

DAWSON COUNTY PLANNING COMMISSION
MEETING Agenda – Tuesday, October 18, 2022
DAWSON COUNTY GOVERNMENT CENTER ASSEMBLY ROOM
25 JUSTICE WAY, DAWSONVILLE GEORGIA 30534
6:00 PM

A. MEETING CALLED TO ORDER

B. INVOCATION

C. PLEDGE OF ALLEGIANCE

D. ROLL CALL

E. ANNOUNCEMENTS:

There will be a Planning Commission Meeting November 15th 2022

F. APPROVAL OF MINUTES:

September 20th 2022

G. APPROVAL OF THE AGENDA

H. STATEMENT OF DISCLOSURE:

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

I. NEW BUSINESS:

Application for Variance:

1. Presentation of VR 22-23 James Callas ABC Hickory Trail
2. Presentation of VR 22-25 James Callas ABC Cornfield

Application for Rezoning:

3. Presentation of ZA 22-22 Royce Flynn

J. UPDATES BY PLANNING & DEVELOPMENT:

K. ADJOURNMENT

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

The Dawson County Planning Commission meeting was called to order at 6:00 p.m. by Vice Chairman Neil Hornsey.

Tim Bennett gave the invocation.

The Pledge of Allegiance was led by Vice Chairman Hornsey.

Members present: John Maloney, District 2; Tim Bennett, District 3; Neil Hornsey, District 4; Steve Sanvi, Chairman Appointee.

Staff present: Harmony Gee, Zoning Specialist.

Vice Chairman Hornsey asked for a motion to approve the minutes from the August 16th, 2022 minutes as prepared. Motion passed by a vote of 4-0. Maloney/Bennett

Vice Chairman Hornsey asked for a motion to approve the agenda as presented by staff. Motion passed by a vote of 4-0. Sanvi/Bennett

Vice Chairman Hornsey announced the requirement that a *statement of disclosure of campaign contributions* of \$250 or more must be completed by anyone who wishes to speak in favor or opposition to any application.

New Business:

Application for Variance.

VR 22-21 James Callas is requesting to vary from the Dawson County Land Use Resolution Article III Section 309.C.3 Front, Side & Rear setback reductions. TMP L17 156 Sourwood Trail

Vice Chairman Hornsey asked if there was anyone to speak on behalf of the application. James Callas of Dawsonville, Georgia, spoke on behalf of the application. He stated that his client was removing a mobile home located in Athens Boat Club to build a stick built home and in order to accommodate the existing septic system, the home needed to be further up on the lot closer the road to avoid additional expenses.

Vice Chairman Hornsey asked if there was anyone to speak in favor of the application. There were none.

Vice Chairman Hornsey asked if there was anyone to speak in opposition of the application. There were none.

Vice Chairman Hornsey then closed the public hearing for Board discussion.

Vice Chairman Hornsey asked for a motion. The Motion was made to approve the request as presented 4-0 Maloney/Bennett

VR 22-22 Al Posada is requesting to vary from the Dawson County Land Use Resolution Article III Section 309.C.3 Front & Side setback reductions. TMP L21-100-026 Crestline Drive

DAWSON COUNTY PLANNING COMMISSION
MEETING HELD SEPTEMBER 20, 2022
DAWSON COUNTY GOVERNMENT CENTER

Vice Chairman Hornsey asked if there was anyone present to speak to the application. Al Posada of Gainesville, Georgia spoke on behalf of the application. Mr. Posada stated that the lot that his clients have purchased in the Reserve and Marina Club is pie shaped with steep topography in the rear. To accommodate the home and driveway to avoid additional cost of back fill and retaining walls a variance is needed.

Vice Chairman Hornsey asked if there was anyone to speak in favor of the application. There were none.

Vice Chairman Hornsey asked if there was anyone to speak in opposition of the application. There were none.

Vice Chairman Hornsey then closed the public hearing for Board discussion.

Vice Chairman Hornsey asked for a motion. The motion was made to approve the request as presented 4-0 Sanvi/Bennett

Vice Chairman Hornsey asked if there were any updates by Planning and Development. Zoning Specialist Harmony Gee shared that the County is still under a residential rezoning moratorium and there have been updates to Zoning Procedure Laws for the state of Georgia and that an update as to how variances are processed will be passed along to the Commission as soon as they become available.

There being no further business to discuss, the meeting was adjourned at 6:07 p.m.

Neil Hornsey, Vice Chairman

Date

Attest: Harmony Gee

Date



**VR 22-23 James Callas
301 ABC Hickory Trail**

Planning Commission Hearing October 18, 2022

VARIANCE STAFF REPORT

Proposal: The applicant is requesting a variance to the front setback of 37' for the construction of a residence.

Applicant	James Callas
The development standard and requirement to be varied	Land Use Code Article III Section 309.C.3
Zoning	Vacation Cottage Restricted
Acreage	.217
Plat	Yes, Recorded 2/9/2022
Road Classification	Private
Tax Parcel	L17 177
Commission District	3

Direction	Zoning	Existing Use
North	VCR	Single Family Residence
South	VCR	Single Family Residence
East	VCR	Single Family Residence
West	VCR	Single Family Residence

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

Minimum square footage. 1,200 square feet (heated).

Minimum setbacks.

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

Side yard - 10 feet;

Rear yard - 20 feet.

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

Minimum setbacks for accessory structures:

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

Side yard - 5 feet; and Rear yard - 10 feet.

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

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

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

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

County Agency Comments:

Emergency Services: No comments returned as of 10.5.2022.2022

Environmental Health Department: No comments returned as of 10.5.22

Etowah Water & Sewer Authority: "Athens Boat Club is serviced by a private well system and septic systems."

Planning and Development: To date there has been 30 variance requests within the Athens Boat Club development all of which were reductions in the setbacks of structures. This development was platted in the 1960's prior to any zoning regulations being adopted by the County. The lots are small in size, any improvements to structures within the development trigger the need of a variance.

Public Works Department: "ABC Hickory Trail appears to be approximately 72 feet from the front property line. Access to the parcel although adequate, it is substandard and gated."

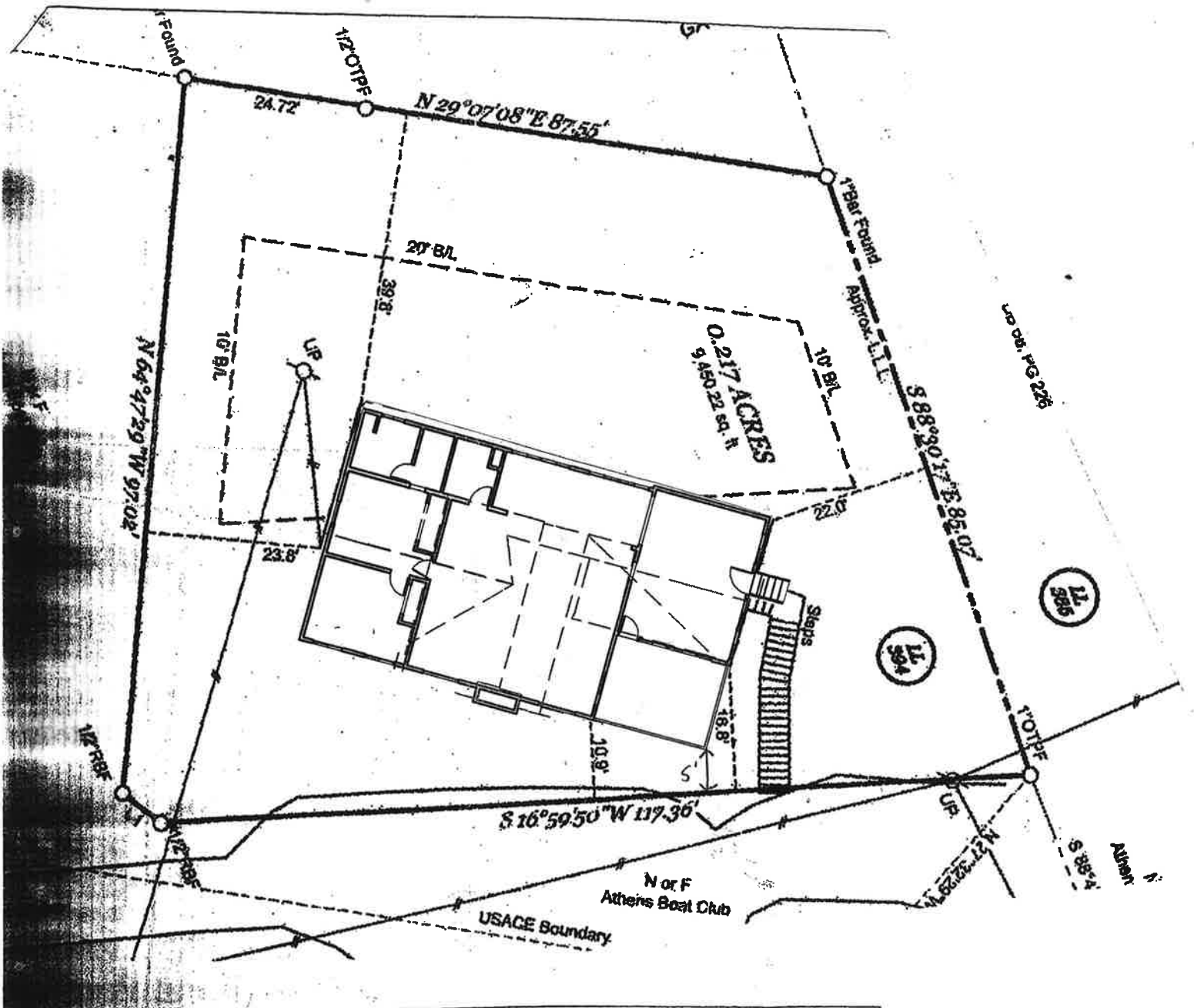
PHOTO OF PROPERTY:



