulkey by T.M. Patton & Associates, dated March 12, 1990, Revised March 3, 1993, and recorded in Plat book 33, page 91, Dawson County, Georgia records, which plat is incorporated herein and made a part hereof by reference.

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

EXECUTED under seal as of the date above.

Signed, sealed and delivered
In the presence of:

Donna C. Champion

Witness

Heather Myers

Notary Public

(SEAL)

Donald G Mulkey (Seal)

Donald G Mulkey

Donald G Mulkey (Seal)



21 JUL 28 11:09 AM

Wayne Mulkey

Filed in Office: 05/03/2019 12:20PM
Deed Doc: WD
Bk 01344 Pg 0078
Georgia Transfer Tax Paid : \$0.00
Justin Power Clerk of Court
Dawson County
0422019000677

GENERAL WARRANTY DEED

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COUNTY OF Dawson

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EXECUTED under seal as of the date above.

Signed, sealed and delivered
In the presence of:

Donna C Champion

Witness

Heather Myers

Notary Public

(SEAL)

Donald G Mulkey (Seal)

Donald G Mulkey

Donald G Mulkey (Seal)



2005

Return to:
Law Office of
Shelly Townley Martin, LLC
133 Prominence Court
Suite 110
Dawsonville, GA 30534
Deed Preparation Only
No recourse to drawer

Filed 10/29/2019 03:24PM
Bk 01375 Pg 0377
Deed Doc: QCD
Georgia Transfer Tax Paid : \$0.00
0422019001864
Penalty: \$0.00 Interest: \$0.00
Participants: 6439202991
JUSTIN POWER, Clerk of Superior Court
DAWSON County, Georgia

QUIT CLAIM DEED

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Whenever there is a reference herein to the Grantors or the Grantees, the singular includes the plural and the masculine includes the feminine and the neuter, and said terms include and bind the heirs, executors, administrators, successors and assigns of the parties hereto.

In witness whereof, the Grantors have hereunto set their hands and affixed their seals the day and year above written.

Signed, sealed and delivered in the presence of:

Robt L. Payne
Unofficial Witness

Donald Mulkey
DONALD MULKEY

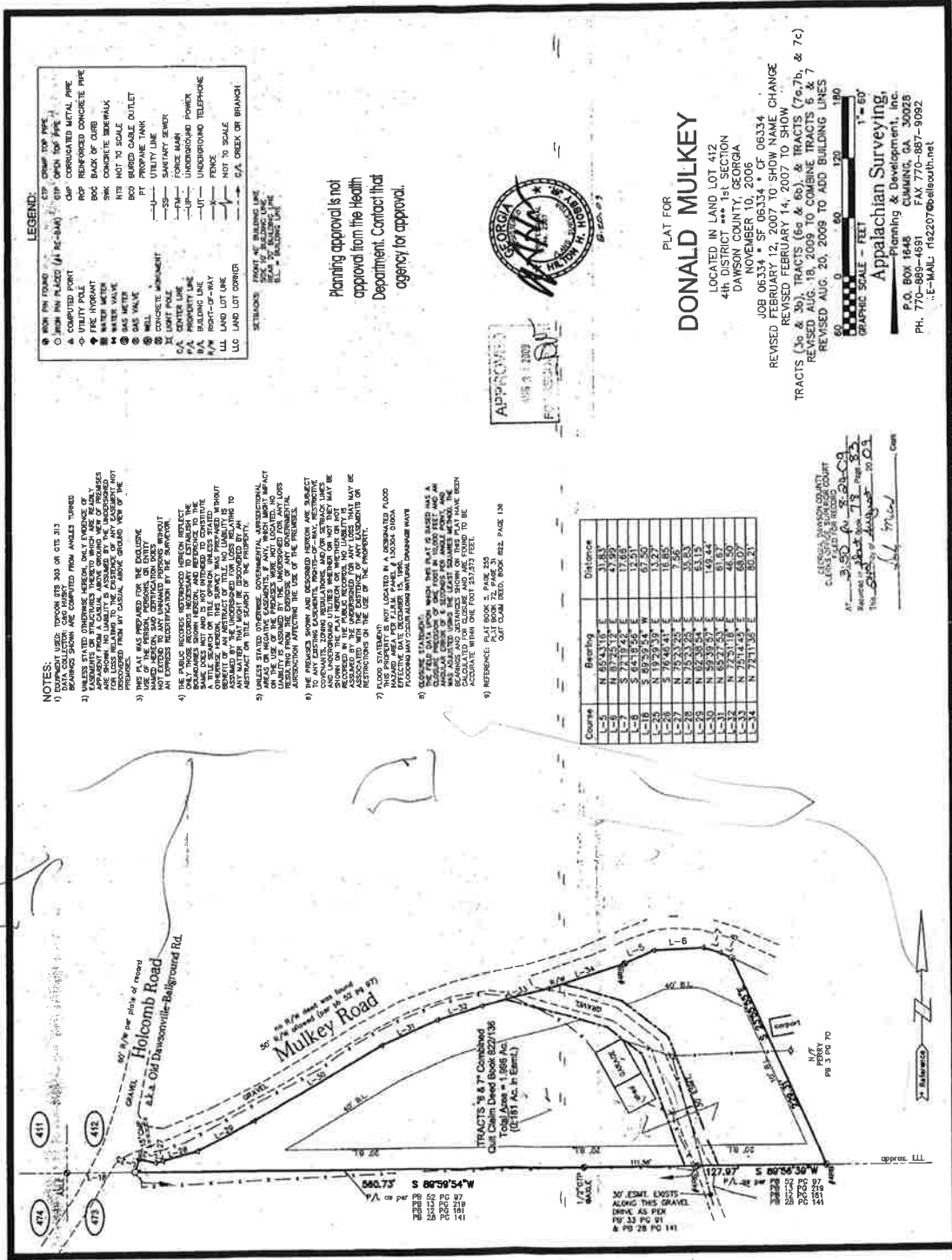
Georgia
Notary Public
My commission expires



2019 OCT 29 10 30 AM

11/02/2007 10:03 AM

This I looked up, and there before me was a man with a measuring line in his hand! 2006, 201



- LEGEND:**
- ① 2006 SURVEY
 - ② 2007 SURVEY
 - ③ 2008 SURVEY
 - ④ 2009 SURVEY
 - ⑤ 2010 SURVEY
 - ⑥ 2011 SURVEY
 - ⑦ 2012 SURVEY
 - ⑧ 2013 SURVEY
 - ⑨ 2014 SURVEY
 - ⑩ 2015 SURVEY
 - ⑪ 2016 SURVEY
 - ⑫ 2017 SURVEY
 - ⑬ 2018 SURVEY
 - ⑭ 2019 SURVEY
 - ⑮ 2020 SURVEY
 - ⑯ 2021 SURVEY
 - ⑰ 2022 SURVEY
 - ⑱ 2023 SURVEY
 - ⑲ 2024 SURVEY
 - ⑳ 2025 SURVEY
 - ㉑ 2026 SURVEY
 - ㉒ 2027 SURVEY
 - ㉓ 2028 SURVEY
 - ㉔ 2029 SURVEY
 - ㉕ 2030 SURVEY

NOTES:

- 1) DATA COLLECTED FROM THE SURVEY IS AS SHOWN ON THIS PLAN.
- 2) UNLESS STATED OTHERWISE, PERSON ONLY POSSESSOR OF THE PROPERTY IS ASSUMED TO BE THE OWNER OF THE PROPERTY.
- 3) THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE OF THE CLIENT AND IS NOT TO BE REPRODUCED OR USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR.
- 4) THE PUBLIC RECORDS REFERENCE SURVEY CONTACT INFORMATION IS AS SHOWN ON THIS PLAN. THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT.
- 5) UNLESS STATED OTHERWISE, THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT.
- 6) THE PROVISIONS SHOWN AND DESCRIBED HEREON ARE SUBJECT TO ANY EXISTING COVENANTS, EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, AND UNDERGROUND UTILITIES WHETHER OR NOT THEY ARE RECORDED IN THE PUBLIC RECORDS. NO LIABILITY IS ASSUMED BY THE SURVEYOR FOR LOSSES RESULTING FROM THE ASSOCIATION WITH THE EXISTENCE OF ANY EASEMENTS OR RESTRICTIONS ON THE USE OF THE PROPERTY.
- 7) THIS PROPERTY IS NOT LOCATED IN A DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FLOOD HAZARD MAP EFFECTIVE DATE DECEMBER 15, 2006.
- 8) THE FIELD DATA WHICH THIS PLAN IS BASED UPON INCLUDES THE DISTANCE AND BEARING OF ALL LINES AND BEARINGS AND DISTANCES SHOWN ON THIS PLAN HAVE BEEN ACCURATE WITHIN ONE FOOT ± 24.7573 FEET.
- 9) REFERENCE: PLAT BOOK 2, PAGE 255 OUT CORNER 1000, 1000, 1000, 1000, 1000



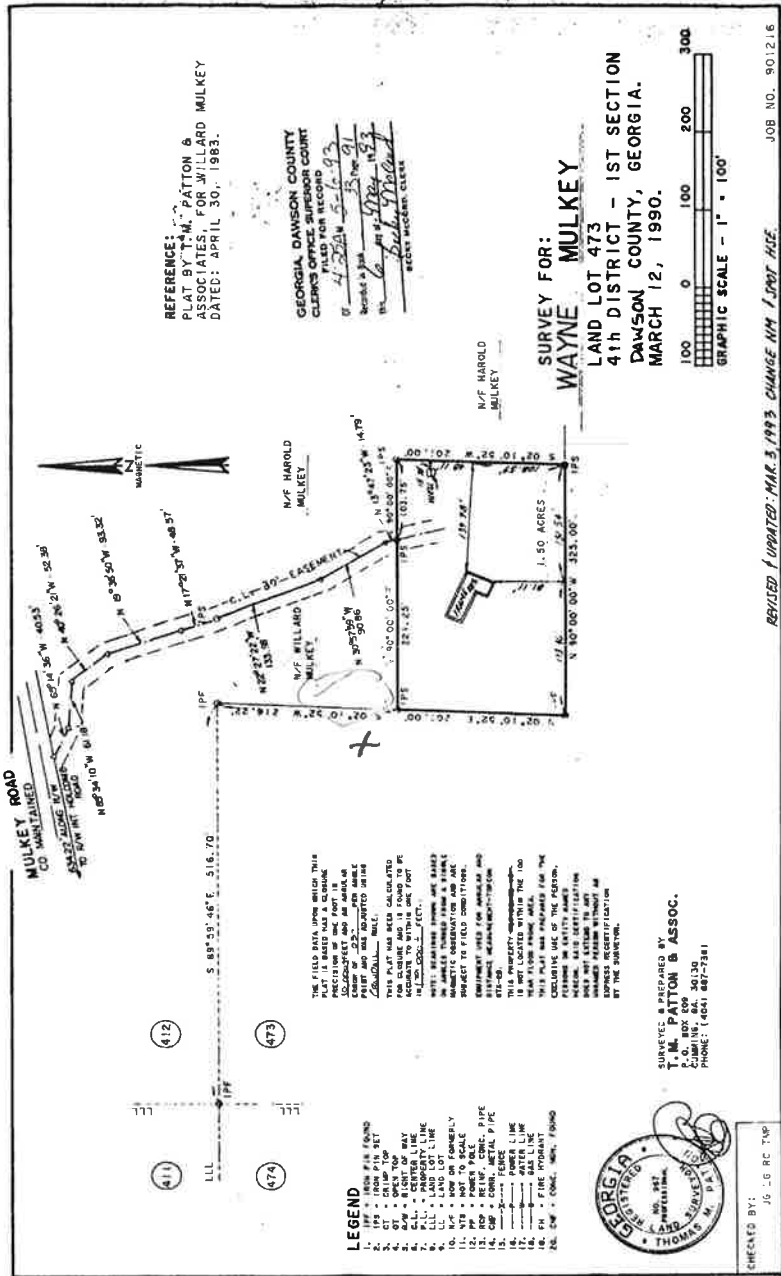
PLAT FOR
DONALD MULKEY
 LOCATED IN LAND LOT 412
 4th DISTRICT *** 1st SECTION
 DAWSON COUNTY, GEORGIA
 NOVEMBER 10, 2008

JOB 06334 • SF 06334 • CF 06334
 REVISED FEBRUARY 12, 2007 TO SHOW NAME CHANGE
 TRACTS 36 & 37, TRACTS 66 & 68, TRACTS 76, 7b, & 7c
 REVISED AUG. 20, 2008 TO ADD BUILDING LINES
 REVISED AUG. 20, 2008 TO ADD BUILDING LINES

Appalachian Surveying,
 Surveying & Mapping
 P.O. BOX 1648
 CLARKSBURG, GA 30025
 PH. 770-889-4891 FAX. 770-887-9092
 E-MAIL: r12207@elloubt.net

Curved in line was across the neighbor's boundary mark, and all the people shall say, "Amen." Best. 27117

21 JUL 26 11:08 AM



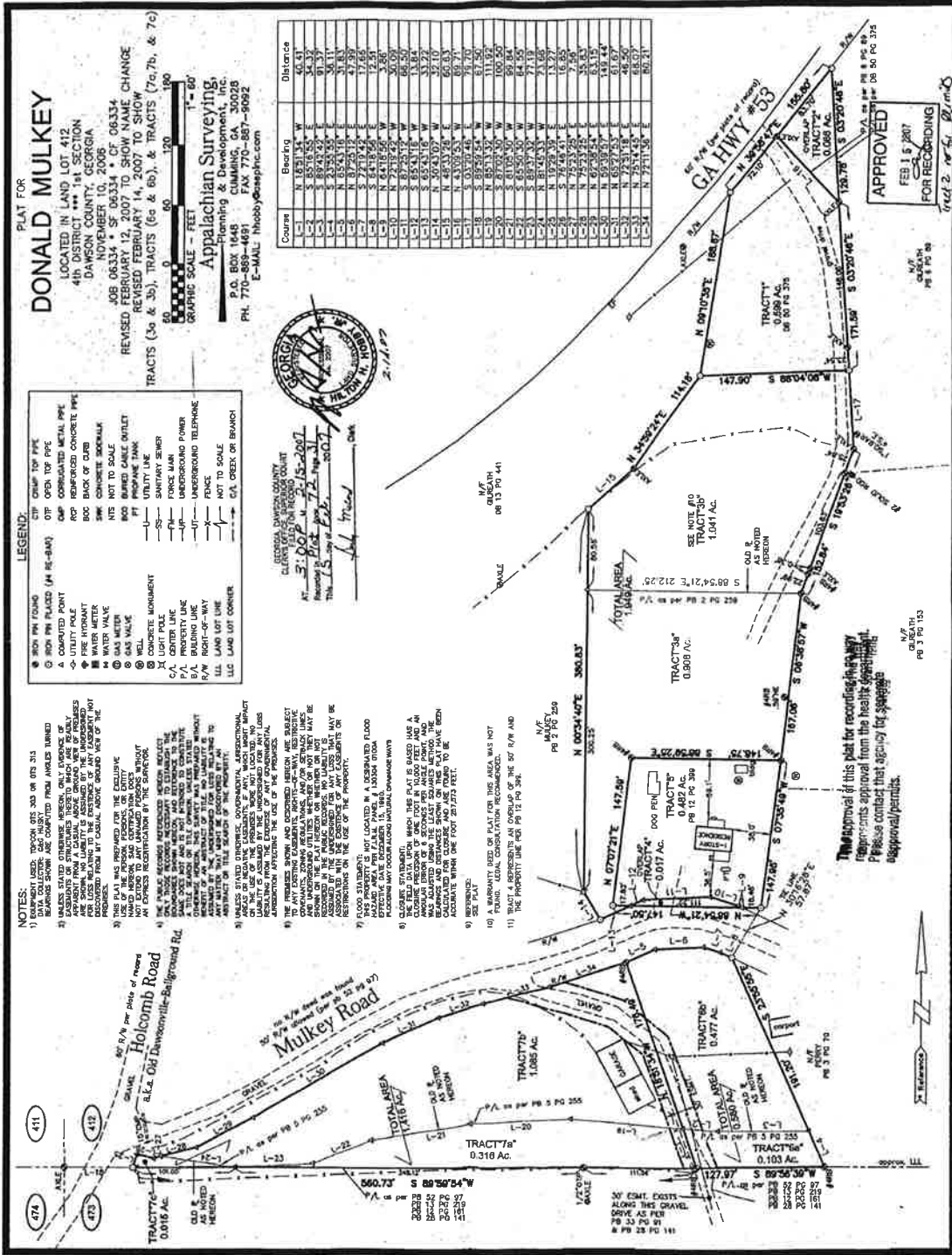
T.M. PATTON & ASSOC.
P.O. BOX 809
COLUMBIA, GA 31906
PHONE (706) 887-2381



CHECKED BY: JG LG RC TWP

P.B. 33, p. 91

Then I looked up, and there before me was a man with a measuring line in his hand! Zech. 2:1



Official Tax Receipt
Nicole Stewart
DAWSON COUNTY Tax Commissioner

25 Justice Way Suite 1222
 Dawsonville, GA 30534

Trans No	Property ID/District Description	Original Due	Interest & Penalty	Prev Paid	Amount Due	Amount Paid	Transaction Balance
9536 Year-Bill No 2020 - 9959	037 016 003 / 001 LL 412 LD 4-1 TRACT 1 FMV: \$145,600.00	1,378.14	0.00 Fees 0.00	0.00	1,378.14	1,378.14	0.00
						Paid Date 10/2/2020 08:12:48	Current Due 0.00
Transactions:	9536 - 9537 Totals	1,378.14	0.00	0.00	1,378.14	1,378.14	0.00

Paid By :

MULKEY WAYNE JOSEPH

MULKEY WAYNE

Cash Amt: 0.00

Check Amt: 0.00

Charge Amt: 0.00

Change Amt: 0.00

Check No

Refund Amt: 0.00

Charge Acct

Overpay Amt: 0.00



Official Tax Receipt
Nicole Stewart
DAWSON COUNTY Tax Commissioner

25 Justice Way Suite 1222
 Dawsonville, GA 30534

Trans No	Property ID/District Description	Original Due	Interest & Penalty	Prev Paid	Amount Due	Amount Paid	Transaction Balance
9537 Year-Bill No 2020 - 9960	037 035 / 001 LL 473 LD 4-1 FMV: \$9,800.00	92.76	0.00 Fees 0.00	0.00	92.76	92.76	0.00
						Paid Date 10/2/2020 08:12:48	Current Due 0.00
Transactions:	9536 - 9537 Totals	92.76	0.00	0.00	92.76	92.76	0.00

Paid By :

MULKEY WAYNE JOSEPH

MULKEY WAYNE JOSEPH

Cash Amt: 1,500.00

Check Amt: 0.00

Charge Amt: 0.00

Change Amt: 29.10

Check No

Refund Amt: 0.00

Charge Acct

Overpay Amt: 0.00

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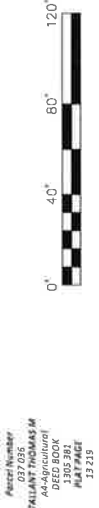
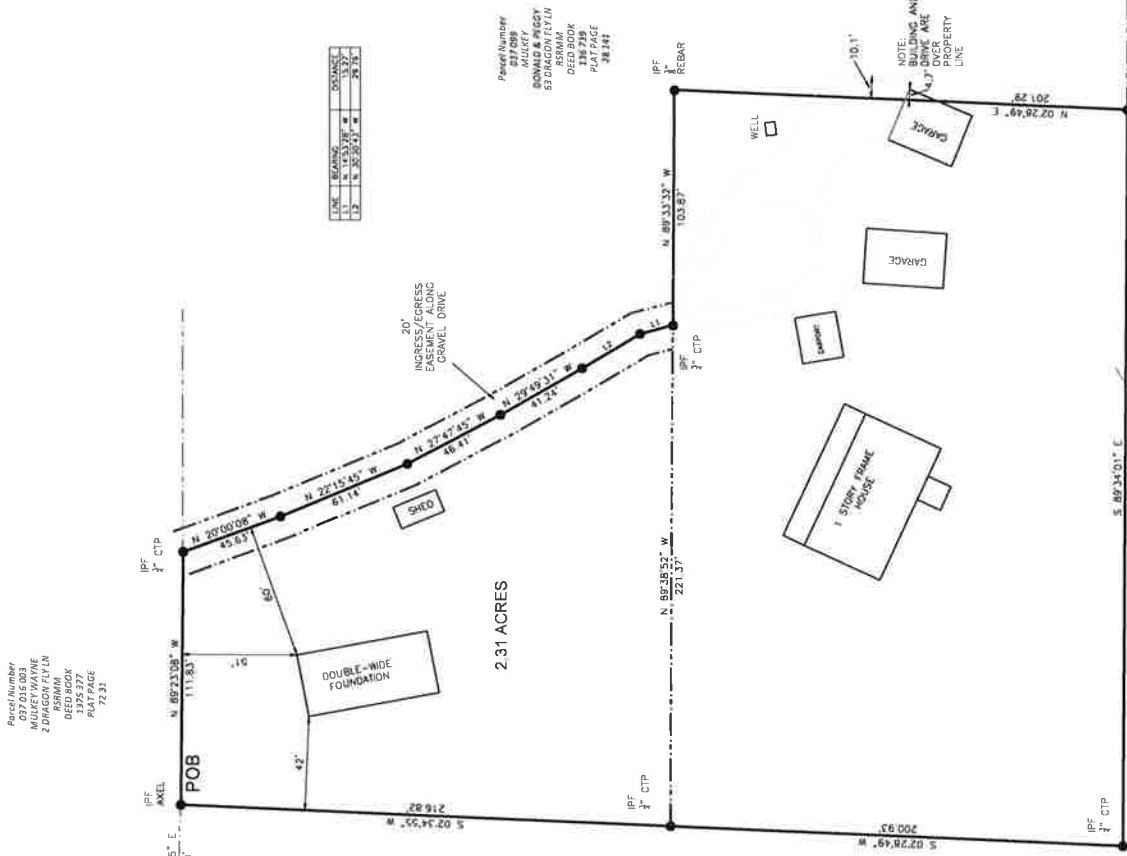
NO.	REVISION DESCRIPTION	BY	DATE

MICHAEL S. KELLEY
 R.L.S.#2313
 323 MARTIN BYERS ROAD
 DALTON, GA 30535 (706) 864-8639
 kelleysurveying@gmail.com

COMBINATION PLAT
 WAYNE MULKEY
 2.31 ACRES
 LAND LOT 473 4TH DISTRICT
 1ST SECTION
 DAWSON COUNTY, GEORGIA

DRAWING #COB18-21
 DRAWN BY: RSK
 FIELD BOOK: EXPLORER
 COGO NAME: MULKEY
 DRAWN BY: RSK

SHEET 1 OF 1



Point Number
 027035 083
 MULKEY WAYNE
 2 DRAGON FLY LN
 DEED BOOK
 1376377
 PLAT PAGE
 7133

Point Number
 217 099
 MULKEY
 60 WAGON CRY
 63 DRAGON FLY LN
 DEED BOOK
 1382780
 PLAT PAGE
 38181

Point Number
 TALLANT THOMAS M
 44 Agricultural
 1306 381
 PLAT PAGE
 13 219

LL 411
 LL 473
 LL 474
 LL 412

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

- HORIZONTAL DATUM IS GEORGIA STATE WEST GROUND CONTROL SYSTEM NORTH AMERICAN DATUM OF 1983 UNLESS OTHERWISE NOTED ON THE NORTH ARROW
- ALL DEED BOOK REFERENCES SHOWN HEREON ARE RECORDED IN THE CLERK OF SUPERIOR COURT'S OFFICE OF DAWSON COUNTY, GEORGIA
- SUBJECT AND ADJACENT PROPERTY OWNERS DEED REFERENCES WERE PROVIDED BY MICHAEL S. KELLEY R.L.S.#2313 AND ARE NOT GUARANTEED AS TO THE ACCURACY OF SUCH REFERENCES
- LOCATIONS ARE ACCURATE ONLY WHERE DIMENSIONS ARE GIVEN
- JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS AND/OR THE STATE OF GEORGIA DEPARTMENT OF NATURAL RESOURCES, LOT OWNERS ARE SUBJECT TO PERMIT APPLICATION AND APPROVAL
- THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA PER THE FEDERAL FLOOD INSURANCE RATE MAP
- THIS SURVEY COMPLIES WITH THE RULES OF THE GEORGIA BOARD OF PROFESSIONAL SURVEYORS, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A GUARANTEE OF ACCURACY OR LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS SURVEY
- THIS SURVEY COMPLIES WITH THE RULES OF THE GEORGIA BOARD OF PROFESSIONAL SURVEYORS, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A GUARANTEE OF ACCURACY OR LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS SURVEY
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SURVEY DATA
 NOTE: THIS SURVEY DOES NOT GUARANTEE THE ACCURACY OF THE DATA SHOWN HEREON. THIS PROPERTY IS SHOWN AS SHOWN ON THE PLAT.
 TOTAL AREA = 2.31 ACRES
 E.O.C. FIELD = 1 IN 8000
 ANGLE ERROR = 2" PER ANGLE POINT
 ADJUSTED BY: COMPASS RULE
 EQUIPMENT USED: TOTAL STATION
 FIELD WORK COMPLETED ON: 07-21-2021

REFERENCES:
 PLAT BOOK 33 PAGE 91
 DEED BOOK 1376 PAGE 73

LEGEND
 AND LOT LINE
 PS = IRON PIN SET #4 REBAR
 PF = IRON PIN FOUND
 W/F = WOOD FORMERLY FOUND
 W = WOOD FORMERLY FOUND
 W/F = WOOD FORMERLY FOUND
 W = WOOD FORMERLY FOUND

SURVEYORS CERTIFICATION

"AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE RELEVANT GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL SURVEYORS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67."

