

DAWSON COUNTY PLANNING COMMISSION
MEETING Agenda – Tuesday, May 16, 2023
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 June 20, 2023

F. APPROVAL OF MINUTES:

April 18, 2023

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. OLD BUSINESS:

1. Presentation of ZA 23-02 Red Oak Sanitation

J. NEW BUSINESS:

Application for Variance:

1. Presentation of VR 23-04 Eric Kumpel

Application for Rezoning:

2. Presentation of ZA 23-03 Charmion Morris

K. UPDATES BY PLANNING & DEVELOPMENT:

L. 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



REZONING STAFF REPORT

ZA 23-02

Red Oak Sanitation

Planning Commission Meeting April 18th 2023

Board of Commission Hearing May 18th 2023

Applicant Proposal

Rezone approximately 8.3 +/- acres to Commercial Industrial Restrictive to facilitate development of a transfer station used to transfer solid waste from one transportation vehicle to another for transportation to a disposal facility or processing operation; and expand the garbage service operating on parcel 106-079 currently zoned Residential Agriculture (RA).

Applicant:	Albert Anderson obo Red Oak Sanitation
Amendment #:	ZA 23-02
Request:	Rezone three RA parcels equal to 6.23 acres; and a C-HB parcel of 2.07 acres to C-IR.
Existing Use:	Garbage Service business on Parcel 106-079 27 Evans Circle; office and residential units.
Proposed Use:	Expansion of the structure located on parcel 106-079 ; construct a maintenance building for trucks and equipment.
Current Zoning:	R-A on Parcel ID Numbers 106-077, 106-060-001, 106-079 C-HB on Parcel ID 106 076 2.07 Acres
Future Land Use:	C-HB
Acreage	8.304
Location	Evans Circle off of Dawson Forest Road
Commercial Square Footage	Proposed Truck maintenance building
Road Classification	Private (Evans Circle) & County Collector (Dawson Forest Road)
Tax Parcels	106-079, 106-060-001, 106-076, 106-077
Dawson Trail Segment	n/a
Commission District	4
DRI	No

Direction	Future Land Use	Zoning	Existing Land Use
North	C-HB & RPC	C-CB	Commercial
South	C-OI	CPCD	Residential
East	C-HB	C-HB	Vacant and Commercial
West	C-HB	CPCD C-HB	Single Family Residential Daycare facility

According to the Comprehensive Plan and Future Land Use Plan, the subject property is identified as Commercial Business. Development in this area includes developed or undeveloped land on both sides of State Road GA 400. This area includes retail centers, office and employment areas usually located on large tracts of land with campus or unified development, mixed use activity centers, multi-family development, light industrial and other associated uses.

The desired development pattern should seek to:

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

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

Zoning Districts RMF (multi-family residential 6 units per acre density neutral) • C-OI (Office Professional) • C-HB; C-PCD (Commercial) • C-IR (Light Industrial) • Georgia 400 Corridor

COUNTY AGENCY COMMENTS:

Planning and Development: The applicant seeks to expand the industrial activities associated with Evans Garbage Service, Inc. Evans Garbage Service is an existing nonconforming use. Per the county occupational license file the activity was established in 1992 and issued a business license in September of 2008. The licensed was issued for Parcel ID 106-079. The business license is current.

The majority of the property subject to this application is zoned Residential Agriculture (RA) and is part of the Commercial Highway Business Future Land Use category. The parcel zoned Highway Business (HB) was zoned to commercial sometime after 2003 – it is depicted as commercial on the 2009 zoning map and is part of the Commercial Highway Business Future Land Use category.

The subject site has operated as a garbage service on two acres +/- and a residential structure converted for office use on parcel 106 060 001 zoned RA.

The expansion of the site to add heavy commercial vehicles and the maintenance thereof (eight acres) is not compatible with the adjacent and nearby land uses and zoning. A residential community lies to the south, and the area has developed and is developing as retail and residential.

As found on the census.gov/naics site: **562111 Solid Waste Collection**

This U.S. industry comprises establishments primarily engaged in one or more of the following: (1) collecting and/or hauling nonhazardous solid waste (i.e., garbage) within a local area; (2) operating nonhazardous solid waste transfer stations; and (3) collecting and/or hauling mixed recyclable materials within a local area.

Cross-References. Establishments primarily engaged in--

- *Long-distance trucking of waste--are classified in Industry 484230, Specialized Freight (except Used Goods) Trucking, Long-Distance;*
- *Collecting and/or hauling in combination with disposal of nonhazardous waste materials--are classified in Industry 56221, Waste Treatment and Disposal;*
- *Collecting and/or hauling hazardous waste within a local area and/or operating hazardous waste transfer stations--are classified in U.S. Industry 562112, Hazardous Waste Collection;*
- *Collecting and removing debris, such as brush or rubble, within a local area--are classified in U.S. Industry 562119, Other Waste Collection;*
- *Operating facilities for separating and sorting recyclable materials from nonhazardous waste streams (i.e., garbage) and/or for sorting commingled recyclable materials, such as paper, plastics, and metal cans, into distinct categories--are classified in Industry 562920, Materials Recovery Facilities; and*
- *Merchant wholesaling automotive, industrial, and other recyclable materials--are classified in Industry 423930, Recyclable Material Merchant Wholesalers.*

Public Works Department: Access to the site must be as close to 90 degrees as possible. Public Works prefers the access to align with G.W. Taffer Road and must be to commercial standards. Verify adequate sight distance requirements per County standards. A transportation study shall document impacts to the roadway based on the proposed use to determine if additional turn lanes or improvements will be required on Dawson Forest Road. The County shall require proof an EPD approval of a transfer station.

Environmental Health Department: No comments returned as of 4/6/2023

Emergency Services: No comments returned as of 4/6/2023

Etowah Water & Sewer Authority: No comments returned as of 4/6/2023

Photos of Parcel ID 106 079:



After reviewing all relevant information, should the Planning Commission recommend approval of this rezoning request, staff recommends the following stipulations:

Land Use.

1. A transfer station will not be a component of the garbage service business.
2. All new construction shall meet a minimum rear yard (southern) setback of 200-hundred feet.
3. A survey of the property to combine the lots and delineate the environmental constraints must be presented prior to or with the land disturbance permit application.
4. There shall be a one-hundred-foot setback from any creeks or streams.

Landscaping.

1. There shall be a minimum 25-foot-wide buffer (natural undisturbed, planted, or both) along the property line with Mansie Park neighborhood. .
2. All landscape required shall incorporate a minimum of forty percent (40%) evergreen plantings (trees, shrubs, and groundcovers).
3. Landscape plans depicting plant materials to be used to mitigate development impacts along the southern project boundary shall be submitted at the time of application for development permits. The plans shall include the required buffers necessary for screening.
4. Buffers in which vegetation is nonexistent or is inadequate to meet the screening requirements of this resolution shall be planted with supplemental plantings so as to provide an effective visual screen.

Public Works.

1. Access to the site and frontage improvements shall be subject to the approval of the Dawson County Public Works Department prior to an issuance of a Land Disturbance Permit or Business License (whichever occurs first).
2. A transportation study shall document impacts to the roadway based on the proposed use to determine if additional turn lanes or improvements will be required on Dawson Forest Road.

The Planning Commission shall make its recommendations based on the following criteria:

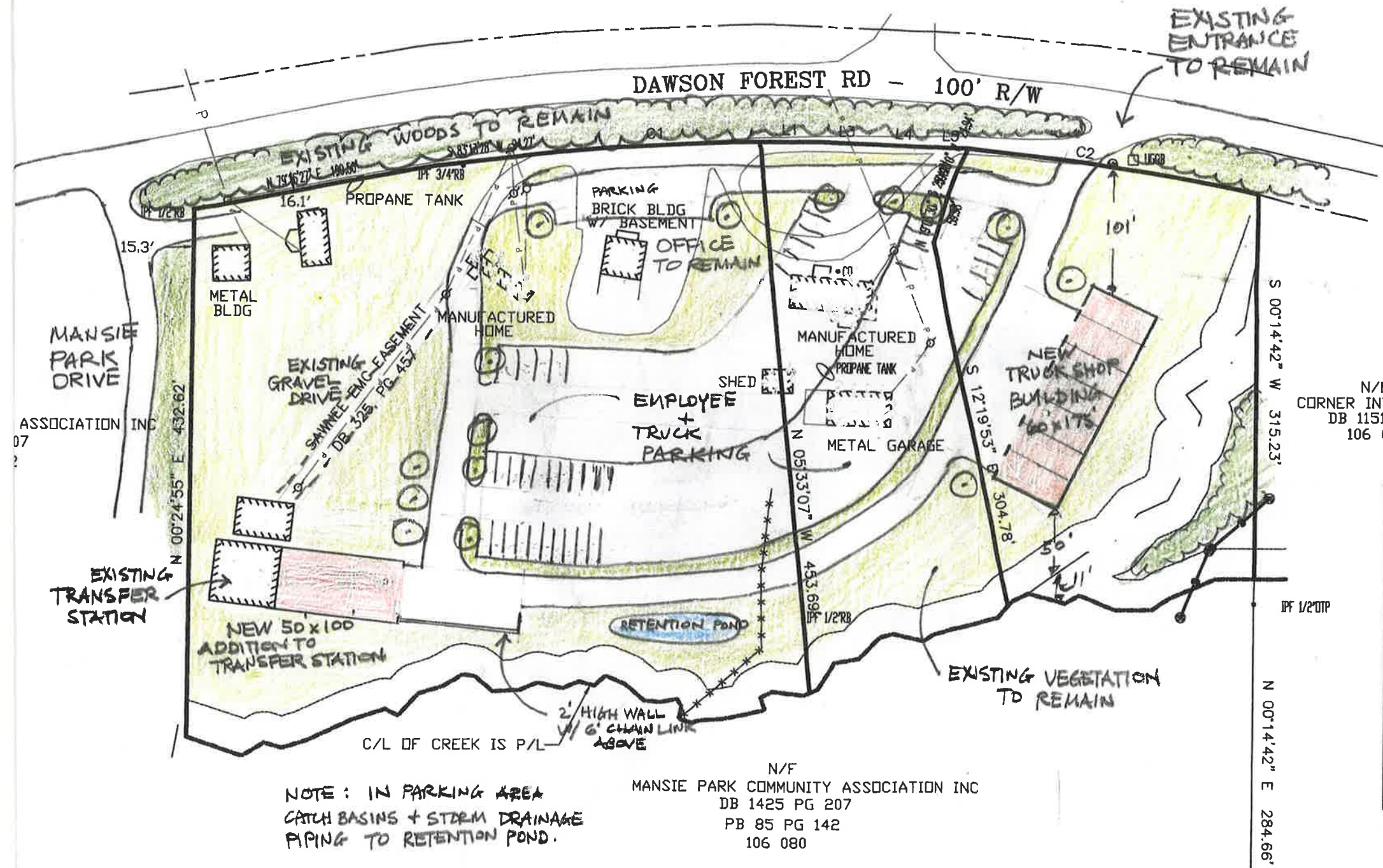
- (1) The existing uses and classification of nearby property;
- (2) The extent to which property values are diminished by the particular land use classification;
- (3) The extent to which the destruction of property values of the applicant promotes the health, safety, morals, or general welfare of the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

HAVE A MINIMUM TEN (10) FOOT BREAKING AREA NO GREATER FIVE (5) INCHES ABOVE THE CROWN OF THE STREET OR ROAD.

DUE TO THE EXISTING GRADES A DRIVEWAY PIPE WILL NOT BE REQUIRED TO ACCESS THE PROPERTY.

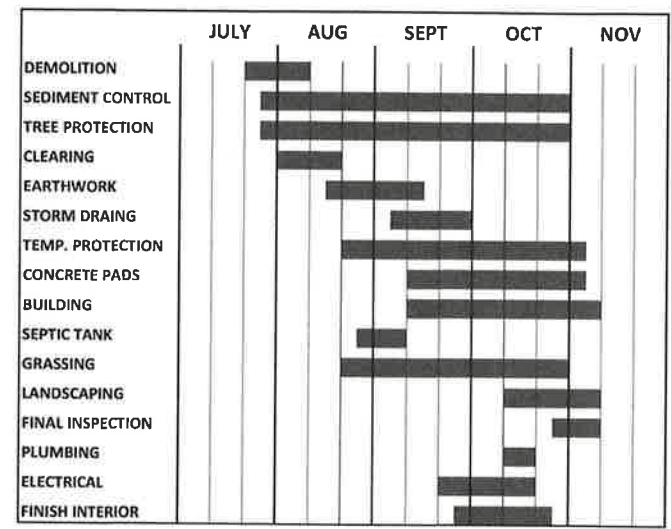
PRIVATE DEVELOPMENT DRAINAGE EASEMENTS OFF STREET RIGHT-OF-WAY SHALL BE REQUIRED TO KEEP THE EASEMENT FREE OF OBSTRUCTIONS AND WILL MAINTAIN SAME IN SUCH A WAY TO ASSURE FREE AND MAXIMUM FLOW AT ALL TIMES.

IT IS RECOMMENDED THAT POTENTIAL BUYERS/DEVELOPERS VERIFY WITH LOCAL GOVERNING AUTHORITIES REGARDING BUILDING REGULATIONS/PERMITS PRIOR TO PURCHASE.



N/F
CORNER INVESTORS LLC
DB 1151 PG 603
106 075

CONSTRUCTION SCHEDULE



COMPLETION OF ENGINEERS DRAWING & PURCHASE OF PERMITS

NOTE: IN PARKING AREA
CATCH BASINS + STORM DRAINAGE
PIPING TO RETENTION POND.

N/F
MANSIE PARK COMMUNITY ASSOCIATION INC
DB 1425 PG 207
PB 85 PG 142
106 080

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1672.71'	171.24'	171.17'	S 86°31'11" W	5°51'56"
C2	2083.06'	240.95'	240.82'	S 81°27'02" E	6°37'39"

LINE	BEARING	DISTANCE
L1	N 89°40'57" E	46.86'
L3	S 88°14'27" E	47.18'
L4	N 86°50'10" W	46.80'
L5	S 86°47'06" E	29.41'

CONCEPTUAL SITE PLAN

SCALE -

1" = 100'-0"



TOTAL AREA = 8.304 ACRES

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEOL. AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF

10-2-90

106 079

SEARCHED
INDEXED
SERIALIZED
OCT 2 2008
BY: [unclear]

DAWSON COUNTY BUSINESS LICENSE APPLICATION

PHONE 706-344-3651

76 HOWARD AVE. EAST, SUITE 100
DAWSONVILLE, GA 30534

FAX 706-344-3652

IN ACCORDANCE WITH RESOLUTION 89-3, ANY BUSINESS OPERATING WITHIN DAWSON COUNTY
OUTSIDE THE CITY LIMITS, MUST HAVE A DAWSON COUNTY BUSINESS LICENSE
PLEASE BE AWARE THAT YOU MAY BE SUBJECT TO INSPECTION BY
DAWSON COUNTY CODE ENFORCEMENT

OFFICE USE ONLY

LICENSE # 9-08-5743

MONTH/YEAR BUSINESS STARTED IN DAWSON 1992

TYPE OR PRINT CLEARLY

Date Applied 9/2008

C/O Number _____

CHOOSE ONE:

TMP # 106-079

HOME OFFICE

ZONED BA

HOME OCCUPATION

VERIFICATION OF ZONING

COMMERCIAL

MRedick

Groundwater

PLEASE FILL OUT - LEAVE NO BLANKS

BUSINESS NAME Evans Garbage Service, Inc.

DAWSON STREET ADDRESS 27 Evans Circle

LOCAL CITY Dawsonville STATE Ga. ZIP 30534

DAWSON PHONE () 706-216-4232 CELL/PAGER () 706-545-9266

MAILING ADDRESS 27 Evans Circle CITY Dawsonville STATE/ZIP Ga 30534

CONTACT Jeff or Denise Evans

MANAGER OR OWNER: Jeff/Denise Evans HOME PHONE () 706-216-2077

TYPE OF BUSINESS AND SERVICES(S) OFFERED - IN DETAIL:

Garbage

THE ABOVE INFORMATION IS PUBLIC AND MAY BE RELEASED UPON INQUIRY

THE INFORMATION REQUIRED BELOW IS CONFIDENTIAL AND CANNOT BE RELEASED EXCEPT AS PROVIDED FOR
BY BUSINESS RESOLUTION 48-13-15 ET SEQ.

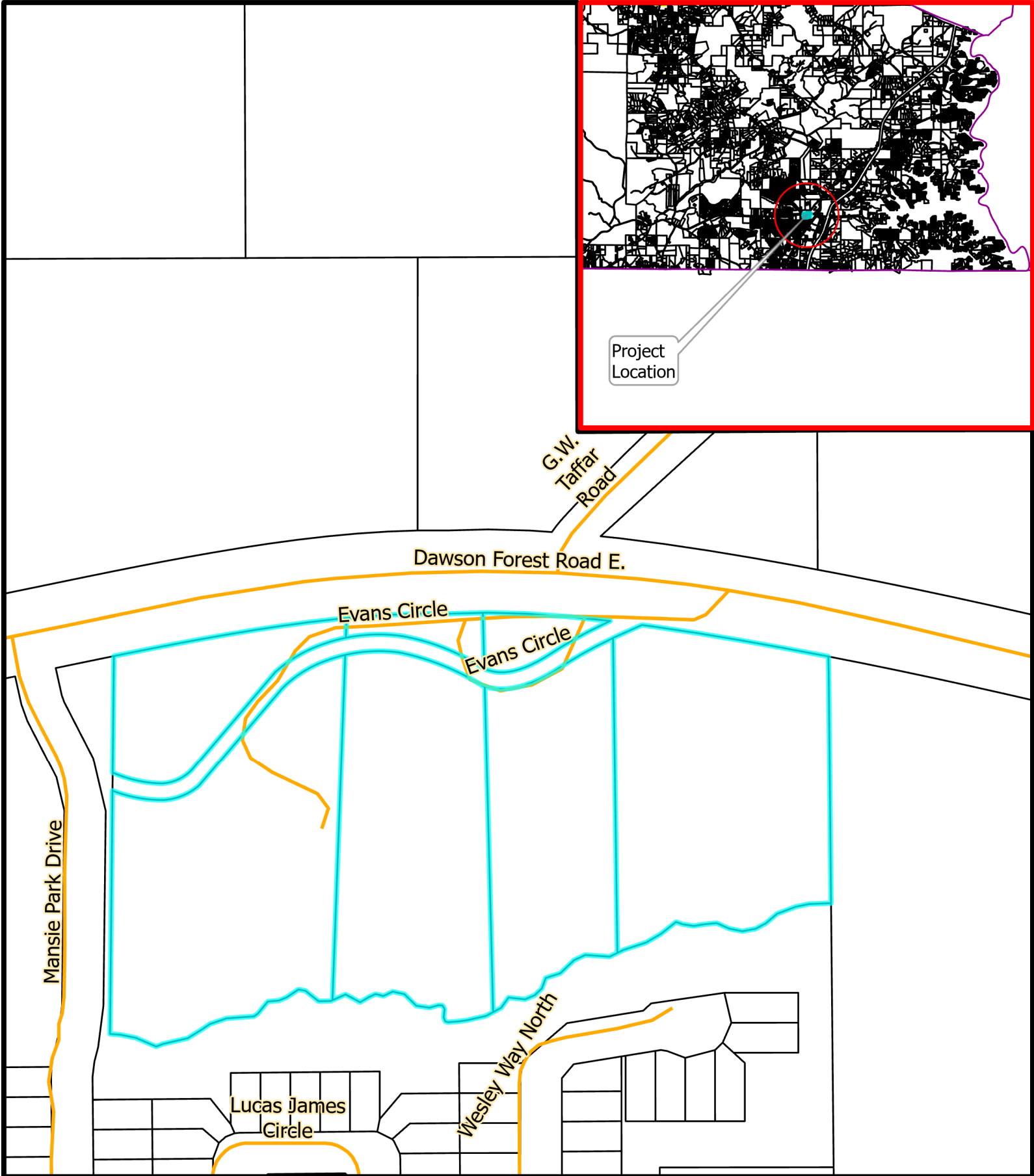
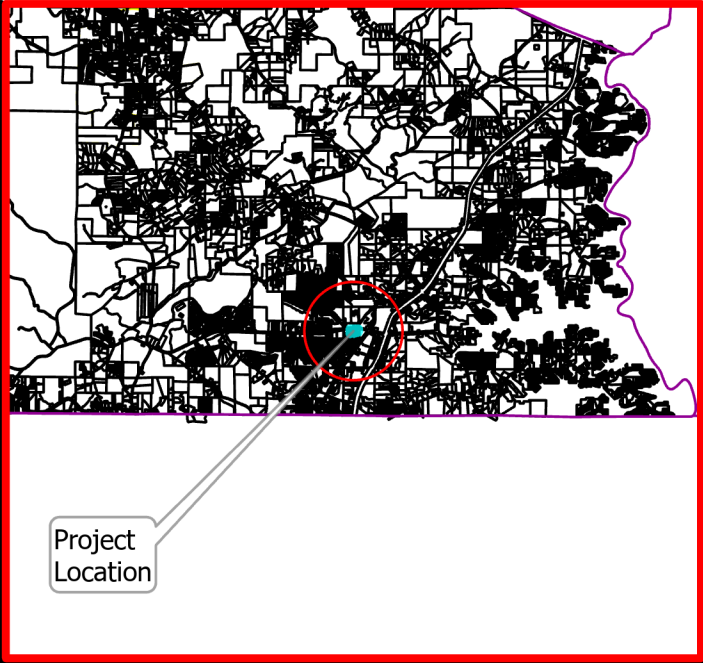
OF EMPLOYEES 7 INCLUDING OWNERS EIN # OR S/S # ~~50-2-2-91~~ CORPORATION TYPE S

IF YOU ARE REQUIRED TO HAVE A GA LICENSE OR REGISTRATION, ATTACH A CURRENT COPY; YOUR
LICENSE WILL NOT BE PROCESSED WITHOUT A CURRENT COPY

I Denise Evans (PRINT) BEING THE: OWNER OFFICER AGENT
CERTIFY THAT ALL INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT. I
UNDERSTAND THAT SUBMITTAL OF THIS APPLICATION AND FEE DOES NOT ENTITLE
THE APPLICANT TO ENGAGE IN THE BUSINESS APPLIED FOR. I ALSO UNDERSTAND
THAT IT IS THE BUSINESSES RESPONSIBILITY TO RENEW YEARLY.