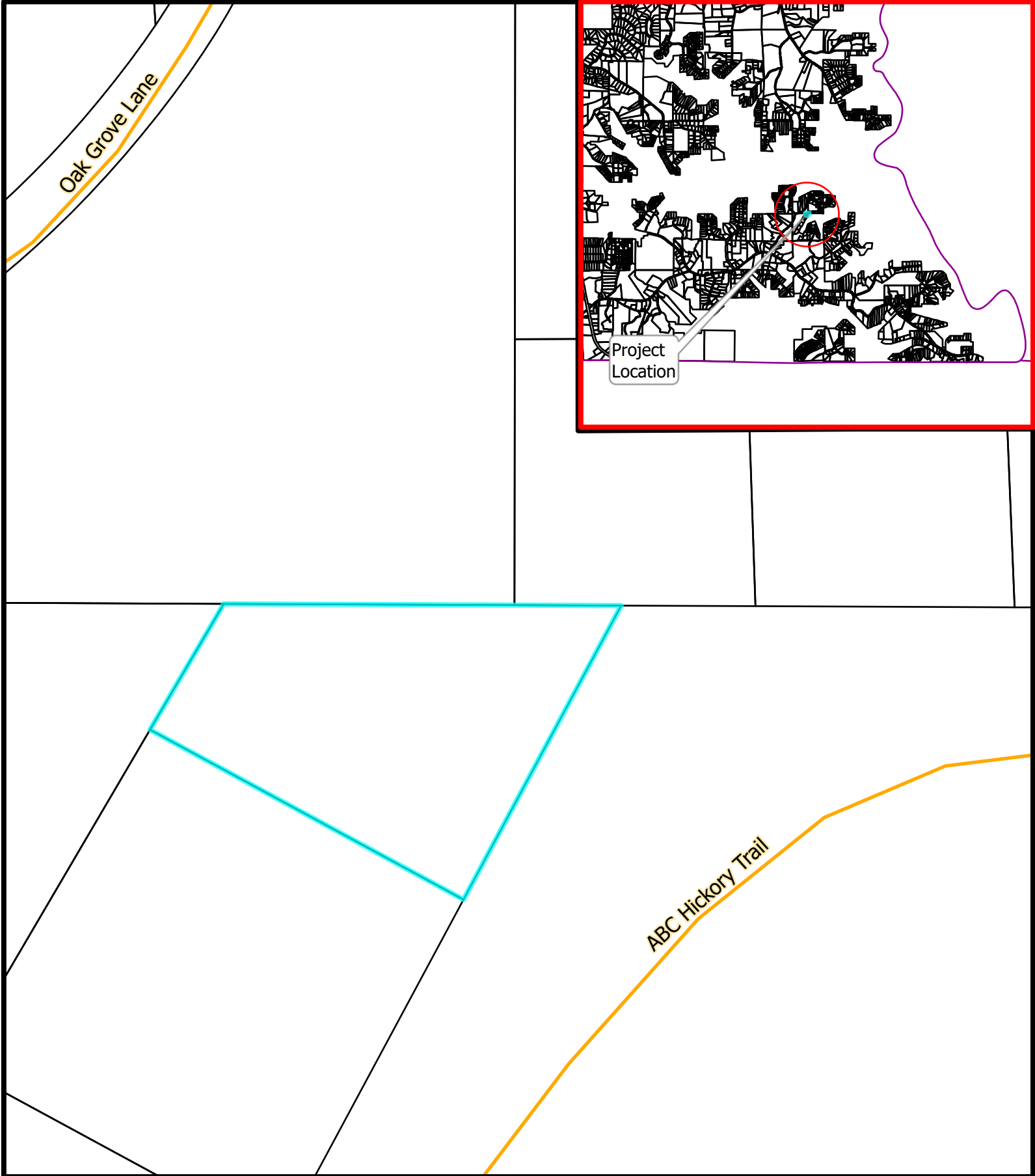
Criteria for granting variances.

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

- (1) That a strict or literal interpretation and enforcement of the specified standard or requirement would result in practical difficulty or unnecessary hardship; and**
- (2) That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property which do not apply generally to other properties in the same district; and**
- (3) That the granting of the variance will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the near vicinity; and**
- (4) That the granting of the variance would support general objectives contained within the Land Use Chapter of the code.**



22 SEP 6 1:03 PM



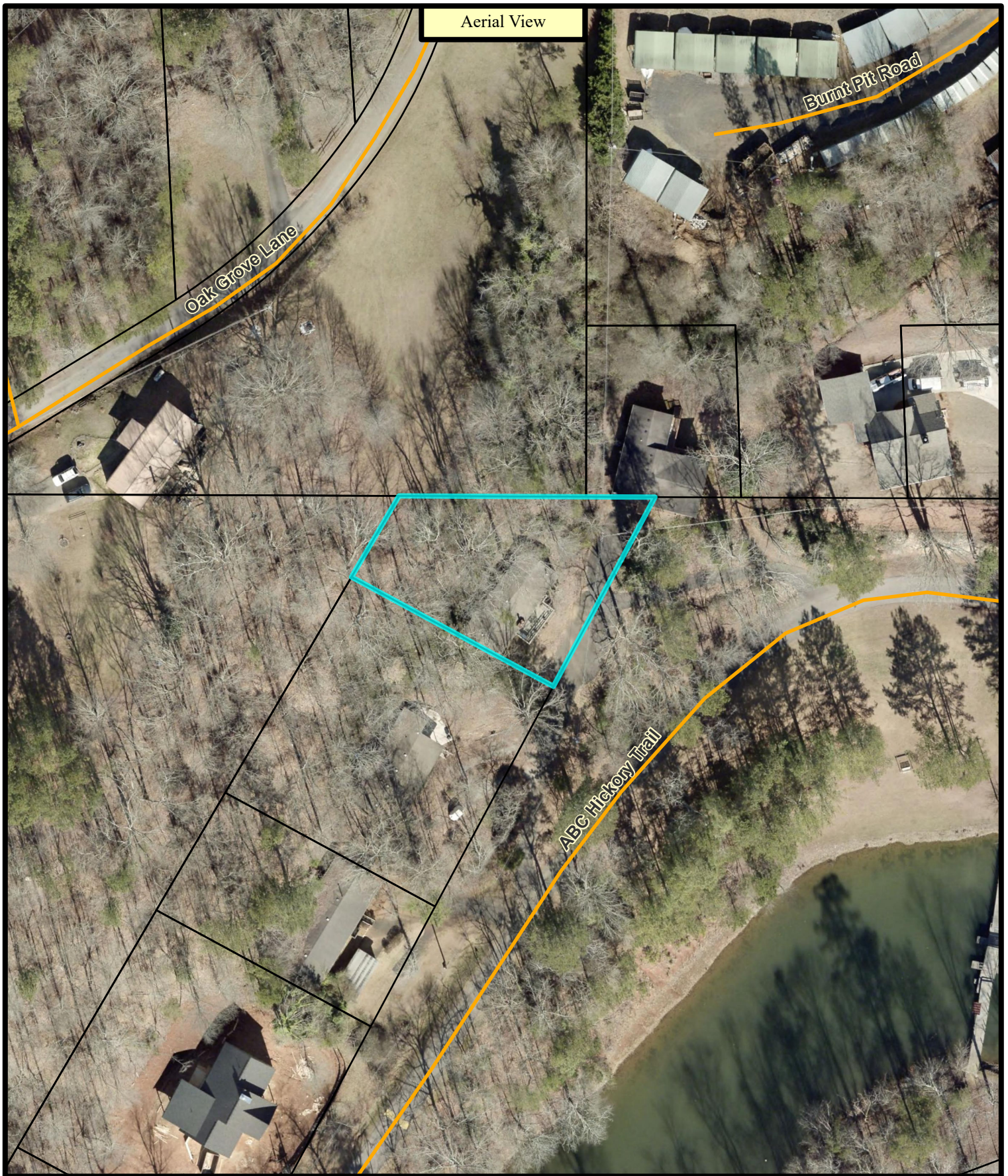
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Dawson County
Planning and Development
Staff Report: Exhibit

9

Parcel #: L17-177
Current Zoning: VCR
FLU: RL
Application #: VR 22-23



Aerial View

Oak Grove Lane

Burnt Pit Road

ABC Hickory Trail



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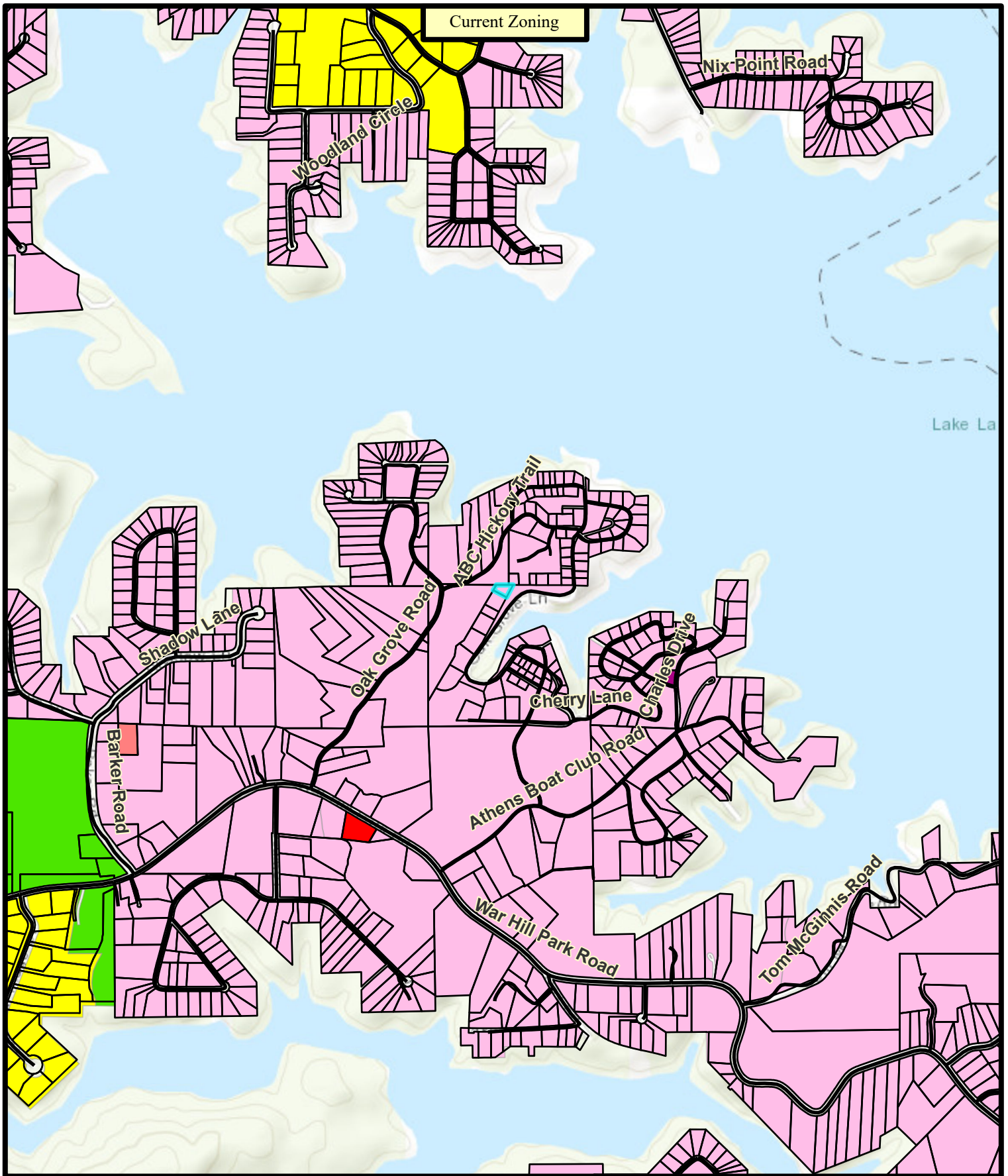
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Dawson County
Planning and Development

