

**DAWSON COUNTY BOARD OF COMMISSIONERS
VOTING SESSION AGENDA – THURSDAY, DECEMBER 17, 2020
DAWSON COUNTY GOVERNMENT CENTER ASSEMBLY ROOM
25 JUSTICE WAY, DAWSONVILLE, GEORGIA 30534
TO IMMEDIATELY FOLLOW THE 4:00 PM WORK SESSION**

A. ROLL CALL

B. INVOCATION

C. PLEDGE OF ALLEGIANCE

D. ANNOUNCEMENTS

E. APPROVAL OF MINUTES

1. Minutes of the Work Session held on December 3, 2020
2. Minutes of the Voting Session held on December 3, 2020

F. APPROVAL OF AGENDA

G. PUBLIC COMMENT

H. ZONINGS

1. ZA 20-08 - Fox Creek Properties requests to rezone TMP 112-109, 104-065, 112-019, 112-013, 113-057-002 and 112-018 from RA (Residential Agriculture), RPC (Residential Planned Community), CHB (Commercial Highway Business), CPCD (Commercial Planned Community Development) and COI (Commercial Office Institution) to Mixed Use Village for the purpose of developing single-family, multi-family, retail/commercial/office, hotel, and light industrial uses (Georgia 400 and Lumpkin Campground Road).
2. ZA 20-18 - The Pacific Group requests to rezone TMP 106-053 and 106-052 from RS (Residential Suburban) to RS3 (Residential Suburban 3) for the purpose of developing a 183 residential lot subdivision (Dawson Forest Road).
3. ZA 20-22 - Jim King on behalf of Piedmont Residential requests to rezone TMP 114-033-005 from RA (Residential Agriculture) to RMF (Residential Multi-Family) for the purpose of developing a 145 semi-detached residential lot subdivision (Dawson Forest Road East).

I. NEW BUSINESS

1. Consideration of Request for Approval of FY 2021 State Public Defender Contract
2. Consideration of Request for Approval of FY 2021 Public Defender Intergovernmental Agreement Between Dawson and Hall Counties
3. Consideration of 2021 Local Maintenance & Improvement Grant Application Approval Request
4. Consideration of Request for Funding and Contract with EagleView Imagery

5. Consideration of Board Appointments:

a. Board of Tax Assessors

- i. Sam Guthrie- *reappointment* (Term: January 2021 through December 2025)

b. Planning Commission

- i. Jason Hamby, District 1- *reappointment* (Term: January 2021 through December 2021)
ii. John Maloney, District 2- *reappointment* (Term: January 2021 through December 2022)
iii. Tim Bennett, District 3- *reappointment* (Term: January 2021 through December 2021)
iv. Neil Hornsey, District 4- *reappointment* (Term: January 2021 through December 2022)

6. Consideration of Annexation #C2100043 (Amended)

J. PUBLIC COMMENT

K. ADJOURNMENT

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

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

**DAWSON COUNTY BOARD OF COMMISSIONERS
WORK SESSION MINUTES – DECEMBER 3, 2020
DAWSON COUNTY GOVERNMENT CENTER ASSEMBLY ROOM
25 JUSTICE WAY, DAWSONVILLE, GEORGIA 30534
4:00 PM**

Those present were Chairman Billy Thurmond; Commissioner Sharon Fausett, District 1; Commissioner Chris Gaines, District 2; Commissioner Tim Satterfield, District 3; Commissioner Julie Hughes Nix, District 4; County Attorney Sam VanVolkenburgh; County Clerk Kristen Cloud; and interested citizens of Dawson County. County Manager David Headley was not present.

PUBLIC HEARING

Proposed FY 2021 Budget (2nd of 3 hearings; the 1st hearing was held on November 19, 2020, and the 3rd hearing will be held at the December 3, 2020, Voting Session immediately following the Work Session)

The Board of Commissioners reviewed, discussed and made recommendations concerning the Proposed FY 2021 Budget.

Chairman Thurmond opened the hearing by asking if there was anyone present who wished to be heard on the Proposed FY 2021 Budget.

The following spoke on the Proposed FY 2021 Budget:

- Tony Passarello, Dawsonville, Georgia, thanked board members for their “kind comments” regarding the Good Shepherd Clinic during the board’s budget discussions. He said the Good Shepherd Clinic administers to a “very specific population of the county” and the clinic’s board, on which he sits, currently is planning “how we’re going to administer the [COVID-19] vaccine to that population.” He said the clinic is expected to roll out a campaign to help offset some of the costs associated with administering the vaccine and noted the \$20,000 the Good Shepherd Clinic requests “would go a long way.”

Chairman Thurmond asked if there was anyone else present who wished to speak on the Proposed FY 2021 Budget and, hearing none, closed the hearing.

NEW BUSINESS

1. Presentation of Request for Approval of FY 2021 State Public Defender Contract- Public Defender Brad Morris / Senior Assistant Public Defender Brock Johnson
This item, presented by Senior Assistant Public Defender Brock Johnson, will be placed on the December 17, 2020, Voting Session Agenda.
2. Presentation of Request for Approval of FY 2021 Public Defender Intergovernmental Agreement Between Dawson and Hall Counties- Public Defender Brad Morris / Senior Assistant Public Defender Brock Johnson
This item, presented by Senior Assistant Public Defender Brock Johnson, will be placed on the December 17, 2020, Voting Session Agenda.

3. Presentation of Request to Purchase a Ladder Truck- Emergency Services Director Danny Thompson
This item will be added to the December 3, 2020, Voting Session Agenda.
4. Presentation of 2021 Local Maintenance & Improvement Grant Application Approval Request- Public Works Director David McKee
This item will be placed on the December 17, 2020, Voting Session Agenda.
5. Presentation of Harry Sosebee Road / Lee Castleberry Road Roundabout Right-of-Way Acquisition- Public Works Director David McKee
This item will be placed on the December 3, 2020, Voting Session Agenda.
6. Presentation of Request for Funding and Contract with EagleView Imagery- Planning & Development Director Jameson Kinley / Chief Appraiser Elaine Garrett
This item will be placed on the December 17, 2020, Voting Session Agenda.
7. Presentation of Board Appointments:
 - a. Board of Tax Assessors**
 - i. Sam Guthrie- *reappointment* (Term: January 2021 through December 2025)
 - b. Planning Commission**
 - i. Jason Hamby, District 1- *reappointment* (Term: January 2021 through December 2021)
 - ii. John Maloney, District 2- *reappointment* (Term: January 2021 through December 2022)
 - iii. Tim Bennett, District 3- *reappointment* (Term: January 2021 through December 2021)
 - iv. Neil Hornsey, District 4- *reappointment* (Term: January 2021 through December 2022)
This item will be placed on the December 17, 2020, Voting Session Agenda.
8. Discussion of Special Purpose Local Option Sales Tax VII
This item will be placed on the December 17, 2020, Work Session Agenda for presentation.
9. County Manager Report
This item, presented by Chief Financial Officer Vickie Neikirk, was for information only.
10. County Attorney Report
County Attorney VanVolkenburgh had no information to report.

APPROVE:

ATTEST:

Billy Thurmond, Chairman

Kristen Cloud, County Clerk

**DAWSON COUNTY BOARD OF COMMISSIONERS
VOTING SESSION MINUTES – DECEMBER 3, 2020
DAWSON COUNTY GOVERNMENT CENTER ASSEMBLY ROOM
25 JUSTICE WAY, DAWSONVILLE, GEORGIA 30534
IMMEDIATELY FOLLOWING THE 4:00 PM WORK SESSION**

ROLL CALL: Those present were Chairman Billy Thurmond; Commissioner Sharon Fausett, District 1; Commissioner Chris Gaines, District 2; Commissioner Tim Satterfield, District 3; Commissioner Julie Hughes Nix, District 4; County Manager David Headley; County Attorney Sam VanVolkenburgh; County Clerk Kristen Cloud; and interested citizens of Dawson County. County Manager David Headley was not present.

INVOCATION: Chairman Thurmond

PLEDGE OF ALLEGIANCE: Chairman Thurmond

ANNOUNCEMENTS:

Chairman Thurmond said Chamber of Commerce President Christie Moore, who will depart the chamber later in December, wished to address the board.

Moore said she was not speaking in an official capacity but wished to publicly thank the Board of Commissioners (BOC). She said she has attended countless meetings with board members, enjoyed working alongside them for the past eight years, and appreciated their dedication and sacrifices.

Public Affairs Officer Laura Fulcher announced several upcoming activities, including Senior Services making available for purchase home-delivered meal holiday certificates; 25 Days of Christmas concerning fire prevention; and free flu shots being offered by the Good Shepherd Clinic.

APPROVAL OF MINUTES:

Motion passed 4-0 to approve the Minutes of the Work Session held on November 19, 2020. Fausett/Satterfield

Motion passed 4-0 to approve the Minutes of the Voting Session held on November 19, 2020. Nix/Gaines

APPROVAL OF AGENDA:

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

- Addition of Nos. 3 through 5 under New Business:
 - Request to Purchase a Ladder Truck
 - Harry Sosebee Road / Lee Castleberry Road Roundabout Right-of-Way Acquisition
 - D53 LLC Settlement Agreement

Gaines/Fausett

PUBLIC COMMENT:

None

PUBLIC HEARING:

Proposed FY 2021 Budget (3rd of 3 hearings; the 1st hearing was held on November 19, 2020, and the 2nd hearing was held at the December 3, 2020, Work Session)

The BOC reviewed, discussed and made recommendations concerning the Proposed FY 2021 Budget.

Chairman Thurmond opened the hearing by asking if there was anyone present who wished to be heard on the Proposed FY 2021 Budget and, hearing none, closed the hearing.

Motion passed 4-0 to approve the Proposed FY 2021 Budget – all funds in the amount of \$47,399,332. Satterfield/Fausett

UNFINISHED BUSINESS:

ZA 20-15 – Arquim Velasquez requests to rezone TMP L15-116-009 from RA (Residential Agriculture) to CHI (Commercial Highway Intensive) for the purpose of opening a landscape supply business (Highway 53 East). (Tabled from the November 19, 2020, Voting Session, at which time a public hearing was held)

Planning & Development Director Jameson Kinley said his department met with the applicant at the subject property and the applicant agreed to stipulations.

Motion passed 4-0 to approve ZA 20-15 with the following stipulations:

1. An additional 10-foot planted screen buffer is to be applied to the northern portion of the property that is adjacent to the residential neighborhood. This is to be per specs of the Dawson County Buffer, Landscape and Tree Ordinance in order to reduce or eliminate noise or visual effects that may negatively impact the residential area; and
2. With the exception of the entrance to the property, an undisturbed buffer of 50 feet from the property line fronting Highway 53 is to be adhered to; this is to help screen drivers along 53 from any unwanted visual effects, including tractor trailers.

Gaines/Fausett

NEW BUSINESS:

Consideration of IFB #371-20 - Stand-By Road Striping Award Recommendation

Motion passed 4-0 to approve IFB #371-20 - Stand-By Road Striping Award Recommendation; to accept the bids submitted and to award a contract to Peek Pavement Marking for pricing offered - using funds from the Road department's regular operating budget, Local Maintenance & Improvement Grant funds, and Special Purpose Local Option Sales Tax VI funds. Satterfield/Nix

Consideration to Move Forward with Public Hearings for Residential Planned Community Zoning District Road Maintenance

Motion passed 4-0 to approve to Move Forward with Public Hearings for Residential Planned Community Zoning District Road Maintenance. Fausett/Satterfield

Consideration of Request to Purchase a Ladder Truck

Motion passed 4-0 to approve the Request to Purchase a Ladder Truck for \$1,198,639, to direct staff to send a letter of intent / purchase order, and look into funding sources - with funding

options of: Special Purpose Local Option Sales Tax (SPLOST VI), a lease/purchase agreement, or the county's general fund. Satterfield/Gaines

Consideration of Harry Sosebee Road / Lee Castleberry Road Roundabout Right-of-Way Acquisition

Motion passed 4-0 to approve the Harry Sosebee Road / Lee Castleberry Road Roundabout Right-of-Way Acquisition. Gaines/Nix

Consideration of D53 LLC Settlement Agreement

Motion passed 4-0 to approve a settlement agreement between Dawson County and D53 LLC. Satterfield/Fausett

PUBLIC COMMENT:

Chamber of Commerce President Christie Moore said the City of Dawsonville's annual Christmas tree lighting and parade event has been postponed a day to December 5, 2020, due to forecasted heavy rains on the original event date.

ADJOURNMENT:

APPROVE:

ATTEST:

Billy Thurmond, Chairman

Kristen Cloud, County Clerk

DAWSON COUNTY REZONING APPLICATION

This portion to be completed by Zoning Administrator

ZA 20-08 Tax Map & Parcel # (TMP): _____
Submittal Date: 7-10-2020 Time: 11:27 (am/pm) Received by: WJG (staff initials)
Fees Assessed: 3500- Paid: check Commission District: _____
Planning Commission Meeting Date: August 18
Board of Commissioners Meeting Date: Sept. 17

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: FOX CREEK PROPERTIES, INC.
Address: _____

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

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

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

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

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

Meeting Date: _____ Applicant Signature: 

PROPERTY OWNER/PROPERTY INFORMATION

Name: LUMPKIN CAMPGROUND ROAD LLC

Street Address of Property being rezoned: NW CORNER OF LUMPKIN CAMPGROUND ROAD AND GA 400

Rezoning from: R-1 RESIDENTIAL AGRICULTURAL
RPC RESIDENTIAL PLANNED COMMUNITY
C-16 HIGHWAY BUSINESS COMMERCIAL DISTRICT
C-100 COMMERCIAL PLANNED COMPREHENSIVE
D DEVELOPMENT DISTRICT
C-91 COMMERCIAL OFFICE INSTITUTIONAL DISTRICT to: MUV - MIXED USE VILLAGE Total acreage being rezoned: ~~517~~ 517 ACRES

Directions to Property: THE NORTHWESTERN SIDE OF LUMPKIN CAMPGROUND RD NW (STATE ROUTE 9 E)
AND GA 400 BETWEEN HWY 53 AND ETOWAH RIVER ROAD.

JUL 10 11:27AM

Subdivision Name (if applicable): DAWSON VILLAGE (PROPOSED) Lot(s) #: _____

Current Use of Property: VACANT

Any prior rezoning requests for property? ~~NO~~ Y if yes, please provide rezoning case #: ZA 19-05 + ZA 19-15

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

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

If yes, what section? NORTH

SURROUNDING PROPERTY ZONING CLASSIFICATION:

North RA South RA, R-1, R-2 East C-HB, C-CB West RA

Future Land Use Map Designation: PLANNED RESIDENTIAL COMMUNITY

Access to the development will be provided from:

Road Name: GA HWY 400 AND LUMPKIN CAMPGROUND RD Type of Surface: HEAVY DUTY ASPHALT

REQUESTED ACTION & DETAILS OF PROPOSED USE

Rezoning to: MUV - MIXED USE VILLAGE Special Use Permit for: _____

Proposed Use: SINGLE FAMILY DETACHED LOTS, MULTI-FAMILY UNITS, COMMERCIAL/RETAIL/RESTAURANT, AND LIGHT INDUSTRIAL SPACE

Existing Utilities: Water Sewer Gas Electric

Proposed Utilities: Water Sewer Gas Electric

RESIDENTIAL

No. of Lots: ~~888~~ ⁹⁴¹ LOTS Minimum Lot Size: 4800 - 7200 sq ft per lot (acres) No. of Units: ~~888~~ ²⁸⁸ UNITS

Minimum Heated Floor Area: _____ sq. ft. Density/Acre: 1.8 UPA

Type: Apartments Condominiums Townhomes Single-family Other

Is an Amenity Area proposed: YES; if yes, what? POOL/MASTER AMENITY FOR GARDEN APARTMENTS

COMMERCIAL & INDUSTRIAL

Building area: 54,000 SQ FT No. of Parking Spaces: 3.25 spaces per 500 sqft of commercial

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APPLICANT CERTIFICATION


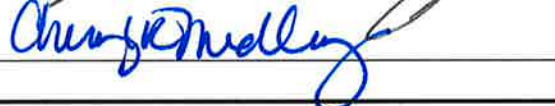
I hereby request the action contained within this application relative to the property shown on the attached plats and site plan and further request that this item be placed on both the Planning Commission and Board of Commissioners agenda(s) for a public hearing.

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

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

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

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

Signature		Date	<u>7/8/20</u>
Witness		Date	<u>7/8/2020</u>

WITHDRAWAL

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

I hereby withdraw application # _____

Signature _____ Date _____

Withdrawal of Application:

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

20 JUL 10 11:27 AM

List of Adjacent Property Owners

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

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

	<u>Name</u>	<u>Address</u>
TMP <u>104 029</u>	1. BARRY CONNER	NO PHYSICAL ADDRESS
TMP <u>104 028</u>	2. BARRY CONNER	NO PHYSICAL ADDRESS
TMP <u>112 001 001</u>	3. CN MCCLURE	GRANT ROAD W
TMP <u>112 017 001</u>	4. HEIDI BEHRMANN	GRANT ROAD W
TMP <u>112 015</u>	5. CHRISTIE HARTNER	317 GRANT ROAD
TMP <u>112 106</u>	6. GREG WIECHARD	267 GRANT ROAD W
TMP <u>112 014</u>	7. MARILOU/PHILLIP TORRE	101 GRANT ROAD W
TMP <u>112 025 002</u>	8. RED ROCK LLC	NO PHYSICAL ADDRESS
TMP <u>113 057 002</u>	9. AMERICA'S HOMEPLACE	NO PHYSICAL ADDRESS
TMP <u>113 095</u>	10. CHRISTOPHER STEPHENS	995 LUMPKIN CAMPGROUND ROAD N
TMP <u>113 044 010</u>	11. ROGER LANIER STEPHENS	859 LUMPKIN CAMPGROUND ROAD N
TMP <u>113 032 001</u>	12. RUSSELL STEPHENS	NO ADDRESS GIVEN
TMP <u>113 032 004</u>	13. EDNA STEPHENS	NO ADDRESS GIVEN
TMP <u>113 044 001</u>	14. MARJORIE ANN STEPHENS	759 LUMPKIN CAMPGROUND ROAD N
TMP <u>112 098 007</u>	15. MICHAEL WAYNE FRAZIER	326 BRIGHTS WAY

Use additional sheets if necessary.

20111011:27M

ZA 2008

TMP#: _____

List of Adjacent Property Owners

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

	<u>Name</u>	<u>Address</u>
TMP <u>112 098 008</u>	1. KEITH JOHN PAGEL	334 BRIGHTS WAY
TMP <u>112 098 009</u>	2. DANIEL POISSON	340 BRIGHTS WAY
TMP <u>112 098 010</u>	3. MATTHEW DEVENY	366 BRIGHTS WAY
TMP <u>112 098 011</u>	4. DANA W PETERS	444 BRIGHTS WAY
TMP <u>112 098 035</u>	5. BRIAN BRANTLY	650 BRIGHTS WAY
TMP <u>112 098 015</u>	6. THOMAS MATSON	645 BRIGHTS WAY
TMP <u>112 108</u>	7. RICHARD RAY	5235 HWY 53 E
TMP <u>112 023</u>	8. JEFFREY PARKER	5211 HWY 53 E
TMP <u>112 023 001</u>	9. RICHARD RAY	5211 HWY 53 E
TMP <u>104 067 001</u>	10. QUING ZHANG	RIVERVIEW DRIVE
TMP <u>104 067 002</u>	11. QUING ZHANG	46 RIVERVIEW DRIVE
TMP <u>104 067 003</u>	12. DAVID CLARK	56 RIVERVIEW DRIVE
TMP <u>104 067 006</u>	13. WILLIAM MINOR	126 RIVERVIEW DRIVE
TMP <u>104 067 008</u>	14. HAROLD LINK	162 RIVERVIEW DRIVE
TMP <u>104 067 009</u>	15. JOHN P BIANCHINI	188 RIVERVIEW DRIVE

Use additional sheets if necessary.

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ZA 20-08

TMP#: _____

List of Adjacent Property Owners

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

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

Name

Address

	<u>Name</u>	<u>Address</u>
TMP <u>104 067 010</u>	1. TERRY T BURCH	189 RIVERVIEW DRIVE
TMP _____	2. _____	_____
TMP <u>104 067</u>	3. CHESATEE LLC	NO ADDRESS GIVEN
TMP _____	4. _____	_____
TMP _____	5. _____	_____
TMP _____	6. _____	_____
TMP _____	7. _____	_____
TMP _____	8. _____	_____
TMP _____	9. _____	_____
TMP _____	10. _____	_____
TMP _____	11. _____	_____
TMP _____	12. _____	_____
TMP _____	13. _____	_____
TMP _____	14. _____	_____
TMP _____	15. _____	_____

Use additional sheets if necessary.

20111011:28AM

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

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

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

This notice and acknowledgement shall be public record.

Applicant Signature: [Signature]

Applicant Printed Name: FOX CREEK PROPERTIES, INC.

Application Number: ZA 20-08

Date Signed: 7/8/20

Sworn and subscribed before me

this 8th day of July, 2020.

[Signature: Karen Sides]

Notary Public

My Commission Expires: 01/08/2024



20 JUL 10 11:28 AM

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

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

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

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

N/A

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

Amount \$ N/A Date: _____

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

Signature of Applicant/Representative of Applicant:

 Date: 7/8/20

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.

20 JUL 10 11:28 AM

PROPERTY OWNER AUTHORIZATION

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

(PARCEL IDs: 112 109)

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

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

Printed Name of applicant or agent: FOX CREEK PROPERTIES, INC.

Signature of applicant or agent: _____ Date: _____

Printed Name of Owner(s): BARRY CONNER

Signature of Owner(s): Barry Conner Date: 7/8/20

Mailing address: _____

City, State, Zip: _____

Telephone Number: Listed
Unlisted

Sworn and subscribed before me this 8 day of July, 20 20

Nikela Verrill
Notary Public

My Commission Expires: 1-16-23



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

20 JUL 10 11:28 AM

PROPERTY OWNER AUTHORIZATION

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

(PARCEL IDs: 112 109

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

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

Printed Name of applicant or agent: FOX CREEK PROPERTIES, INC.

Signature of applicant or agent: [Signature] Date: _____

Printed Name of Owner(s): BARRY CONNER

Signature of Owner(s): _____ Date: _____

Mailing address: _____

City, State, Zip: _____

Telephone Number: Listed Unlisted _____

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

Notary Public

My Commission Expires: _____ {Notary Seal}

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

20 JUL 10 11:28 AM

PROPERTY OWNER AUTHORIZATION

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

(PARCEL IDs: 113 057 002, 112 013, 112 018)

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

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

Printed Name of applicant or agent: FOX CREEK PROPERTIES, INC.

Signature of applicant or agent: _____ Date: _____

Printed Name of Owner(s): AMERICA'S HOME PLACE, INC

Signature of Owner(s): Barry Conner Date: 7-8-20

Mailing address: _____

City, State, Zip: _____

Telephone Number: Listed _____
Unlisted _____

Sworn and subscribed before me this 8 day of July, 20 20.

Nikki Verrill
Notary Public

My Commission Expires: 1-16-23



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

20 JUL 10 11:28 AM

PROPERTY OWNER AUTHORIZATION

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

(PARCEL IDs: _____ 113 057 002, 112 013, 112 018)

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

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

Printed Name of applicant or agent: FOX CREEK PROPERTIES, INC.

Signature of applicant or agent: _____ Date: _____

Printed Name of Owner(s): AMERICA'S HOME PLACE, INC

Signature of Owner(s): _____ Date: _____

Mailing address: _____

City, State, Zip: _____

Telephone Number: Listed _____
Unlisted _____

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

Notary Public _____

My Commission Expires: _____

{Notary Seal}

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

20 JUL 10 11:28 AM

PROPERTY OWNER AUTHORIZATION

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

(PARCEL IDs: 104 065, 112 019)

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

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

Printed Name of applicant or agent: FOX CREEK PROPERTIES, INC.

Signature of applicant or agent: _____ Date: _____

Printed Name of Owner(s): LUMPKIN CAMPGROUND ROAD, LLC

Signature of Owner(s): Barry Conner Date: 7/8/20

Mailing address: _____

City, State, Zip: _____

Telephone Number: _____

Listed

Unlisted

Sworn and subscribed before me this 8 day of July, 2020

Nikki Verrill
Notary Public

My Commission Expires: 1-16-23



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

20 JUL 10 11:28 AM

PROPERTY OWNER AUTHORIZATION

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

(PARCEL IDs: 112 010, 112 109, 104 065, 113 057 002, 112 013, 112 018)

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

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

Printed Name of applicant or agent: FOX CREEK PROPERTIES, INC.

Signature of applicant or agent:  Date: _____

Printed Name of Owner(s): LUMPKIN CAMPGROUND ROAD, LLC

Signature of Owner(s): _____ Date: _____

Mailing address: _____

City, State, Zip: _____

Telephone Number: Listed Unlisted _____

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

Notary Public

My Commission Expires: _____

{Notary Seal}

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

20110112PM

From: [Wentworth, Laurie](#)
To:
Subject: Rezoning Request
Date: Thursday, July 9, 2020 5:02:47 PM

Hello Hayley,

We are in receipt of the parcel numbers you requested our department review for septic for your rezoning request. We will review them and provide an email to the county regarding any requirements from our department.

Thanks,

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

20 JUL 10 11:29 AM

JAMES M. WALTERS
 Attorney at Law
 Suite 103
 311 Green St. N.W.
 Gainesville, GA 30503
 (770) 536-3264
 DAWSON COUNTY, GEORGIA
 REAL ESTATE TRANSFER TAX
 PAID \$ 45.00
 DATE 11-29-07
Becky McCord
 BECKY MCCORD, CLERK
 SUPERIOR COURT

042-07-001893
 GEORGIA, DAWSON COUNTY
 CLERKS OFFICE, SUPERIOR COURT
 FILED FOR RECORD
 AT 10:15A M. 11-29-07
 Recorded in Deed Book 841 Page 645-646
 This 29 day of Nov. 20 07
Becky McCord, Clerk

State of Georgia, Hall County

THIS INDENTURE, Made the 26th day of November in the year of our Lord Two Thousand, and Seven between RAYFORD DONALD STEPHENS, of the First Part and AMERICA'S HOME PLACE, INC. of the Second Part

Parcel 113 057 002

WITNESSETH: That the said party of the First Part for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed, and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto Party of the Second Part its heirs and assigns, all the following described property, to wit:

SEE EXHIBIT 'A' ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said party of the second part, its heirs and assigns, forever, in Fee Simple.

AND THE SAID party of the first part, for his heirs, executors and administrators, will warrant and forever defend the right and title to the above described property, unto the said party of the second part, its heirs and assigns, against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal, the day and year above written.

Signed, sealed and delivered in the presence of:

[Signature] Unofficial Witness
[Signature] (SEAL)
 RAYFORD DONALD STEPHENS

[Signature] (SEAL)
 Cheryl Walters
 Notary Public
 Hall County, Georgia
 Comm. Expires: Jan. 10, 2011

Clerk's Office, _____ Superior Court
 Filed for record at _____ o'clock _____ M.
 _____, 20____
 Recorded in Deed Book _____, Page _____
 _____, 20____
 _____, Clerk

2011101109AM

EXHIBIT 'A'

All that tract or parcel of land lying and being in Land Lot 198 , South Half, 13th District, 1st Section, Dawson Co. GA and being shown and delineated on plat of survey prepared for Don Stephens by Trail and Son, Inc., Ga. Reg. Sur. dated March, 2007 and being more particularly described according to said survey as follows:

Parcel 113 057 002

Begin at a rock found at the common corner of Land Lots 162, 161, 197 and 198; thence along the Land Lot Lines of Land Lot 161 and 198 South 89 degrees 06 minutes 37 seconds East 242.64 feet to an iron pin set; thence leaving said Land Lot Lines South 65 degrees 43 minutes 03 seconds West 116.11 feet to a right of way to a right of way concrete marker found; thence South 27 degrees 28 minutes 56 seconds East 10.26 feet to a concrete marker found; thence a chord distance and degree South 68 degrees 05 minutes 38 seconds West 151.75 feet to a point on the dividing line of Land Lots 197 and 198; thence along said dividing Land Lot Lines North 00 degrees 21 minutes 00 seconds West 117.24 feet to a rock found being the POINT OF BEGINNING. **Containing 0.343 acres according to said survey.**



20 JUL 10 10 29 AM

JAMES M. WALTERS
Attorney at Law
Suite 103
311 Green St. N.W.
Gainesville, GA 30503
(770) 536-3264

GEORGIA, DAWSON COUNTY
CLERK'S OFFICE, SUPERIOR COURT
FILED FOR RECORD

AT 10:20A M 3-4-05
Recorded in Deed Book 652 Page 260-262
This 4 day of March 20 05

DAWSON COUNTY, GEORGIA
REAL ESTATE TRANSFER TAX

LIMITED

WARRANTY DEED

PAID \$ 8,483.90
DATE 3-4-05

BECKY MCCORD, CLERK
SUPERIOR COURT

State of Georgia, Hall County

THIS INDENTURE, Made the 2nd day of March in the year of our Lord Two Thousand and Five between SOUTHERN CATHOLIC, INC. of the county of Dawson and State of Georgia, of the First Part and LUMPKIN CAMPGROUND ROAD, LLC of the county of Hall and State of Georgia of the Second Part

Parcel 112 019

WITNESSETH: That the said party of the First Part for and in consideration of the sum of TEN DOLLARS AND NO/100 in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed, and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto Party of the Second Part its heirs and assigns, all the following described property, to wit:

SEE EXHIBIT 'A' ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

SEE PERMITTED EXCEPTION ATTACHED AS EXHIBIT 'B' HERETO.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said party of the second part, its heirs and assigns, forever, in Fee Simple.

AND THE SAID party of the first part, for his heirs, executors and administrators, will warrant and forever defend the right and title to the above described property, unto the said party of the second part, his heirs and assigns, against the claims of all persons owning, holding or claiming by, through or under the said party of the first part.

IN WITNESS WHEREOF, the said party of the first part has hereunto set its hand and seal, the day and year above written.

Signed, sealed and delivered in the presence of:

SOUTHERN CATHOLIC, INC.

[Handwritten signature]

BY: *[Handwritten signature]* (SEAL)
JERRY WASHCROFT
ITS: PRESIDENT

Notary Public, Hall County, GA

CHERYL T. WALTERS
NOTARY PUBLIC
HALL COUNTY, GEORGIA
COMM. EXPIRES JAN. 5, 2007

(CORPORATE SEAL AFFIXED)

Clerk's Office, _____ Superior Court
Filed for record at _____ o'clock _____ M.
_____, 19____
Recorded in Deed Book _____, Page
_____, 19____
_____, Clerk

EXHIBIT 'A'

All that tract or parcel of land lying and being in Land Lots 105, 135, 136, 137, 138, 162, 163 and 164, South Half, 13th District, Dawson County, GA and being shown and delineated on plat of survey prepared for Lumpkin Campground Road, LLC by John T. Gaston, Ga. Reg. Sur. dated December 27, 2004 and being more particularly described according to said survey as follows:

Parcel 112 019

BEGIN AT a crimped top pipe found at the intersection of Land Lots 163, 162, 196 and 197; thence North 88 degrees 21 minutes 48 seconds West 1309.40 feet to a 2 Inch pipe found located at the common corner of Land Lots 164, 163, 195 and 196; thence South 89 degrees 44 minutes 25 seconds West 1297.05 to a rod found and being the common corner of Land Lots 165, 164, 194 and 195; thence North 1 degree 14 minutes 09 seconds East 1317.09 feet to a standing rock found at the common corner of Land Lots 135, 136, 165 and 164; thence North 89 degrees 18 minutes 32 seconds West 1312.51 feet to a nail found in rock pile being the common corner of Land Lots 134, 135, 166 and 165; thence North 0 degrees 26 minutes 45 seconds East 1298.88 feet to a nail found in rock pile being the common corner of Land Lots 107, 106, 134 and 135; thence South 89 degrees 14 minutes 47 seconds East 1309.21 feet to a nail found in rock pile being the common corner of Land Lots 106, 105, 135 and 136; thence North 2 degrees 12 minutes 35 seconds East 667.56 feet to an iron pin found; thence South 88 degrees 37 minutes 59 seconds East 1301.05 feet to an iron pin found; thence South 2 degrees 06 minutes 50 seconds West 671.03 feet to a painted rock found being the common corner of Land Lots 105, 104, 136 and 137; thence South 89 degrees 27 minutes 01 second East 1337.37 feet to a pipe found being the common corner of Land Lots 104, 103, 137 and 138; thence South 88 degrees 07 minutes 40 seconds East 1367.80 feet to an iron pin found; thence South 00 degrees 04 minutes 15 seconds East 830.14 feet to a point in the centerline of graded road; thence along the centerline of graded road the following calls: a chord distance and degree South 23 degrees 22 minutes 20 seconds West 429.83 feet to a point; thence South 18 degrees 38 minutes 12 seconds West 440.23 feet to a point; thence a chord distance and degree South 40 degrees 57 minutes 02 seconds West 376.81 feet to a point; thence South 63 degrees 15 minutes 52 seconds West 168.70 feet to an iron pin found; thence a chord distance and degree South 57 degrees 25 minutes 03 seconds West 152.80 feet to an iron pin found; thence South 51 degrees 34 minutes 15 seconds West 187.83 feet to an iron pin found; thence leaving said graded road South 38 degrees 25 minutes 45 seconds East 529.76 feet to an iron pin found; thence North 84 degrees 56 minutes 42 seconds West 669 feet to a crimped top pin found being the POINT OF BEGINNING. Containing 273.673 acres according to said survey.

AP

20 JUL 10 11:59 AM

Filed in Office: 09/19/2019 11:43AM
Deed Doc: WD
Bk 01367 Pg 0579-0582
Georgia Transfer Tax Paid : \$600.00
Justin Power Clerk of Court
Dawson County
0422019001600

JAMES M. WALTERS
Attorney at Law
Suite 103
311 Green St. N.W.
Gainesville, GA 30503
(770) 536-3264

Parcel 112 018

LIMITED
WARRANTY DEED

State of Georgia, Hall County

THIS INDENTURE, Made the 18th day of September in the year of our Lord Two Thousand and Nineteen between MYRA AMOS, CHRISTOPHER STEPHENS, ANDREW STEPHENS A/K/A MICHAEL ANDREW STEPHENS, AND ROBERT STEPHENS, of the First Part and AMERICA'S HOME PLACE, INC. of the Second Part

WITNESSETH: That the said party of the First Part for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed, and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto Party of the Second Part its heirs and assigns, all the following described property, to wit:

SEE EXHIBIT 'A' ATTACHED HERETO AND
INCORPORATED HEREIN BY REFERENCE.

SUBJECT TO PERMITTED EXCEPTIONS ATTACHED AS
EXHIBIT 'B'.

20 JUL 10 11 29 AM

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said party of the second part, its heirs and assigns, forever, in Fee Simple.

112 018

AND THE SAID party of the first part, for their heirs, executors and administrators, will warrant and forever defend the right and title to the above described property, unto the said party of the second part, its heirs and assigns, against the claims of all persons owning, holding or claiming by, through or under the said party of the first part.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals, the day and year above written.