SIGNED Denise Evans

MAKE YOUR CHECK PAYABLE TO DAWSON COUNTY



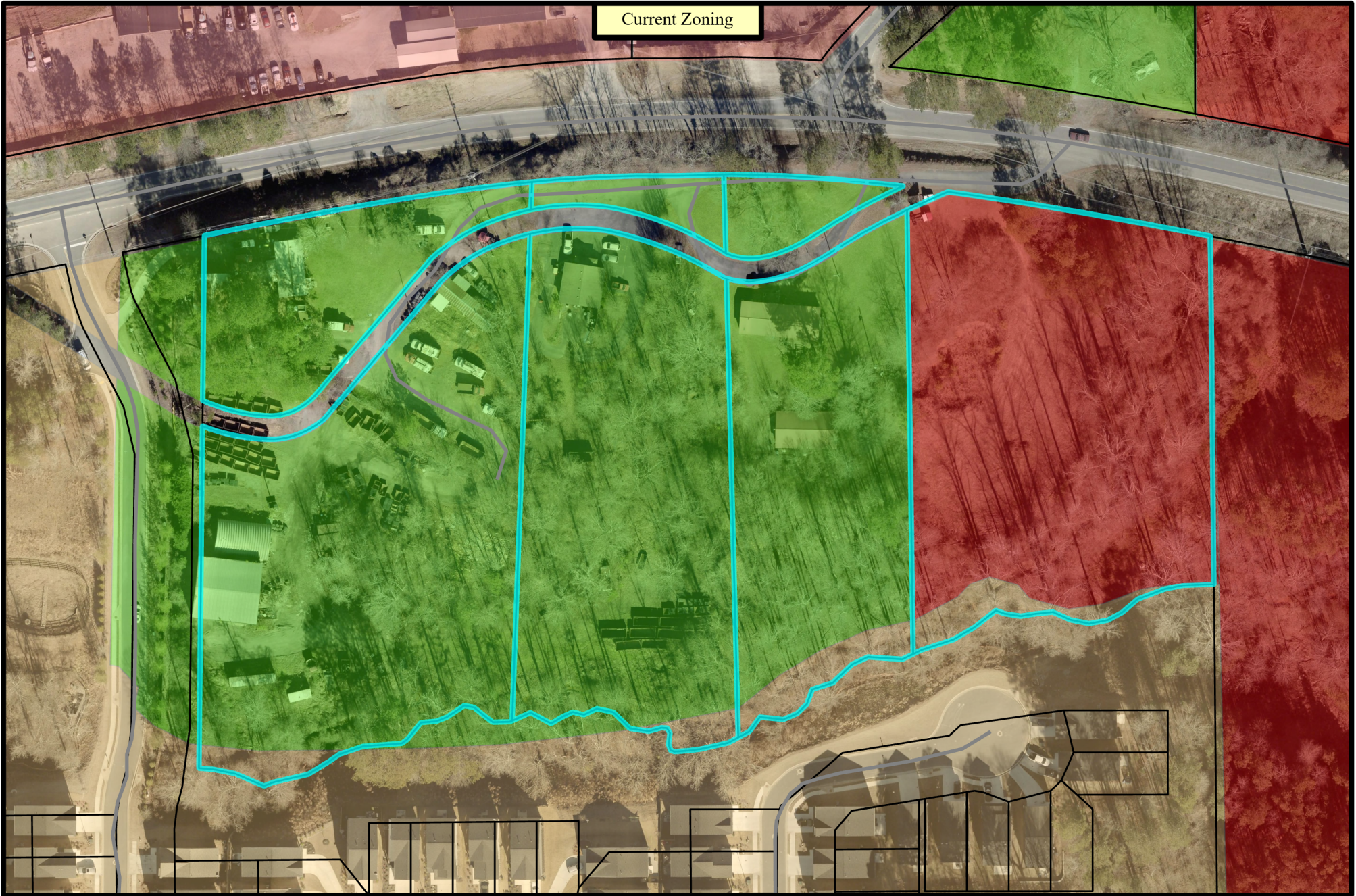
DAWSON COUNTY
DISCLAIMS ANY
RESPONSIBILITIES,
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DAMAGES FROM THE USE
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PURPOSES.



Dawson County
Planning and Development
Staff Report: Exhibit

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Parcel#: 106-060-001, 106-076,
106-077, 106-079
Current Zoning: C-HB & RA
FLU: C-HB
Application #: ZA 23-02



Current Zoning



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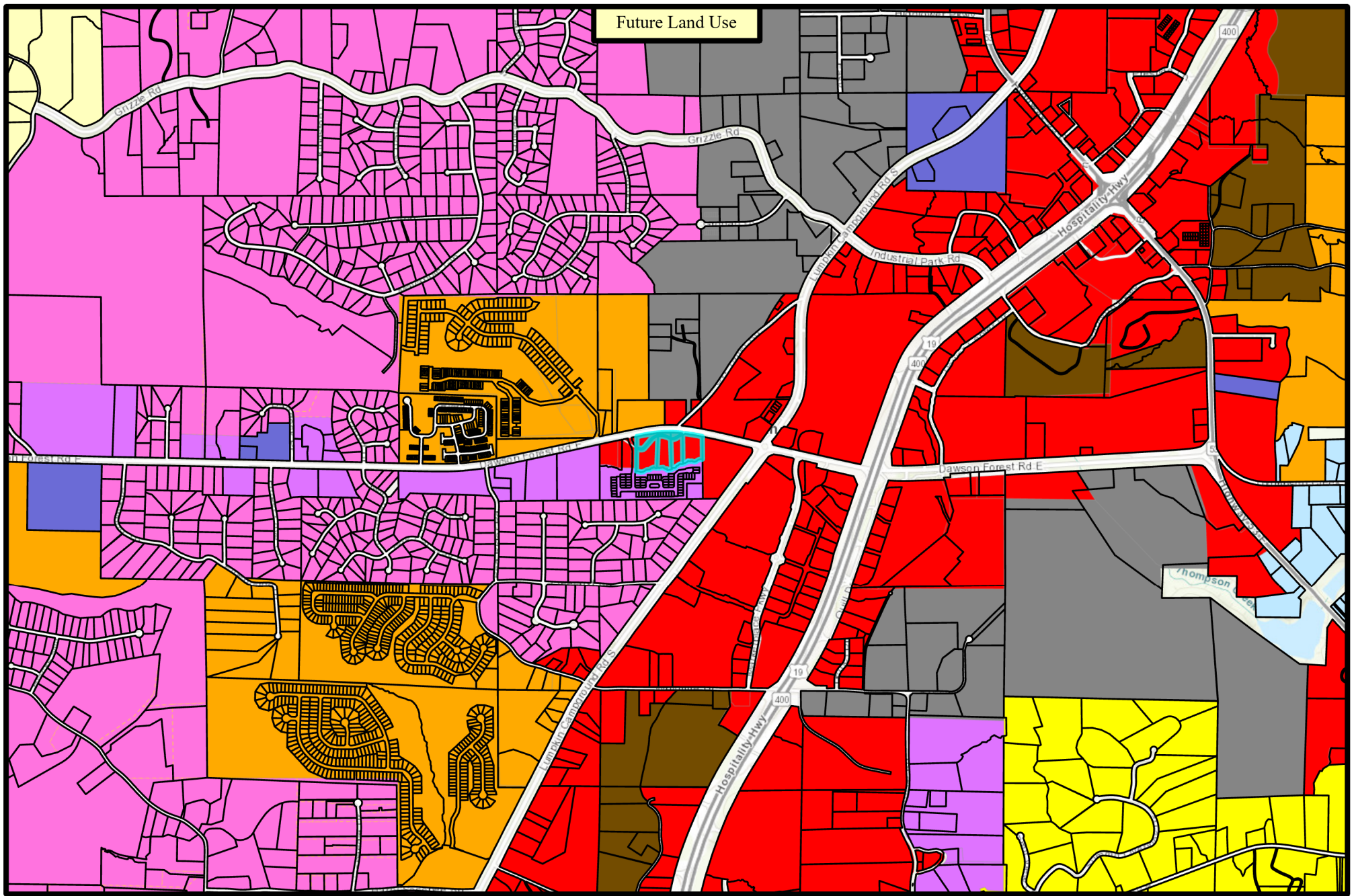
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Dawson County
 Planning and Development
 Staff Report

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Legend	
■	RA
■	C-HB
■	C-CB
■	C-PCD
□	Parcels

Parcel#: 106-060-001, 106-076, 106-077, 106-079
 Current Zoning: C-HB & RA
 FLU: C-HB
 Application #: ZA 23-02



Future Land Use



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N



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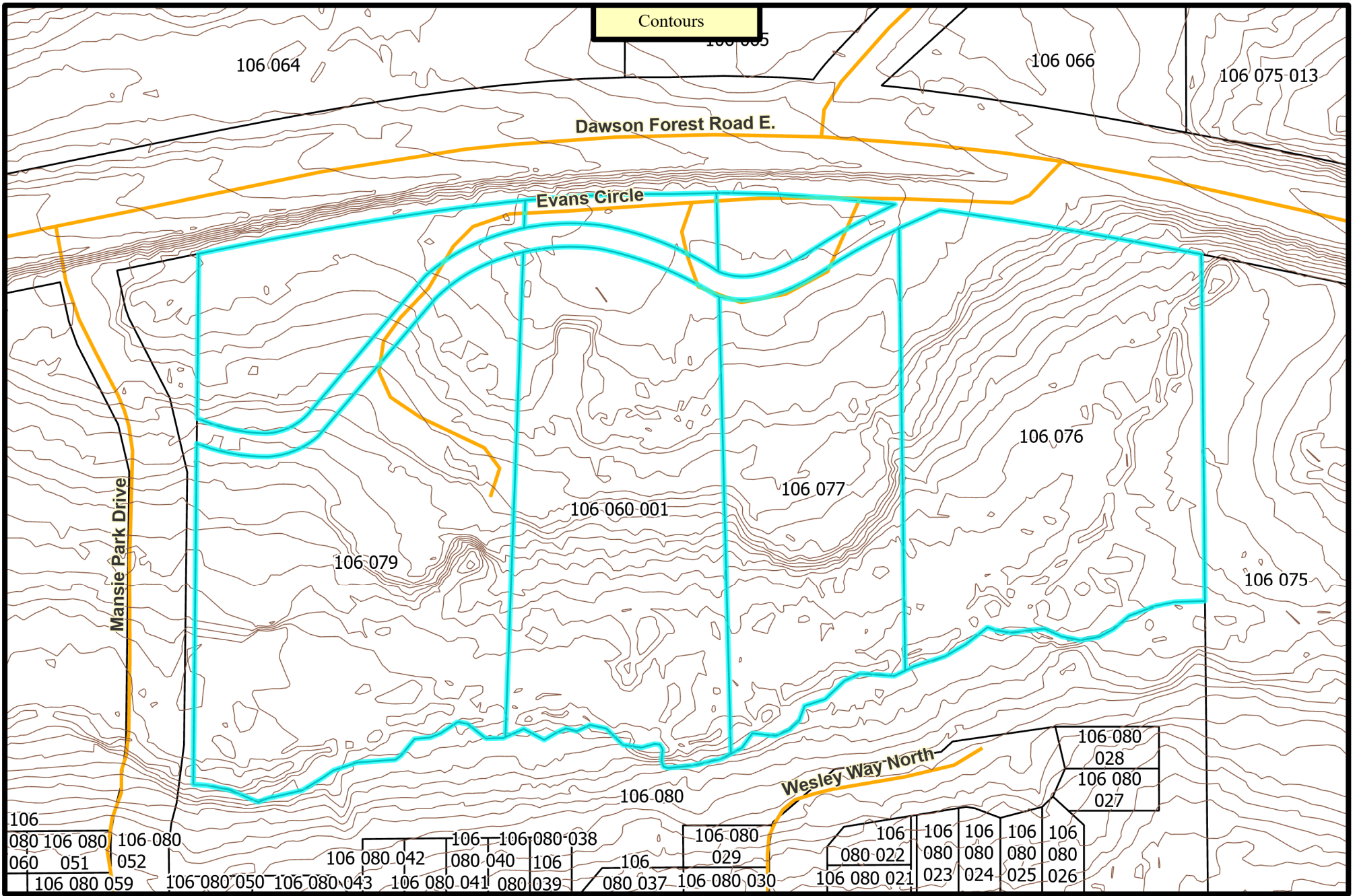
Dawson County

Planning and Development

13

Staff Report

Parcel#: 106-060-001, 106-076, 106-077, 106-079
 Current Zoning: C-HB & RA
 FLU: C-HB
 Application #: ZA 23-02



Contours

106 064

106 066

106 075-013

Dawson Forest Road E.

Evans Circle

106,076

106,077

106-060-001

106-079

106 075

Mansie Park Drive

Wesley Way North

106 080
028
106 080
027

106
080 106 080 106 080
060 051 052 106 080 042 080 040 106 080 038 106 080 029 106 080 022 080 023 106 080 024 106 080 025 106 080 026
106 080 059 106 080 050 106 080 043 106 080 041 080 039 080 037 106 080 030 106 080 021



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N
Scale: 1:1,616

Dawson County
Planning and Development
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Staff Report

Parcel#: 106-060-001, 106-076, 106-077, 106-079
Current Zoning: C-HB & RA
FLU: C-HB
Application #: ZA 23-02

TRANSFER STATION AND COLLECTION GUIDANCE

October 2018

The purpose of this guidance document is to clarify Rule 391-3-4-.06 as it relates to the operation of solid waste transfer stations and solid waste collection operations.

Solid waste transfer stations and collection operations are regulated by the Rules for Solid Waste Management, Chapter 391-3-4. Below are excerpts from sections -.01, -.04, and -.06 as they apply to transfer station and collection operations.

391-3-4-.01 Definitions

(15) "Collector" means the person or persons as defined herein who, under agreements, verbal or written, with or without compensation does the work of collecting and/or transporting solid wastes, from industries, offices, retail outlets, businesses, institutions, and/or similar locations, or from residential dwellings, provided however, that this definition shall not include an individual collecting and/or transporting waste from his own single family dwelling unit.

(79) "Transfer Station" means a facility used to transfer solid waste from one transportation vehicle to another for transportation to a disposal facility or processing operation.

391-3-4-.04 General

(8) Asbestos Containing Waste

(a) Collection.

1. Vehicles used for the transportation of containerized asbestos waste shall have an enclosed carrying compartment or utilize a covering sufficient to contain the transported waste, prevent damage to containers, and prevent release or spillage from the vehicle.
2. Vehicles used to reduce waste volume by compaction shall not be used.
3. Vacuum trucks used to transport waste slurry must be constructed and operated to ensure that liquids do not leak from the truck.

Rule 391-3-4-.06 Permit by Rule for Collection, Transportation, Processing, and Disposal.

(1) Permit-by-Rule. Notwithstanding any other provision of these Rules, collection operations, transfer station operations, inert waste landfill operations, waste processing and thermal treatment operations, wastewater treatment and pretreatment plant sludge disposal operations, and yard trimmings waste landfill operations shall be deemed to have a solid waste handling permit if the conditions in paragraph (2) are met and the conditions in paragraph (3), for that particular category of operation are met.

(2) Notification. Within 30 days of commencing solid waste handling activities which are covered under a permit-by-Rule, notification must be made to the Director of such activity. Notification shall be made on such forms as are provided by the Director. Persons failing to notify the Director of such activities shall be deemed to be operating without a permit.

(3) Categories of Operations:

(a) Collection Operations:

1. Vehicle construction: vehicles or containers used for the collection and transportation of garbage and similar putrescible wastes, or mixtures containing such wastes, shall be covered, substantially leakproof, durable, and of easily cleanable construction.
2. Vehicle maintenance: solid waste collection and transportation vehicles shall be cleaned frequently and shall be maintained in good repair.
3. Littering and spillage: vehicles or containers used for the collection and transportation of solid waste shall be loaded and moved in such manner that the contents will not fall, leak or spill therefrom and shall be covered when necessary to prevent blowing of material from the vehicle.
4. No regulated quantities of hazardous wastes may be collected and transported except in accordance with the provisions of the Georgia Hazardous Waste Management Act, O.C.G.A. 12-8-60 et seq.
5. Local ordinances: it is the responsibility of the collector to comply with all local rules, regulations, and ordinances pertaining to operation of solid waste collection systems.
6. All wastewater from cleaning of vehicles must be handled in a manner which meets all applicable environmental laws and regulations.
7. All collected solid waste must be deposited only in a permitted solid waste handling facility authorized to receive the applicable waste types.
8. After July 1, 1992, municipal solid waste may not be transported from a jurisdiction to a municipal solid waste disposal facility located in another county unless the jurisdiction

generating the waste is actively involved in and has a strategy for meeting the state- wide goal of waste reduction by July 1, 1996.

(b) Transfer Station operations:

1. Solid Waste shall be confined to the interior of transfer stations buildings, and not allowed to scatter to the outside. Waste shall not be allowed to accumulate, and floors shall be kept clean and well drained.
2. Sewage solids shall be excluded from transfer stations.
3. Dust, odors and similar conditions resulting from transfer operations shall be controlled at all times.
4. Rodents, insects and other such pests shall be controlled.
5. Any contaminated runoff from washwater shall be discharged to a wastewater treatment system and, before final release, shall be treated in a manner approved by the Division.
6. Hazardous Waste: no person owning or operating a transfer station shall cause, suffer, allow, or permit the handling of regulated quantities of hazardous waste.
7. Liquid wastes restricted from landfill disposal by Rule 391-3-4-.04(9) shall be excluded from transfer stations. Transfer stations in existence on August 1, 2004 and in compliance with all other regulations applicable to permit by rule transfer stations may continue to handle such liquid wastes until a solid waste processing facility permit is issued or August 1, 2006, whichever occurs first.

(Note: Categories (c)-(f) are omitted from this guidance.)

General

The siting of transfer station and collection operations are subject to local zoning and land use regulations. As such, these operations may be located in or near residential areas or public facilities. The facility operator should be sensitive to the fact that this is a solid waste handling facility and continuously monitor the operation and minimize the impact the operation may have on the surrounding community.

The following sections expand on certain rules selected from the referenced section, 391-3-4-.06, for transfer stations and collection operations. These explanations aim to clarify for both operators and regulators what is meant by the Rules. This guidance is directed towards municipal solid waste and construction/demolition (C&D) waste transfer stations and collection operations. It is not intended to include other transfer stations and collection operations that may handle other types of waste such as biomedical waste.

Any operational changes required at existing facilities must be implemented by March 1, 2019. Structural changes to the facilities, including addition of or updates to enclosed structures and holding tanks, must be made by October 1, 2019.

Interpretations: Collection Operations

Applicability. An operation is considered solid waste collection and must comply with this rule if the collector, as defined in 391-3-4-.01 above, is aggregating waste from multiple individuals, or picking up solid waste from multiple locations per day. This includes house to house garbage pick-up as well as roll-off/dumpster operations.

Collection operations do not include personally owned vehicles used by individuals to transport their own wastes, or personally owned vehicles used for junk hauling that are not registered as a commercial vehicle.

Any collection operation that transports asbestos containing waste must also meet the criteria in 391-3-4-.04(8)(a) above.

1. Vehicle Construction

EPD interprets “covered” to mean that collection vehicles will be covered with a tarp or similar device when there is waste in the collection vehicle and after waste has been removed. Once the truck is cleaned after removal of waste, it is not necessary to cover until it picks up more waste.

EPD interprets “substantially leakproof” to mean that only intermittent drops of liquid can escape the collection vehicle. If the amount of liquid escaping is a steady stream then the collection vehicle is not considered substantially leakproof. If the rate of liquid release would, in the opinion of an enforcement officer, equal a significant release over the duration of the collection route, the vehicle is not substantially leakproof.

2. Vehicle Maintenance

Collection vehicles will be visually inspected for cleanliness at least daily, or more frequently when necessary. Cleaning efforts must remove litter that remains within trucks, trailers and other containers, or that is stuck to the exterior of the vehicle.

If complaints are received, the collector will implement regular cleaning procedures. Vehicles will not go unwashed overnight if they have transported particularly malodorous wastes. If vehicles are not cleaned overnight or particularly malodorous vehicles are left unwashed overnight, they must be covered with an impermeable tarp or parked inside an enclosed structure, or the vehicle must have a fully enclosed trailer so as not to attract vectors and create odors.

3. Littering and Spillage

Collection vehicles shall meet the conditions described in Vehicle Construction and Vehicle Maintenance above to prevent littering and spillage. If these conditions cannot be met, a vehicle shall not carry waste until the deficiencies have been corrected.

5. Local Ordinances

All local ordinances must be met for the Permit-by-Rule to be valid. EPD does not verify compliance with local ordinances prior to acknowledging a Permit-by-Rule application. If EPD becomes aware of a violation of local codes, the operation is non-compliant with the Permit-by-Rule and will be notified that they are handling solid waste without a permit.

6. Washwater from Cleaning of Vehicles

When collection vehicles are cleaned, all washwater must be treated before discharge to the environment. This means that collection vehicles will be cleaned in an enclosed and/or curbed structure with an impervious floor, or another location where the washwater can be collected. Washwater from collection vehicles shall not be allowed to run off or be discharged without treatment. Washwater from cleaning of vehicles can be handled in the same ways as wastewater at transfer stations (below). Washwater can be discharged to a permitted wastewater treatment system, or it can be collected in a holding tank and transported to a permitted wastewater treatment facility. Please review the Washwater section under Transfer Stations below for more detail on treatment options.

Interpretations: Transfer Stations

An operation is considered a transfer station and must comply with this rule if the facility is used to transfer solid waste from a collection vehicle to another vehicle for transportation to a permitted disposal facility or processing operation. In order to be registered as a transfer station, some type of facility with structures, machinery or devices must exist. It is not the intent of the EPD to regulate those types of waste collections which use smaller collection vehicles to directly transfer wastes to a larger collection vehicle or trailer without intermediate placement of waste on the ground. Any facility that transfers waste onto a tipping floor or other intermediate locations, and that does not currently operate within a building will be required to build an enclosed structure with an impervious floor. The structure must also serve as a means to contain the waste, prevent exposure of waste to precipitation, deter vectors, and reduce odors.

A convenience center is a facility consisting of one or more solid waste and/or recycling containers where individuals may deposit their own solid waste for eventual management at another location. A convenience center is not considered a transfer station and not subject to this rule.