10

Report

Parcel #: L17-177
Current Zoning: VCR
FLU: RL
Application #: VR 22-23



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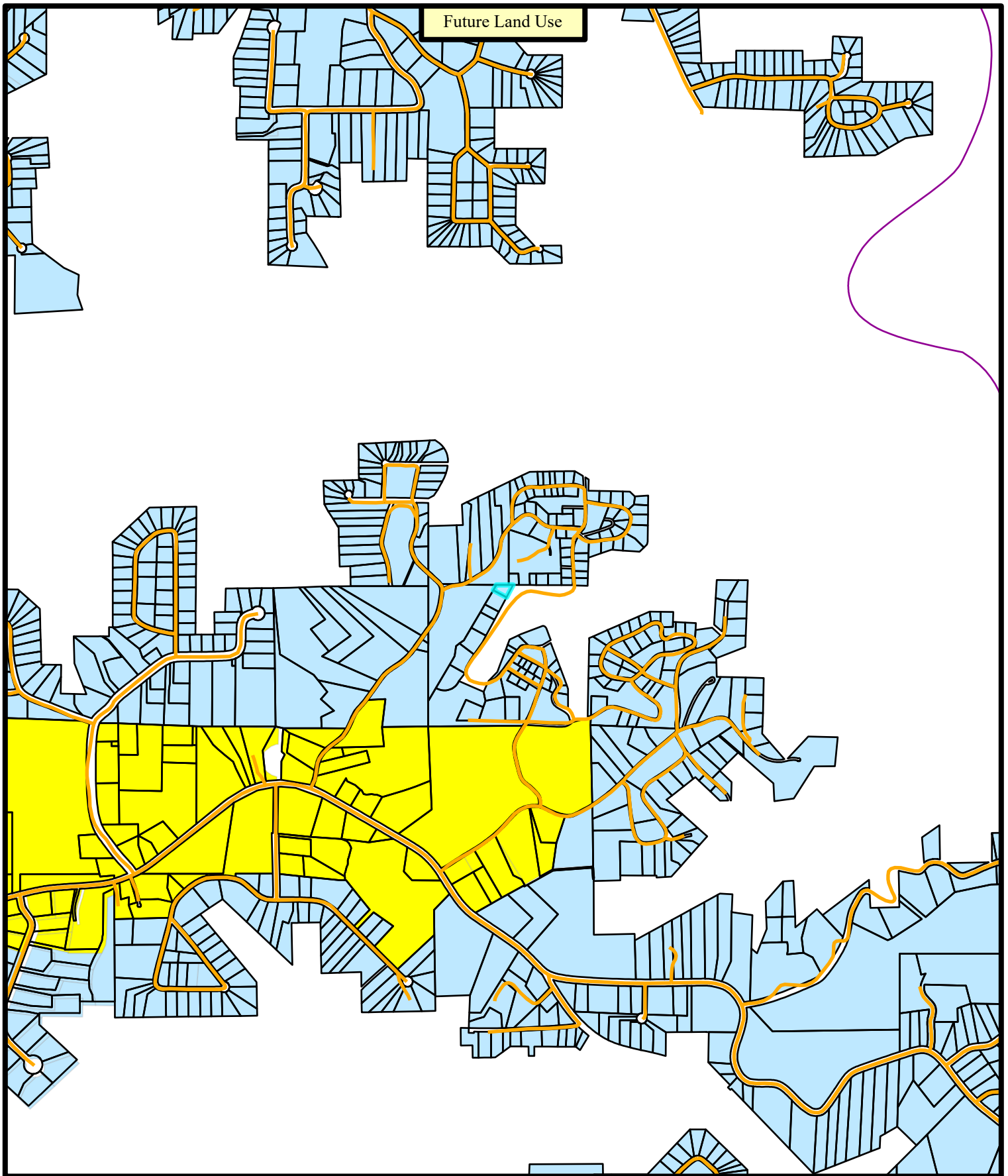
Dawson County

Planning and Development



Report

Parcel #: L17-177
Current Zoning: VCR
FLU: RL
Application #: VR 22-23



Future Land Use



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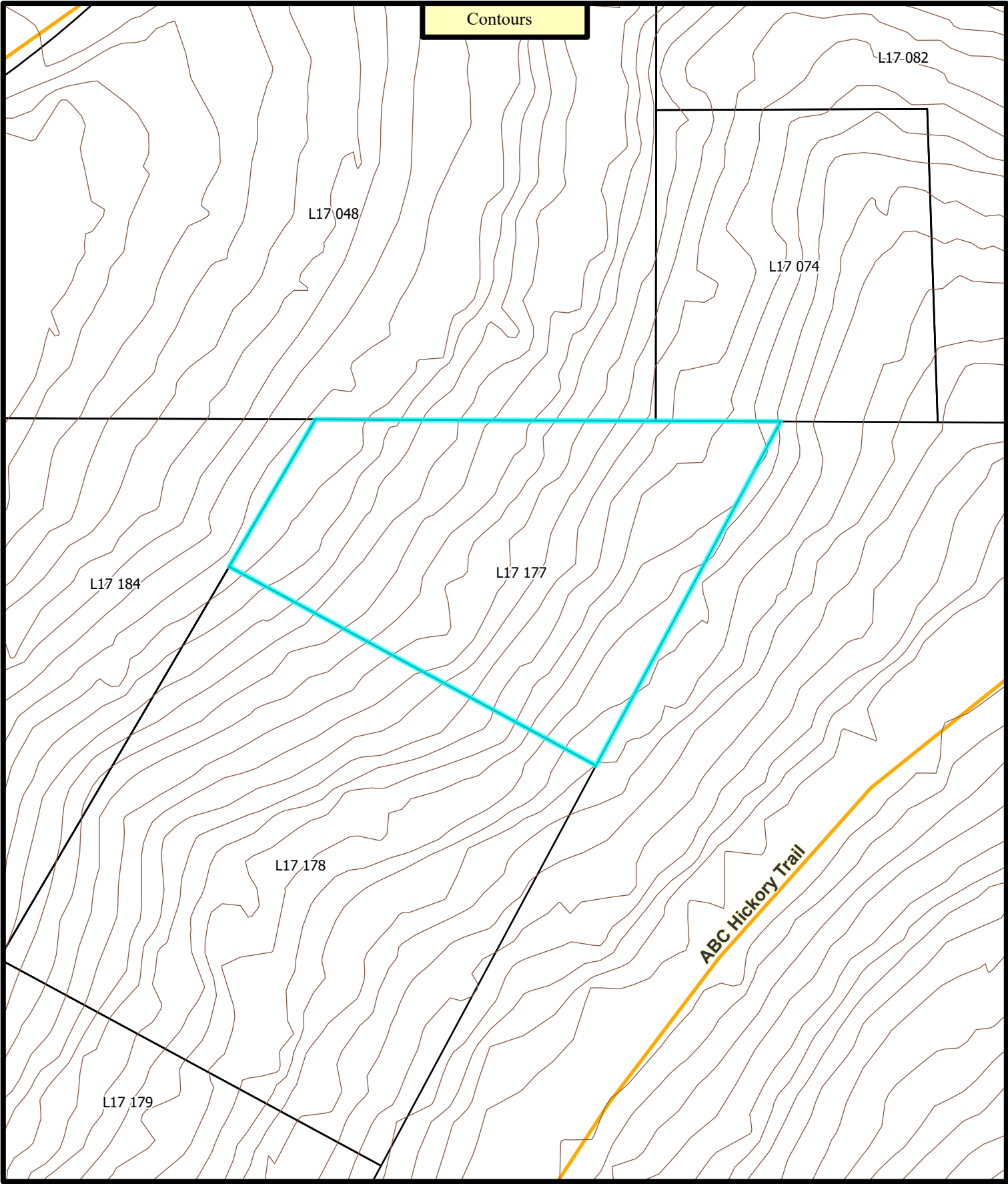


Scale: 1:15,908

Dawson County
Planning and Development
12
Report

Parcel #: L17-177
Current Zoning: VCR
FLU: RL
Application #: VR 22-23

Contours



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Scale: 1:579

Dawson County

Planning and Development

Parcel #: L17-177
Current Zoning: VCR
FLU: RL
Application #: VR 22-23



DAWSON COUNTY VARIANCE APPLICATION

25 Justice Way, Dawsonville, Georgia 30534

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: James Callas

Address: _____

Dawsonville, Georgia. 30534

Contact Email: _____ Telephone #: _____

Status: Owner Authorized Agent Lessee

PROPERTY INFORMATION

Street Address of Property:

301 ABC Hickory Trail Dawsonville Ga. 30534

Land Lot(s): 394 District: 13 Section: 1st

Subdivision/Lot: Athens Boat Club / 86

Building Permit #: _____ (if applicable)

REQUESTED ACTION

A Variance is requested from the requirements of Article # 1 Section # 121-6 of the Land Use Resolution/Sign Ordinance/Subdivision Regulations/Other.

Front Yard setback **Side Yard** setback **Rear Yard** setback variance of 37 feet to allow the structure to: **be constructed**; **remain** a distance of 3 feet from the property line, **or** **other** : _____ instead of the required distance of 40 feet as required by the regulations.

Home Occupation Variance: _____

Other (explain request): _____

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

2022



DAWSON COUNTY VARIANCE APPLICATION

25 Justice Way, Dawsonville, Georgia 30534

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

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

Home sits over the building line as it exist, would like

to add on to the front to make the home more livable.

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

home was built before the zoning of vcr which has been discontinued. New

developments are larger.

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

This property fronts the road but sits back off the road on a private drive which puts it

further from the road than most homes. Most of the homes in the same area are sitting

closer to the road. This alone makes it more safe and causes no problems to anyone.

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

This would bring the square footage up to the regulations of VCR. It will also give it a

more modern look to better the total look of the neighborhood.

Add extra sheets if necessary.





DAWSON COUNTY VARIANCE APPLICATION

25 Justice Way, Dawsonville, Georgia 30534

List of Adjacent Property Owners

It is the responsibility of the Applicant to provide a list of adjacent property owners. This list must include the name and address of anyone who has property touching your property or who has property directly across the street from your property. Please note this information should be obtained using the Tax Map and Parcel Number listing of any parcel(s) adjoining or adjacent to parcel where variance or zoning is being requested. Please add additional sheets if necessary.

	Name	Address
TMP <u>L17</u> - <u>184</u>	1. <u>Winfred Reeves</u>	<u>348 Oak Grove Rd. Dawsonville , Ga.</u>
TMP <u>L17</u> - <u>048</u>	2. <u>Winfred Reeves</u>	<u>348 Oak Grove Rd. Dawsonville Ga.</u>
TMP <u>L17</u> - <u>178</u>	3. <u>Joseph Podsen</u>	<u>8571 Foxridge Dr. Winston, Ga. 30187</u>
TMP <u>L17</u> - <u>074</u>	4. <u>Jimmy Shore</u>	<u>16834 Ga. hwy 17 Martin, Ga. 30557</u>
TMP _____ - _____	5.	_____
TMP _____ - _____	6.	_____
TMP _____ - _____	7.	_____
TMP _____ - _____	8.	_____
TMP _____ - _____	9.	_____

APPLICANT CERTIFICATION

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

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

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

2022 SEP 1 10:01 AM



DAWSON COUNTY VARIANCE APPLICATION

25 Justice Way, Dawsonville, Georgia 30534

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

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

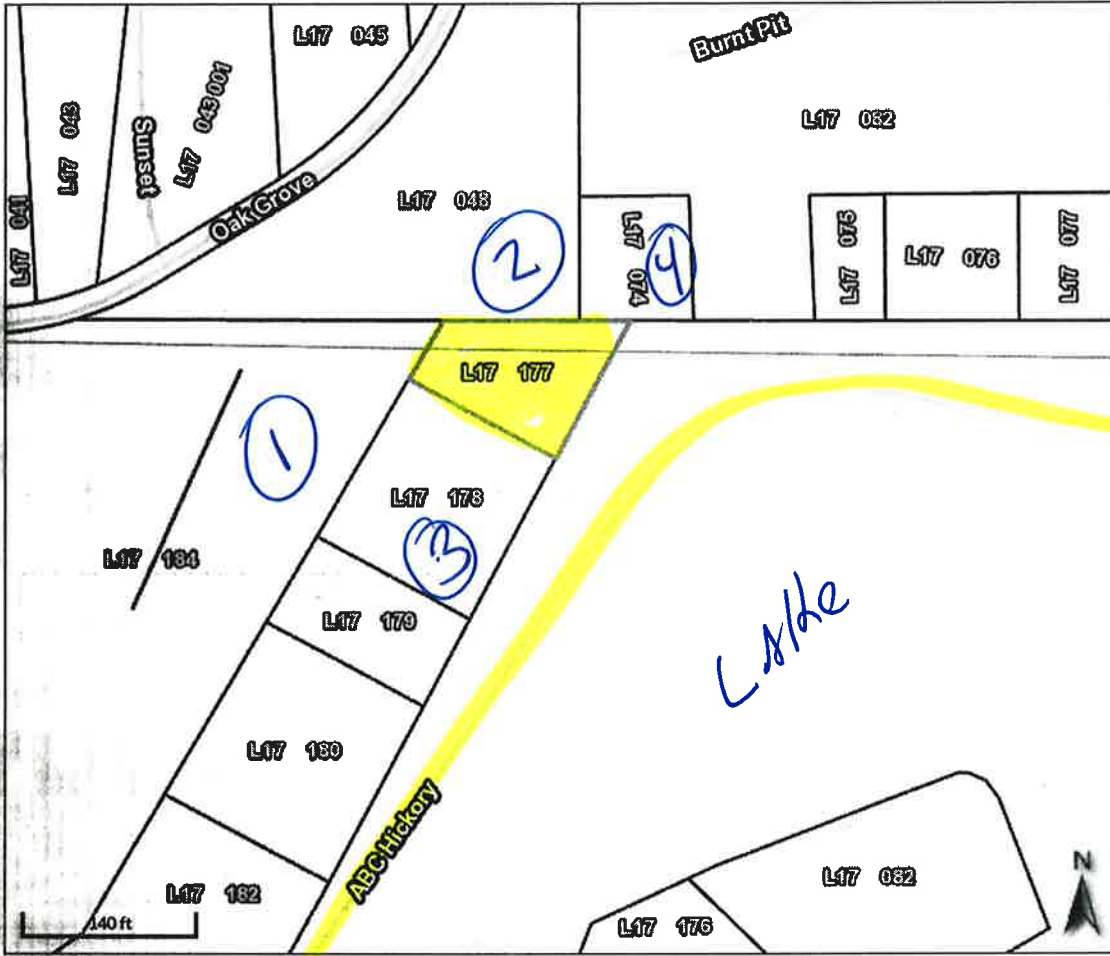
Signature of Applicant or Agent: *Jane Collins*
Date: 9-6-22