Signed, sealed and delivered in the presence of:

[Signature]
Unofficial Witness

[Signature] (SEAL)
MYRA AMOS

Andrew Stephens (SEAL)
ANDREW STEPHENS A/K/A
MICHAEL ANDREW STEPHENS AS
ATTORNEY IN FACT FOR
CHRISTOPHER STEPHENS PER POA
RECORDED DEED BOOK 1367
PAGE 576
DAWSON CO GA DEED RECORDS

Michael Andrew Stephens (SEAL)
ANDREW STEPHENS A/K/A

ANDREW STEPHENS
[Signature] (SEAL)
ROBERT STEPHENS

MICHAEL

[Signature]
Notary Public
My Commission Expires:

Notary Seal Affixed:



20 JUL 10 11:29 AM

EXHIBIT 'A'

Parcel 112 018

All that tract or parcel of land lying and being in Land Lots 133, 134, 166, 167, 192, and 193 of the south half of the 13th District, 1st Section of Dawson County, Georgia, and being more particularly described as follows:

BEGINNING at a rock pile found at the southeast corner of Land Lot 134 and going thence along the south line of Land Lot 134 south 89 degrees 55 minutes 47 seconds west 659.99 feet to an iron pin found; going thence south 0 degrees 03 minutes 09 seconds east 948.55 feet to an iron pin found; going thence south 89 degrees 57 minutes 17 seconds west 270.05 feet to an iron pin found; going thence south 43 degrees 59 minutes 49 seconds west 494.30 feet to an iron pin found on the north right of way of State Hwy. #53 (right-of-way varies); going thence along the curvature of the north right of way of State Hwy. #53 the following courses and distances; South 75 degrees 33 minutes 51 seconds west 147.32 feet to a right-of-way monument; westerly in an arc 483.86 feet to a right of way monument, which arc is subtended by a chord north 86 degrees 03 minutes 35 seconds west 474.06 feet to the right of way monument; north 63 degrees 57 minutes 23 seconds west 49.50 feet to a point; thence leaving the north right of way of State Hwy. #53 and going north 44 degrees 45 minutes 00 seconds east 673.61 feet to an iron pin found; going thence north 28 degrees 48 minutes 56 seconds east 500.42 feet to an iron pin found; going thence north 22 degrees 39 minutes 00 seconds west 1707.41 feet to a point in the center of the Etowah River; going thence along the centerline of the Etowah River north 61 degrees 23 minutes 14 seconds east 196.07 feet to a point; thence leaving the centerline of the Etowah River and going south 90 degrees 00 minutes 00 seconds east 1695.46 feet to a rock pile found at the northeast corner of Land Lot 134; going thence along the east line of Land Lot 134 south 0 degrees 18 minutes 49 seconds east 1298.91 feet to a rock pile found at the southeast corner of Land Lot 134, which rock pile found is the POINT OF BEGINNING.

The above-described property containing 69.76 acres, according to plat of survey for Doris Byrd Stephens by Richard W. Cannon, dated February 1, 1996, and recorded in Plat Book 37, page 61, Dawson County, Georgia Plat Records. Said plat is incorporated herein and made a part hereof by reference.

MA
MAS
RS

20 JUL 10 10:29 AM

JAMES M. WALTERS
Attorney at Law
Suite 103
311 Green St. N.W.
Gainesville, GA 30503

PT-61-042:2007-001077

GEORGIA, DAWSON COUNTY
CLERKS OFFICE, SUPERIOR COURT
FILED FOR RECORD
AT 11:15A M 6-15-07
Recorded in Deed Book 816 Page 644-645
This 15 day of June 20 07

DAWSON COUNTY, GEORGIA
REAL ESTATE TRANSFER TAX

PAID \$ 983.20

DATE 6-15-07

WARRANTY DEED

Clerk

Becky MacCord
BECKY MACCORD, CLERK
SUPERIOR COURT

State of Georgia, Hall County

THIS INDENTURE, Made the 14th day of June in the year of our Lord Two Thousand, and Seven between EDWARD P. BUZZELL AND VIRGINIA M. BUZZELL of the State of Georgia, of the First Part and LUMPKIN CAMPGROUND ROAD, LLC of the county of Hall and State of Georgia of the Second Part

Parcel 104 065

WITNESSETH: That the said parties of the First Part for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, conveyed, and confirmed, and by these presents do grant, bargain, sell, alien, convey and confirm unto Party of the Second Part its heirs and assigns, all the following described property, to wit:

SEE EXHIBIT 'A' ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said party of the second part, its heirs and assigns, forever, in Fee Simple.

AND THE SAID parties of the first part, for their heirs, executors and administrators, will warrant and forever defend the right and title to the above described property, unto the said party of the second part, its heirs and assigns, against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hand and seal, the day and year above written.

Signed, sealed and delivered in the presence of:

James M. Walters
Unofficial Witness
Cheryl Walters
Notary Public, Hall County, Georgia
Comm. Expires: Jan. 10, 2011

Edward P. Buzzell (SEAL)
EDWARD P. BUZZELL
Virginia M. Buzzell (SEAL)
VIRGINIA M. BUZZELL

Clerk's Office, _____ Superior Court
Filed for record at _____ o'clock _____ M.
_____, 20____
Recorded in Deed Book _____, Page _____
_____, _____, 20____
_____, Clerk

20 JUL 19 11 29 AM

EXHIBIT 'A'

All that tract or parcel of land lying and being in Land Lots 132, 133, 167 & 192, 13th District, 1st Section, Dawson Co. GA and being shown and delineated on plat of survey prepared for Barry Conner, LLC by Phillips Land Surveying, Ga. Reg. Sur. dated March 20, 2007 and being more particularly described according to said survey as follows:

BEGIN at an iron pin found on the Northerly right of way of State Highway 53 being the common corner with The Gates of Etowah Subdivision; thence leaving said right of way North 38 degrees 16 minutes 02 seconds East 939.74 feet to an iron pin found; thence North 61 degrees 42 minutes 53 seconds West 197.78 feet to an iron pin found; thence North 60 degrees 25 minutes 51 seconds West 209.05 feet to an iron pin; thence North 52 degrees 25 minutes 08 seconds West 178.40 feet to a point; thence North 54 degrees 28 minutes 18 seconds West 420.17 feet to an iron pin found; thence North 54 degrees 27 minutes 02 seconds West 741.64 seconds to a point in the centerline of Etowah River; thence along said centerline of Etowah River in a Northerly and Easterly direction 1304.24 feet to a point; thence leaving said Etowah River South 22 degrees 14 minutes 37 seconds East 1720.44 feet to an iron pin found; thence South 29 degrees 08 minutes 31 seconds West 500.16 feet to an iron pin found; thence South 44 degrees 49 minutes 01 seconds West 659.11 feet to an iron pin set on the Northerly right of way of State Route 53; thence along said right of way North 67 degrees 22 minutes 35 seconds West 195.64 feet to an iron pin found being the POINT OF BEGINNING. Containing 36.48 acres according to said survey.

Parcel 104 065

20 JUL 10 11:29 AM

JAMES M. WALTERS DAWSON COUNTY, GEORGIA
 REAL ESTATE TRANSFER TAX
 Attorney at Law PAID \$ 1682.00
 Suite 103 AT 10:45 A M 7/7/06
 311 Green St. N. W. RECORDED BY BECKY McCord
 Gainesville, GA 30501 Recorded in Deed Book 749 Page 517-518
 (770) 536-3264 This 10 day of July 2006
 BECKY McCORD, CLERK
 SUPERIOR COURT
 Becky McCord, Clerk

WARRANTY DEED

Parcel 112 109

State of Georgia, Hall County

THIS INDENTURE, Made the 30th day of June in the year of our Lord Two Thousand and Six between ELIZABETH B. PIRKLE FAMILY, L.P. of the county of Hall and State of Georgia, of the First Part and BARRY CONNER of the county of Hall and State of Georgia of the Second Part

WITNESSETH: That the said party of the First Part for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed, and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto Party of the Second Part his heirs and assigns, all the following described property, to wit:

SEE EXHIBIT 'A' ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said party of the second part, his heirs and assigns, forever, in Fee Simple.

AND THE SAID party of the first part, for its heirs, executors and administrators, will warrant and forever defend the right and title to the above described property, unto the said party of the second part, his heirs and assigns, against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the first part has hereunto set its hand and seal, the day and year above written.

Signed, sealed and delivered in the presence of: ELIZABETH B. PIRKLE FAMILY, L.P.
 BY: Elizabeth B. Pirkle (SEAL) ELIZABETH B. PIRKLE General Partner
 Frank Jane Pitts (SEAL) FRANKIE JANE PITTS General Partner

JUNE C. WHELCHER
 NOTARY PUBLIC
 HALL COUNTY, GEORGIA
 COMM. EXPIRES: 8-11-06
 Clerk's Office, Superior Court
 Filed for record at _____ o'clock _____ M.
 _____, 19____
 Recorded in Deed Book _____, Page _____
 _____, 19____
 _____, Clerk

20 JUL 10 11 29 AM

EXHIBIT 'A'

All that tract or parcel of land lying and being in Land Lots 106 and 107, 13th District, (South Half), 1st Section, Dawson County, GA and being shown and delineated on plat of survey prepared for Barry Conner by Christopher E. Moore and Associates, Inc., Reg. Sur. dated June 27, 2006, and being more particularly described according to said survey as follows:

Parcel 112 109

BEGIN at a rock found being the common corner of Land Lots 76, 77, 105 and 106; thence South 05 degrees 29 minutes 17 seconds West 1324.09 feet to a nail found in rock pile being the common corner of Land Lots 106, 105, 135 and 136; thence North 85 degrees 57 minutes 58 seconds West 1309.37 feet to a nail found in rock pile being the common corner of Land Lots 107, 106, 134 and 135; thence North 86 degrees 00 minutes 34 seconds West 1319.03 feet to rebar found being the common corner of Land Lots 108, 107, 133 and 134; thence North 03 degrees 59 minutes 26 seconds East 216.42 feet to a point in the center of Etowah River; thence along the centerline of Etowah River in a Northerly and Easterly direction 2,170.43 feet to a point; thence leaving said Etowah River South 85 degrees 58 minutes 07 seconds East 837.93 feet to a rock found being the common corner of Land Lots 76, 77, 105 and 106 and the POINT OF BEGINNING. Containing 56.0910 acres according to said survey.

EBP
758

20 JUL 10 11:50 AM

JAMES M. WALTERS
Attorney at Law
Suite 103
311 Green St. N.W.
Gainesville, GA 30503

042-07-001482

Parcel 112 013

GEORGIA, DAWSON COUNTY
CLERK'S OFFICE, SUPERIOR COURT
FILED FOR RECORD

AT 10:30 A.M. 8-30-07
Recorded in Deed Book 829 Page 601-602
This 30 day of August 20 07

DAWSON COUNTY, GEORGIA
REAL ESTATE TRANSFER TAX

PAID \$ 562.00

DATE 8-30-07

Becky McCord
BECKY MCCORD, CLERK
SUPERIOR COURT

WARRANTY DEED, *McCord*, Clerk

State of Georgia, Hall County

THIS INDENTURE, Made the 22nd day of August in the year of our Lord Two Thousand, and Seven between PAUL W. NICHOLS AND NANCY S. NICHOLS of the First Part and AMERICA'S HOME PLACE, INC. of the Second Part

WITNESSETH: That the said parties of the First Part for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, conveyed, and confirmed, and by these presents do grant, bargain, sell, alien, convey and confirm unto Party of the Second Part its heirs and assigns, all the following described property, to wit:

SEE EXHIBIT 'A' ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said party of the second part, its heirs and assigns, forever, in Fee Simple.

AND THE SAID parties of the first part, for their heirs, executors and administrators, will warrant and forever defend the right and title to the above described property, unto the said party of the second part, its heirs and assigns, against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hand and seal, the day and year above written.

Signed, sealed and delivered in the presence of:

Cheryl Walters
Official Witness Cheryl Walters
Notary Public
Hall County, Georgia
Notary Public, Hall County, GA Expires: Jan. 10, 2011

Paul W. Nichols (SEAL)
PAUL W. NICHOLS
Nancy S. Nichols (SEAL)
NANCY S. NICHOLS

Clerk's Office, _____ Superior Court
Filed for record at _____ o'clock _____ M.
_____, 20____
Recorded in Deed Book _____, Page
_____, 20____
_____, Clerk

Parcel 112 013

EXHIBIT 'A'

All that tract or parcel of land lying and being in Land Lot 101, South Half of the 13th District, 1st Section, Dawson County, GA and being shown and delineated on plat of survey prepared for Nancy S. And Paul W. Nichols by Jick A. Page, Jr., GA. Reg. Sur. dated October 8, 1988 and being recorded in the Clerk's Office of the Superior Court of Dawson Co. GA in Plat Book 24, page 21. Said plat and the record thereof are herein incorporated for a full and complete legal description. Containing 2.00 acres according to said survey.

Also conveyed is All that tract or parcel of land lying and being in Land Lot 102 of the 13-S Land District of Dawson County, GA and being more particularly described as follows:

BEGINNING at a point 250 feet left of and opposite station 234+43.90 on the survey centerline of Ga. Highway Project APD-056-1(33), Dawson County; running thence North 06 degrees 10 minutes 08 seconds East a distance of 156.10 feet to a point 250 feet left of and opposite station 236+00 on said centerline; thence North 30 degrees 54 minutes 62 seconds East a distance of 173.14 feet to a point 180 feet left of and opposite station 237+50 on said centerline; thence South 20 degrees 58 minutes 30 seconds West a distance of 127.10 feet to a point 210 feet left of and opposite station 236+34.35 on said centerline; thence South 06 degrees 10 minutes 08 seconds East a distance of 186.73 feet to a point 210 feet left of and opposite station 234+47.62 on said centerline; thence North 89 degrees 08 minutes 11 seconds West a distance of 40.17 feet back to the POINT OF BEGINNING.

All of the above property being shown and delineated on plat of survey prepared for Paul W. Nichols and Nancy s. Nichols by Jick A. Page, Ga. Reg. Sur. dated December 20, 1995 and being incorporated herein by reference.

X PUN
X NASH

20 JUL 10 11:30 AM



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

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

Trans No	Property ID / District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2019 - 8668	104 065 / 1 LL 133 167 192LD13-1 FMV: 303700	\$292.75	\$0.00 Fees: \$0.00 \$0.00	\$0.00	\$292.75	\$0.00
Totals:		\$292.75	\$0.00	\$0.00	\$292.75	\$0.00

Paid Date: 11/4/2019

Charge Amount: \$292.75

LUMPKIN CAMPGROUND ROAD LLC



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20 JUL 10 11:30 AM



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

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

Trans No	Property ID / District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2019 - 320	113 057 002 / 1 .34 AC LL 198 LD 13-S FMV: 9300	\$88.78	\$0.00 Fees: \$0.00 \$0.00	\$0.00	\$88.78	\$0.00
Totals:		\$88.78	\$0.00	\$0.00	\$88.78	\$0.00

Paid Date: 11/4/2019

Charge Amount: \$88.78

AMERICA'S HOME PLACE INC



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20 JUL 10 11:30 AM

Printed: 7/7/2020 3:30:49 PM



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

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

Trans No	Property ID / District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2019 - 2909	112 109 / 1 LL 106 107 LD 13-S FMV: 523800	\$415.14	\$0.00 Fees: \$0.00 \$0.00	\$0.00	\$415.14	\$0.00
Totals:		\$415.14	\$0.00	\$0.00	\$415.14	\$0.00

Paid Date: 11/4/2019

Charge Amount: \$415.14

CONNER BARRY



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20 JUL 10 11:30AM



**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
2019 - 8669	112 019 / 1 LL 135 136 137 138 139 161 162 163 164 FMV: 6222300	\$2622.90	\$0.00 Fees: \$0.00 \$0.00	\$0.00	\$2622.90	\$0.00
Totals:		\$2622.90	\$0.00	\$0.00	\$2622.90	\$0.00

Paid Date: 11/4/2019

Charge Amount: \$2622.90

LUMPKIN CAMPGROUND ROAD LLC



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

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

Trans No	Property ID / District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2019 - 13151	112 018 / 1 LL 133 134 166 167 LD 135 FMV: 468600	\$4473.63	\$4007.53 Fees: \$0.00 \$0.00	\$0.00	\$8481.16	\$0.00
Totals:		\$4473.63	\$4007.53	\$0.00	\$8481.16	\$0.00

Paid Date: 11/22/2019

Charge Amount: \$8481.16

STEPHENS DORIS BYRD



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20 JUL 10 11:30AM



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
2019 - 322	112 013 / 1 LL 102 LD 12-1 FMV: 207652	\$1982.32	\$0.00 Fees: \$0.00 \$0.00	\$0.00	\$1982.32	\$0.00
Totals:		\$1982.32	\$0.00	\$0.00	\$1982.32	\$0.00

Paid Date: 11/4/2019

Charge Amount: \$1982.32

AMFRICAS HOME PLACE INC



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20 JUL 10 11:30 AM



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

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

Trans No	Property ID / District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2019 - 8668	104 065 / 1 LL 133 167 192LD13-1 FMV: 303700	\$292.75	\$0.00 Fees: \$0.00 \$0.00	\$0.00	\$292.75	\$0.00
Totals:		\$292.75	\$0.00	\$0.00	\$292.75	\$0.00

Paid Date: 11/4/2019

Charge Amount: \$292.75

LUMPKIN CAMPGROUND ROAD LLC



Scan this code with your mobile phone to view this bill

20 JUL 10 11:30 AM

7/10/2020

Dawson County Planning & Development
25 Justice Way
Dawsonville, Georgia 30354

Re: **Letter of Intent**
Lumpkin Campground Road @ GA 400 ± 517 Acres
Planners and Engineers Collaborative, Inc. Project No. 18232.01

Dear Planning and Zoning officials,

This rezoning application is being submitted on behalf of the applicant and developer. This application proposes to rezone the approximately 517-acre property located at the northwestern corner of Lumpkin Campground Road and GA 400 from R-A (Residential Agricultural), RPC (Residential Planned Community), C-HB (Highway Business Commercial), C-PCD (Commercial Planned Comprehensive Development District) and C-OI (Commercial Office Institutional District) to MUV-Mixed Use Village. This rezoning would facilitate the creation of a new, mixed-use development consisting of a variety of residential, commercial, recreational, and office uses.

The approximately 517-acre property is comprised of six separate tracts with the following parcel ID numbers: 112 109, 104 065, 112 019, 112 013, 113 057 002, and 112 018. The requested rezoning would consolidate the six tracts to under one singular zoning district (MUV) to facilitate the complex mixed-use project.

Existing Conditions:

The uses surrounding the property include:

- North: two local churches; south of Grant Road
- East: local churches, and single family homes; bounded by GA 400
- South: detached single-family homes, some commercial uses
- West: largely undeveloped land; bounded by the Etowah River

As it currently exists, the property is mostly undeveloped with the exception of a small structure and some existing disturbance on the site. The Etowah River forms the westerly border of the site, and several smaller streams run through the site in a generally north-south orientation. Streams that are identified as perennial on the site are subject to stream buffers; the site plan is designed to work around the streams and natural topography of the site. The large scale of the project enables this flexibility in design.

Proposed Development

The proposed development consists of eight 'pods' lettered A-H which would vary in size and land use. In total, there are 941 single-family lots, 288 multi-family housing units, 125 hotel rooms, approximately 60,000 square feet of commercial/retail/office space, and 30-acres of light industrial uses proposed on the site.

Pods A-D consist of the non-residential and multi-family uses. Pod A is near the intersection of Lumpkin Campground Road and GA 400, and would be where nearly 50,000 square feet of the proposed retail/commercial uses would be located. There is also a fire station proposed in this pod, which would have bays for three trucks.

Pod B would consist of the multi-family dwellings within walking distance of the commercial uses in Pod A. The apartments would have their own master amenity area.

Pod C would be located north of Pod B, set back slightly from the main external thoroughfares. This pod is generally slated for light industrial and medical uses, but is left open on the plan to indicate the flexibility of this space (approximately 30 acres).



Pod D would be located in the northeastern corner of the site and would have visible frontage (and right-in/right-out access) on GA 400. This pod is proposed to have the remaining approximately 10,000 square feet of retail/commercial space, as well as a 125-key hotel.

Pods E through H are set back off of GA 400 and Lumpkin Campground Road, and are slated for the lower-density residential component of the development. The single-family residential component would gain access from Lumpkin Campground Road and would have its own master amenity area. In total, there would be 941 lots proposed for these pods (collectively). The layout of these pods would follow the natural terrain and features of the site, including the many streams criss-crossing the property.

Zoning Rationale

The applicant is of the opinion that the proposed rezoning is appropriate for the collection of parcels above-mentioned in this letter for several reasons. First, property constitutes an extremely large area that is located on a prime thoroughfare frontage (GA 400, yet has remained undeveloped under its current zoning for decades. This is partly because the land has a much weaker value zoned for agricultural uses, due to the difficult terrain (at the foothills of the Appalachian Mountains) and the numerous streams onsite.

As noted above, the property has prime frontage on GA 400, and the use of the property should reflect this apt location. The current zoning does not currently match the future land use designation of the site, which is Planned Residential Community. The rear portion of the proposed mixed-use development would consist substantially of planned residences that would match this land use designation. The proposed mixed use frontage of the site would match the future land uses of similar sites along GA 400 to the north, which all have future land use designations of Mixed Use Village and Commercial Highway Business. This proposal would provide a better linkage between these future land uses than the current agricultural zoning does. Additionally, the commercial-to-multi-family-to-single-family lots is a reasonable transition in land use intensity moving west from GA 400 to the Etowah River Corridor.

Conclusion

The applicant and owner respectfully request that the Dawson County Board of Commissioners, Planning Commission and Planning Staff approve and support the Applicant's request to allow for the rezoning of this property to Mixed-Use Village. This would facilitate the development of a new, mixed-use community that would contribute to the advancement of the purpose and intent of the Dawson County comprehensive plan.

The developer and their representatives welcome the opportunity to meet with all interested parties and representatives.

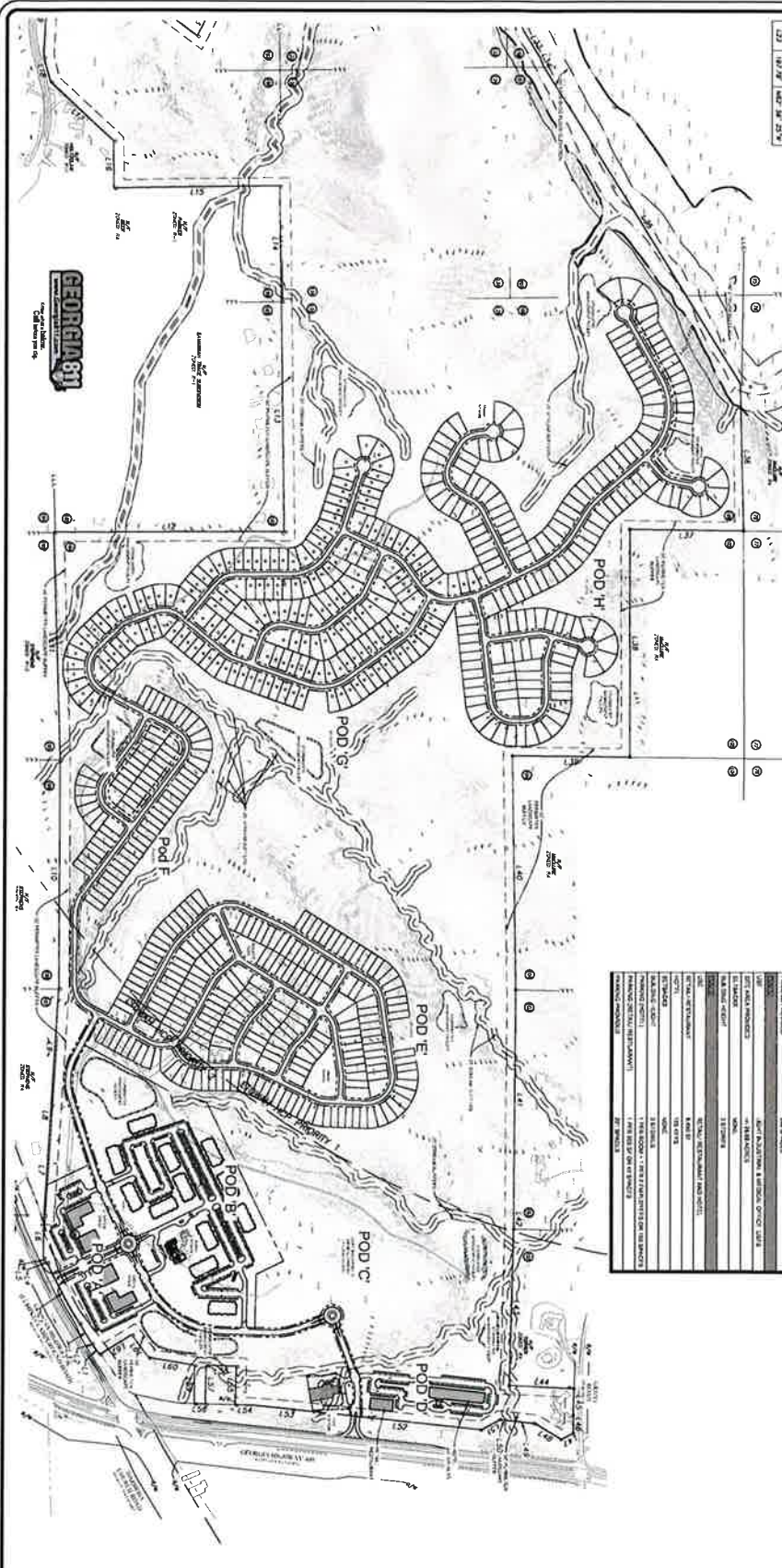
Sincerely,
Planners and Engineers Collaborative, Inc.

Kenneth J. Wood, P.E., LEED AP
President

For the Firm

kjw/ht/dp

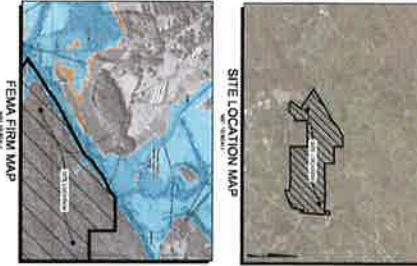
Site Plan



Pod	Lot #	Area (sq ft)	Area (sq ft)	Area (sq ft)
Pod A	1	1,234	1,234	1,234
	2	1,234	1,234	1,234
	3	1,234	1,234	1,234
	4	1,234	1,234	1,234
	5	1,234	1,234	1,234
	6	1,234	1,234	1,234
	7	1,234	1,234	1,234
	8	1,234	1,234	1,234
	9	1,234	1,234	1,234
	10	1,234	1,234	1,234
Pod B	11	1,234	1,234	1,234
	12	1,234	1,234	1,234
	13	1,234	1,234	1,234
	14	1,234	1,234	1,234
	15	1,234	1,234	1,234
	16	1,234	1,234	1,234
	17	1,234	1,234	1,234
	18	1,234	1,234	1,234
	19	1,234	1,234	1,234
	20	1,234	1,234	1,234
Pod C	21	1,234	1,234	1,234
	22	1,234	1,234	1,234
	23	1,234	1,234	1,234
	24	1,234	1,234	1,234
	25	1,234	1,234	1,234
	26	1,234	1,234	1,234
	27	1,234	1,234	1,234
	28	1,234	1,234	1,234
	29	1,234	1,234	1,234
	30	1,234	1,234	1,234
Pod D	31	1,234	1,234	1,234
	32	1,234	1,234	1,234
	33	1,234	1,234	1,234
	34	1,234	1,234	1,234
	35	1,234	1,234	1,234
	36	1,234	1,234	1,234
	37	1,234	1,234	1,234
	38	1,234	1,234	1,234
	39	1,234	1,234	1,234
	40	1,234	1,234	1,234
Pod E	41	1,234	1,234	1,234
	42	1,234	1,234	1,234
	43	1,234	1,234	1,234
	44	1,234	1,234	1,234
	45	1,234	1,234	1,234
	46	1,234	1,234	1,234
	47	1,234	1,234	1,234
	48	1,234	1,234	1,234
	49	1,234	1,234	1,234
	50	1,234	1,234	1,234

GENERAL NOTES:

- PROJECT IS TO BE REVIEWED BY LOCAL JURISDICTIONS.
- PROVIDE TO BE REVIEWED BY LOCAL JURISDICTIONS.
- PROVIDE TO BE REVIEWED BY LOCAL JURISDICTIONS.
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- PROVIDE TO BE REVIEWED BY LOCAL JURISDICTIONS.



REVISIONS:	NO.	DATE	DESCRIPTION
	1	01/23/20	ISSUED FOR PERMITTING
	2	01/23/20	ISSUED FOR PERMITTING
	3	01/23/20	ISSUED FOR PERMITTING
	4	01/23/20	ISSUED FOR PERMITTING
	5	01/23/20	ISSUED FOR PERMITTING
	6	01/23/20	ISSUED FOR PERMITTING
	7	01/23/20	ISSUED FOR PERMITTING
	8	01/23/20	ISSUED FOR PERMITTING
	9	01/23/20	ISSUED FOR PERMITTING
	10	01/23/20	ISSUED FOR PERMITTING

REVISIONS:	NO.	DATE	DESCRIPTION
	1	01/23/20	ISSUED FOR PERMITTING
	2	01/23/20	ISSUED FOR PERMITTING
	3	01/23/20	ISSUED FOR PERMITTING
	4	01/23/20	ISSUED FOR PERMITTING
	5	01/23/20	ISSUED FOR PERMITTING
	6	01/23/20	ISSUED FOR PERMITTING
	7	01/23/20	ISSUED FOR PERMITTING
	8	01/23/20	ISSUED FOR PERMITTING
	9	01/23/20	ISSUED FOR PERMITTING
	10	01/23/20	ISSUED FOR PERMITTING

CONCEPTUAL MASTER PLAN

SCALE: 1" = 300'

DATE: JANUARY 23, 2020

PROJECT: (02320)

INS: SCOTT S. DINEEN, V.P. & DESIGN PROFESSIONAL

DESIGN: SCOTT S. DINEEN, V.P. & DESIGN PROFESSIONAL

LANDSCAPE ARCHITECTURE: SCOTT S. DINEEN, V.P. & DESIGN PROFESSIONAL

CIVIL ENGINEERING: SCOTT S. DINEEN, V.P. & DESIGN PROFESSIONAL

LAND SURVEYING: SCOTT S. DINEEN, V.P. & DESIGN PROFESSIONAL

PLANNERS AND ENGINEERS COLLABORATIVE

350 RESEARCH COURT ■ PEACHTREE CORNERS, GEORGIA 30092 ■ (770) 453-2741 ■ FAX (770) 451-3918

DAWSON VILLAGE

A MASTER PLANNED MIXED-USE DEVELOPMENT FOR FOX CREEK DEVELOPMENT

"WE PROVIDE SOLUTIONS"

PLANNERS AND ENGINEERS COLLABORATIVE

SITE PLANNING ■ LANDSCAPE ARCHITECTURE ■ CIVIL ENGINEERING ■ LAND SURVEYING

■ 350 RESEARCH COURT ■ PEACHTREE CORNERS, GEORGIA 30092 ■ (770) 453-2741 ■ FAX (770) 451-3918

DRI#3146

Developments of Regional Impact

[DRI Home](#) [DRI Rules](#) [Thresholds](#) [Tier Map](#) [FAQ](#) [Apply](#) [View Submissions](#) [Login](#)

DEVELOPMENT OF REGIONAL IMPACT Initial DRI Information

This form is to be completed by the city or county government to provide basic project information that will allow the RDC to determine if the project appears to meet or exceed applicable DRI thresholds. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

Local Government Information

Submitting Local Government:

Individual completing form:

Telephone:

E-mail:

*Note: The local government representative completing this form is responsible for the accuracy of the information contained herein. If a project is to be located in more than one jurisdiction and, in total, the project meets or exceeds a DRI threshold, the local government in which the largest portion of the project is to be located is responsible for initiating the DRI review process.

Proposed Project Information

Name of Proposed Project:

DAWSON VILLAGE (PROPOSED)

Location (Street Address, GPS Coordinates, or Legal Land Lot Description):

THE NORTHWESTERN SIDE OF LUMPKIN CAMPGROUND RD NW (STATE ROUTE 9 E) AND GA 400

Brief Description of Project:

A MIXED USE DEVELOPMENT WITH RESTAURANT, RETAIL, MULTI-FAMILY RESIDENTIAL, LIGHT INDUSTRIAL, PROFESSIONAL OFFICE, HOTEL, AND SINGLE-FAMILY DETACHED USES.

Development Type:

- | | | |
|--|---|---|
| <input checked="" type="radio"/> (not selected) | <input type="radio"/> Hotels | <input type="radio"/> Wastewater Treatment Facilities |
| <input type="radio"/> Office | <input checked="" type="radio"/> Mixed Use | <input type="radio"/> Petroleum Storage Facilities |
| <input type="radio"/> Commercial | <input type="radio"/> Airports | <input type="radio"/> Water Supply Intakes/Reservoirs |
| <input type="radio"/> Wholesale & Distribution | <input type="radio"/> Attractions & Recreational Facilities | <input type="radio"/> Intermodal Terminals |
| <input type="radio"/> Hospitals and Health Care Facilities | <input type="radio"/> Post-Secondary Schools | <input type="radio"/> Truck Stops |
| <input type="radio"/> Housing | <input type="radio"/> Waste Handling Facilities | <input type="radio"/> Any other development types |
| <input type="radio"/> Industrial | <input type="radio"/> Quarries, Asphalt & Cement Plants | |

If other development type, describe:

2025 RELEASE UNDER E.O. 14176

Project Size (# of units, floor area, etc.):	941 SINGLE-FAMILY LOTS, 3-BAY FIRE STATION, 288 MULTI-FAMILY APARTMENT UNITS, 125-KEY HOTEL, APPROX. 60,000 SF OF COMMERCIAL/OFFICE/RETAIL USES		
Developer:	FOX CREEK PROPERTIES, INC.		
Mailing Address:			
Address 2:			
	City:	State:	Zip:
Telephone:			
Email:			
Is property owner different from developer/applicant?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No		
If yes, property owner:	BARRY CONNER (NAMED AS HIMSELF AND OTHER PROFESSIONAL ENTITIES ON AUTHORIZATION)		
Is the proposed project entirely located within your local government's jurisdiction?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No YES - DAWSON COUNTY		
If no, in what additional jurisdictions is the project located?			
Is the current proposal a continuation or expansion of a previous DRI?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No		
If yes, provide the following information:	Project Name: <input type="text"/>		
	Project ID: <input type="text"/>		
The initial action being requested of the local government for this project:	<input checked="" type="radio"/> Rezoning <input type="radio"/> Variance <input type="radio"/> Connect Sewer <input type="radio"/> Connect Water <input type="radio"/> Permit <input type="radio"/> Other <input type="text"/>		
Is this project a phase or part of a larger overall project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No		
If yes, what percent of the overall project does this project/phase represent?			
Estimated Project Completion Dates:	This project/phase: <input type="text"/> Overall project: 2030		
<input type="button" value="Submit Application"/> <input type="button" value="Save without Submitting"/> <input type="button" value="Cancel"/>			
Back to Top			

Developments of Regional Impact

[DRI Home](#)[DRI Rules](#)[Thresholds](#)[Tier Map](#)[FAQ](#)[Apply](#)[View Submissions](#)[Login](#)

DEVELOPMENT OF REGIONAL IMPACT Additional DRI Information

This form is to be completed by the city or county government to provide information needed by the RDC for its review of the proposed DRI. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

Local Government Information

Submitting Local Government: _____

Individual completing form: _____

Telephone: _____

Email: _____

Project Information

Name of Proposed Project: _____

DAWSON VILLAGE (PROPOSED)

DRI ID Number: _____

Developer/Applicant: _____

FOX CREEK PROPERTIES, INC.