1. Solid Waste Confined to Interior

EPD interprets this rule to mean that all solid waste must be contained inside transfer station buildings. A building is an enclosed structure consisting of an impermeable floor, roof, and at least three walls that are capable of confining all solid waste to the building. The building must be constructed to prevent precipitation from reaching solid waste inside the structure. The building must be constructed and operated in such a manner as to contain waste inside the building and control litter, liquid runoff, vectors, and odors. All solid waste unloading and loading must take place inside the building. Solid waste shall not be dumped or allowed to scatter outside the building. There are no solid wastes that are exempt from this rule: C&D and inert waste must also be kept inside the transfer station buildings.

To prevent solid waste accumulation, municipal solid waste must be continuously removed from the tipping floor during the operating day for transportation to a solid waste handling facility. At least once during each operating day all municipal solid waste must be removed from every portion of the tipping floor and the floor cleaned per the following guidelines.

To maintain clean and well drained floors at municipal solid waste transfer stations, the floors should be scraped clean daily. Periodic cleaning with pressure washers or other such devices may be necessary to control odors and vectors. Washing transfer station floors with water and cleaning compounds should be done when necessary to maintain a sanitary facility. EPD's expected best management practice is that cleaning is an ongoing process during operating hours, and that as waste is moved from one area to another or from the floor to the truck, the cleared area will be scraped clean. Any solid waste remaining on the floor of the transfer station shall be concentrated to the smallest possible area. For C&D transfer stations, floors are expected to be scraped clean at least weekly. All transfer stations should keep a written cleaning log that includes daily (or weekly for C&D facilities) photographic records showing that the entire floor has been cleaned. These records should be kept for 3 years and be available for any compliance inspections. Dated digital photographs documenting compliance are sufficient provided that EPD has a means to view them.

3. Dust and Odors

If there are still dust and odor issues while the above Solid Waste Confined to the Interior for transfer stations is being met, regardless of waste type, other methods will have to be employed. First, facilities should prioritize sending disproportionately malodorous waste for disposal as soon as possible to a permitted disposal facility. It may also be necessary to reduce or eliminate the amount of the malodorous waste if it cannot be sent for disposal promptly or if sending it promptly does not mitigate odor issues. It may further be necessary to install a deodorizing system, either within the transfer station building or at the edge of the property. Facilities can also provide a complaint system for neighbors, so that it may be easier to notice any patterns in odor issues and correct the problem.

4. Vectors

Keeping the transfer station buildings clean and removing (or securing) waste overnight should reduce the presence of vectors. If vectors are still a problem, control methods must be employed specific to the vector present.

5. Washwater

All liquids generated from solid waste, floor cleaning, or vehicle washing operations at the transfer station facility are required to be collected and discharged to a permitted wastewater treatment system or a permitted on-site treatment system.

Holding tanks may be used to collect liquids generated at solid waste transfer stations. The contents of the tanks must be periodically pumped out and transported to a permitted wastewater treatment facility. The tank must be sealed and there must be no openings other than the access opening for pumping the contents of the holding tank. The access opening must be located hydraulically higher than the wash down area that it serves or the tank must have a sealed or capped opening. A routine pumping schedule must be followed with all contents transported in a leak proof vehicle to a permitted wastewater treatment system. Manifests documenting

proper liquid disposal shall be utilized and records of those manifests maintained at the transfer station facility and available for EPD review during solid waste inspections for a minimum three-year period.

Frequently Asked Questions

Can solid waste remain at the transfer station overnight?

Solid waste may remain at the transfer station overnight provided that the building is fully enclosed, meaning that it must have a floor, roof, three walls, and a door or similar device on the fourth side to completely enclose the waste from the outside. If the building does not have a door or similar device on the fourth side, waste may remain at the transfer station overnight if the waste is in a covered container so as not cause odors or be accessible to vectors. Municipal solid waste shall not remain at the transfer station for more than 24 hours. Transfer stations that receive segregated C&D or inert waste may store that waste inside the transfer station building for up to one week.

Trucks loaded with solid waste and covered with mesh tarps may remain overnight if parked inside the enclosed structure. Loaded trucks may remain on transfer station property if they are completely enclosed or if covered with impervious tarps and are substantially leakproof. Care must be taken to ensure that this practice does not create or contribute to vector or odor problems, or in causing contaminated runoff from leaking trucks. If any odor, vector, or runoff issues are noticed due to these practices, the overnight storage of loaded vehicles must be discontinued immediately.

Can separate waste streams be handled in one building?

Yes, as long as the waste is delivered and kept separate until transported. Any co-mingled waste must be handled as municipal solid waste.

Can recycling take place in a transfer station?

Recycling may only take place at transfer stations where separate recycling containers have been placed in or near the transfer station buildings for individuals to place previously sorted recyclables. No processing or sorting of recyclables may occur at transfer stations under Permit-by-Rule. Any sorting or processing of solid waste requires a solid waste handling permit for a materials recovery facility. Routine removal of unacceptable waste from the solid waste stream is not considered to be recycling.

Is a transfer station required to have an Industrial Storm Water General Permit?

Storm water runoff from the areas outside of most transfer station buildings may be required to be covered under an Industrial Storm Water General Permit. There may be unique operations that qualify for the conditional exclusion from storm water permitting based on the “no exposure” of industrial activities to storm water. Transfer station owners should coordinate this permitting activity with EPD’s Non-Point Source Program at (404) 675-6240.

Does EPD issue the “DOT number” for collection operations?

EPD does not issue the “DOT number” for collection operations. It is up to the permittee to obtain a USDOT number from the Federal Motor Carrier Safety Administration.

What are the requirements for a Permit-by-Rule facility at a permitted solid waste handling facility?

Any transfer station, collection operation, or other Permit-by-Rule facility that will be within the permitted boundary of a landfill or other permitted solid waste handling facility must submit a *Notification of Permit by Rule* form and a *Request for Minor Modification*. Any transfer station or collection operation at a permitted solid waste handling facility must follow the conditions set forth in this guidance document, unless other site specific conditions are approved in the Design and Operation Plans.

Whose responsibility is it to maintain clean collection vehicles?

It is the responsibility of the collection operation permittee to maintain clean vehicles and prevent littering and spillage. It is not up to the facilities that receive the waste, unless they also own the vehicles. While facilities that receive the waste are not responsible for the cleanliness of independent collection vehicles, facilities are strongly encouraged to adopt cleaning policies for vehicles delivering waste.

William Cook

William Cook, Manager
Solid Waste Management Program

10-3-2018

Date

Replaces and supersedes: Transfer Stations, November 28, 2006 (Revised June 15, 2011)

Dawson County
Rezoning Application
(AMENDMENT TO LAND USE MAP)

APPLICANT INFORMATION (or Authorized Representative)

If applicant is other than owner, the Property Owner Authorization form must be completed.

Printed Name: Albert Anderson

Address: _____

Phone (Listed only please) _____

Email (Business/Personal): _____

Status: Owner Authorized Agent Lessee Option to purchase

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: _____

REQUESTED ACTION & DETAILS OF PROPOSED USE

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

Proposed Use:

Existing Utilities: Water Sewer Gas Electric

Proposed Utilities: Water Sewer Gas Electric

RESIDENTIAL

No. of Lots: 4 *Note: All 4 lots to be combined to make 8.304 Acres total* Minimum Lot Size: _____ (acres) No. of Units: _____

Minimum Heated Floor Area: 1,500. sq. ft. Density/Acre: 8.304

Type: Apartments Condominiums Townhomes Single-family Other

Type of Amenity: _____ Amount of Open Space: 3.72 Acres

COMMERCIAL & RESTRICTED INDUSTRIAL:

Building area: 18,900 sq ft. No. of Parking Spaces: 34

Property Owner/
Property Information

Z Question

Name: Evans Garbage

Street Address of Property being rezoned: 27 Evans Circle

Rezoning from: C-HB-RA to: C-IR Total acreage being rezoned: 8.304 ACRES

Directions to Property (if no address):

[Empty box for directions]

Subdivision Name (if applicable): Mansie Park Lot(s) #: 4

Current Use of Property: Waste Handling / Transfer Station

Does this proposal reach DRI thresholds? Yes If yes, the application will require submittal of a transportation study. DRIs require an in depth review by County agencies, and regional impact review by the Georgia Mountains Regional Planning staff. This adds several weeks to processing; additionally, the applicant is responsible for the expense of third party review of the required technical studies associated with the project.

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

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

SURROUNDING PROPERTY ZONING CLASSIFICATION:

North C-CB South C-PBD East C-HB West C-HB

Future Land Use Map Designation: _____

Access to the development will be provided from:

Road Name: DAWSON Forest Road Type of Surface: Asphalt

Applicant Certification

I hereby request the action contained within this application relative to the property shown on the attached survey, plat, 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. The staff will send notices to adjacent property owners advising of the request and proposed use prior to the public hearing.

I understand that I have the obligation to present all data necessary and required by code 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 or a land use professional 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 or 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 Albert Anderson Date FEB. 15 2023
Witness Virginia E. Barlett Date February 15, 2023

Property Owner Authorization

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

Street Address of Property being rezoned:

TMP#:

as shown in the tax maps and/or deed records of Dawson County, Georgia, and which parcel or parcels 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: Virginia Bawlett

Signature of applicant or agent: Virginia Bawlett Date: 2-23-23

Printed Name of Owner(s): JEFF EVANS

Signature of Owner(s): Jeff Evans Date: 2-23-2023

Mailing address: _____

City, State, Zip. _____

Phone (Listed/Unlisted): _____

Sworn and subscribed before me
this 23rd day of February, 2023.

{Notary Seal}

[Signature]
Notary Public

My Commission Expires: May 5th 2023

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

?

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 acknowledgment shall be public record.

Applicant Signature: _____

Applicant Printed Name: _____

Date Signed: _____

Sworn and subscribed before me

this ____ day of _____, 20____.

Notary Public

My Commission Expires: _____

{Notary Seal}

Application Number (by staff): _____

?

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

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

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

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

_____ N/A _____

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

Amount \$ _____ Date: _____

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

Signature of Applicant/Representative of Applicant

Date

**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.

A & A Construction Mgmt, LLC

P.O. Box 505
Gainesville, Ga 30503
Albert Anderson
678-776-7020

February 15, 2023

LETTER OF INTENT

Applicant:	Red Oak Sanitation
Subject Property:	8.304 Acres with frontage on Dawson Forest Road
Current Zoning:	C-HB/RA/C-PCD
Proposed Zoning:	C-IR
Proposed Use:	Transfer Station
Application:	Rezoning from RA to C-IR
ROW Access:	Direct access to Dawson Forest Road

PROPOSED USE:

Red Oak Sanitation proposes to purchase the property from Evans Garbage at 27 Evans Circle, Dawsonville, Ga. and not change the current operation of the business as a Transfer Station, but completely clean up the property, remove all mobile homes and existing structures that do not comply with the operation. We are requesting to add to the front of the Transfer Station building so that all loading & unloading is inside. (A Transfer Station is not a holding facility. It is used to move from a small truck to a big truck, then hauled to the landfill.)

Red Oak wants to add a new metal structure building for routine maintenance, keeping equipment inside the building, doing basic repairs and maintenance. The structure will be to the back side, lower property from the main road. Building will be no higher than 20', bathroom with small office/breakroom. 36 onsite parking spaces.

In addition, increase parking for the trucks and employees to get the trucks to go on route, then bring trucks back at the end of the day. 2 parking per driver to allow driver personal parking and truck parking.

Water, Septic Tank & Electricity are available to the Subject Property. Provided by Etowah Water & Sewer Authority. Increase usage on power and water will be minimal. Also, NO OUTSIDE STORAGE.

Approximately 20 employees. Everything will be landscaped to meet county requirements. There will be a full-time employee to maintain the property, cut the grass, add & remove plants, etc..

Official Tax Receipt
Nicole Stewart
DAWSON COUNTY Tax Commissioner

25 Justice Way Suite 1222
 Dawsonville, GA 30534

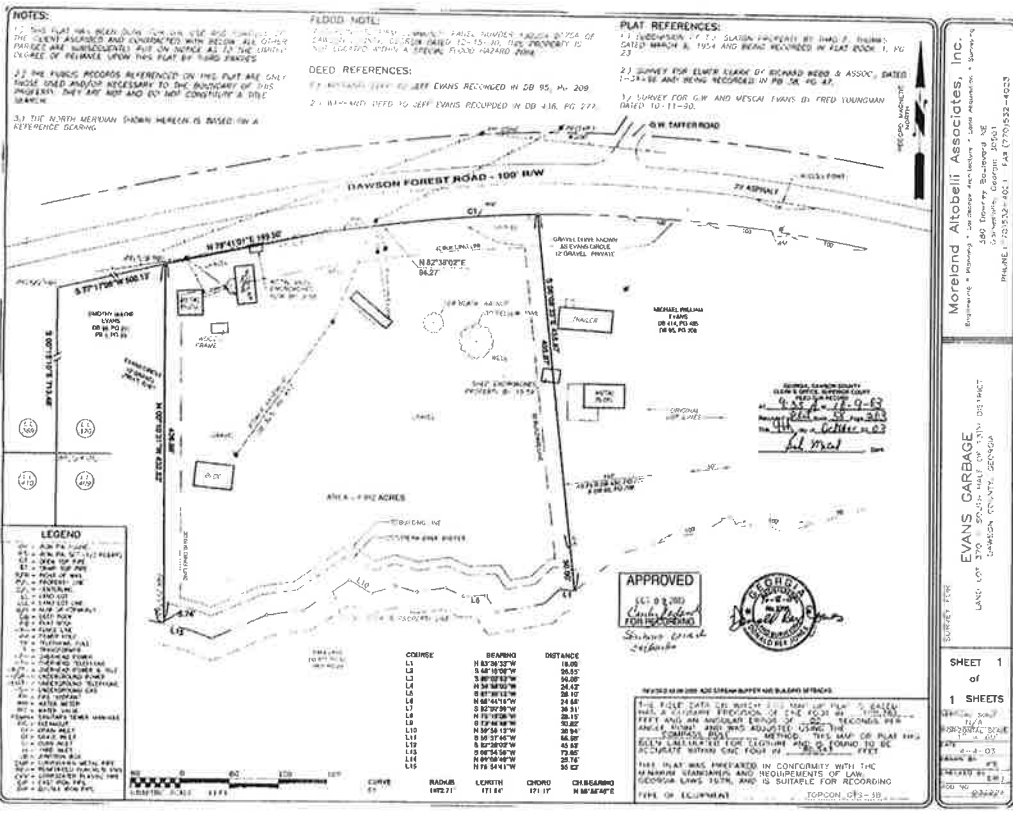
Trans No	Property ID/District Description	Original Due	Interest & Penalty	Prev Paid	Amount Due	Amount Paid	Transaction Balance
15425 Year-Bill No 2022 - 14867	106 079 / 001 LT 6 7 8 SLATON S/D FMV: \$362,770.00	3,108.57	0.00 Fees 0.00	0.00	3,108.57	3,108.57	0.00
						Paid Date 11/16/2022 10:56:38	Current Due 0.00
Transactions:	15418 - 15426 Totals	3,108.57	0.00	0.00	3,108.57	3,108.57	0.00

Paid By :

EVANS JEFFREY CHARLES
 27 EVANS CIRCLE
 DAWSONVILLE, GA 30534

EVANS GARBAGE SERVICE
 INC
 27 EVANS CIRCLE
 DAWSONVILLE, GA 30534
 706-216-4232

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



2022 Property Tax Statement

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

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

EVANS JEFFREY CHARLES
 27 EVANS CIRCLE
 DAWSONVILLE, GA 30534

RETURN THIS PORTION WITH PAYMENT

(Interest will be added per month if not paid by due date)

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

Bill No.	Due Date	TOTAL DUE
2022-14867		.00

Map : 106 079
 Last payment made on: 11/16/2022
 Location: 27 EVANS CIR
 Printed: 02/23/2023

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



Tax Payer: EVANS JEFFREY CHARLES
Map Code: 106 079 REAL
Description: LT 6 7 8 SLATON S/D
Location: 27 EVANS CIR
Bill No: 2022-14867
District: 001 DAWSON COUNTY UNINCORPORATE

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

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good Through	Exemptions	
61,770	301,000	3.0100	362,770					
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX	362,770	145,108		145,108	.0000			.00
COUNTY M&O	362,770	145,108		145,108	12.3455	1,791.43		1,048.04
SALES TAX ROLLBACK				145,108	-5.1230		-743.39	
SCHOOL M&O	362,770	145,108		145,108	14.2000	2,060.53		2,060.53
TOTALS					21.4225	3,851.96	-743.39	3,108.57

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

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

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

Current Due	3,108.57
Penalty	0.00
Interest	0.00
Other Fees	0.00
Previous Payments	3,108.57
Back taxes	0.00
TOTAL DUE	.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
15425 Year-Bill No 2022 - 14867	106 079 / 001 LT 6 7 8 SLATON S/D FMV: \$362,770.00	3,108.57	0.00 Fees 0.00	0.00	3,108.57	3,108.57	0.00
						Paid Date 11/16/2022 10:56:38	Current Due 0.00
Transactions:	15418 - 15426 Totals	3,108.57	0.00	0.00	3,108.57	3,108.57	0.00

Paid By :

EVANS JEFFREY CHARLES
 27 EVANS CIRCLE
 DAWSONVILLE, GA 30534

EVANS GARBAGE SERVICE
 INC
 27 EVANS CIRCLE
 DAWSONVILLE, GA 30534
 706-216-4232

Check No
 Charge Acct

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

2022 Property Tax Statement

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

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

EVANS JEFF
 27 EVANS CIRCLE
 DAWSONVILLE, GA 30534

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

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

Bill No.	Due Date	TOTAL DUE
2022-14862		.00

Map : 106 060 001
 Last payment made on: 11/16/2022
 Location: 161 EVANS CIR
 Printed: 02/23/2023

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



Tax Payer: EVANS JEFF
Map Code: 106 060 001 REAL
Description: LOTS 9 LL 370 LD 13-S
Location: 161 EVANS CIR
Bill No: 2022-14862
District: 001 DAWSON COUNTY UNINCORPORATE

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

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good Through	Exemptions	
179,200	43,800	1.9900	223,000					
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX	223,000	89,200		89,200	.0000			.00
COUNTY M&O	223,000	89,200		89,200	12.3455	1,101.22		644.25
SALES TAX ROLLBACK				89,200	-5.1230		-456.97	
SCHOOL M&O	223,000	89,200		89,200	14.2000	1,266.64		1,266.64
TOTALS					21.4225	2,367.86	-456.97	1,910.89

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

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

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

Current Due	1,910.89
Penalty	0.00
Interest	0.00
Other Fees	0.00
Previous Payments	1,910.89
Back taxes	0.00
TOTAL DUE	.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
15424 Year-Bill No 2022 - 14862	106 060 001 / 001 LOTS 9 LL 370 LD 13-S FMV: \$223,000.00	1,910.89	0.00 Fees 0.00	0.00	1,910.89	1,910.89	0.00
						Paid Date 11/16/2022 10:56:38	Current Due 0.00
Transactions:	15418 - 15426 Totals	1,910.89	0.00	0.00	1,910.89	1,910.89	0.00

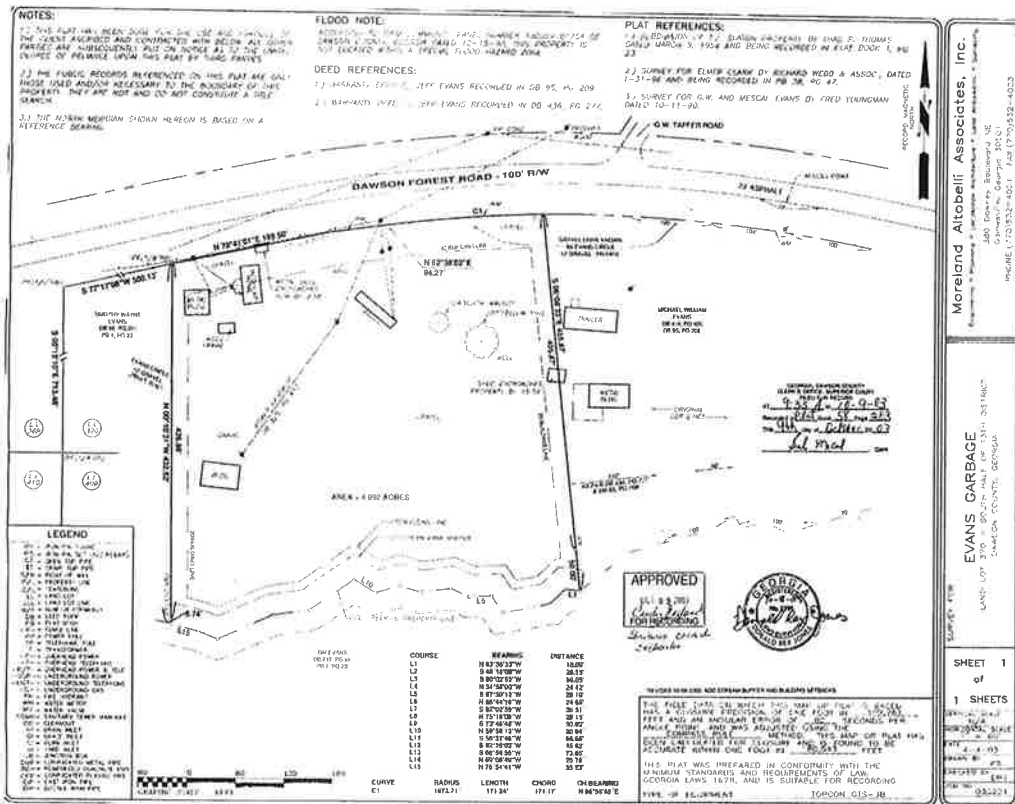
Paid By :

EVANS JEFF
 27 EVANS CIRCLE
 DAWSONVILLE, GA 30534

EVANS GARBAGE SERVICE
 INC
 27 EVANS CIRCLE
 DAWSONVILLE, GA 30534
 706-216-4232

Check No
 Charge Acct

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



Moreland Altabelli Associates, Inc.
 Surveyors & Engineers
 400 Peachtree Street, N.E., Suite 1000
 Atlanta, Georgia 30308
 PHONE: (404) 525-4001 FAX: (770) 552-4023