MICHAEL STEWART KELLEY GA RLS #2313

08-18-2021



Michael Kelley

DAWSON COUNTY REZONING APPLICATION

SU-21-04
ZA

This portion to be completed by Zoning Administrator

Tax Map & Parcel # (TMP): 418 068

Submittal Date: 8-17-21 Time: 2:30 am (pm) Received by: [Signature] (staff initials)

Fees Assessed: 250.00 Paid: CC Commission District: 3

Planning Commission Meeting Date: Sept.

Board of Commissioners Meeting Date: Oct.

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Jackie Townley

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: 8-17-21 Applicant Signature: [Signature]

PROPERTY OWNER/PROPERTY INFORMATION

Name: Jackie + Lynn Townley

Street Address of Property being rezoned: special use 1041 Way Hill Park Rd. Dawsonville, GA 30534

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

Directions to Property (if no address): _____

21 AUG 12 2:58 PM

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

Current Use of Property: _____

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 VCR South R-A/RSP East R-A West R-A/VCR

Future Land Use Map Designation: RSP

Access to the development will be provided from:

Road Name: War Hill Park Rd Type of Surface: asphalt

REQUESTED ACTION & DETAILS OF PROPOSED USE

[] Rezoning to: _____ [] Special Use Permit for: temporary sawmill

Proposed Use: temporary sawmill

Existing Utilities: Water Sewer [] Gas Electric

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

RESIDENTIAL

No. of Lots: N/A 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

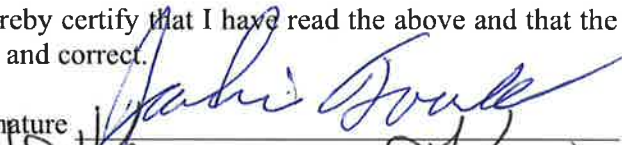
I hereby request the action contained within this application relative to the property shown on the attached plats and site plan and further request that this item be placed on both the Planning Commission and Board of Commissioners agenda(s) for a public hearing.

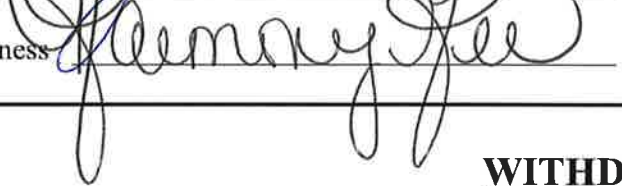
I understand that the Planning & Development staff may either accept or reject my request upon review. My request will be rejected if all the necessary data is not presented.

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 _____

Witness  Date _____

WITHDRAWAL

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

I hereby withdraw application # _____

Signature _____ Date _____

Withdrawal of Application:

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

2009 09 23 10:53 AM

SU
ZA 21-124

TMP#: 418-068

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 418 066 1. _____
- TMP 418 078 2. _____
- TMP 418 067 3. _____
- TMP 418 084 4. _____
- TMP 091 5. _____
- TMP 077008 6. _____
- TMP 077001 7. _____
- TMP 068001 8. _____
- TMP 416 056 9. _____
- TMP 055 10. _____
- TMP 058 11. _____
- TMP _____ 12. _____
- TMP _____ 13. _____
- TMP _____ 14. _____
- TMP _____ 15. _____

Use additional sheets if necessary.

21 APR 12 2:58 PM

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

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

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

This notice and acknowledgement shall be public record.

Applicant Signature: *Jackie Townley*

Applicant Printed Name: Jackie Townley

Application Number: SU 21-04

Date Signed: 8.18.21

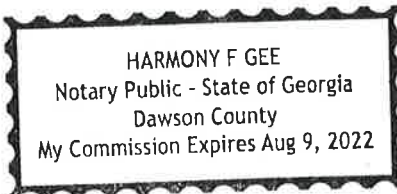
Sworn and subscribed before me

this 18 day of August, 2021.

Harmony F GEE
Notary Public

My Commission Expires: August 9, 2022

Notary Public Seal



21 AUG 13 2:50 PM

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

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

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

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

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

Amount \$ _____ Date: _____

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

Signature of Applicant/Representative of Applicant:

_____ Date: _____

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

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

2:40:12
2:50:00

PROPERTY OWNER AUTHORIZATION

I/we, Jackie Townley, hereby swear that I/we own the property located at (fill in address and/or tax map & parcel #): L18-068

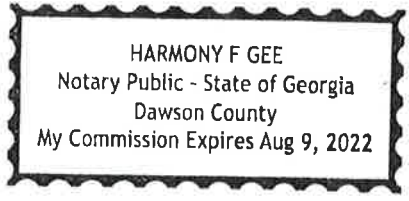
as shown in the tax maps and/or deed records of Dawson County, Georgia, and which parcel will be affected by this request.

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: Jackie Townley
Signature of applicant or agent: Jackie Townley 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 18 day of August, 2021.
Harmony Gee
Notary Public
My Commission Expires: August 9, 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.)

2022 AUG 18 11:52 AM

Dawson County, Georgia Board of Commissioners

Affidavit for Issuance of a Public Benefit

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

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

X

I am a United States citizen.

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

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

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

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

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

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

Executed in Dawsonville (city), Georgia (state)

[Signature]
Signature of Applicant

8-18-21
Date

Jackie Townley
Printed Name

Name of Business

SUBSCRIBED AND SWORN BEFORE ME ON

THIS 12 DAY OF August, 2021

[Signature] Notary Public

My Commission Expires: August, 2022

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

{Notary Seal}

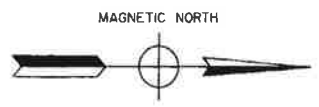
2021 AUG 12 2:59 PM

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

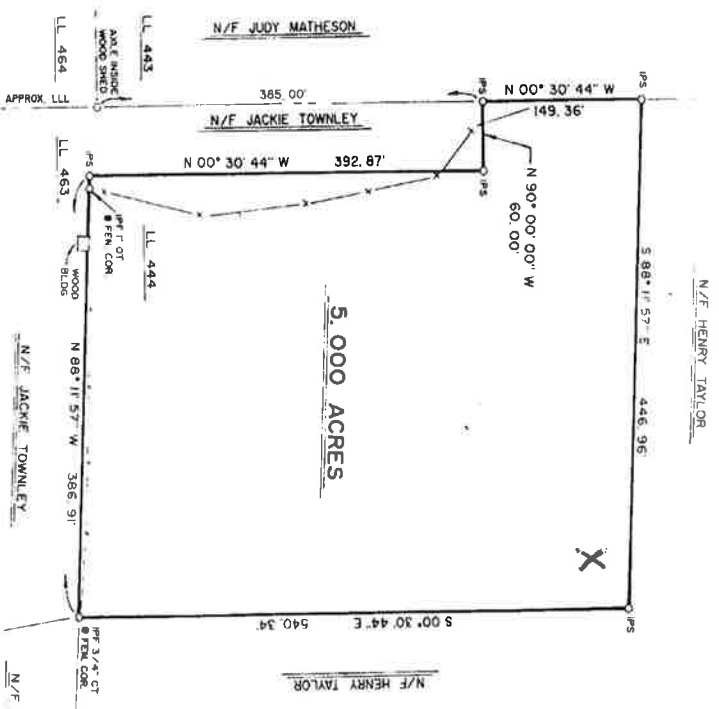
The following list of secure and verifiable documents, published under the authority of O.C.G.A. § 50-36-2, contains documents that are verifiable for identification purposes, and documents on this list may not necessarily be indicative of residency or immigration status.

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

Site Plan & Record Plat



DELL CONNER
REGISTERED PROFESSIONAL SURVEYOR
No. 2160
STATE OF GEORGIA



5.000 ACRES

ACCESS TO PROPERTY THRU OTHER LANDS OF TOWNLEY

THIS PROPERTY IS NOT LOCATED WITHIN THE 100 YEAR FLOOD AREA PER OFFICIAL "FIRM FLOOD HAZARD MAPS" PANEL NUMBER J3004 0773 A.

REFERENCE:
PLAT FOR MATHERSON (PB 13, PG. 73)
PLAT FOR THOMPSON (PB 16, PG. 2871).

LEGEND

- IPF IRON PIN SET
- IPF IRON PIN FOUND
- R/W RIGHT OF WAY
- W WATER LINE
- F FENCE LINE
- LL LAND LOT LINE
- CT CRUISE TOP
- O OPEN TOP
- OT OPEN TOP
- PROPRTY LINE
- R/F RAILROAD FENCE
- N/P NON-CORRODED METAL PIPE
- C/P CORRODED METAL PIPE
- N.T.S. NOT TO SCALE
- POWER LINE

EQUIPMENT USED FOR MEASUREMENT ANGLE: THEODOLITE (ON STATION) DISTANCE: T.M. (ON STATION)

THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS A DOUBLE PRECISION OF ANGULAR MEASUREMENT PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE AND WAS ADJUSTED USING COMPASS RULE THIS PLAT HAS BEEN QUANTIFIED FOR CHAIN AND FOUND TO BE WITHIN ONE FOOT IN 442,983 FEET

GEORGIA DAWSON COUNTY
CLERK'S OFFICE, SURVEY COURT
RECORDED
31 38 0 0 2-3-96
Recorded in Book 38 Page 19
The date of recording is 19 96
D.C.B.



LAND LOT: 444
DISTRICT: SOUTH-HALF 13TH
COUNTY: DAWSON
DATE: 1/31/96
SECTION: 1ST
STATE: GEORGIA
FILE NO: 96C06

SURVEY FOR
JACKIE TOWNLEY

Yonaman Surveying, Inc.
Route 4 Box 4169 G, Oak Road
Dawsonville, Georgia 30534
(706) 26-0585

Owner Information

TOWNLEY JACKIE & LYNN R

DAWSONVILLE, GA 30534

Payment Information

Status	Paid
Last Payment Date	10/15/2020
Amount Paid	\$457.70

Property Information

Parcel Number	L18 068
District	1 DAWSON COUNTY UNINCORPORATED
Acres	15.89
Description	LL 443 444 LD 13-S
Property Address	24 LAINA BENNETT RD
Assessed Value	\$144,860
Appraised Value	\$362,150

Bill Information

Record Type	Property
Tax Year	2020
Bill Number	14127
Account Number	31736
Due Date	12/01/2020

Taxes

Base Taxes	\$457.70
Penalty	\$0.00
Interest	\$0.00
Total Due	\$0.00



Overview



Legend



Parcel ID: L18 068
Alt ID: 1757
Owner: TOWNLEY JACKIE & LYNN R
Acres: 15.89
Assessed Value: \$299150

Date created: 8/12/2021
Last Data Uploaded: 8/12/2021 2:10:57 AM

Developed by  Schneider
GEOSPATIAL

LEGEND

- 1. BL = BENCH MARK
- 2. BB = BUILDING SETBACK LINE
- 3. CL = CENTER LINE
- 4. CM = CONC. MONUMENT FOUND
- 5. CH = CORRIGENDUM WITH P/F
- 6. CI = CURB TOP
- 7. CL = ELEVATION (FT)
- 8. LP = LINE OF PAVEMENT
- 9. FFL = FINISHED FLOOR SLAB
- 10. FS = FIRE HYDRANT
- 11. IS = IRON PIN FOUND
- 12. IS = IRON PIN SET
- 13. GL = LAND LOT
- 14. LL = LAND USE LINE
- 15. M/T = MOUNTAIN TOP
- 16. MS = MOUNTAIN TOP
- 17. UT = UTILITY TOP
- 18. *L = PROPERTY LINE
- 19. H/P = POINT OF BEGINNING
- 20. PP = POWER POLE
- 21. S/P = SIGN
- 22. RCF = REINFORCED CONC. PIPE
- 23. R/T = RIGHT OF WAY
- 24. * = GAS LINE
- 25. * = POWER LINE
- 26. * = RIVER LINE
- 27. * = TELEPHONE LINE
- 28. * = WATER LINE
- 29. * = FENCE
- 30. * = STREET ADDRESS

THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLERICAL PRECISION OF ONE FOOT IN $1/4$ INCH TRAVEL FEET AND AN ANGULAR ERROR OF SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN $1/4$ INCH FEET.

DATE OF SURVEY: 3/15/00

BEARINGS SHOWN ARE BASED ON ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION AND ARE SUBJECT TO FIELD CONDITIONS.

THE EQUIPMENT USED FOR ANGULAR AND DISTANCE MEASUREMENTS WAS NIKON TOP GUN.

THIS PROPERTY IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PRONE AREA AS PER FLOOD INSURANCE RATE MAP NO. 130304 0175 A.

NOTES & REFERENCES
 1) PLAN FOR JACKIE TOWNLEY BY HENRY BAILEY DATED 9/30/80.



SURVEY FOR
JACKIE TOWNLEY
 LAND LOT 444
 SOUTH 1/2 13TH DISTRICT 1ST SECTION
 DAWSON COUNTY, GEORGIA
 MARCH 24, 2000

TECHNICAL LAND SERVICES INC d/b/a
RICHARD WEBB & ASSOCIATES
 Land Surveying Consultants
 P.O. BOX 561 CUMMING GA. 30028 (770)-889-8103
 181 WOODLAND DRIVE CUMMING GA. 30040



Scale 1" = 100' JOB NO. 20166

**DAWSON COUNTY PLANNING COMMISSION
PLANNING STAFF REPORT**

Applicant.....Jackie Townley

Amendment #SU 21-04

Request.....Special Use

Proposed UsePlacing a temporary saw mill on a R-A zoned parcel

Current ZoningR-A (Residential Agricultural)

Size.....15.89± acres

LocationWar Hill Park Rd./Laina Bennett Rd.

Tax ParcelL18 068

Planning Commission DateSeptember 21, 2021

Board of Commission Date.....October 21, 2021

Applicant Proposal

Mr. Townley is seeking a Special Use of his parcel so that a temporary saw mill may be set up on his parcel for up to 60 (sixty) months.

History and Existing Land Uses

Mr. Townley has owned this parcel for over forty years. His business and home adjoin the parcel.

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

Development Support and Constraints

This parcel is located in the southeastern region of the county and is adjacent to Mr. Townley's current businesses which consist of a construction company and a port-a-john business. The use requested is not intended to be used as a business but is strictly for personal use.

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 –“Unknown ingress and egress to the property site. Public Works would like to know the time limit for the temporary saw mill, information regarding ingress and egress points, description of trucks (size and type) that will be using the road and information on normal business operating times. Cannot fully access until ingress and egress is provided. Part of the property is located inside the flood plain and additional access points in the area will require additional permitting”

Environmental Health Department – No comments returned as of 9/9/2021.

Emergency Services – “No comment.”

Etowah Water & Sewer Authority – This parcel is on septic and a private well.

Dawson County Sheriff's Office – No comments returned as of 9/9/2021.

Analysis

The proposed use of the property would fit the general character of the region and will be located adjacent to a parcel already accustomed to trucks and work equipment. No additional truck traffic is expected as this will not be an operation open to the public.

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

A. The existing uses and classification of nearby property.

All adjacent properties are zoned Residential Agricultural and consistent with the Future Land Use Map. Residential Agricultural zoning does allow for the harvesting of timber.

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

There should be no diminishment of property values.

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

There should be no destruction of property values.

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

There should be no gain to the public if approved.

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

The 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 houses parts of Mr. Townley's other businesses.

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.

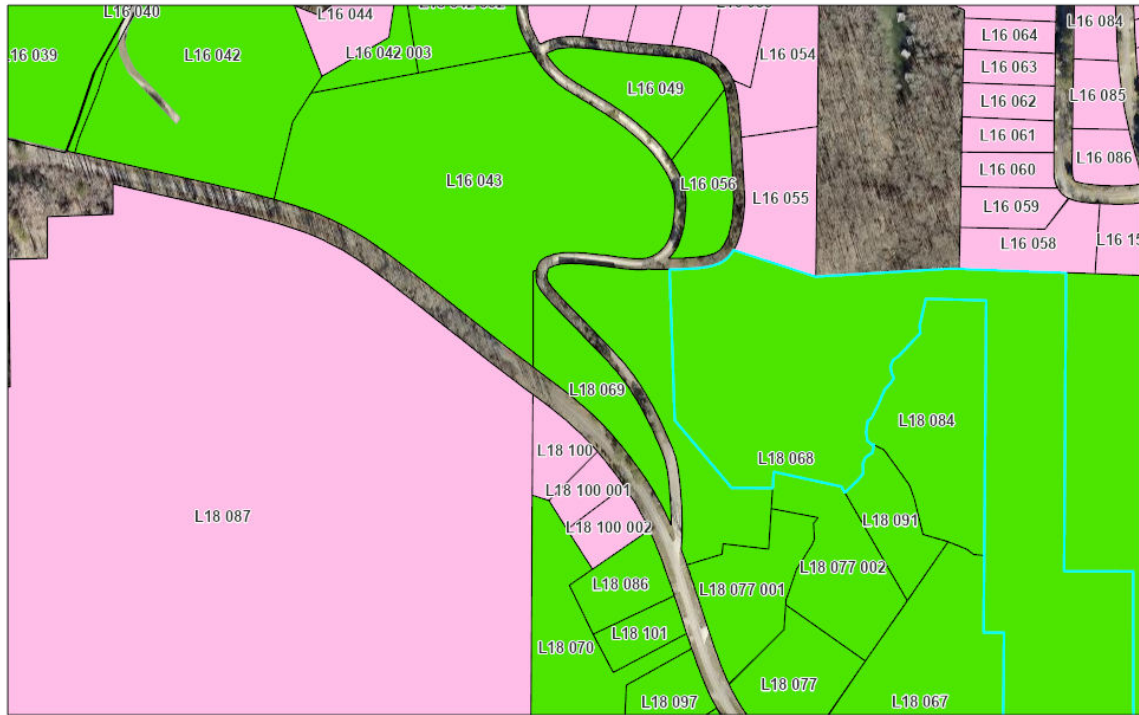
Temporary sawmills are currently only allowed for one year. With the volume of timber on the property and the intended casual and intermittent use of the sawmill Mr. Townley would like to leave it set up beyond the one year maximum allowance.