Telephone: _____

Email(s): _____

Additional Information Requested

Has the RDC identified any additional information required in order to proceed with the official regional review process? (If no, proceed to Economic Impacts.)

 (not selected) Yes No

If yes, has that additional information been provided to your RDC and, if applicable, GRTA?

 (not selected) Yes No

If no, the official review process can not start until this additional information is provided.

Economic Development

Estimated Value at Build-Out: _____

\$400 million

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development:

\$2 million

Is the regional work force sufficient to fill the demand created by the proposed project?

 (not selected) Yes No

Will this development displace any existing uses?

 (not selected) Yes No

If yes, please describe (including number of units, square feet, etc):

AGRICULTURAL LAND WILL BE CONVERTED INTO MIXED USE LAND BUT NO EXISTING STRUCTURES OR USES WILL BE DISRUPTED/DISPLACED BY THIS PROPOSAL

Water Supply

Name of water supply provider for this site: ETOWAH WATER & SEWER AUTHORITY

What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)? 0.45 MGD

Is sufficient water supply capacity available to serve the proposed project? (not selected) Yes No

If no, describe any plans to expand the existing water supply capacity:
N/A

Is a water line extension required to serve this project? (not selected) Yes No

If yes, how much additional line (in miles) will be required?
NO, BUT A WATER MAIN UPGRADE ALONG LUMPKIN CAMPGROUND ROAD FROM AN EXISTING 8" TO A 12" WILL BE REQUIRED

Wastewater Disposal

Name of wastewater treatment provider for this site: ETOWAH WATER & SEWER AUTHORITY

What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)? 0.40 MGD

Is sufficient wastewater treatment capacity available to serve this proposed project? (not selected) Yes No

If no, describe any plans to expand existing wastewater treatment capacity:
N/A

Is a sewer line extension required to serve this project? (not selected) Yes No

If yes, how much additional line (in miles) will be required?
0.5 MILES

Land Transportation

How much traffic volume is expected to be generated by the proposed development, in peak hour vehicle trips per day? (If only an alternative measure of volume is available, please provide.) traffic study forthcoming

Has a traffic study been performed to determine whether or not transportation or access improvements will be needed to serve this project? (not selected) Yes No

Are transportation improvements needed to serve this project? (not selected) Yes No

If yes, please describe below:

20210117 AM

1) Project entry 1 at SR 9E: Signal may be warranted; WB free flow right needed; heavy SB left turn traffic; roundabout may work 2) SR 9E at GA 400: Dual EB lefts needed (add two lanes)

Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)?

9,255 tons/year

Is sufficient landfill capacity available to serve this proposed project?

(not selected) Yes No

If no, describe any plans to expand existing landfill capacity:

N/A

Will any hazardous waste be generated by the development?

(not selected) Yes No

If yes, please explain:

YES, POTENTIALLY FROM MEDICAL OFFICES WHICH WILL BE HANDLED AS MEDICAL HAZARDOUS WASTES.

Stormwater Management

What percentage of the site is projected to be impervious surface once the proposed development has been constructed?

20%

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management:

The site will maintain stream buffers and direct storm drainage into detention and water quality facilities. Proposed impacts to streams or wetlands will be minimized and will be mitigated if necessary.

Environmental Quality

Is the development located within, or likely to affect any of the following:

- | | |
|---|--|
| 1. Water supply watersheds? | <input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No |
| 2. Significant groundwater recharge areas? | <input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No |
| 3. Wetlands? | <input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No |
| 4. Protected mountains? | <input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No |
| 5. Protected river corridors? | <input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No |
| 6. Floodplains? | <input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No |
| 7. Historic resources? | <input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No |
| 8. Other environmentally sensitive resources? | <input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No |

If you answered yes to any question above, describe how the identified resource(s) may be affected:

Yes, Etowah River. Additional buffers proposed on the Etowah River. Impacts to the water supply will be minimized utilizing water quality features to achieve 80% TSS removal project-wide. Additionally, all storm water discharges will travel through opens spaces within the proposed development and not directly into the River. Yes. Stream and wetland disturbances will be kept to a minimum. Disturbances will be kept under 0.5 ac of wetlands, and 300 lf of streams.

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20 JUL 10 11:31 AM

Dawson County, Georgia Board of Commissioners

Affidavit for Issuance of a Public Benefit

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

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

X I am a United States citizen.

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

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

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

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

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

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

Executed in Atlanta (city), Georgia (state)

[Signature]
Signature of Applicant

7/8/2020
Date

William M Evans, Jr.
Printed Name

Fox Creek Properties Inc
Name of Business

SUBSCRIBED AND SWORN BEFORE ME ON

THIS 8th DAY OF July, 2020

Karen Sides Notary Public

My Commission Expires: 01/08/2024

2020 JUL 10 11:51 AM

{Notary Seal





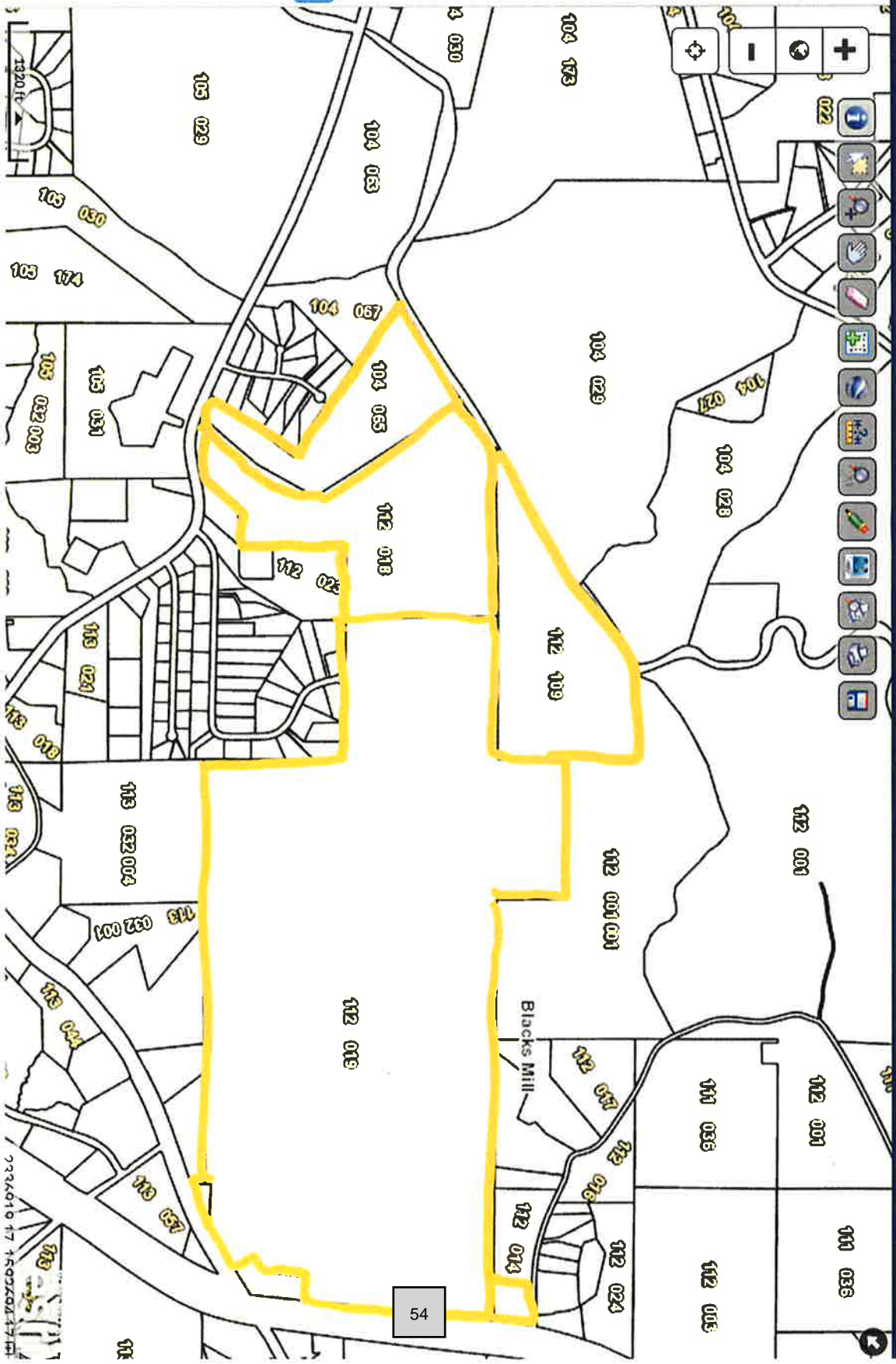
Layer List Legend

Quick Links:

- Search Records
- View Map

Layers:

- Parcels
 - Parcel Numbers
 - Address Numbers
 - Yearly Sales
 - City Labels
 - Roads
 - USA Major Highways
 - Railroads
 - Streams and Rivers
 - Lakes
 - Flood Map
 - County Outlines
 - 2018 Aerial Photos
 - 2015 Aerial Photos
 - 2013 Aerial Photos
- Restore Layer Defaults



**DAWSON COUNTY PLANNING COMMISSION
PLANNING STAFF REPORT**

Applicant.....Fox Creek Properties, Inc.

Amendment #ZA 20-08

Request.....Rezone Property from CHB (Commercial Highway Business), R-A (Residential Agriculture), RPC (Residential Planned Community), CPCD (Commercial Planned Community Development), COI (Commercial Office Institution) to MUV (Mixed Use Village)

Proposed UseMixed Use Village consisting of a comprehensive development ranging from single family residential through light industrial

Current ZoningCHB (Commercial Highway Business), R-A (Residential Agriculture), RPC (Residential Planned Community), CPCD (Commercial Planned Community Development), C-OI (Commercial Office Institution)

Size.....517± acres

Location Corner of Lumpkin Campground Rd and GA Hwy 400 with frontage along Hwy 53 & Grant Road

Tax Parcel112 019, 113 057 002, 112 109, 104 065, 112 018 and 112 013

Planning Commission DateAugust 18th, 2020

Board of Commissioners Date..... September 17th, 2020

Applicant Proposal

The proposed development consists of 8 “pods”. There are 653 single family lots, 288 multi-family housing units, 125 hotel rooms, approximately 60,000 square feet of commercial/retail/office space, and 30 acres of light industrial.

History and Existing Land Uses

The purposed development centers on the previous Southern Catholic College location. The land was cleared and a single building was started when the development was abandoned. It currently sits vacant.

Adjacent Land Uses	Existing zoning	Existing Use
North	R-A	Residential & Farming
South	C-HB	Commercial
East	C-HB	Commercial
West	RSR/R-A	Residential

Development Support and Constraints

The limitations of this project revolves around two major constraints. First, is water and sewer availability with Etowah Water and Sewer Authority. The second, is environmental factors such as steep terrain and multiple stream buffers throughout these parcels. As a Mixed Use Village zoning classification, this will have to get a second look through the zoning process, if approved. We will be looking at these much closer if approved.

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

According to the 2013-2033 Comprehensive Plan and accompanying FLUP (Future Land Use Plan), the subject property is identified as Residential Planned Community/Rural Residential/Suburban Residential.

Public Facilities/Impacts

Engineering Department – No comments returned.

Environmental Health Department –

No comments necessary due to Etowah Water and Sewer facilitating the water and sewer treatment of the development.

Emergency Services – Please see the attached memo from Fire Marshal Jeff Bailey.

Etowah Water & Sewer Authority –“Off-site extensions/upgrades will be required to provide water and sewer service to the development as well as on-site to be funded by the developer.”

Dawson County Sheriff's Office – “As of right now, the police protection is not adequate in the area. Request for additional staffing would be necessary. Increase in residential/retail anticipated to result in increased calls for service.”

Board of Education –“Additional students would be accommodated by adding additional teaching staff. Each school has capacity to grow by several hundred students. The school system has capacity at each location listed above. The district also has multiple tracts of land to build schools as needed in the future.

Georgia Department of Transportation – Additional coordination with GDOT will be necessary for this project.

Analysis

- Planned growth is always preferable. This concept plan follows the ideals of our comprehensive plan in that it show the majority of commercial along 400 and Lumpkin Campground. It feathers in the less intensive apartments behind the commercial through to the single family lots.
- With a manageable 1.77 unit per acre spread over 500+ acres, this will make is much easier to obtain the 30 % open space requirement. This allow for better buffers to streams and more strategic placement of storm water management facilities. This allows us to better plan and mitigate environmental impact.
- Current zoning allows for the majority of this project to commence without rezoning. Rezoning to MUV allows for more county/community input into the physical planning process and the county will get a better consistent and uniform product. These types of developments better lend themselves to long term sustainability.
- MUV is a two part zoning process. At this stage we are looking at 7 factors
 - 1) Proposed Uses
 - Keeping the proposed Light Industrial, Retail, and Hotel at the front of the development near Hwy 400 this goes with the general character of what we look for in growth along the GA 400 Corridor with those types of uses highway facing and the residential portion further off of the road.
 - 2) Number of units per use
 - 639 single-family lots
 - 288 multi-family units
 - 125 hotel rooms
 - 44,000 square feet of commercial/retail/office space
 - 375,000 as light industrial space
 - 3) Designated Areas of Use
 - See Site Plan
 - 4) Open Space, Amenities, Road Systems, Access Points
 - Open Space 49.2% roughly 257 acres (required 156 acres or 30 %)
 - Three separate amenities areas are associated with residential portions of the development.

- Road systems for concept plan we understand the intent would have 2 access points on GA 400 & Lumpkin Campground. Further discussion regarding road systems and coordination with GDOT will be necessary.
 - 2 access points: Lumpkin Campground Rd. & Georgia 400
- 5) Location of all wetlands and streams as those terms are defined under State and Federal Law
- Per site plan this does not encroach on any wetlands and stays off of appropriate stream buffers.
- 6) Public & Private Streets
- Not listed on site plan
- 7) As it is currently zoned the density would be as follows:
- C-OI (per the previous zoning approval ZA 00-14 based upon faculty/staff within the Southern Catholic College dorms and faculty housing) 3000
 - Residential Planned Community 81units (1 per acre)
 - CPCD 300 units (50 acres at 6 units per acre)

A Mixed Use Village is described within the Comprehensive Plan as a live, work, play Community that is centered around a “Village Center” with civic open space. The most important idea of the Mixed Use Village is the idea of public space which is accessible by walking or bike paths and feathered density surrounding the Center. Mixed Used Villages should be a balance of jobs and housing in a creative, planned community with “corner stores”, specialty boutiques and small grocers.

It is in the opinion of the Planning Department, that this plan does a good job of providing an environmentally friendly concept while checking the boxes for the requirements of the Mixed Use Village zoning classification. However, it does not provide a village center and the live, work, play community that is described within our Comprehensive Plan.

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

A. The existing uses and classification of nearby property.

Adjacent properties to the North and West are residentially zoned and consistent with the Future Land Use Map. Adjacent Properties to the South and East are zoned commercially and consistent with the Future Land Use Map.

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

There should be no diminishment of property values.

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

There should be no destruction of property values.

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

The addition of an industrial park will bring additional jobs paying a higher wage (than

retail) to the County.

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

The property is suitable for the purposed land use classification due to the location and close proximity to GA 400.

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

The property (TMP 112 019) has been vacant since 2005. The other parcels are vacant land.

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

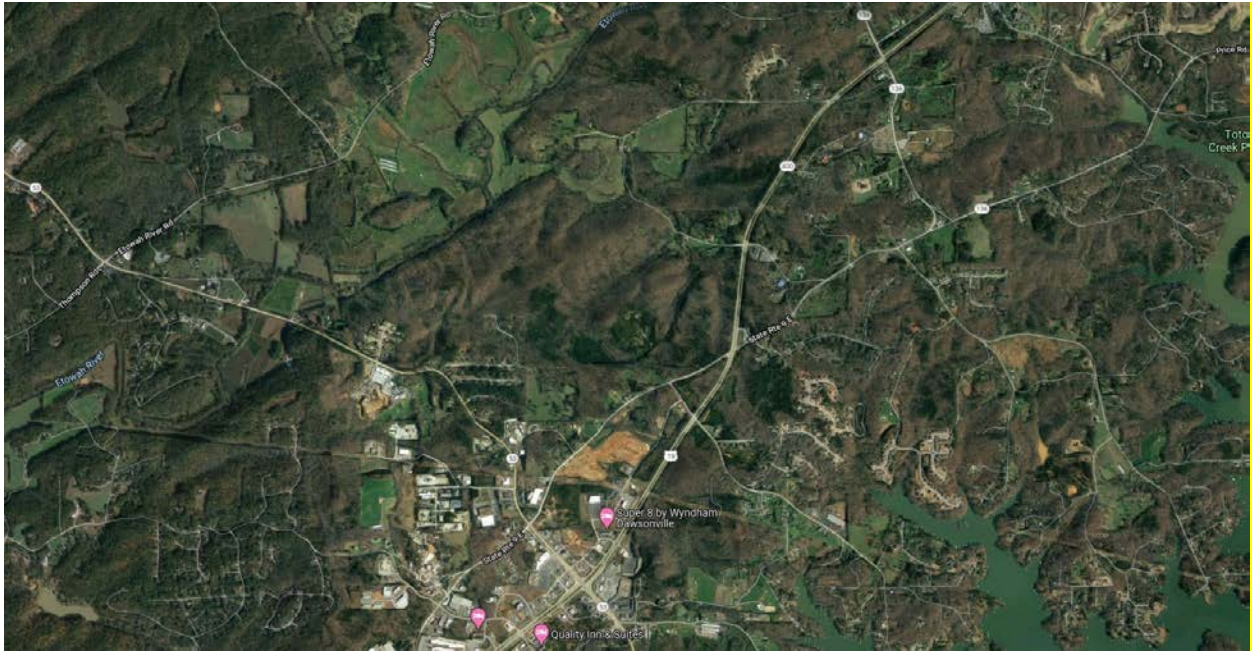
The purposed development would bring additional tax revenue to the county with the retail stores, restaurants, hotel and industrial in adjunct to the jobs that this would provide to area residents. The development would also bring an additional 927 (approximate) homes in the form of residential multi-family and single family, with the before mentioned, comes traffic, crime and public safety concerns from citizens.

Pictures of Property:



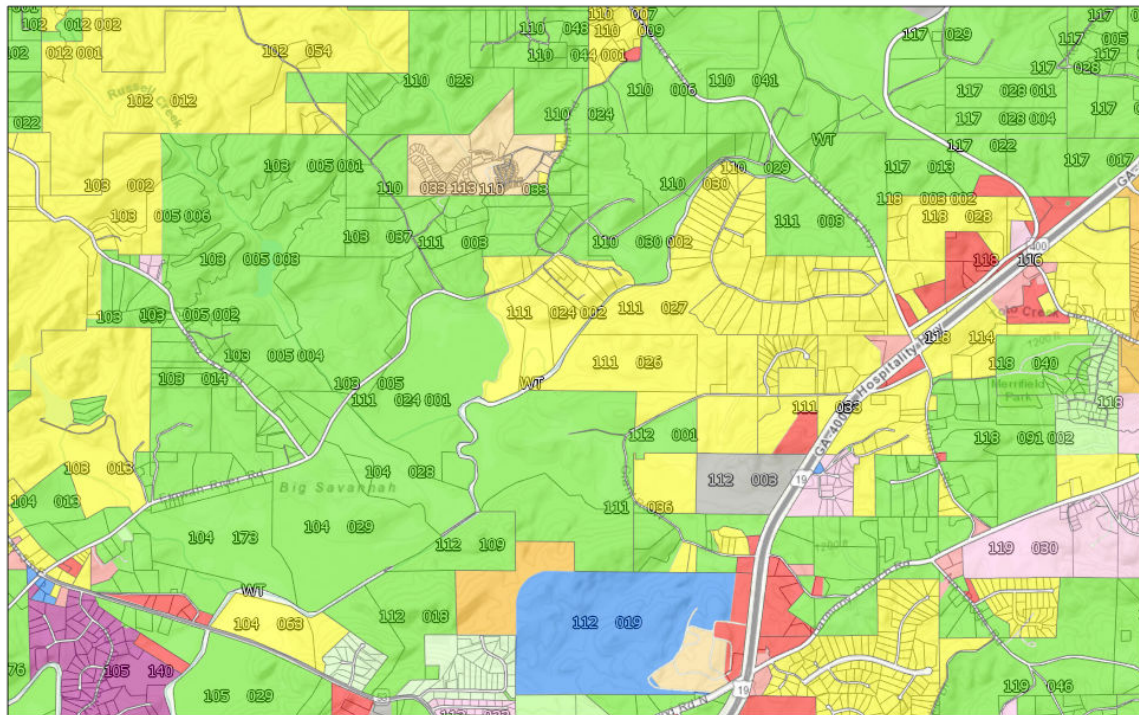


Aerial:



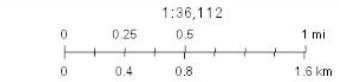
Current Zoning Map:

Dawson County



4/11/2019, 2:35:35 PM

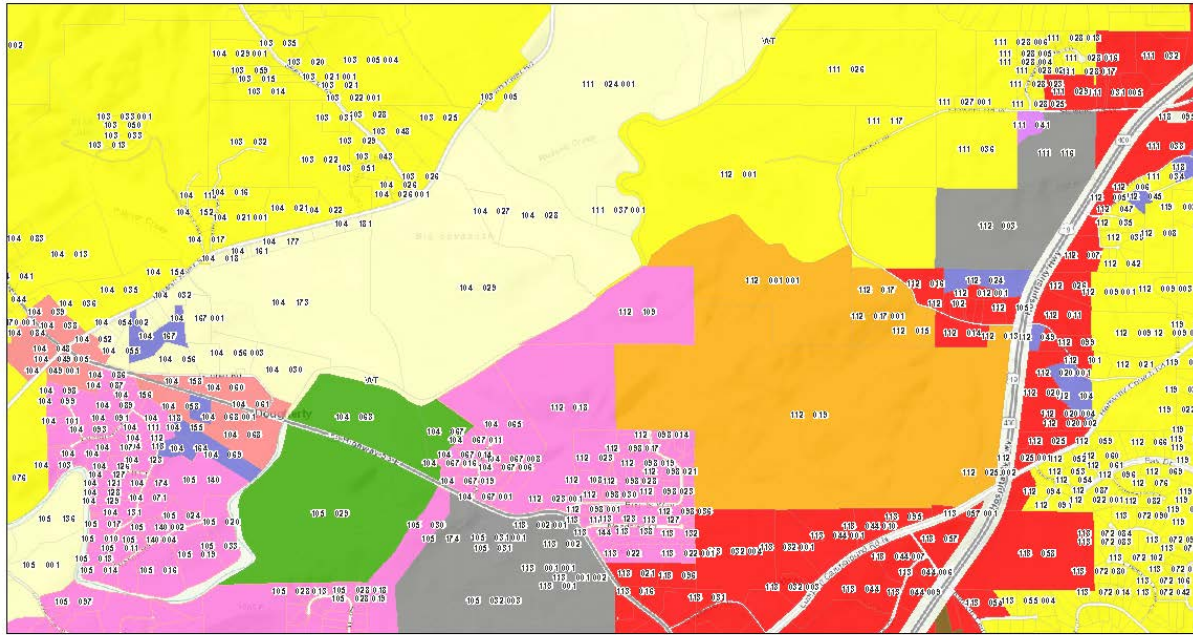
Zoning	VCR	RPC	C-PCD	VC	Parcel
FA	C-HB	C-CB	RS	CT	
RSR	RSRMM	C-IR	C-OI	C-RB	



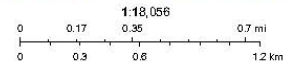
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, Planning and Development
 Esri, HERE, Garmin, INCREMENT P, USGS, METANASA, EPA, USDA |

Future Land Use Map:

Future Land Use Map



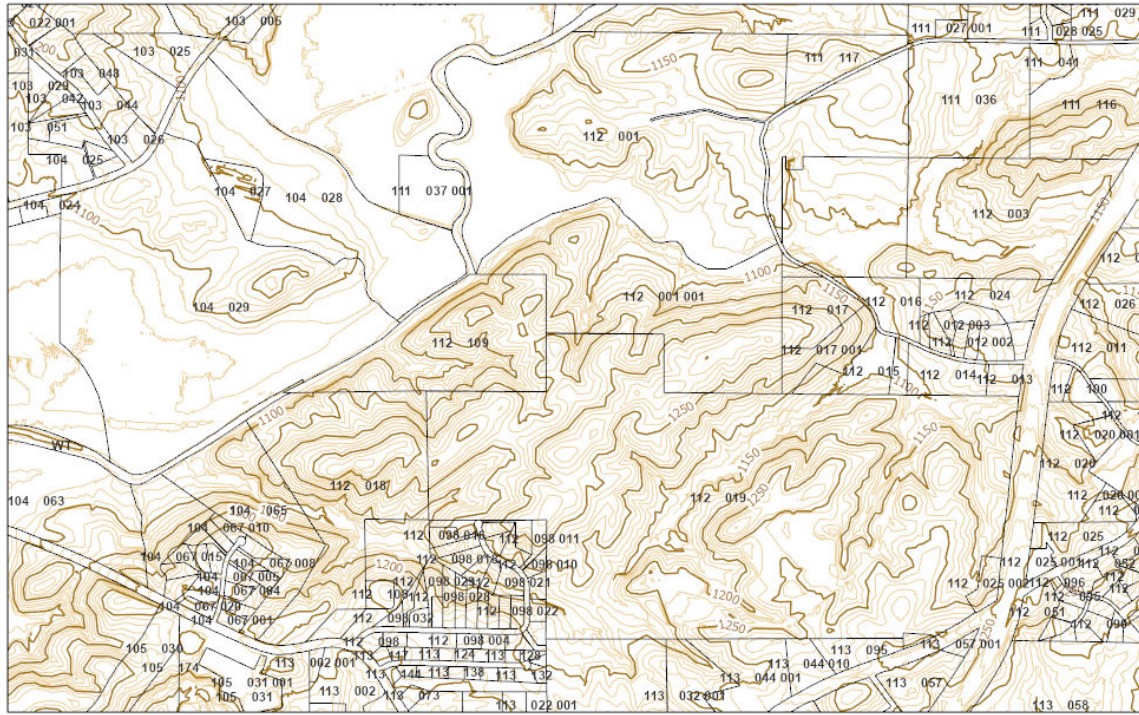
August 13, 2020
 FLU SRR SR CHB MFR CC
 PRC RA RR LI PI OP



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), Swisstopo, Mapbox Contributors, and the GIS User Community

Topography:

Topo Map



8/13/2020, 10:17:22 AM

Parcels

1:18,056
0 0.13 0.25 0.5 mi
0 0.2 0.4 0.8 km

Dawson County
The information on this map (or data product) is from a computer database accessed using a Geographic Information System (GIS). Dawson County Public Works cannot guarantee the accuracy of the information contained on this map. Each user of this map is

APPROVAL

PUBLIC HEARING OF REZONING REQUEST

We, the Dawson County Planning Commission, do hereby recommend approval the following rezoning request:

ZA #: 20-08 DATE OF HEARING: 11/17/2020

Applicant's Name: Fox Creek Properties, Inc

Address: corner of Lumpkin Campground + HWY 400

Tax Map Parcel & Parcel Number: _____ Parcel Currently Zoned: _____

Rezoning Requested: MUV

This recommendation for approval is based upon the following which we feel will/will not:

- A. Affect the property values of surrounding property.
- B. Affect the health, safety or general welfare of the public.
- C. Impose any special hardships on the surrounding property owners.
- D. The subject property is suited for the proposed land use.

This recommendation for approval is, however, subject to the following stipulations and/or modifications:

- stipulations presented by applicant
 - work with staff on a timeline to make sure commercial is developed simultaneous to residential
- _____
- _____
- _____



Chairman Jason Hamby
Dawson County Planning Commissioner

11-17-20

Date

DAWSON COUNTY REZONING APPLICATION

This portion to be completed by Zoning Administrator

ZA 20.18 Tax Map & Parcel # (TMP): 106.053 + 106.058
Submittal Date: 9.11.2020 Time: 11:53 am/pm Received by: Yngre (staff initials)
Fees Assessed: 300- Paid: Commission District: 4
Planning Commission Meeting Date: October 20, 2020
Board of Commissioners Meeting Date: November 19, 2020

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Kevin Seifert/ The Pacific Group, Inc.

Address: _____

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

Status: Owner Authorized Agent Lessee Option to purchase

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

I have _____ /have not participated in a Pre-application meeting with Planning Staff. ^{9/8- conversation with} Jameson at public meeting.
If not, I agree /disagree _____ to schedule a meeting the week following the submittal deadline.
We are happy to meet at your next available meeting time.

Meeting Date: _____ Applicant Signature: _____

PROPERTY OWNER/PROPERTY INFORMATION

Parcel 106 053- owner- Marathon Development, Inc.
Name: Parcel 106 052- owner - Gary R. Wildeboer.

Street Address of Property being rezoned: Parcel 106 053- Huckleberry Ford, Dawsonville, GA 30534
Parcel 106 052- 2367 Dawson Forest Rd, East, Dawsonville, GA 30534

Rezoning from: RS to: RS-3 Total acreage being rezoned: 1.15

Directions to Property: SR 9 South to left of Dawson Forest Road. Property will be 2.5 miles on your left, just before Set Free Church

20 SEP 11 11:53 AM

Subdivision Name (if applicable): The Oaks at Dawson Lot(s) #: n/a

Current Use of Property: undeveloped land and residential home

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

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

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

If yes, what section? _____

SURROUNDING PROPERTY ZONING CLASSIFICATION:

North RMF South RSRMM & C-CB East RMF, & P-CPD West RS
C-CB, VCR,

Future Land Use Map Designation: Suburban Residential and Office Professional

Access to the development will be provided from:

Road Name: Dawson Forest Road Type of Surface: asphalt

REQUESTED ACTION & DETAILS OF PROPOSED USE

Rezoning to: RS-3 Special Use Permit for: _____

Proposed Use:
single family residential

Existing Utilities: Water Sewer Gas Electric

Proposed Utilities: Water Sewer Gas Electric

RESIDENTIAL

No. of Lots: 183 Minimum Lot Size: 6,000 sf/ 0.14 acre (acres) No. of Units: 183
1,200 - one story

Minimum Heated Floor Area: 1,600- two story sq. ft. Density/Acre: 2.61

Type: Apartments Condominiums Townhomes Single-family Other

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

COMMERCIAL & INDUSTRIAL - not applicable

Building area: _____ No. of Parking Spaces: _____

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APPLICANT CERTIFICATION



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

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

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

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

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

Signature  Kevin Seifert Date 9/10/2020
Witness  Date 9/10/2020

WITHDRAWAL

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

I hereby withdraw application # _____

Signature _____ Date _____

Withdrawal of Application:

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

20 SEP 11 11:53 AM

ZA 20.18

TMP#: 106.053
106.050

List of Adjacent Property Owners

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

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

	<u>Name</u>	<u>Address</u>
TMP _____	1. see next pages	_____
TMP _____	2.	_____
TMP _____	3.	_____
TMP _____	4.	_____
TMP _____	5.	_____
TMP _____	6.	_____
TMP _____	7.	_____
TMP _____	8.	_____
TMP _____	9.	_____
TMP _____	10.	_____
TMP _____	11.	_____
TMP _____	12.	_____
TMP _____	13.	_____
TMP _____	14.	_____
TMP _____	15.	_____

Use additional sheets if necessary.

20 SEP 11 11:53 AM

106 001
ECOPARK PROPERTIES INC
5510 ECOPARK DR
ALPHARETTA, GA 30005

106 123
MICHAELSON ROBERT D
2231 DAWSON FOREST RD E
DAWSONVILLE, GA 30534

106 051 001
DAWSON FOREST ANIMAL
VETERINARIAN TREATMENT CENTER
2399 DAWSON FOREST ROAD
DAWSONVILLE, GA 30534

106 051 002
SET FREE BAPTIST CHURCH INC
P O BOX 663
DAWSONVILLE, GA 30534

106 051 006
MOORE JR JAMES N &
SELENA D MOORE
222 PADDOCK PLACE
DAWSONVILLE, GA 30534

106 051 007
ADKINS TAYLOR S & JESSICA R
214 PADDOCK PLACE
DAWSONVILLE, GA 30534

106 051 008
ADKINS TAYLOR S & JESSICA R
214 PADDOCK PLACE
DAWSONVILLE, GA 30534

106 051 009
RUFFNER KENNETH & REBECCA
BECKY MCNABB
202 PADDOCK PLACE
DAWSONVILLE, GA 30534

106 361
WILDEBOER GARY R, TRUSTEE
THE MARIAN E WILDEBOER LIVING TRUST
2329 DAWSON FOREST ROAD East
DAWSONVILLE, GA 30534

106 051 010
RUFFNER KENNETH & REBECCA
BECKY MCNABB
202 PADDOCK PLACE
DAWSONVILLE, GA 30534

106 051 011
HUGHES DOUGLAS L & CHARITY A
184 PADDOCK PLACE
DAWSONVILLE, GA 30534

106 051 012
FLETCHER J PALMER JR & DONNA LEE
MCDONALD FLETCHER
150 PADDOCK PLACE
DAWSONVILLE, GA 30534

106 051 013
REVETTI MICHAEL & DEBRA
146 PADDOCK PLACE
DAWSONVILLE, GA 30534

106 051 014
HAMBY STEVE EDWARD
122 PADDOCK PLACE
DAWSONVILLE, GA 30534

106 051 015
HAMBY STEVE EDWARD
122 PADDOCK PLACE
DAWSONVILLE, GA 30534

106 341
JOHN BROADWELL (LIFE ESTATE) & JOHN WESL
145 DEPOT DRIVE
DAWSONVILLE, GA 30534

106 340
ALFORD THOMAS L
163 DEPOT DRIVE
DAWSONVILLE, GA 30534

106 339
WARD BOBBIE J & JAMES WILLIAM
169 DEPOT DRIVE
DAWSONVILLE, GA 30534

20 SEP 11 11:54 AM

106 338
TORRES SAMUEL B & RAQUEL ZAVALA
187 DEPOT DRIVE
DAWSONVILLE, GA 30534

106 045
RIDLEY HARLEN
P O BOX 731
DAWSONVILLE, GA 30534

106 337
FELLOWS JUSTIN & COLLEEN
225 DEPOT DRIVE
DAWSONVILLE, GA 30534

106 124
RIDLEY HARLEN
P O BOX 731
DAWSONVILLE, GA 30534

106 362
HOGUE MELANIE A
235 DEPOT DR
DAWSONVILLE, GA 30534

106 044
ROGERS MARGARET M
2258 DAWSON FOREST RD
DAWSONVILLE, GA 30534

106 297
COUNTRY CROSSINGS REC ASSOC INC
86 HUCKLEBERRY FORD
DAWSONVILLE, GA 30534

106 053 034
MONSERRATE JUAN R & HELEN
6185 HAWKES BLUFF AVENUE
DAVIE, FL 33331

106 118
BELDEN KEVIN D & SARAH K
455 MAYAPPLE GLEN
DAWSONVILLE, GA 30534

106 199
HINTON LAUREN C & ANDREW THOMAS
488 MAYAPPLE GLENN
DAWSONVILLE, GA 30534

106 206
NONNEMACHER HOLLOWAY L & DERRICK F
556 MAYAPPLE GLEN
DAWSONVILLE, GA 30534

106 046
JONES BOYD & LINDA RUTH
2334 DAWSON FOREST RD
DAWSONVILLE, GA 30534

20 SEP 11 11:54 AM

not applicable

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

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

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

This notice and acknowledgement shall be public record.