EVANS CABBAGE
 LANSY LOT 3700 200' WIDE PLAT OF 1314 201 1900
 DAWSON COUNTY, GEORGIA

SHEET 1
 of
 1 SHEETS

DATE: 04/14/04
 SCALE: AS SHOWN
 DRAWN BY: JTB
 CHECKED BY: JTB
 SURVEY NO.: 0401
 JOB NO.: 032201

2022 Property Tax Statement

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

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

EVANS JEFF C & DENISE P
 27 EVANS CR
 DAWSONVILLE, GA 30534

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

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

Bill No.	Due Date	TOTAL DUE
2022-14864		.00

Map : 106 076
 Last payment made on: 11/16/2022
 Location: 204 EVANS CIR
 Printed: 02/23/2023

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



Tax Payer: EVANS JEFF C & DENISE P
Map Code: 106 076 REAL
Description: LT 11 12 PT 10
Location: 204 EVANS CIR
Bill No: 2022-14864
District: 001 DAWSON COUNTY UNINCORPORATE

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

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good Through	Exemptions	
0	45,500	2.0700	45,500					
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX	45,500	18,200		18,200	.0000			.00
COUNTY M&O	45,500	18,200		18,200	12.3455	224.69		131.45
SALES TAX ROLLBACK				18,200	-5.1230		-93.24	
SCHOOL M&O	45,500	18,200		18,200	14.2000	258.44		258.44
TOTALS					21.4225	483.13	-93.24	389.89

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

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

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

Current Due	389.89
Penalty	0.00
Interest	0.00
Other Fees	0.00
Previous Payments	389.89
Back taxes	0.00
TOTAL DUE	.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
15423 Year-Bill No 2022 - 14864	106 076 / 001 LT 11 12 PT 10 FMV: \$45,500.00	389.89	0.00 Fees 0.00	0.00	389.89	389.89	0.00
						Paid Date 11/16/2022 10:56:38	Current Due 0.00
Transactions:	15418 - 15426 Totals	389.89	0.00	0.00	389.89	389.89	0.00

Paid By :

EVANS JEFF C & DENISE P
 27 EVANS CR
 DAWSONVILLE, GA 30534

EVANS GARBAGE SERVICE
 INC
 27 EVANS CIRCLE
 DAWSONVILLE, GA 30534
 706-216-4232

Check No
 Charge Acct

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

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 117,681 FEET AND AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 129,921 FEET

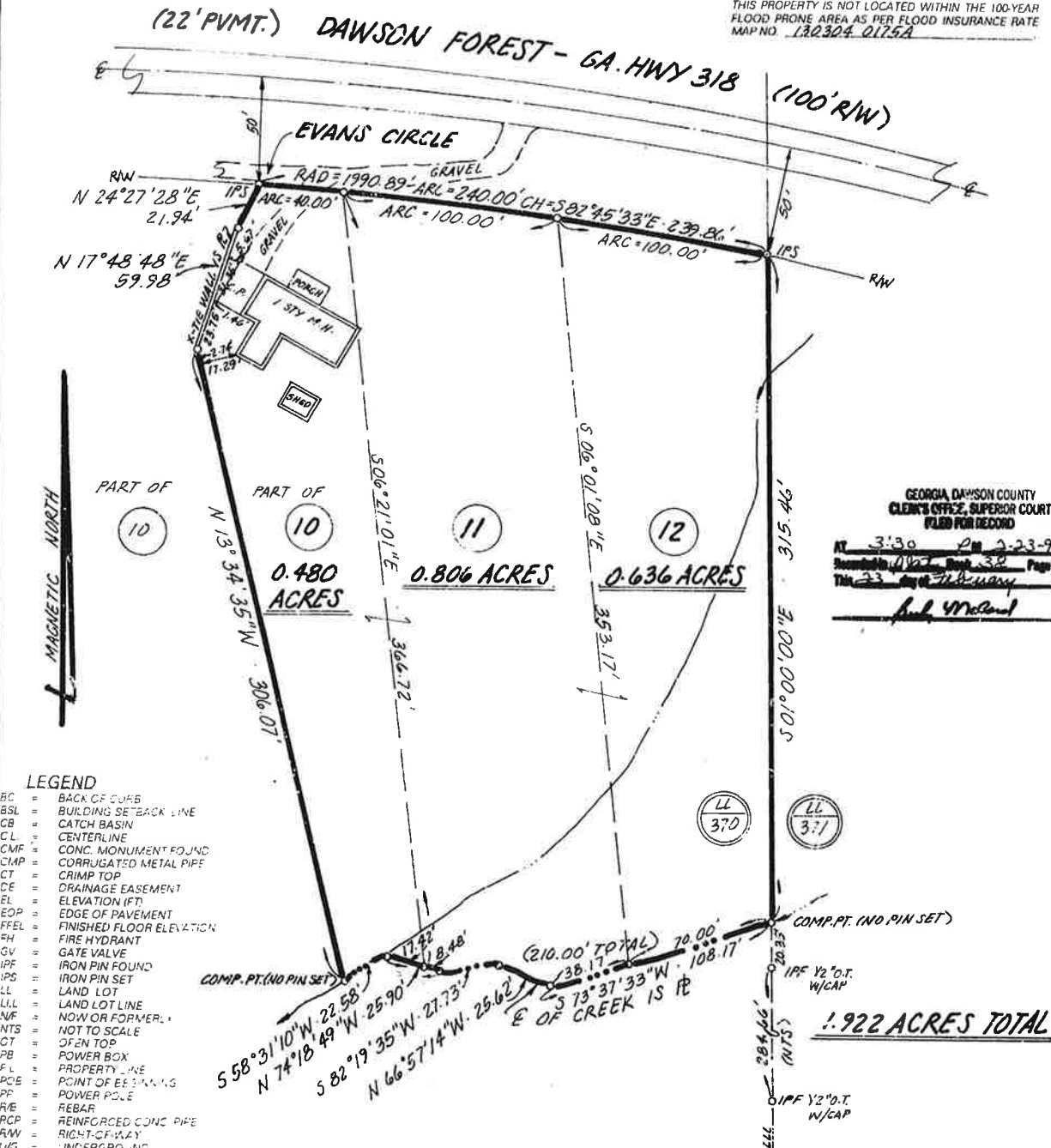
BEARINGS SHOWN ARE BASED ON ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION AND ARE SUBJECT TO FIELD CONDITIONS.

THE EQUIPMENT USED FOR ANGULAR AND DISTANCE MEASUREMENTS WAS TOPCON GTS-2B

NOTES & REFERENCES

- 1) — PLAT BOOK 1 — PAGE 23
- 2) — DEED BOOK 65 — PAGES 102, 103
DAWSON COUNTY RECORDS.
- 3) — DEED BETWEEN G.W. EVANS & ELMER CLARK DATED SEPT. 13, 1977.
- 4) — IPS'S NOTED ARE #4 REBARS.

THIS PROPERTY IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PRONE AREA AS PER FLOOD INSURANCE RATE MAP NO. 132304-01754



LEGEND

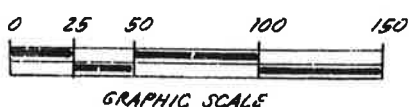
- BC = BACK OF CURB
- BSL = BUILDING SETBACK LINE
- CB = CATCH BASIN
- C.L. = CENTERLINE
- CMF = CONC. MONUMENT FOUND
- CMF = CORRUGATED METAL PIPE
- CT = CRIMP TOP
- CE = DRAINAGE EASEMENT
- EL = ELEVATION (FT)
- EOP = EDGE OF PAVEMENT
- FEEL = FINISHED FLOOR ELEVATION
- SH = FIRE HYDRANT
- GV = GATE VALVE
- IPF = IRON PIN FOUND
- IPS = IRON PIN SET
- LL = LAND LOT
- LLL = LAND LOT LINE
- NF = NOW OR FORMER
- NTS = NOT TO SCALE
- OT = OPEN TOP
- PB = POWER BOX
- PL = PROPERTY LINE
- POE = POINT OF BEGINNING
- PP = POWER POLE
- R/E = REBAR
- RCP = REINFORCED CONC PIPE
- R/W = RIGHT-OF-WAY
- UG = UNDERGROUND
- WM = WATER METER
- G.S. = GROUND SURFACE
- S. = SEWER
- T.E. = TELEPHONE
- V.C. = WATER
- F. = FENCE
- P.W. = POWER
- S. = STREET

APPROVED
FFB # 1096

DELL CONNER

Richard Webb

SURVEY FOR
ELMER CLARK
PART OF LOT 10, LOTS 11, 12 — MRS. T.J. SLATON S/D
LAND LOT 370
SD. Y2 13TH DISTRICT — 1ST SECTION
DAWSON COUNTY, GEORGIA
SCALE: 1" = 50' — JANUARY 31, 1996



TECHNICAL LAND SERVICES, INC. 2070
RICHARD WEBB & ASSOCIATES
Land Surveying Consultants

P.O. BOX 561, CUMMING, GA 30130 (404) 889-6103

GEORGIA DAWSON COUNTY
CLERK'S OFFICE, SUPERIOR COURT
FILED FOR RECORD
At 3:30 P.M. 2-23-96
Recorded in Vol. 38 Page 417
This 23 day of February 1996
Paul McLeod CLERK

2022 Property Tax Statement

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

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

EVANS MICHAEL WILLIAM & CRYSTAL PINION
 176 EVANS CIRCLE
 DAWSONVILLE, GA 30534

RETURN THIS PORTION WITH PAYMENT

(Interest will be added per month if not paid by due date)

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

Bill No.	Due Date	TOTAL DUE
2022-14879		.00

Map : 106 077
 Last payment made on: 11/16/2022
 Location: 176 EVANS CIR

Printed: 02/23/2023

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



Tax Payer: EVANS MICHAEL WILLIAM & CRISTA
Map Code: 106 077 REAL
Description: PT LOTS 9 10 T J SLATON LL 370
Location: 176 EVANS CIR
Bill No: 2022-14879
District: 001 DAWSON COUNTY UNINCORPORATE

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

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good Through	Exemptions	
37,316	33,100	1.4900	70,416				\$1	
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX	70,416	28,166	2,000.00	26,166	.0000			.00
COUNTY M&O	70,416	28,166	2,000.00	26,166	12.3455	323.03		188.98
SALES TAX ROLLBACK				26,166	-5.1230		-134.05	
SCHOOL M&O	70,416	28,166	2,000.00	26,166	14.2000	371.56		371.56
TOTALS					21.4225	694.59	-134.05	560.54

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

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

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

Current Due	560.54
Penalty	0.00
Interest	0.00
Other Fees	0.00
Previous Payments	560.54
Back taxes	0.00
TOTAL DUE	.00

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
15418 Year-Bill No 2022 - 14879	106 077 / 001 PT LOTS 9 10 T J SLATON LL 370 LD 13-S FMV: \$70,416.00	560.54	0.00 Fees 0.00	0.00	560.54	560.54	0.00
						Paid Date 11/16/2022 10:56:38	Current Due 0.00
Transactions:	15418 - 15426 Totals	560.54	0.00	0.00	560.54	560.54	0.00

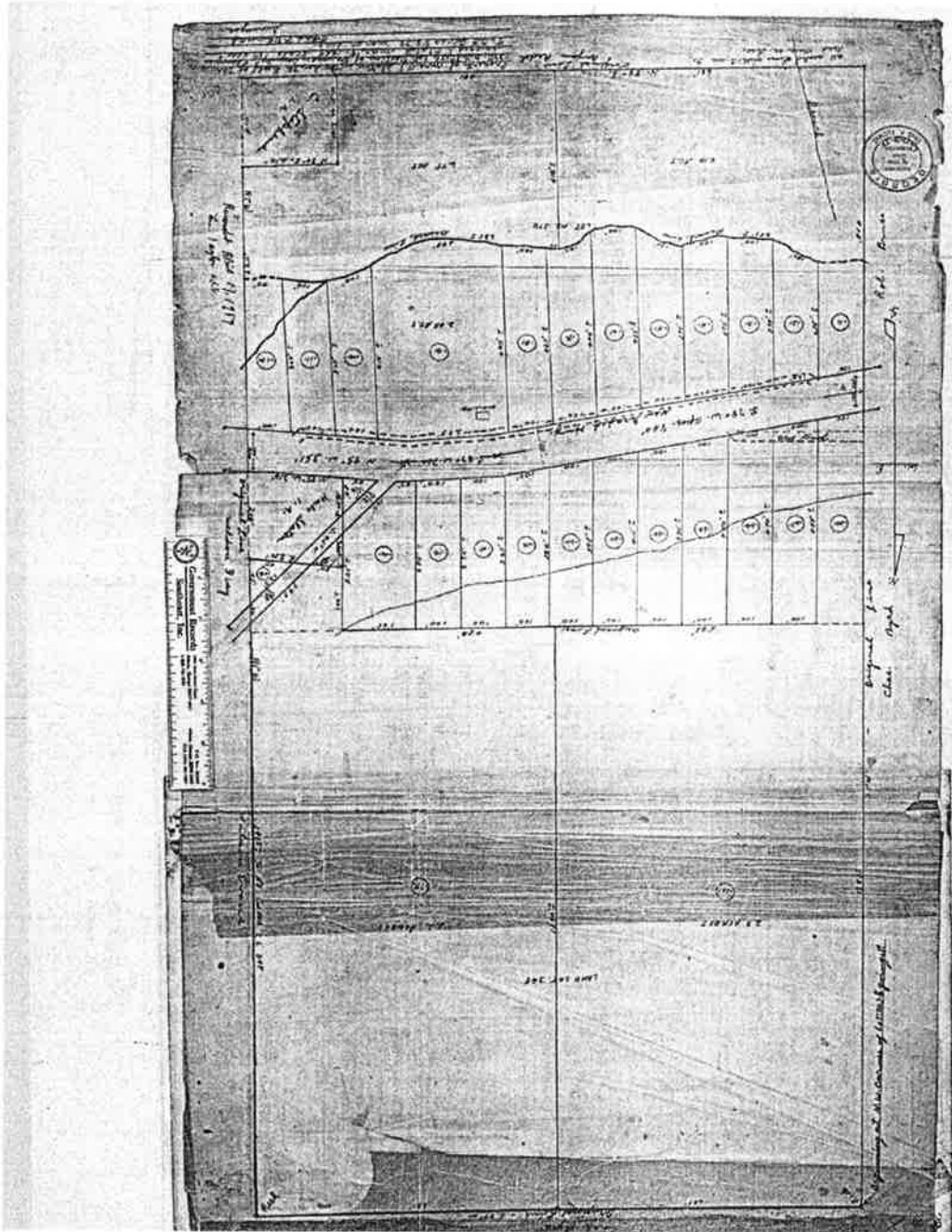
Paid By :