Withdrawals of any application may be accommodated within the Planning & Development office if requested before the Planning Commission agenda is set. Therefore, withdrawals may not be made after ten (10) days prior to the scheduled Planning Commission meeting hearing, unless accompanied by written request stating specific reasons for withdrawal. This withdrawal request is to be published in the legal organ prior to the meeting. Following that written request and publication the Commission will vote to remove the item from the agenda at the scheduled hearing. Please note that should the withdrawal be denied, the item will receive deliberation and public hearing with a decision by the Commission. Further the applicant is encouraged to be present at the hearing to substantiate reasons for withdrawal.

THIS SECTION TO BE COMPLETED BY STAFF.

VR 22- _____ Tax Map & Parcel# _____
Zoning: _____ Commission District #: _____
Submittal Date: _____ Time: am/pm Received by: _____ (staff initials)
Fee Paid: _____ Planning Commission Meeting Date: ____/____/2022

2022 SEP 6 10:39 AM



Overview



Legend

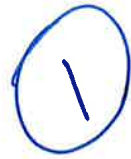
- Parcels
- Landlots

Parcel ID: L17 177
 Alt ID: 1682
 Owner: CUMMINS JOHN P JR
 Acres: 0.26
 Assessed Value: \$44740

Date created: 9/5/2022
 Last Data Uploaded: 9/2/2022 11:08:12 PM

Developed by  Schneider
 GEOSPATIAL

2022 SEP 6 1:04 PM



Summary

Parcel Number L17 184
 Location Address 348 OAK GROVE RD
 Legal Description 1LL 394 LD 13-5
 (Note: Not to be used on legal documents)
 Class R4-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Tax District UNINCORPORATED (District 01)
 Millage Rate 21.4225
 Acres 4.29
 Neighborhood RL-ST - Lake Lanier (319000)
 Homestead Exemption Yes (X14)
 Landlot/District N/A

[View Map](#)



Owner

REEVES WINFRED
 348 OAK GROVE RD
 DAWSONVILLE, GA 30534

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	7	4.26
RUR	Small Parcels	Rural	8	0.03

Residential Improvement Information

Style One Family (Detached)
 Heated Square Feet 1020
 Interior Walls Panel
 Exterior Walls Vinyl Siding
 Foundation Masonry/Crawl
 Attic Square Feet 0
 Basement Square Feet 0
 Year Built 1952
 Roof Type Metal
 Flooring Type Carpet/Vinyl/Linoleum
 Heating Type No Heat/Space Heaters
 Number Of Rooms 5
 Number Of Bedrooms 3
 Number Of Full Bathrooms 1
 Number Of Half Bathrooms 0
 Number Of Plumbing Extras 0
 Value \$97,000
 Condition Average

Mobile Homes

Style	Manufacturer	Model	Year Built	Width Length	Serial Number	Condition	Value
Mobile Homes	BROADMORE	*	1968	12 x 56	16IP251194	Fair	\$4,280

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Homesite Imp: 3 Avg	2017	0x0 / 1	0	\$5,000
Storage Building: Frame	2017	0x0 / 1	0	\$0
Paving: Asphalt	1990	10x150 / 0	0	\$780
Pole Shed: no Slab	1980	10x10 / 0	0	\$50
Lean-To: No-Slab	1955	8x12 / 0	0	\$60
Lean-To: No-Slab	1955	8x12 / 0	0	\$60
Lean-To: No-Slab	1955	12x40 / 0	0	\$300
Storage Building: Frame	1955	24x40 / 0	0	\$2,100
Storage Building: Frame	1955	12x24 / 0	0	\$640
Storage Building: Frame	1955	8x12 / 0	0	\$210
Pool: Vinyl	1952	0x0 / 1	1	\$0
Homesite Imp: 3 Avg	1952	1x0 / 1	1	\$5,000

2

Summary

Parcel Number L17 048
 Location Address 30 OAK GROVE LN
 Legal Description LL 385 LD S-1
 (Note: Not to be used on legal documents)
 Class R4-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Tax District UNINCORPORATED (District 01)
 Millage Rate 21.4225
 Acres 3.35
 Neighborhood RL-ST - Lake Lanier (319000)
 Homestead Exemption Yes (S1)
 Landlot/District N/A

[View Map](#)



Owner

REEVES WINFRED
 30 OAK GROVE LANE
 DAWSONVILLE, GA 30534

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	7	3.35

Mobile Homes

Style	Manufacturer	Model	Year Built	Width Length	Serial Number	Condition	Value
Mobile Homes	UNKNOWN	UNKNOWN	1984	24 x 56		Average	\$14,190

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Paving: Asphalt	1997	12x60 / 0	0	\$670
Homesite Imp: 3 Avg	1997	1x0 / 1	1	\$5,000

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
9/17/1983	68 226		\$0	Quitclaim (non ALT)		REEVES WINFRED

Valuation

	2022	2021	2020	2019	2018
Previous Value	\$91,860	\$98,060	\$98,060	\$98,060	\$65,627
Land Value	\$72,000	\$72,000	\$78,200	\$78,200	\$78,200
+ Improvement Value	\$14,190	\$14,190	\$14,190	\$14,190	\$14,190
+ Accessory Value	\$5,670	\$5,670	\$5,670	\$5,670	\$5,670
= Current Value	\$91,860	\$91,860	\$98,060	\$98,060	\$98,060

Photos

2022

3

Summary

Parcel Number L17 178
Location Address 277 ABC HICKORY TRL
Legal Description LSE ATHENS BOAT CLUB
 (Note: Not to be used on legal documents)
Class R1-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
Tax District UNINCORPORATED (District 01)
Millage Rate 21.4225
Acres 0.43
Neighborhood UL - Lake Lanier - Athens Boat Club (289900)
Homestead Exemption No (S0)
Landlot/District N/A

[View Map](#)



Owner

PODSEN JOSEPH
 8571 FOXRIDGE DR
 WINSTON, GA 30187

Mobile Homes

Style	Manufacturer	Model	Year Built	Width Length	Serial Number	Condition	Value
Mobile Homes	UNKNOWN	UNKNOWN	1975	12 x 56		Average	\$37,880

Accessory Information

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

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
9/17/2020			\$0	Title	LEHMANN ROBERT	PODSEN JOSEPH

Valuation

	2022	2021	2020	2019	2018
Previous Value	\$42,880	\$42,880	\$56,280	\$57,980	\$48,864
Land Value	\$0	\$0	\$0	\$0	\$0
+ Improvement Value	\$37,880	\$37,880	\$37,880	\$37,880	\$52,980
+ Accessory Value	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
= Current Value	\$42,880	\$42,880	\$42,880	\$42,880	\$57,980

Photos



4

Summary

Parcel Number L17 074
 Location Address 323 ABC HICKORY TRL
 Legal Description LL 394 LD 13-1 LS
 (Note: Not to be used on legal documents)
 Class R1-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Tax District UNINCORPORATED (District 01)
 Millage Rate 21.4225
 Acres 0.19
 Neighborhood UL - Lake Lanier - Athens Boat Club (289900)
 Homestead Exemption No (S0)
 Landlot/District N/A

[View Map](#)



Owner

SHORE JIMMY
 16834 GA HWY 17
 MARTIN, GA 30557

Residential Improvement Information

Style One Family (Detached)
 Heated Square Feet 1279
 Interior Walls Sheetrock
 Exterior Walls Vinyl Siding
 Foundation Masonry/Crawl
 Attic Square Feet 0
 Basement Square Feet 0
 Year Built 2000
 Roof Type Asphalt Shingles
 Flooring Type Carpet/Hrdwd/Tile
 Heating Type Central Heat/AC
 Number Of Rooms 5
 Number Of Bedrooms 3
 Number Of Full Bathrooms 2
 Number Of Half Bathrooms 0
 Number Of Plumbing Extras 3
 Value \$139,300
 Condition Average
 House Address 323 ABC HICKORY TRL

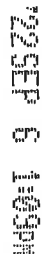
Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Paving: Asphalt	2006	16x20 / 0	0	\$420
Homesite Imp: 3 Avg	1997	1x0 / 1	1	\$5,000

Valuation

	2022	2021	2020	2019	2018
Previous Value	\$116,020	\$111,820	\$90,520	\$90,520	\$77,939
Land Value	\$0	\$0	\$0	\$0	\$0
+ Improvement Value	\$139,300	\$110,600	\$106,400	\$85,100	\$85,100
+ Accessory Value	\$5,420	\$5,420	\$5,420	\$5,420	\$5,420
= Current Value	\$144,720	\$116,020	\$111,820	\$90,520	\$90,520

Photos



Filed 02/09/2022 11:37AM
 Bk 00087 Pg 0060
 Plat Doc: PLAT
 Penalty: \$0.00 Interest: \$0.00
 Participants: 6542137405
 JUSTIN POWER, Clerk of Superior
 Court
 DAWSON County, Georgia