Applicant Signature: _____

Applicant Printed Name: _____

Application Number: _____

Date Signed: _____

Sworn and subscribed before me

this _____ day of _____, 20____.

Notary Public

My Commission Expires: _____

{
Notary Public Seal
}

20 SEP 11 11:54 AM

Not applicable

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:

_____ no contributions have been made _____

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

Amount \$ _____ 0.00 _____ 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.

20 SEP 11 11:54 AM

PROPERTY OWNER AUTHORIZATION

I/we, JAMES D. KINGSEY PRESIDENT MARATHON DEVELOPMENT, INC., hereby swear that I/we own the property located at (fill in address and/or tax map & parcel #):

106 053

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

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

Printed Name of applicant or agent: THE PACIFIC GROUP KEVIN SEIFERT

Signature of applicant or agent: [Signature] Date: 9.10.20

Printed Name of Owner(s): MARATHON DEVELOPMENT INC.

Signature of Owner(s): [Signature] President Date: 9.10.20

Mailing address: _____

City, State, Zip: _____

Telephone Number: Listed CELL Unlisted _____

Sworn and subscribed before me this 10 day of September, 2020.

[Signature]
Notary Public

My Commission Expires: 12.6.21



LORI KINGERY
NOTARY PUBLIC
Paulding County, Georgia
My Commission Expires
December 6, 2021



{Notary Seal}

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

20 SEP 11 11:54 AM

PROPERTY OWNER AUTHORIZATION

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

Parcel 106 052 236 DAWSON FOREST RD EST DAWSONVILLE, GA as shown in the tax maps and/or deed records of Dawson County, Georgia, and which parcel will be affected by this request.

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

Printed Name of applicant or agent: Kevin Seifert

Signature of applicant or agent: _____ Date: 9/10/2020

Printed Name of Owner(s): _____

Signature of Owner(s): _____ Date: _____

Mailing address: _____

City, State, Zip: _____

Telephone Number: Listed _____
Unlisted _____

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

Notary Public

My Commission Expires: _____

{Notary Seal}

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

20 SEP 11 15 AM

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

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

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

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

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

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

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

Executed in Cumming (city), GA (state)


Signature of Applicant


9/10/2020
Date

Kevin Seifert
Printed Name

The Pacific Group, Inc.
Name of Business

SUBSCRIBED AND SWORN BEFORE ME ON

THIS 10 DAY OF September, 2020

 Notary Public

My Commission Expires: 12/6/21



LORI KINGERY
NOTARY PUBLIC
Paulding County, Georgia
My Commission Expires
December 6, 2021
{Notary Seal}

20 SEP 11 11:55 AM

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

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

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

20 SEP 11 55 AM



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

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

Trans No	Property ID / District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2019 - 14908	106 052 / 1 LL 366 LD 13-S FMV: 291650	\$304.64	\$0.00 Fees: \$0.00 \$0.00	\$0.00	\$304.64	\$0.00
Totals:		\$304.64	\$0.00	\$0.00	\$304.64	\$0.00

Paid Date: 12/2/2019

Charge Amount: \$304.64

WILDEBOER GARY R

DAWSONVILLE, GA 30534



Scan this code with your mobile phone to view this bill

20SEP11 11:55AM



**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
2019 - 8819	106 053 / 1 LL 289 306-08 350-51 LD 13-SOUTH FMV: 1030500	\$453.80	\$0.00 Fees: \$0.00 \$0.00	\$0.00	\$453.80	\$0.00
Totals:		\$453.80	\$0.00	\$0.00	\$453.80	\$0.00

Paid Date: 12/2/2019

Charge Amount: \$453.80

MARATHON DEVELOPMENT INC

DAWSONVILLE, GA 30534



Scan this code with your mobile phone to view this bill

20 SEP 11 11:55 AM



The Pacific Group, Inc.
5755 Dupree Drive, Suite 130
Atlanta, Georgia 30327
Tel: (770) 984-8170
Fax: (770) 984-8171

September 10, 2020

Jameson Kinley
Director
Harmony Gee
Zoning Administrator
Dawson County Planning and Development
25 Justice Way
Suite 2322
Dawsonville, GA 30534

RE: Letter of Intent for Proposed Rezoning of Parcel 106 052 and 106 053 from RS and RS-3

Mr. Kinley and Ms. Gee:

We write to you as a request the rezoning of parcels 106 052 and 106 053 from RS to RS-3. As you will see throughout this letter of intent and development plan, our goal is to work with all our neighbors in addition to working with the County itself. If our application is accepted by the September 11, 2020 deadline, we will plan to send out letters to our neighbors that we have not yet coordinated with and invite them to a virtual zoom meeting to discuss our proposed plan. We will have the ability to meet individuals in person if they are comfortable to do so. We will have this zoom meeting prior to the scheduled Planning Commission hearing that we will be scheduled for.

Currently, the 2018 Comprehensive Plan identifies this parcel in a Suburban Residential land use category. Due to availability of water and sewer (both of which are on-site) and due to the fact that this land use type specifies in its summary statement that guidelines are provided to encourage pedestrian-friendly neighborhoods and adequate open space in such communities, we believe the property is well positioned for an RS-3 zoning. The use of the Conservation Subdivision, Article X., will maximize the open space in our proposed development.

At the time of the adoption of the 2018 Comprehensive Plan there was not an RS-3 zoning district, therefore the current comprehensive plan can't include this district. The adopted amendment to the Lane Use Resolution on December 19, 2019 created the RS-3 zoning district. To put it simply, we believe the RS-3 category is applicable within the Suburban Residential land use category on its own merits. However, we have a much more compelling motivation to approve this rezoning request. We are proposing to establish an emergency only entrance/exit to the north on Huckleberry Ford, thus removing the ability for any future homeowners living on these 70.15 acres from ever using access through County Crossings to Grizzle Road. As currently zoned, the 61.15 acres on Parcel 106 053 could permit 61 home sites and be developed in a Conservation design (of which the option is available is all single-family residential districts as a use by right). Thus, the same size lots could be developed and homes could be built with ZERO conditions of zoning and all 60 lots have their only access through Country Crossings to Grizzle Rd. This would also add sixty (60) homeowners who could use the existing

amenities of Country Crossings. Should the County find our rezoning request worthy of approval, we are committing to conditions of zoning that would

1. NOT allow any traffic through Country Crossings
2. Guarantee no additional homes would have access to the amenities of Country Crossings, including but not limited to the pool and the tennis courts, and
3. Provide minimum architectural conditions similar to those in The Woods at Dawson

We wish to present our proposed plan to request the rezoning of the combined 68.5 acres to RS-3 with the following conditions of zoning:

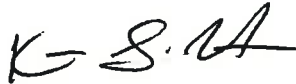
1. Total lot count shall not exceed 183 lots
2. This shall be a Conservation design and shall abide by Article X of the Land Use Ordinance
3. There shall be a minimum 100' undisturbed buffer to all properties to the north, west, and south of the community as shown on Exhibit C, the Zoning Site Plan. Only adjacency to The Woods at Dawson will not require the minimum 100' undisturbed buffer
4. Carriage style garage doors with decorative hardware or other embellishments shall be used on all homes and each home shall have not less than a two-car garage;
5. The roofing material used on all homes shall be cedar shake, 3-tab architectural/dimensional style asphalt shingles or metal as appropriate to the architectural style of each home as determined by the builder;
6. All overhangs including gables and side gables will have a minimum of a 12-inch overhang on all sides;
7. The developer shall use a variety of techniques to avoid the monotonous appearance of identical homes. Such techniques may employ among others the use of differing front elevations, architectural styles, building exteriors, and other similar techniques so that no house is the same as any house directly in front or on either adjacent side of it;
8. All roofs and gables shall be of a pitch no less than 8/12. This condition shall not apply to dormers, porches, bay windows, and third floor retreats;
9. All homes shall have a minimum of two 12-inch house and foundation offsets in the front;
10. Poured concrete retaining walls visible from the right of way must be painted or faced with stone or brick. No wooden retaining walls over 3-feet in height shall be permitted;
11. The exterior materials for all homes shall consist of brick, stone, cement-based lap siding, cement-based siding panels, cedar and/or shake;
12. The front facade of all homes shall have a minimum of forty-five (45%) brick, stone and/or shake with accents, such as, but not limited to, hardi-plank lap siding;
13. Homes shall have a minimum heated floor area of 1,200 square feet for one (1) story, and 1,600 square feet heated floor space for two (2) story type homes;
14. All roof vents, pipes, and other roof equipment (except chimneys) shall be located on the rear elevations and shall be painted to match the color of the roof;
15. No above-ground swimming pools shall be permitted;
16. No window air conditioning unit may be installed
17. Developer shall allow Georgia Native Plant Society to rescue any native plants prior to grading the property

We have carefully thought through the nature of the original zoning and have attempted to limit our request as much as possible. We are NOT asking for any variances. We are asking to help improve the future of Country Crossings while providing a reasonable economic use for these 70.15 acres that seems to fit the intention of the 2018 Comprehensive Plan that was drafted prior to the creation of the RS-3 zoning district that we are seeking.

To further elaborate on our plan, we have enclosed our Development plan as required by the Land Use Resolution, Chapter 21 of the Code of Ordinances.

Thank you for your time and consideration of this request to amend conditions. Please let us know if there are any other questions we can help answer.

Thanks so much,



Kevin Seifert
The Pacific Group

[DEVELOPMENT PLAN ON FOLLOWING SHEETS]

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Development Plan

The proposed community is designed around the fact that there will be only emergency access through Country Crossings via Huckleberry Ford. In order to accomplish this, the currently planned gated entry/exit coming from The Woods at Dawson will be rotated 90 degrees counterclockwise and permanently positioned across Huckleberry Ford. This will stop ALL traffic, other than emergency access, from either The Woods at Dawson or this proposed Oaks at Dawson from accessing Huckleberry Ford and thus will eliminate the potential of any additional traffic through County Crossings. As indicated above, this will also eliminate any new members to the Country Crossings HOA, which will avoid any crowding of the pool and tennis courts and any other common areas of Country Crossings.

Additionally, we are proposing similar architectural requirements in conditions of zoning so that the same quality architecture will be built as in The Woods at Dawson. This is yet another benefit to all in the County, as opposed to the current zoning which would allow construction of 61 homes with ZERO architectural conditions, of which all traffic would go through Country Crossings and all of which would have access to the Country Crossings' amenities, including but not limited, the pool and tennis courts.

The following pages will provide additional exhibits and/or information as follows:

- Exhibit A: General location map
- Exhibit B: Existing topography map
- Exhibit C: Zoning Site plan
- Exhibit D: Residential Home Elevations
- Exhibit E: Legal description
- Exhibit F: Boundary survey
- Exhibit G: Traffic study

Exhibit A

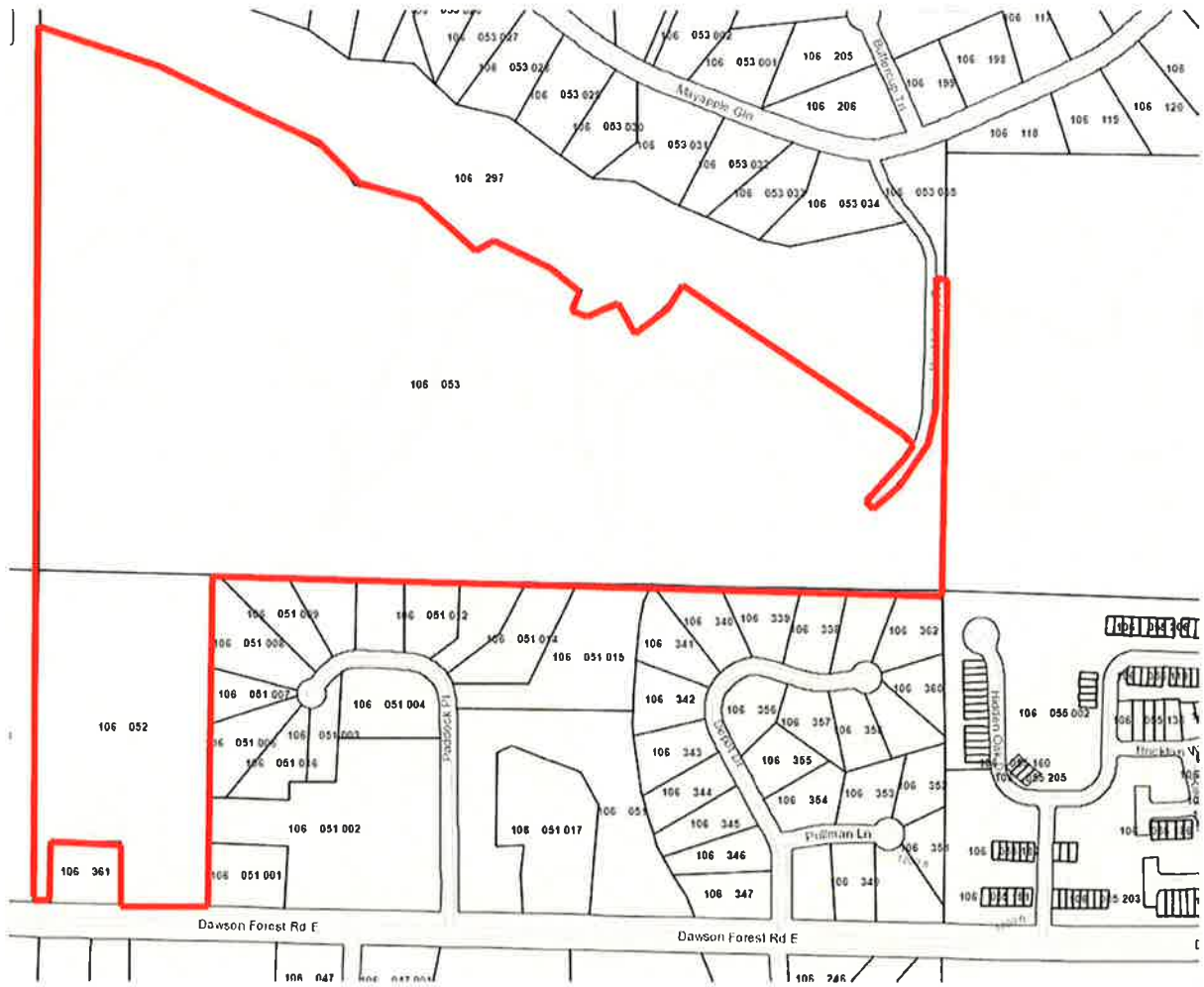
Location Map



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Exhibit B

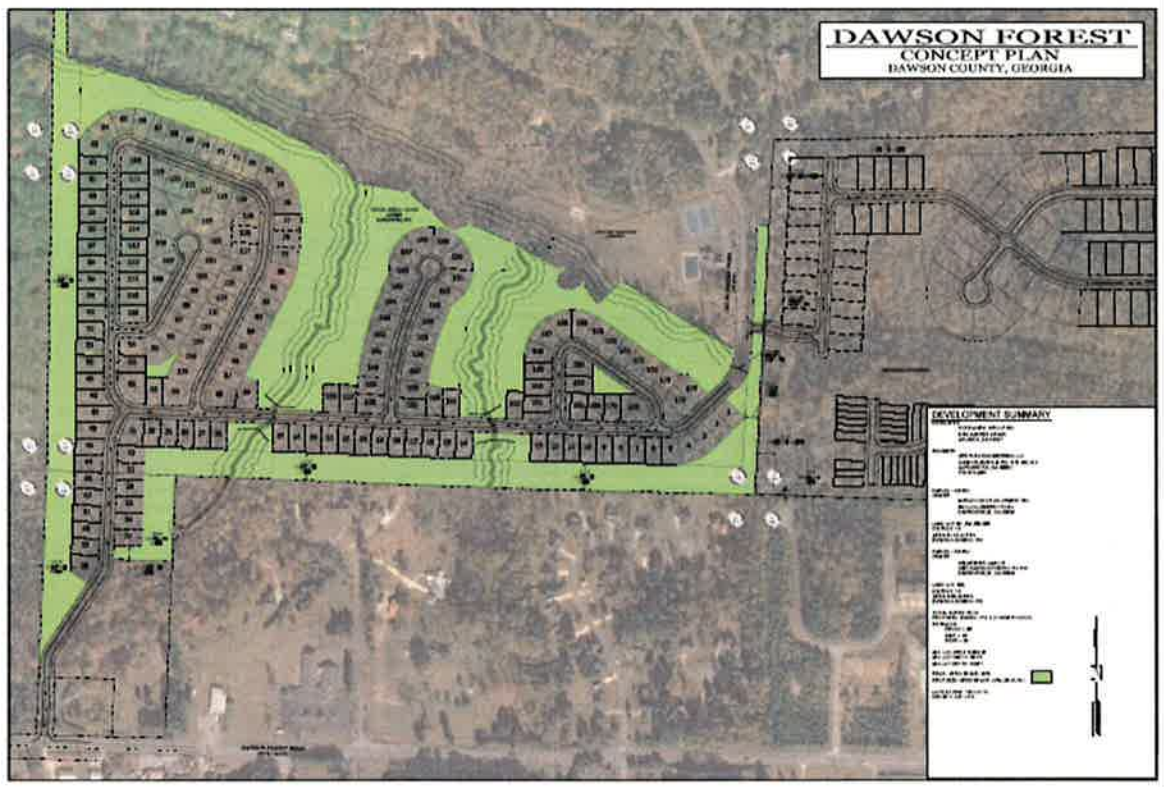
Existing Topography Map



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Exhibit C

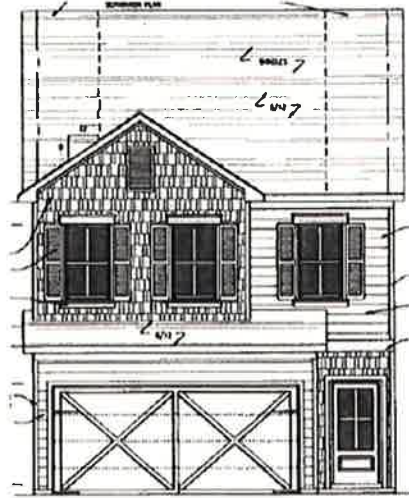
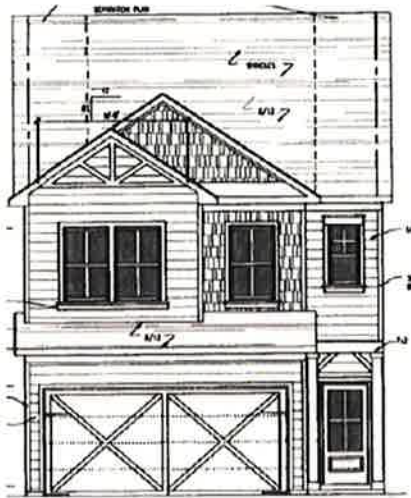
Zoning Site Plan



20 SEP 11 1:55 AM

Exhibit D

Residential Home Elevations



20 SEP 11 11:55 AM

Exhibit E

Legal Description

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 289, 306, 307, 308, 350 and 351 of the South Half of the 13th District and 1st Section of Dawson County, Georgia, and being 215.52 acres as shown on a plat for Fricks, Kinsey, Powell and Wheelchel, dated July 21, 1985, as surveyed by David W. Bealle, Registered Surveyor, which plat is recorded in Plat Book 14, page 115 of the Dawson County, Georgia records and incorporated herein by reference for a more complete description thereof.

LESS AND EXCEPT property contained in that certain Warranty Deed between Marathon Development, Inc. and Country Crossings Recreation Association, Inc., dated November 29, 1994, recorded in Deed Book 192, page 547, Dawson County, Georgia records.

FURTHER LESS AND EXCEPT property contained in that certain Limited Warranty Deed between Marathon Development, Inc. and Country Crossings Recreation Association, Inc., dated as of December 23, 2009, recorded in Deed Book 936, page 370, Dawson County, Georgia records.

FURTHER LESS AND EXCEPT all that tract or parcel of land lying and being in Land Lots 289, 307 and 308 of the South Half of the 13th District and 1st Section of Dawson County, Georgia and being all subdivided lots and road rights of way according to a Final Plat of Country Crossings Subdivision Unit One, recorded in Plat Book 17, pages 91, 93 and 95 and Plat Book 27, page 141, Dawson County, Georgia records.

FURTHER LESS AND EXCEPT all that tract or parcel of land lying and being in Land Lots 306, 307, 308 and 350 of the South Half of the 13th District and 1st Section of Dawson County, Georgia and being all subdivided lots and road rights of way according to a Final Plat of Country Crossings Subdivision Unit Two, recorded in Plat Book 26, pages 59, 61 and 63, Dawson County, Georgia records.

FURTHER LESS AND EXCEPT all that tract or parcel of land lying and being in Land Lots 289 and 308 of the South Half of the 13th District and 1st Section of Dawson County, Georgia and being all subdivided lots and road rights of way according to a Final Plat of Country Crossings Subdivision Unit Three, recorded in Plat Book 27, page 85 and Plat Book 27, page 135, Dawson County, Georgia records.

FURTHER LESS AND EXCEPT all that tract or parcel of land lying and being in Land Lots 306, 307 and 350 of the South Half of the 13th District and 1st Section of Dawson County, Georgia and being all subdivided lots and road rights of way and access easement according to a Final Plat of Country Crossings Subdivision Unit Four, recorded in Plat Book 44, pages 9, 11, 13, 15 and 17, and Plat Book 60, pages 189, 191, 193, 195 and 197, Dawson County, Georgia records.

ALONG WITH

20 SEP 11 11:55 AM

All that tract or parcel of land, together with all improvements thereon, lying and being in the South half of the 13th District and 1st Section of Dawson County, Georgia, in Land Lot No. 366 as shown by survey of property prepared by Farley-Collins and Associates, Registered Surveyors, dated February 10, 1965, and recorded in Plat Book 1, Page 193 of the Dawson County Records, and as more fully shown on survey of the property of Ralph Wildeboer prepared by S.R. Freeman, Registered Surveyor, dated July, 1974, and being more fully described in accordance with said surveys as follows:

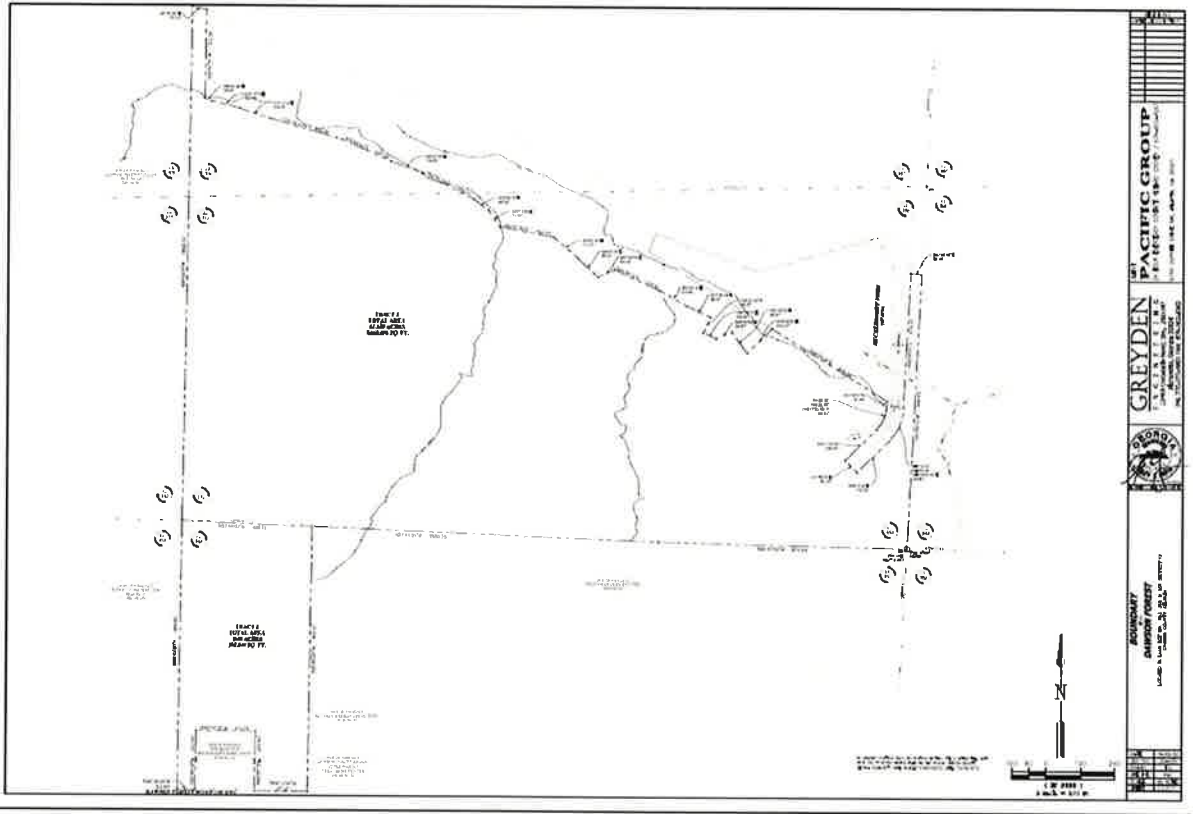
BEGINNING at an iron pin corner located on the Northerly right-of-way of State Highway No. 318, which point is 1.2 miles Westerly from the intersection of State Highway 318 with State Highway 9E; thence from said beginning point North 89 degrees 48 minutes West along the Northerly right-of-way of State Highway No. 318 a distance of 460 feet to the west original line of said Land Lot; thence North 0 degrees 45 minutes East along the west original line of said land lot which is the line dividing Land Lots 365 and 366 a distance of 954 feet to an iron pin corner located at the corners of Land Lots 365, 366, 351, and 352; thence South 89 degrees 15 minutes East along the North original line of said Land Lot 366 a distance of 460 feet to an iron pin corner; thence South 0 degrees 45 minutes West 954 feet to the beginning corner, and being the same property described and conveyed in a warranty deed from John B. Carter to Ralph Wildeboer dated April 29, 1971, recorded in Deed Book 15, Page 22, Dawson County, Georgia Deed Records.

LESS AND EXCEPT: 1.000 acre conveyed to Marian E. Wildeboer by warranty deed dated August 22, 1995, and recorded in Deed Book 203, Page 648, Dawson County, Georgia Deed Records.

20 SEP 11 11:55 AM

Exhibit F

Boundary Survey



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Exhibit G

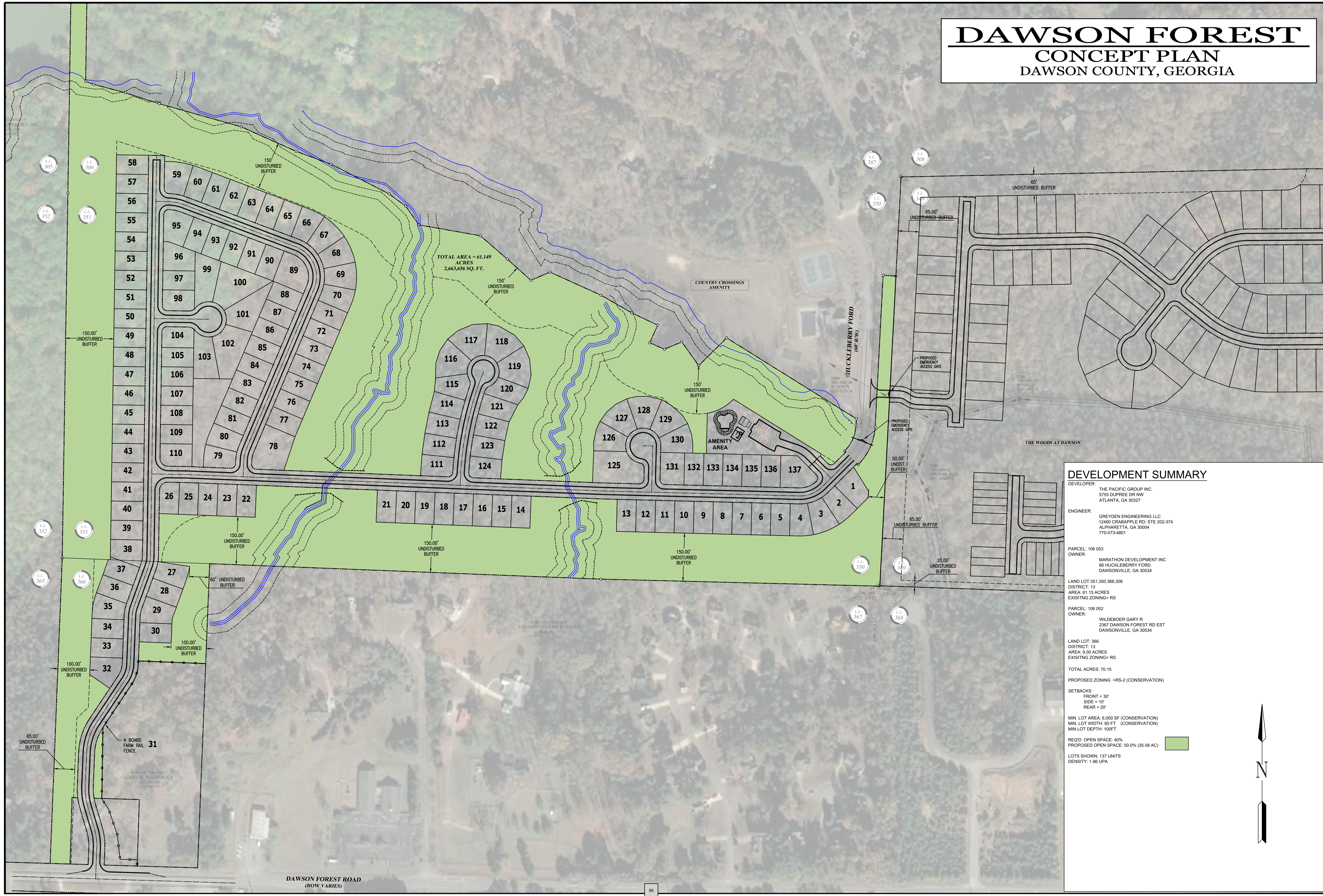
Traffic Study

20 SEP 11 11:56 AM

DAWSON FOREST

CONCEPT PLAN

DAWSON COUNTY, GEORGIA



DEVELOPMENT SUMMARY

DEVELOPER: THE PACIFIC GROUP INC.
5755 DUPREE DR NW
ATLANTA, GA 30327

ENGINEER: GREYDEN ENGINEERING LLC
12480 CRABAPPLE RD, STE 202-374
ALPHARETTA, GA 30004
770-573-4801

PARCEL: 106 053
OWNER: MARATHON DEVELOPMENT INC
86 HUCKLEBERRY FORD
DAWSONVILLE, GA 30534

LAND LOT: 351,350,366,306
DISTRICT: 13
AREA: 61.15 ACRES
EXISTING ZONING= RS

PARCEL: 106 052
OWNER: WILDEBOER GARY R
2367 DAWSON FOREST RD EST
DAWSONVILLE, GA 30534

LAND LOT: 366
DISTRICT: 13
AREA: 9.00 ACRES
EXISTING ZONING= RS

TOTAL ACRES: 70.15

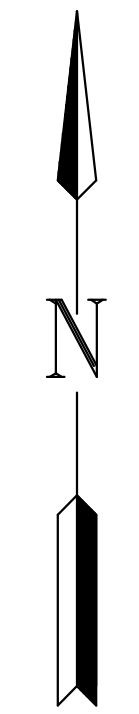
PROPOSED ZONING =RS-2 (CONSERVATION)

SETBACKS:
FRONT = 30'
SIDE = 10'
REAR = 20'

MIN. LOT AREA: 6,000 SF (CONSERVATION)
MIN. LOT WIDTH: 60 FT (CONSERVATION)
MIN LOT DEPTH: 100FT

REQ'D OPEN SPACE: 40%
PROPOSED OPEN SPACE: 50.0% (35.08 AC)

LOTS SHOWN: 137 UNITS
DENSITY: 1.96 UPA



DAWSON FOREST ROAD
(ROW VARIES)

**DAWSON COUNTY PLANNING COMMISSION
PLANNING STAFF REPORT**

Applicant.....Kevin Seifert/ The Pacific Group, Inc

Amendment #ZA 20-18

Request.....Rezone Property from RS (Residential Suburban) to RS-3 (Residential Suburban)

Proposed UseSingle family residential

Current ZoningRS (Residential Suburban)

Size.....70± acres

LocationDawson Forest

Tax Parcel106-053, 106-052

Planning Commission DateOctober 20, 2020

Board of Commission Date.....November 19, 2020

Applicant Proposal

The applicant is seeking to rezone the property from RS (Residential Suburban) to RS-3 (Residential Sub-urban) for the purpose of continuing “The Oaks” development that was previous approved by Dawson County.

History and Existing Land Uses

Parcel 106-053 was rezoning 5/14/1996 under ZA96-05 Marathon Development as a part of the Country Crossing development to the north off of Grizzle Road.

Adjacent Land Uses	Existing zoning	Existing Use
North	RS	Residential
South	VCR	Residential
East	CPCD/RMF	Residential
West	RS	Residential

Development Support and Constraints

The extension of water and sewer.

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

According to the Comprehensive Plan and accompanying FLUP (Future Land Use Plan), the subject property is identified as Suburban Residential, which RS-3 is a potential subset of.

Public Facilities/Impacts

Engineering Department – Asphalt is in optimal condition. FDR in 2017, good vertical and horizontal alignment based on concept provided. Moderate to high traffic flow, no improvements planned by Dawson County at this time. Public Works requests a traffic impact study to be submitted for review prior to plan approval for construction.

Environmental Health Department – No comments returned.

Emergency Services – Development will cause increased County population, resulting in a proportionate increase in calls for service to Emergency Services and further tasking existing response capability. Second apparatus access via Huckleberry Ford shall meet stipulations of 2018 IFC appendix D.

Etowah Water & Sewer Authority – Water main upgrades and extensions will be required to provide adequate potable and sewer at the developer's expense.

Dawson County Sheriff's Office – No comments returned.

Board of Education – No facility additions would be necessary

Analysis

- RS-3 is a newly added classification in order to allow a higher density classification the one unit per acre for single family residential developments. Along 400 and down Dawson Forest is where we expect to see this growth.

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

A. The existing uses and classification of nearby property.

The majority of all surrounding classifications are some type of residential. There are two commercial properties with less insensitive Commercial Crossroads Business zoning classifications.

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

There should be no diminishment of property values.

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

There should be no destruction of property values.

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

There should be no gain to the public if approved.

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

The property is suitable for the purposed land use classification and would be considered a subset of the Future Land Use Map designation.