EVANS MICHAEL WILLIAM & CRYSTAL
PINION
176 EVANS CIRCLE
DAWSONVILLE, GA 30534

EVANS GARBAGE SERVICE
INC
27 EVANS CIRCLE
DAWSONVILLE, GA 30534
706-216-4232

Check No
Charge Acct

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



21

to the owners of lots 18 & 19

LAND LOT 347

2.8 ACRES ±

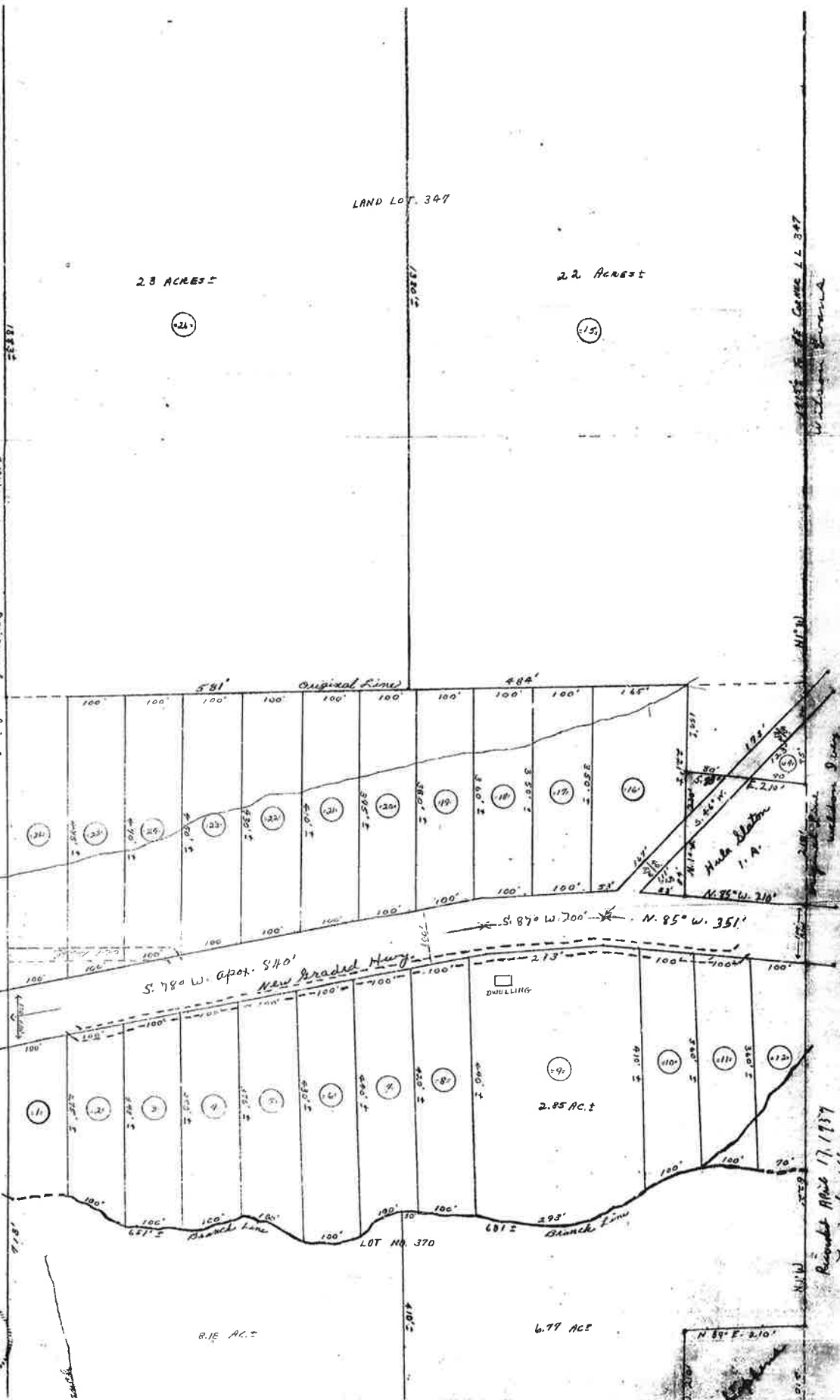
2.2 Acres ±

to the owners of lots 18 & 19

Original line
class
road

W. E.

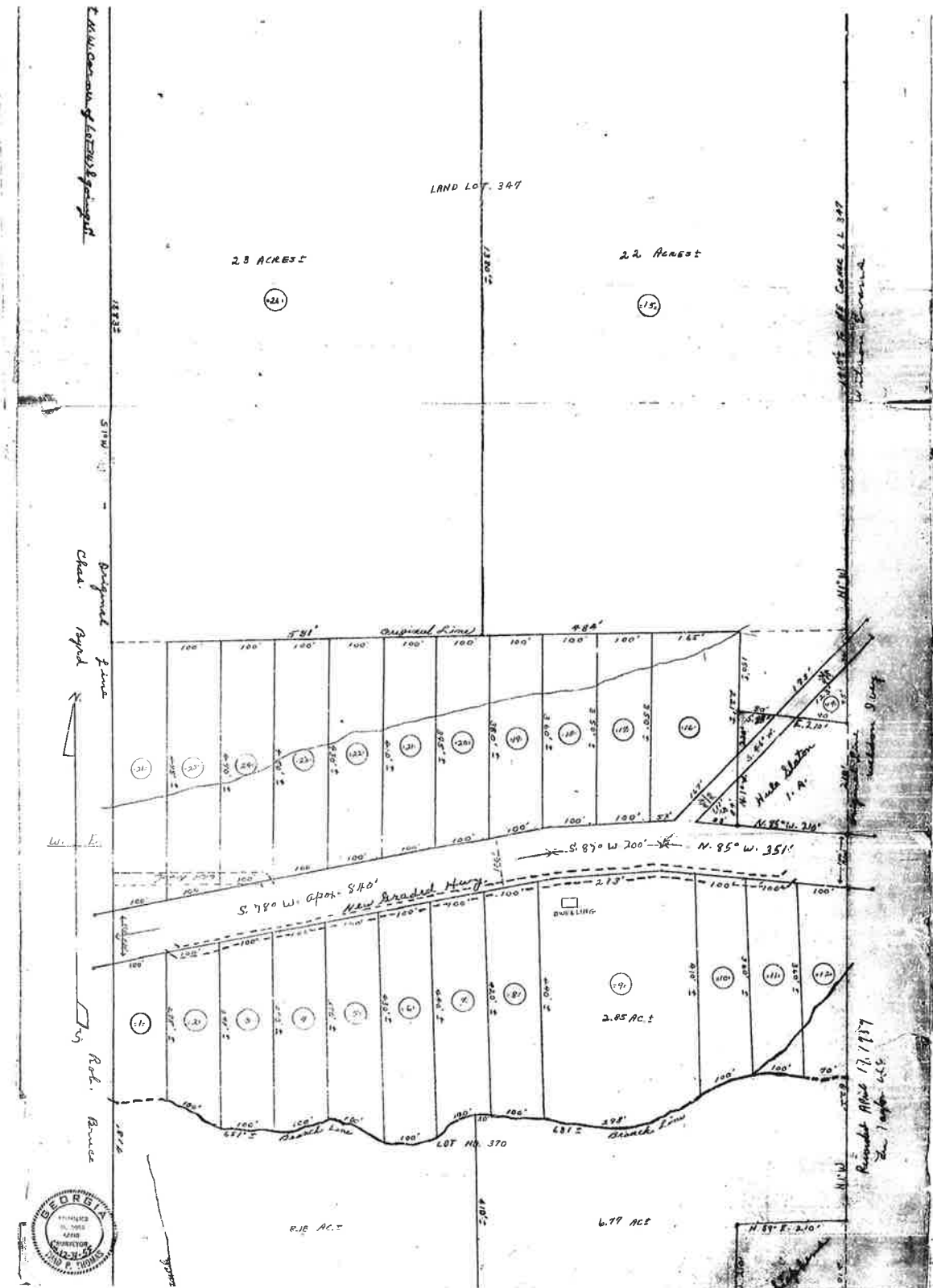
Roll. Braces



3.15 AC ±

6.77 AC ±

Recorded Map 17, 1874
See page 539

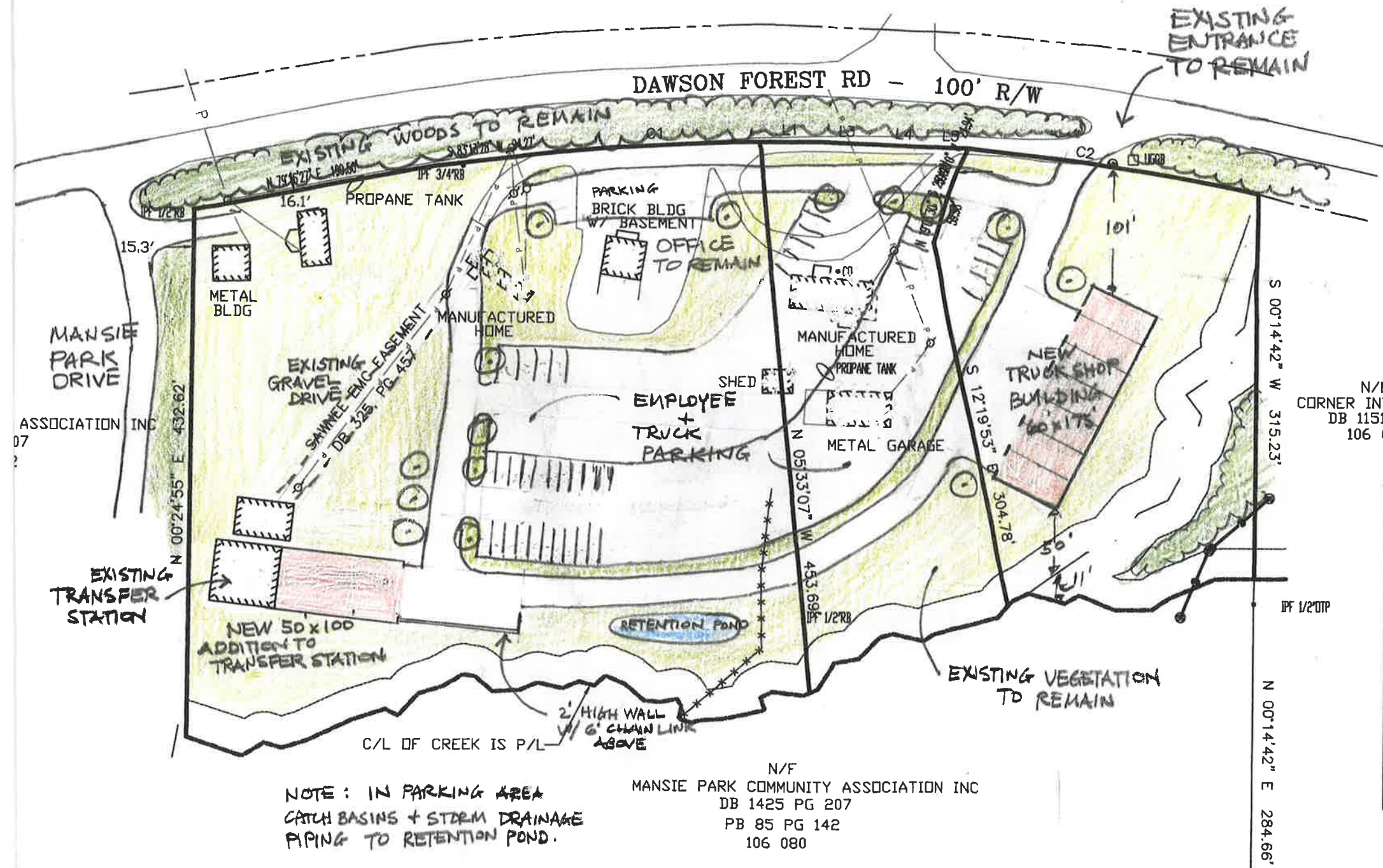


HAVE A MINIMUM TEN (10) FOOT BREAKING AREA NO GREATER FIVE (5) INCHES ABOVE THE CROWN OF THE STREET OR ROAD.

DUE TO THE EXISTING GRADES A DRIVEWAY PIPE WILL NOT BE REQUIRED TO ACCESS THE PROPERTY.

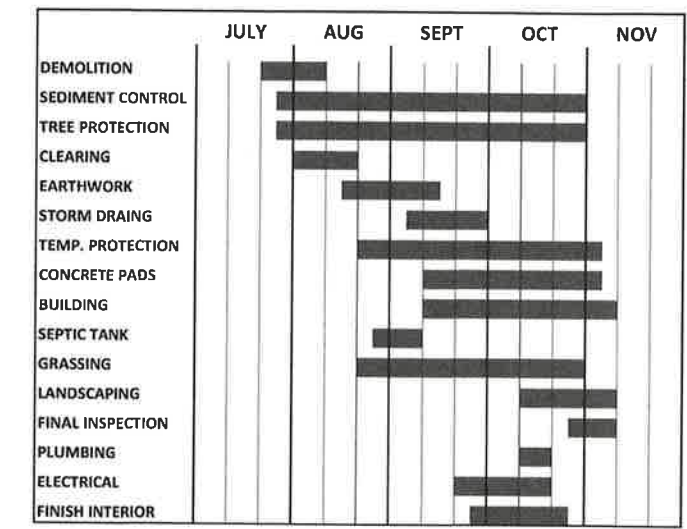
PRIVATE DEVELOPMENT DRAINAGE EASEMENTS OFF STREET RIGHT-OF-WAY SHALL BE REQUIRED TO KEEP THE EASEMENT FREE OF OBSTRUCTIONS AND WILL MAINTAIN SAME IN SUCH A WAY TO ASSURE FREE AND MAXIMUM FLOW AT ALL TIMES.

IT IS RECOMMENDED THAT POTENTIAL BUYERS/DEVELOPERS VERIFY WITH LOCAL GOVERNING AUTHORITIES REGARDING BUILDING REGULATIONS/PERMITS PRIOR TO PURCHASE.



N/F
CORNER INVESTORS LLC
DB 1151 PG 603
106 075

CONSTRUCTION SCHEDULE



COMPLETION OF ENGINEERS DRAWING & PURCHASE OF PERMITS

NOTE: IN PARKING AREA
CATCH BASINS + STORM DRAINAGE
PIPING TO RETENTION POND.

N/F
MANSIE PARK COMMUNITY ASSOCIATION INC
DB 1425 PG 207
PB 85 PG 142
106 080

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1672.71'	171.24'	171.17'	S 86°31'11" W	5°51'56"
C2	2083.06'	240.95'	240.82'	S 81°27'02" E	6°37'39"

LINE	BEARING	DISTANCE
L1	N 89°40'57" E	46.86'
L3	S 88°14'27" E	47.18'
L4	N 86°50'10" W	46.80'
L5	S 86°47'06" E	29.41'

CONCEPTUAL SITE PLAN

SCALE -

1" = 100'-0"

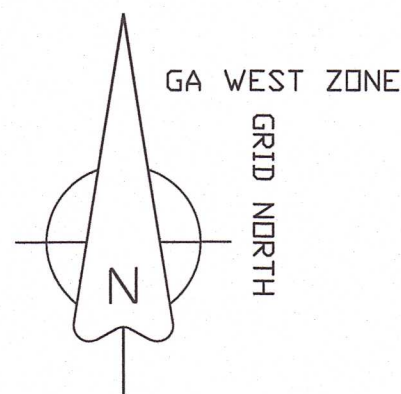


TOTAL AREA = 8.304 ACRES

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEOL. AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF

SURVEY NOTES:

- 1.) FIELD DATA:
AVERAGE GPS HORIZONTAL SIGNAL ACCURACY: 0.035'
- 2.) MEASUREMENTS WERE TAKEN WITH A CARLSON BRX6+ RECEIVER USING RTK METHODS PROCESSED WITH eGPS NETWORK.
- 3.) PLAT PRECISION: 1'/965,281'
- 4.) THIS PLAT HAS BEEN DONE FOR THE USE AND PURPOSE OF THE CLIENT ASCRIBED AND CONTRACTED WITH BELOW. ALL OTHER PARTIES ARE SUBSEQUENTLY PUT ON NOTICE AS TO THE LIMITED DEGREE OF RELIANCE UPON THIS PLAT BY THIRD PARTIES.
- 5.) THE PUBLIC RECORDS REFERENCED HEREON REFLECT THOSE RECORDS NECESSARY TO THE BOUNDARY OF THE SUBJECT PROPERTY. THEY DO NOT CONSTITUTE A TITLE SEARCH. PROPERTY IS SUBJECT TO ALL RIGHT OF WAYS, EASEMENTS, AND RESTRICTIONS OF RECORD.
- 6.) THE NORTH MERIDIAN SHOWN HEREON IS BASED ON GRID NORTH GA WEST ZONE OBTAINED BY GPS RTK METHODS.



NO SIDE OR REAR SETBACK MAY BE REQUIRED WHEN THE ADJACENT PROPERTY IS COMMERCIAL AND THERE IS NO FIRE HAZARD CREATED BY LACK OF SETBACK. REAR SETBACK WHEN ABUTTING A RESIDENTIAL DISTRICT IS 50 FEET. WHERE THE COMMERCIAL DISTRICT ABUTS A RESIDENTIAL DISTRICT, AN ADDITIONAL 10 FEET SETBACK MAY BE REQUIRED IN ORDER TO PROVIDE A 10 FOOT WIDE SCREEN OR BUFFER AT THE DISCRETION OF THE PLANNING COMMISSION OR BOARD OF COMMISSIONERS TO REDUCE OR ELIMINATE NOISE FACTORS, VISUAL EFFECTS OR THE POSSIBILITY OF NOXIOUS ODORS THAT MAY NEGATIVELY IMPACT THE ADJACENT RESIDENTIAL AREA. DAWSON COUNTY LAND DEVELOPMENT ORDINANCES CHAPTER 121-ARTICLE IV-SEC. 121-102.

SURVEY NOTES:

THIS PLAT HAS BEEN PREPARED FOR THE EXCLUSIVE USE AND PURPOSE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON, SAID CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR.

THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS, R/W's, ETC., OF RECORD OR NOT OF RECORD, ABOVE OR BELOW GROUND. ALL MATTERS OF TITLE ARE EXCEPTED.

THE PUBLIC RECORDS REFERENCED HEREON REFLECT ONLY THOSE RECORDS NECESSARY TO ESTABLISH THE BOUNDARIES SHOWN HEREON, AND REFERENCE TO THE SAME DOES NOT AND IS NOT INTENDED TO CONSTITUTE A TITLE SEARCH OR TITLE OPINION.

ACCORDING TO FIRM MAP NO. 13085C 0225C, DATED 04/04/2018, THIS PROPERTY IS NOT LOCATED WITHIN SPECIAL FLOOD HAZARD AREA.

DAWSON COUNTY SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF ANY PIPES, DITCHES, DETENTION PONDS OR OTHER STRUCTURES WITHIN ANY DRAINAGE EASEMENT BEYOND THE COUNTY RIGHT-OF-WAY.

NO STRUCTURES, FENCES OR OTHER OBSTRUCTIONS MAY BE LOCATED WITHIN A DRAINAGE OR ACCESS EASEMENT WITHOUT PRIOR APPROVAL BY THE DAWSON COUNTY DEPARTMENT OF ENGINEERING.

THE COMMON DRIVEWAYS IDENTIFIED AS 'PRIVATELY MAINTAINED' ARE PRIVATE WAYS AND ARE NOT MAINTAINED BY STATE, COUNTY, CITY OR OTHER PUBLIC AGENCIES.

PRIVATELY MAINTAINED COMMON DRIVEWAYS ARE INELIGIBLE FOR ADOPTION AS PUBLIC ROADS OR STREETS.

ALL DRIVEWAYS ENTERING ANY COUNTY STREET OR ROAD SHALL HAVE A MINIMUM TEN (10) FOOT BREAKING AREA NO GREATER THAN FIVE (5) INCHES ABOVE THE CROWN OF THE STREET OR ROAD.

DUE TO THE EXISTING GRADES A DRIVEWAY PIPE WILL NOT BE REQUIRED TO ACCESS THE PROPERTY.

PRIVATE DEVELOPMENT DRAINAGE EASEMENTS OFF STREET RIGHT-OF-WAY SHALL BE REQUIRED TO KEEP THE EASEMENT FREE OF OBSTRUCTIONS AND WILL MAINTAIN SAME IN SUCH A WAY TO ASSURE FREE AND MAXIMUM FLOW AT ALL TIMES.

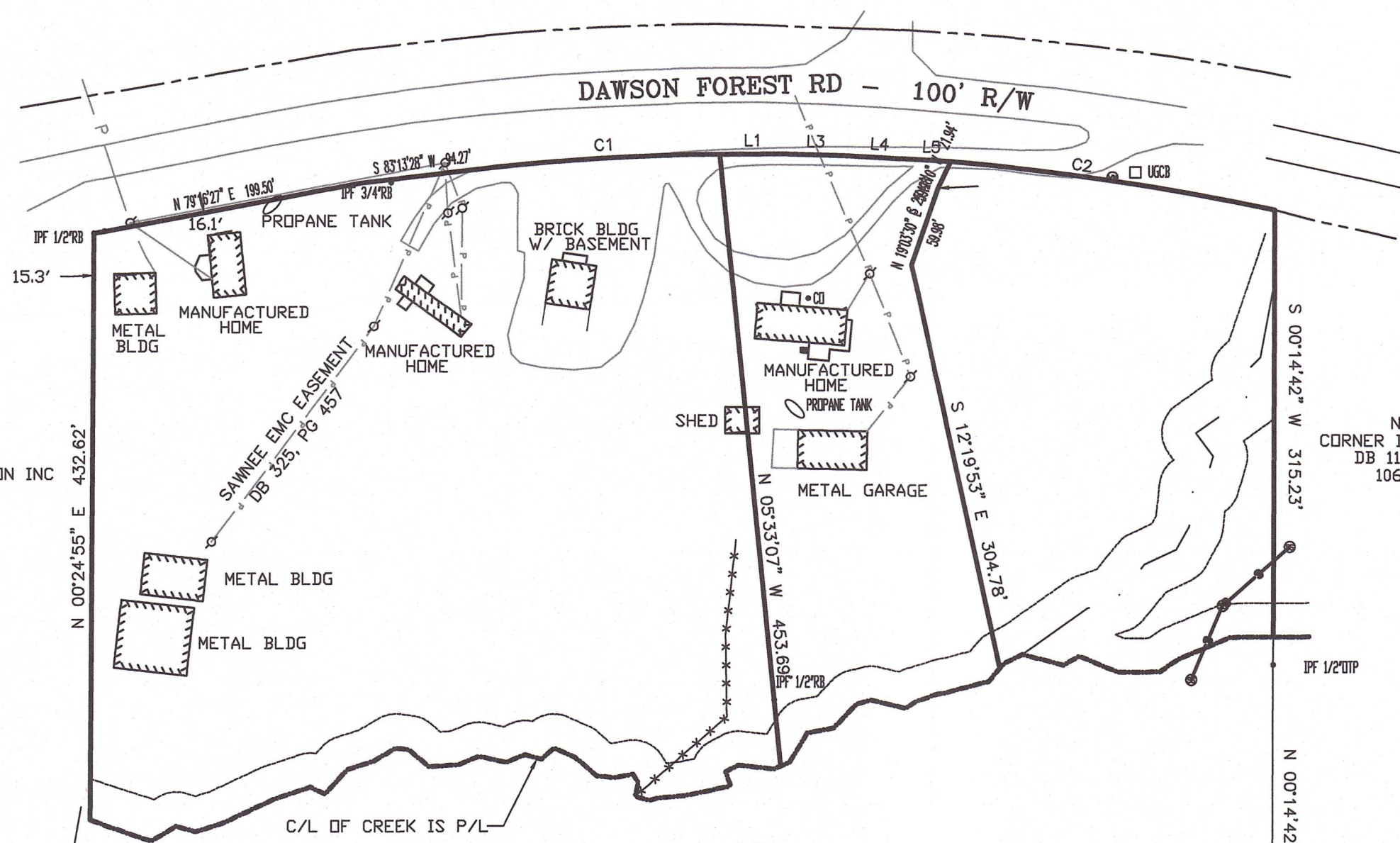
IT IS RECOMMENDED THAT POTENTIAL BUYERS/DEVELOPERS VERIFY WITH LOCAL GOVERNING AUTHORITIES REGARDING BUILDING REGULATIONS/PERMITS PRIOR TO PURCHASE.

- LEGEND**
- I.P.F. = IRON PIN FOUND
 - I.P.S. = IRON PIN SET
 - RB = RE-BAR
 - R/W = RIGHT OF WAY
 - P/L = PROPERTY LINE
 - C.L. = CENTER LINE
 - B.L. = BUILDING LINE
 - L.L. = LAND LOT
 - L.L.L. = LAND LOT LINE
 - P.P. = POWER POLE
 - P- = POWER LINE
 - N/F = NOW OR FORMERLY
 - D.B. = DEED BOOK
 - P.B. = PLAT BOOK
 - PG. = PAGE
 - POC = POINT OF COMMENCEMENT
 - 50'UB = 50' UNDISTURBED BUFFER

REFERENCES:

- 1) PLAT BOOK 38, PG 47
- MAP PARCEL # 106 079
106 060 001
106 077
106 076

N/F
MANSIE PARK COMMUNITY ASSOCIATION INC
DB 1425 PG 207
PB 85 PG 142
106 080



N/F
MANSIE PARK COMMUNITY ASSOCIATION INC
DB 1425 PG 207
PB 85 PG 142
106 080

N/F
CORNER INVESTORS LLC
DB 1151 PG 603
106 075

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1672.71'	171.24'	171.17'	S 86°31'11" W	5°51'56"
C2	2083.06'	240.95'	240.82'	S 81°27'02" E	6°37'39"

LINE	BEARING	DISTANCE
L1	N 89°40'57" E	46.86'
L3	S 88°14'27" E	47.18'
L4	N 86°50'10" W	46.80'
L5	S 86°47'06" E	29.41'

TOTAL AREA = 8.304 ACRES

EXISTING CONDITIONS SURVEY:

RED OAK SANITATION

STATE	GEORGIA	SCALE	1" = 100'	JOB #	22155	FIELD DATE:	NOVEMBER 3, 2022
COUNTY	DAWSON	LAND LOT	370			PLAN DATE:	DECEMBER 1, 2022

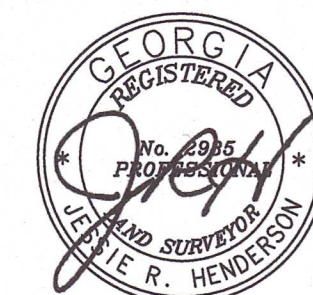
Surveyed by:

ROBBIE HENDERSON
Surveying & Planning

2450 FREEDOM PARKWAY, SUITE 111
CUMMING, GA 30041
PH: 706-654-2015
COA LSF #001242

Thou shall not remove thy neighbor's landmark, which they or old time have set in thine inheritance, which thou shall inherit in the land that the Lord thy God giveth thee to possess it.

Deuteronomy 19:14



SH.1 of 1

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



VR 23-04

Eric Kumpel

Planning Commission Hearing May 16, 2023

VARIANCE STAFF REPORT

Proposal: The applicant is requesting a variance to the West (left) side setback. A reduction of 8 feet is requested to construct a two-story garage with a basement with a footprint of 576 square feet connected to the primary residence 2 feet from of the left property line.

Applicant	Eric Kumpel
The development standard and requirement to be varied	Land Use Code, Article III Section 121-67 3.d
Zoning	Vacation Cottage Restricted
Acreage	.33
Plat	Plat Book 10 Page 125
Road Classification	Public-Local
Right-of-Way	40 feet
Tax Parcel	L08 031
Commission District	3

Direction	Zoning	Existing Use
North	Corps Property	Lake Lanier
South	VCR	Single Family Residential
East	VCR	Single Family Residential
West	VCR	Single Family Residential

Unless a variance is approved the minimum requirements for the VCR Land Use District are:

Minimum square footage. 800 square feet (heated).

Minimum setbacks Primary Structure (Home)

Front yard - 100 feet on parkways, 60 feet on state highways, 40 feet on others;

Side yard - 10 feet;

Rear yard - 20 feet.

Front yard setback applies to all frontages on publicly maintained streets.

Minimum setbacks for accessory structures:

Front yard - 100 feet on parkways, 60 feet on state highways, 40 feet on others;
Side yard - 5 feet; and Rear yard - 10 feet.

If a principal residential structure is located less than 15 feet from any property line, then local fire codes impose certain requirements.

A variance should be granted only after evidence is presented and accepted that enforcement of all of the required standards on the property in question would render the property useless.

Reasonable conditions may be imposed in connection with a variance as deemed necessary to protect the best interests of the surrounding property or neighborhood, and otherwise secure the purpose and requirements of this article. Guarantees and evidence may be required that such conditions will be and are being complied with.

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

County Agency Comments:

Emergency Services: Appropriate fire codes will be required to be met at construction.

Environmental Health Department: A construction permit has been issued to the applicant for an addition to the existing system.

Etowah Water & Sewer Authority: Existing water on site-no comments necessary.

Planning and Development: There have been three variances approved since 1993 along this street for front and side setback reductions ranging from 3'6" to 5'. The lots along this established lake community are small in size and narrow in width. Due to the topography, size and shape of the lots surrounding the lake, it can be difficult to meet the required building setbacks.

Public Works Department: No comments necessary.