Pictures of Property:



Current Zoning Map:

Dawson County Current Zoning



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Energov Layers - Parcels VCR

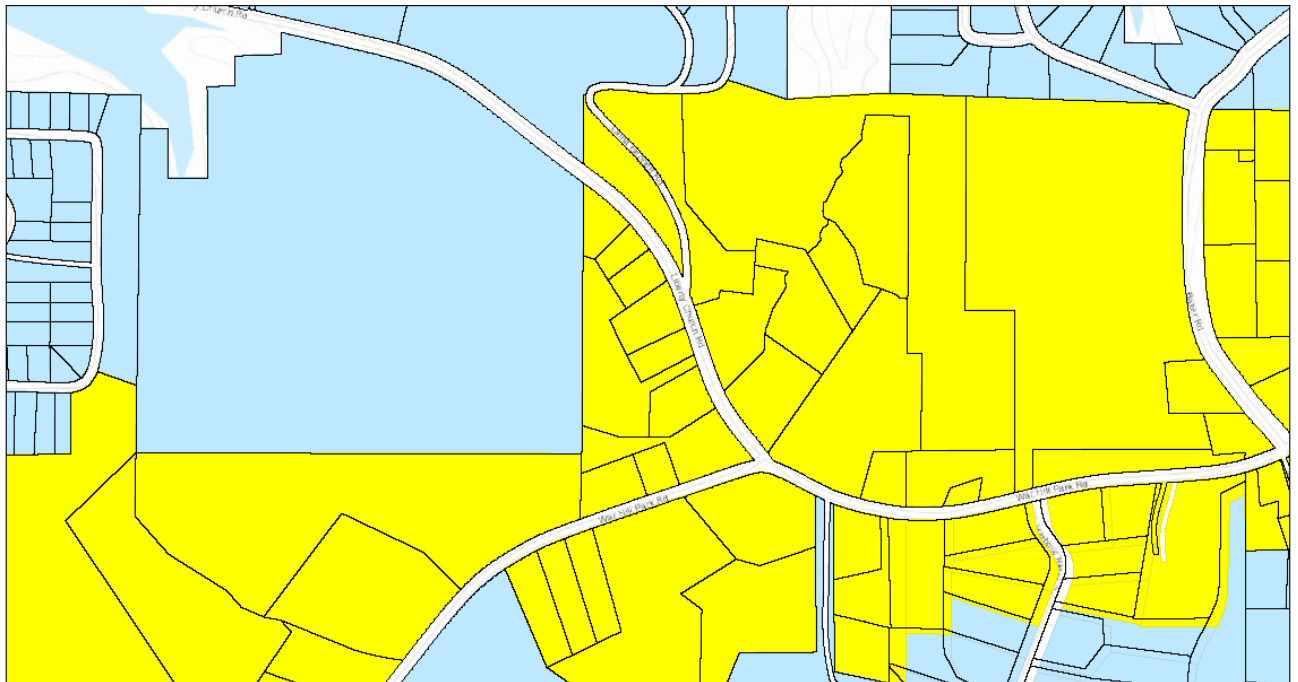
Energov Layers - Zoning

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 |

Future Land Use Map:

Future Land Use Map



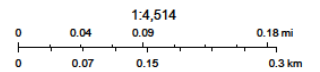
September 9, 2021

Parcels

FLU

SRR

RL



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

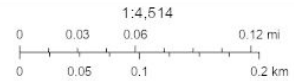
Topography:

Topo Map



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Parcels

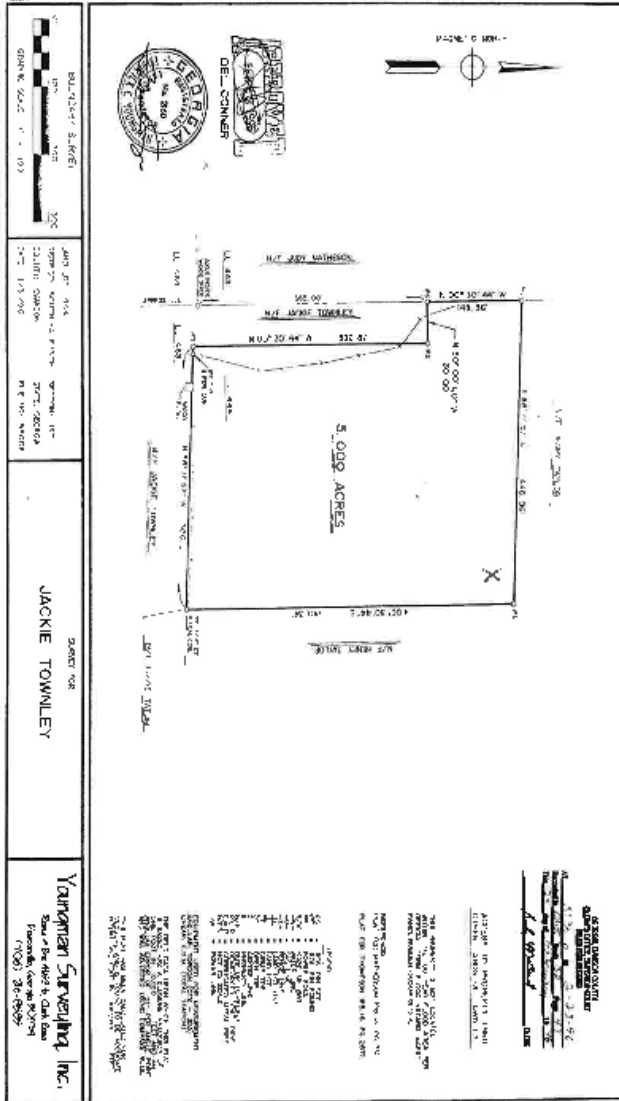


EagleView

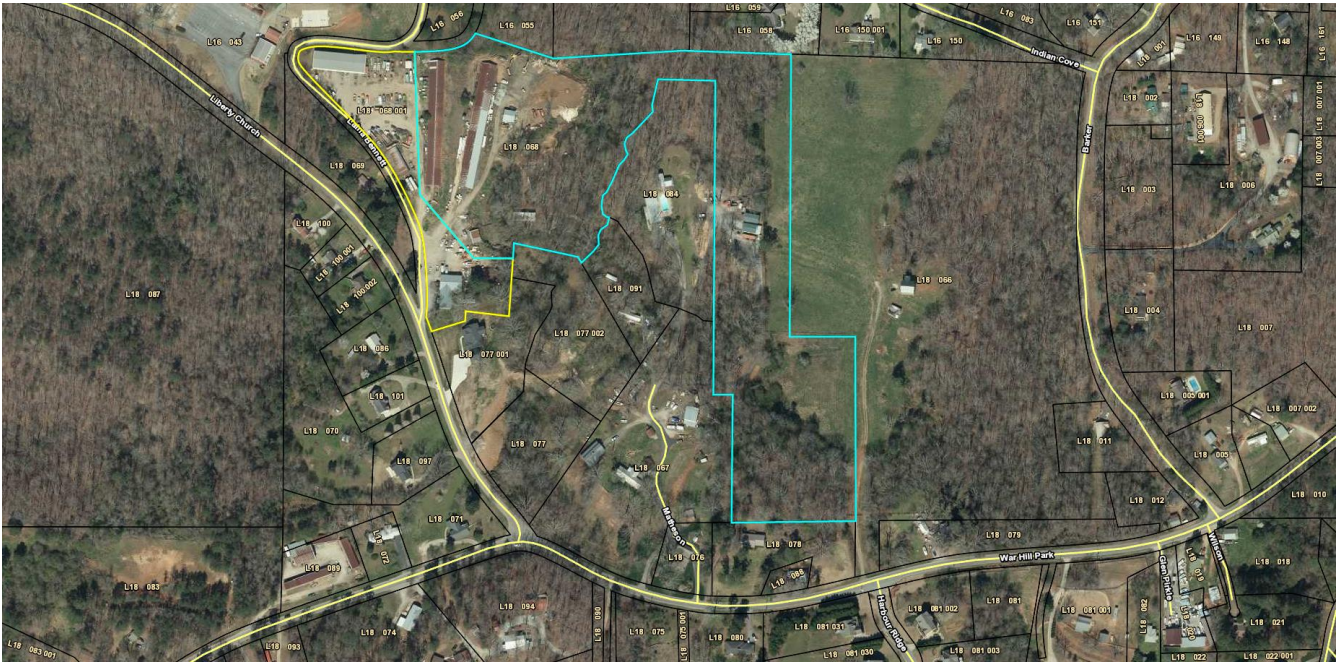
Dawson County

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

Site Plan:



Aerial:

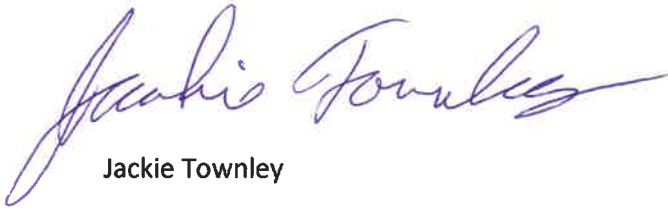


9/17/2021

To whom it may concern:

The Portable Wood-Mizer sawmill located behind the residence at 1061 War Hill Park, Dawsonville, GA 30534 for Jackie Townley is not intended for commercial industrial use. The sawmill is intended for sole purpose of personal or family members' use on this residence for the next 60 months.

Thank you –

A handwritten signature in blue ink that reads "Jackie Townley". The signature is fluid and cursive, with the first name "Jackie" being larger and more prominent than the last name "Townley".

Jackie Townley

**DAWSON COUNTY PLANNING COMMISSION
PLANNING STAFF REPORT**

Applicant.....Ethan Underwood-Miles, Hansford, & Tallant, LLC obo Sawnee EMC

Amendment #ZA 21-15

Request.....Rezone Property from C-HB (Commercial Highway Business) and R-A (Residential Agriculture) to C-IR (Commercial Industrial Restricted) and Special Use of Property for Semi-Public Services

Proposed UseTo develop approximately 171,900 square feet of Semi-Public Services

Current ZoningC-HB (Commercial Highway Business) & R-A (Residential Agriculture)

Size.....30.99± acres

LocationCarlisle Road

Tax Parcel115-004, 115-005, 115-005-001, 115-006, 115-007, and 115-008

Planning Commission DateSeptember 21, 2021

Board of Commission DateOctober 21, 2021

Applicant Proposal

The applicant requests a rezoning of parcels 115-004, 115-005, 115-005-001, 115-006, 115-007, and 115-008 for the purpose of developing 171,900 square feet of Semi-Public Services and will include 246 parking spaces. “The Applicant seek to develop and operate a customer service and utility operations office with construction and maintenance staging areas. The staging areas will include outside storage for fleet vehicles, electrical poles, transformers and other equipment necessary for electrical utilities operations”

History and Existing Land Uses

The current use of the property vacant and single-family residential homes. Two of the parcels (TMP 115-005-001 & 115-005) were rezoned in 2015 to Commercial Highway Business for the purpose of storing R-V’s.

Adjacent Land Uses	Existing zoning	Existing Use
North	R-A	Vacant
South	R-A	Vacant
East	C-HB & R-A	Commercial & Residential
West	CPCD	Commercial & RMF

Development Support and Constraints

The parcel is bordered on the north and south by large RA zoned tracts. The western tract is zoned C-PCD and properties to the east are zoned C-HB and RA. Carlisle Road has been improved within the past 10 years from its former gravel state to a curb and guttered paved roadway which should service the use well. The applicant has proposed vegetative buffers for screening along the north and south property lines.

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 Commercial Highway Business.

Public Facilities/Impacts

Engineering Department– “Public Works has no comments or recommendations.”

Environmental Health Department – No comments returned as 9/9/2021.

Emergency Services – Potential considerations for the proposed development of said property should the request be approved:

- 1) All buildings over 10,000 square feet shall be provided fire protection with the appropriate NFPA 13 automatic fire sprinkler system. {Dawson County Code of Ordinances, Ch. 22, Sect. 22-23(a)}
- 2) An automatic sprinkler system shall be provided throughout all buildings containing a Group S-1 occupancy where the following condition exists. “A Group S-1 fire area used for the storage or repair of commercial motor vehicles where the fire area exceeds 5,000 sq ft.” {2018 NFPA, 903.2.9(4), and 2018 NFPA, 903.2.9.1(4)}
- 3) Based on the size and type of construction of each building, minimum required fire flows and durations shall be provided in accordance with Table B105.1(2) of the 2018 IFC.
- 4) All required fire apparatus access roads shall comply with the requirements of Appendix D of the 2018 IFC.
- 5) Fire department access to all areas and buildings shall be ensured through installation of key boxes (Knox Boxes) in accordance with Sect. 506 of the 2018 IFC. Any motorized security gates shall be operable by means of a Knox key-switch, and non-motorized gates shall be secured with a Knox padlock.
- 6) Emergency responder radio operability, and any requirement for BDA’s, shall be determined and maintained in accordance with Sect. 510 of the 2018 IFC.

7) Proposed vehicle fueling stations may require application to and permitting by State of Georgia.

Etowah Water & Sewer Authority – No comments returned as of 9/9/2021.

Dawson County Sheriff's Office – No comments returned as 9/9/2021.

Analysis

This property is located in an area which has been trending away from residential use towards commercial/industrial uses for some time. An industrial park lies to the north less than one-half mile of this location. The use of gravel instead of asphalt would be encouraged within the open storage yard area to avoid excess non-pervious pavement and detention facilities should be constructed to effectively manage environmental runoff of fuels and oils from the vehicles proposed to be parked thereon.

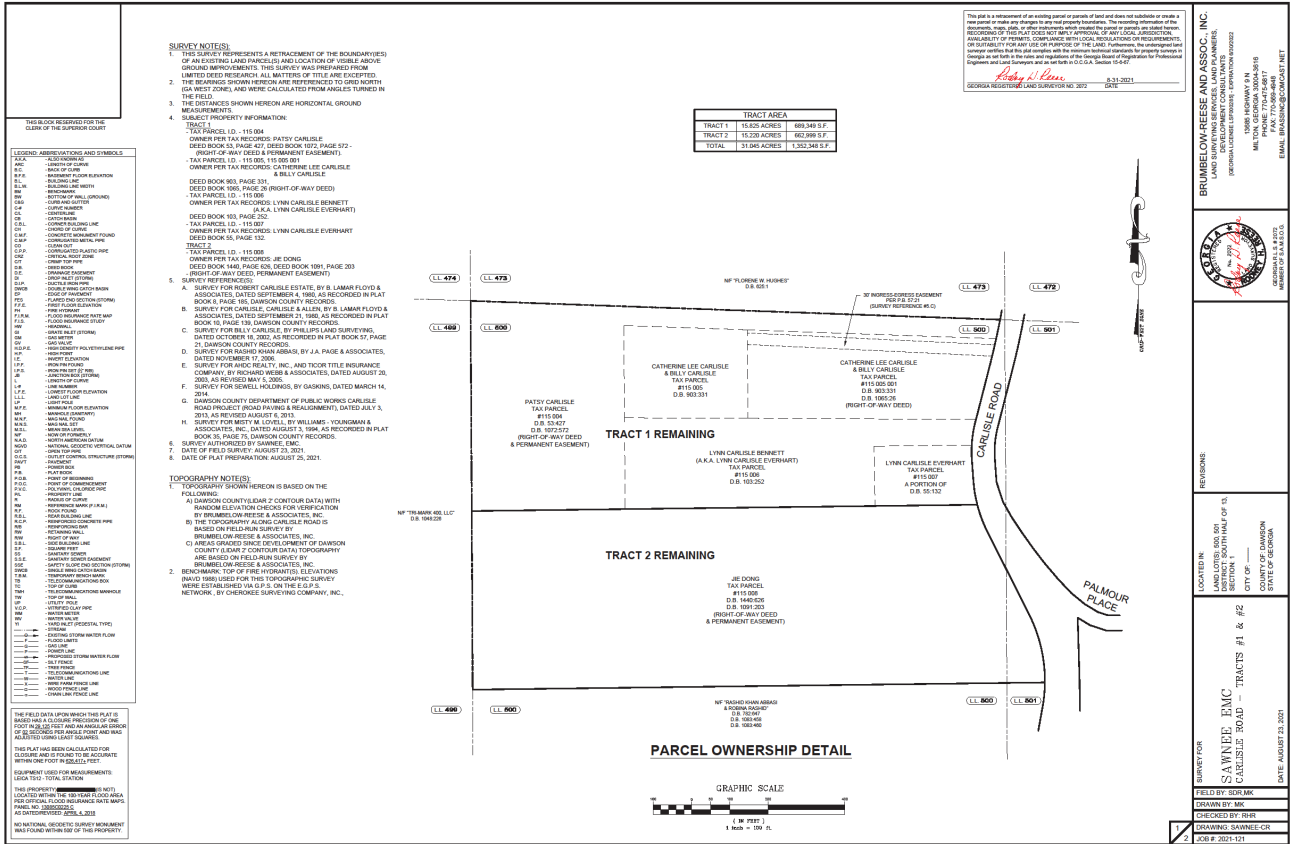
The following observations should be noted with respect to this request:

- A. The existing uses and classification of nearby property.**
Properties to the North and South are zoned RA. This parcel is adjacent a property zoned C-PCD to the west and a mix of residential and commercial properties are to the east.
- B. The extent to which property values are diminished by the particular land use classification.**
There should be no diminishment of property values.
- C. The extent to which the destruction of property values of the applicant promotes the health, safety, morals, or general welfare of the public.**
There should be no destruction of property values.
- D. The relative gain to the public, as compared to the hardship imposed upon the individual property owner.**
There should be public gain if the project is approved bringing jobs and economic growth to the county.
- E. The suitability of the subject property for the proposed land use classification.**
The property is suitable for the purposed land use classification however is designated as CHB within the Future Land Use Map.
- F. The length of time the property has been vacant under the present classification, considered in the context of land development in the area in the vicinity of the property.**
The property is a mix of commercial developed, residential and vacant land.
- G. The specific, unusual, or unique facts of each case, which give rise to special hardships, incurred by the applicant and/or surrounding property owners.**
None noted.

Pictures of Property:

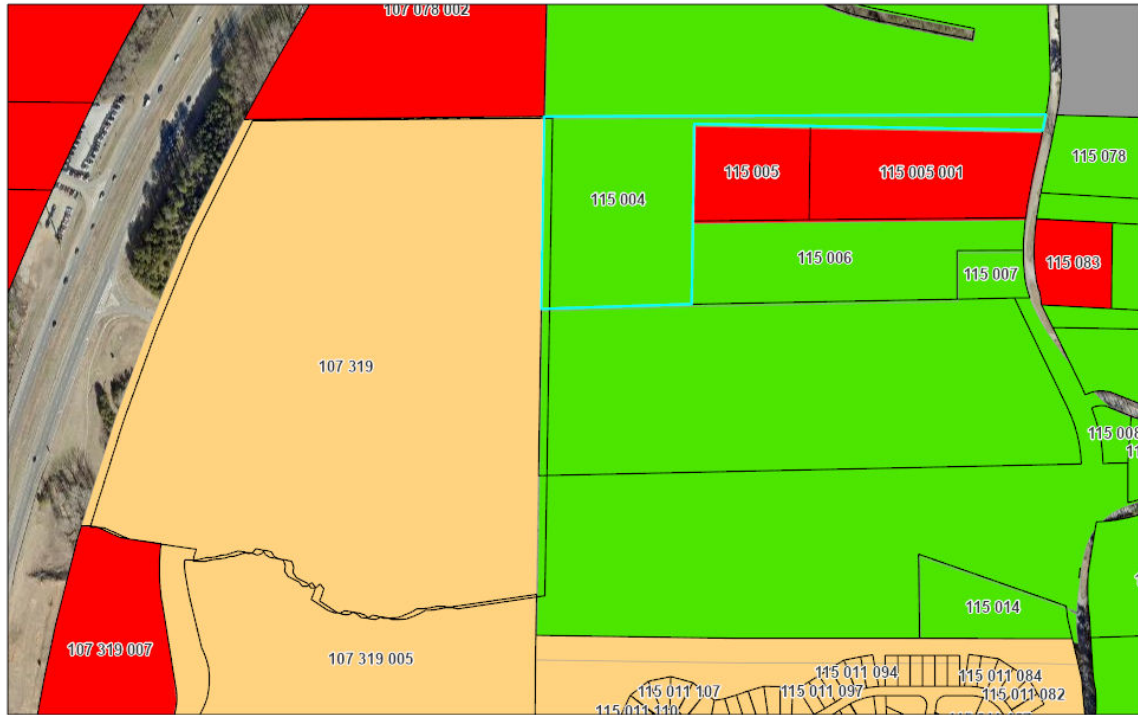


Plat:



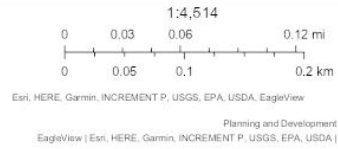
Current Zoning Map:

Dawson County Current Zoning



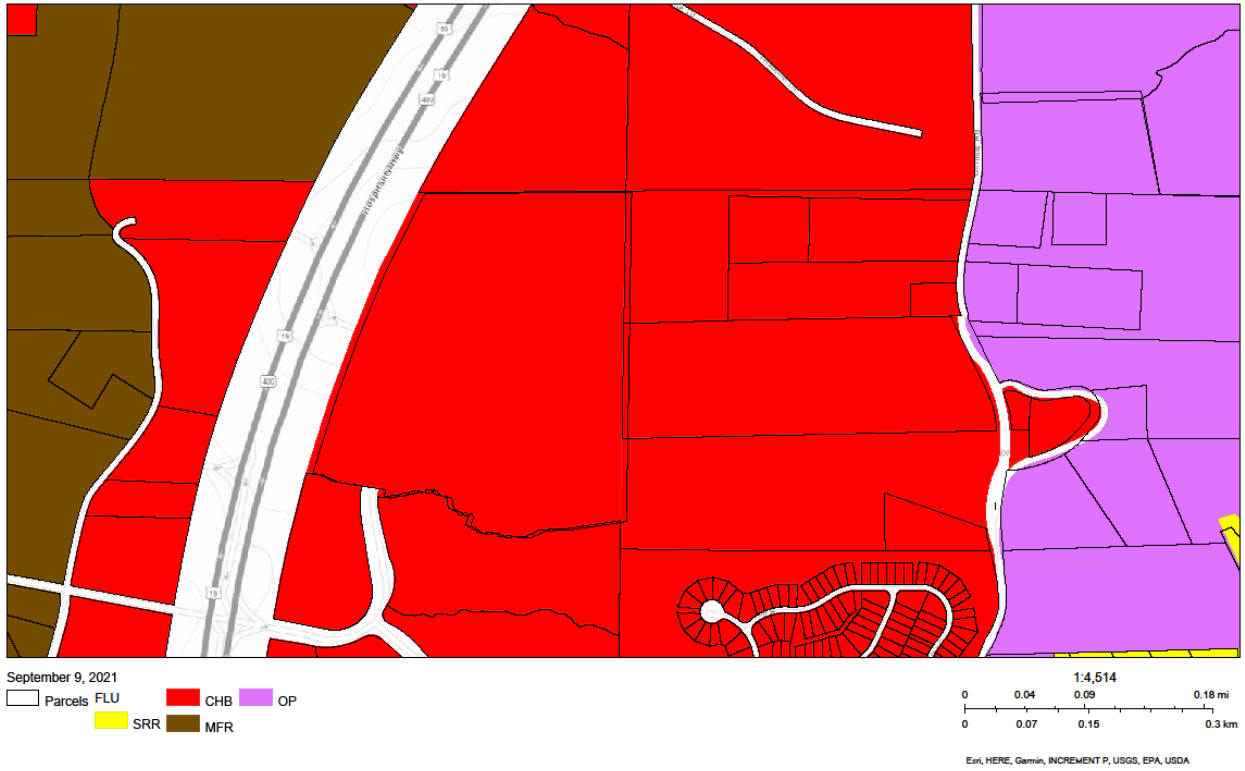
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- Energov Layers - Parcels
- Energov Layers - Zoning
- RA
- C-HB
- C-PCD
- C-IR



Future Land Use Map:

Future Land Use Map



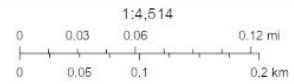
Topography:

Topo Map



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Parcels

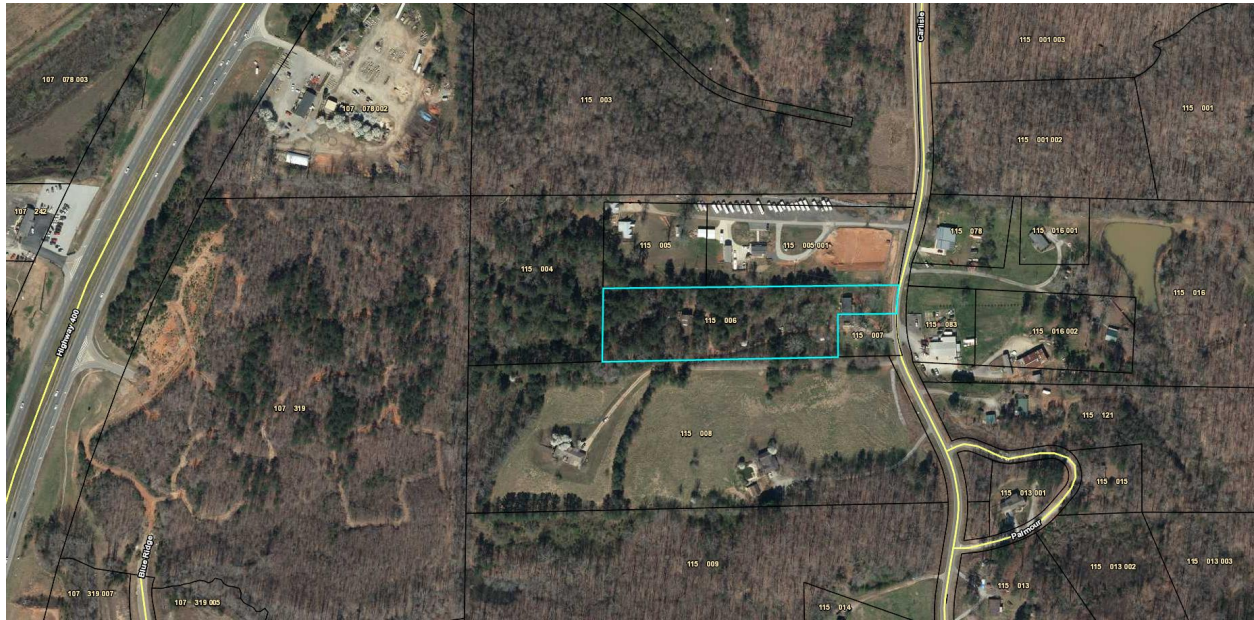


EagleView

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:



DAWSON COUNTY REZONING APPLICATION

This portion to be completed by Zoning Administrator

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

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Miles Hansford & Tallant, LLC - J. Ethan Underwood on behalf of
Sawnee Electric Membership Corporation

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

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

Meeting Date: TBD Applicant Signature: _____

PROPERTY OWNER/PROPERTY INFORMATION

Name: Patsy Carlisle, Catherine Lee Carlisle, Billy Carlisle, Lynn Carlisle Everhart, & Jie Dong

Street Address of Property being rezoned: 0, 530, 594, 596, & 644 Carlisle Road, Dawsonville, GA 30534

Rezoning from: C-HB & RA to: C-IR Total acreage being rezoned: Approximately 30.99 Acres

Directions to Property (if no address): _____

Type text here

21 AUG 12 4:11 PM

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

Current Use of Property: Agricultural & Residential

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

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

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

If yes, what section? North _____ South X

SURROUNDING PROPERTY ZONING CLASSIFICATION:

North RA South RA East C-HB / RA West C-PCD / C-HB

Future Land Use Map Designation: Commercial - Highway/Business

Access to the development will be provided from:

Road Name: Carlisle Road Type of Surface: Asphalt / Gravel

REQUESTED ACTION & DETAILS OF PROPOSED USE

Rezoning to: C-IR [] Special Use Permit for: Semi-Public Services

Proposed Use: Semi - Public Services

Existing Utilities: Water [] Sewer [] Gas Electric

Proposed Utilities: Water Sewer Gas Electric

RESIDENTIAL

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

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

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

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

COMMERCIAL & INDUSTRIAL

Building area: 171,900 sq. ft. No. of Parking Spaces: 246

109

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 Michael A. Foster Date 07/25/21
Witness J. Fisher Date 7/26/21

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.