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

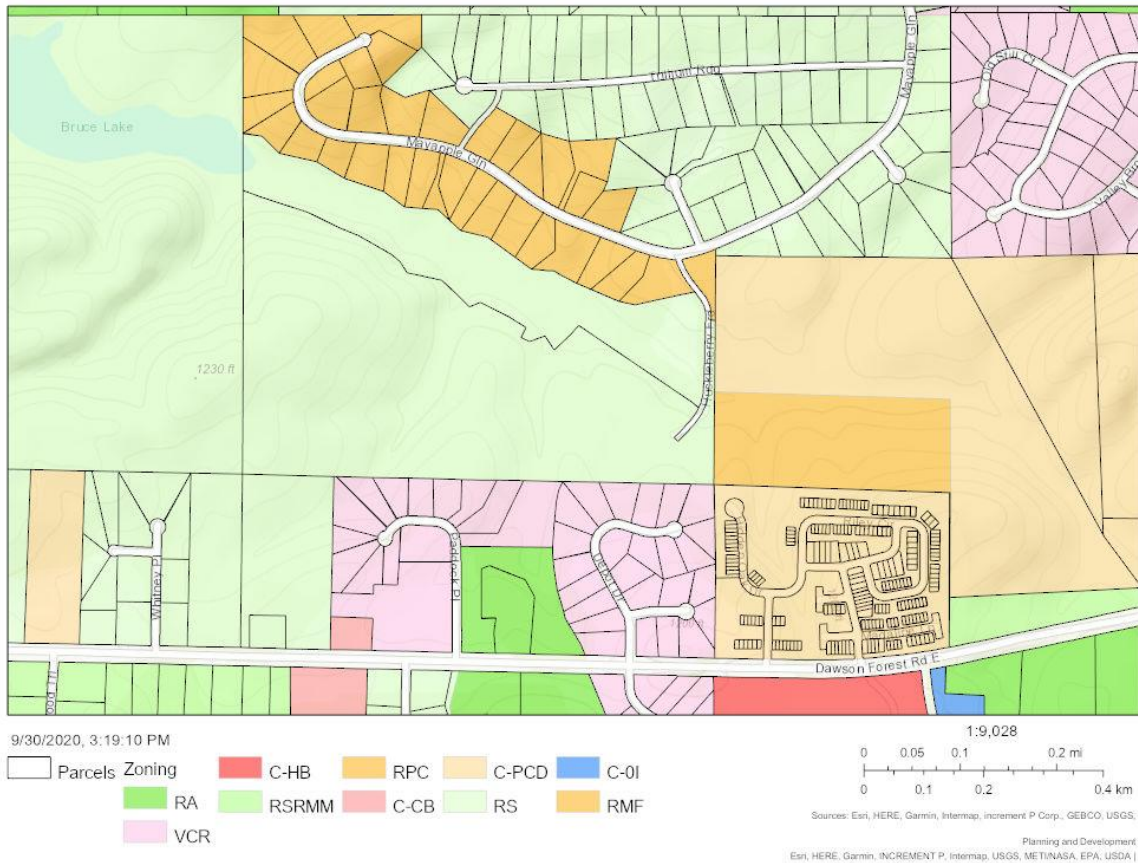
The property is vacant. It was originally designated to be an extension of Country Crossings. The application has it apart of The Oaks which is the neighboring property to the east. The Oaks is currently in the land disturbance phase.

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

The current zoning would not allow for what the applicant is trying to accomplish.

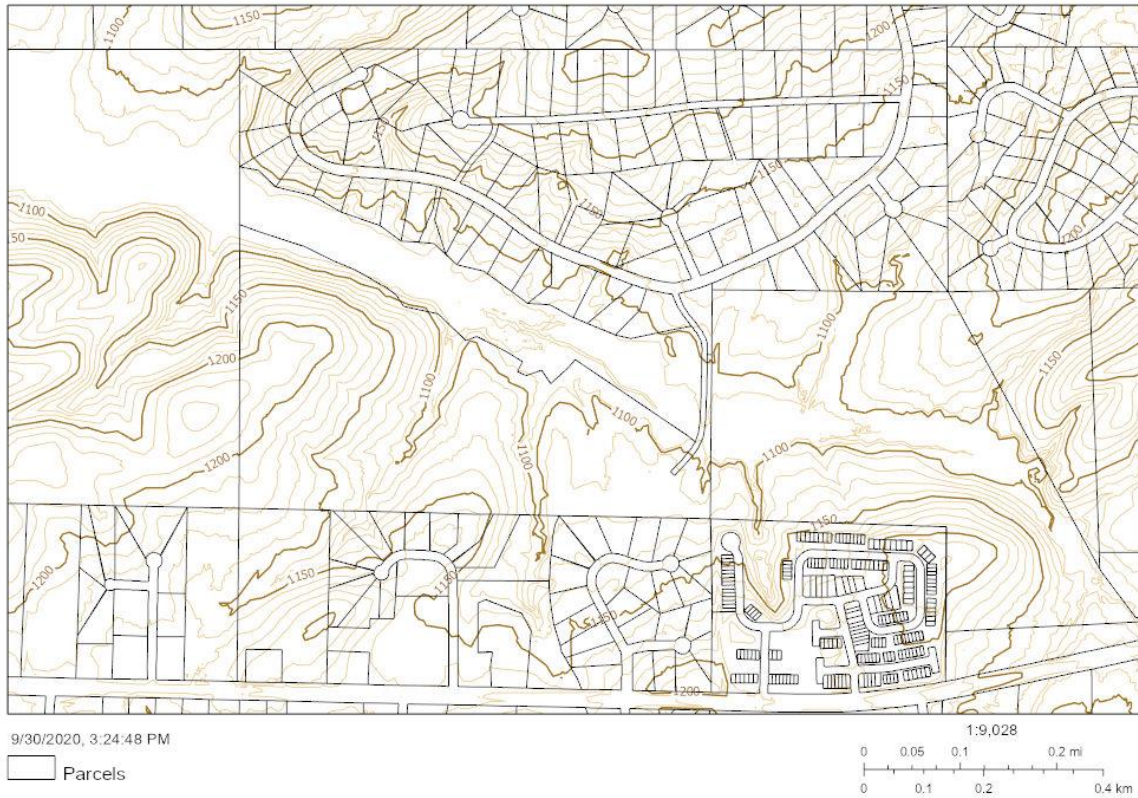
Current Zoning Map:

Dawson County Current Zoning



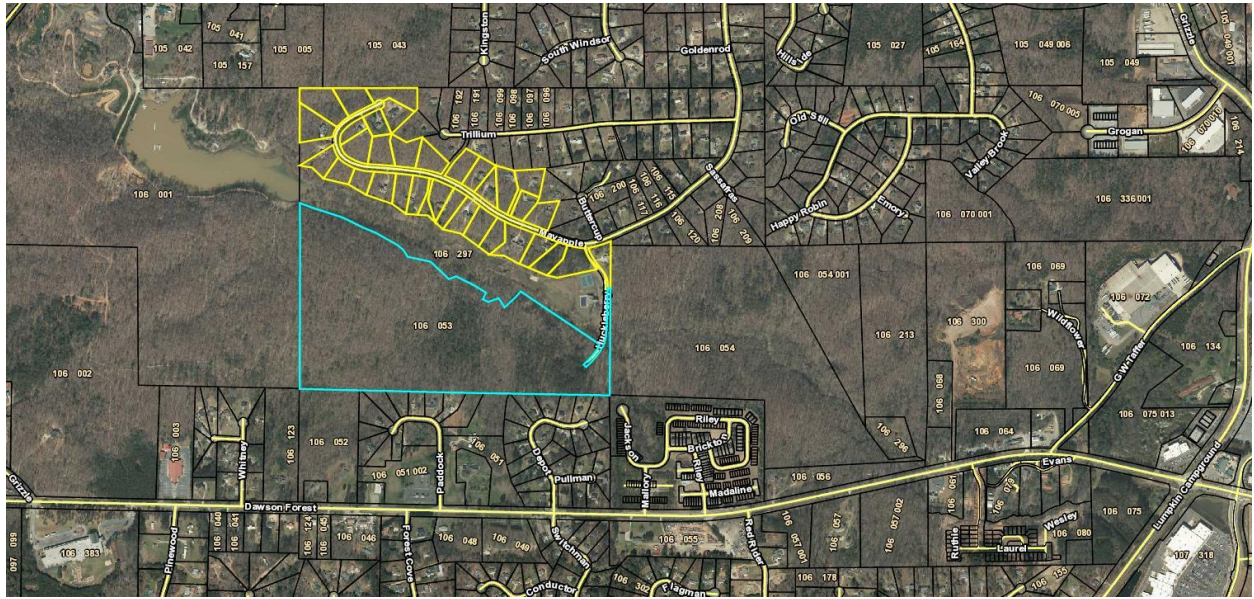
Topography:

Topo Map



Dawson County
The information on this map (or data product) is from a computer database accessed using a Geographic Information System (GIS). Dawson County Public Works cannot guarantee the accuracy of the information contained on this map. Each user of this map is

Aerial:



1. Total lot count shall not exceed 137 lots
2. This shall be a Conservation design and shall abide by Article X of the Land Use Ordinance
3. There shall be a minimum 150' undisturbed buffer to all properties to the north, west, and south of the community as shown on Exhibit C, the Zoning Site Plan. The allowed deviations from this 150' are represented on Exhibit C.
4. Carriage style garage doors with decorative hardware or other embellishments shall be used on all homes and each home shall have not less than a two-car garage;
5. The roofing material used on all homes shall be cedar shake, 3-tab architectural/dimensional style asphalt shingles or metal as appropriate to the architectural style of each home as determined by the builder;
6. All overhangs including gables and side gables will have a minimum of a 12-inch overhang on all sides;
7. The developer shall use a variety of techniques to avoid the monotonous appearance of identical homes. Such techniques may employ among others the use of differing front elevations, architectural styles, building exteriors, and other similar techniques so that no house is the same as any house directly in front or on either adjacent side of it;
8. All roofs and gables shall be of a pitch no less than 8/12. This condition shall not apply to dormers, porches, bay windows, and third floor retreats;
9. All homes shall have a minimum of two 12-inch house and foundation offsets in the front;
10. Poured concrete retaining walls visible from the right of way must be painted or faced with stone or brick. No wooden retaining walls over 3-feet in height shall be permitted;
11. The exterior materials for all homes shall consist of brick, stone, cement-based lap siding, cement-based siding panels, cedar and/or shake;
12. The front facade of all homes shall have a minimum of forty-five (45%) brick, stone and/or shake with accents, such as, but not limited to, hardi-plank lap siding;
13. Homes shall have a minimum heated floor area of 1,800 square feet. At least 75% of the homes shall have a minimum heated floor area of 2,200 square feet;
14. All roof vents, pipes, and other roof equipment (except chimneys) shall be located on the rear elevations and shall be painted to match the color of the roof;
15. No above-ground swimming pools shall be permitted;
16. No window air conditioning unit may be installed;
17. Developer shall allow Georgia Native Plant Society to rescue any native plants prior to grading the property;
18. Developer shall provide an amenity area with a pool, cabana, and playground;
19. Developer shall construct a 4' tall 4-strand barb wire fence running the entire length of the northern shared property line with Country Crossings Recreation Association, Inc. This fence shall be located on the property line where the shared property line falls south of the creek and shall be located approx. 50' south of creek where the property line falls north of the creek;
20. At purchase of each building permit, each home shall be subject to the then current Total Impact Fee for single-family detached housing plus an additional \$1,000
21. Entrance on Dawson Forest Rd must include a waterfall feature

DENIAL

Public Hearing of Rezoning Request

We, the Dawson County Planning Commission, do hereby recommend denial of the following rezoning request:

ZA 20-18

Date of Hearing: 11/17/2020

Applicant's Name: Kevin Seifert / The Pacific Group, Inc

Address: Dawson Forest Road

Tax Map Parcel Number: 106-053, 106-052

Parcel Currently Zoned: RS


Rezoning Requested: RS to RS-3

This recommendation for denial is based upon the following which we feel will/will not:

- A. Affect the property values of surrounding property.
- B. Affect the health, safety or general welfare of the public.
- C. Impose special hardships on the surrounding property owners.

This recommendation for denial was based on the following:

location to 400



Chairman Jason Hamby

11-17-20

Date

Dawson County Planning Commissioner

DAWSON COUNTY REZONING APPLICATION

This portion to be completed by Zoning Administrator

ZA 20.20 Tax Map & Parcel # (TMP): 114-033-005
Submittal Date: 10.9.2020 Time: 10:24 (am/pm) Received by: hrg (staff initials)
Fees Assessed: 475.00 Paid: Check Commission District: _____
Planning Commission Meeting Date: November 17
Board of Commissioners Meeting Date: December 17

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: JIM KING
Address: _____

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

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

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

PROPERTY OWNER/PROPERTY INFORMATION

Name: DAVID DUNCAN
Street Address of Property being rezoned: NW CORNER SR53 + DAWSON FOREST RD
7142 Hwy 53 E, DAWSONVILLE GA 30534
Rezoning from: RA to: RMP Total acreage being rezoned: 30.48
Directions to Property: PROPERTY IS BEHIND WALMART UP TO CORNER OF DAWSON FOREST RD
AND HWY 53.

20001 910:24AM

Subdivision Name (if applicable): _____ Lot(s) #: 145

Current Use of Property: VACANT

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

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

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

If yes, what section? SOUTH

SURROUNDING PROPERTY ZONING CLASSIFICATION:

North ~~RMF~~ RMF South RMF East AG+CHB West CHB

Future Land Use Map Designation: Commercial Highway Business

Access to the development will be provided from:

Road Name: DAWSON FOREST ROAD Type of Surface: ASPHALT

REQUESTED ACTION & DETAILS OF PROPOSED USE

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

Proposed Use: Single Family SEMI-DETACHED Homes

Existing Utilities: Water Sewer Gas Electric

Proposed Utilities: Water Sewer Gas Electric

RESIDENTIAL

No. of Lots: 145 Minimum Lot Size: _____ (acres) No. of Units: 145

Minimum Heated Floor Area: 1500 sq. ft. Density/Acre: 4.76 units/Ac

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

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

COMMERCIAL & INDUSTRIAL

Building area: _____ No. of Parking Spaces: _____

20 OCT 9 10:24 AM

APPLICANT CERTIFICATION

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

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

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

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

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

Signature _____
Witness _____

Date 10/8/2020
Date 10/8/2020

WITHDRAWAL

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

I hereby withdraw application # _____

Signature _____

Date _____

Withdrawal of Application:

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

20 OCT 9 10:24 AM

ZA 20.20

TMP#: _____

List of Adjacent Property Owners

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

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

	<u>Name</u>	<u>Address</u>
TMP <u>114 033 001</u>	1. Michael G Hughes-	7142 Hwy 53E, Dawsonville, GA 30534
TMP <u>114 033 005</u>	2. Georgia 400 Industrial Park, Inc.-	6840 Bennett Rd, Cumming GA 30041
TMP <u>114 046 002</u>	3. Farmington Creek LP-	3825 Paces Walk, Suite 100, Atlanta, GA 30339
TMP <u>114 033 003</u>	4. Etowah Water & Sewer Authority-	1162 Hwy 53E, Dawsonville, GA 30534
TMP <u>114 018</u>	5. Georgia 400 Industrial Park, Inc.-	6840 Bennett Rd, Cumming GA 30041
TMP <u>114 033</u>	6. Dawson Forest Holdings, LLC-	4635 Harris Trail, Atlanta GA 30327
TMP <u>114 022 004</u>	7. Dawson County Government-	25 Justice Way Suite 1222
TMP <u>114 022 003</u>	8. James D Hughes+Rocky P Hughes-	244 Thompson Creek Park Rd, Dawsonville, GA 30534
TMP <u>114 021</u>	9. Byrd Elliott Properties, LLC-	7342 Hwy 53 East, Dawsonville, GA 30534
TMP <u>114 022 006</u>	10. Rocky P Hughes & Billy G Hughes, Jr-	PO Box 56607, Atlanta, GA 30343
TMP <u>114 022 009</u>	11. Penler Dawsonville, LLC-	P.O. Box 56607, Atlanta, GA 30343
TMP _____	12.	_____
TMP _____	13.	_____
TMP _____	14.	_____
TMP _____	15.	_____

Use additional sheets if necessary.

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

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

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

This notice and acknowledgement shall be public record.

Applicant Signature: 

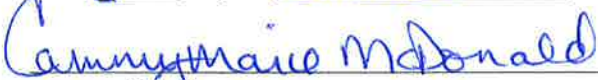
Applicant Printed Name: David Duncan

Application Number: _____

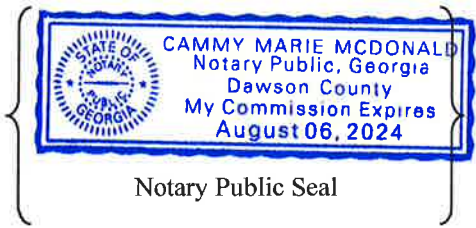
Date Signed: 10-6-2020

Sworn and subscribed before me

this 6th day of October, 2020.


Notary Public

My Commission Expires: August 6, 2024



20 OCT 9 10:24 AM

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

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

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

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

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

Amount \$ _____ Date: _____

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

Signature of Applicant/Representative of Applicant:

_____ Date: _____

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

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

2001 OCT 9 10:24 AM

PROPERTY OWNER AUTHORIZATION

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

Parcel # 114 033 005

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

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

Printed Name of applicant or agent: JIM KING

Signature of applicant or agent: [Signature] Date: 10-6-20

Printed Name of Owner(s): David Duncan

Signature of Owner(s): [Signature] Date: 10-6-2020

Mailing address: _____

City, State, Zip: _____

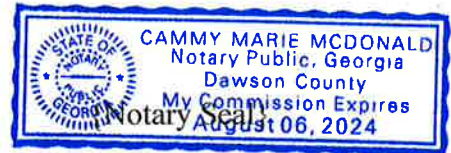
Telephone Number: _____

Listed
Unlisted

Sworn and subscribed before me this 6th day of October, 2020.

Cammy Marie McDonald
Notary Public

My Commission Expires: August 6, 2024



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

200CT 9 10:24AM

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

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

X

I am a United States citizen.

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

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

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

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

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

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

Executed in DAWSONVILLE (city), GA (state)

Signature of Applicant

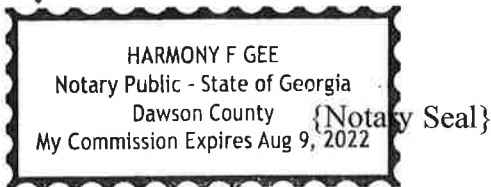
Date

JIM KING
Printed Name

Name of Business

SUBSCRIBED AND SWORN BEFORE ME ON

THIS 9 DAY OF August, 2020
Harmony GEE Notary Public
My Commission Expires October, 2020



20 OCT 9 10:24 AM

LETTER OF INTENT

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

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

20 OCT 9 10:24 AM

[Search for Additional Records](#)

Owner Information

GEORGIA 400 INDUSTRIAL PARK INC

Payment Information

Status ✔ Paid
Last Payment Date 12/02/2019
Amount Paid \$29,465.25

Property Information

Parcel Number 114 033 005
District 1 DAWSON COUNTY UNINCORPORATED
Acres 51.44
Description LL 374 LD 13-S
Assessed Value \$1,234,560
Appraised Value \$3,086,400

Bill Information

Record Type Property
Tax Year 2019
Bill Number 5401
Account Number 56913
Due Date 12/01/2019

Taxes

Base Taxes \$29,465.25
Penalty \$0.00
Interest \$0.00
Total Due **\$0.00**

Tax Breakdown

Entity	Adjusted FMV	Net Assmt	Exemptions	Taxable Val	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX	3,086,400	1,234,560	0	1,234,560	0	\$0.00	\$0.00	\$0.00
COUNTY M&O	3,086,400	1,234,560	0	1,234,560	13.079	\$16,146.81	\$0.00	\$9,986.36
SALES TAX ROLLBACK	0	0	0	1,234,560	-4.99	\$0.00	-\$6,160.45	\$0.00
SCHOOL M&O	3,086,400	1,234,560	0	1,234,560	15.778	\$19,478.89	\$0.00	\$19,478.89
Totals					23.867	\$35,625.70	-\$6,160.45	\$29,465.25

**DAWSON COUNTY PLANNING COMMISSION
PLANNING STAFF REPORT**

Applicant.....Jim King

Amendment #ZA 20-22

Request.....Rezone a portion of the property from R-A
(Residential Agricultural) to RMF
(Residential Multi-Family)

Proposed UseTo construct 145 units of Multi-Family
(semi-attached homes)

Current ZoningR-A (Residential Agricultural)

Size.....30.48± acres

LocationDawson Forest Rd. East

Tax Parcel114-033-005

Planning Commission DateNovember 17, 2020

Board of Commissioners Date.....December 17, 2020

Applicant Proposal

The applicant is seeking to rezone the property from R-A (Residential Agricultural) to RMF (Residential Multi Family) for the purpose of building a 145 unit Multi-Family semi-detached single family residences.

History and Existing Land Uses

The current use of the property is vacant land.

Adjacent Land Uses	Existing zoning	Existing Use
North	RMF	Multi Family (Apartments)
South	RMF	Multi Family (Apartments)
East	R-A	Vacant Land
West	CPCD	Commercial

Development Support and Constraints

There appears to be adequate utilities to support both commercial and multi-family uses in this area.

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

According to the Comprehensive Plan and accompanying FLUP (Future Land Use Plan), the subject property is identified as Commercial Highway Business.

Public Facilities/Impacts

Engineering Department – Will need a traffic impact study to determine full impacts to access. Dawson County is currently working with GDOT and surrounds property owners to the east on a Round a bout at the Dawson Forest and SR 53 intersection. It is anticipated that the construction on the traffic circle will begin this coming spring. The property is located adjacent to a tributary to Lake Lanier and is in the Lake Lanier watershed

Environmental Health Department – No comments necessary. Project will be handled by EWSA.

Emergency Services – Please see attached.

Etowah Water & Sewer Authority – Water is adjacent to property. Upgrades to the system would be required for the development. Upgrades & extensions will be required for water and sanitary sewer service to be designed and installed per EWSA specs at the developer’s expense.

Dawson County Sheriff’s Office – No comments returned

Georgia Department of Transportation: Coordination with GDOT will be necessary for this project.

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

A. The existing uses and classification of nearby property.

Adjacent properties to the North and South are multi-family zoned. The property to the West is commercially zoned. The land to the East is zoned agriculture. This parcel is located in the 400 Corridor with commercial adjacent.

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

There should be no diminished values to the surrounding properties.

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

There should be no destruction of property values.

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

There should be no gain to the public if approved.

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

The property is suitable for the proposed land use classification due to being located in close proximity to Hwy 400.

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

The land has always been vacant.

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

The staff has not identified any specific, unusual or unique facts in this case giving rise to any hardship on the part of the community.

Analysis

Our Comprehensive Plan defines development in this area to include developed or undeveloped land on both sides of lands designated along Georgia 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.

Residential Multifamily is an appropriate zoning classification in align with our comprehensive plan. The site plan will have to include a second entrance to meet subdivision regulations. The concept of have the residential density behind the potential commercial frontage is aligned with over concept for the 400 Corridor. Although we would like to see more of an inclusive development to include the commercial as well. This rezoning is just for a portion of the property, while the rest is to be left vacant.

It is important to note that the Planning Department is in the process of updating the 400 Corridor guidelines. This development will be held to the guidelines in-place at the time of development unless otherwise stipulated.

Pictures of Property:



Aerial:



Current Zoning Map:



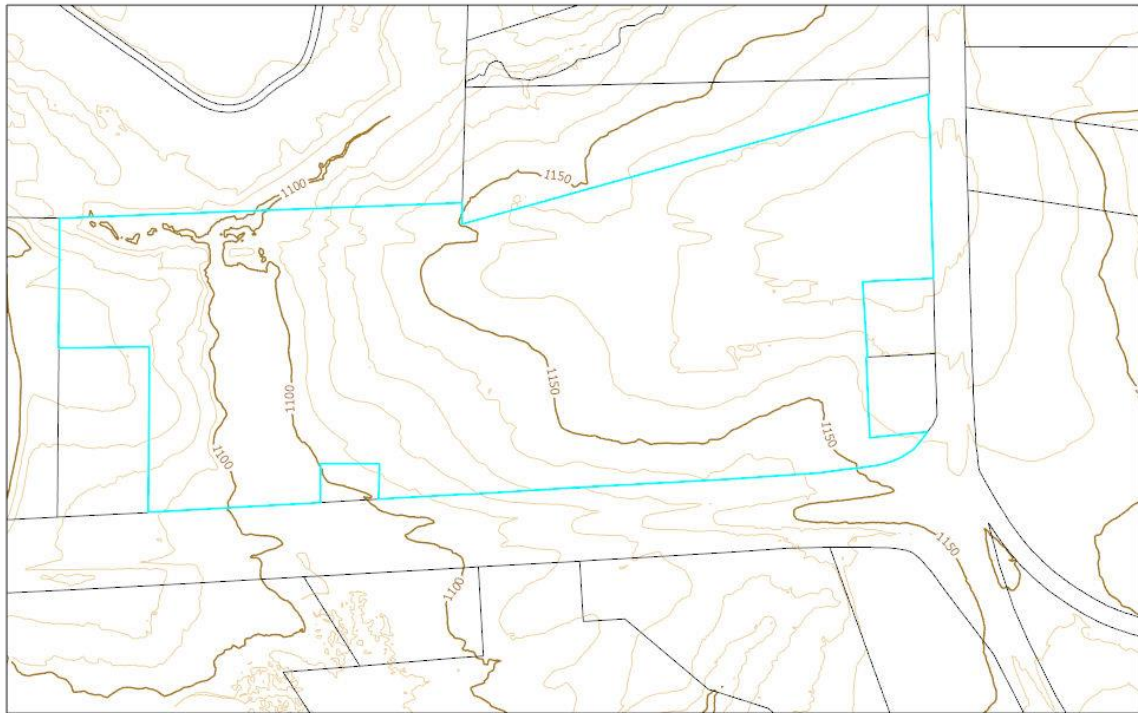
Legend

Parcel_Outline	C-HB	C-IR	VC	RMF
RA	RSRMM	C-PCD	MUV	HD
RSR	RPC	RS	CT	911 Roads
VCR	C-CB	C-01	C-RB	



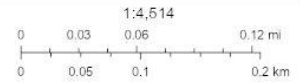
Topography:

Topo Map



10/22/2020, 12:10:24 PM

Parcels



The information on this map (or data product) is from a computer database accessed using a Geographic Information System (GIS). Dawson County Public Works cannot guarantee the accuracy of the information contained on this map. Each user of this map is

Future Land Use:

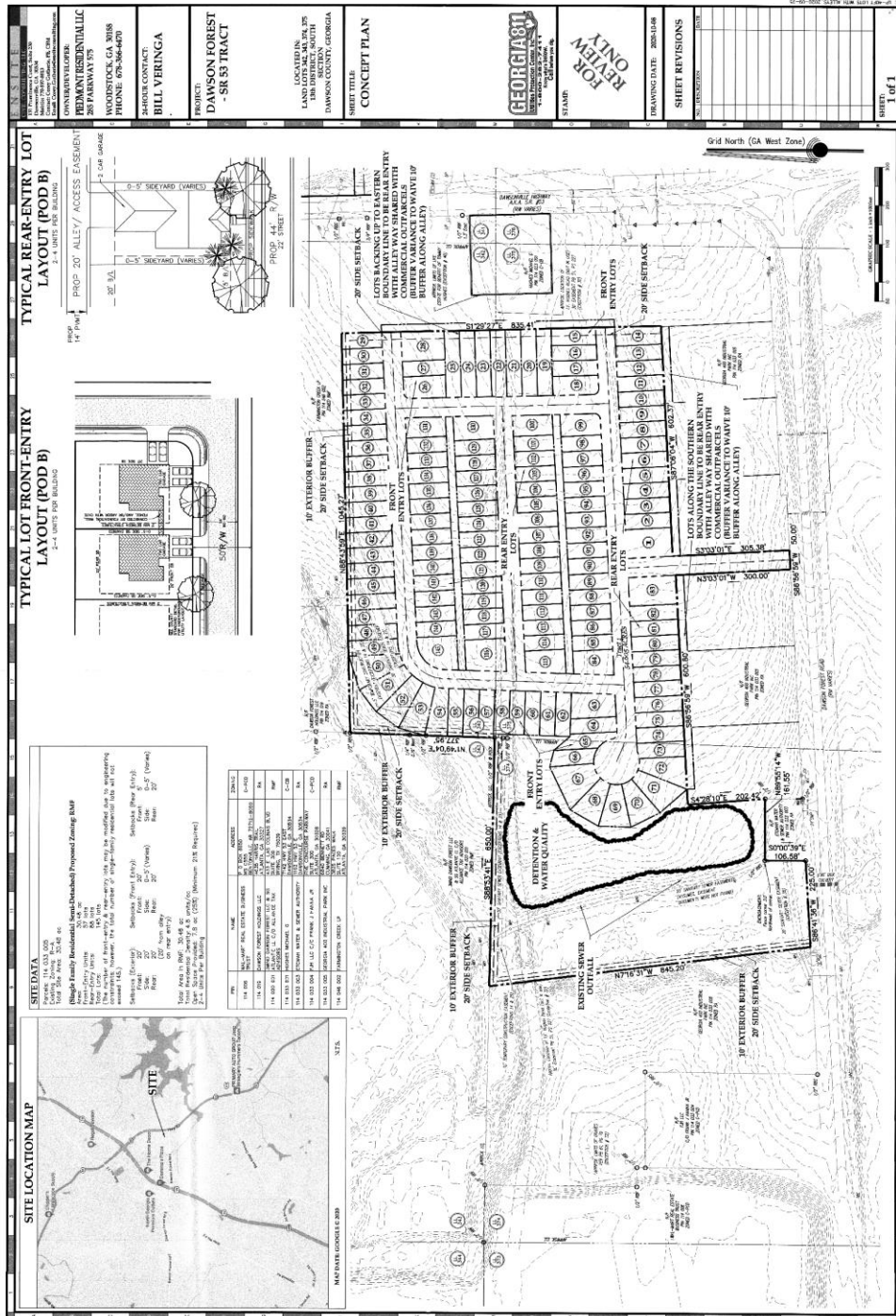


Legend

 Parcel_Outline	 RL	 RR	 MFR	 CC	 TCU
 PRC	 RA	 CHB	 PI	 OP	 PARK
 SRR	 SR	 LI	 RT	 MUV	



Site Plan:



DENIAL

Public Hearing of Rezoning Request

We, the Dawson County Planning Commission, do hereby recommend denial of the following rezoning request:

ZA 20-22

Date of Hearing: 11/17/2020

Applicant's Name: Jim King

Address: Dawson Forest Road East

Tax Map Parcel Number: 114-033-005

Parcel Currently Zoned: RA


Rezoning Requested: RMF

This recommendation for denial is based upon the following which we feel will/will not:

- A. Affect the property values of surrounding property.
- B. Affect the health, safety or general welfare of the public.
- C. Impose special hardships on the surrounding property owners.

This recommendation for denial was based on the following:

to see more a comprehensive plan
including the residential.


Chairman Jason Hamby

11-17-20
Date

Dawson County Planning Commissioner



DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: 2800-Public Defender

Work Session: 12/03/2020

Prepared By: ISABEL CHAVEZ

Voting Session: 12/03/2020

Presenter: Brad Morris/Brock Johnson

Public Hearing: Yes No _____

Agenda Item Title: Presentation of REQUEST FOR APPROVAL OF FY 2021 STATE PUBLIC DEFENDER CONTRACT

Background Information:

Dawson County has contracted with GPDC since the public defender system's inception (our office started operating in January 2005) for the GPDC to employ one attorney and one administrative assistance as state employees via contract. The contract covers the two employees' salaries and cost of employment as set forth in attachment B to the state contract. And a 5% management fee.

Current Information:

The expense required to fund this contract has been requested and approved in the 2021 budget. The contract renews the agreement between Dawson County and the Georgia Public Defender Council ("GPDC") for the new Fiscal and Calendar year 2021.

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

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining
	2800	571001-000	184,121.85	184,121.85	184,121.85	.

Recommendation/Motion: _____

Department Head Authorization: _____

Date: _____

Finance Dept. Authorization: Vickie Neikirk

Date: 11/19/20

County Manager Authorization: David Headley

Date: 11/19/2020

County Attorney Authorization: _____

Date: _____

Comments/Attachments:

Attachment- INDIGENT DEFENSE SERVICE AGREEMENT BETWEEN THE CIRCUIT PUBLIC DEFENDER OFFICE OF THE NORTHEASTERN JUDICIAL CIRCUIT AND THE GOVERNING AUTHORITY IF DAWSON COUNTY (FY 2021)

**INDIGENT DEFENSE SERVICES AGREEMENT
BETWEEN THE CIRCUIT PUBLIC DEFENDER OFFICE OF THE
NORTHEASTERN JUDICIAL CIRCUIT AND THE GOVERNING AUTHORITY OF
DAWSON COUNTY**

THIS AGREEMENT is entered into this ____ day of _____, 2020, between the Circuit Public Defender Office of the Northeastern Judicial Circuit (herein referred to as “the Public Defender Office”) and the governing authority of Dawson County, a body politic and a subdivision of the State of Georgia (herein referred to as “the County”) and is effective January 1, 2021.

WITNESSETH:

WHEREAS, the Public Defender Office and the County enter into this agreement to implement the provisions of the Georgia Indigent Defense Act of 2003, as amended, including the provisions quoted below; and

WHEREAS, O.C.G.A. § 17-12-23 (d) provides as follows:

A city or county may contract with the circuit public defender office for the provision of criminal defense for indigent persons accused of violating city or county ordinances or state laws. If a city or county does not contract with the circuit public defender office, the city or county shall be subject to all applicable standards adopted by the council for representation of indigent persons in this state; and

WHEREAS, O.C.G.A. § 17-12-25 (b) provides as follows:

The county or counties comprising the judicial circuit may supplement the salary of the circuit public defender in an amount as is or may be authorized by local Act or in an amount as may be determined by the governing authority of the county or counties, whichever is greater; and

WHEREAS, O.C.G.A. § 17-12-26 (c) (4) provides as follows:

Neither the circuit public defender nor any personnel compensated by the state pursuant to the provisions of this article shall be reimbursed from state funds for any expenses for which the person has been reimbursed from funds other than state funds; provided, however, that the governing authority of the county or counties comprising the judicial circuit are authorized to provide travel advances or to reimburse expenses which may be incurred by the person in the performance of his or her official duties to the extent the expenses are not reimbursed by the state as provided in this Code section; and

WHEREAS, O.C.G.A. § 17-12-30 (c) (6) provides as follows:

The governing authority of the county or counties comprising a judicial circuit may supplement the salary or fringe benefits of any state paid position appointed pursuant to this article; and

WHEREAS, O.C.G.A. § 17-12-31 provides in subsections (a) and (b) the following:

- (a) The circuit public defender in each judicial circuit may employ additional assistant circuit public defenders, deputy circuit public defenders, or other attorneys, investigators, paraprofessionals, clerical assistants, and other employees or independent contractors as may be provided for by local law or as may be authorized by the governing authority of the county or counties comprising the judicial circuit. The circuit public defender shall define the duties and fix the title of any attorney or other employee of the office of the circuit public defender.
- (b) Personnel employed by the circuit public defender pursuant to this Code section shall serve at the pleasure of the circuit public defender and shall be compensated by the county or counties comprising the judicial circuit, the manner and amount of compensation to be paid to be fixed either by local Act or by the circuit public defender with the approval of the county or counties comprising the judicial circuit.