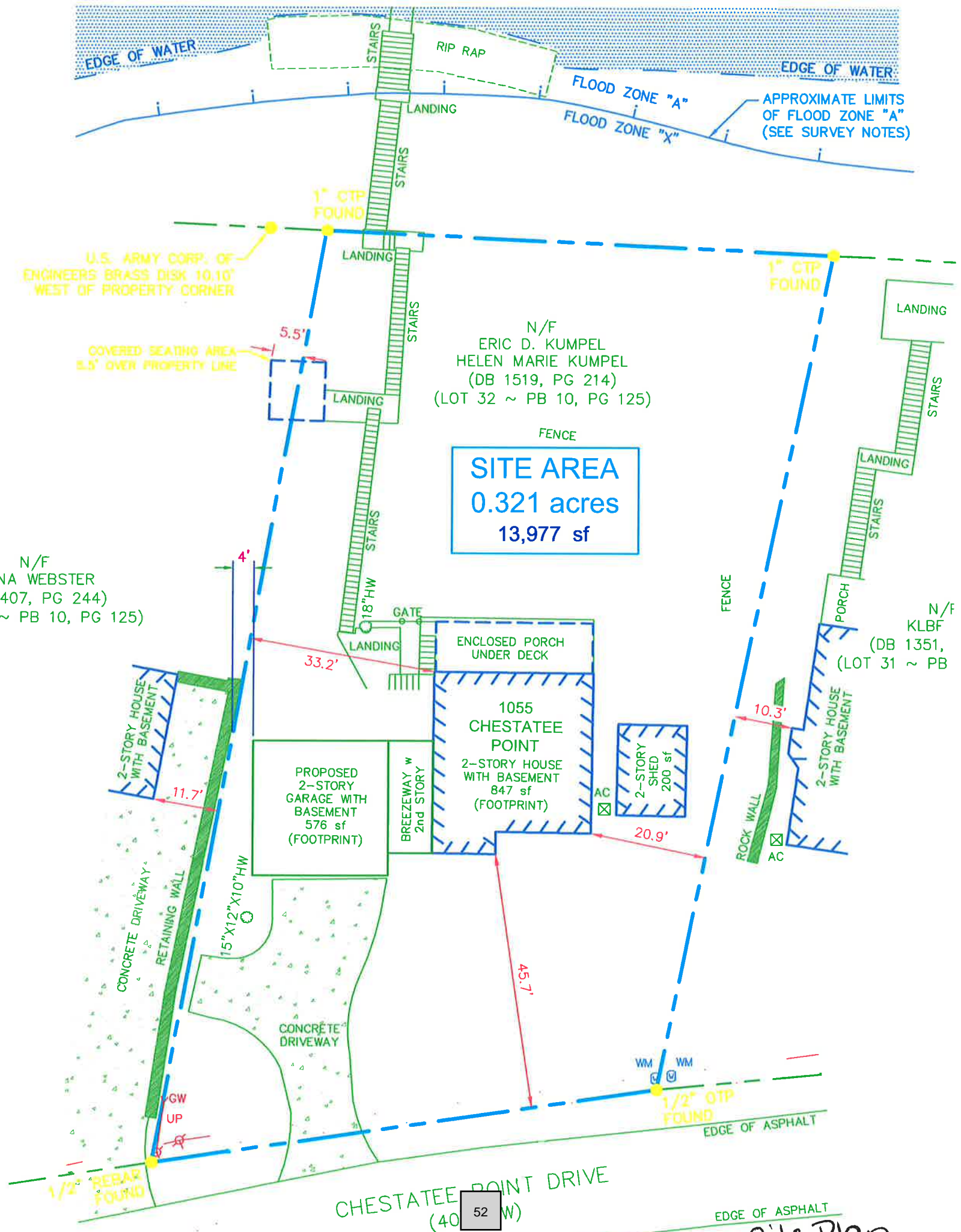
- INSERT PHOTO -



Criteria for granting variances.

THE PLANNING COMMISSION SHALL MAKE ITS RECOMMENDATIONS BASED ON ALL FOUR EXPRESSLY WRITTEN FINDINGS:

- (1) That a strict or literal interpretation and enforcement of the specified standard or requirement would result in practical difficulty or unnecessary hardship; and**
- (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; and**
- (3) That the granting of the variance will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the near vicinity; and**
- (4) That the granting of the variance would support general objectives contained within the Land Use Chapter of the code.**



N/F
 ERIC D. KUMPEL
 HELEN MARIE KUMPEL
 (DB 1519, PG 214)
 (LOT 32 ~ PB 10, PG 125)

SITE AREA
 0.321 acres
 13,977 sf

1055
**CHESTATEE
 POINT**
 2-STORY HOUSE
 WITH BASEMENT
 847 sf
 (FOOTPRINT)

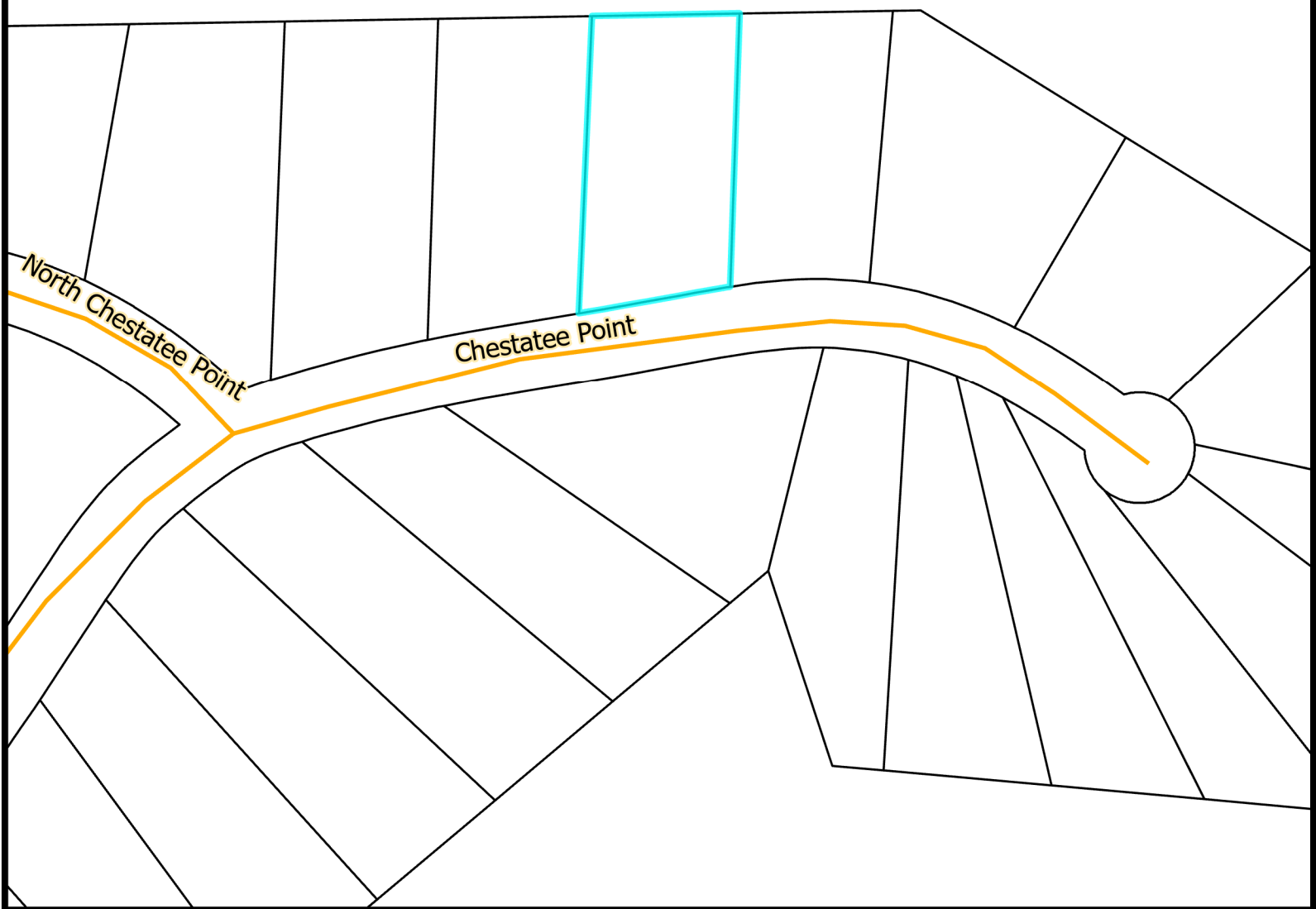
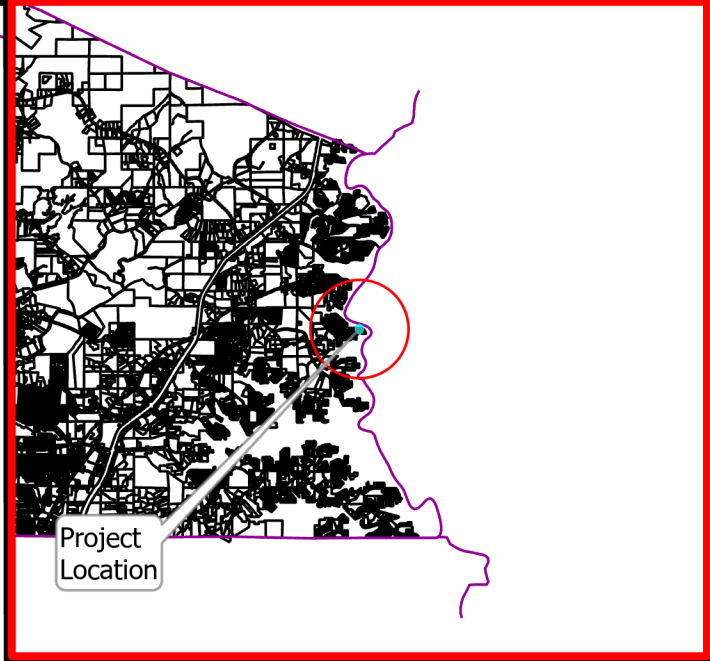
PROPOSED
 2-STORY
 GARAGE WITH
 BASEMENT
 576 sf
 (FOOTPRINT)

2-STORY
 SHED
 200 sf

ENCLOSED PORCH
 UNDER DECK

2-STORY HOUSE
 WITH BASEMENT

2-STORY HOUSE
 WITH BASEMENT



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



Dawson County
Planning and Development
Staff Report: Exhibit

53

Parcel#: L08-031
Current Zoning: VCR
FLU: RL
Application #: VR 23-04



Current Zoning



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



Scale: 1:6,366

Dawson County

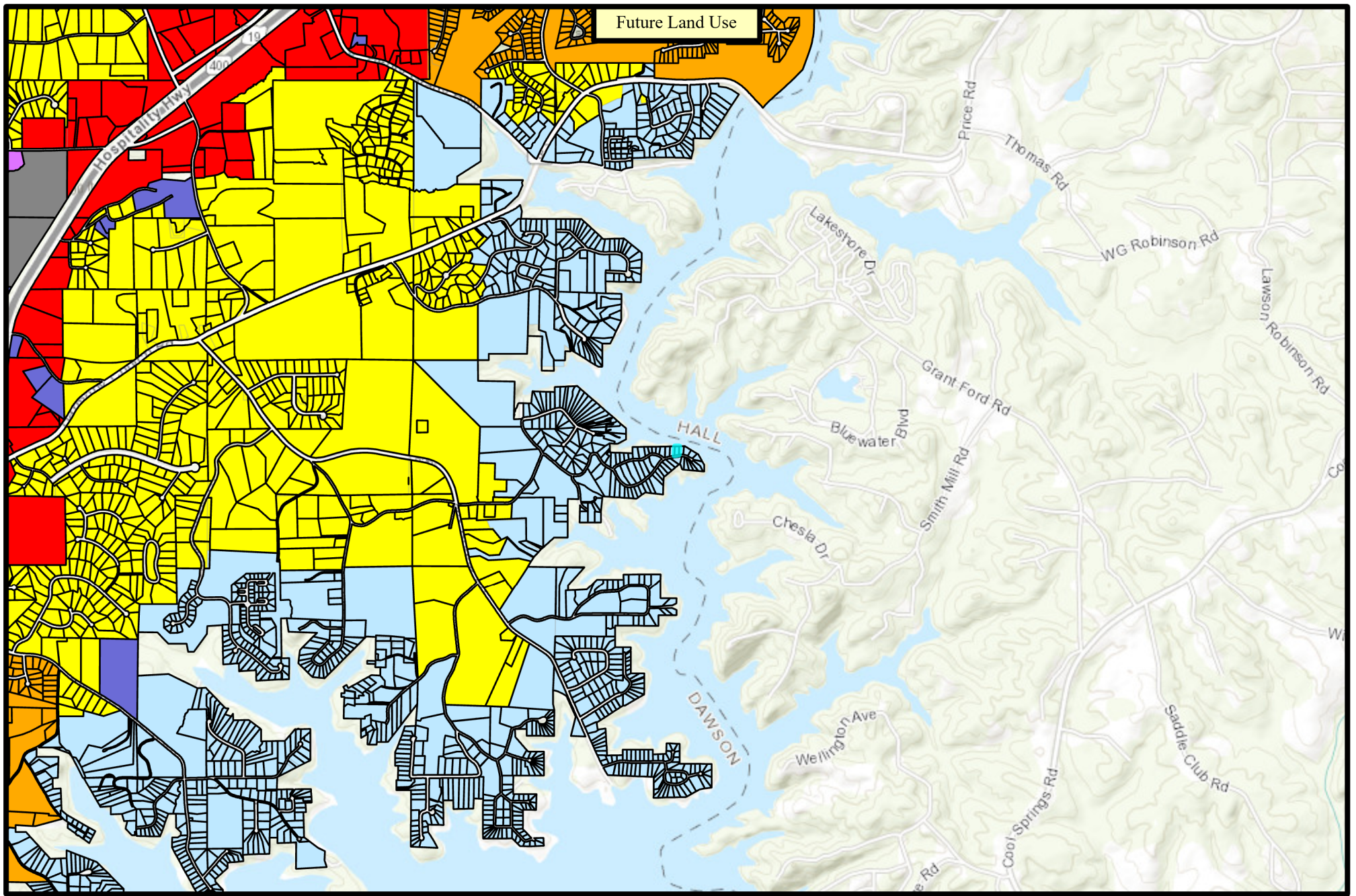
Planning and Development

54

Staff Report

Legend	
	VCR
	Parcels

Parcel#:L08-031
Current Zoning: VCR
FLU: RL
Application #:VR 23-04



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



Scale: 1:35,661

Dawson County

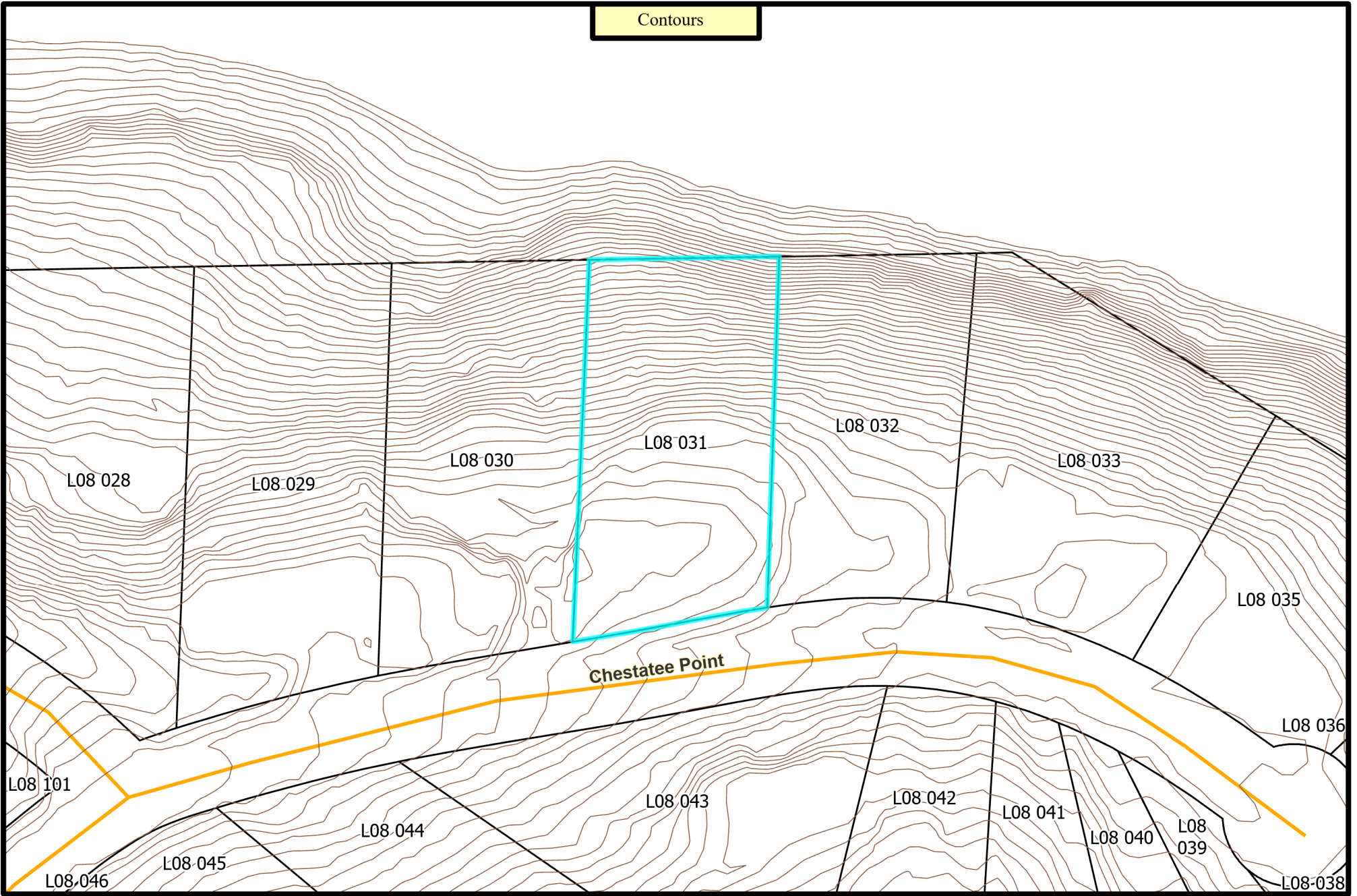
Planning and Development

55

Staff Report

Parcel#: L08-031
 Current Zoning: VCR
 FLU: RL
 Application #: VR 23-04

Contours



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

N
Scale: 1:857

Dawson County
Planning and Development
56
Staff Report

Parcel#: L08-031
Current Zoning: VCR
FLU: RL
Application #: VR 23-04



DAWSON COUNTY VARIANCE APPLICATION

25 Justice Way, Dawsonville, Georgia 30534

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Eric Kumpel

Address: 1055 Chestatee Point, Dawsonville, GA 30534

Contact Email: _____ Telephone # _____

Status: Owner Authorized Agent Lessee

PROPERTY INFORMATION

Street Address of Property:

1055 Chestatee Point, Dawsonville, GA 30534

Land Lot(s): 151 District: 13TH Section: 1ST

Subdivision/Lot: CHSTEE PT / LT 32

Building Permit #: _____ (if applicable)

REQUESTED ACTION

A Variance is requested from the requirements of Article # III Section # 121-67 of the Land Use Resolution/Sign Ordinance/Subdivision Regulations/Other.

Front Yard setback Side Yard setback Rear Yard setback variance of 6 feet to allow the structure to: be constructed; remain a distance of 4 feet from the property line, or other: (left side) instead of the required distance of 10 feet as required by the regulations.

Home Occupation Variance: _____

Other (explain request): _____

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



DAWSON COUNTY VARIANCE APPLICATION

25 Justice Way, Dawsonville, Georgia 30534

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

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

Due to the requirement of a 10' side yard set back, the property is unable to

accommodate an attached 2 car garage for the protected storage of owner's vehicles

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

The combination of the prior owner's placement of the main dwelling and the

septic field, as well as the steep slope of much of the yard, make it impossible

to place the garage in another location

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 intended purpose of the residential garage space is to store only non-

commercial vehicles. Additionally, we have spoken to the neighbor bordering on

the property line in question and he takes no issue with the location of the garage

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

The regulation's purpose is to protect homeowners from unwanted encroachment

of their property. In this scenario, the neighbor affected has no problems and is

actually a proponent of the proposal

Add extra sheets if necessary.



DAWSON COUNTY VARIANCE APPLICATION

25 Justice Way, Dawsonville, Georgia 30534

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 of any parcel(s) adjoining or adjacent to parcel where variance or zoning is being requested. Please add additional sheets if necessary.