PLANNING & DEVELOPMENT

ZA _____

TMP#: _____

List of Adjacent Property Owners

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

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

	<u>Name</u>	<u>Address</u>
TMP <u>115-003</u>	1. Amy Hardin Whitmire & Etal c/o Dawson Whitmire	908 Permitter Road, Dawsonville, GA 30534
TMP <u>115-001-002</u>	2. Liquidators Company LLC	2363 Bryant Road, Jasper, GA 30143
TMP <u>115-078</u>	3. Gerald Johnson	529 Carlisle Road, Dawsonville, GA 30534
TMP <u>115-016</u>	4. John W & Mildred Carlisle	615 Carlisle Road, Dawsonville, GA 30534
TMP <u>115-083</u>	5. Charles R. Kimbral	603 Carlisle Road, Dawsonville, GA 30534
TMP <u>115-121</u>	6. Barclay Reiser	3959 Branigan Court, Timnath, CO 80547
TMP <u>115-013-001</u>	7. Mark A & Helen F Robinson	P.O. Box 1228, Cumming, GA 30028
TMP <u>115-009</u>	8. Rashid Khan Abbasi & Robina Rashid	535 Kearny Court, Alpharetta, GA 30022
TMP <u>107-319</u>	9. Tri Mark 400 LLC	131 Prominence Court, Ste 230, Dawsonville, GA 30534
TMP <u>107-078-002</u>	10. Sewell Holdings Company LLC	4575 Webb Bridge Road #5543, Alpharetta, GA 30023
TMP _____	11. _____	_____
TMP _____	12. _____	_____
TMP _____	13. _____	_____
TMP _____	14. _____	_____
TMP _____	15. _____	_____

Use additional sheets if necessary.

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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: Michael A. Polz

Applicant Printed Name: Sawnee Electric Membership Corporation

Application Number: _____

Date Signed: 07/26/21

Sworn and subscribed before me

this 26 day of July, 2021.

[Signature]

Notary Public

My Commission Expires: 7/12/25



21AUG12 4:12PM

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 \$ 0 Date: 07/26/21

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

N/A

Signature of Applicant/Representative of Applicant:

Michael A. Bodin Date: 07/26/21

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 12 4:12 PM

PROPERTY OWNER AUTHORIZATION

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

Carlisle Road, Dawsonville, GA 30534 / 115-004

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: Sawnee Electric Membership Corporation

Signature of applicant or agent: Michael A. Brown Date: 02/26/21

Printed Name of Owner(s): Patsy Carlisle

Signature of Owner(s): Patsy Carlisle Date: 7/30/2021

Mailing address: _____

City, State, Zip: C _____

Telephone Number: Listed
Unlisted

Sworn and subscribed before me this 30 day of July, 20 21.

[Signature]
Notary Public

My Commission Expires: Aug 3, 2021



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

214612 4121

PROPERTY OWNER AUTHORIZATION

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

530 Carlisle Road, Dawsonville, GA 30534 / 115-005 & 115-005-001

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

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

Printed Name of applicant or agent: Sawnee Electric Membership Corporation

Signature of applicant or agent: [Signature] Date: 07/24/21

Printed Name of Owner(s): Catherine Lee Carlisle & Billy Carlisle

Signature of Owner(s): [Signature] Date: 8/3/2021

Mailing address: _____

City, State, Zip: _____

Telephone Number: Listed Unlisted _____

Sworn and subscribed before me this 3rd day of August, 2021.

[Signature]
Notary Public

My Commission Expires: May 13, 2024

CASSIDA SHOCKLEY
NOTARY PUBLIC
Hall County
State of Georgia
My Comm. Expires May 13, 2024

{Notary Seal}

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

21 AUG 12 4:12 PM

PROPERTY OWNER AUTHORIZATION

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

596 Carlisle Road, Dawsonville, GA 30534 / 115-006

594 Carlisle Road, Dawsonville, GA 30534 / 115-007

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: Sawnee Electric Membership Corporation

Signature of applicant or agent: Michael A. Schorr Date: 07/26/21

Printed Name of Owner(s): Lynn Carlisle Everhart

Signature of Owner(s): Lynn Carlisle Everhart Date: 7/30/2021

Mailing address: _____

City, State, Zip: _____

Telephone Number: Listed _____
 Unlisted _____

Sworn and subscribed before me this 30 day of July, 2021.

[Signature]

Notary Public

My Commission Expires: 9/17/2022



{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.)

21 AUG 12 4:12 PM

PROPERTY OWNER AUTHORIZATION

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

644 Carlisle Road, Dawsonville, GA 30534 / 115-008

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: Sawnee Electric Membership Corporation

Signature of applicant or agent: [Signature] Date: 07/28/21

Printed Name of Owner(s): Jie Dong

Signature of Owner(s): [Signature] Date: 7/31/2021

Mailing address: _____

City, State, Zip: _____

Telephone Number: Listed _____
Unlisted _____

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

[Signature]
Notary Public

My Commission Expires: 7/12/2025



(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.)

115-008

J. Ethan Underwood
eunderwood@mhtlegal.com

August 12, 2021

CAMPAIGN DISCLOSURE

Applicant:	Sawnee Electric Membership Corporation
Subject Property:	Approximately 30.99 Acres Designated as Dawson County Tax Parcel(s): 115-004, 115-005, 115-005-001, 115-006, 115-007, & 115-008
Current Zoning:	C-HB – Commercial Highway Business & RA – Residential Exurban/Agricultural
Proposed Zoning:	C-IR – Commercial Industrial Restricted with Special Use Permit
Proposed Use:	Semi-Public Services
Application:	Zoning with Special Use Permit
ROW Access:	Carlisle Road
Governing Jurisdiction:	Dawson County

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

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

Sincerely,



Ethan Underwood
Attorney for Applicant

2021 AUG 12 PM 4:23

J. Ethan Underwood
eunderwood@mhtlegal.com

RESERVATION OF CONSTITUTIONAL AND OTHER LEGAL RIGHTS

Applicant:	Sawnee Electric Membership Corporation
Subject Property:	Approximately 30.99 Acres Designated as Dawson County Tax Parcel(s): 115-004, 115-005, 115-005-001, 115-006, 115-007, & 115-008
Current Zoning:	C-HB – Commercial Highway Business & RA – Residential Exurban/Agricultural
Proposed Zoning:	C-IR – Commercial Industrial Restricted with Special Use Permit
Proposed Use:	Semi-Public Services
Application:	Zoning with Special Use Permit
ROW Access:	Carlisle Road
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 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 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 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.

210012 4:12PM

Any provisions in the Land Use Resolution of Dawson County (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 less than that requested by the Applicant. Failure to approve the Application as requested by the Applicant will constitute an arbitrary and capricious abuse of discretion in violation of Article I, Section I, Paragraph I of the Georgia Constitution of 1983, 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 Board of Commissioners 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 governing jurisdiction and all other agents of the Governing Jurisdiction, in their official and individual capacities, on notice of the Applicant’s 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 on the Subject Property and the Applicant.

This Reservation also constitutes an Ante Litem Notice pursuant to O.C.G.A. § 36-11-1, which places the Governing Jurisdiction and all other agents thereof on notice of the Applicant’s and owners’ intent to seek

monetary damages and attorney's fees against the Governing Jurisdiction and any party acting on its behalf for any rezoning action, zoning condition, illegal impact fee and any other unlawful restrictions and exactions that are imposed on the Subject Property, the Applicant and the owners.

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
Attorney for Applicant

J. Ethan Underwood
eunderwood@mhtlegal.com

LETTER OF INTENT REGARDING LAND USE APPLICATION

Applicant:	Sawnee Electric Membership Corporation
Subject Property:	Approximately 30.99 Acres Designated as Dawson County Tax Parcel(s): 115-004, 115-005, 115-005-001, 115-006, 115-007, & 115-008
Current Zoning:	C-HB – Commercial Highway Business & RA – Residential Exurban/Agricultural
Proposed Zoning:	C-IR – Commercial Industrial Restricted with Special Use Permit
Proposed Use:	Semi-Public Services
Application:	Zoning with Special Use Permit
ROW Access:	Carlisle Road
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.”

Specifically, the Applicant requests the following:

- 1) Rezoning from C-HB & RA to C-IR**
- 2) Special Use Permit for Semi-Public Services**

PROPOSED USE

The Applicant proposes to develop approximately 171,900 square feet of Semi-Public Services on the Subject Property. The Proposed Use will include 246 parking spaces.

The Applicant is a private utility services cooperative, that supplies electrical utilities services to a large area in Northeast Georgia. To facilitate its operations, the Applicant seeks to develop and operate a customer service and utility operations office with construction and maintenance staging areas. These



staging areas will include outside storage for fleet vehicles, electrical poles, transformers, and other equipment necessary for electrical utilities operations.

COMPREHENSIVE PLAN

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

IMPACT ON THE LOCAL POPULATION DENSITY PATTERN AND PUBLIC INFRASTRUCTURE

(A) Public Road System

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

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

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

(B) County School System

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

(C) Water and Waste Water Systems

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

(D) Utilities

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

(E) Environmental Impact

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

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

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

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

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

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

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

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

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

Executed in Cumming (city), GA (state)

 Michael A. Goodroe 07/26/21
Signature of Applicant Date

 Michael A. Goodroe Sawnee Electric Membership Corporation
Printed Name Name of Business

SUBSCRIBED AND SWORN BEFORE ME ON

THIS 26 DAY OF July , 20 21

 Tracy Ann Fisher Notary Public

My Commission Expires: 7/12/25



21 AUG 12 4:12 PM

2020 Property Tax Statement

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

Bill Number	Due Date	CURRENT YEAR DUE
2288	12/1/2020	\$0.00

Payment Good Through:

Map: 115 004

Last payment made on: 11/23/2020

Location: CARLISLE RD

CARLISLE PATSY

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: CARLISLE PATSY
Map Code: 115 004
Description: LL 500,501 LD 13-S
Location: CARLISLE RD
Bill Number: 2288
District: 1

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good Through	Exemptions
\$0.00	\$120,500.00	6.1	120500	12/1/2020	11/23/2020		

TAXING ENTITY	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX	120500	48200	0	48200	0	0	0	0
COUNTY M&O	120500	48200	0	48200	12.377	596.57	0	380.06
SALES TAX ROLLBACK	0	0	0	48200	-4.492	0	-216.51	0
SCHOOL M&O	120500	48200	0	48200	15.778	760.5	0	760.5
TOTALS					23.663	1,357.07	-216.51	1,140.56

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:	\$1,140.56
Penalty:	\$0.00
Interest:	\$0.00
Other Fees:	\$0.00
Back Taxes:	\$0.00
Amount Paid:	\$1,140.56
TOTAL DUE:	\$0.00

2020 Property Tax Statement

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

Bill Number	Due Date	CURRENT YEAR DUE
2277	12/1/2020	\$0.00

Payment Good Through:

Map: 115 005

Last payment made on: 10/19/2020

Location: 530 CARLISLE RD

CARLISLE CATHERINE LEE & BILLY

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: CARLISLE CATHERINE LEE & BILLY
Map Code: 115 005
Description: LL 500 LD 13-S
Location: 530 CARLISLE RD
Bill Number: 2277
District: 1

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good Through	Exemptions
\$101,260.00	\$41,500.00	1.75	142760	12/1/2020	10/19/2020		

TAXING ENTITY	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX	142760	57104	0	57104	0	0	0	0
COUNTY M&O	142760	57104	0	57104	12.377	706.78	0	450.27
SALES TAX ROLLBACK	0	0	0	57104	-4.492	0	-256.51	0
SCHOOL M&O	142760	57104	0	57104	15.778	900.99	0	900.99
TOTALS					23.663	1,607.77	-256.51	1,351.26

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:	\$1,351.26
	Penalty:	\$0.00
	Interest:	\$0.00
	Other Fees:	\$0.00
	Back Taxes:	\$0.00
	Amount Paid:	\$1,351.26
	TOTAL DUE:	\$0.00

2020 Property Tax Statement

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

Bill Number	Due Date	CURRENT YEAR DUE
2278	12/1/2020	\$0.00

Payment Good Through:

Map: 115 005 001

Last payment made on: 10/19/2020

Location:

CARLISLE CATHERINE LEE & BILLY

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: CARLISLE CATHERINE LEE & BILLY
Map Code: 115 005 001
Description: LL 500 LD 13-S
Location:
Bill Number: 2278
District: 1

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good Through	Exemptions
\$26,300.00	\$75,000.00	3.21	101300	12/1/2020	10/19/2020		

TAXING ENTITY	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX	101300	40520	0	40520	0	0	0	0
COUNTY M&O	101300	40520	0	40520	12.377	501.52	0	319.5
SALES TAX ROLLBACK	0	0	0	40520	-4.492	0	-182.02	0
SCHOOL M&O	101300	40520	0	40520	15.778	639.32	0	639.32
TOTALS					23.663	1,140.84	-182.02	958.82

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:	\$958.82
Penalty:	\$0.00
Interest:	\$0.00
Other Fees:	\$0.00
Back Taxes:	\$0.00
Amount Paid:	\$958.82
TOTAL DUE:	\$0.00

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2020 Property Tax Statement

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

Bill Number	Due Date	CURRENT YEAR DUE
4766	12/1/2020	\$0.00

Payment Good Through:

Map: 115 006

Last payment made on: 11/23/2020

Location: 596 CARLISLE RD

EVERHART LYNN CARLISLE

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: EVERHART LYNN CARLISLE
Map Code: 115 006
Description: LL 500 LD 13-S
Location: 596 CARLISLE RD
Bill Number: 4766
District: 1

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good Through	Exemptions
\$69,810.00	\$92,100.00	3.97	161910	12/1/2020	11/23/2020		

TAXING ENTITY	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX	161910	64764	0	64764	0	0	0	0
COUNTY M&O	161910	64764	0	64764	12.377	801.58	0	510.66
SALES TAX ROLLBACK	0	0	0	64764	-4.492	0	-290.92	0
SCHOOL M&O	161910	64764	0	64764	15.778	1021.85	0	1021.85
TOTALS					23.663	1,823.43	-290.92	1,532.51

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:	\$1,532.51
Penalty:	\$0.00
Interest:	\$0.00
Other Fees:	\$0.00
Back Taxes:	\$0.00
Amount Paid:	\$1,532.51
TOTAL DUE:	\$0.00

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2020 Property Tax Statement

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

Bill Number	Due Date	CURRENT YEAR DUE
4767	12/1/2020	\$0.00

Payment Good Through:

Map: 115 007

Last payment made on: 11/23/2020

Location: 594 CARLISLE RD

EVERHART LYNN CARLISLE

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: EVERHART LYNN CARLISLE
Map Code: 115 007
Description: LL 500 LD 13-S
Location: 594 CARLISLE RD
Bill Number: 4767
District: 1

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good Through	Exemptions
\$22,200.00	\$23,900.00	1	46100	12/1/2020	11/23/2020		

TAXING ENTITY	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax	
STATE TAX	46100	18440	0	18440	0	0	0	0	
COUNTY M&O	46100	18440	0	18440	12.377	228.23	0	145.4	
SALES TAX ROLLBACK	0	0	0	18440	-4.492	0	-62.83	0	
SCHOOL M&O	46100	18440	0	18440	15.778	290.95	0	290.95	
TOTALS						23.663	519.18	-82.83	436.35

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:	\$436.35
Penalty:	\$0.00
Interest:	\$0.00
Other Fees:	\$0.00
Back Taxes:	\$0.00
Amount Paid:	\$436.35
TOTAL DUE:	\$0.00

2020

2020 Property Tax Statement

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

Bill Number	Due Date	CURRENT YEAR DUE
8523	12/1/2020	\$0.00

Payment Good Through:

Map: 115 008

Last payment made on: 11/23/2020

Location: 644 CARLISLE RD

LIU SILIANG & JIE DONG

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: LIU SILIANG & JIE DONG
Map Code: 115 008
Description: LL 500,501 LD 13-S
Location: 644 CARLISLE RD
Bill Number: 8523
District: 1

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good Through	Exemptions
\$415,120.00	\$310,900.00	14.97	726020	12/1/2020	11/23/2020		

TAXING ENTITY	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX	726020	290408	0	290408	0	0	0	0
COUNTY M&O	726020	290408	0	290408	12.377	3594.38	0	2289.87
SALES TAX ROLLBACK	0	0	0	290408	-4.492	0	-1304.51	0
SCHOOL M&O	726020	290408	0	290408	15.778	4582.06	0	4582.06
TOTALS					23.663	8,176.44	-	6,871.93
								1,304.51

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:	\$6,871.93
	Penalty:	\$0.00
	Interest:	\$0.00
	Other Fees:	\$0.00
	Back Taxes:	\$0.00
	Amount Paid:	\$6,871.93
	TOTAL DUE:	\$0.00



Summary

Parcel Number 115 004
Location Address CARLISLE RD
Legal Description LL 500,501 LD 13-5
 (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 6.11
Neighborhood RL-ST - Kilough (318000)
Homestead Exemption No (S0)
Landlot/District N/A

[View Map](#)

Owner

CARLISLE PATSY

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	1	0.07
RUR	Small Parcels	Rural	3	1.29
RUR	Small Parcels	Rural	6	0.08
RUR	Small Parcels	Rural	7	4.67

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
10/16/1980	53 427		\$0	Fire Sale		CARLISLE PATSY

Valuation

	2021	2020	2019	2018	2017
Previous Value	\$120,500	\$120,500	\$120,500	\$97,429	\$97,429
Land Value	\$106,000	\$120,500	\$120,500	\$120,500	\$97,429
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0	\$0
= Current Value	\$106,000	\$120,500	\$120,500	\$120,500	\$97,429

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, Photos, Sketches.

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2021
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Summary

Parcel Number 115 005
 Location Address 530 CARLISLE RD
 Legal Description LL 500 LD 13-S
 (Note: Not to be used on legal documents)
 Class R4-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Tax District UNINCORPORATED (District 01)
 Millage Rate 23.663
 Acres 1.75
 Neighborhood RL-ST - Kilough (318000)
 Homestead Exemption No (S0)
 Landlot/District 500 /

[View Map](#)



Owner

[CARLISLE CATHERINE LEE & BILLY](#)

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	7	1.75

Residential Improvement Information

Style One Family (Detached)
 Heated Square Feet 2052
 Interior Walls Sheetrock
 Exterior Walls Wood/Cedar
 Foundation Masonry/Crawl
 Attic Square Feet 304 - 100% Finished
 Basement Square Feet 0
 Year Built 1993
 Roof Type Metal
 Flooring Type Carpet/Vinyl/Linoleum
 Heating Type Central Heat/AC
 Number Of Rooms 0
 Number Of Bedrooms 0
 Number Of Full Bathrooms 2
 Number Of Half Bathrooms 0
 Number Of Plumbing Extras 3
 Value \$85,800
 Condition Average
 House Address 530 CARLISLE RD

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Garage: with UAT	1995	24x28 / 672	1	\$8,600
Paving: Concrete	1993	20x50 / 0	0	\$1,400
Homesite Imp: 3 Avg	1993	1x0 / 1	1	\$5,000
Storage Building: Frame	1993	12x12 / 144	1	\$480
Lean-To: No-Slab	1991	10x12 / 120	1	\$480

Permits

Permit Date	Permit Number	Type
03/04/2014	8009	ELECTRIC

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
3/23/2009	903 331		\$0	Quitclaim (non ALT)	CARLISLE CATHERINE LEE	CARLISLE CATHERINE LEE & BILLY
9/28/1990	18 136	10 139	\$0	Fire Sale		CARLISLE CATHERINE L
10/16/1980	53 425		\$0	Fire Sale		CARLISLE BILLY