WHEREAS, O.C.G.A. § 17-12-34 provides as follows:

The governing authority of the county shall provide, in conjunction and cooperation with the other counties in the judicial circuit and in a pro rata share according to the population of each county, appropriate offices, utilities, telephone expenses, materials, and supplies as may be necessary to equip, maintain, and furnish the office or offices of the circuit public defender in an orderly and efficient manner. The provisions of an office, utilities, telephone expenses, materials, and supplies shall be subject to the budget procedures required by Article 1 of Chapter 81 of Title 36; and

WHEREAS, O.C.G.A. § 17-12-35 provides as follows:

A circuit public defender office may contract with and may accept funds and grants from any public or private source; and

WHEREAS, the County is a body politic, existing and operating under the laws and Constitution of the State of Georgia with full power to enter into contracts and agreements with other political entities; and

WHEREAS, the Public Defender Office is existing under the laws of the State of Georgia and operating under the laws and Constitution of the State of Georgia with full power to enter into contracts and agreements with other entities; and

WHEREAS, it is the intent of the parties to this agreement to provide for the operation of an indigent defense system to assure that adequate and effective legal representation is provided,

independent of political considerations or private interests, to indigent defendants in criminal cases consistent with the standards adopted by the Georgia Public Defender Council. This system and this agreement include the following:

- (1) The provision by the Public Defender Office of the statutorily required services to the County;
- (2) The payment and provision for additional personnel by the County;
- (3) The provision by the County of its pro rata share of the costs of appropriate offices, utilities, telephone expenses, materials, and supplies as may be necessary to equip, maintain, and furnish the office or offices of the circuit public defender in an orderly and efficient manner;
- (4) Travel advances and reimbursement of expenses;
- (5) Salary supplements; and
- (6) The provision for other matters necessary to carry out this agreement.

NOW THEREFORE, in consideration of the mutual covenants and promises contained in the agreement and for Ten Dollars (\$10) and other good and valuable consideration, **IT IS AGREED AS FOLLOWS:**

ARTICLE 1

STATUTORY PERSONNEL

Section 1.01 Statutory Staffing. The Public Defender Office agrees to provide for the Northeastern Judicial Circuit full-time staff for a circuit public defender office or offices consisting of a circuit public defender; an assistant public defender for each superior court judge authorized for the circuit, excluding the chief judge and senior judges; an investigator; and 2 additional persons to perform administrative, clerical or paraprofessional services.

Section 1.02 Statutory Services. The Public Defender Office agrees to provide representation to indigent defendants in the following cases:

- (1) Cases prosecuted in the Superior Court of Dawson County under the laws of the State of Georgia in which there is a possibility that a sentence of imprisonment or probation or suspension of sentence of imprisonment may be adjudged;
- (2) Hearings in the Superior Court of Dawson County on a revocation of probation;
- (3) Cases prosecuted in the Juvenile Court of Dawson County in which a child may face a disposition in a delinquency case of confinement, commitment or probation; and
- (4) Direct appeals from a decision in cases described in (1), (2), and (3) above.

Section 1.03 Conflicts. The Public Defender Office agrees to provide for legal representation by an attorney who is not an employee of the Public Defender Office in cases described in Section 1.02 in which the Public Defender Office has a conflict of interest.

ARTICLE 2

ADDITIONAL PERSONNEL AND SERVICES

Section 2.01 Additional personnel and services. The Public Defender Office agrees to provide and the County agrees to pay for the services and personnel described in Attachment A. The parties agree to the terms of Attachment A. Attachment A is incorporated into this agreement by reference. The amount to be paid in Attachment A includes a nonrefundable 5% administrative services fee. Any additional personnel employed by the Public Defender Office pursuant to this section are full-time state paid employees of the Public Defender Office in the unclassified service of the State Merit System of Personnel Administration with all the benefits provided by law to employees in the unclassified service. The additional personnel serve at the pleasure of the Northeastern Judicial Circuit Public Defender. The parties agree that the employment of additional personnel employed by the Public Defender Office pursuant to this section may be terminated by the Public Defender Office if the County does not pay for the cost of these personnel in advance in accordance with this agreement.

Section 2.02 Provision of additional county employees. The County agrees to pay for 50% of the personnel cost for two of the Hall County employees listed in Attachment B. The County agrees to the payment terms as enumerated in a separate intergovernmental agreement between Hall County and Dawson County. These employees are to remain employees of the Hall County. The County is the employer for these employees for all purposes, including, without limitation, compensation and employee benefits, but the employees are under the supervision of the circuit public defender. The circuit public defender shall define the duties and fix the title of these employees and the employees serve at the pleasure of the circuit public defender subject to any applicable County personnel policies. In the event that an employee listed in Attachment B leaves the employment of the County for any reason, whether voluntarily or involuntarily, the Public Defender Office is authorized to employ a person to replace the departed employee under the same terms and conditions as the departed employee (including salary) was employed, subject to the approval of the County, which approval shall not be unreasonably withheld. Attachment B is incorporated into this agreement by reference.

ARTICLE 3

PROVISION BY THE COUNTY OF ITS PRO RATA SHARE OF THE COSTS OF APPROPRIATE OFFICES, UTILITIES, TELEPHONE EXPENSES, MATERIALS, AND SUPPLIES AS MAY BE NECESSARY TO EQUIP, MAINTAIN, AND FURNISH THE OFFICE OR OFFICES OF THE CIRCUIT PUBLIC DEFENDER.

Section 3.01 Office expenses. The County agrees to pay its pro rata share of the operating expenditures for appropriate offices, utilities, telephone expenses, materials, and supplies to equip,

maintain, and furnish the office or offices of the Public Defender Office. Pro rata shall be the percentage obtained by using the population of the County by the U.S. decennial census of 2010 count as the numerator and the total population of the counties in the Northeastern Judicial Circuit from the same census population as the denominator.

ARTICLE 4

TRAVEL AND REIMBURSEMENT OF EXPENSES

Section 4.01 Travel and expense reimbursement. The County agrees to provide travel advances and to reimburse expenses which may be incurred in the performance of the employee's official duties under this agreement by an employee of the Public Defender Office to the extent the expenses are not reimbursed by the state and to the extent the expenses are authorized by the circuit public defender and the County. The County shall provide the Public Defender Office with the information concerning the travel advances and expense reimbursements required by the State Auditor.

ARTICLE 5

SALARY SUPPLEMENTS

Section 5.01 Salary supplements. The County agrees to supplement the salaries of the state employees of the Public Defender Office listed in Attachment C in the amount indicated in Attachment C. The salary supplement for these state employees is paid directly to the employee by the County and all payroll taxes and benefits associated with the salary supplement are paid by the County. The parties to this agreement agree that a state employee who receives a salary supplement pursuant to this Section is a state employee and is under the supervision of the circuit public defender and not of the county and that a state employee who receives a salary supplement pursuant to this Section is not a county employee. The County shall provide the Public Defender Office with the information concerning the salary supplement required by the State Auditor.

ARTICLE 6

MISCELLANEOUS

Section 6.01 Term. The term of this agreement is 1 year beginning January 1, 2021 and ending December 31, 2021.

Section 6.02 Maintenance of effort. The County agrees that it will continue to fund indigent defense for the term of this agreement, at a minimum, at the level of its most recent budgeted level of funding (calendar year 2018) for indigent defense and as part of this support the county agrees to provide the space, equipment and operating expenses necessary to effectively operate the circuit public defender office.

Section 6.03 Severability. Any section, subsection, paragraph, term, condition, provision or other part (hereinafter collectively referred to as “part”) of this agreement that is judged, held, found, or declared to be voidable, void, invalid, illegal or otherwise not fully enforceable shall not affect any other part of this agreement, and the remainder of this agreement shall continue to be of full force and effect. Any agreement of the parties to amend, modify, eliminate, or otherwise change any part of this agreement shall not affect any other part of this agreement, and the remainder of this agreement shall continue to be of full force and effect.

Section 6.04 Cooperation, dispute resolution and jurisdiction. (a) The Public Defender Office and the County acknowledge that this agreement may need to be revised periodically to address new or unforeseen matters.

(b) Each party to this agreement agrees to cooperate with the other party to effectuate and carry out the intent of this agreement.

(c) This agreement, and the rights and obligations of the parties, are governed by, and subject to and interpreted in accordance with the laws of the State of Georgia. The parties acknowledge and agree that by law, the exclusive jurisdiction for contract actions against the state, departments and agencies of the state, and state authorities is the Superior Court of Fulton County, Georgia. The Parties further acknowledge that the Fulton Superior Court has a Court sponsored Arbitration and Mediation Program in which the Parties agree to fully participate.

Section 6.05 Notice. A notice to a party to this agreement shall be made in writing and shall be delivered by first class mail or personally to the person and at the address indicated below:

Circuit Public Defender Office of Northeastern
Judicial Circuit:

H. Bradford Morris, Jr. Circuit Public Defender
P.O. Box 390
Gainesville, GA 30503

Governing Authority of Dawson County:

Billy Thurmond, Chairman
Dawson County Board of Commissioners
25 Justice Way, 2nd Floor
Dawsonville, GA 30534

Georgia Public Defender Council
Omotayo Alli, Director
104 Marietta Street, Suite 400
Atlanta, GA 30303

Section 6.06 Agreement modification. This agreement, including all attachments hereto, constitutes the entire agreement between the parties with respect to the subject matter of this

agreement and may be altered or amended only by a subsequent written agreement of equal dignity; provided, however, that the parties' representatives identified in Section 6.05 may agree in writing by an exchange of letters or emails prior to the budget revision becoming effective to budget revisions which do not increase or decrease the total dollar value of the agreement. This agreement supersedes all prior agreements, negotiations and communications of whatever type, whether written or oral, between the parties hereto with respect to the subject matter of this agreement.

Section 6.07 Termination. (a) Due to non-availability of funds. In the event that either of the sources of reimbursement for services under this agreement (appropriations from the General Assembly of the State of Georgia, or appropriations from the governing authority of the County) is reduced during the term of this agreement, the Public Defender Office may make financial and other adjustments to this agreement and notify the County accordingly. An adjustment may be an agreement amendment or may be the termination of the agreement. The certification by the director of the Georgia Public Defender Council of the occurrence of reduction in State funds is conclusive. The certification of the occurrence of the reduction in county funds by the person named in Section 6.05 by the County to receive notices is conclusive. The County shall promptly notify the Public Defender Office in writing on the non-existence or insufficiency of funds and the date of termination. The Public Defender Office shall then immediately cease providing the services required hereunder except for any necessary winding down and transition services required under Section 6.08. In lieu of terminating this agreement, the County and the Public Defender Office may make financial and other adjustments to this agreement by amending it pursuant to Section 6.06.

(b) For cause. This agreement may be terminated for cause, in whole or in part, at any time by either party for failure by the other party to substantially perform any of its duties under this agreement. "Cause" means a breach or default of any material obligation hereunder which default is incapable of cure, or which, being capable of cure, has not been cured within 30 days after receipt of notice of such default (or such additional cure period as the non-defaulting party may authorize). Should a party exercise its right to terminate this agreement under this subsection, the termination shall be accomplished in writing and specify the reason and the termination date. In the event of termination under this subsection the Public Defender Office shall submit a final agreement expenditure report containing all charges incurred through and including the termination date to the County no later than 30 days after the effective date of written notice of termination and the County shall pay the amount due within 15 days of the receipt of the final agreement expenditure report. Upon termination of this agreement, the Public Defender Office shall not incur any new obligations after the effective date of the termination, except as required under Section 6.08. The above remedies contained in this subsection are in addition to any other remedies provided by law or the terms of this agreement.

(c) For Convenience. This agreement may be cancelled or terminated by either of the parties without cause; however, the party seeking to terminate or cancel this agreement shall give written notice of its intention to do so to the other party at least 60 days prior to the effective date of cancellation or termination.

(d) Post-termination obligations. After termination of this agreement pursuant to this Section, the Public Defender Office and the County agree to comply with the provisions of Section 6.08 (a).

Section 6.08 Cooperation in transition of services. (a) During or at the end of the agreement.

The Public Defender Office agrees upon termination or expiration of this agreement, in whole or in part, for any reason to cooperate as requested by the County to effectuate the smooth and reasonable transition of services for existing clients. This includes but is not limited to the continuation of representation by Public Defender Office where appropriate or required by law, court rule or the State Bar of Georgia ethical standards or the facilitation of the timely transfer to the County of the client records. The County shall compensate the Public Defender for all post-termination or post-expiration services under this subsection. The Public Defender Office shall submit a monthly expenditure report containing all charges incurred during the preceding month on or before the 5th day of each month. The County shall pay the amount due within 15 days of the receipt of the monthly expenditure report. This subsection survives the termination or expiration of the agreement.

(b) Statutory responsibility continuation. The Public Defender Office and the County acknowledge that both have responsibilities for indigent defense costs under the Georgia Indigent Defense Act of 2003, as amended and that the termination or expiration of this agreement does not relieve either party of their responsibility under the law.

Section 6.09 Advance of Funds. The parties agree that advances of funds cannot remain outstanding following agreement termination or expiration and will be reclaimed. The parties agree that upon termination of this agreement, for any reason, all unexpended and unobligated funds held by the parties revert to the party entitled to the funds. The parties agree to reconcile expenditures against advances of funds within 30 days of termination of this agreement.

Section 6.10 Rollover of Funds. The County acknowledges that state agencies have a fiscal year from July 1 to June 30. The County agrees to authorize the Georgia Public Defender Council to roll over remaining county funds from the end of one fiscal year to the start of the new fiscal year.

Section 6.10 Time. Time is of the essence.

IN WITNESS WHEREOF, the parties have each here unto affixed their signatures the day and year first written above.

ATTEST:

Dawson County

_____ BY: _____

Chairman
Dawson County Board of Commissioners

ATTEST:

Circuit Public Defender

_____ BY: _____
Signature
Circuit Public
Defender

ATTEST:

Consented to:

Georgia Public Defender Council

_____ BY: _____
Signature
Director

Northeastern Judicial Circuit
ATTACHMENT A – Personnel Expenditures
Dawson County
January 1, 2021 – December 31, 2021

The County agrees to pay the Public Defender Office **\$184,121.85** in 12 monthly installments of **\$15,343.48**. Installments are due to the Georgia Public Defender Standards Council (GPDSC) on the 15th of the preceding month beginning on December 15, 2020. Invoices will be sent to the following address:

Dawson County Board of Commissioners
Attn. Vickie Neikirk, Chief Financial Officer
25 Justice Way, Suite 2214
Dawsonville, GA 30534

Installments will be paid directly to GPDSC at the following address:

GPDSC
Attn: Jason Ring
104 Marietta Street
Suite 400
Atlanta, GA 30303

The Public Defender Office agrees to use these funds for the purpose of paying the salary and benefits for county funded public defenders and assistants.

NORTHEASTERN CIRCUIT PUBLIC DEFENDER OFFICE

BUDGET: Calendar Year 2021

Name	Title	Salary	FICA	Retirement	Health Insurance	Unemployment	Amount
			7.65%	24.66%	30.454%	\$31 each	
Hoffer, William David	PS: Legal Officer (SP)	\$ 79,835.28	\$ 6,107.40	\$ 19,687.38	\$ 24,313.04	\$ 31.00	\$ 129,974.10
Luviano, Brenda	TS: Office Admin Generalist (WL)	\$ 27,861.84	\$ 2,131.43	\$ 6,870.73	\$ 8,485.04	\$ 31.00	\$ 45,380.05
Total		\$ 107,697.12	\$ 8,238.83	\$ 26,558.11	\$ 32,798.08	\$ 62.00	\$ 175,354.14

	Proposed	Current	Difference
Personnel	\$ 175,354.14	\$ 178,391.43	\$ 3,037.29
Adm Fee (5%)	\$ 8,767.71	\$ 8,919.57	\$ 151.86
Total	\$ 184,121.85	\$ 187,311.00	\$ 3,189.15



DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: 2800-Public Defender

Work Session: 12/03/2020

Prepared By: ISABEL CHAVEZ

Voting Session: 12/03/2020

Presenter: Brad Morris/Brock Johnson

Public Hearing: Yes No

Agenda Item Title: Presentation of REQUEST FOR APPROVAL OF FY 2021 INTERGOVERNMENTAL AGREEMENT BETWEEN DAWSON AND HALL COUNTIES

Background Information:

Dawson County has contracted with Hall County since the public defender commencement of operation on January 1, 2005, to share the cost of two employees equally. The employees are Hall County employees and pursuant to the intergovernmental agreement ("IGA"), Dawson County reimburses Hall County for one-half of the cost of employment as set forth on Attachment A to the IGA.

Current Information:

The expense required to fund this IGA has been requested and approved in the 2021 budget. The IGA renews the agreement between Dawson County and Hall County for the new Fiscal and Calendar Year 2021.

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

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining
	2800	571000-000	82,515.32	82,515.32	82,515.32	.

Recommendation/Motion: _____

Department Head Authorization: _____

Date: _____

Finance Dept. Authorization: Vickie Neikirk

Date: 11/19/20

County Manager Authorization: David Headley

Date: 11/19/2020

County Attorney Authorization: _____

Date: _____

Comments/Attachments:

Attachment- 2021 Intergovernmental Agreement

INTERGOVERNMENTAL AGREEMENT
PUBLIC DEFENDER SERVICES

This Intergovernmental Agreement is hereby made and entered into by and between the Board of Commissioners of Dawson County, and the governing authority of Dawson County, and the Board of Commissioners of Hall County, the governing authority if Hall County, as follows:

WHEREAS, Hall County and Dawson County comprise the Northeastern Judicial Circuit; and

WHEREAS, Dawson County has agreed to pay 50% of the personnel costs for an Assistant Public Defender I and an Investigator listed within "Attachment A" of a certain agreement between Dawson County and the circuit public defender office of the Northeastern Judicial Circuit, which is attached hereto and incorporated herein by reference.

NOW, THEREFORE, the parties hereto hereby agree that Dawson County shall pay to Hall County the Sum of \$83,563.42 in the four (4) equal quarterly installments of \$20,890.85 beginning March 31, 2021 (for the 1st quarter of 2021) and continuing through the end of each quarter of 2021 until one-half of the personnel costs for an Assistant Public Defender I and an Investigator are paid.

This 10th day of December, 2020

DAWSON COUNTY, GEORGIA

ATTEST:

BY: _____
Billy Thurmont, Chairman
Dawson County Board of Commissioners

Kristen Cloud, County Clerk

HALL COUNTY, GEORGIA

ATTEST:

BY: _____
Richard Haggins, Chairman
Hall County Board of Commissioners

Lisa Ritchie, County Clerk

ATTACHMENT A TO INTERGOVERNMENTAL AGREEMENT
 BETWEEN
 HALL AND DAWSON COUNTIES

<u>Employee</u>	<u>Position</u>	<u>Salaries</u>	<u>Health Ins.</u>	<u>Life Ins. / Disability</u>	<u>Retirement</u>	<u>FICA</u>	<u>Workers' Comp</u>	<u>Total</u>	
Tony Cantrell	Chief Investigator	54,133.56	-	353.86	1,082.64	4,141.22	941.64	60,652.92	
Christopher Van Rossem	Assistant Public Defender	74,278.62	17,697.16	578.50	5,199.48	5,682.31	941.64	104,377.71	
		128,412.18	17,697.16	932.36	6,282.12	9,823.53	1,883.28	165,030.63	
								165,030.63	<i>cf</i>
								50% of the Cost - Dawson	82,515.32
								Quarterly Installments	20,628.83



DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: Public Works

Work Session: 12/3/20

Prepared By: Alexa Bruce

Voting Session: 12/17/20

Presenter: David McKee

Public Hearing: Yes No

Agenda Item Title: LMIG 2021 Application Packet

Background Information:

Local Maintenance & Improvement Grant (LMIG) is a state program by which we receive money (grant) from our State Motor Fuel Tax collections; it requires a match of 30%. This year the amount allotted to Dawson County is \$392,117.22 with Dawson County's 30% match being \$117,635.17. The total budget for 2021 LMIG (projects) is \$509,752.39.

Current Information:

Funds will be utilized to repair multiple roads in Dawson County. Attached is the allocation form from Georgia Department of Transportation, the 2021 project list and the 2021 cover letter. The 2021 application is completed online so there is no application included in this packet as has been the case in previous years.

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

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining
LMIG	Public Works	250-00-4226-522200-000				

Recommendation/Motion: Approve the 2020 LMIG Application as submitted.

Department Head Authorization: David McKee

Date: 11/20/20

Finance Dept. Authorization: Vickie Neikirk

Date: 11/23/20

County Manager Authorization: David Headley

Date: 11/23/2020

County Attorney Authorization:

Date:

Comments/Attachments:

**GEORGIA DEPARTMENT OF TRANSPORTATION LOCAL
MAINTENANCE & IMPROVEMENT GRANT (LMIG)
APPLICATION FOR FISCAL YEAR 2021
TYPE OR PRINT LEGIBLY. ALL SECTIONS MUST BE COMPLETED.**

LOCAL GOVERNMENT INFORMATION

Date of Application: 11-20-2020

Name of local government: Dawson County

Address: _____

Contact Person and Title: Alexa Bruce

Contact Person's Phone Number: 706-265-2774

Contact Person's Fax Number: _____

Contact Person's Email: abruce@dawsoncounty.org

Is the Priority List attached?

LOCAL GOVERNMENT AFFIDAVIT AND CERTIFICATION

I, _____ (Name), the _____ (Title), on behalf of _____ (Local Government), who being duly sworn do swear that the information given herein is true to the best of his/her knowledge and belief. Local Government swears and certifies that it has read and understands the LMIG General Guidelines and Rules and that it has complied with and will comply with the same.

Local government further swears and certifies that it has read and understands the regulations for the Georgia Planning Act of 1989 (O.C.G.A. § 45-12-200, et seq.), Service Delivery Strategy Act (O.C.G.A. § 36-70-20, et seq.), and the Local Government Budgets and Audits Act (O.C.G.A. 36-81-7 et seq.) and will comply in full with said provisions. Local government further swears and certifies that the roads or sections of roads described and shown on the local government's Project List are dedicated public roads and are part of the Public Road System in said county/city. Local government further swears and certifies that it complied with federal and/or state environmental protection laws and at the completion of the project(s), it met the match requirements as stated in the Transportation Investment ACT (TIA).

Further, the local government shall be responsible for any claim, damage, loss or expense that is attributable to negligent acts, errors, or omissions related to the designs, drawings, specifications, work and other services furnished by or on behalf of the local government pursuant to this Application ("Loss"). To the extent provided by law, the local government further agrees to hold harmless and indemnify the DEPARTMENT and the State of Georgia from all suits or claims that may arise from said Loss.

**GEORGIA DEPARTMENT OF TRANSPORTATION LOCAL
MAINTENANCE & IMPROVEMENT GRANT (LMIG)
APPLICATION FOR FISCAL YEAR _____**

LOCAL GOVERNMENT AFFIDAVIT AND CERTIFICATION

If the local government fails to comply with these General Guidelines and Rules, or fails to comply with its Application and Certification, or fails to cooperate with the auditor(s) or fails to maintain and retain sufficient records, the DEPARTMENT may, at its discretion, prohibit the local government from participating in the LMIG program in the future and may pursue any available legal remedy to obtain reimbursement of the LMIG funds. Furthermore, if in the estimation of the DEPARTMENT, a roadway or bridge shows evidence of failure(s) due to poor workmanship, the use of substandard materials, or the failure to follow the required design and construction guidelines as set forth herein, the Department may pursue any available legal remedy to obtain reimbursement of the allocated LMIG funds or prohibit local government from participating in the LMIG program until such time as corrections are made to address the deficiencies or reimbursement is made. All projects identified on the Project list shall be constructed in accordance with the Department's Standard Specifications of Transportation Systems (Current Edition), Supplemental Specifications (Current Edition), and Special Provisions.

Local Government:

E-Verify Number

(Signature)

Sworn to and subscribed before me,

(Print)

This ____ day of _____, 20 ____.

Mayor / Commission Chairperson

In the presence of:

(Date)

NOTARY PUBLIC

LOCAL GOVERNMENT SEAL:

My Commission Expires:

NOTARY SEAL:

FOR GDOT USE ONLY

The local government's Application is hereby granted and the amount allocated to the local government is _____. Such allocation must be spent on any or all of those projects listed in the Project List.

This ____ day of _____, 20 ____.

GDOT Office of Local Grants

GDOT LMIG APPLICATION CHECKLIST

1. Local Government **must include a cover letter** with their LMIG Application. The cover letter shall include the following:
 - a. Overview of type of project(s) being requested
 - b. Status of previous LMIG funding
 - c. Signature of Mayor or County Commission Chairperson
2. The LMIG Application Form shall include the following:
 - a. Signature of Mayor or County Commission Chairperson
 - b. County/City Seal
 - c. Notary signature and seal
3. Project List including a brief description of work to be done at each location.

2021 LMIG Project List						
Road Name	Beginning	Ending	Miles	Description of Work	Cost Estimate	Date
Juno RD.	Keith Evans	SR 183	1.24	200 Tn Deep Patch 1600 Tn Topping	\$ 120,600.00	Jun-20
Barker Rd/ Shadow LN.	Warhill Park Rd	Cul-de-sac	0.63	200 Tn Deep Patch 830 Tn Topping	\$ 76,740.00	21-Apr
Jewell Slaton RD.	ST 9	Dawson Forest Rd W.	1.04	200 Tn Deep Patch, 1200 Tn Topping	\$ 101,000.00	21-Apr
Holts CT.	Jewell Slaton Rd	Cul-de-sac	0.17	220 Tn Topping	\$ 13,016.00	21-Apr
Fausetts Lake RD.	SR 136	End of Pavement	0.52	8 Tn Perma Flex, 1200 Tn Topping	\$ 41,320.00	21-Apr
Browns PT.	Robertson Rd	Cul-de-sac	0.41	Mill and Fill 720 Tn 12.5 Topping	\$ 57,520.00	21-May
Antioch Church RD.	SR 52	End of Pavement	0.58	100 Tn Deep Patch, 675 Tn topping	\$ 53,700.00	21-Jun
Goshen Church RD.	SR 136	Afton Rd	1.14	40 Tn Deep Patch, 320 Tn Perma Flex, 1000 tn topping	\$ 96,400.00	21-Jun
Total			5.73		\$ 560,296.00	

DAWSON COUNTY

Public Works

November 20, 2021

Subject: 2021 LMIG Application and Project List

Dear Mr. Jeremy Durrence:

It is my pleasure to submit to you the following list of projects eligible for LMIG funding for 2020. The formula amount for Dawson County is \$392,177.22. Adding our 30% match of \$117,653.17, that would total \$509,770.39. All previous and regular LMIG projects (2020 and prior) have been completed and payments paid and received. The project cost estimates DO NOT include Dawson County's labor and equipment. Please find the enclosed LMIG Application, and if there are any questions, please do not hesitate to contact me. Please also note that the remainder of Perimeter Road will be done by the City of Dawsonville through LMIG Funding. The following table outlines our 2021 project list:

2021 LMIG Project List						
Road Name	Beginning	Ending	Miles	Description of Work	Cost Estimate	Date
Juno RD.	Keith Evans	SR 183	1.24	200 Tn Deep Patch 1600 Tn Topping	\$ 120,600.00	Jun-20
Barker Rd/ Shadow LN.	Warhill Park Rd	Cul-de-sac	0.63	200 Tn Deep Patch 830 Tn Topping	\$ 76,740.00	21-Apr
Jewell Slaton RD.	ST 9	Dawson Forest Rd W.	1.04	200 Tn Deep Patch, 1200 Tn Topping	\$ 101,000.00	21-Apr
Holts CT.	Jewell Slaton Rd	Cul-de-sac	0.17	220 Tn Topping	\$ 13,016.00	21-Apr
Fausetts Lake RD.	SR 136	End of Pavement	0.52	8 Tn Perma Flex, 1200 Tn Topping	\$ 41,320.00	21-Apr
Browns PT.	Robertson Rd	Cul-de-sac	0.41	Mill and Fill 720 Tn 12.5 Topping	\$ 57,520.00	21-May
Antioch Church RD.	SR 52	End of Pavement	0.58	100 Tn Deep Patch, 675 Tn topping	\$ 53,700.00	21-Jun
Goshen Church RD.	SR 136	Afton Rd	1.14	40 Tn Deep Patch, 320 Tn Perma Flex, 1000 tn topping	\$ 96,400.00	21-Jun
Total			5.73		\$ 560,296.00	

Sincerely,

David McKee
 Dawson County
 Director of Public Works



DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: Planning & Development

Work Session: 12/3/2020

Prepared By: Harmony Gee

Voting Session: 12/17/2020

Presenter: Jameson Kinley & Elaine Garrett

Public Hearing: Yes No

Agenda Item Title: Presentation of EagleView Imagery

Background Information:

Typically, the county flies imagery every 3 to 5 years through the GMRC. The imagery is used in most every department within the county in some aspect.

Current Information:

The GIS department requests additional funding to sign a contract with EagleView Imagery for 2 aerial flights over the next 5 years. Along with the 2 flights there is also disaster insurance that will be included. The return on investment will go directly through the Tax Assessor's office with better use of county staff. All departments, including Fire/EMS and 911, can benefit from this imagery. By utilizing this technology, we could be a better steward of the county's resources.

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

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining
					\$103,991.90	

Recommendation/Motion: _____

Department Head Authorization: _____

Date: _____

Finance Dept. Authorization: Vickie Neikirk

Date: 11/24/20

County Manager Authorization: David Headley

Date: 11/23/2020

County Attorney Authorization: _____

Date: _____

Comments/Attachments:

This is the cost of 2 projects over 5 years.



War Hill Park

Photo by: Michelle Wittmer Grabowski



SOLE SOURCE PURCHASE EAGLEVIEW - PICTOMETRY

WORK SESSION – December 3, 2020



Background and Overview



- ❖ Historically, Dawson County has been included in a consortium purchase agreement between Georgia Mountains Regional Commission and several neighboring counties for aerial photography of county parcels.
- ❖ Samples of the scope include, but are not limited to, within the digital orthophotography acquisition:
 - Ground Control Deliverables
 - Aerial Photography Deliverables
 - Aerial Triangulation Deliverables
 - Orthophotography Deliverables
- ❖ The County opted out of this agreement in 2019.
- ❖ The County initially met with EagleView™ Pictomerty ® on November 13, 2020 to discuss the County needs and to view a demonstration of their software capabilities.

Tasks for Project 1 and Costs



Project 1

Qty	Product	Subtotal
28	Reveal Essentials+ Property	\$10,080.00
207	Reveal Essentials+ Neighborhood	\$28,152.00
235	Reveal Orthomosaic - Combined	\$0.00
3	Pictometry Connect - CA - 50	\$3,300.00
15770	ChangeFinder - Change Detection and Building Outlines; Digital Parcel File Provided	\$13,089.10
1	ChangeFinder - Project Fee	\$1,000.00
1	Oblique Imagery Bundle w/Three (3)Yrs of EFS Maint & Support	\$0.00
1	RapidAccess - Disaster Response Program	\$0.00

Project 1 TOTAL: \$55,621.10

Tasks for Project 2 and Costs



Project 2

Qty	Product	Subtotal
28	Reveal Essentials+ Property	\$10,080.00
207	Reveal Essentials+ Neighborhood	\$28,152.00
235	Reveal Orthomosaic - Combined	\$0.00
2	Pictometry Connect - CA - 50	\$2,200.00
15770	ChangeFinder - Change Detection and Building Outlines; Digital Parcel File Provided	\$6,938.80
1	ChangeFinder - Project Fee	\$1,000.00
1	Oblique Imagery Bundle w/Three (3)Yrs of EFS Maint & Support	\$0.00
1	RapidAccess - Disaster Response Program	\$0.00

Project 2 TOTAL: \$48,370.80

Fiscal Year Breakdown of Costs



Description of Work	Year Due	Amount	Note
PROJECT 1 - FIRST CAPTURE			
Signing of Contract	2021	\$4,635.08	25% of first year payment
At initial Delivery	2021	\$13,905.28	
At 1st Year Anniversary	2022	\$18,540.37	
At 2nd Year Anniversary	2023	\$18,540.37	
TOTAL		\$55,621.10	
Description of Work	Year Due	Amount	
PROJECT 2 - SECOND CAPTURE			
At initial Delivery	2024	\$24,185.40	
At 1st Year Anniversary	2025	\$24,185.40	
TOTAL		\$48,370.80	

Sole Source Verification Process



- ✓ Received letter from EagleView regarding sole source status and listing of patents for software
- ✓ Verified patents on the U. S. Patent and Trademarks Office website
- ✓ Released a Notice of Intent to Award a Purchase Order, on the Georgia Procurement Registry website, on November 16, 2020, to 704 potential companies. This NOIA expressed the intent to EagleView for services, only if approved by the Board of Commissioners.
- ✓ Potential competitors was given until November 30, 2020 to respond.

Sole Source Verification Process



- ✓ No vendor contacted Purchasing during the allotted time expressing ability to provide services and software.
- ✓ Upon approval from the Board of Commissioners to proceed with the project, a sole source exemption memorandum will be presented to the County Manager from the Purchasing Manager for final sole source approval, as per the Purchasing Policy Ordinance.

NOTE: The Tax Assessors Board has been briefed by Elaine Garrett and are on board with the project.

Staff Recommendation



Staff respectfully requests the Board to approve the project and the Capital Project Funding, under the care of the DCARGIS, in the amount of \$103,982.90.

Note: The costs will be paid to EagleView in accordance to the cost breakdown per fiscal year included in this presentation.

THANK YOU

DAWSON COUNTY BOARD OF COMMISSIONERS
APPLICATION FOR APPOINTMENT TO COUNTY
BOARDS AND AUTHORITIES



The Dawson County Board of Commissioners accepts applications for appointments. Interested parties should submit this form and supporting documentation to the County Clerk.

Board or Authority Applied for Tax Assessors

Name Sam Guthevie

Home Address 3384 Elliott Family Parkway

City, State, Zip Dawsonville, GA 30534

Mailing Address (if different) _____

City, State, Zip _____

Telephone Number _____ Alternate Number _____

Fax Telephone Number _____

E-Mail Address _____

Knowledge, Skills and/or Abilities that you would like considered. (Please feel free to attach a resume or any other applicable documentation.)

36 years of banking, 6 years as Tax Commissioner in
Greene County, 4 years on the Board of Tax Assessors

Signature [Signature] Date 6-9-14

Please note: Submission of this application does not guarantee an appointment.

Return to: Dawson County Board of Commissioners
Attn: County Clerk
25 Justice Way, Suite 2313
Dawsonville, GA 30534
(706) 344-3501 FAX: (706) 344-3889

RESOLUTION FOR THE APPOINTMENT TO THE
_____ COUNTY BOARD OF TAX ASSESSORS

WHEREAS, there is a vacancy on the Board of Assessors; and

WHEREAS, the law requires the County Commission must appoint a successor when a vacancy occurs; and

WHEREAS, the person appointed will serve a term of _____ years;

NOW THEREFORE BE IT RESOLVED, the _____ County Board of Commissioners appoints _____ to the _____ County Board of Tax Assessors with this term of office to begin on _____ and expire on _____.

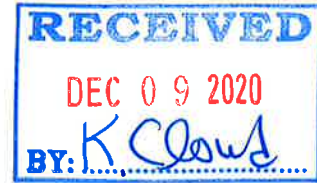
ADOPTED this _____ day of _____.

_____ COUNTY BOARD OF COMMISSIONERS

Chairman

ATTEST:

County Clerk



December 09, 2020

CERTIFIED MAIL

Mr. Billy Thurmond and Board of Commissioners Dawson County
25 Justice Way, Suite 2313
Dawsonville, GA 30534

Re: Annexation of Property of Michael Turner, General Partner of B & K Turner Family LLP: ANX# C2100043

Dear Mr. Thurmond,

Please be advised that the City of Dawsonville, Georgia, pursuant to authority vested in the Mayor and Council of the City of Dawsonville by Article 2, Chapter 36, Title 36 of the Official Code of Georgia Annotated, received an amended petition to annex the property referenced above. This annexation petition will be heard during the public hearing segment of the January 19, 2021 meeting and possible decision at the same City Council meeting.