CLERK OF THE COURT FILING INFORMATION

N of F
 158' 11.55' PG 178

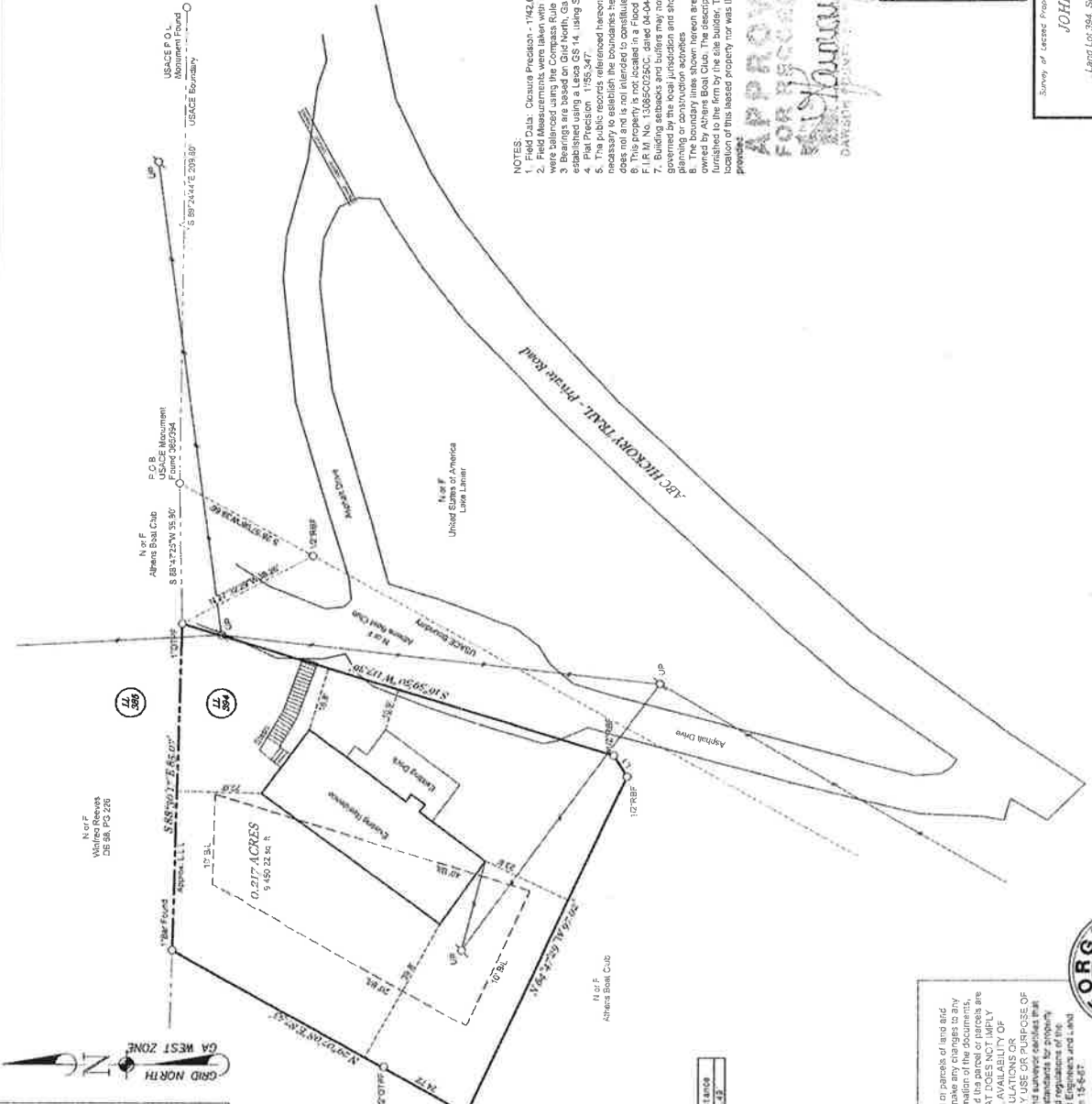
COUNTY	BLANKING	DISTANCE
1-1	5' 54.43' ± 11"	4.43'



SURVEYOR'S CERTIFICATE
 This plat is a reproduction of an existing plat or parcels of land and does not subordinate or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created this parcel or parcels are hereby acknowledged and approved for recording. ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE, OF THE LAND, Furthermore, the undersigned land surveyor certifies that the survey in Georgia is an act done in the main and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 19-6-87.

Neil I. McWhorter
 Neil A. McWhorter, GA P.E. # 2644
 K.E.G., Inc. Certificate of Authorization Number: LSR1002076

02-03-2022
 Date
 02-09-2022
 Date



NOTES:
 1. Field Data: Circum Precision - 1142.093', Angular Error - 04.574" were obtained using the Compass Rule.
 2. Field Measurements were taken with a Leica TS12 on 01-20-2022 and the data is based on the North, Georgia Zone, NAD 83 and compatible with the GCS 14 using Standard GPS Network.
 3. Plat Precision - 1/56,347'.
 4. The public records referenced herein reflect only those records necessary to establish the boundaries herein, and reference to the same does not and is not intended to constitute a title search or title opinion.
 5. The plat is subject to the provisions of the Georgia Surveyors Act, F.I.R.M. No. 130850026CC, dated 04-04-2018.
 6. Building setbacks and builders may not be shown herein. They are governed by the local jurisdiction and should be confirmed prior to land clearing or construction.
 7. Easements and other rights shown are lease lines. The total property is owned by Athens State Club. The description of this lease line was furnished to the firm by the site builder. This survey does not verify the location of this leased property nor was the lease legal for the applicants' project.

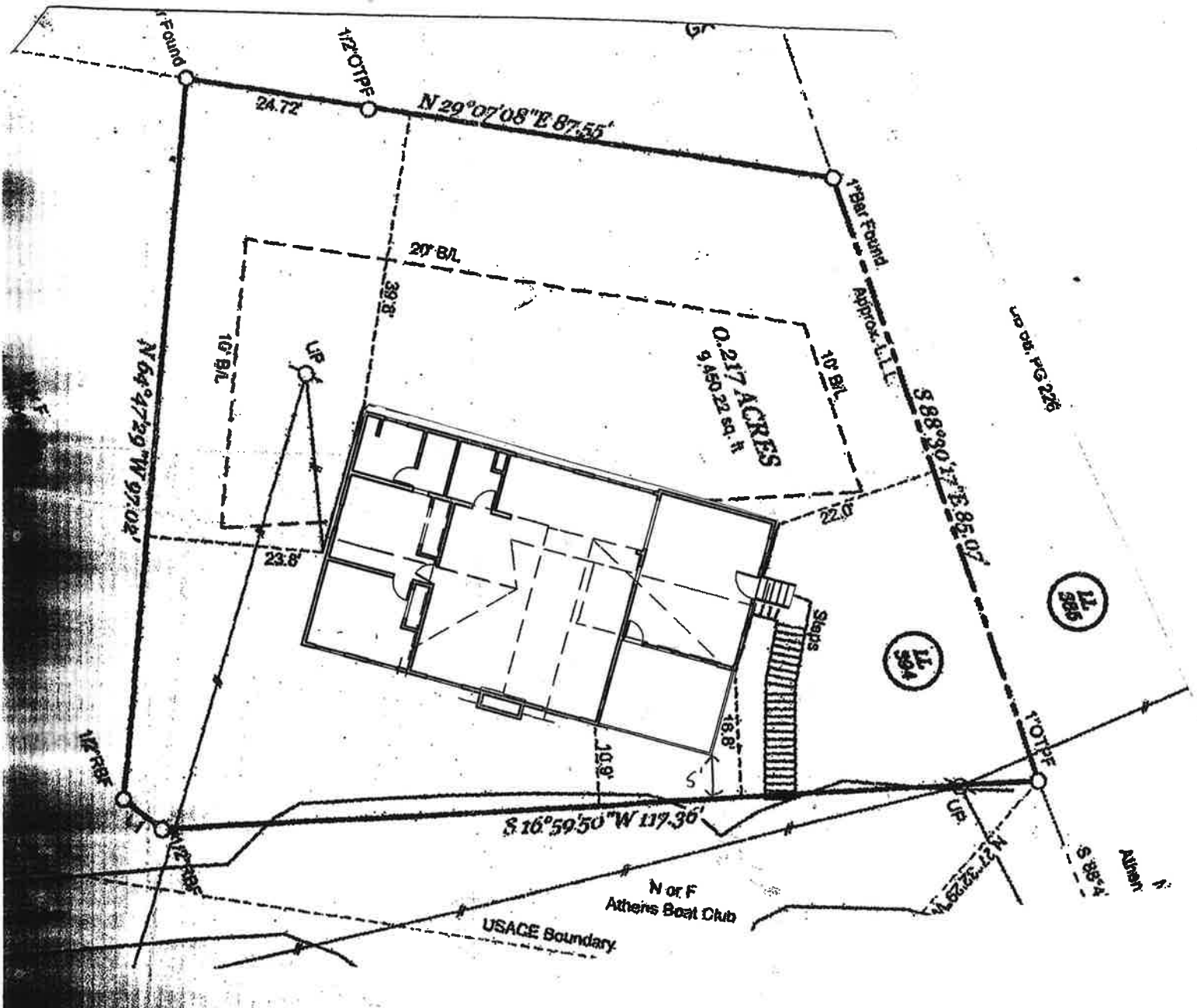


SYMBOL	DESCRIPTION
(Symbol)	Top Pin Found
(Symbol)	Clamp Top Pin Found
(Symbol)	Clamp Top Pin Set
(Symbol)	Rebar Set
(Symbol)	Building Line
(Symbol)	Utility Line
(Symbol)	U.S. Army Corps of Engineers
(Symbol)	Overlaid Wire
(Symbol)	Not to Scale
(Symbol)	Calculated Point

Survey of Lease Property of Athens State Club, 661 Bk. 600
 JOHN CUMMINS
 Land Lot 384, South Half 13th Plat, 1st Sect.
 Dawson County, Georgia
 02-03-2022

McWhorter & Anderson
 LAND SURVEYING & CIVIL ENGINEERING
 418 Peachtree East
 Building H, Unit 300
 Cumming, GA 30046
 (770) 889-8433
 www.rfses.com
 © K.E.G., Inc. 2022
 12-124-301 FILE





22 SEP 6 1:03 PM

Official Tax Receipt
Nicole Stewart
DAWSON COUNTY Tax Commissioner

25 Justice Way Suite 1222
 Dawsonville, GA 30534

Trans No	Property ID/District Description	Original Due	Interest & Penalty	Prev Paid	Amount Due	Amount Paid	Transaction Balance
10198 Year-Bill No 2021 - 3362	L17 177 / 001 LL 394 LD 13-1 FMV: \$44,740.00	404.90	4.22 Fees 0.00	0.00	409.12	409.12	0.00
						Paid Date 1/12/2022 17:43:52	Current Due 0.00
Transactions:	10198 - 10198 Totals	404.90	4.22	0.00	409.12	409.12	0.00

CUMMINS JOHN P JR

Paid By :

Paid by John Cummins from web.
 Ref No: 2PG58578W9889582E
 Auth
 Code:7E61C1403A496279B4E6

Cash Amt: 0.00
 Check Amt: 0.00
 Charge Amt: 409.12
 Change Amt: 0.00
 Refund Amt: 0.00
 Overpay Amt: 0.00

Check No
 Charge Acct

0

2022 SEP 06 15:00

Statement of Hardship.

This home has been on this lot for a long time. It was built back before Dawson County had the zoning restrictions. It is in Athens Boat Club which is a Leased property which was formed before the zoning of VCR. Because it is a leased property there were not lot lines recorded and lots were marked by an acting board member at the time. This was done by driving a pin in the ground and measuring with a tape. At the time they did not go by any zoning restrictions, as there were none. This puts a hardship on the owners currently, so to help bring them up to the current zoning requirements the only option they have is to ask for variances in the requirements. They are doing surveys by a certified surveyor and having it recorded so that they county and Athens Boat Club will have a record of the property. This has been a great help to clear up each lot and to give everyone a chance to improve their property.