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Valuation

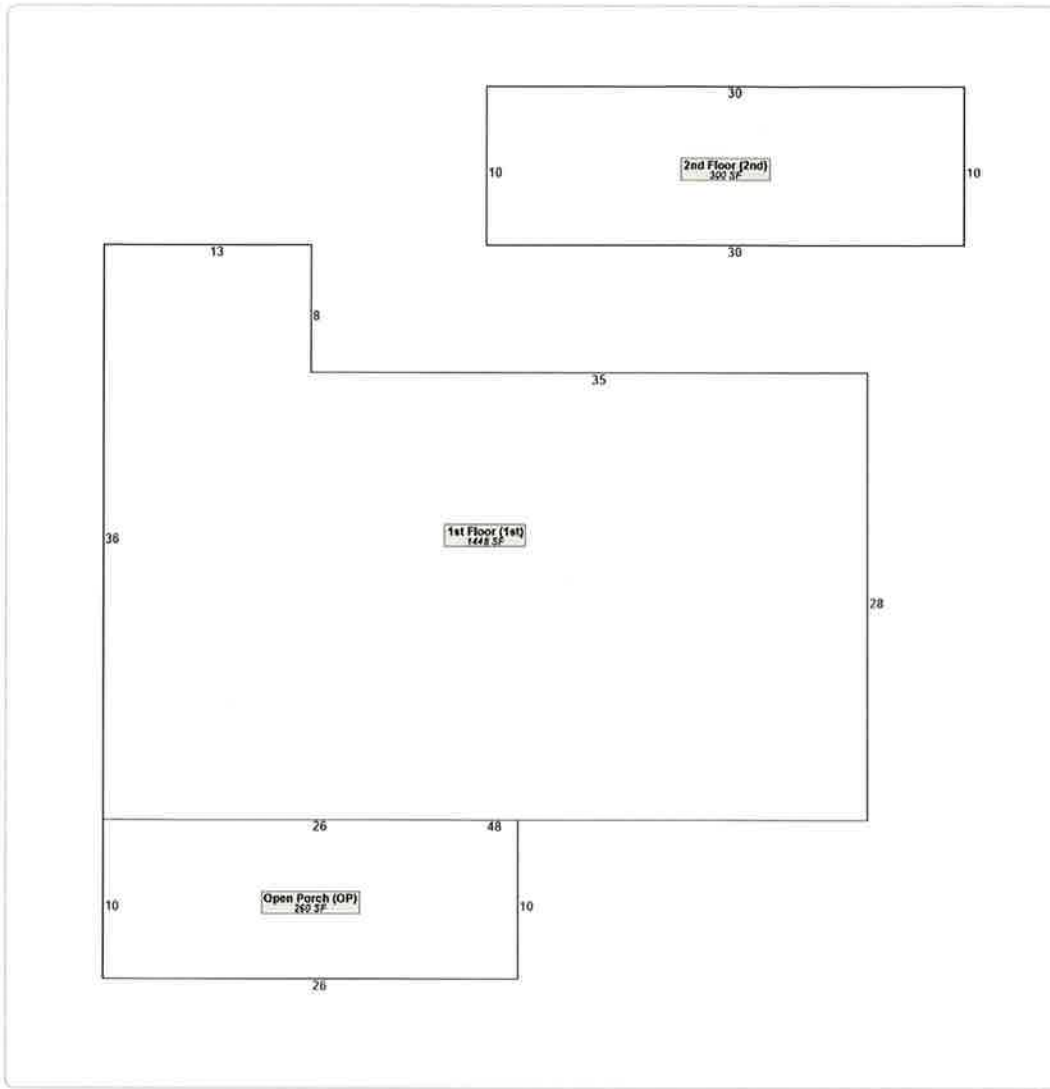
	2021	2020	2019	2018	2017
Previous Value	\$142,760	\$131,060	\$131,060	\$115,965	\$111,420
Land Value	\$38,700	\$41,500	\$41,500	\$41,500	\$37,711
+ Improvement Value	\$85,800	\$85,300	\$73,600	\$73,600	\$61,346
+ Accessory Value	\$15,960	\$15,960	\$15,960	\$15,960	\$16,908
= Current Value	\$140,460	\$142,760	\$131,060	\$131,060	\$115,965

Photos



Sketches

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Summary

Parcel Number 115 005 001
 Location Address
 Legal Description LL 500 LD 13-S
 (Note: Not to be used on legal documents)
 Class R4-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Tax District UNINCORPORATED (District 01)
 Millage Rate 23.663
 Acres 3.21
 Neighborhood RL-ST - Kilough (318000)
 Homestead Exemption No (50)
 Landlot/District 500 /

[View Map](#)



Owner

[CARLISLE CATHERINE LEE & BILLY](#)

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	3	1.36
RUR	Small Parcels	Rural	7	1.85

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Carport: Pre-Fab No Slab	2015	35x26 / 0	0	\$1,400
Canopy: W/Slab	2011	20x48 / 0	0	\$9,800
Paving: Concrete	2006	10x150 / 0	0	\$3,900
Homesite Imp: 3 Avg	2003	1x1 / 1	0	\$5,000
Garage: Pre-Fab Metal	1995	22x25 / 0	0	\$6,200

Prebill Mobile Homes

Account Number	Owner	Lot Number	Year Built	Manufacturer	Model	Width x Length
3078	CARLISLE CATHERINE LEE & BILLY		2015	BONANZA	SUMMIT	24x44

Permits

Permit Date	Permit Number	Type
08/14/2015	9093	MOBILE HOME
09/08/2011	6549	STORAGE SHED

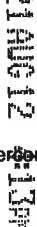
Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
3/23/2009	903 331		\$0	Quitclaim (non ALT)	CARLISLE CATHERINE LEE & BILLY	CARLISLE CATHERINE LEE & BILLY
12/13/2002	482 216	57 21	\$0	Gift	CARLISLE CATHERINE LEE	CARLISLE CATHERINE LEE & BILLY

Valuation

	2021	2020	2019	2018	2017
Previous Value	\$101,300	\$101,300	\$101,300	\$77,645	\$77,645
Land Value	\$69,100	\$75,000	\$75,000	\$75,000	\$61,130
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$26,300	\$26,300	\$26,300	\$26,300	\$16,515
= Current Value	\$95,400	\$101,300	\$101,300	\$101,300	\$77,645

Photos





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

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Summary

Parcel Number 115 006
 Location Address 596 CARLISLE RD
 Legal Description LL 500 LD 13-5
 (Note: Not to be used on legal documents)
 Class R4-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Tax District UNINCORPORATED (District 01)
 Millage Rate 23.663
 Acres 3.96
 Neighborhood RL-ST - Kilough (318000)
 Homestead Exemption No (S0)
 Landlot/District N/A

[View Map](#)



Owner

[EVERHART LYNN CARLISLE](#)

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	3	0.53
RUR	Small Parcels	Rural	6	0.31
RUR	Small Parcels	Rural	7	3.12

Residential Improvement Information

Style One Family (Detached)
 Heated Square Feet 1800
 Interior Walls Sheetrock
 Exterior Walls Masonite/Asbestos Sidng
 Foundation Basement
 Attic Square Feet 0
 Basement Square Feet 1800 - 100% Finished
 Year Built 1994
 Roof Type Asphalt Shingles
 Flooring Type Carpet/Vinyl/Linolm
 Heating Type No Heat/Spce Heaters
 Number Of Rooms 0
 Number Of Bedrooms 0
 Number Of Full Bathrooms 1
 Number Of Half Bathrooms 0
 Number Of Plumbing Extras 0
 Value \$63,700
 Condition Poor
 House Address 596 CARLISLE RD

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Storage Building: Frame	2000	10x8 / 0	0	\$410
Homesite Imp: 3 Avg	1994	1x0 / 1	1	\$5,000
Barn	1970	28x20 / 0	0	\$0
Barn	1970	20x10 / 0	0	\$0

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
9/25/1987	103 252	10 139	\$0	Fire Sale		BENNETT LYNN CARLISL
3/17/1981	55 155		\$0	Fire Sale		CARLISE BENNY W
10/18/1980	53 429		\$0	Fire Sale		ALLEN LYNN

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Valuation

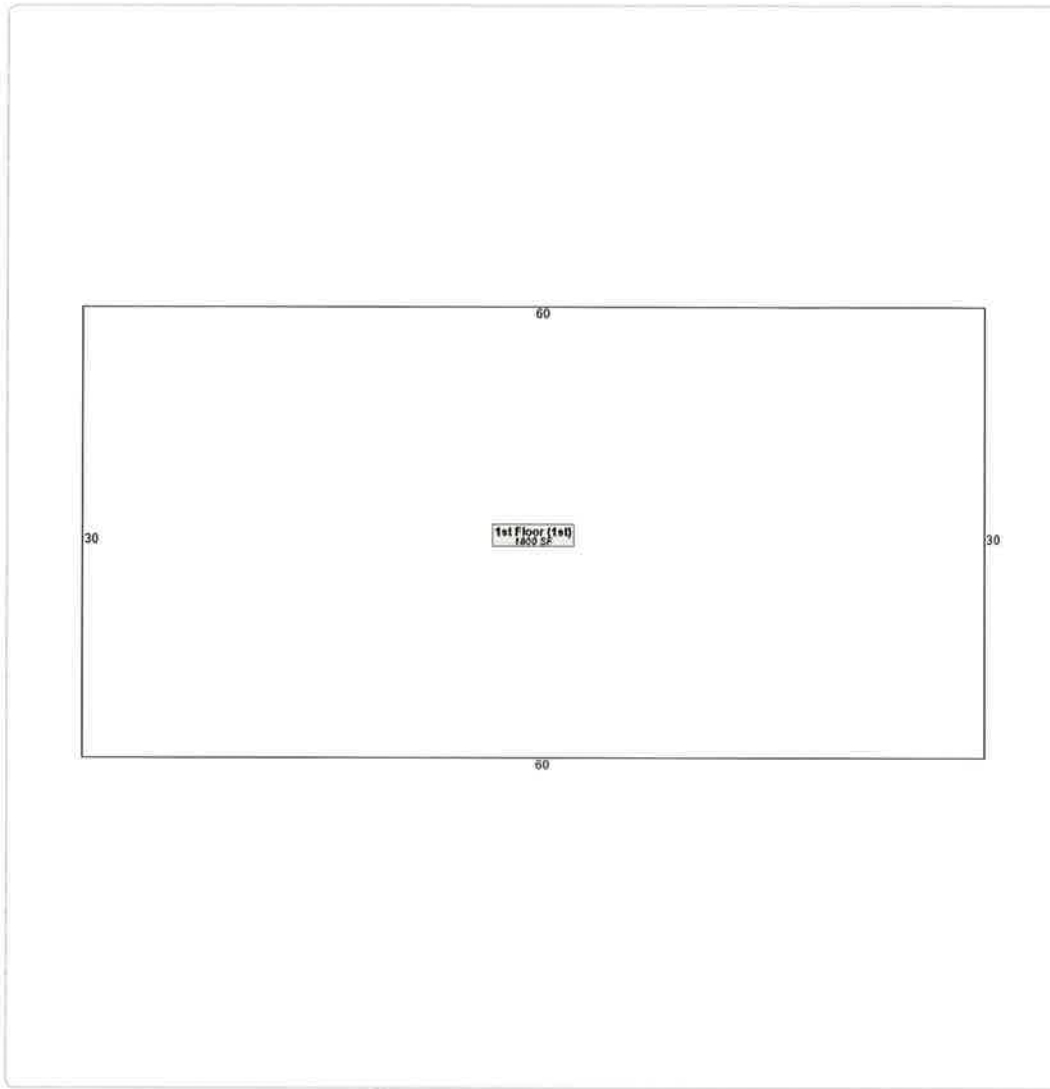
	2021	2020	2019	2018	2017
Previous Value	\$161,910	\$155,410	\$155,410	\$109,839	\$106,521
Land Value	\$84,100	\$92,100	\$92,100	\$92,100	\$70,426
+ Improvement Value	\$63,700	\$64,400	\$57,900	\$57,900	\$36,427
+ Accessory Value	\$5,410	\$5,410	\$5,410	\$5,410	\$2,986
= Current Value	\$153,210	\$161,910	\$155,410	\$155,410	\$109,839

Photos



Sketches

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

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Summary

Parcel Number 115 007
 Location Address 594 CARLISLE RD
 Legal Description LL 500 LD 13-S
 (Note: Not to be used on legal documents)
 Class R4-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Tax District UNINCORPORATED (District 01)
 Millage Rate 23.663
 Acres 1
 Neighborhood RL-ST - Kilough (318000)
 Homestead Exemption No (S0)
 Landlot/District N/A

[View Map](#)



Owner

[EVERHART LYNN CARLISLE](#)

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	3	0.77
RUR	Small Parcels	Rural	7	0.23

Mobile Homes

Style	Manufacturer	Model	Year Built	Width Length	Serial Number	Condition	Value
Mobile Homes	HORTON	* GD	1996	27 x 68	H139104GL&R	Average	\$18,350

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Storage Building: Frame	2000	8x10 / 0	0	\$510
Storage Building: Frame	1999	8x10 / 0	0	\$490
Carpport: Pre-Fab No Slab	1998	20x20 / 0	0	\$350
Homesite Imp: 2 Fair	1996	0x0 / 1	1	\$2,500

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
2/4/2008	851 358		\$0	Title	PAINTER NINA & CARLISLE WILLIE	EVERHART LYNN CARLISLE
10/1/1996	53 4 29	10 1 39	\$0	Estate (non ALT)	ALLEN LYNN CARLISLE	PAINTER NINA
3/17/1981	55 1 32		\$0	Fire Sale	PAINTER NINA	CARLISLE WILLIE &
10/4/1980	53 2 49		\$0	Fire Sale	CARLISLE WILLIE &	ALLEN LYNN CARLISLE

Valuation

	2021	2020	2019	2018	2017
Previous Value	\$46,100	\$46,100	\$46,800	\$72,221	\$72,221
Land Value	\$22,400	\$23,900	\$23,900	\$23,900	\$22,836
+ Improvement Value	\$18,350	\$18,350	\$18,350	\$19,050	\$45,062
+ Accessory Value	\$3,850	\$3,850	\$3,850	\$3,850	\$4,323
= Current Value	\$44,600	\$46,100	\$46,100	\$46,800	\$72,221

Photos

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

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Summary

Parcel Number 115 008
 Location Address 644 CARLISLE RD
 Legal Description LL 500,501 LD 13-5
 (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 14.96
 Neighborhood RL-ST - Kilough (318000)
 Homestead Exemption No (S0)
 Landlot/District N/A

[View Map](#)



Owner

JIE DONG
 ;
 (

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	4	3.1
RUR	Small Parcels	Rural	6	3.97
RUR	Small Parcels	Rural	9	0.54
RUR	Small Parcels	Rural	3	1.09
RUR	Small Parcels	Rural	6	2.34
RUR	Small Parcels	Rural	7	3.42
RUR	Small Parcels	Rural	8	0.5

Residential Improvement Information

Style One Family (Detached)
 Heated Square Feet 2049
 Interior Walls Sheetrock
 Exterior Walls Wood/Cedar
 Foundation Basement
 Attic Square Feet 0
 Basement Square Feet 1912 Unfinished
 Year Built 1985
 Roof Type Asphalt Shingles
 Flooring Type Carpet/Hrdwd/Tile
 Heating Type Central Heat/AC
 Number Of Rooms 5
 Number Of Bedrooms 3
 Number Of Full Bathrooms 2
 Number Of Half Bathrooms 0
 Number Of Plumbing Extras 3
 Value \$184,700
 Condition Average
 Fireplaces\Appliances Pre-fab 1 sty 1 Box 1
 Const 1 sty 2 Box 1

Style One Family (Detached)
 Heated Square Feet 2363
 Interior Walls Sheetrock
 Exterior Walls Vinyl Siding
 Foundation Basement
 Attic Square Feet 0
 Basement Square Feet 2363 Unfinished
 Year Built 1997
 Roof Type Architectural Shingles
 Flooring Type Carpet/Hrdwd/Tile
 Heating Type Central Heat/AC
 Number Of Rooms 5
 Number Of Bedrooms 3
 Number Of Full Bathrooms 2
 Number Of Half Bathrooms 0
 Number Of Plumbing Extras 3
 Value \$211,800
 Condition Average

Schneider Corp

Fireplaces\Appliances Pre-fab 1 sty 1 Box 1
 House Address 606 Carlisle

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Storage Building: Frame	2000	8x28 / 0	0	\$1,400
Paving: Concrete	1997	0x0 / 1300	0	\$2,400
Homesite Imp: 2 Fair	1997	1x0 / 1	1	\$2,500
Pool: Gunite	1985	0x0 / 900	0	\$5,400
Pool House/Bath House	1985	20x30 / 0	0	\$9,200
Paving: Concrete	1985	30x30 / 0	0	\$720
Homesite Imp: 3 Avg	1985	1x0 / 1	1	\$5,000

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
8/25/2020	1440 626	8 185	\$0	Quitclaim (non ALT)	LIU SILIANG & JIE DONG	JIE DONG
6/9/2017	1246 81	8 185	\$749,400	Fair Market Sale (Improved)	BOJARSKI JANICE MARIE	LIU SILIANG & JIE DONG
5/16/2009	923 1		\$0	Fair Market Sale (Improved)	BOJARSKI J V	BOJARSKI JANICE MARIE
2/12/2004	578 395	8 155	\$0	Quitclaim (non ALT)	BOJARSKI JOSEPH V	BOJARSKI J V
11/21/2003	564 196	8 155	\$0	Corrective Deed	BOJARSKI J V	BOJARSKI JOSEPH V
3/19/1982	60 116		\$20,000	Fair Market Sale (Improved)		BOJARSKI J V
6/9/1980	57 733		\$0	Fire Sale		INGRAM EUNICE MAE C

Valuation

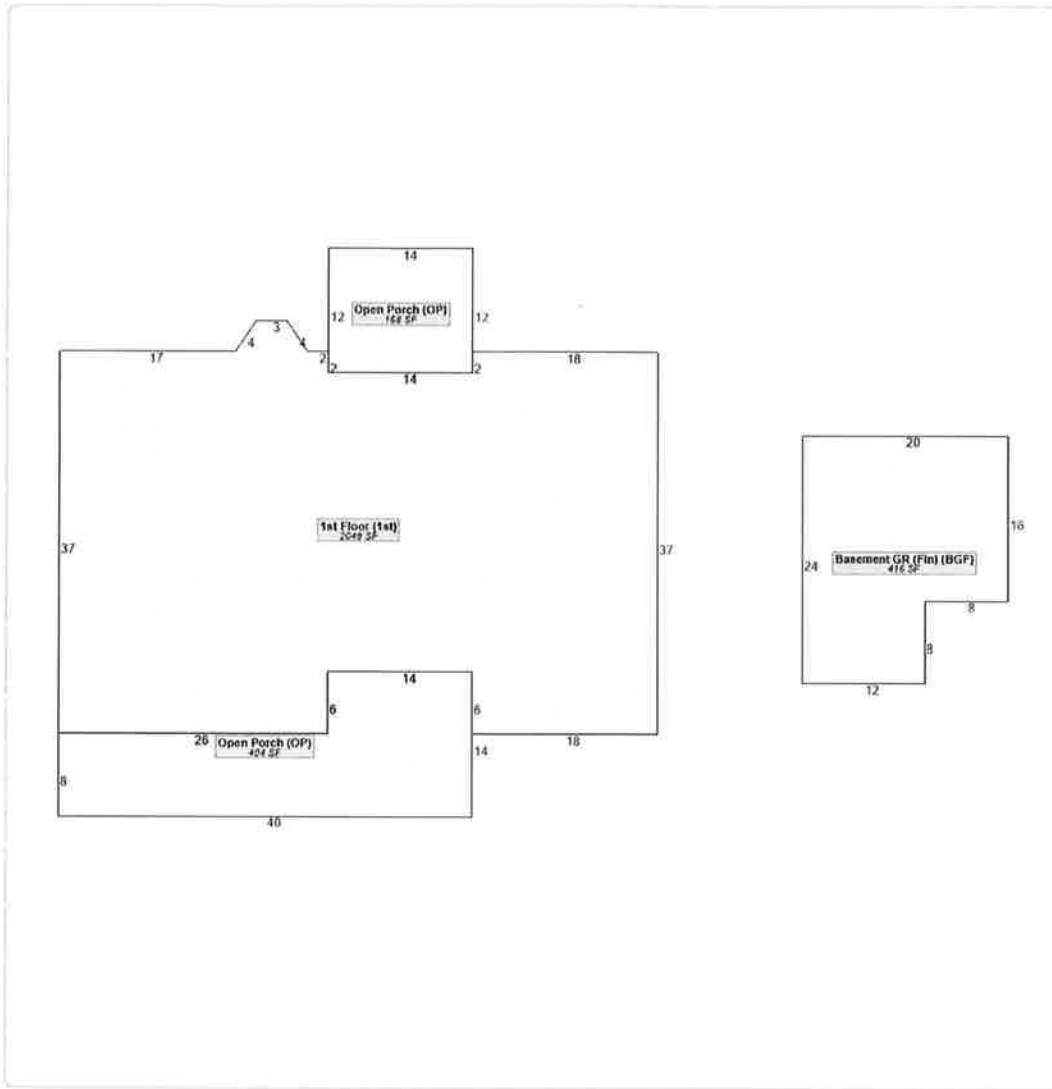
	2021	2020	2019	2018	2017
Previous Value	\$726,020	\$698,020	\$698,020	\$500,380	\$502,002
Land Value	\$253,900	\$310,900	\$310,900	\$310,900	\$215,531
+ Improvement Value	\$396,500	\$388,500	\$360,500	\$360,500	\$265,153
+ Accessory Value	\$26,620	\$26,620	\$26,620	\$26,620	\$20,180
= Current Value	\$677,020	\$726,020	\$698,020	\$698,020	\$500,864
10 Year Land Covenant (Agreement Year / Value)				2009 / \$14,673	2009 / \$13,182