The amended application includes a revised narrative, revised annexation and rezoning plan, revised tract 1 and tract 2 legal description.

This letter has been sent to you by certified mail, return receipt requested, upon receipt of the Annexation Petition of Property of Michael Turner, General Partner of B & K Turner Family LLP. Said notice is in compliance with O.C.G.A. §§ 36-36-6, and 36-36-111. Please see the attached amended copy of the annexation petition and map of the site proposed to be annexed, which are included to allow you to identify the subject area, as well as the intended use of the property.

Pursuant to O.C.G.A. § 36-36-113, upon receipt of this notice Dawson County has thirty (30) calendar days to raise an objection to the proposed use of the above referenced land, and to specify the basis, therefore.

Finally, in accord with O.C.G.A. § 36-36-7, Dawson County has five (5) business days from the receipt of this notice to notify the City that there are County-owned public facilities within the area proposed for annexation.

Thank you for your time and attention to this matter, and I look forward to hearing from you regarding this issue. If I may be of assistance in this regard or any other, please do not hesitate to contact me.

Stanislav Zaverukha
Permit Technician

Enclosures
CC: David Headley, County Manager
Jarrard & Davis, LLP, County Attorney

City of Dawsonville
5 Hwy 53 E, Suite 100
Dawsonville, GA 30534
Office Phone: 706-265-3256
Fax: 706-265-4214



DAWSON COUNTY Public Works

November 5, 2020

Michael Turner
Manager
Allen Street Properties

Re: Perimeter Road Development

Mr. Turner,

Thank you for taking the time to meet with Bryan Young and I last Wednesday 10/28/2020 with your design team regarding the proposed development of Perimeter Road. Below are a few items we discussed for your records:

- The proposed development is to have a main entrance located at the Perimeter Road and Allen Street intersection, with a second entrance possible at the end of Turner Drive. Turner Drive is a private road and is not maintained by Dawson County Public Works.
- Dawson County requests that the developer provide a design for a round a bout at the Perimeter Road/Allen Street intersection. Dawson County would then coordinate the solicitation of the intersection improvements through all avenues per county policy. The intersection improvements would be the financial responsibility of Dawson County and others. Any additional rights of way needed will be provided by the developer and the round-a-bout shall be shifted to the east if needed to get proper alignment.
- No additional entrances be permitted off Perimeter Road for the project, and the second means of egress be located along Turner Drive.
- Provide Dawson County a copy of the approved traffic impact study upon completion.
- Lastly, there was a good deal of discussion in regards to the main collector road that would be the main access point at Perimeter Road and Allen Street. Dawson County Public Works would support a road built to County Standards which should connect to Frank Bruce Road. Further comments would be provided when the surrounding land is offered for rezoning and development permits through Dawson County. The road construction would be the responsibility of the developer and would be inspected to verify all county road standards are met in accordance to Dawson County Subdivision regulations.

Sincerely,



David McKee

Director of Dawson County Public Works

25 Justice Way
Suite 2232
Dawsonville, GA 30534
Phone 706-344-3501
Fax 706-344-3654

November 2, 2020

VIA USPS AND E-MAIL TO:

City of Dawsonville Planning Commission Members
And Members of the City Council
415 Highway 53 East, Suite 100
Dawsonville, GA 30534

**RE: Annexation and Zoning Petitions of Allen Street Properties, LLC
+/- 74.85 Acres (ANX C2100043 and ZA C2100043), Parcel 093-004-
001("Subject Property").**

Dear Members of the City Planning Commission, Mayor and Council:

I am General Counsel for the Etowah Water and Sewer Authority and have been asked by its Board of Directors to advise you of the Authority's concerns regarding the above-referenced annexation and rezoning petition. As you undoubtedly know, these applications came before the Planning Commission on September 14, 2020, and were deferred for further consideration until November 9, 2020. This deferral appears to have been precipitated by the observation of Dawson County and the City's Planning & Zoning Director that approval of the annexation petition would result in the creation of an illegal unincorporated island prohibited by O.G.G.A. Section 36-36-4(a). While it is clear under Georgia Law that the City cannot create an unincorporated island via annexation, the Etowah Board has additional concerns.


The Authority's sewer service plans include service to the area encompassed by the Subject Property and the Subject Property is within Etowah's designated Service Delivery Area (SDA) for sewer. Etowah has recently spent more than \$1.6 million extending its sewer system up SR9 to Perimeter Road past the recent Thunder Ridge development in preparation for providing service to an area including the Subject Property. Should the City move forward with any plans to provide sewer to the Subject Property, it would have a significant impact on Etowah's service delivery plans and expenditures and would be in contravention with the SDA agreements in effect. For these reasons, the Board wants to go on record as having no objections to the proposed annexation (assuming the unincorporated island prohibition can be addressed) but also wishes to make it clear that any sewer service to the Subject Property must be provided in conformity with existing service delivery areas and agreements concerning same. In other words, should the Subject Property be developed, Etowah is entitled to serve the property per existing agreements, not the City. Should the City decide to move forward with annexation, we trust that the City will make this clear to the applicant so there can be no misunderstanding of the current service delivery areas.

Page Two
Dawsonville Planning Commission Letter
November 2, 2020

If you have any questions or concerns, please do not hesitate to contact me.

Sincerely,

DUNLAVY LAW GROUP, LLC



Linda I. Dunlavy
Attorney for Etowah Water and Sewer Authority

LID/gwg

CC: Brooke Anderson
Dana Miles, City Attorney
David R. Picklesimer, Director of Planning & Zoning
Allen Street Properties, LLC
Etowah Water and Sewer Board of Directors

Amended 12/9/20



City of Dawsonville
415 Highway 53 East, Suite 100
Dawsonville, GA 30534 Phone:
(706) 265-3256

Annexation Petition
into the
City of Dawsonville, GA

Annexation # C2100043

FEE \$250.00 (NONREFUNDABLE) Date Paid _____ Cash /Ck # _____

COPY

Please Print Clearly ZONING AMENDMENT APPLICATION AND FEES RECEIVED ? YES NO

Applicant Name(s): Allen Street Properties LLC
Mailing Address 1090 Oakhaven Drive City Roswell State GA Zip 30075
E-Mail _____
Applicant Telephone Number(s): _____

Property Owner's Name(s): B + K Turner Family, LLLP
Mailing Address 1090 Oakhaven Dr City Roswell State GA Zip 30075
E-Mail _____
Property Owner's Telephone Number(s): Michael Turner

Address of Property to be Annexed: Perimeter Road **VACANT LOT**
Tax Map & Parcel # 093004001 Property Size in Acres: 70.808 AC Op. Survey Recorded in Plat Book # _____ Page # _____
Land Lot # 370, 371, 372, 373, 427, 428 District # 12th Section # _____ Legal Recorded in Deed Book # 1053 Page # 303
Current Use of Property: vacant
County Zoning Classification: RSR + RA City Zoning Classification: R3

Land Use & Zoning Ordinance, Article VII. General Provisions Sec. 708. Annexation:
Any land area subsequently added to the incorporated area of Dawsonville shall automatically be classified R-1 (single-family residential district) until or unless otherwise classified by amendment to the official zoning map.

Petition **MUST** include a completed application with signatures and **ALL** attachments.

An 8 1/2 x 11 copy of the current **RECORDED BOUNDARY SURVEY** of said property showing the contiguity of said property to the existing corporate limits of the City of Dawsonville, GA.

A copy of the current metes and bounds **LEGAL DESCRIPTION** that matches the boundary survey of the property being annexed.

Survey **must** be signed and sealed by a Registered Land Surveyor.

Survey **must** be signed, stamped recorded by Dawson County Clerk's Office, Superior Court

Amended 12/9/20

COPY



City of Dawsonville
415 Highway 53 East, Suite 100
Dawsonville, GA 30534 Phone:
(706) 265-3256

Annexation Petition
into the
City of Dawsonville, GA

Please answer the following questions to meet and comply with the United States Department of Justice, Civil Rights Division, Voting Section, Section 5 of the Voting Rights Act.

- 1. Intended Use of Land: [X] Residential [] Commercial
[] Existing Structure(s) [] Vacant
[] Other (specify)
2. Number of persons currently residing on the property: []: VACANT
Number of persons 18 years or older: []; Number of persons registered to vote: []
3. The number of all residents occupying the property:
[] American Indian [] Alaskan Native
[] Asian [] Pacific Islander
[] Black, not of Hispanic Origin [] Hispanic
[] White, not of Hispanic Origin [] VACANT

Please answer the following questions to meet and comply with the U. S. Department of Commerce, which requires this information to provide Population Estimates.

ARC Population Estimate Information

- A. Number of existing housing units: []
B. List of Addresses for each housing unit in the annexed area at the time of the annexation:
C. Disposition of existing structures (e.g. to stay the same, be demolished, moved or converted):
D. Names of affected Subdivision: []
E. Name of affected Multi-Family Complex: []
F. Names of Group Quarters (dormitories, nursing homes, jails, etc.):
G. Names of affected Duplexes: []
H. Names of Mobile Home Parks: []

Amended 12/9/20

COPY



City of Dawsonville
415 Highway 53 East, Suite 100
Dawsonville, GA 30534 Phone:
(706) 265-3256

Annexation Petition
into the
City of Dawsonville, GA

Property Owner(s) Authorization

I / We the undersigned, being the owner(s) of real property of the territory described herein as Perimeter Road/093004001 (Address/Tax Map Parcel), respectfully request that the Mayor and City Council of the City of Dawsonville, Georgia annex this property into the City and extend the City boundaries to include the same.

Upon signature of this document, I / We the undersigned certify that all the information provided is true and accurate to the best of our knowledge.

(1) [Signature] G.P.
Property Owner Signature

B & K TURNER FAMILY LLC
Michael K Turner
Property Owner Printed Name

(2) _____
Property Owner Signature

Property Owner Printed Name

(1) _____
Applicant Signature

Myles Montgomery
Applicant Printed Name

(2) [Signature]
Applicant Signature

Michael K Turner
Applicant Printed Name

Sworn to and subscribed before me
this 14 day of August 2020.



Stanislav Zaverukha
NOTARY PUBLIC
Dawson County, Georgia
My Commission Expires
March 21, 2023

[Signature]
Notary Public, State of Georgia

My Commission Expires: March, 21, 2023

Notary Seal

Annexation Application Received Date Stamp: Rec'd 8/21/2020 Completed Application with Signatures
Rec'd 8/21/2020 Current Boundary Survey
Rec'd 8/14/2020 Legal Description
Rec'd 8/14/2020 ARC Population Estimate Information

Planning Commission Meeting Date (if rezone): 9/14/2020 & 11/9/2020

Dates Advertised: 8/26/2020 sent on 8/21/2020

1st City Council Reading Date: AK: 9/21/2020 11/16/20

2nd City Council Reading Date: 10/5/2020 11/19/21

Approved: YES NO

Date Certified Mail to: 8/21/2020 County Board of Commissioners & Chairman County Manager County Attorney

Date certified mail to 12/9/20

Letter Received from Dawson County Date: 9/11/20

Letter Received from Dawson County Date: _____

**Perimeter Road
Tract 1 +/-37.852Acres**

All that tract or parcel of land lying and being in Land Lots 370, 371, 372 and 373 of the North Half of the 13th Land District, Dawson County, Georgia and being more particularly described as follows;

Beginning at the intersection of Land Lots 371 and 372 and the Easterly right of way of Perimeter Road (80' right of way), said point marked by a ½ inch Rod found; THENCE leaving said right of way and traveling on the Land Lot Line common to Land Lots 371 and 372, South 89 Degrees 59 Minutes 53 Seconds East for a distance of 245.92 feet to a point, said point marked by a ½ inch rebar pin found; THENCE leaving said Land Lot Line North 02 Degrees 10 Minutes 35 Seconds West for a distance of 398.62 feet to a point, said point marked by an Axle found; THENCE South 89 Degrees 30 Minutes 22 Seconds East for a distance of 100.49 feet to a point; THENCE North 01 Degrees 06 Minutes 08 Seconds East for a distance of 28.95 feet to a point, said point marked by an Axle found; THENCE North 00 Degrees 04 Minutes 01 Seconds East for a distance of 197.42 feet to a point, said point marked by an Axle found; THENCE North 88 Degrees 55 Minutes 56 Seconds East for a distance of 222.67 feet to a point, said point marked by a ¾ inch crimp top pipe found; THENCE North 88 Degrees 56 Minutes 02 Seconds East for a distance of 202.77 feet to a point in the centerline of a creek; THENCE traveling on said creek the following thirty-six (36) courses and distances:

South 43 Degrees 24 Minutes 16 Seconds East for a distance of 33.74 feet to a point; THENCE South 03 Degrees 27 Minutes 49 Seconds West for a distance of 10.41 feet to a point; THENCE South 14 Degrees 46 Minutes 27 Seconds West for a distance of 33.59 feet to a point; THENCE South 87 Degrees 54 Minutes 34 Seconds East for a distance of 31.95 feet to a point; THENCE South 01 Degrees 55 Minutes 32 Seconds East for a distance of 31.16 feet to a point; THENCE South 00 Degrees 02 Minutes 56 Seconds West for a distance of 35.15 feet to a point; THENCE South 36 Degrees 20 Minutes 50 Seconds West for a distance of 26.45 feet to a point; THENCE South 21 Degrees 59 Minutes 08 Seconds West for a distance of 4.19 feet to a point; THENCE South 01 Degrees 23 Minutes 05 Seconds East for a distance of 51.39 feet to a point; THENCE South 36 Degrees 11 Minutes 04 Seconds East for a distance of 28.79 feet to a point; THENCE South 39 Degrees 57 Minutes 03 Seconds East for a distance of 34.18 feet to a point; THENCE South 25 Degrees 14 Minutes 03 Seconds East for a distance of 24.29 feet to a point; THENCE South 59 Degrees 25 Minutes 33 Seconds East for a distance of 19.36 feet to a point; THENCE South 51 Degrees 41 Minutes 47 Seconds East for a distance of 25.33 feet to a point; THENCE South 12 Degrees 28 Minutes 30 Seconds West for a distance of 19.07 feet to a point; THENCE South 44 Degrees 35 Minutes 34 Seconds East for a distance of 41.47 feet to a point; THENCE South 12 Degrees 33 Minutes 16 Seconds East for a distance of 61.63 feet to a point; THENCE South 47 Degrees 50 Minutes 05 Seconds East for a distance of 39.37 feet to a point; THENCE South 17 Degrees 24 Minutes 49 Seconds East for a distance of 32.97 feet to a point; THENCE South 38 Degrees 35 Minutes 45 Seconds West for a distance of 19.01 feet to a point; THENCE South 21 Degrees 51 Minutes 22 Seconds East for a distance of 30.73 feet to a point; THENCE South 08 Degrees 14 Minutes 26 Seconds East for a distance of 38.16 feet to a point; THENCE South 02 Degrees 50 Minutes 11

Seconds East for a distance of 45.04 feet to a point; THENCE South 43 Degrees 16 Minutes 26 Seconds East for a distance of 26.42 feet to a point; THENCE South 20 Degrees 08 Minutes 22 Seconds West for a distance of 55.37 feet to a point; THENCE South 56 Degrees 50 Minutes 55 Seconds East for a distance of 30.32 feet to a point; THENCE North 31 Degrees 21 Minutes 31 Seconds East for a distance of 14.38 feet to a point; THENCE North 67 Degrees 40 Minutes 49 Seconds East for a distance of 14.23 feet to a point; THENCE South 60 Degrees 56 Minutes 10 Seconds East for a distance of 32.92 feet to a point; THENCE South 55 Degrees 54 Minutes 24 Seconds East for a distance of 36.09 feet to a point; THENCE South 11 Degrees 17 Minutes 10 Seconds East for a distance of 27.95 feet to a point; THENCE South 32 Degrees 47 Minutes 51 Seconds West for a distance of 15.14 feet to a point; THENCE South 11 Degrees 54 Minutes 42 Seconds East for a distance of 21.43 feet to a point; THENCE South 28 Degrees 24 Minutes 57 Seconds East for a distance of 33.77 feet to a point; THENCE South 57 Degrees 40 Minutes 33 Seconds East for a distance of 24.43 feet to a point; THENCE South 79 Degrees 46 Minutes 55 Seconds East for a distance of 8.47 feet to a point;

THENCE leaving said centerline creek South 02 Degrees 23 Minutes 44 Seconds East for a distance of 1060.29 feet to a point; THENCE traveling North 87 Degrees 08 Minutes 15 Seconds West for a distance of 48.10 feet to a point; THENCE along a curve to the right having a radius of 110.00 feet and an arc length of 86.39 feet being subtended by a chord bearing of North 64 Degrees 38 Minutes 15 Seconds West and a chord distance of 84.19 feet to a point; THENCE North 42 Degrees 08 Minutes 15 Seconds West for a distance of 19.39 feet to a point; THENCE along a curve to the left having a radius of 290.00 feet and an arc length of 85.86 feet being subtended by a chord bearing of North 50 Degrees 37 Minutes 08 Seconds West and a chord distance of 85.54 feet to a point; THENCE North 59 Degrees 06 Minutes 00 Seconds West for a distance of 40.85 feet to a point; THENCE along a curve to the left having a radius of 190.00 feet and an arc length of 129.95 feet being subtended by a chord bearing of North 78 Degrees 41 Minutes 37 Seconds West and a chord distance of 127.43 feet to a point; THENCE South 81 Degrees 42 Minutes 46 Seconds West for a distance of 407.62 feet to a point; THENCE along a curve to the right having a radius of 532.74 feet and an arc length of 156.84 feet being subtended by a chord bearing of North 89 Degrees 51 Minutes 12 Seconds West and a chord distance of 156.27 feet to a point; THENCE North 81 Degrees 25 Minutes 09 Seconds West for a distance of 106.01 feet to a point; THENCE along a curve to the left having a radius of 766.62 feet and an arc length of 124.19 feet being subtended by a chord bearing of North 86 Degrees 03 Minutes 37 Seconds West and a chord distance of 124.06 feet to a point; THENCE South 89 Degrees 17 Minutes 56 Seconds West for a distance of 133.13 feet to a point on the easterly right of way of Perimeter Road (80' right of way), said point marked by a ½ inch rebar pin set; THENCE traveling on said Perimeter Road right of way North 15 Degrees 56 Minutes 37 Seconds East for a distance of 515.06 feet to a point; THENCE along a curve to the left having a radius of 1049.03 feet and an arc length of 473.65 feet being subtended by a chord bearing of North 03 Degrees 00 Minutes 32 Seconds East and a chord distance of 469.63 feet to a point; THENCE along a curve to the left having a radius of 1766.51 feet and an arc length of 162.28 feet being subtended by a chord bearing of North 12 Degrees 33 Minutes 28 Seconds West and a chord distance of 162.22 feet to a point, said point being THE TRUE POINT OF BEGINNING.

Said property contains +/-37.852 Acres.

**Perimeter Road
Tract 2
32.956 Acres**

All that tract or parcel of land lying and being in Land Lots 372, 373, 427 and 428 of the North Half of the 13th Land District, Dawson County, Georgia and being more particularly described as follows;

To find the True Point of Beginning, commence at the intersection of Land Lots 371 and 372 and the Easterly right of way of Perimeter Road (80' right of way), said point marked by a ½ inch Rod found; Thence traveling on said Perimeter Road right of way the following three (3) courses and distances:

along a curve to the right having a radius of 1766.51 feet and an arc length of 162.28 feet being subtended by a chord bearing of South 12 Degrees 33 Minutes 28 Seconds East and a chord distance of 162.22 feet to a point; THENCE along a curve to the right having a radius of 1049.03 feet and an arc length of 473.65 feet being subtended by a chord bearing of South 03 Degrees 00 Minutes 32 Seconds West and a chord distance of 469.63 feet to a point; THENCE continuing on said right of way South 15 Degrees 56 Minutes 37 Seconds West for a distance of 650.74 feet to a point, said point marked by a ½ inch rebar pin set, said point being THE TRUE POINT OF BEGINNING.

THENCE from said point as thus established, North 89 Degrees 17 Minutes 56 Seconds East for a distance of 171.99 feet to a point; THENCE along a curve to the right having a radius of 636.62 feet and an arc length of 103.13 feet being subtended by a chord bearing of South 86 Degrees 03 Minutes 37 Seconds East and a chord distance of 103.02 feet to a point; THENCE South 81 Degrees 25 Minutes 09 Seconds East for a distance of 106.01 feet to a point; THENCE along a curve to the left having a radius of 662.74 feet and an arc length of 195.11 feet being subtended by a chord bearing of South 89 Degrees 51 Minutes 12 Seconds East and a chord distance of 194.41 feet to a point; THENCE North 81 Degrees 42 Minutes 46 Seconds East for a distance of 407.62 feet to a point; THENCE along a curve to the right having a radius of 60.00 feet and an arc length of 41.04 feet being subtended by a chord bearing of South 78 Degrees 41 Minutes 37 Seconds East and a chord distance of 40.24 feet to a point; THENCE South 59 Degrees 06 Minutes 00 Seconds East for a distance of 40.85 feet to a point; THENCE along a curve to the right having a radius of 160.00 feet and an arc length of 47.37 feet being subtended by a chord bearing of South 50 Degrees 37 Minutes 08 Seconds East and a chord distance of 47.20 feet to a point; THENCE South 42 Degrees 08 Minutes 15 Seconds East for a distance of 19.39 feet to a point; THENCE along a curve to the left having a radius of 240.00 feet and an arc length of 188.50 feet being subtended by a chord bearing of South 64 Degrees 38 Minutes 15 Seconds East and a chord distance of 183.69 feet to a point; THENCE South 87 Degrees 08 Minutes 15 Seconds East for a distance of 60.06 feet to a point, said point marked by a ½ inch rebar pin set; THENCE traveling South 02 Degrees 23 Minutes 44 Seconds East for a distance of 818.35 feet to a point, said point marked by a ½ inch rebar pin found; THENCE South 85 Degrees 54 Minutes 23 Seconds West for a distance of 1589.65 feet to a point on the easterly right of way of Perimeter Road (80' right of way), said point marked by a ½ inch rebar pin found;

THENCE traveling on said Perimeter Road right of way the following four (4) courses and distances:

along a curve to the right having a radius of 4750.52 feet and an arc length of 180.80 feet being subtended by a chord bearing of North 05 Degrees 58 Minutes 08 Seconds East and a chord distance of 180.79 feet to a point; THENCE along a curve to the right having a radius of 3438.13 feet and an arc length of 387.33 feet being subtended by a chord bearing of North 10 Degrees 17 Minutes 12 Seconds East and a chord distance of 387.13 feet to a point; THENCE along a curve to the right having a radius of 3438.13 feet and an arc length of 145.79 feet being subtended by a chord bearing of North 14 Degrees 43 Minutes 43 Seconds East and a chord distance of 145.78 feet to a point; THENCE North 15 Degrees 56 Minutes 37 Seconds East for a distance of 360.69 feet to a point, said point being THE TRUE POINT OF BEGINNING.

Said property contains 32.956 Acres

COPY

**Perimeter Road
+/-74.865 Acres**

All that tract or parcel of land lying and being in Land Lot 370,371,372,373,427 & 428 of the North Half of the 13th Land District, Dawson County, Georgia and being more particularly described as follows;

Beginning at the intersection of Land Lots 371 and 372 and the Easterly right of way of Perimeter Road (80' right of way), said point marked by a ½ inch Rod found;

THENCE leaving said right of way and traveling on the property line common to now or formally Perimeter Rd 1087 LLC and the Land Lot Line common to Land Lots 371 and 372, South 89 Degrees 59 Minutes 53 Seconds East for a distance of 245.92 feet to a point, said point marked by a ½ inch rebar pin found; THENCE leaving said Land Lot Line and traveling again on the property line common to now or formally Perimeter Rd 1087 LLC North 02 Degrees 10 Minutes 35 Seconds West for a distance of 398.62 feet to a point, said point lying on the southerly right of way of Turner Drive (Apparent 30' right of way), said point marked by an Axle Found; THENCE on said right of way South 89 Degrees 30 Minutes 22 Seconds East for a distance of 100.49 feet to a point; THENCE continuing on said right of way North 01 Degrees 06 Minutes 08 Seconds East for a distance of 28.95 feet to a point on the northerly right of way of Turner Drive, said point marked by an Axle Found; THENCE leaving said right of way and traveling on the property line common to now or formally Elton C. Jones, et al., North 00 Degrees 04 Minutes 01 Seconds East for a distance of 197.42 feet to a point, said point marked by an Axle Found; THENCE traveling on the property line common to Wanda W. Goodson, North 88 Degrees 55 Minutes 56 Seconds East for a distance of 222.67 feet to a point, said point marked by a ¾ inch crimp top pipe found; THENCE along the property line common to now or formally The First Baptist Church of Dawsonville, Inc., North 88 Degrees 56 Minutes 02 Seconds East for a distance of 202.77 feet to a point, said point being the centerline of a creek; THENCE traveling on said centerline creek the following thirty-six (36) courses and distances:

South 43 Degrees 24 Minutes 16 Seconds East for a distance of 33.74 feet to a point; THENCE South 03 Degrees 27 Minutes 49 Seconds West for a distance of 10.41 feet to a point; THENCE South 14 Degrees 46 Minutes 27 Seconds West for a distance of 33.59 feet to a point; THENCE South 87 Degrees 54 Minutes 34 Seconds East for a distance of 31.95 feet to a point; THENCE South 01 Degrees 55 Minutes 32 Seconds East for a distance of 31.16 feet to a point; THENCE South 00 Degrees 02 Minutes 56 Seconds West for a distance of 35.15 feet to a point; THENCE South 36 Degrees 20 Minutes 50 Seconds West for a distance of 26.45 feet to a point; THENCE South 21 Degrees 59 Minutes 08 Seconds West for a distance of 4.19 feet to a point; THENCE South 01 Degrees 23 Minutes 05 Seconds East for a distance of 51.39 feet to a point; THENCE South 36 Degrees 11 Minutes 04 Seconds East for a distance of 28.79 feet to a point; THENCE South 39 Degrees 57

Brian R. Sutherland, L.S.

Georgia Premier Land Services, Inc.

3010 Hamilton Mill Road

Buford, Ga. 30519

Minutes 03 Seconds East for a distance of 34.18 feet to a point; THENCE South 25 Degrees 14 Minutes 03 Seconds East for a distance of 24.29 feet to a point; THENCE South 59 Degrees 25 Minutes 33 Seconds East for a distance of 19.36 feet to a point; THENCE South 51 Degrees 41 Minutes 47 Seconds East for a distance of 25.33 feet to a point; THENCE South 12 Degrees 28 Minutes 30 Seconds West for a distance of 19.07 feet to a point; THENCE South 44 Degrees 35 Minutes 34 Seconds East for a distance of 41.47 feet to a point; THENCE South 12 Degrees 33 Minutes 16 Seconds East for a distance of 61.63 feet to a point; THENCE South 47 Degrees 50 Minutes 05 Seconds East for a distance of 39.37 feet to a point; THENCE South 17 Degrees 24 Minutes 49 Seconds East for a distance of 32.97 feet to a point; THENCE South 38 Degrees 35 Minutes 45 Seconds West for a distance of 19.01 feet to a point; THENCE South 21 Degrees 51 Minutes 22 Seconds East for a distance of 30.73 feet to a point; THENCE South 08 Degrees 14 Minutes 26 Seconds East for a distance of 38.16 feet to a point; THENCE South 02 Degrees 50 Minutes 11 Seconds East for a distance of 45.04 feet to a point; THENCE South 43 Degrees 16 Minutes 26 Seconds East for a distance of 26.42 feet to a point; THENCE South 20 Degrees 08 Minutes 22 Seconds West for a distance of 55.37 feet to a point; THENCE South 56 Degrees 50 Minutes 55 Seconds East for a distance of 30.32 feet to a point; THENCE North 31 Degrees 21 Minutes 31 Seconds East for a distance of 14.38 feet to a point; THENCE North 67 Degrees 40 Minutes 49 Seconds East for a distance of 14.23 feet to a point; THENCE South 60 Degrees 56 Minutes 10 Seconds East for a distance of 32.92 feet to a point; THENCE South 55 Degrees 54 Minutes 24 Seconds East for a distance of 36.09 feet to a point; THENCE South 11 Degrees 17 Minutes 10 Seconds East for a distance of 27.95 feet to a point; THENCE South 32 Degrees 47 Minutes 51 Seconds West for a distance of 15.14 feet to a point; THENCE South 11 Degrees 54 Minutes 42 Seconds East for a distance of 21.43 feet to a point; THENCE South 28 Degrees 24 Minutes 57 Seconds East for a distance of 33.77 feet to a point; THENCE South 57 Degrees 40 Minutes 33 Seconds East for a distance of 24.43 feet to a point; THENCE South 79 Degrees 46 Minutes 55 Seconds East for a distance of 8.47 feet to a point;

THENCE leaving said centerline creek South 02 Degrees 23 Minutes 44 Seconds East for a distance of 2009.18 feet to a point, said point marked by a ½ inch rebar pin found; THENCE traveling on the property line common to now or formally The Dawson County Board of Education, South 85 Degrees 54 Minutes 23 Seconds West for a distance of 1589.66 feet to a point, said point being the Easterly right of way of Perimeter Road (80' right of way), said point marked by a ½ inch rebar pin found; THENCE traveling on said Easterly right of way the following six (6) courses and distances:

Along a curve to the right having a radius of 4750.52 feet and an arc length of 180.80 feet being subtended by a chord bearing of North 05 Degrees 58 Minutes 08 Seconds East and a chord distance of 180.79 feet to a point; THENCE along a curve to the right having a radius of 3438.13 feet and an arc length of 387.33 feet being subtended by a chord bearing of North 10 Degrees 17 Minutes 12 Seconds East and a chord distance of 387.13 feet to a point; THENCE along a curve to the right having a radius of 3438.13 feet and an arc

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3010 Hamilton Mill Road

Buford, Ga. 30519

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length of 145.79 feet being subtended by a chord bearing of North 14 Degrees 43 Minutes 43 Seconds East and a chord distance of 145.78 feet to a point; THENCE North 15 Degrees 56 Minutes 37 Seconds East for a distance of 1011.43 feet to a point; THENCE along a curve to the left having a radius of 1049.03 feet and an arc length of 473.65 feet being subtended by a chord bearing of North 03 Degrees 00 Minutes 32 Seconds East and a chord distance of 469.63 feet to a point; THENCE along a curve to the left having a radius of 1766.51 feet and an arc length of 162.28 feet being subtended by a chord bearing of North 12 Degrees 33 Minutes 28 Seconds West and a chord distance of 162.22 feet to a point, said point marked by a ½ inch Rod Found, said point being THE TRUE POINT OF BEGINNING.

Said property contains +/-74.865 Acres.

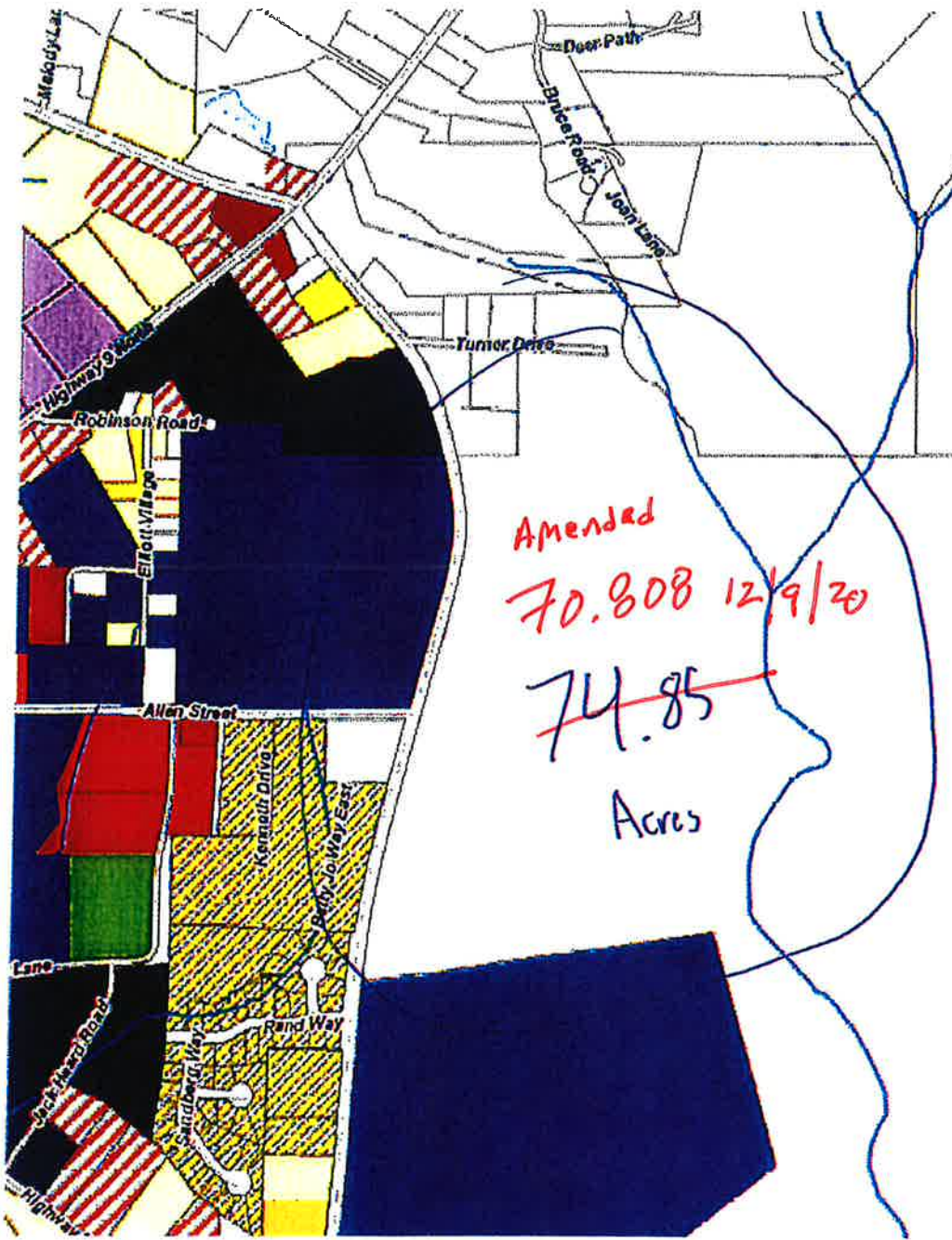
Brian R. Sutherland, L.S.

Georgia Premier Land Services, Inc.

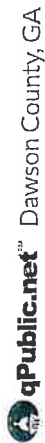
3010 Hamilton Mill Road

Buford, Ga. 30519

COPY



City of Dawsonville Zoning Map



Dawson County, GA

Summary
 Parcel Number: 093 004 001
 Location Address: PERIMETER RD
 Legal Description: L13675683723753743753754264274
 Class: V5-Coway Use
 Tax District: UNINCORPORATED (District 01)
 Millage Rate: 0.87
 Acres: 4.87
 Neighborhood: DLT - River Parcels (B) (L22000)
 Homestead Exemption: No (E5)
 Landlot/District: N/A

View Map



Photos



Valuation

	2020	2019	2018	2017	2016
Previous Value	\$2,089,400	\$2,089,400	\$2,056,363	\$2,056,363	\$2,056,363
Land Value	\$2,089,400	\$2,089,400	\$2,089,400	\$2,056,363	\$2,056,363
Improvement Value	\$0	\$0	\$0	\$0	\$0
Accessory Value	\$0	\$0	\$0	\$0	\$0
Current Value	\$2,089,400	\$2,089,400	\$2,089,400	\$2,056,363	\$2,056,363
10 Year Land Covenant Agreement Year / Value	2012 / \$391,589	2012 / \$380,451	2012 / \$339,647	2012 / \$339,086	2012 / \$346,971

Photos

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

The "County Assessor" will not be responsible for errors in data. Mobile Homes, Accessory Information, Permits, Sheetset, and other information is provided for informational purposes only. It is not intended to be used for legal or financial purposes. For more information, please contact the Assessor's Office at 706.333.3333.