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

COUNTY: Dawson	SUBDIVISION: ATHENS BOAT CLUB	LOT NUMBER: 139	BLOCK:
PROPERTY LOCATION (ADDRESS/DIRECTIONS): 301 HICKORY TRL Hwy 53 east, cross Hwy 400, left on War Hill Park Road, left on Athens Boat Club Road, left on Dogwood Drive, left on Hickory Trail, property on the left. DAWSONVILLE, GA 30534			
I hereby apply for a construction permit to install an On-Site Sewage Management System and agree that the system will be installed to conform to the requirements of the rules of the Georgia Department of Public Health, Chapter 511-3-1. By my signature, I understand that final inspection is required and will notify the County Health Department upon completion of construction and before applying final cover material to the system.			
PROPERTY OWNER'S/AUTHORIZED AGENT'S SIGNATURE:		DATE: 04/28/2022	
PROPERTY OWNER'S NAME: JOHN CUMMINS JR	PHONE NUMBER:	ALTERNATE PHONE NUMBER:	
PROPERTY OWNER'S ADDRESS: 1			
AUTHORIZED AGENT'S NAME (IF OTHER THAN OWNER): SIMPLY SOUTHERN CONSTRUCTION	PHONE NUMBER: (678) 300-4980	RELATIONSHIP TO OWNER: CONTRACTOR	

Section A — General Information

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

Section B — Primary / Pretreatment

1. DISPOSAL METHOD: Existing Septic Tank	2. GARBAGE DISPOSAL: (1) Yes (2) No	3. SEPTIC TANK CAPACITY (GALLONS): 0	4. ATU Capacity: 0	5. DOSING TANK CAPACITY (GALLONS): 300	6. GREASE TRAP CAPACITY (GALLONS):
--	---	--	------------------------------	--	------------------------------------

Section C — Secondary Treatment

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

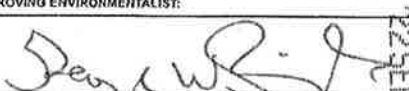
Permit

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

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

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

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

APPROVING ENVIRONMENTALIST: 	TITLE:	DATE: 04/29/2022	CONSTRUCTION PERMIT NUMBER: OSC04201274
--	--------	----------------------------	---

1. SITE APPROVED AS SPECIFIED ABOVE:

(1) Yes (2) No

Notes:

7' center to center minimum

Install drainfield lines following natural contour

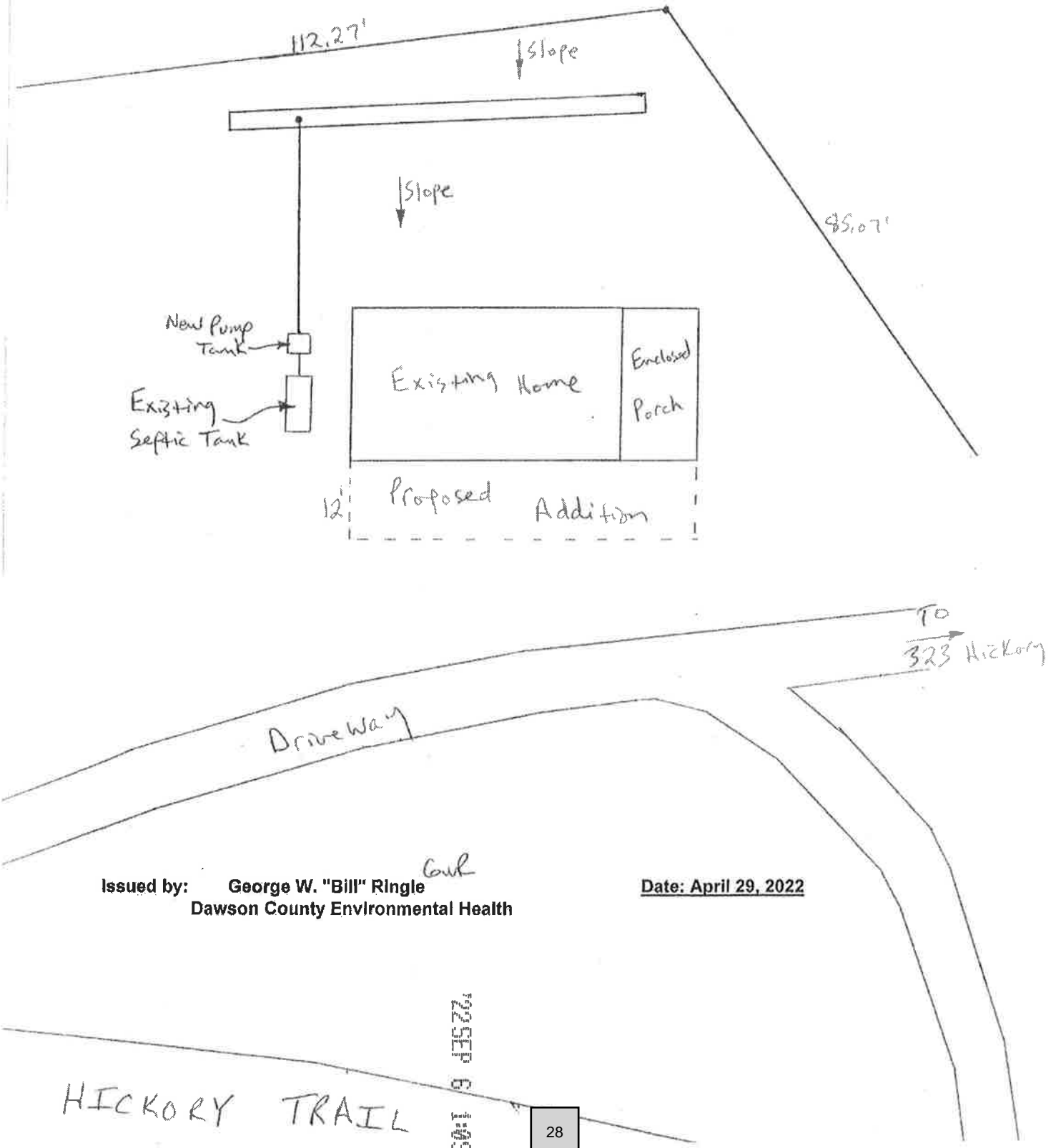
Measure trench depth using up-slope sidewall of trench

Trench depth: 36" - 40"

Linear feet: 65

Owner: John Cummins, Jr.

Permit # OSC04201274



Issued by: *GWR*
George W. "Bill" Ringle
Dawson County Environmental Health

Date: April 29, 2022

Variances


Property Owner Authorization Form

This form must be signed by the owner(s) as listed on the deed of record for the subject property. If there is more than one property owner, additional affidavits must be provided. **Only an owner or an authorized agent may speak on behalf of the variance at the public hearing.**

Owner's Name: John P Cummins Jr.

Mailing Address:

Signature of Owner:  Date: 9/5/2022

Signature of Notary:  Date: 9/5/22 Notary Stamp



22SEP 9 1034M



DAWSON COUNTY VARIANCE APPLICATION

25 Justice Way, Dawsonville, Georgia 30534

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: James Callas

Address: 34 ABC Hickory Trail

Dawsonville Ga. 30534

Contact Email: _____ Telephone # 6 _____

Status: Owner Authorized Agent Lessee

PROPERTY INFORMATION

Street Address of Property:
159 ABC Cornfield Road Dawsonville,

Land Lot(s): 386 District: 13th Section: 1

Subdivision/Lot: Athens Boat Club / LSE

Building Permit #: _____ (if applicable)

REQUESTED ACTION

A Variance is requested from the requirements of Article # 2 Section # 121-67 of the Land Use Resolution/Sign Ordinance/Subdivision Regulations/Other.

Front Yard setback Side Yard setback Rear Yard setback variance of FRONT 30' BACK-15' RS. 3' feet to allow the structure to: be constructed; remain a distance of FR-10' Back 5' RS 7' feet from the property line, or other: _____

instead of the required distance of FR-40' BK 20 Sid 10' feet as required by the regulations.

Home Occupation Variance: _____

Other (explain request): _____

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

3322
3322
3322



DAWSON COUNTY VARIANCE APPLICATION

25 Justice Way, Dawsonville, Georgia 30534

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

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

Would have to move house that has been there for 30+ years. Would like to build a garage over the existing driveway

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

Leased property and lot lines were set before the existence of zoning.

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

Home has been there for over 30 years and adding a garage to it will only make the neighborhood better.

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

Would help owner to protect their car from the elements.

Add extra sheets if necessary.

SEP 5 11 30 AM



DAWSON COUNTY VARIANCE APPLICATION

25 Justice Way, Dawsonville, Georgia 30534

List of Adjacent Property Owners

It is the responsibility of the Applicant to provide a list of adjacent property owners. This list must include the name and address of anyone who has property touching your property or who has property directly across the street from your property. Please note this information should be obtained using the Tax Map and Parcel Number listing of any parcel(s) adjoining or adjacent to parcel where variance or zoning is being requested. Please add additional sheets if necessary.

	Name	Address
TMP <u>L17</u> - <u>101</u>	1. Michael Marchman	508 ABC Hickory Trail Dawsonville
TMP <u>L17</u> - <u>093</u>	2. Mathew Thompson	160 Cornfield Rd Dawsonville
TMP <u>L17</u> - <u>092</u>	3. Lucis Whitfield	1064 Whippoorwill Dr Signal Mountain, TN 37377
TMP <u>L17</u> - <u>091</u>	4. Robert Thodes	130 Cornfield Dawsonville
TMP <u>L17</u> - <u>096</u>	5. Wayne Williams	4591 Kettering Dr Roswell Ga. 30075
TMP <u>L17</u> - <u>102</u>	6. EdnaDooley	502 Hickory Trail, Daswonville
TMP _____ - _____	7.	_____
TMP _____ - _____	8.	_____
TMP _____ - _____	9.	_____

APPLICANT CERTIFICATION

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

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

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

PLANNING & DEVELOPMENT
 COMMUNITY DEVELOPMENT
 200 W. MAIN ST.
 DAWSONVILLE, GA 30534
 (770) 479-1234
 WWW.DAWSONCOUNTYGA.GOV



DAWSON COUNTY VARIANCE APPLICATION

25 Justice Way, Dawsonville, Georgia 30534

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

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

Signature of Applicant or Agent: *James Colles*
Date: 9-9-22

Withdrawals of any application may be accommodated within the Planning & Development office if requested before the Planning Commission agenda is set. Therefore, withdrawals may not be made after ten (10) days prior to the scheduled Planning Commission meeting hearing, unless accompanied by written request stating specific reasons for withdrawal. This withdrawal request is to be published in the legal organ prior to the meeting. Following that written request and publication the Commission will vote to remove the item from the agenda at the scheduled hearing. Please note that should the withdrawal be denied, the item will receive deliberation and public hearing with a decision by the Commission. Further the applicant is encouraged to be present at the hearing to substantiate reasons for withdrawal.

THIS SECTION TO BE COMPLETED BY STAFF.