			Name	Address
TMP	L08	030	1. DANA WEBSTER, 1047 CHESTATEE PT, DAWSONVILLE, GA 30534	_____
TMP	L08	032	2. KYLE DAVIS, 1075 CHESTATEE PT, DAWSONVILLE, GA 30534	_____
TMP	L08	043	3. NANCY AND WARREN KING, 1038 CHESTATEE PT, DAWSONVILLE, GA 30534	_____
TMP	_____	_____	4. _____	_____
TMP	_____	_____	5. _____	_____
TMP	_____	_____	6. _____	_____
TMP	_____	_____	7. _____	_____
TMP	_____	_____	8. _____	_____
TMP	_____	_____	9. _____	_____

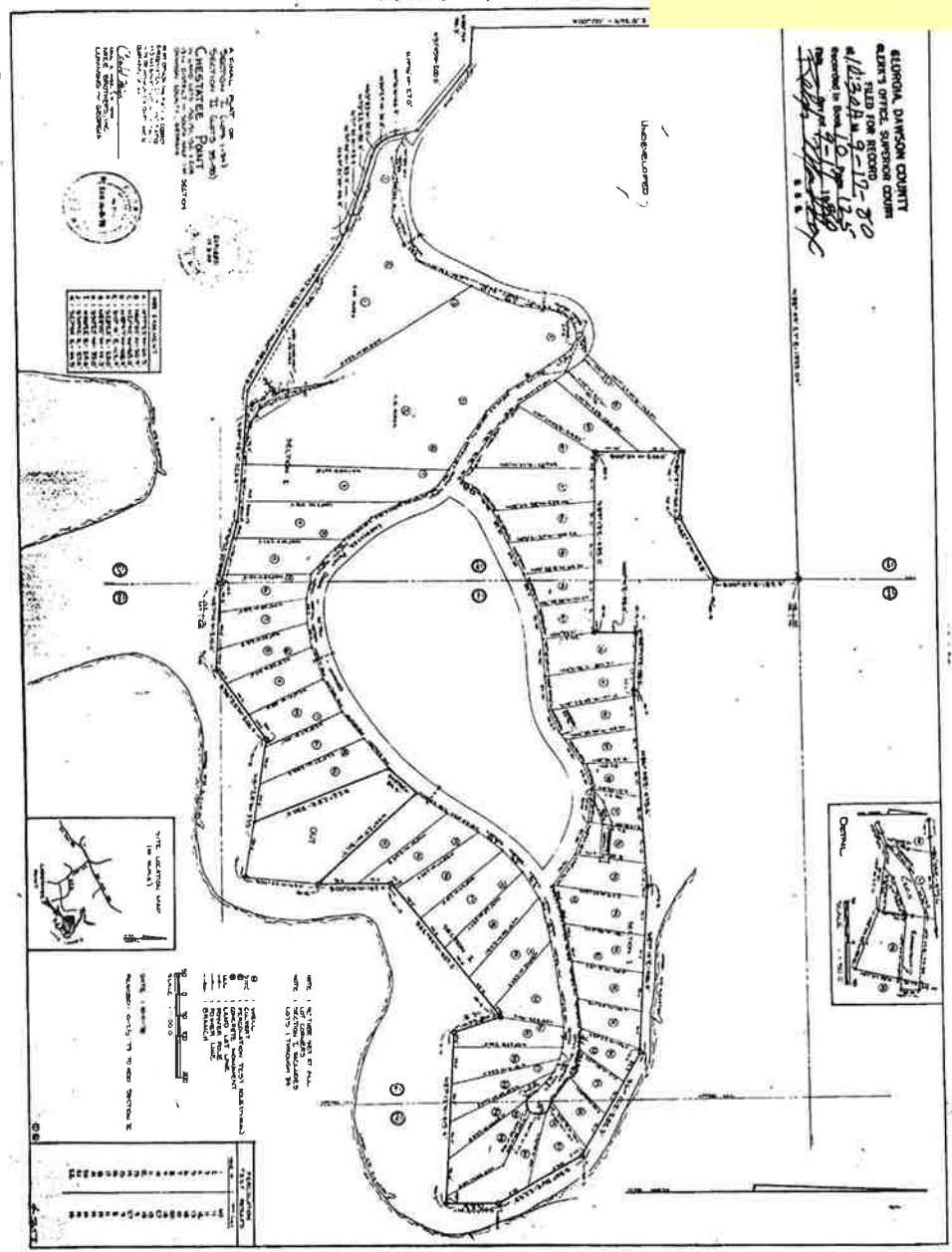
APPLICANT CERTIFICATION

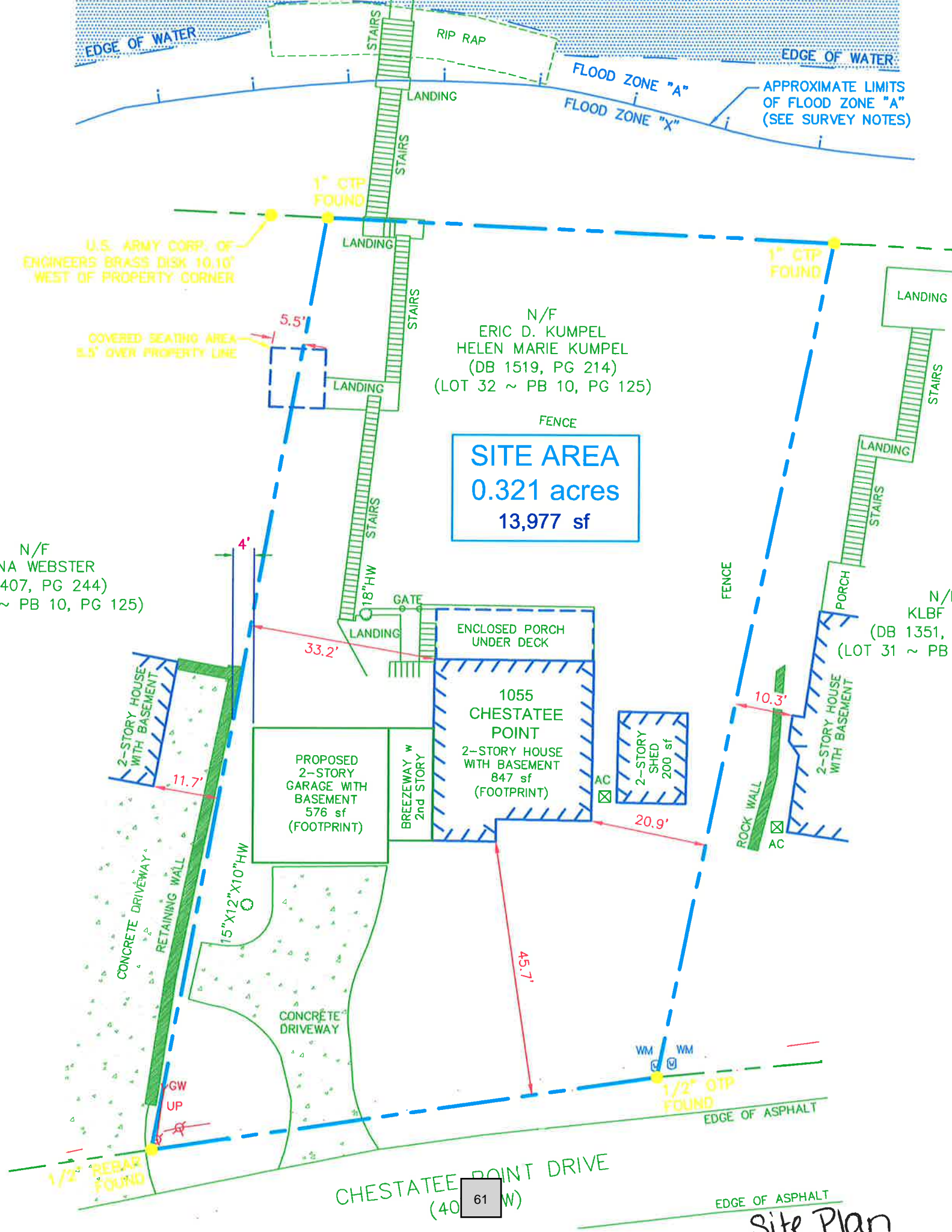
I hereby request the action contained within this application relative to the property shown on the attached plats and site plan and further request that this item be placed on the Planning Commission agenda for a public hearing.

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 may seek the advice of a land use professional if I am not familiar with the zoning and land use requirements.

10/125
Lot 32





SITE AREA
 0.321 acres
 13,977 sf

N/F
 ERIC D. KUMPEL
 HELEN MARIE KUMPEL
 (DB 1519, PG 214)
 (LOT 32 ~ PB 10, PG 125)

N/F
 KLB
 (DB 1351,
 LOT 31 ~ PB

N/F
 VA WEBSTER
 407, PG 244)
 ~ PB 10, PG 125)

U.S. ARMY CORP. OF
 ENGINEERS BRASS DISK 10.10'
 WEST OF PROPERTY CORNER

COVERED SEATING AREA
 5.5' OVER PROPERTY LINE

Site Plan



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

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

Trans No	Property ID / District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2022 - 18520	L08 031 / 1 LT 32 CHSTEE PT FMV: 463320	\$3927.35	\$0.00 Fees: \$0.00 \$0.00	\$0.00	\$3927.35	\$0.00
Totals:		\$3927.35	\$0.00	\$0.00	\$3927.35	\$0.00

Paid Date: 10/27/2022

Charge Amount: \$3927.35

**KUMPEL ERIC D & HELEN MARIE
1055 CHESTATEE POINT**

DAWSONVILLE, GA 30534



Scan this code with your mobile phone to view this bill

Statement of Hardship

March 30, 2023

To whom it concerns,

The intent of this letter is to describe the limiting factors of my property at 1055 Chestatee Point and the impact those factors have on my intent to add a 2 car garage to the main building.

As with most of the lots in the neighborhood, the lot is just under a 1/3 of an acre and is situated on a sharp drop-off to the lake in the backyard. Between the sharp drop-off, the septic field, and the chosen location for the main dwelling by the prior owner, there is only one location that the garage can be built. Additionally, the existing concrete driveway established by the prior owner further dictates the garage location.

Given these factors, the rear corner of the proposed garage extends over the side yard setback distance of 10', leaving 4' between the corner and my neighbor, Dana Webster's property line. This still leaves 15' of space between Mr. Webster and my garages.

Also worthy of note, Dana, the neighbor who's property line the variance relates to, is a proponent of the building as he understands my need and believes it would be an improvement to the aesthetic of my property and the entire neighborhood.

Sincerely yours,

Eric Kumpel

1055 Chestatee Point

Dawsonville, GA 30534



ZA 23-03

Charmion Morris

Planning Commission Meeting May 16, 2023

Board of Commission Hearing June 15, 2023

Applicant Proposal

The applicant is seeking to zone the property from RSR to RSRMM for the purpose of subdividing the parcel into three 1 (+/-) acre tracts. Tract one would have a home (unspecified if it will be a manufactured or stick built). Tract two has an existing manufactured home and tract three shown as vacant.

Applicant	Charmion Morris
Amendment #	ZA 23-03
Request	Rezone Property from RSR to RSRMM
Proposed Use	Three one-acre tracts for single family residences.
Current Zoning	RSR
Future Land Use	Sub-Rural Residential
Acreage	3.04
Location	Jenkins Road/Norma Road
Commercial Square footage	n/a
Road Classification	Public-Local
Tax Parcel	085 077
Dawson Trail Segment	n/a
Commission District	2
DRI	No
Planning Commission Recommendation	

Direction	Existing Zoning	Existing Use
North	RSRMM	Single Family Residential
South	RSRMM	Single Family Residential
East	RSR & RSRMM	Single Family Residential
West	RSRMM	Single Family Residential

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

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

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

County Agency Comments:

Environmental Health Department: No comments returned as of 5/2/2023

Emergency Services: No comments returned as of 5/2/2023

Etowah Water & Sewer Authority: Water is available at the site, no sewer. Septic systems only.

Planning and Development: The applicant's request fits within the character of the area that ranges from a mix of older and newer manufactured homes and stick-built homes. An older manufactured home (circa 1976 model per the Tax Assessor's website) was removed/demolished recently. The parcel is surrounded by RSRMM zoned properties and the rezoning would bring it into zoning compliance due to the fact that a manufactured home has been on the parcel prior to zoning being adopted by the County. A second manufactured home was added in the late 1990's that is currently occupied by family of the applicant.

Public Works Department: No comments necessary.

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

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

-Photo of the Parcel-



PUBLIC NOTICE ON ZONING
AN ORDINANCE OF THE BOARD OF ZONING APPEALS OF THE COUNTY OF DAMON, MISSISSIPPI
APPLICANT: *CHARREN MORRIS*
CASE # *ZA 0812*
RE: *MOBILE HOME*
HEARINGS WILL BE HELD BY:
MR. JAMES MORRIS on *June 15, 2008*
at *6:00 PM*
DAMON COUNTY GOVERNMENT CENTER
20 JEFFERSON HIGHWAY, DAMON, MISSISSIPPI 39026
FOR ADDITIONAL INFORMATION CALL
DAMON COUNTY PLANNING AND DEVELOPMENT
DEPARTMENT AT 601-835-4474

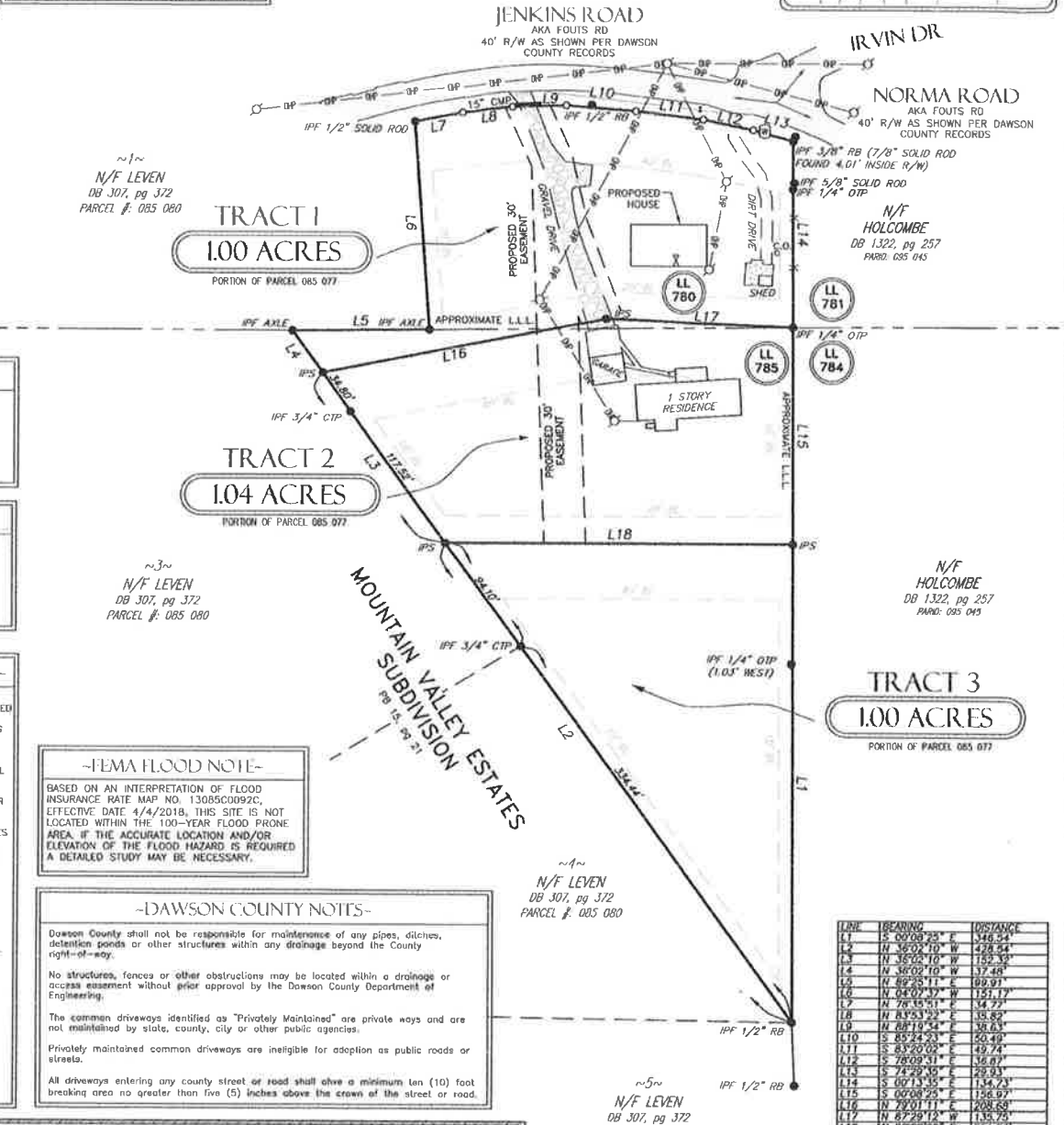
-LEGEND-

○ CALCULATED POSITION	RB REBAR
● HIGH PIN FOUND/SET (OFF/PS)	SR SOLID ROD
⊗ MONUMENT	DCS OUTLET CONTROL STRUCTURE
C/L CENTERLINE	CPP CORRUGATED PLASTIC PIPE
DB DEED BOOK	G GRATE INLET
N/F NOW OR FORMERLY	DI DROP INLET
OP OPEN TOP PIPE	SS SANITARY SEWER
PP PLAT BOOK	XX MANHOLE (SSAM)
P/L PROPERTY LINE	○ LIGHTPOLE
⊗ TELEPHONE FED. (T.P.) (ALL WPS ARE 1/2" RB "CAPPED" UNLESS OTHERWISE LABELED)	○ CLEANOUT
⊗ FIRE HYDRANT (FH)	--- ADDONNER
○ WATER METER (WM)	--- LAND LOT LINE (L.L.L.L)
○ WATER VALVE (WV)	--- RIGHT OF WAY (R/W)
□ POWER POLE (PP)	--- FENCE
○ POWER POLE (PP)	--- OVERHEAD POWER

TOTAL AREA
3.04 ACRES
PARCEL 085 077



THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT



-FIRE HYDRANT NOTE-

THERE IS A FIRE HYDRANT APPROXIMATELY 200 FEET SOUTH OF THE SOUTH EASTERN MOST CORNER OF THE PROPERTY SHOWN.

-ZONING INFORMATION-

COUNTY: DAWSON
ZONE: RSRMM (CURRENTLY RSR)
SETBACK REQUIREMENTS:
FRONT: 40'
REAR: 20'
SIDE: 10'

-SURVEYOR CERTIFICATION-

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

-FEMA FLOOD NOTE-

BASED ON AN INTERPRETATION OF FLOOD INSURANCE RATE MAP NO. 130850092C, EFFECTIVE DATE 4/4/2018, THIS SITE IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PRONE AREA, IF THE ACCURATE LOCATION AND/OR ELEVATION OF THE FLOOD HAZARD IS REQUIRED A DETAILED STUDY MAY BE NECESSARY.

-DAWSON COUNTY NOTES-

Dawson County shall not be responsible for maintenance of any pipes, ditches, detention ponds or other structures within any drainage beyond the County right-of-way.

No structures, fences or other obstructions may be located within a drainage or access easement without prior approval by the Dawson County Department of Engineering.

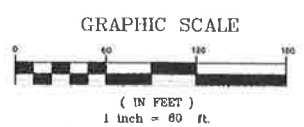
The common driveways identified as "Privately Maintained" are private ways and are not maintained by slots, county, city or other public agencies.

Privately maintained common driveways are ineligible for adoption as public roads or streets.

All driveways entering any county street or road shall have a minimum ten (10) foot breaking area no greater than five (5) inches above the crown of the street or road.

BUSY L. LOWMAN PLS# 3216

LINE	BEARING	DISTANCE
L1	S 09°08'25" E	346.54'
L2	N 36°02'10" W	428.54'
L3	N 35°52'10" W	152.50'
L4	N 36°02'10" W	337.48'
L5	N 82°25'11" E	80.91'
L6	N 04°07'37" W	121.17'
L7	N 76°15'51" E	14.77'
L8	N 83°53'22" E	38.82'
L9	N 88°19'54" E	38.63'
L10	S 85°24'23" E	50.40'
L11	S 83°50'02" E	49.74'
L12	S 78°59'51" E	34.79'
L13	S 74°29'10" E	25.93'
L14	S 09°13'35" E	134.73'
L15	S 09°08'25" E	126.07'
L16	N 79°01'11" E	208.58'
L17	N 67°29'12" W	135.79'
L18	N 90°00'00" E	251.26'



FIELD MEASUREMENTS WERE TAKEN WITH A LEICA TS16 ROBOTIC INSTRUMENT.

FIELD DATA FOUND TO HAVE A CLOSURE PRECISION OF 1 IN 29,500 FEET, AND AN ANGULAR ERROR OF 5 SECONDS PER ANGLE.

FIELD DATA ADJUSTED USING THE LEAST SQUARES METHOD.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO HAVE A PRECISION OF 1 FOOT IN 398,541 FEET.

THIS PLAT DOES NOT CONSTITUTE AND SHALL NOT BE CONSTRUED AS A TITLE SEARCH OR REPORT, AND THIS MAY BE SUBJECT TO ANY EASEMENTS, RIGHT OF WAY OR RESTRICTIONS ONE MAY FIND.

THIS DOES NOT EXTEND TO ANY UNNAMED THIRD PARTY WITHOUT AN EXPRESSED RESTATEMENT BY THE SURVEYOR.

TYPE OF SURVEY: DIVISION

SOURCE OF TITLE DESCRIPTION FOR PROPERTY SHOWN HEREON: DB 1495 PG 579

PROPERTY OWNERS AS OF SURVEY DATE: CHARMION MORRIS

PARCEL NUMBER: 085 077

-SURVEY NOTES-

SHEET NO.
1 OF 1

PROJECT NO.
22-214

DRAWN BY: MS
FIELD CREW: JM
PLAT DATE: 10/4/2022
FIELD DATE: 8/25/2022

SURVEY FOR:
CHARMION MORRIS
LAND LOT 780 & 785
4TH DISTRICT, 1ST SECTION
DAWSON COUNTY, GEORGIA

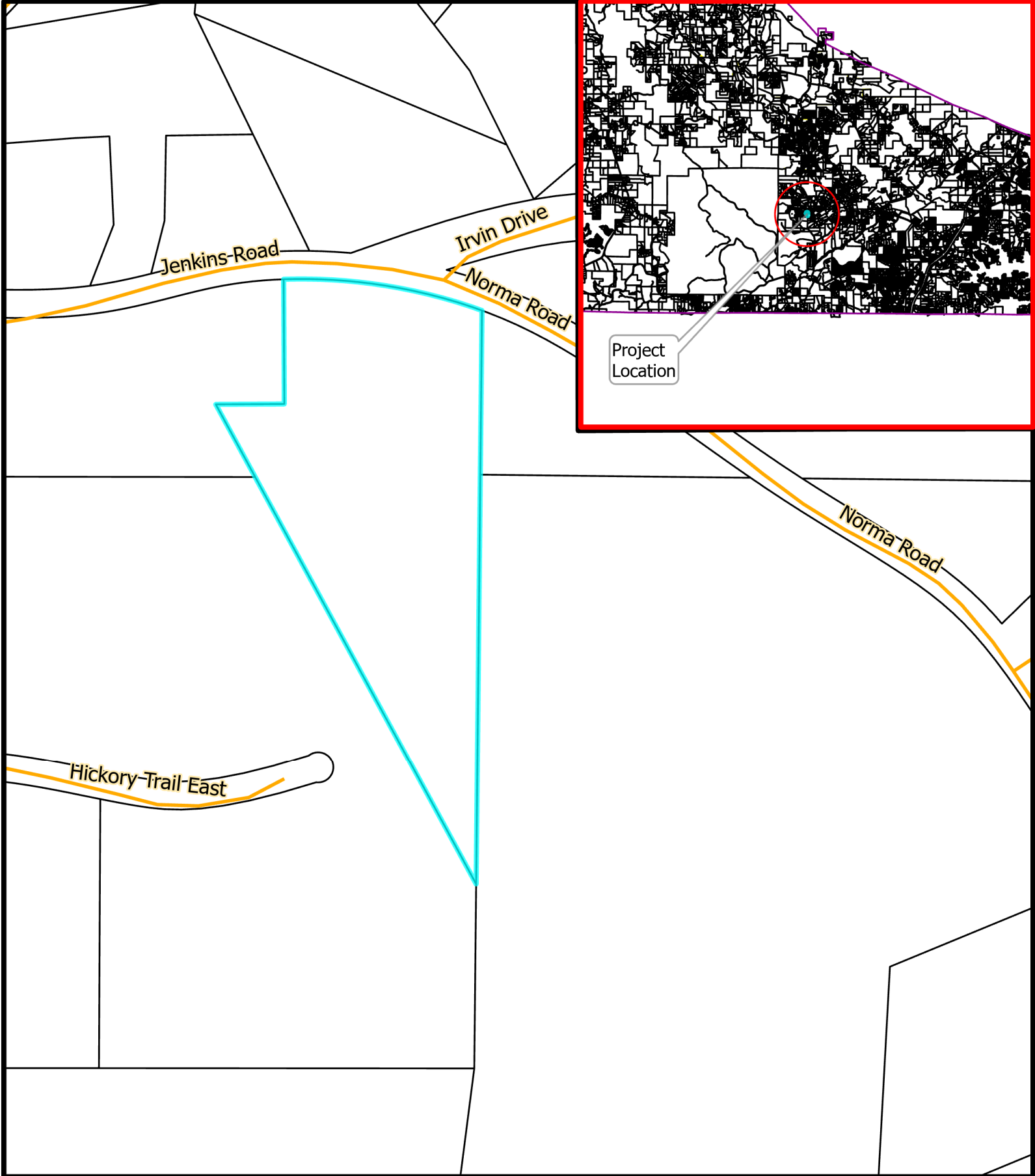
CERTIFICATE OF AUTHORIZATION NUMBER LS 001050