Photos

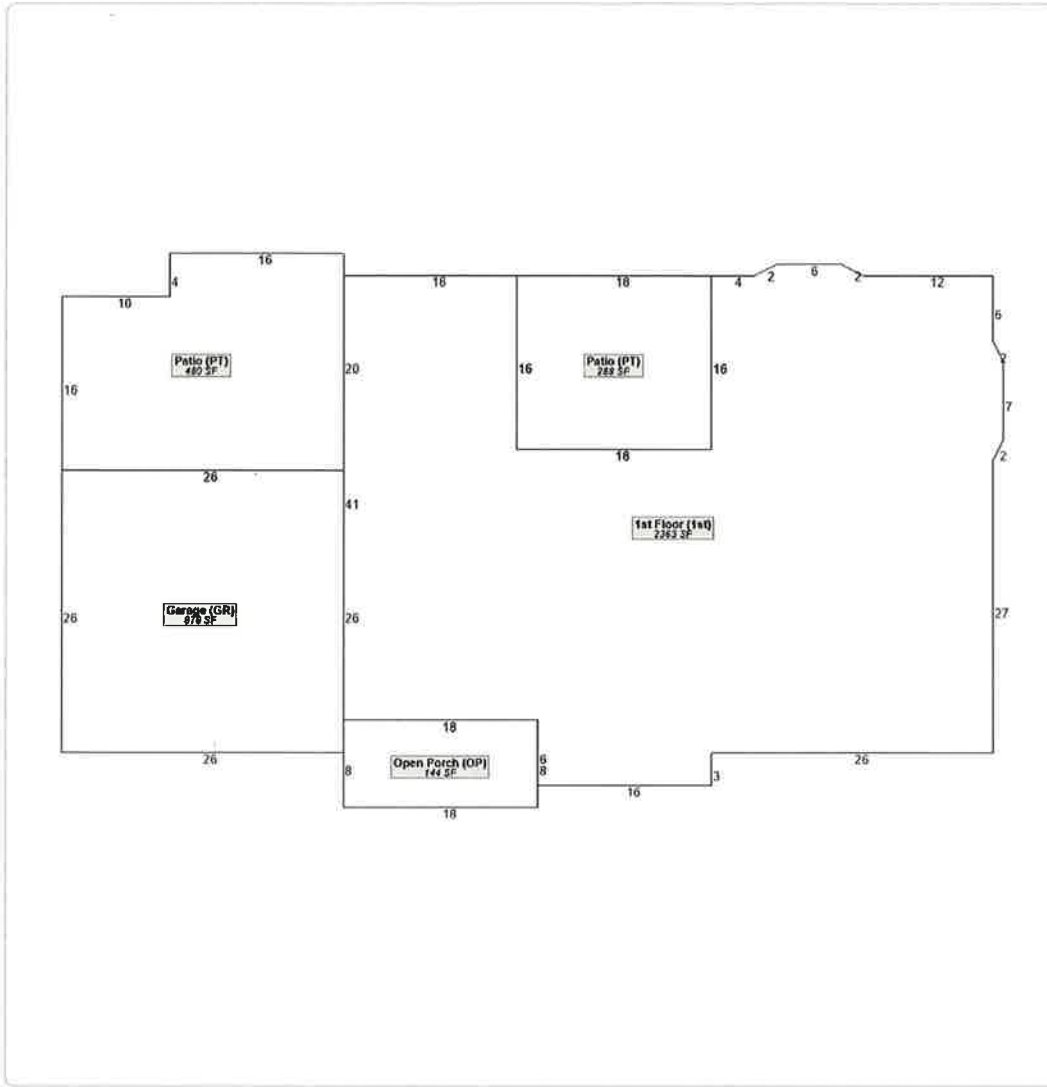


Sketches





7/21/2021 11:47 AM



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

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

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

Last Data Upload: 7/21/2021, 12:58:21 AM



Version 2.3.133

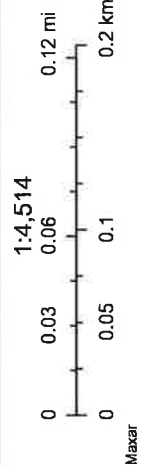
7/21 AUG 12 8:14 PM

Dawson County

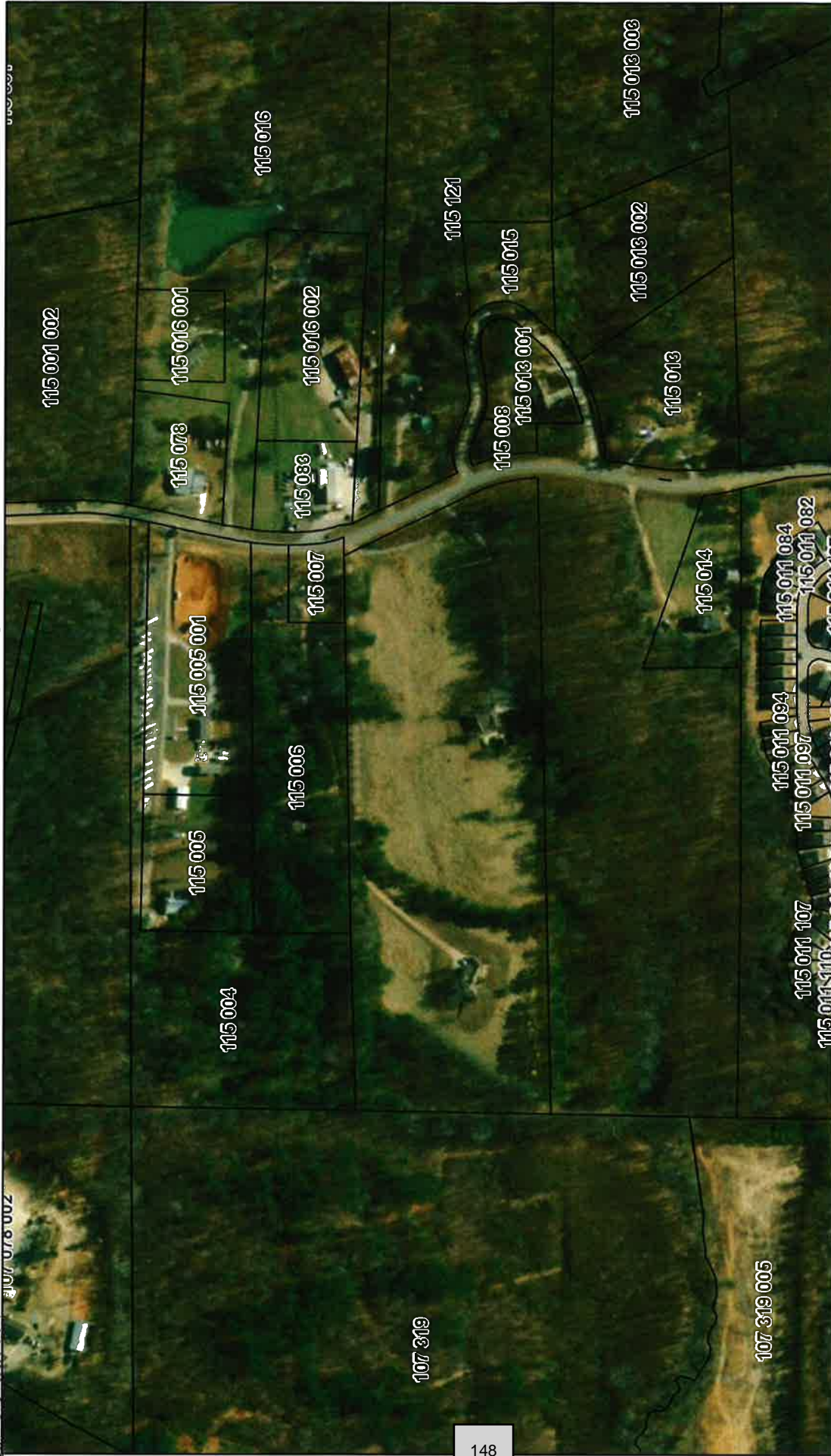


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- Energov Layers - Parcels
- Energov Layers - Zoning
- RA
- C-HB
- C-PCD
- C-IR

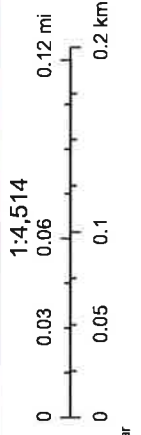


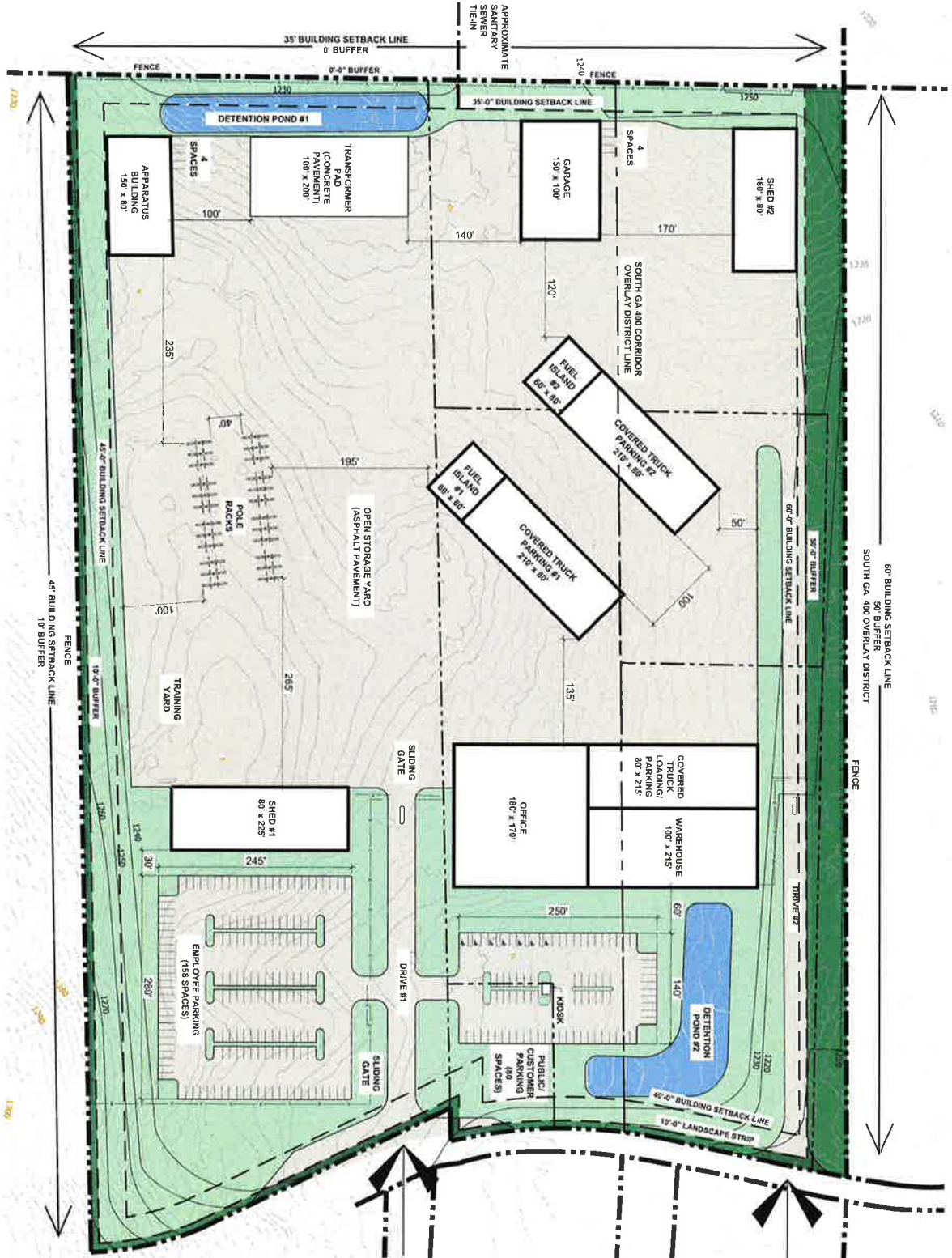
Dawson County



7/21/2021, 3:46:38 PM

Energov Layers - Parcels





- SITE DATA**
1. PROPERTY SIZE = 30.99 AC
 2. TOTAL BUILDING AREA = 171,800 SF
 3. PARCEL ID: 115-004, 115-005-901, 115-005, 115-006, 115-007, 115-008 & 115-009
 4. CURRENT ZONING: C-18, RA
 5. PROPOSED ZONING: C-18
 6. PROPOSED USE: SEMI-PUBLIC USE
 7. CAR SETBACKS:
 - a. FRONT SETBACK - 40' (WITH 10' LANDSCAPE STRIP)
 - b. LEFT SIDE SETBACK - 45' (WITH 10' BUFFER)
 - c. RIGHT SIDE SETBACK - 50' (WITH 50' BUFFER)
 - d. REAR SETBACK - 35' (WITH 0' BUFFER)
 8. PARKING REQUIREMENTS:
 - a. MINIMUM ALLOWED PARKING = 239 SPACES
 - 1) OFFICE - 30,600 / 230 = 123 SPACES
 - 2) WAREHOUSE - 21,500 / 500 = 43 SPACES
 - 3) GARAGE - 15,000 / 500 = 30 SPACES
 - 4) APPARATUS - 4 SPACES
 - 5) TRANSFORMER - 4 SPACES
 - 6) MAXIMUM ALLOWED PARKING = 110 + 239 = 263 SF
 - c. HANDICAPPED PARKING REQUIRED = 7 SPACES
 - d. HANDICAPPED PARKING PROVIDED = 7 SPACES
 - e. TOTAL PARKING PROVIDED = 246 SPACES

SOURCE DISCLAIMER
 BOUNDARY AND CONTENT INFORMATION IS BASED ON GIS INTERACTIVE CONTOUR WEB LINK FURNISHED BY DAWSON COUNTY, GEORGIA PLANNING AND DEVELOPMENT DEPARTMENT

**DAWSON COUNTY PLANNING COMMISSION
PLANNING STAFF REPORT**

Applicant.....Jim King

Amendment #ZA 21-16 & VR 21-14

Request.....Rezone the property from R-A (Residential Agricultural) to RMF (Residential Multi-Family)
.....Vary from the Dawson County Land Use Resolution Article III, Section 308 C.6.b

Proposed UseTo construct 48 units of Multi-Family townhomes

Current ZoningR-A (Residential Agricultural)

Size.....8.0± acres

Location311 Lee Castleberry Rd.

Tax Parcel107-259

Planning Commission DateSeptember 21, 2021

Board of Commissioners Date.....October 21, 2021

Applicant Proposal

The applicant is proposing 48 townhome units with a passive amenities area.

History and Existing Land Uses

The current use of the property is a single-family residence with vacant pasture/field land and an out building.

Adjacent Land Uses	Existing zoning	Existing Use
North	R-A	Single Family
South	RSRMM	Single Family Residential
East	R-A	Vacant Land

West	R-A	Single Family Residential
------	-----	---------------------------

Development Support and Constraints

Subject property fronts a collector road (Lee Castleberry Rd) which is currently not well suited for the potential increased traffic flow. Subject property is constrained by high volume traffic in the area which will only increase as a nearby residential subdivision is currently under construction. A change of zoning from Residential Agricultural to Residential Multi-Family would be consistent with the character of the area however major improvements to Lee Castleberry Rd should be considered.

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

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

Public Facilities/Impacts

Engineering Department – “Public Works has no comments/recommendations”

Environmental Health Department – No comments returned due to the project facilitating public water and sewer.

Emergency Services – “These comments represent preliminary observations based on information included in the application, but should not be construed as all-inclusive or a final position on matters related to the proposed development of this property.

- 1) Development will require a second fire apparatus access road (entrance) separated by a distance of not less than ½ the diagonal measurement of the area being served. (2018 IFC, D107.1)
- 2) Fire apparatus access roads shall comply with requirements of 2018 IFC Appendix D; including street parking prohibited, No Parking/Fire Lane signage, min 26 foot road widths at fire hydrants, apparatus turnarounds required on dead ends in excess of 150 feet.”

Etowah Water & Sewer Authority- No comments returned as of 9/9/2021

Dawson County Sheriff’s Office – No comments returned as of 9/9/2021

GDOT: “Further coordination with GDOT will be necessary for this project.”

Zoning Element of Request:

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

A. The existing uses and classification of nearby property.

The surrounding uses of the adjoining properties are RA, RMF and C-HB.

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

There should be no diminished values to the surrounding properties.

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

There should be no destruction of property values.

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

Increased property values due to the construction of this project should be a 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 proposed land use classification due to being located in close proximity to Hwy 400 and other properties of the same use. However constraints of the surrounding roadways should be considered.

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 was used as single family from the late 1980's to the present.

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.

None noted.

Variance Element of Request:

Applicant Criteria of Need

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

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 to occur:

A strict and literal interpretation and enforcement of Article III, Section 308 C.6.b of the Land Use Resolution will result in congestion and roadway obstruction due to over parking in the street.

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 prohibition of driveways greater than 10 feet in width would cause vehicle parking in the roadways which could pose a traffic hazard.

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 injurious effects to the near vicinity have been noted.

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

The objectives of managed quality growth and development contained in the Land Use Resolution would be supported by the granting of this variance request.

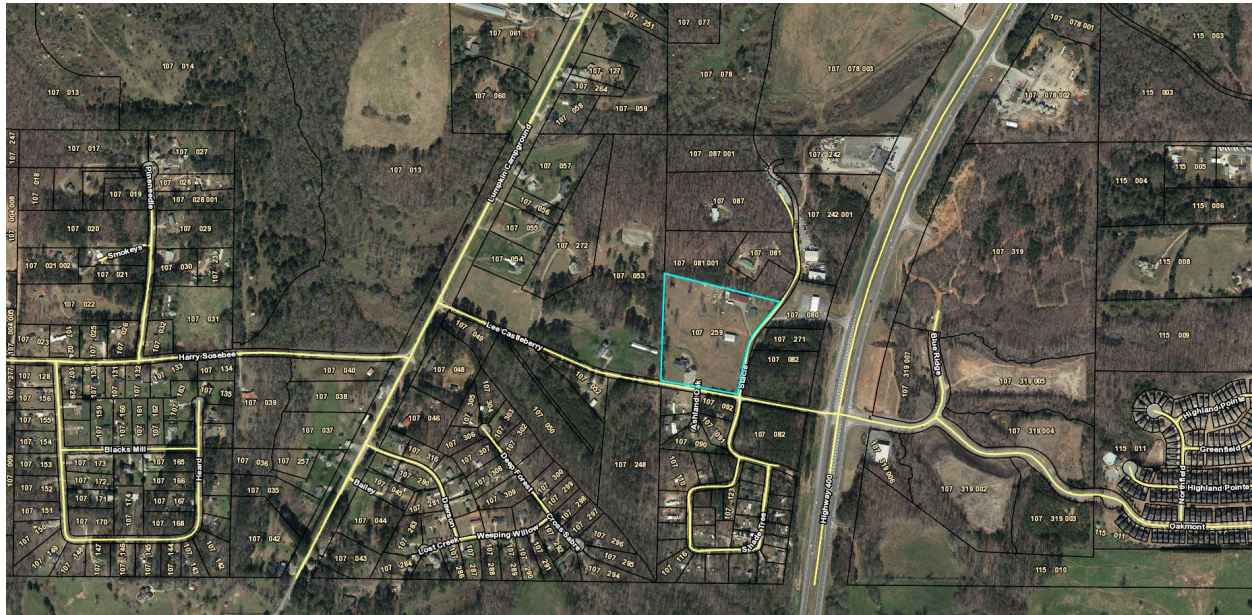
Analysis

- This property appears to be suitable for the use requested and a variance to driveway widths would provide the developer with the opportunity to reduce the number of vehicles which would potentially be parked in the street. The proposal is consistent both with current housing trends in the area and with the FLUP.

Pictures of Property:

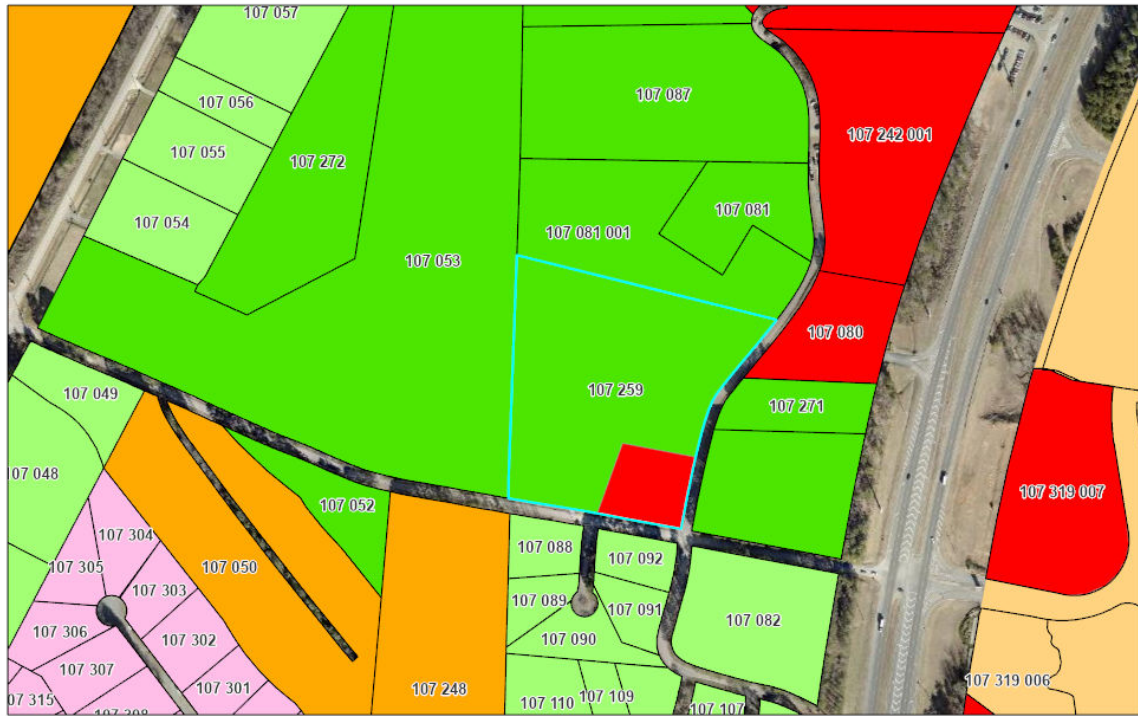


Aerial:



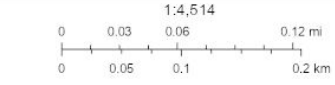
Current Zoning Map:

Dawson County Current Zoning



9/9/2021, 12:48:30 PM

Energov Layers - Parcels	VCR	RPC
Energov Layers - Zoning	C-HB	C-PCD
RA	RSRMM	RMF



EagleView, Forsyth County GIS, Esri, HERE, Garmin, INCREMENT P, Planning and Development
 EagleView | Forsyth County GIS, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA |

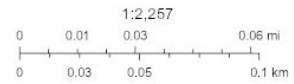
Topography:

Topo Map



9/9/2021, 1:39:27 PM

▭ Parcels



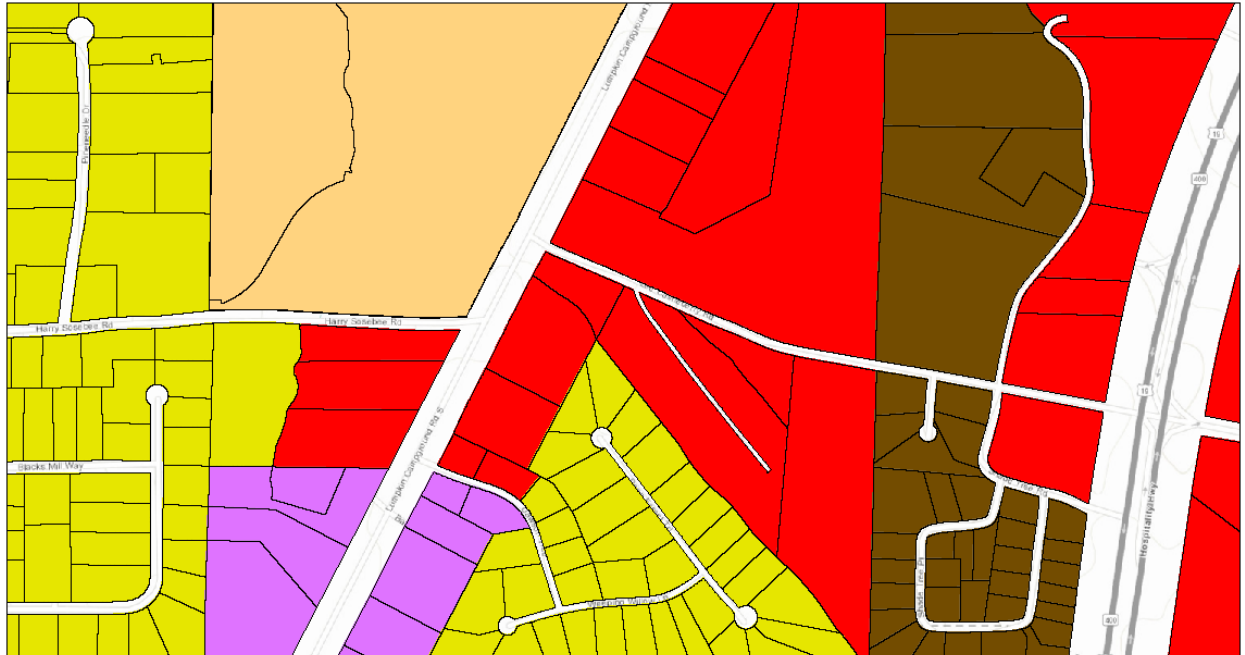
EagleView

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

Future Land Use:

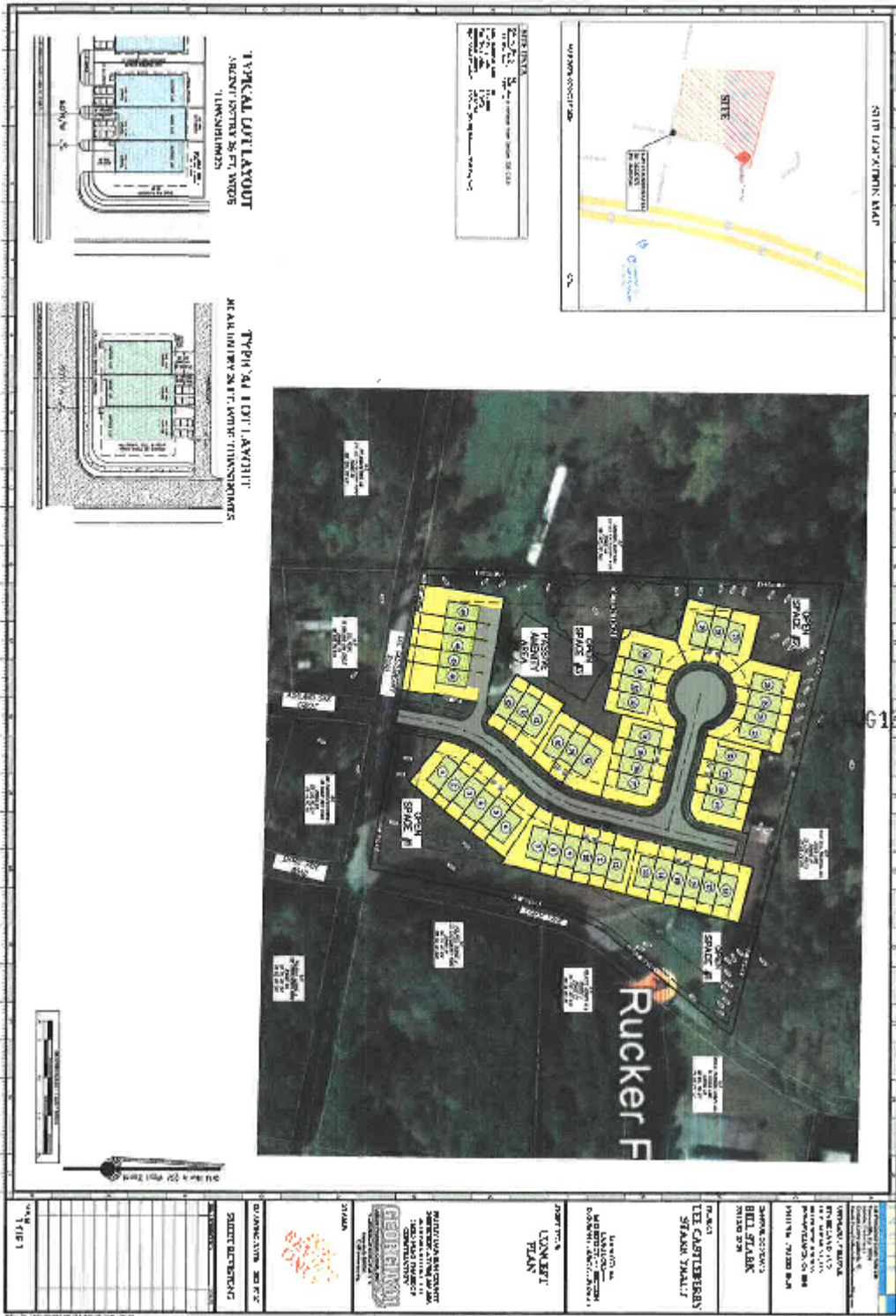
Future Land Use Map



September 9, 2021
Parcels FLU
SR MFR
PRC CHB OP

1:4,514
0 0.04 0.09 0.18 mi
0 0.07 0.15 0.3 km
Forsyth County GIS, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

Site Plan:



DAWSON COUNTY REZONING APPLICATION

21 AUG 13 11:48AM

This portion to be completed by Zoning Administrator

ZA 21-16 Tax Map & Parcel # (TMP): 107-259
Submittal Date: 8-13-21 Time: 11:48 am/pm Received by: Uggee (staff initials)
Fees Assessed: 475.00 Paid: Check Commission District: 4
Planning Commission Meeting Date: September 21, 2021
Board of Commissioners Meeting Date: October 21, 2021

APPLICANT INFORMATION (or Authorized Representative)

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

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

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

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

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

Meeting Date: _____ Applicant Signature: _____

PROPERTY OWNER/PROPERTY INFORMATION

Name: Jeanette Rucker
Street Address of Property being rezoned: 311 Lee Castleberry Rd. Dawsonville GA 30534

Rezoning from: AG to: RMF Total acreage being rezoned: 8
Directions to Property (if no address): Ga 400 to Lee Castleberry Rd, West of Lee Castleberry for 1 block
property is at NW corner of Lee Castleberry & Stacie Lane.

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

Current Use of Property: **Residential**

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

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

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

If yes, what section? North _____ South **X**

SURROUNDING PROPERTY ZONING CLASSIFICATION:

North **RA & C-HB** South **RSRMM** East **C-HB & C-PCD** West **C-HB & RA**

Future Land Use Map Designation: **RMF**

Access to the development will be provided from:

Road Name: **Lee Castleberry Rd** Type of Surface: **Asphalt**

REQUESTED ACTION & DETAILS OF PROPOSED USE

X Rezoning to: **RMF** [] Special Use Permit for: _____

Proposed Use: **Residential Townhomes**

Existing Utilities: **X** Water **X** Sewer **X** Gas **X** Electric

Proposed Utilities: **X** Water **X** Sewer **X** Gas **X** Electric

RESIDENTIAL

No. of Lots: **48** Minimum Lot Size: _____ (acres) No. of Units: **48**

Minimum Heated Floor Area: **800 sf** sq. ft. Density/Acre: **6 units/Acre**

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

Is an Amenity Area proposed: **Yes**; if yes, what? **Picnic Shelter & Open/Grassed Play Area**

COMMERCIAL & INDUSTRIAL

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

AUG 13 11:51 AM

APPLICANT CERTIFICATION

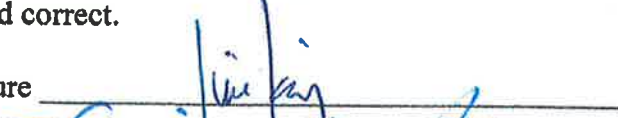

I hereby request the action contained within this application relative to the property shown on the attached plats and site plan and further request that this item be placed on both the Planning Commission and Board of Commissioners agenda(s) for a public hearing.

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

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

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

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

Signature 
Witness 

Date 8/9/2021
Date 8/9/2021

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#: _____

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 _____	1.	_____
TMP _____	2.	_____
TMP _____	3.	_____
TMP _____	4.	_____
TMP _____	5.	_____
TMP _____	6.	_____
TMP _____	7.	_____
TMP _____	8.	_____
TMP _____	9.	_____
TMP _____	10.	_____
TMP _____	11.	_____
TMP _____	12.	_____
TMP _____	13.	_____
TMP _____	14.	_____
TMP _____	15.	_____

Use additional sheets if necessary.

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: _____ *Jim King*

Applicant Printed Name: **Jim King**

Application Number: _____

Date Signed: 08/09/2021

Sworn and subscribed before me

this 9 day of August, 2021.

Lisa Hester

Notary Public

My Commission Expires: 8/30/2021



21 AUG 13 11:43 AM
NOTARY PUBLIC

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.

11
10
9
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3
2
1

PROPERTY OWNER AUTHORIZATION

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

311 LEE CASTLEBERRY RD, Dawsonville GA 30534 Tax Parcel #107 259

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: _____

Printed Name of Owner(s): Jeanette Rucker

Signature of Owner(s): Larry William Rucker Date: 08/12/2021

Mailing address: 311 Lee Castleberry Rd.

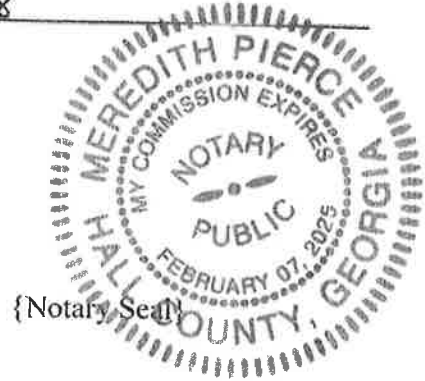
City, State, Zip: Dawsonville Ga. 30534

Telephone Number: Listed (678) 207-6848
Unlisted _____

Sworn and subscribed before me this 12 day of July, 2021.

Meredith Pierce
Notary Public

My Commission Expires: 2/7/2025



(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.)

FILED
CLERK
DAWSON
COUNTY
GEORGIA

IN THE PROBATE COURT OF DAWSON COUNTY
STATE OF GEORGIA

IN RE: ESTATE OF)

SHERRY JEANETTE RUCKER,)
DECEASED)

ESTATE NO.)

ORDER ADMITTING WILL TO PROBATE IN SOLEMN FORM

An alleged Last Will and Testament dated November 17, 2014 was propounded, as amended by CAFN Consent Judgement file stamped March 13, 2020 and the Settlement Agreement incorporated therein. Lanny William Rucker and Ronnie James Rucker were nominated Personal Representatives by the Testator. Ronnie James Rucker renounced his right to serve as such Executor on October 27th, 2020 and such renunciation was filed with this Court on October 27th, 2020. The Court finds that the Decedent died domiciled within, or domiciled outside the State of Georgia but owning property within, the above County. The Court further finds that all of the heirs at law were served or acknowledged service. The Court further finds that no objection has been filed, and all requirements of law have been fulfilled. The Court further finds that the propounded Will (is self-proving) (has been proved by one or more witnesses).

ACCORDINGLY, IT IS ORDERED that the Will dated November 17, 2014, as amended by Consent Judgement file stamped March 13, 2020 and the Settlement Agreement incorporated thereto is established as the Last Will and Testament of the Decedent ("the Decedent's Will"); that the Will be admitted to record as proven in Solemn Form; and, that the nominated Executor Lanny William Rucker named above have leave to qualify as Personal Representatives by taking the required oath, after which Letters Testamentary shall issue. The Clerk shall serve the Personal Representatives with copies of this Order and the Letters upon qualification.

IT IS FURTHER ORDERED that the Personal Representatives shall disburse all property according to the terms of the Decedent's Will and shall maintain all records of income and disbursements until discharged by Order of this Court.

IT IS FURTHER ORDERED that: *[initial all that apply]*

- (a) An inventory shall be filed.
- (b) Annual returns shall be filed.
- (c) Letters of Testamentary Conservatorship shall issue to

_____)
 (d) Letters of Testamentary Guardianship shall issue to

SO ORDERED this 28th day of Oct., 20 20

Jennifer Burt

Judge of the Probate Court

GEORGIA DAWSON COUNTY
This is to certify that the within document
is a true and correct copy of the original on file
this 2nd day of May, 2020
Clerk

2017 AUG 11 10:04 AM

IN THE PROBATE COURT OF Dawson COUNTY
STATE OF GEORGIA

IN RE: ESTATE OF)
Sherry Jeanette Rucker)
DECEASED) ESTATE NO. _____)

LETTERS TESTAMENTARY
[Relieved of Filing Returns]

At a regular term of Probate Court, the Last Will and Testament dated November 17, 2014
(and Codicil(s) dated _____) of the above-named Decedent, who was
domiciled in this County at the time of his or her death or was domiciled in another state but owned
property in this County at the time of his or her death, was legally proven in Solemn Form to be
the Decedent's Will and was admitted to record by order, and it was further ordered that
Lanny William Rucker, named as Executor(s) in said Will, be
allowed to qualify, and that upon so doing, Letters Testamentary be issued to such Executor(s).

THEREFORE, the Executor(s), having taken the oath of office and complied with all
necessary prerequisites of the law, is/are legally authorized to discharge all the duties and exercise
all powers of Executor(s) under the Will of said Decedent, according to the Decedent's Will and
the law.

Given under my hand and official seal, the 2nd day of November, 2020.

Jennifer Burt
Judge of the Probate Court

NOTE: The following must be signed if the
Judge does not sign the original of
this document:

Issued by:

[Seal]

Clerk of the Probate Court

GEORGIA, DAWSON COUNTY
This is to certify that the within document
is a true and correct copy of the original on file
this 2nd day of Nov., 2020
Alice Dillen
Clerk, Probate Court

IN THE PROBATE COURT OF Dawson COUNTY
STATE OF GEORGIA

IN RE: ESTATE OF

Sherry Jeanette Rucker

DECEASED

)
)
)
)

ESTATE NO. _____

LETTERS TESTAMENTARY
[Relieved of Filing Returns]

At a regular term of Probate Court, the Last Will and Testament dated November 17, 2014
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all powers of Executor(s) under the Will of said Decedent, according to the Decedent's Will and
the law.

Given under my hand and official seal, the 2nd day of November, 2020.

Jennifer Burt
Judge of the Probate Court

NOTE: The following must be signed if the
Judge does not sign the original of
this document:

Issued by:

[Seal]

Clerk of the Probate Court

GEORGIA PROBATE COURT
This is to certify that the within document
is a true and correct copy of the original on file
in this office
this 2nd day of Nov., 2020
[Signature]
Clerk, Probate Court

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

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



I am a United States citizen.

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

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

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

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

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

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

Executed in Dawsonville (city), Georgia (state)

Signature of Applicant

Jim King

Printed Name

08/09/2021

Date

Ensite Civil Consulting, LLC

Name of Business

SUBSCRIBED AND SWORN BEFORE ME ON

THIS 9 DAY OF August, 2021

Lisa Hester

Notary Public

My Commission Expires: 8/30/2021



21 AUG 13 11:43 AM

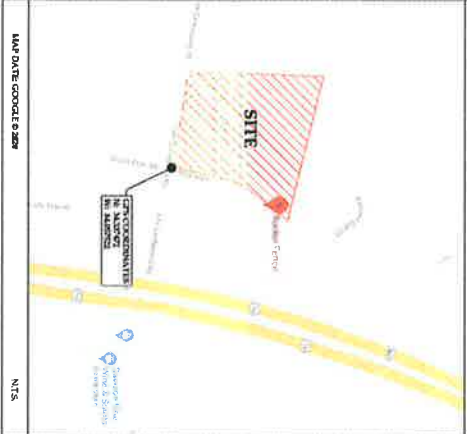
LETTER OF INTENT

The applicant requests Rezoning a portion of Parcel Number: 107 259 from RA to RMF in order to build a Residential Neighborhood of 48 homes on 8 acres. The property is located at the NW Corner of Lee Castleberry Rd and Stacie Lane, Dawsonville, GA 30534. The property is bounded on the north and west by agricultural property, the south by the Ashland Oak Mobile Home Community, and to the east by tracts that front on Ga 400 which will be future commercial uses. It is designated on the Future Land Use Plan as Residential Multi-Family which is precisely what is proposed. We are proposing a 48-home Townhome Community. The proposed higher density residential use will provide a transition from the commercial land use along Ga 400 to the more rural residential areas that currently exist. There is currently another property zoned RMF to the southwest further down Lee Castleberry Rd that is currently being permitted and will soon be under construction. That tract was rezoned to RMF under court order in 2000.

The neighborhood will provide a much needed solution for younger families and support the workforce resonating in the Ga 400 Corridor without placing an extreme burden upon our transportation infrastructure.

107 259

SITE LOCATION MAP



SITE DATA

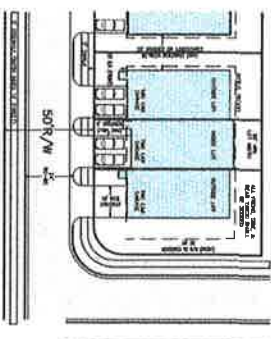
Location: 26th St & ...

Site Area: 40,000 sq ft

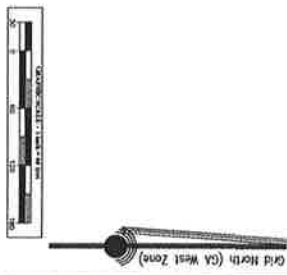
Lot Size: 1.25 acres

Other: ...

TYPICAL LOT LAYOUT
FRONT ENTRY 26 FT. WIDE
TOWNHOMES



TYPICAL LOT LAYOUT
REAR ENTRY 26 FT. WIDE
TOWNHOMES



4:49 AM

SHEET 1 OF 1	DRAWING DATE: 2024-07-22 SHEET REVISIONS	173	NOTARY DAVIS INSPECTOR AT THE TIME OF BEGINNING PHASE OF CONSTRUCTION GEORGIAM&M	PROJECT TITLE CONCEPT PLAN	24-HOUR CONTACT: BILL STARK 770-232-3829	CLIENT: IFF-CASTLEBERRY STARK TRACT	OWNER/DEV/OWNER: STARK LAND AND DEVELOPMENT, LLC 10000 N. ... PHONE: 770-232-3829	LOCATED IN: LAND LOTS — SECTION DAVISON COUNTY, GEORGIA
------------------------	---	------------	---	--------------------------------------	--	--	--	--

Owner Information

RUCKER JEANETTE

Payment Information

Status	Paid
Last Payment Date	04/08/2021
Amount Paid	\$1,934.71

Property Information

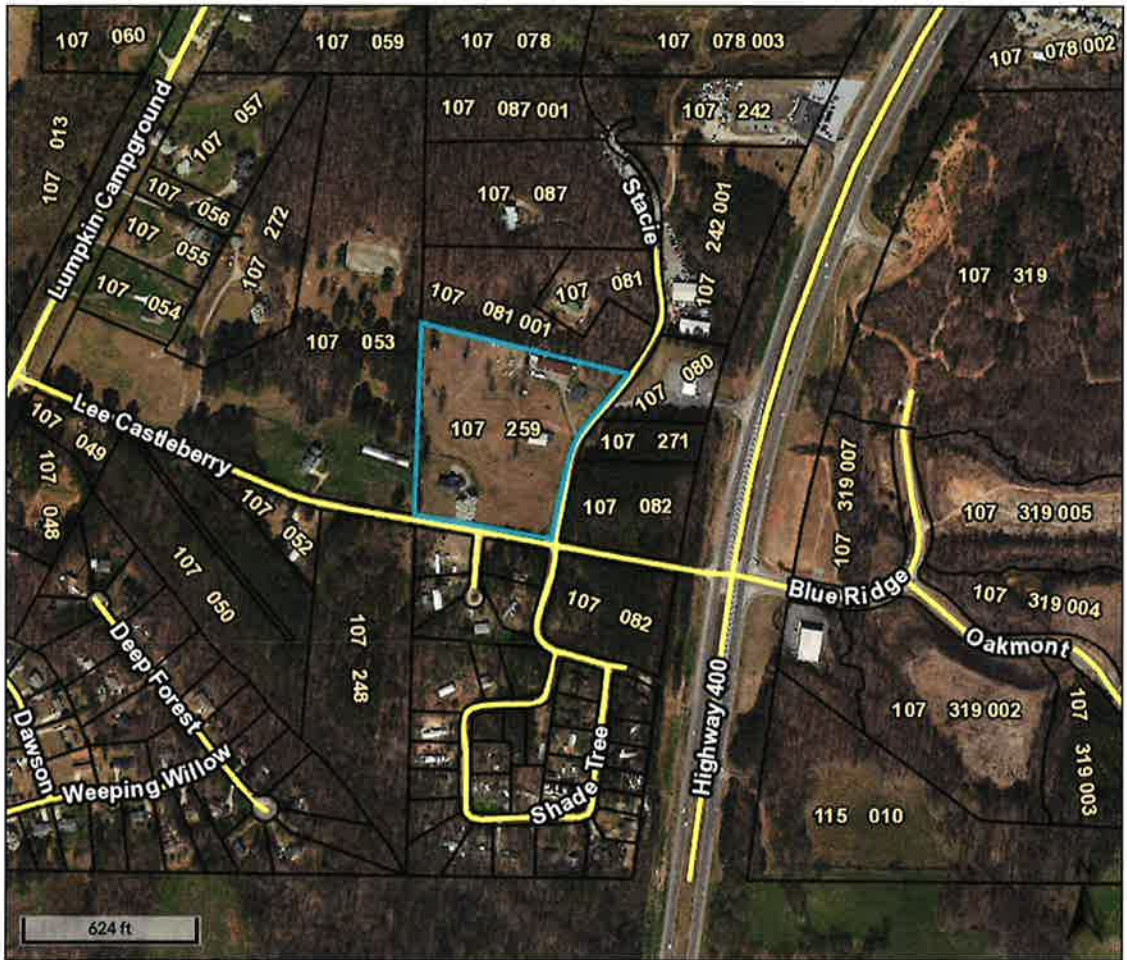
Parcel Number	107 259
District	1 DAWSON COUNTY UNINCORPORATED
Acres	8
Description	LL 498 LD 13 S-1
Property Address	311 LEE CASTLEBERRY RD
Assessed Value	\$156,800
Appraised Value	\$392,000

Bill Information

Record Type	Property
Tax Year	2020
Bill Number	12148
Account Number	37890
Due Date	12/01/2020

Taxes

Base Taxes	\$1,888.30
Penalty	\$0.00
Interest	\$33.91
Other Fees	\$12.50
Total Due	\$0.00



Overview



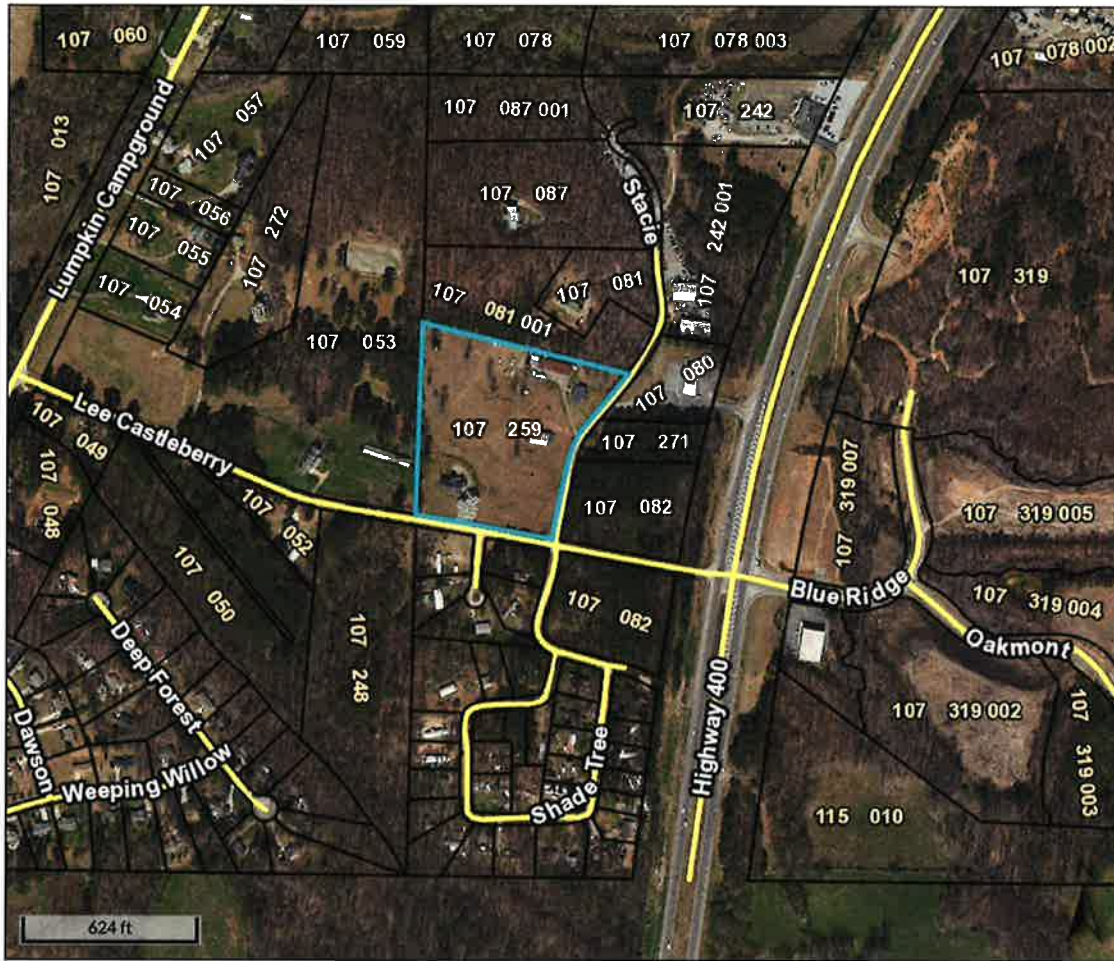
Legend

-  Parcels

Parcel ID: 107 259
Alt ID: 7929
Owner: RUCKER JEANETTE
Acres: 8
Assessed Value: \$462900

Date created: 8/13/2021
Last Data Uploaded: 8/13/2021 9:31:32 AM

Developed by  Schneider
GEO SPATIAL



Overview



Legend

 Parcels

Parcel ID: 107 259
Alt ID: 7929
Owner: RUCKER JEANETTE
Acres: 8
Assessed Value: \$462900

Date created: 8/13/2021
Last Data Uploaded: 8/13/2021 9:31:32 AM

Developed by  **Schneider**
GEOSPATIAL

THIS DOCUMENT IS A PRELIMINARY SURVEY AND SHOULD NOT BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR. THE SURVEYOR'S LIABILITY IS LIMITED TO THE ACCURACY OF THE SURVEY DATA AND THE PREPARATION OF THE SURVEY INSTRUMENTS. THE SURVEYOR DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY ANY OTHER PARTY.

THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE STANDARDS AND PRACTICES OF THE PROFESSION OF SURVEYING IN THE STATE OF GEORGIA. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PUBLIC RECORDS OFFICE AND HAS FOUND NO RECORDS THAT AFFECT THIS SURVEY.

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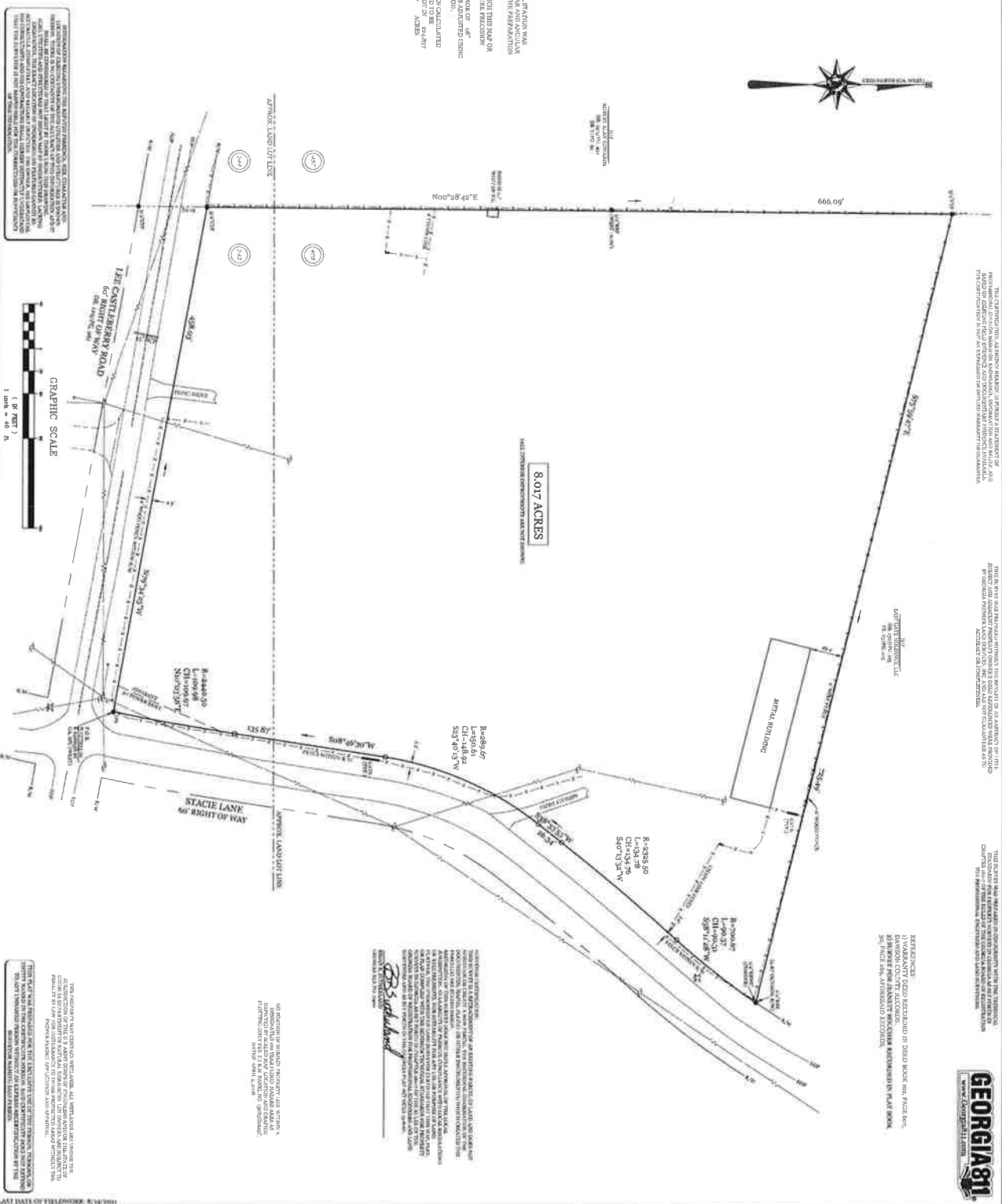
REFERENCES:
 1) VARIATION DEEDS EXHIBITED IN DEED BOOK 662, PAGE 607,
 2) VARIATION DEEDS EXHIBITED IN DEED BOOK 662, PAGE 607,
 3) VARIATION DEEDS EXHIBITED IN DEED BOOK 662, PAGE 607,
 4) VARIATION DEEDS EXHIBITED IN DEED BOOK 662, PAGE 607.



A. TRIMBLE S7 TOTAL STATION WAS USED TO OBTAIN THE POINTS AND ANGLES SHOWN ON THIS SURVEY INSTRUMENT. THE FIELD DATA UPON WHICH THIS MAP OR INSTRUMENT IS BASED WAS OBTAINED BY MEASUREMENTS MADE BY MEANS OF THE LAST QUARTERS METHOD. THIS MAP OR PLAN HAS BEEN CALCULATED ACCORDING TO THE LAST QUARTERS METHOD AND CONTAINS 8.017 ACRES.

LEGEND

- 1. BOUNDARY LINE
- 2. RIGHT-OF-WAY LINE
- 3. EASEMENT LINE
- 4. ADJACENT PROPERTY
- 5. EXISTING ROAD
- 6. PROPOSED ROAD
- 7. EXISTING UTILITY
- 8. PROPOSED UTILITY
- 9. EXISTING FENCE
- 10. PROPOSED FENCE
- 11. EXISTING BUILDING
- 12. PROPOSED BUILDING
- 13. EXISTING DRIVEWAY
- 14. PROPOSED DRIVEWAY
- 15. EXISTING WALKWAY
- 16. PROPOSED WALKWAY
- 17. EXISTING POLE
- 18. PROPOSED POLE
- 19. EXISTING SIGN
- 20. PROPOSED SIGN
- 21. EXISTING CURB
- 22. PROPOSED CURB
- 23. EXISTING GROUND SURFACE
- 24. PROPOSED GROUND SURFACE
- 25. EXISTING VEGETATION
- 26. PROPOSED VEGETATION
- 27. EXISTING WATER
- 28. PROPOSED WATER
- 29. EXISTING SAND
- 30. PROPOSED SAND
- 31. EXISTING GRAVEL
- 32. PROPOSED GRAVEL
- 33. EXISTING ASPHALT
- 34. PROPOSED ASPHALT
- 35. EXISTING CONCRETE
- 36. PROPOSED CONCRETE
- 37. EXISTING BRICK
- 38. PROPOSED BRICK
- 39. EXISTING STONE
- 40. PROPOSED STONE
- 41. EXISTING METAL
- 42. PROPOSED METAL
- 43. EXISTING WOOD
- 44. PROPOSED WOOD
- 45. EXISTING PLASTER
- 46. PROPOSED PLASTER
- 47. EXISTING GYPSUM
- 48. PROPOSED GYPSUM
- 49. EXISTING LIME
- 50. PROPOSED LIME
- 51. EXISTING CEMENT
- 52. PROPOSED CEMENT
- 53. EXISTING SANDSTONE
- 54. PROPOSED SANDSTONE
- 55. EXISTING GRANITE
- 56. PROPOSED GRANITE
- 57. EXISTING MARBLE
- 58. PROPOSED MARBLE
- 59. EXISTING SLATE
- 60. PROPOSED SLATE
- 61. EXISTING QUARTZITE
- 62. PROPOSED QUARTZITE
- 63. EXISTING GNEISS
- 64. PROPOSED GNEISS
- 65. EXISTING SCHIST
- 66. PROPOSED SCHIST
- 67. EXISTING METAMORPHIC
- 68. PROPOSED METAMORPHIC
- 69. EXISTING IGGNEOUS
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- 71. EXISTING SEDIMENTARY
- 72. PROPOSED SEDIMENTARY
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- 90. PROPOSED SEDIMENTARY
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- 93. EXISTING IGGNEOUS
- 94. PROPOSED IGGNEOUS
- 95. EXISTING SEDIMENTARY
- 96. PROPOSED SEDIMENTARY
- 97. EXISTING METAMORPHIC
- 98. PROPOSED METAMORPHIC
- 99. EXISTING IGGNEOUS
- 100. PROPOSED IGGNEOUS



THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE STANDARDS AND PRACTICES OF THE PROFESSION OF SURVEYING IN THE STATE OF GEORGIA. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PUBLIC RECORDS OFFICE AND HAS FOUND NO RECORDS THAT AFFECT THIS SURVEY.

NO PORTION OF THIS SURVEY INSTRUMENT IS TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR. THE SURVEYOR'S LIABILITY IS LIMITED TO THE ACCURACY OF THE SURVEY DATA AND THE PREPARATION OF THE SURVEY INSTRUMENTS. THE SURVEYOR DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY ANY OTHER PARTY.

<p>DATE</p> <p>NO</p> <p>DESCRIPTION</p>			<p>RETRACEMENT SURVEY FOR:</p> <p>STARK LAND AND DEVELOPMENT, LLC</p> <p>311 LEE CASTLEBERRY ROAD</p> <p>LOCATED IN LAND LOTS 498 AND 543 IN SOUTH HALF OF THE 13TH LAND DISTRICT, 1ST SECTION, DAWSON COUNTY, GEORGIA SCALE 1"=40'</p>		<p>GEORGIA PREMIER LAND SERVICES, INC.</p> <p>PROFESSIONAL LAND SURVEYING</p> <p>3010 HAMILTON MILL ROAD</p> <p>ROSWELL, GEORGIA 30075</p> <p>(770) 614-3004 FAX (770) 614-3956</p> <p>LAND SURVEYING C#1177</p>
--	--	--	--	--	---

21 AUG 13 11:51 AM

DAWSON COUNTY VARIANCE APPLICATION

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

VR 21-14 Tax Map & Parcel # (TMP): 107-259
 Current Zoning: R-1A Commission District #: 4
 Submittal Date: 8.13.21 Time: 11:51 am/pm Received by: WJG (staff initials)
 Fees Assessed: 350 Paid: CHECK
 Planning Commission Meeting Date: September 21, 2021
~~Board of Commissioners Meeting Date: October 21, 2021~~

APPLICANT INFORMATION (or Authorized Representative)

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

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

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

PROPERTY INFORMATION

Street Address of Property: _____
NW CORNER OF STACIE LANE AND LEE CASTLEBERRY RD.
 Land Lot(s): _____ District: _____ Section: _____
 Subdivision/Lot: _____ Building Permit #: _____ (if applicable)

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

REQUESTED ACTION

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

If other, please describe: Article III Section 308.C.6.B - Vary the driveway width

Type of Variance requested:

Front Yard Side Yard Rear Yard variance of _____ feet to allow the structure to:

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

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

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

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

Sign Variance for: _____

Home Occupation Variance to operate: _____ business

Other (explain request): Vary from the required 10' driveway width. Adequate Parking will be provide via a 2-car garage and a driveway capable of supporting 2 additional guest parking.

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

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

1. Describe why a strict and literal enforcement of the standards would result in a practical difficulty or unnecessary hardship: The RMF ordinance states that there must be a driveway width no greater than 10 feet. This requirement would preclude any home from having a double garage, which is industry standard in today's society. We are providing a double garage with a 20'-wide driveway which will allow 2 additional cars to be parked in front if necessary for guests. By doing this, there will not be a need for additional on-street parking:

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

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

It does not harm anyone. 2-car garages and driveways capable of parking 2 guests are todays standard

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

Because the Resolution should not impose hardships on others. This variance seeks to correct that issue

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.)

2025 08 12 12:00

PROPERTY OWNER AUTHORIZATION

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

311 LEE CASTLEBERRY RD, Dawsonville GA 30534 Tax Parcel #107 259

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: _____

Printed Name of Owner(s): Jeanette Rucker

Signature of Owner(s): Larry William Rucker Date: 08/12/2021

Mailing address: _____

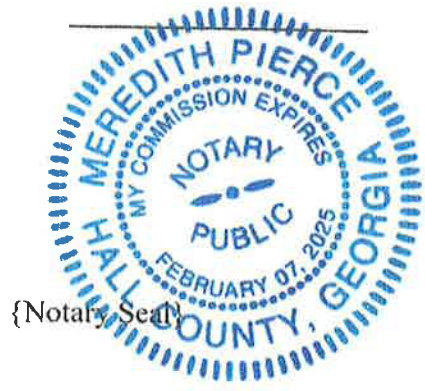
City, State, Zip: _____

Telephone Number: _____

Sworn and subscribed before me this 12 day of July, 2021.

Meredith Pierce
Notary Public

My Commission Expires: 2/7/2025



{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.)

28

2020 OCT 13 11:48AM

IN THE PROBATE COURT OF DAWSON COUNTY
STATE OF GEORGIA

IN RE: ESTATE OF

SHERRY JEANETTE RUCKER,
DECEASED

)
)
)
)

ESTATE NO.

ORDER ADMITTING WILL TO PROBATE IN SOLEMN FORM

An alleged Last Will and Testament dated November 17, 2014 was propounded, as amended by Consent Judgement file stamped March 13, 2020 and the Settlement Agreement incorporated therein. Lanny William Rucker and Ronnie James Rucker were nominated Personal Representatives by the Testator. Ronnie James Rucker renounced his right to serve as such Executor on October 27th, 2020 and such renunciation was filed with this Court on October 27th, 2020. The Court finds that the Decedent died domiciled within, or domiciled outside the State of Georgia but owning property within, the above County. The Court further finds that all of the heirs at law were served or acknowledged service. The Court further finds that no objection has been filed, and all requirements of law have been fulfilled. The Court further finds that the propounded Will (is self-proving) (has been proved by one or more witnesses).

ACCORDINGLY, IT IS ORDERED that the Will dated November 17, 2014, as amended by Consent Judgement file stamped March 13, 2020 and the Settlement Agreement incorporated thereto is established as the Last Will and Testament of the Decedent ("the Decedent's Will"); that the Will be admitted to record as proven in Solemn Form; and, that the nominated Executor Lanny William Rucker named above have leave to qualify as Personal Representatives by taking the required oath, after which Letters Testamentary shall issue. The Clerk shall serve the Personal Representatives with copies of this Order and the Letters upon qualification.

IT IS FURTHER ORDERED that the Personal Representatives shall disburse all property according to the terms of the Decedent's Will and shall maintain all records of income and disbursements until discharged by Order of this Court.

IT IS FURTHER ORDERED that: *[initial all that apply]*

- _____ (a) An inventory shall be filed.
- _____ (b) Annual returns shall be filed.
- _____ (c) Letters of Testamentary Conservatorship shall issue to

_____ (d) Letters of Testamentary Guardianship shall issue to

SO ORDERED this 28th day of Oct., 2020

Jennifer Burt

Judge of the Probate Court

GEORGIA DAWSON COUNTY
This is to certify that the within document
is a true and correct copy of the original on file
in this office
this 2nd day of Nov., 2020

2017 NOV 20 10:53 AM

IN THE PROBATE COURT OF Dawson COUNTY
STATE OF GEORGIA

IN RE: ESTATE OF)
Sherry Jeanette Rucker)
DECEASED)

ESTATE NO. _____

LETTERS TESTAMENTARY
[Relieved of Filing Returns]

At a regular term of Probate Court, the Last Will and Testament dated November 17, 2014
(and Codicil(s) dated _____) of the above-named Decedent, who was
domiciled in this County at the time of his or her death or was domiciled in another state but owned
property in this County at the time of his or her death, was legally proven in Solemn Form to be
the Decedent's Will and was admitted to record by order, and it was further ordered that
Lanny William Rucker, named as Executor(s) in said Will, be
allowed to qualify, and that upon so doing, Letters Testamentary be issued to such Executor(s).

THEREFORE, the Executor(s), having taken the oath of office and complied with all
necessary prerequisites of the law, is/are legally authorized to discharge all the duties and exercise
all powers of Executor(s) under the Will of said Decedent, according to the Decedent's Will and
the law.

Given under my hand and official seal, the 2nd day of November, 2020.

Jennifer Burt
Judge of the Probate Court

NOTE: The following must be signed if the
Judge does not sign the original of
this document:

Issued by:

[Seal]

Clerk of the Probate Court

SEAL OF DAWSON COUNTY
This is to certify that the within document
is a true and correct copy of the original on file
In this office
this 2nd day of NOV., 2020
Alice Pullen
Clerk, Probate Court

20141117 14:04

IN THE PROBATE COURT OF Dawson COUNTY
STATE OF GEORGIA

IN RE: ESTATE OF)
Sherry Jeanette Rucker)
DECEASED) ESTATE NO. _____)

LETTERS TESTAMENTARY
[Relieved of Filing Returns]

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Given under my hand and official seal, the 2nd day of November, 2020.

Jennifer Burt
Judge of the Probate Court

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Issued by:

[Seal]

Clerk of the Probate Court

GEORGIA DAWSON COUNTY
This is to certify that the within document
is a true and correct copy of the original on file
in this office.
this 2nd day of Nov., 2020

Clerk, Probate Court

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 _____ 1. _____

TMP _____ 2. _____

TMP _____ 3. _____

TMP _____ 4. _____

TMP _____ 5. _____

TMP _____ 6. _____

TMP _____ 7. _____

TMP _____ 8. _____

TMP _____ 9. _____

TMP _____ 10. _____

TMP _____ 11. _____

TMP _____ 12. _____

TMP _____ 13. _____

TMP _____ 14. _____

TMP _____ 15. _____

Use additional sheets if necessary.

2144013 4504

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 _____ 8/9/2021

Witness _____

Date _____ 8/9/2021

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.

APPLICANT CERTIFICATION

APPLICATION PROCESSING: STAFF USE ONLY

VR _____ Applicant Name: _____

Application Fee: \$ _____

IF APPLICABLE:

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

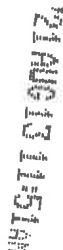
Planning Commission & Board of Commissioners Actions

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

If Denied by Planning Commission was decision appealed? Yes No

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

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



Dawson County, Georgia Board of Commissioners

Affidavit for Issuance of a Public Benefit

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

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



I am a United States citizen.

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

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

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

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

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

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

Executed in Dawsonville (city), Georgia (state)

08/09/2021

Date

Signature of Applicant

Jim King

Printed Name

Ensite Civil Consulting, LLC

Name of Business

SUBSCRIBED AND SWORN BEFORE ME ON

THIS 9 DAY OF August, 2021

Lisa Hester

Notary Public

My Commission Expires: 8/30/2021



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

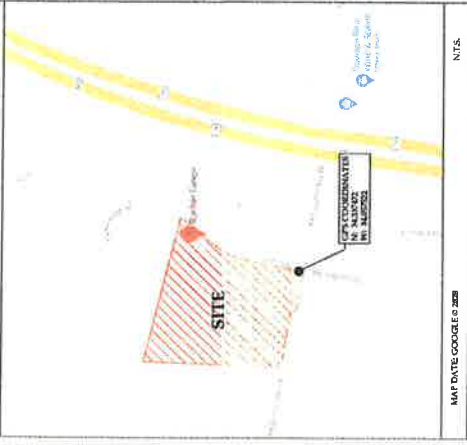
The following list of secure and verifiable documents, published under the authority of O.C.G.A. § 50-36-2, contains documents that are verifiable for identification purposes, and documents on this list may not necessarily be indicative of residency or immigration status.

- 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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SITE LOCATION MAP



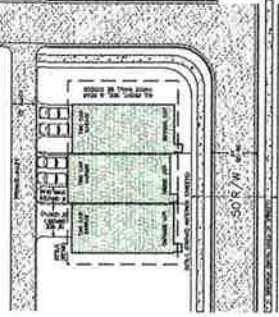
SITE DATA	
Address	190 11th St
City	Lawrenceville, GA
County	Fulton
State	GA
Postal Code	30046
Phone	(770) 962-1000
Website	www.lee-castleberry.com



TYPICAL LOT LAYOUT FRONT ENTRY 26 FT. WIDE TOWNHOMES



TYPICAL LOT LAYOUT REAR ENTRY 26 FT. WIDE TOWNHOMES



Grid North (GA West Zone)



OWNER/DEVELOPER: STARK LAND AND DEVELOPMENT, LLC 1000 BUCKLEBOURNE DR FLOWERY BRANCH, GA 30606 PHONE 770-332-3829	24-HOUR CONTACT: BILL STARK 770-332-3829	PROJECT: LEE-CASTLEBERRY STARK TRACT	LOCATED IN: LAND LOTS— 14 TH DISTRICT, —SECTION DAWSON COUNTY, GEORGIA	SHEET TITLE: CONCEPT PLAN	NOTICE: NOTICE: DAWSON COUNTY INSPECTOR AT PHONE 344-5888 FOR MORE INFORMATION REGARDING THE BEGINNING PHASE OF CONSTRUCTION.	STAMP: NOTARY PUBLIC STATE OF GEORGIA JAMES H. STARK 1000 BUCKLEBOURNE DR FLOWERY BRANCH, GA 30606 770-332-3829	DRAWING DATE: 2021-07-27	SHEET REVISIONS: NO. 1 DATE DESCRIPTION	SHEET: 1 OF 1
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Owner Information

BUICKER JEANETTE

Payment Information

Status	Paid
Last Payment Date	04/08/2021
Amount Paid	\$1,934.71

Property Information

Parcel Number	107 259
District	1 DAWSON COUNTY UNINCORPORATED
Acres	8
Description	LL 498 LD 13 S-1
Property Address	311 LEE CASTLEBERRY RD
Assessed Value	\$156,800
Appraised Value	\$392,000

Bill Information

Record Type	Property
Tax Year	2020
Bill Number	12148
Account Number	37890
Due Date	12/01/2020

Taxes

Base Taxes	\$1,888.30
Penalty	\$0.00
Interest	\$33.91
Other Fees	\$12.50
Total Due	\$0.00