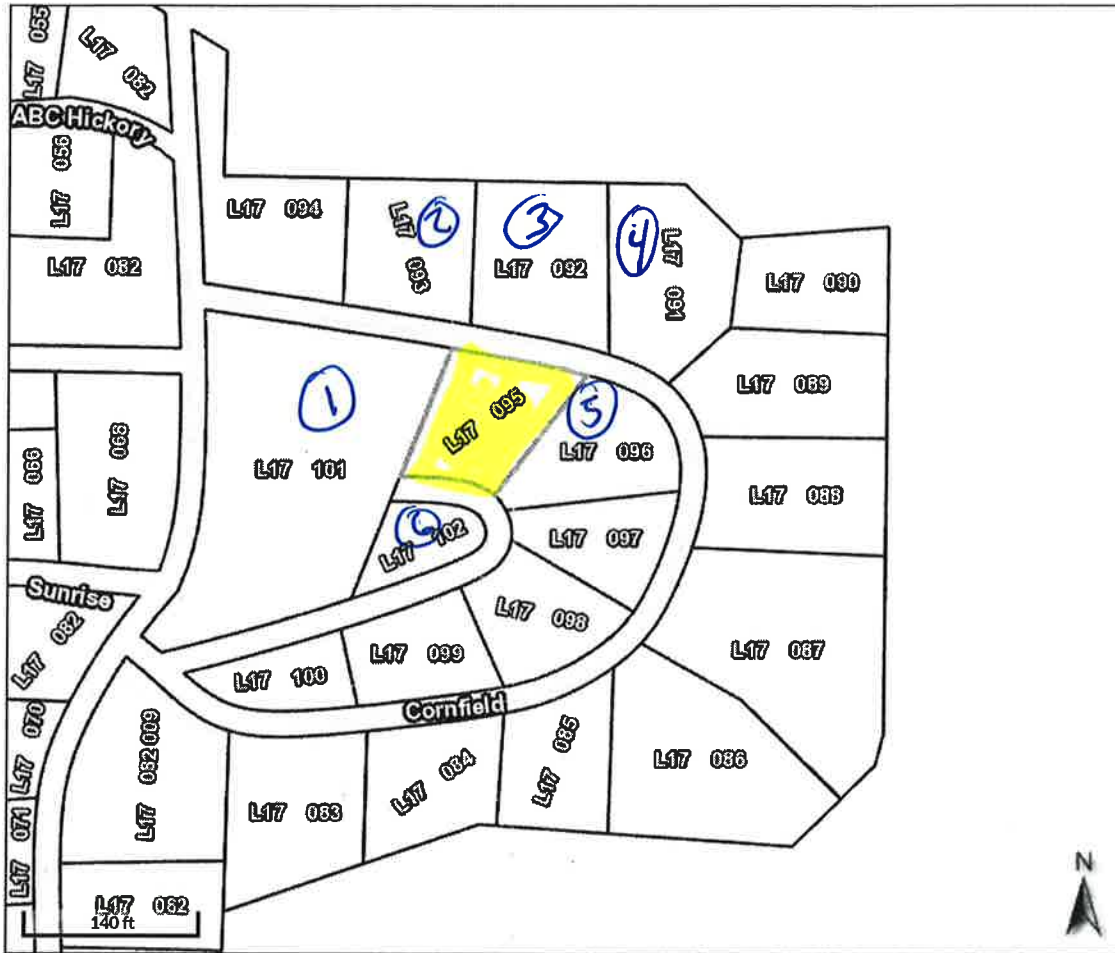
VR 22- _____ Tax Map & Parcel# _____

Zoning: _____ Commission District #: _____

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

Fee Paid: _____ Planning Commission Meeting Date: ____/____/ 2022

2022 SEP 9 11:59 AM



Overview



Legend

□ Parcels

Parcel ID: L17 095
 Alt ID: 1605
 Owner: SEATON CATHY
 Acres: 0.22
 Assessed Value: \$172650

Date created: 9/9/2022
 Last Data Uploaded: 9/8/2022 10:51:45 PM

Developed by Schneider
 GEOSPATIAL

72SEP 9 1159AM
 160516 J56ZZ



Summary

Parcel Number L17 101
 Location Address 508 ABC HICKORY TRL
 Legal Description LL386 LD13-1 LS
 (Note: Not to be used on legal documents)
 Class R1-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Tax District UNINCORPORATED (District 01)
 Millage Rate 21.4225
 Acres 0.85
 Neighborhood UL - Lake Lanier - Athens Boat Club (289900)
 Homestead Exemption No (S0)
 Landlot/District N/A

[View Map](#)



Owner

MARCHMAN MICHAEL C
 508 ABC HICKORY TRL
 DAWSONVILLE, GA 30534

Residential Improvement Information

Style One Family (Detached)
 Heated Square Feet 2710
 Interior Walls Sheetrock
 Exterior Walls Cement Fiber/Brick/Stone
 Foundation Basement
 Attic Square Feet 0
 Basement Square Feet 2350 - 80% Finished
 Year Built 2015
 Roof Type Architectural Shingles
 Flooring Type Carpet/Hrdwd/Tile
 Heating Type Central Heat/AC
 Number Of Rooms 6
 Number Of Bedrooms 4
 Number Of Full Bathrooms 3
 Number Of Half Bathrooms 0
 Number Of Plumbing Extras 7
 Value \$456,200
 Condition Average
 Fireplaces\Appliances Pre-fab 2 sty 1 Box 1
 House Address 508 ABC HICKORY TRL

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Paving: Concrete	2015	18x70 / 0	0	\$4,600
Storage Building: Pre-Fab MTL	1998	8x8 / 0	0	\$340
Homesite Imp: 3 Avg	1997	0x0 / 1	1	\$5,000

Permits

Permit Date	Permit Number	Type
11/13/2014	8545	NEW CONSTRUCT

Valuation

	2022	2021	2020	2019	2018
Previous Value	\$406,280	\$396,980	\$391,280	\$391,280	\$372,038
Land Value	\$0	\$0	\$0	\$0	\$0
+ Improvement Value	\$456,200	\$396,400	\$387,100	\$381,400	\$381,400
+ Accessory Value	\$9,940	\$9,880	\$9,880	\$9,880	\$9,880
= Current Value	\$466,140	\$406,280	\$396,980	\$391,280	\$391,280

Photos



2

Summary

Parcel Number L17 093
 Location Address 160 CORNFIELD RD
 Legal Description LL 386 LD 13-1
 (Note: Not to be used on legal documents)
 Class R1-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Tax District UNINCORPORATED (District 01)
 Millage Rate 21.4225
 Acres 0.24
 Neighborhood UL - Lake Lanier - Athens Boat Club (289900)
 Homestead Exemption No (50)
 Landlot/District N/A

[View Map](#)



Owner

THOMPSON ALBERT MATTHEW
 160 CORNFIELD RD
 DAWSONVILLE, GA 30534

Residential Improvement Information

Style One Family (Detached)
 Heated Square Feet 2304
 Interior Walls Sheetrock
 Exterior Walls Cement Fiber/Brick/Stone
 Foundation Basement
 Attic Square Feet 0
 Basement Square Feet 1376 - 80% Finished
 Year Built 2004
 Roof Type Asphalt Shingles
 Flooring Type Carpet/Hrdwd/Tile
 Heating Type Central Heat/AC
 Number Of Rooms 6
 Number Of Bedrooms 4
 Number Of Full Bathrooms 3
 Number Of Half Bathrooms 1
 Number Of Plumbing Extras 10
 Value \$431,900
 Condition Average
 Fireplaces/Appliances Pre-fab 2 sty 2 Box 1
 House Address 160 CORNFIELD RD

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Paving: Concrete	2004	20x40 / 0	0	\$1,900
Homesite Imp: 3 Avg	2004	1x1 / 1	0	\$5,000
Boat Hoist/Lift	2002	0x0 / 1	1	\$2,500
Dock: Steel-2 Story-4 GD	2002	32x32 / 0	1	\$24,900

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
6/24/1997	243 6 41		\$72,000	Fair Market Sale (Improved)	DANIELE B	THOMPSON ALBERT MATT
12/20/1985			\$0	Quitclaim (non ALT)	DUPREE H B	DANIELE B

Valuation

	2022	2021	2020	2019	2018
Previous Value	\$410,000	\$401,300	\$377,400	\$377,400	\$395,051
Land Value	\$0	\$0	\$0	\$0	\$0
+ Improvement Value	\$431,900	\$375,700	\$367,000	\$343,100	\$343,100
+ Accessory Value	\$34,300	\$34,300	\$34,300	\$34,300	\$34,300
= Current Value	\$466,200	\$410,000	\$401,300	\$377,400	\$377,400

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 2022 SEP 03 PM 1:30
 2022 SEP 03 PM 1:30

3

Summary

Parcel Number L17 092
 Location Address 132 CORNFIELD RD
 Legal Description LL 386 LD 13-1
 (Note: Not to be used on legal documents)
 Class R1-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Tax District UNINCORPORATED (District 01)
 Millage Rate 21.4225
 Acres 0.29
 Neighborhood UL - Lake Lanier - Athens Boat Club (289900)
 Homestead Exemption No (50)
 Landlot/District N/A

[View Map](#)



Owner

WHITFIELD LUCIA J
 1064 WHIPPOORWILL DR
 SIGNAL MOUNTAIN, TN 37377

Mobile Homes

Style	Manufacturer	Model	Year Built	Width Length	Serial Number	Condition	Value
Mobile Homes	MARLETTE HOMES	UNKNOWN	1960	10 x 46	0G250FK540	Good	\$16,200

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Dock: Wood-Boat Slip-3 AV	2005	26x24 / 0	0	\$2,500
Homesite Imp: 3 Avg	1997	1x0 / 1	1	\$5,000
Canopy	1997	11x46 / 506	1	\$2,800

Valuation

	2022	2021	2020	2019	2018
Previous Value	\$26,000	\$26,000	\$26,000	\$26,700	\$24,530
Land Value	\$0	\$0	\$0	\$0	\$0
+ Improvement Value	\$16,200	\$16,200	\$16,200	\$16,200	\$16,900
+ Accessory Value	\$10,300	\$9,800	\$9,800	\$9,800	\$9,800
= Current Value	\$26,500	\$26,000	\$26,000	\$26,000	\$26,700

Photos



Sketches

22 SEP 2 41:53 AM

4

Summary

Parcel Number L17 091
 Location Address 130 CORNFIELD RD
 Legal Description BLDG LL 386 LD 13-1
 (Note: Not to be used on legal documents)
 Class R1-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Tax District UNINCORPORATED (District 01)
 Millage Rate 21.4225
 Acres 0.29
 Neighborhood UL - Lake Lanier - Athens Boat Club (289900)
 Homestead Exemption Yes (S1)
 Landlot/District N/A

[View Map](#)



Owner

RHODES ROBERT S
 130 CORNFIELD RD
 DAWSONVILLE, GA 30534

Residential Improvement Information

Style One Family (Detached)
 Heated Square Feet 2602
 Interior Walls Sheetrock
 Exterior Walls Masonry (Brick)
 Foundation Basement
 Attic Square Feet 0
 Basement Square Feet 1450 - 40% Finished
 Year Built 1998
 Roof Type Metal
 Flooring Type Carpet/Hrdwd/Tile
 Heating Type Central Heat/AC
 Number Of Rooms 5
 Number Of Bedrooms 3
 Number Of Full Bathrooms 3
 Number Of Half Bathrooms 0
 Number Of Plumbing Extras 7
 Value \$279,000
 Condition Average
 Fireplaces\Appliances Const 2 sty 2 Box 1
 House Address 130 CORNFIELD RD

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Dock: Alum-2 Story-4 GD	2014	32x32 / 0	0	\$49,200
Paving: Concrete	2000	12x70 / 0	0	\$1,800
Homesite Imp: 3 Avg	1998	1x0 / 1	1	\$5,000
Paving: Asphalt	1963	12x60 / 0	1	\$280

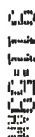
Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
11/16/1995			\$0	Quitclaim (non ALT)	RHODES ROBERT S	RHODES ROBERT S JR

Valuation

	2022	2021	2020	2019	2018
Previous Value	\$295,280	\$287,780	\$278,980	\$278,980	\$233,281
Land Value	\$0	\$0	\$0	\$0	\$0
+ Improvement Value	\$279,000	\$239,000	\$231,500	\$222,700	\$222,700
+ Accessory Value	\$56,280	\$56,280	\$56,280	\$56,280	\$56,280
= Current Value	\$335,280	\$295,280	\$287,780	\$278,980	\$278,980

Photos



5

Summary

Parcel Number L17 096
 Location Address 123 CORNFIELD RD
 Legal Description LL 386 LD 13-S
 (Note: Not to be used on legal documents)
 Class R1-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Tax District UNINCORPORATED (District 01)
 Millage Rate 21.4225
 Acres 0.22
 Neighborhood UL - Lake Lanier - Athens Boat Club (289900)
 Homestead Exemption No (S0)
 Landlot/District N/A