Version: 2.0.2.2

Last Data Update: 8/21/2020, 12:27:47 AM

Owner

B & K TURNER FAMILY LLP
 1000 WYANDER
 ROSWELL, GA 30075

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Woodland	Rural	1	972
RUR	Woodland	Rural	3	24.38
RUR	Woodland	Rural	4	1.54
RUR	Woodland	Rural	5	44.57
RUR	Woodland	Rural	6	15.23
RUR	Woodland	Rural	7	145.38
RUR	Woodland	Rural	8	231.18

Conservation Use Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
CUV	Timberland 93		4	0.58
CUV	Timberland 93		3	1.31
CUV	Timberland 93		7	12.41
CUV	Timberland 93		2	0.19
CUV	Timberland 93		4	1.54
CUV	Timberland 93		6	16.119
CUV	Timberland 93		5	3.02
CUV	Timberland 93		7	232.82
CUV	Timberland 93		3	11.35
CUV	Timberland 93		1	9.56
CUV	Timberland 93		1	10.3
CUV	Timberland 93		3	11.25
CUV	Timberland 93		2	11.04
CUV	Timberland 93		3	2.32
CUV	Timberland 93		2	0.07
CUV	Timberland 93		4	1

Sales

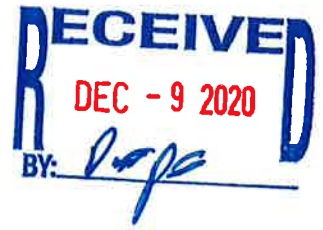
Sale Date	Deed Book / Page	Plot Book / Page	Sale Price	Reason
12/31/2012	1033903		\$0	G/A
9/15/2010	962349		\$0	Estate (non-ALT)
3/24/1968	873		\$0	Quitclaim (non-ALT)

Grantor	Grantee
TURNER, KENNETH TUCKER W/R ESTATE	B & K TURNER FAMILY LLP TURNER, KENNETH TUCKER W/R ESTATE

COPY

Amended 12/9/20

REQUEST FOR
ANNEXATION AND REZONING ACTION
FROM CITY OF DAWSONVILLE ZONING BOARD



FOR

B & K TURNER FAMILY, LLP
70.808-ACRE SUBDIVISION ON PERIMETER ROAD

NATURE OF REQUEST

To annex and rezone a vacant 70.808-Acre Tract into the City of Dawsonville

PURPOSE OF REQUEST

To allow for development of a 124 Lot Residential Subdivision

NARRATIVE

The scope of this project is to annex and rezone a 37.852-Acre tract (Tract 1) and a 32.956-Acre tract (Tract 2), subdivided out from an existing 492 Acre Tract, into the City of Dawsonville for a proposed 124 Lot Residential Subdivision(s). There will also be a shared community amenity area. Due to challenges in topo we have shown potential borrow pit areas as part of this annexation. If at all possible, we would like to potentially covert these areas into future phased developments.

This property is a 70.808 acre tract of land, Land Lots 370, 371, 372, 373, 427 and 428, 12th District. The property is currently zoned RSR and RA. We are requesting a rezoning of R-3. Minimum lot size shall be 75'x100'. It has frontage on Perimeter Road, but we are also proposing extending Turner Drive that will serve as an 2nd access point to the subject Tract 1. Tract 2 will have two proposed access point located along the proposed Magic Dam Parkway road. It is our intent to utilize the 70.808 acres to develop the proposed 124 lot subdivision(s) and shared community amenity area. Amenity area features to be determined at a later date. At this time the proposed site plan will yield a density of 1.751 units per acre; well below the 3.00 units per acre we are requesting. Our overall goal is to develop the proposed 124 lot site plan and under a future phase(s) develop additional potential lots on the remaining vacant ground, but not exceed the maximum 212 units per acre allowed under the R-3 zoning request. The number of potential future phased lots cannot be determined at this time. Shown on the proposed site plan is a 2.577-Acre strip of land that splits Tracts 1 and Tract 2. This Strip of land is to be used for the development of the Magic Dam Parkway road (80' R/W that will remain in Dawson County) and a 50' wide strip of land privately owned by B & K Turner Family, LLLP, the current owner of the original 492-Acre Tract, that will also stay in Dawson County.

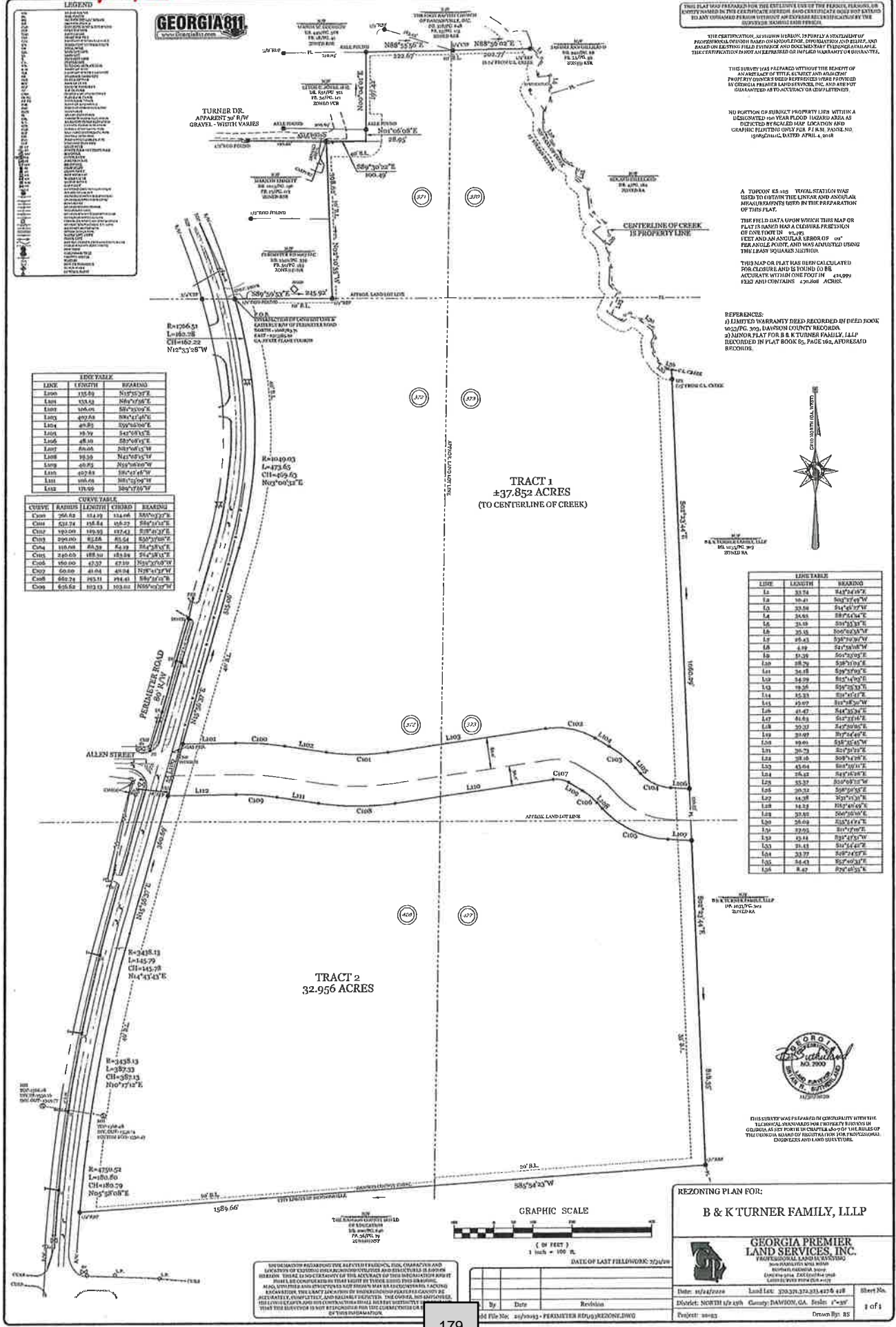
Located to the north of subject property along Perimeter Road is residential property zoned R-A. Located to the north of subject property located along the Turner Drive access is The First Baptist Church of Dawsonville. Located to the east of the subject property is residential tracts and a large tract zoned RA owned by the applicant. Dawson County High School is located to

the south. Located to the west is Perimeter Road. Proposed access into the residential subdivision will be from a proposed revised intersection located along Perimeter Road / Allen Street, a proposed entrance from Turner Drive and two proposed entrances located along the proposed Parkway Road.

Both potable water and sanitary sewer will serve this tract. Storm water detention will be provided by an onsite pond facilities.

We feel that the requested annexation and rezoning to allow for a 124 Lot residential subdivision would be an appropriate type of use for this area. It is unlikely to pose any problems for any of the neighbors. We do not believe that allowing the proposed use of this property would in any way devalue or pose hardships on any of the surrounding properties.

Amended 12/9/20



LINE TABLE

LINE	LENGTH	BEARING
L100	135.89	N17°35'24"E
L101	333.54	S89°17'00"E
L102	106.00	S89°17'00"E
L103	407.08	S89°17'00"E
L104	48.89	S89°17'00"E
L105	38.79	S47°53'30"E
L106	48.00	S89°17'00"E
L107	86.00	S89°17'00"W
L108	38.50	N42°30'00"W
L109	40.79	S89°17'00"W
L110	407.88	S89°17'00"W
L111	106.00	S89°17'00"W
L112	171.00	S89°17'00"W

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING
C100	350.82	114.19	114.06	S89°17'00"E
C101	432.74	145.84	145.27	S89°17'00"E
C102	190.00	109.39	107.64	S89°17'00"E
C103	370.00	122.66	121.54	S89°17'00"E
C104	110.00	68.39	64.39	S89°17'00"E
C105	210.00	108.30	104.34	S89°17'00"E
C106	190.00	109.39	107.64	S89°17'00"E
C107	60.00	41.04	40.04	S78°43'37"W
C108	450.74	145.11	144.41	S89°17'00"E
C109	610.56	193.13	193.00	N89°17'00"W

LINE TABLE

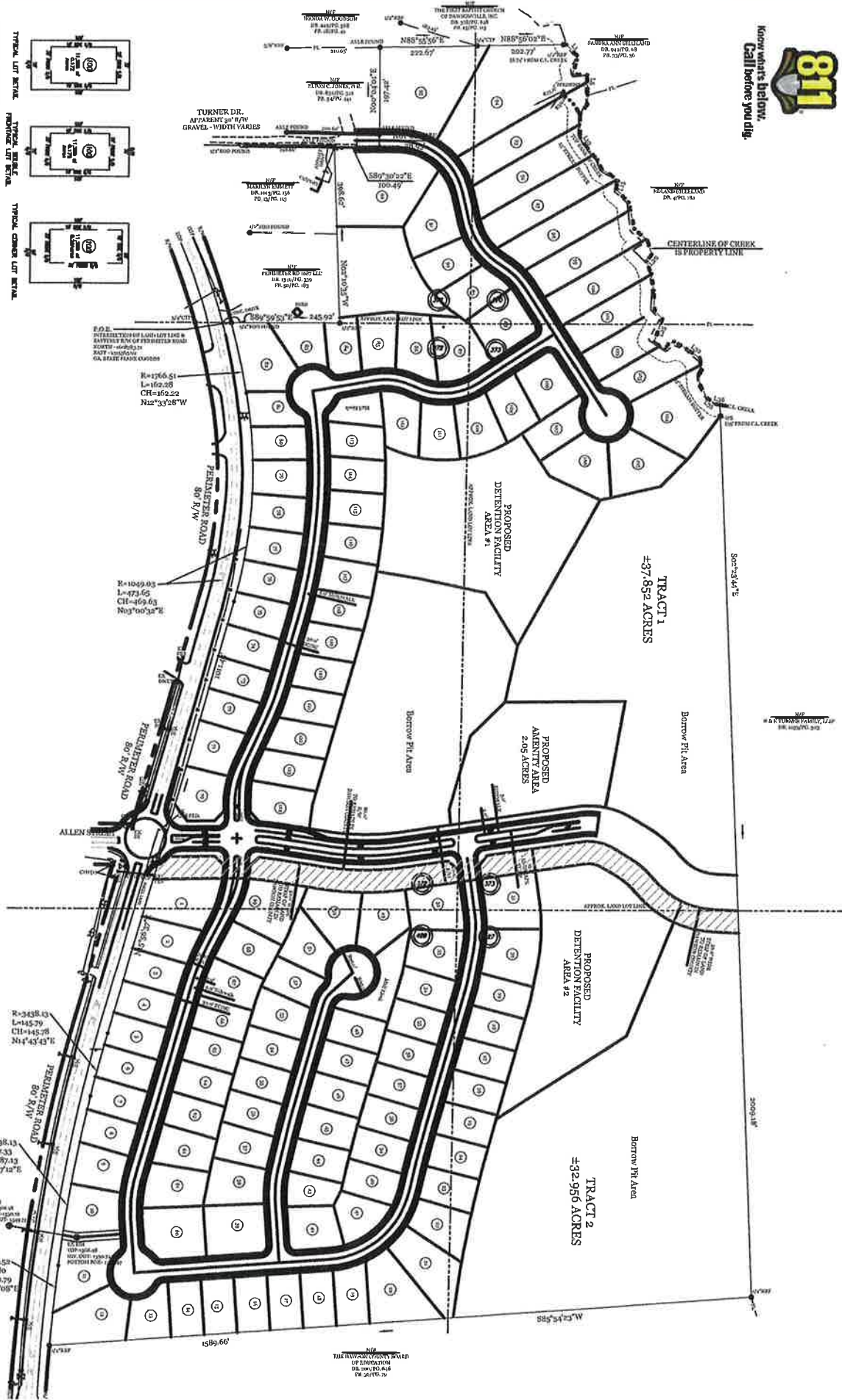
LINE	LENGTH	BEARING
L1	33.74	S4°54'42"E
L2	10.41	S89°17'49"W
L3	32.88	S89°17'49"W
L4	10.41	S89°17'49"W
L5	31.55	S89°17'49"W
L6	30.55	S89°17'49"W
L7	10.41	S89°17'49"W
L8	4.19	S4°54'42"W
L9	10.41	S89°17'49"E
L10	10.41	S89°17'49"E
L11	34.10	S89°17'49"E
L12	10.41	S89°17'49"E
L13	10.41	S89°17'49"E
L14	10.41	S89°17'49"E
L15	10.41	S89°17'49"E
L16	10.41	S89°17'49"E
L17	10.41	S89°17'49"E
L18	10.41	S89°17'49"E
L19	10.41	S89°17'49"E
L20	10.41	S89°17'49"E
L21	10.41	S89°17'49"E
L22	10.41	S89°17'49"E
L23	10.41	S89°17'49"E
L24	10.41	S89°17'49"E
L25	10.41	S89°17'49"E
L26	10.41	S89°17'49"E
L27	10.41	S89°17'49"E
L28	10.41	S89°17'49"E
L29	10.41	S89°17'49"E
L30	10.41	S89°17'49"E
L31	10.41	S89°17'49"E
L32	10.41	S89°17'49"E
L33	10.41	S89°17'49"E
L34	10.41	S89°17'49"E
L35	10.41	S89°17'49"E
L36	10.41	S89°17'49"E
L37	10.41	S89°17'49"E
L38	10.41	S89°17'49"E
L39	10.41	S89°17'49"E
L40	10.41	S89°17'49"E

THE SURVEYOR HAS REVIEWED THE PLAT FOR THE PURPOSES OF THE PROFESSIONAL SEAL AND HAS FOUND IT TO BE ACCURATE AND COMPLETE. THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OF THE INFORMATION CONTAINED HEREIN.

Amended 12/9/20



Know what's below.
Call before you dig.



- GENERAL NOTES:**
1. PROPOSED CITY ZONING: R-3
 2. EXISTING COUNTY ZONING: RES-1 & RA
 3. TOTAL AREA: 70.808 Acres
 4. AREA OF PERIMETER R/W AND BORROW STRIPS: 2.577 Acres
 5. TOTAL AREA TO BE ANNEXED: 70.808 Acres
 6. TRACT 1: 37.852 Acres
 7. TRACT 2: 32.956 Acres

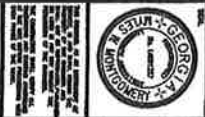
- GENERAL NOTES:**
1. MIN. LOT SIZE: 7,500 SQ. FT. (75' x 100')
 2. FRONT YARD SETBACK: 10'
 3. SIDE YARD SETBACK: 5'
 4. REAR YARD SETBACK: 5'
 5. FRONT-OR-SIDE SUBSTITUTION: 100% BY PERMITS
 6. REAR-OR-SIDE SUBSTITUTION: 50% BY PERMITS
 7. FRONT-OR-SIDE SUBSTITUTION: 25% BY PERMITS
 8. REAR-OR-SIDE SUBSTITUTION: 25% BY PERMITS



DATE	11/10/20
PROJECT NO.	20-085

ANNEXATION & REZONING PLAN
FOR
ALLEN STREET PROPERTIES, LLC
PERIMETER RD. 73.385 AC TRACT
L. L. 370, 371, 372, 373, 427, 428 • 12TH DIST.
DAWSON COUNTY, GEORGIA

Civiltopes, Inc.
180
LANDSCAPE ARCHITECTURE
7185 SHADY CREEK ROAD, SUITE 100
DUBLIN, GEORGIA 30041
OFFICE: 878-513-8838



REVISIONS		
NO.	DATE	REMARKS

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REQUEST FOR
ANNEXATION AND REZONING ACTION
FROM CITY OF DAWSONVILLE ZONING BOARD

FOR

B & K TURNER FAMILY, LLP
74.865-ACRE SUBDIVISION ON PERIMETER ROAD

NATURE OF REQUEST

To annex and rezone a vacant 74.865-Acre Tract into the City of Dawsonville

PURPOSE OF REQUEST

To allow for development of a 124 Lot Residential Subdivision

NARRATIVE

The scope of this project is to annex and rezone a 74.865-Acre tract into the City of Dawsonville for a proposed 124 Lot Residential Subdivision w/ an amenity area.

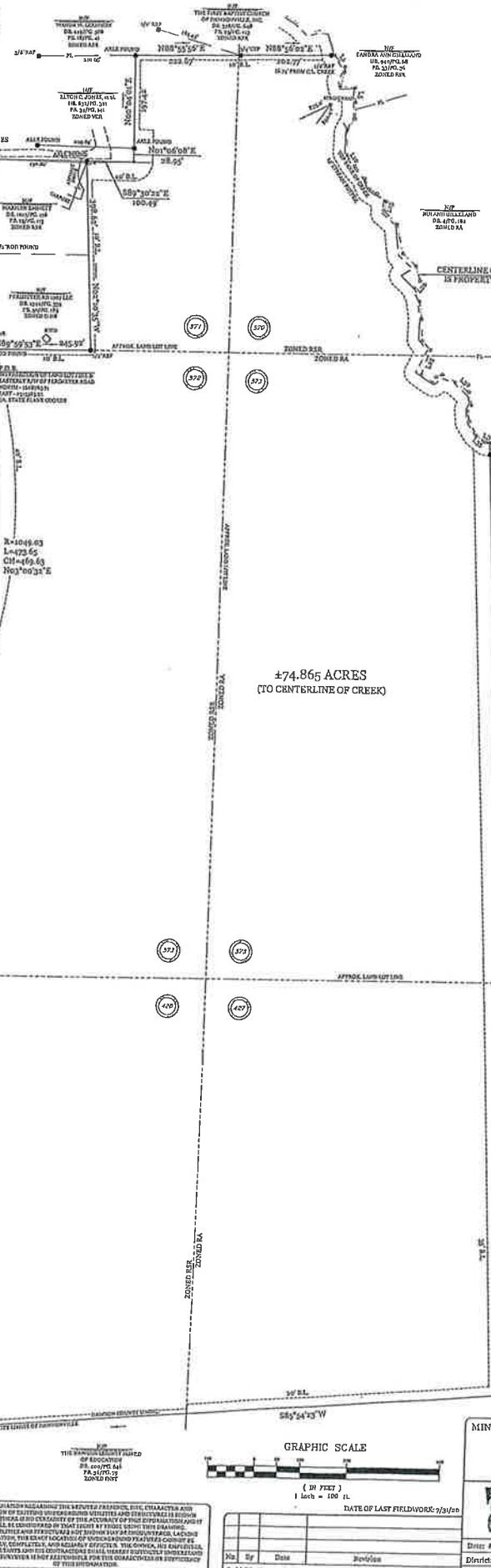
This property is a 74.865 acre tract of land, Land Lots 370, 371, 372, 373, 427 and 428, 12th District. The property is currently zoned RSR and RA. We are requesting a rezoning of R-3. Minimum lot size shall be 75'x100'. It has frontage on Perimeter Road, but we are also proposing extending Turner Drive that will serve as an 2nd access point to the subject tract. The intent is to utilize 53.995 acres to develop the 124 lot subdivision and amenity area. This will yield a density of 2.30 units / acre. The remaining 20.87 acres are to be used as a borrow pit due to topography.

Located to the north of subject property along Perimeter Road is residential property zoned R-A. Located to the north of subject property located along the Turner Drive access is The First Baptist Church of Dawsonville. Located to the east of the subject property is residential tracts and a large tract zoned RA owned by the applicant. Dawson County High School is located to the south. Located to the west is Perimeter Road. Proposed access into the residential subdivision will be from a proposed entrance located along Perimeter Road and a proposed entrance from Turner Drive.

Both potable water and sanitary sewer will serve this tract. Storm water detention will be provided by an onsite pond facilities.

We feel that the requested annexation and rezoning to allow for a 124 Lot residential subdivision would be an appropriate type of use for this area. It is unlikely to pose any problems for any of the neighbors. We do not believe that allowing the proposed use of this property would in any way devalue or pose hardships on any of the surrounding properties.

File# 08217000 1103AM
 BL 0068 Pg 0162
 Plat Doc #141
 Printing: 1888 10:02:13 AM
 Plot Date: 2/13/2016
 Plotter: HP DesignJet 2530
 Plotter Driver: HP DesignJet 2530 PCL6
 Plotter Location: C:\Users\jgibson\OneDrive\Desktop\2530\2530.plt



THIS PLAT WAS PREPARED BY THE SURVEYOR IN THE PERFORMANCE OF HIS DUTY AS A LICENSED SURVEYOR IN THE STATE OF GEORGIA. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

COPY

- LEGEND**
- 1. Survey Lines
 - 2. Property Lines
 - 3. Easements
 - 4. Right-of-Way Lines
 - 5. Utility Lines
 - 6. Fences
 - 7. Structures
 - 8. Obstacles
 - 9. Monuments
 - 10. Bearings
 - 11. Distances
 - 12. Curved Lines
 - 13. Area
 - 14. Volume
 - 15. Elevation
 - 16. Slope
 - 17. Contour
 - 18. Spot Elevation
 - 19. Bench Mark
 - 20. Reference Point
 - 21. Station
 - 22. Instrument
 - 23. Tripod
 - 24. Leveling Staff
 - 25. Prismatic Level
 - 26. Transit
 - 27. Theodolite
 - 28. Total Station
 - 29. GPS Receiver
 - 30. Surveying Tape
 - 31. Surveying Chain
 - 32. Surveying Wheel
 - 33. Surveying Compass
 - 34. Surveying Level
 - 35. Surveying Square
 - 36. Surveying Hammer
 - 37. Surveying Pick
 - 38. Surveying Shovel
 - 39. Surveying Axe
 - 40. Surveying Saw
 - 41. Surveying Hammer
 - 42. Surveying Pick
 - 43. Surveying Shovel
 - 44. Surveying Axe
 - 45. Surveying Saw

SURVEYOR'S CERTIFICATION

I, the undersigned, being a duly licensed Surveyor in the State of Georgia, do hereby certify that the foregoing is a true and correct copy of the original survey plat as the same appears on my records, and that the same was prepared by me or under my direct supervision and in accordance with the provisions of the Georgia Code, and that I am a duly licensed Surveyor in the State of Georgia.

APPROVED FOR RECORDING

[Signature]
 SURVEYOR

A TOTAL STATION WAS USED TO OBTAIN THE BEARING AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAT.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSEST APPROXIMATION OF ONE FOOT IN 100,000 FEET AND AN ANGULAR ERROR OF 30" PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO ACCURATE WITHIN ONE FOOT IN 456,299 FEET AND ONE HUNDRED THIRTY-SIX (136) ACRES.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A RECONSTRUCTION OF THE PROPERTY AND WITHOUT THE BENEFIT OF A RECONSTRUCTION OF THE PROPERTY AND WITHOUT THE BENEFIT OF A RECONSTRUCTION OF THE PROPERTY.

LINE	LENGTH	BEARING
L1	33.74	S47°24'14"W
L2	28.41	S07°27'49"W
L3	31.10	S14°45'17"W
L4	31.95	S57°44'34"E
L5	19.15	S87°31'32"E
L6	20.11	S07°27'49"W
L7	35.45	S17°20'30"W
L8	4.10	S17°20'30"W
L9	11.30	S17°20'30"W
L10	28.79	S17°20'30"W
L11	14.18	S17°20'30"W
L12	24.29	S17°20'30"W
L13	19.15	S17°20'30"W
L14	25.23	S17°20'30"W
L15	18.27	S17°20'30"W
L16	43.67	S44°20'34"E
L17	41.83	S17°20'30"W
L18	38.37	S47°40'54"E
L19	25.47	S17°20'30"W
L20	19.01	S17°20'30"W
L21	50.75	S17°20'30"W
L22	28.45	S17°20'30"W
L23	15.34	S17°20'30"W
L24	18.47	S17°20'30"W
L25	11.37	S17°20'30"W
L26	20.31	S17°20'30"W
L27	14.07	S17°20'30"W
L28	14.53	S17°20'30"W
L29	20.31	S17°20'30"W
L30	15.34	S17°20'30"W
L31	22.65	S17°20'30"W
L32	18.14	S17°20'30"W
L33	14.41	S17°20'30"W
L34	22.27	S17°20'30"W
L35	14.41	S17°20'30"W
L36	8.47	S17°20'30"W

REFERENCES:
 1) LIMITED WARRANTY DEED RECORDED IN DEED BOOK 1621/PG. 303, DAWSON COUNTY RECORDS.



THIS SURVEY WAS PREPARED IN COMPLIANCE WITH THE TECHNICAL STANDARDS FOR PROFESSIONAL SURVEYING IN THE STATE OF GEORGIA AS SET FORTH IN CHAPTER 180 OF THE RULES OF THE GEORGIA BOARD OF SURVEYING AND MAPPING. THE PROFESSIONAL ENGINEER AND LAND SURVEYOR AND THE PROFESSIONAL SURVEYOR HAVE REVIEWED AND APPROVED THIS PLAT.

MINOR PLAT FOR:
B & K TURNER FAMILY, LLLP

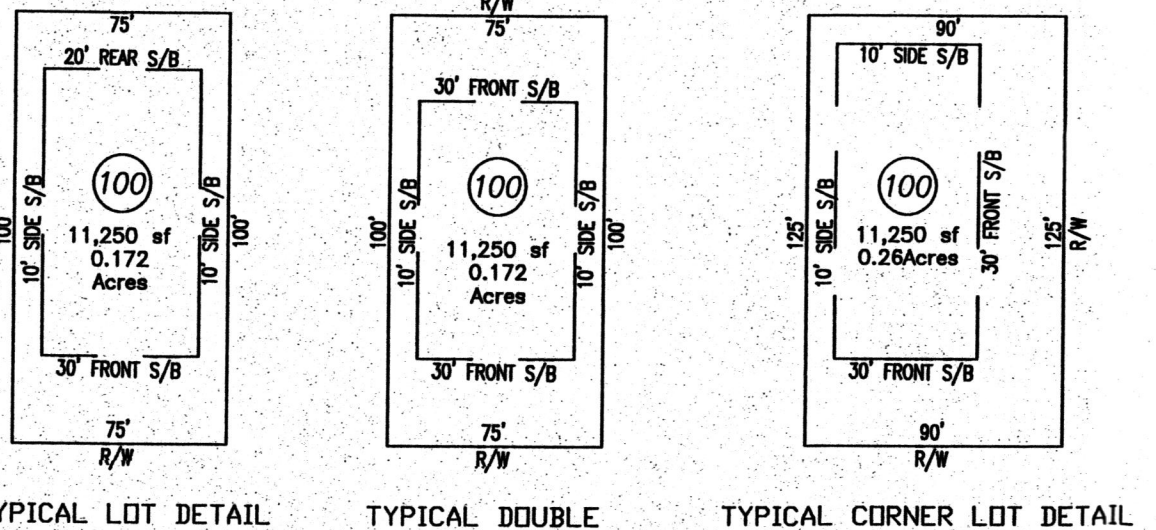
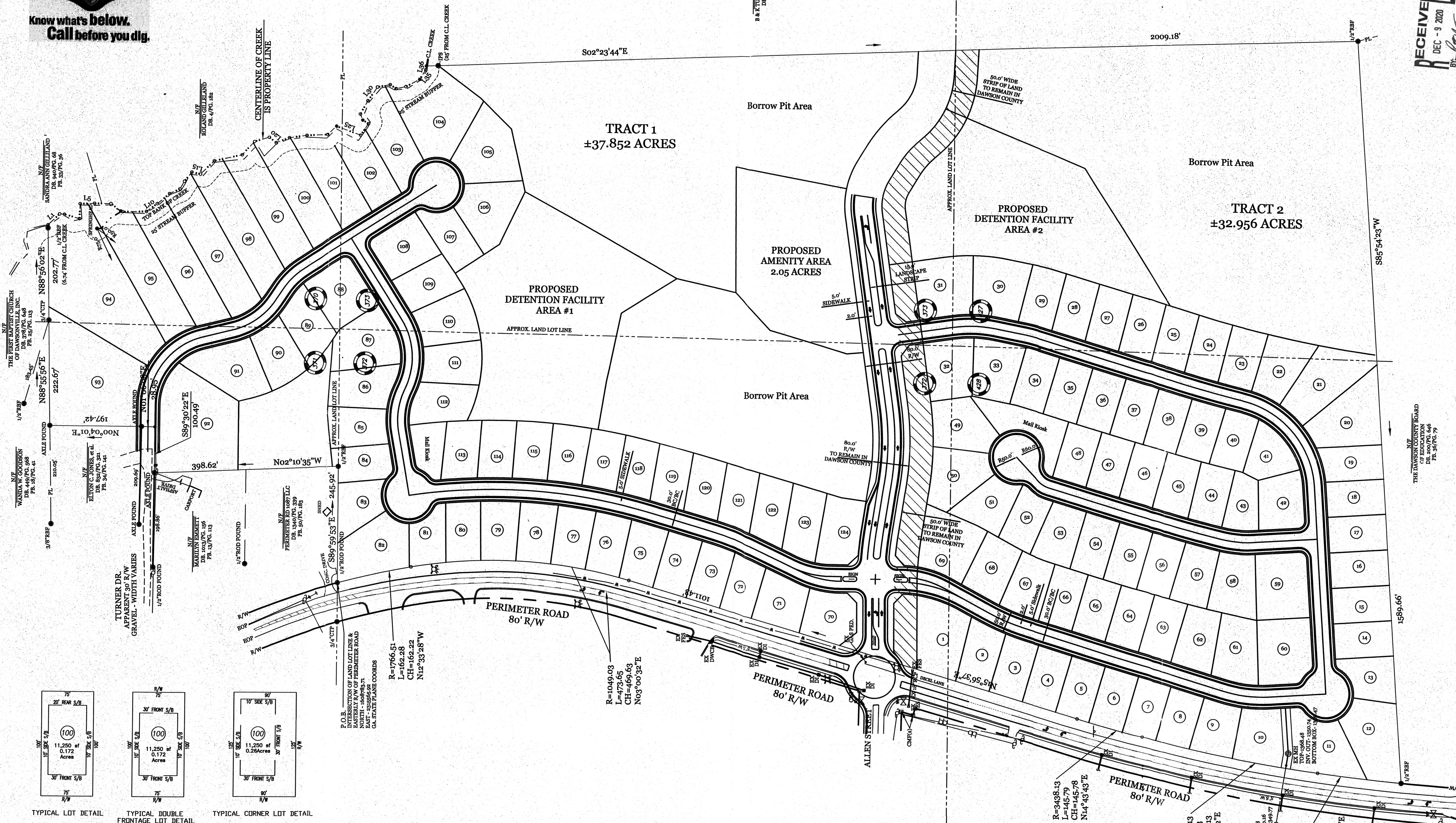
GEORGIA PREMIER LAND SERVICES, INC.
 PROFESSIONAL LAND SURVEYING
 10000 WINDY HILL ROAD
 SUITE 1000
 DAWSON COUNTY, GA 30120

Drawn by: jgibson
 Date: 2/13/2016
 Scale: 1"=200'

Sheet No. 1 of 1



Know what's below.
Call before you dig.



GENERAL NOTES:

- PROPOSED CITY ZONING: R-3
EXISTING COUNTY ZONING: RSR & RA
- NUMBER OF LOTS: 124 w/ Proposed Amenity Area
PROPOSED DENSITY: 1.751 UNITS / ACRE
- TOTAL AREA:
Total = 73.385 Acres
AREA OF PARKWAY R/W AND 50' STRIP
to remain in Dawson County = 2.577 Acres
AREA TO BE ANNEXED:
Total Area = 70.808 Acres
- Tract 1: 37.852 Acres & Tract 2: 32.956 Acres
- MIN LOT SIZE: 7,500 SF (75' x 100')
- SETBACKS:
FRONT: 30'
SIDE: 10'
REAR: 20'
BUFFER: 15' ALONG ARTERY ROADS
- RIGHT-OF-WAY: SUBDIVISION ROADS 50' / PARKWAY 80'
- ROADWAY: 30' BACK OF CURB TO BACK OF CURB
W/ 2' BEAUTY STRIPS AND 5' SIDEWALKS
- THIS PHASE OF DEVELOPMENT TO BE SERVED BY
GRAVITY SANITARY SEWER AND DOMESTIC WATER SERVICE.

RECEIVED
DEC - 9 2020

NO.	DATE	REVISIONS
1	11/19/20	Amended



THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS AND SHALL REMAIN THE PROPERTY OF THE ENGINEER AND SHALL NOT BE REPRODUCED, COPIED, OR USED IN ANY MANNER WITHOUT THE PERMISSION OF THE ENGINEER.

Civilsapes, Inc.
CIVIL DESIGN & LANDSCAPE ARCHITECTURE
7185 SHADY GROVE ROAD, CUMMING, GEORGIA 30041

ANNEXATION & REZONING PLAN
FOR
ALLEN STREET PROPERTIES, LLC
PERIMETER RD. 73.385 AC TRACT
L. L. 370, 371, 372, 373, 427, 428 * 12TH DIST.
DAWSON COUNTY, GEORGIA

SHEET NUMBER
1
SCALE
1" = 100'
DATE
11/10/20
PROJECT NO.
20-065