PREPARED BY

DES DAVIS
ENGINEERING & SURVEYING

133 PROMINENCE COURT
SUITE 210
DAWSONVILLE, GA 30534
PHONE: (706) 265 1234

DAVISENGINEERS.COM



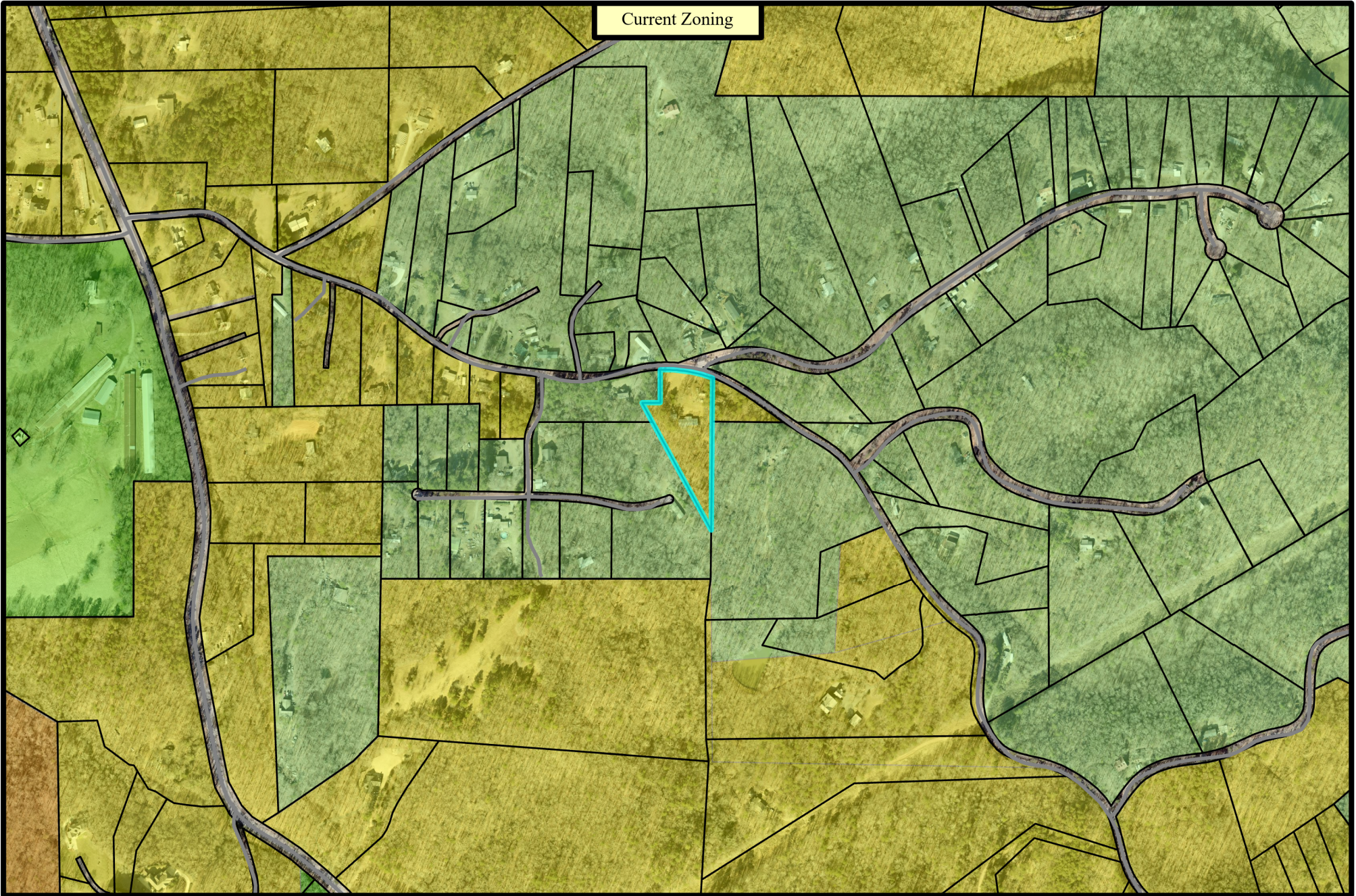
DAWSON COUNTY
DISCLAIMS ANY
RESPONSIBILITIES,
LIABILITIES OR
DAMAGES FROM THE USE
OF THIS MAP. THIS MAP
IS ONLY FOR DISPLAY
PURPOSES.



Dawson County
Planning and Development
Staff Report: Exhibit

69

Parcel#:085-077
Current Zoning: RSR
FLU: RSR
Application #:ZA 23-03



Current Zoning



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

N



Scale: 1:7,640

Dawson County

Planning and Development

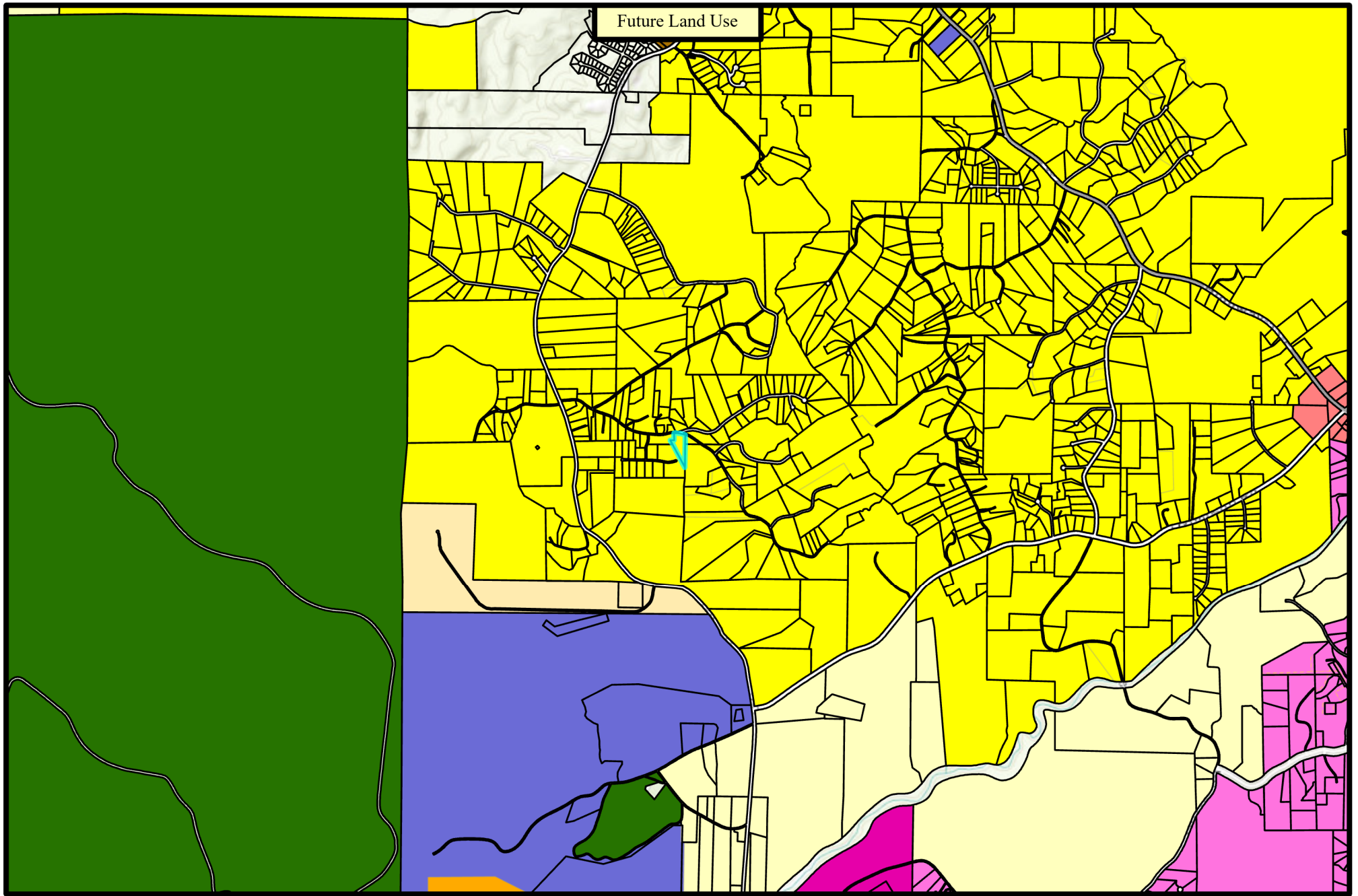
70

Staff Report

Legend

- RA
- RSR
- RSRMM
- RPC
- Parcels

Parcel#:085-077
 Current Zoning: RSR
 FLU: RSR
 Application #:ZA 23-03



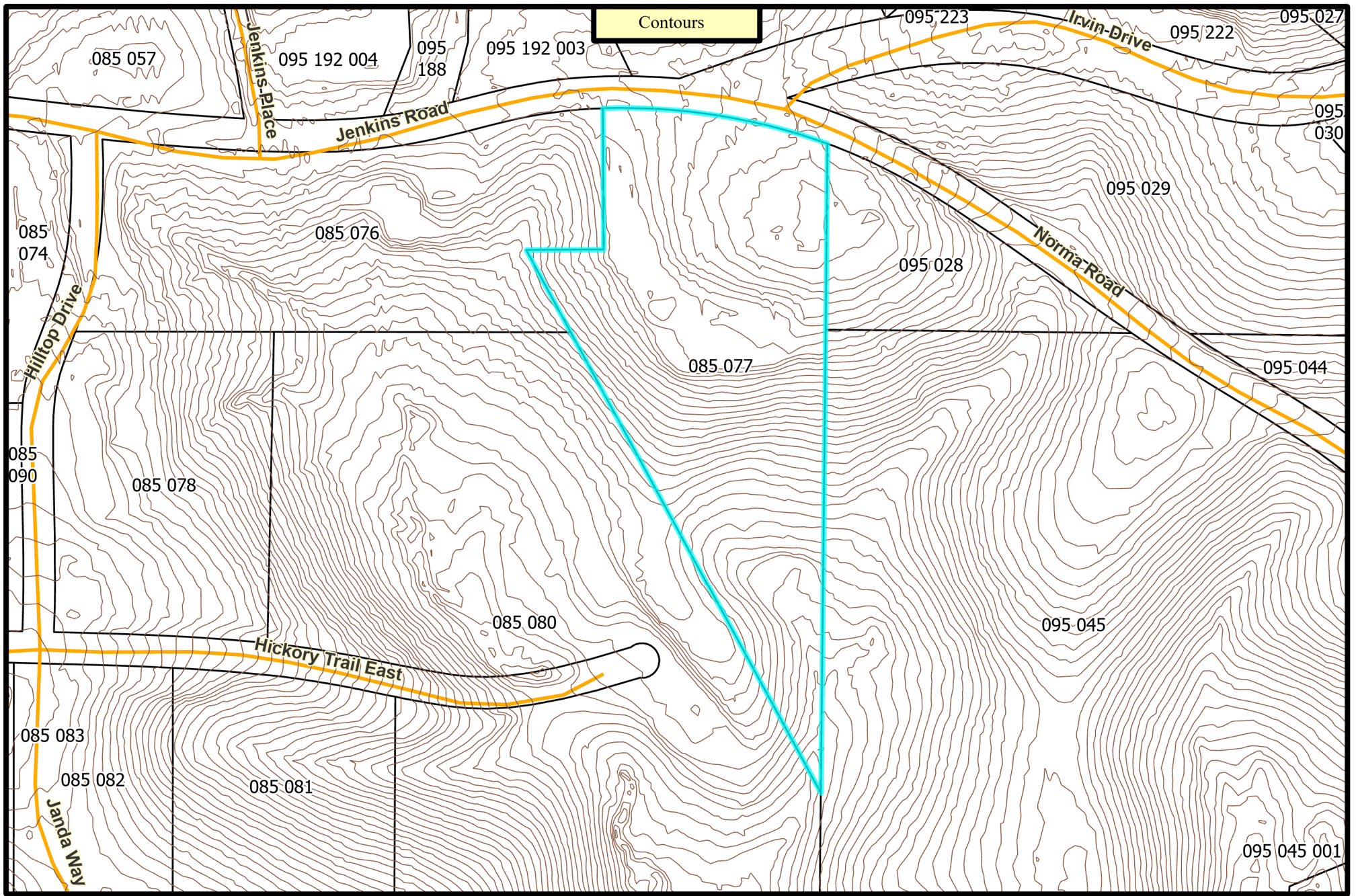
DAWSON COUNTY DISCLAIMS ANY RESPONSIBILITIES, LIABILITIES OR DAMAGES FROM THE USE OF THIS MAP. THIS MAP IS ONLY FOR DISPLAY PURPOSES.

N

 Scale: 1:35,661

Dawson County
 Planning and Development
 71
 Staff Report

Parcel#:085-077
 Current Zoning: RSR
 FLU: RSR
 Application #:ZA 23-03



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

N

 Scale: 1:1,777

Dawson County
 Planning and Development
 72
 Staff Report

Parcel#:085-077
 Current Zoning: RSR
 FLU: RSR
 Application #:ZA 23-03

Dawson County
Rezoning Application
(AMENDMENT TO LAND USE MAP)

APPLICANT INFORMATION (or Authorized Representative)

If applicant is other than owner, the Property Owner Authorization form must be completed.

Printed Name: Charmion Morris

Address: _____

Phone (Listed only please) _____

Email (Business/Personal): _____

Status: Owner Authorized Agent Lessee Option to purchase

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: 5-28-23 Applicant Signature: _____

REQUESTED ACTION & DETAILS OF PROPOSED USE

Rezoning to: RSRMM Special Use Permit for: _____

Proposed Use:

Existing Utilities: Water Sewer Gas Electric

Proposed Utilities: Water Sewer Gas Electric

RESIDENTIAL

No. of Lots: 3 Minimum Lot Size: 1 acre (acres) No. of Units: _____

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

Type: Apartments Condominiums Townhomes Single-family Other

Type of Amenity: None Amount of Open Space: _____

COMMERCIAL & RESTRICTED INDUSTRIAL:

Building area: _____ No. of Parking Spaces: _____

Property Owner/ Property Information

Name: Charmion Morris

Street Address of Property being rezoned: 400 Jenkins Eoad Dawsonville Georgia 30534

Rezoning from: RSR to: RSRMM Total acreage being rezoned: 3 Acres

Directions to Property (if no address):

From Dawsonville take Hwy 9 South to Jenkins Road, turn left onto Jenkins road and go about 1/4 mile
Property is on the right.

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

Current Use of Property: Residential

Does this proposal reach DRI thresholds? _____ If yes, the application will require
submittal of a transportation study. DRIs require an in depth review by County agencies,
and regional impact review by the Georgia Mountains Regional Planning staff. This adds
several weeks to processing; additionally, the applicant is responsible for the expense of third
party review of the required technical studies associated with the project.

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

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

SURROUNDING PROPERTY ZONING CLASSIFICATION:

North RSRMM South RSRMM East RSE West RSRMM

Future Land Use Map Designation: RSE

Access to the development will be provided from:

Road Name: Jenkins Road Type of Surface: _____

Applicant Certification


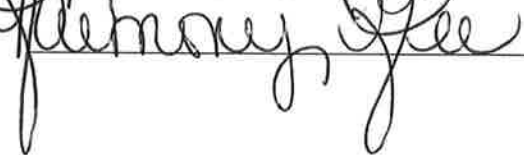
I hereby request the action contained within this application relative to the property shown on the attached survey, plat, and site plan and further request that this item be placed on both the Planning Commission and Board of Commissioners agenda(s) for a public hearing.

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. The staff will send notices to adjacent property owners advising of the request and proposed use prior to the public hearing.

I understand that I have the obligation to present all data necessary and required by code 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 or a land use professional 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 or 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 3.27.23
Witness  Date 3.27.23

Letter of intent

Applicant: Charmion Morris
Subject Property: Approximately 3 acres with frontage on Jenkins Road
Current Zoning: RSR
Proposed Zoning: RSRMM
Proposed Use: Residential
Application: 1. Rezoning from RSR to RSRMM
Row Access: 2. Direct access to Jenkins Road

Proposed Use

The Applicant proposes to develop this 3-acre property for residential use.

Water and gas are available to the property.

The property's water will be provided by Etowah Water & Sewer Authority

-LEGEND-

○ CALCULATED POSITION	RB REBAR
● IRON PIN FOUND/SET (OFF/PS)	SR SOLID ROD
⊗ MONUMENT	DCS OUTLET CONTROL STRUCTURE
C/L CENTERLINE	CPP CORRUGATED PLASTIC PIPE
DB DEED BOOK	G GRATE INLET
N/F NOW OR FORMERLY	DI DROP INLET
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⊗ TELEPHONE FED. (T.P.) (ALL IPS ARE 1/2" RB "CAPPED" UNLESS OTHERWISE LABELED)	○ CLEANOUT
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○ WATER METER (WM)	--- LAND LOT LINE (L.L.L.L)
○ WATER VALVE (WV)	--- RIGHT OF WAY (R/W)
□ POWER POLE (PP)	--- FENCE
⊗ POWER POLE (PP)	--- OVERHEAD POWER

TOTAL AREA
3.04 ACRES
PARCEL 085 077



THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

~1~
N/F LEVEN
DB 307, pg 372
PARCEL #: 085 080

TRACT 1
1.00 ACRES
PORTION OF PARCEL 085 077

-FIRE HYDRANT NOTE-

THERE IS A FIRE HYDRANT APPROXIMATELY 200 FEET SOUTH OF THE SOUTH EASTERN MOST CORNER OF THE PROPERTY SHOWN.

-ZONING INFORMATION-

COUNTY: DAWSON
ZONE: RSRMM (CURRENTLY RSR)
SETBACK REQUIREMENTS:
FRONT: 40'
REAR: 20'
SIDE: 10'

-SURVEYOR CERTIFICATION-

AS REQUIRED BY SUBSECTION (c) OF O.C.G.A. SECTION 15-6-67, THIS PLAN 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 PLAN AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAN COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67

-FEMA FLOOD NOTE-

BASED ON AN INTERPRETATION OF FLOOD INSURANCE RATE MAP NO. 130850092C, EFFECTIVE DATE 4/4/2018, THIS SITE IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PRONE AREA, IF THE ACCURATE LOCATION AND/OR ELEVATION OF THE FLOOD HAZARD IS REQUIRED A DETAILED STUDY MAY BE NECESSARY.

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Dawson County shall not be responsible for maintenance of any pipes, ditches, detention ponds or other structures within any drainage beyond the County right-of-way.

No structures, fences or other obstructions may be located within a drainage or access easement without prior approval by the Dawson County Department of Engineering.

The common driveways identified as "Privately Maintained" are private ways and are not maintained by slots, county, city or other public agencies.

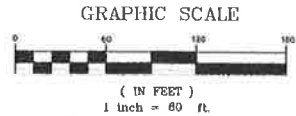
Privately maintained common driveways are ineligible for adoption as public roads or streets.

All driveways entering any county street or road shall have a minimum ten (10) foot breaking area no greater than five (5) inches above the crown of the street or road.

BUSY L. LOWMAN PLS# 3216

FIELD MEASUREMENTS WERE TAKEN WITH A LEICA TS16 ROBOTIC INSTRUMENT.	THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO HAVE A PRECISION OF 1 FOOT IN 398,541 FEET.	THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED ON THIS PLAT.	SOURCE OF TITLE DESCRIPTION FOR PROPERTY SHOWN HEREON: DB 1495 PG 579
FIELD DATA FOUND TO HAVE A CLOSURE PRECISION OF 1 FOOT IN 28,500 FEET, AND AN ANGULAR ERROR OF 5 SECONDS PER ANGLE.	THIS PLAT DOES NOT CONSTITUTE AS A TITLE SEARCH OR REPORT, AND THIS MAY BE SUBJECT TO ANY EASEMENTS, RIGHT OF WAY OR RESTRICTIONS ONE MAY FIND.	THIS DOES NOT EXTEND TO ANY UNNAMED THIRD PARTY WITHOUT AN EXPRESSED RESTATEMENT BY THE SURVEYOR.	PROPERTY OWNERS AS OF SURVEY DATE: CHARMION MORRIS
FIELD DATA ADJUSTED USING THE LEAST SQUARES METHOD.		TYPE OF SURVEY: DIVISION	PARCEL NUMBER: 085 077

LINE	BEARING	DISTANCE
L1	S 09°08'25" E	346.54'
L2	N 36°02'10" W	428.54'
L3	N 35°02'10" W	152.50'
L4	N 36°02'10" W	337.48'
L5	N 82°25'11" E	80.91'
L6	N 04°07'37" W	121.17'
L7	N 76°15'51" E	14.77'
L8	N 83°53'22" E	38.82'
L9	N 88°19'54" E	38.63'
L10	S 85°24'23" E	50.40'
L11	S 83°20'02" E	49.74'
L12	S 78°29'12" W	16.79'
L13	S 74°29'12" W	25.93'
L14	S 09°13'35" E	134.73'
L15	S 09°08'25" E	126.07'
L16	N 79°01'11" E	208.58'
L17	N 67°29'12" W	135.79'
L18	N 09°00'00" E	251.26'



SHEET NO.
1 OF 1

PROJECT NO.
22-214

DRAWN BY: MS
FIELD CREW: JM
PLAT DATE: 10/4/2022
FIELD DATE: 8/25/2022

SURVEY FOR:
CHARMION MORRIS
LAND LOT 780 & 785
4TH DISTRICT, 1ST SECTION
DAWSON COUNTY, GEORGIA

CERTIFICATE OF AUTHORIZATION NUMBER LS# 001050

PREPARED BY

DES DAVIS
ENGINEERING & SURVEYING

133 PROMINENCE COURT
SUITE 210
DAWSONVILLE, GA 30534
PHONE: (706) 265 1234

DAVISENGINEERS.COM