[View Map](#)



Owner

WILLIAMS WAYNE
 4591 KETTERING DR
 ROSWELL, GA 30075

Residential Improvement Information

Style One Family (Detached)
 Heated Square Feet 768
 Interior Walls Sheetrock
 Exterior Walls Vinyl Siding
 Foundation Basement
 Attic Square Feet 0
 Basement Square Feet 288 Unfinished
 Year Built 1960
 Roof Type Asphalt Shingles
 Flooring Type Carpet/Hrdwd/Tile
 Heating Type Central Heat/AC
 Number Of Rooms 4
 Number Of Bedrooms 2
 Number Of Full Bathrooms 1
 Number Of Half Bathrooms 0
 Number Of Plumbing Extras 0
 Value \$112,700
 Condition Average
 House Address 123 CORNFIELD RD

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Storage Building: Pre-Fab MTL	1980	10x10 / 1	0	\$2
Homesite Imp: 3 Avg	1960	1x0 / 1	1	\$5,000

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
4/17/2020			\$0	Title	NELSON ROSEMARY	WILLIAMS WAYNE
4/8/2017			\$135,000	Contract	MARTIN K P	NELSON ROSEMARY

Valuation

	2022	2021	2020	2019	2018
Previous Value	\$87,602	\$84,602	\$64,402	\$64,400	\$56,343
Land Value	\$0	\$0	\$0	\$0	\$0
+ Improvement Value	\$112,700	\$82,600	\$79,600	\$59,400	\$59,400
+ Accessory Value	\$5,002	\$5,002	\$5,002	\$5,002	\$5,000
= Current Value	\$117,702	\$87,602	\$84,602	\$64,402	\$64,400

Photos

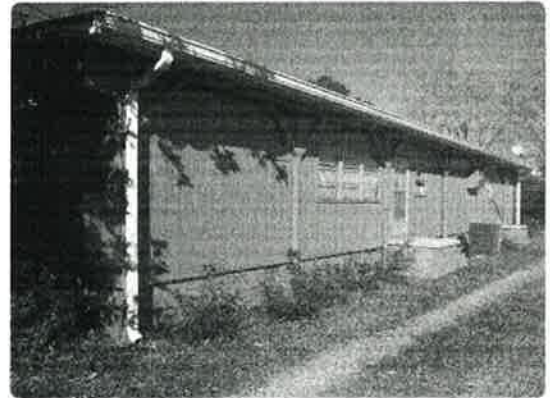
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Summary

Parcel Number L17 102
 Location Address 502 ABC HICKORY TRL
 Legal Description LSE
 (Note: Not to be used on legal documents)
 Class R1-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Tax District UNINCORPORATED (District 01)
 Millage Rate 21.4225
 Acres 0.1
 Neighborhood UL - Lake Lanier - Athens Boat Club (289900)
 Homestead Exemption Yes (X11)
 Landlot/District N/A

[View Map](#)



Owner

DOOLEY EDNA C
 502 ABC HICKORY TRAIL
 DAWSONVILLE, GA 30534

Mobile Homes

Style	Manufacturer	Model	Year Built	Width Length	Serial Number	Condition	Value
Mobile Homes	NORRIS IND	BAYSHORE 100	1968	12 x 65		Excellent	\$46,140

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Carport: Pre-Fab No Slab	2002	12x18 / 0	0	\$210
Storage Building: Pre-Fab MTL	1997	10x10 / 0	1	\$560
Homesite Imp: 3 Avg	1997	1x0 / 1	1	\$5,000

Permits

Permit Date	Permit Number	Type
03/29/2011	3-11-6264	ELECTRIC

Valuation

	2022	2021	2020	2019	2018
Previous Value	\$51,820	\$51,820	\$51,820	\$54,020	\$38,965
Land Value	\$0	\$0	\$0	\$0	\$0
+ Improvement Value	\$46,140	\$46,140	\$46,140	\$46,140	\$48,340
+ Accessory Value	\$5,770	\$5,680	\$5,680	\$5,680	\$5,680
= Current Value	\$51,910	\$51,820	\$51,820	\$51,820	\$54,020

Photos



502 ABC HICKORY TRAIL

Statement of Hardship.

This home has been on this lot for a long time. It was built back before Dawson County had the zoning restrictions. It is in Athens Boat Club which is a Leased property which was formed before the zoning of VCR. Because it is a leased property there were not lot lines recorded and lots were marked by an acting board member at the time. This was done by driving a pin in the ground and measuring with a tape. At the time they did not go by any zoning restrictions, as there were none. This puts a hardship on the owners currently, so to help bring them up to the current zoning requirements the only option they have is to ask for variances in the requirements. They are doing surveys by a certified surveyor and having it recorded so that they county and Athens Boat Club will have a record of the property. This has been a great help to clear up each lot and to give everyone a chance to improve their property. The owners would like to add a Carport with a deck on the top part to protect their autos from the elements.

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Variances

Property Owner Authorization Form

This form must be signed by the owner(s) as listed on the deed of record for the subject property. If there is more than one property owner, additional affidavits must be provided. **Only an owner or an authorized agent may speak on behalf of the variance at the public hearing.**

Owner's Name: Cathy S. Daniel

Mailing Address: _____

Signature of Owner: [Handwritten Signature] Date: 9/9/2022

Signature of Notary: [Handwritten Signature] Date: 09 SEP 22



SEP 9 12:00 PM



VR 22-25 James Callas
159 ABC Cornfield Road

Planning Commission Hearing October 18, 2022

VARIANCE STAFF REPORT

Proposal: The applicant is requesting a variance to the front setback of 30', rear setback of 15' and right side setback of 3' for the construction of an accessory structure 10' off the front, 5' off of the rear and 7' off of the right side of the parcel line.

Applicant	James Callas
The development standard and requirement to be varied	Land Use Code Article III Section 309.C.4
Zoning	Vacation Cottage Restricted
Acreage	.219
Plat	Yes, Recorded 9/2022
Road Classification	Private
Tax Parcel	L17 095
Commission District	3

Direction	Zoning	Existing Use
North	VCR	Single Family Residence
South	VCR	Single Family Residence
East	VCR	Single Family Residence
West	VCR	Single Family Residence

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

Minimum square footage. 1,200 square feet (heated).

Minimum setbacks.

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

Side yard - 10 feet;

Rear yard - 20 feet.

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

Minimum setbacks for accessory structures:

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

Side yard - 5 feet; and Rear yard - 10 feet.

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

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

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

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

County Agency Comments:

Emergency Services: No comments returned as of 10.5.2022

Environmental Health Department: No comments returned as of 10.5.22

Etowah Water & Sewer Authority: "Athens Boat Club is serviced by a private well system and septic systems."

Planning and Development: To date there has been 30 variance requests within the Athens Boat Club development all of which were reductions in the setbacks of structures. This development was platted in the 1960's prior to any zoning regulations being adopted by the County. The lots are small in size, any improvements to structures within the development trigger the need of a variance.

Public Works Department: The private roads are accessed by Athens Boat Club Road. The access to the development, although substandard, is adequate and gated.

PHOTO OF PROPERTY:

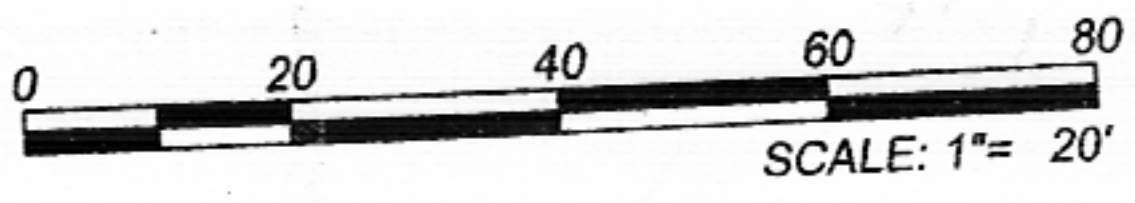
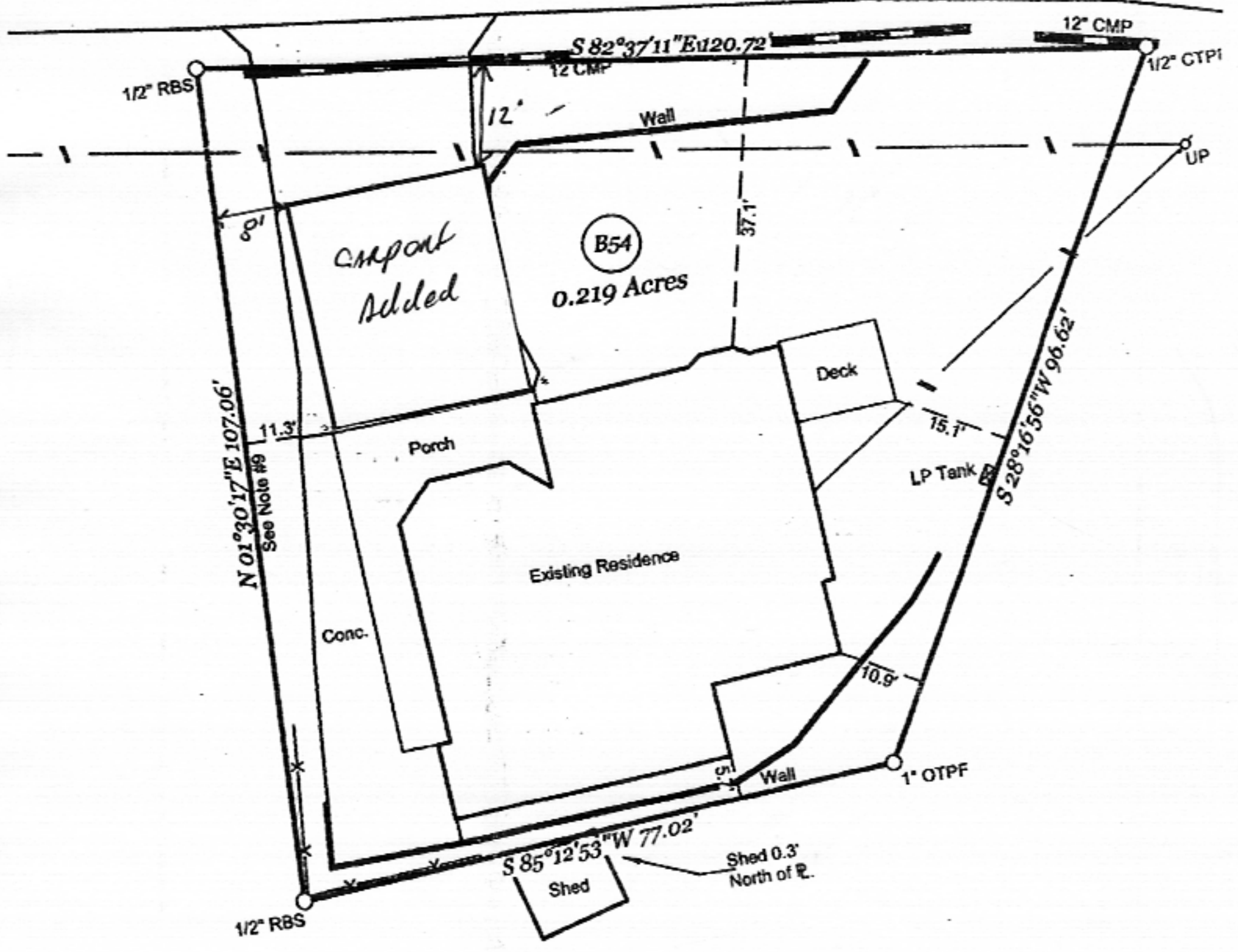


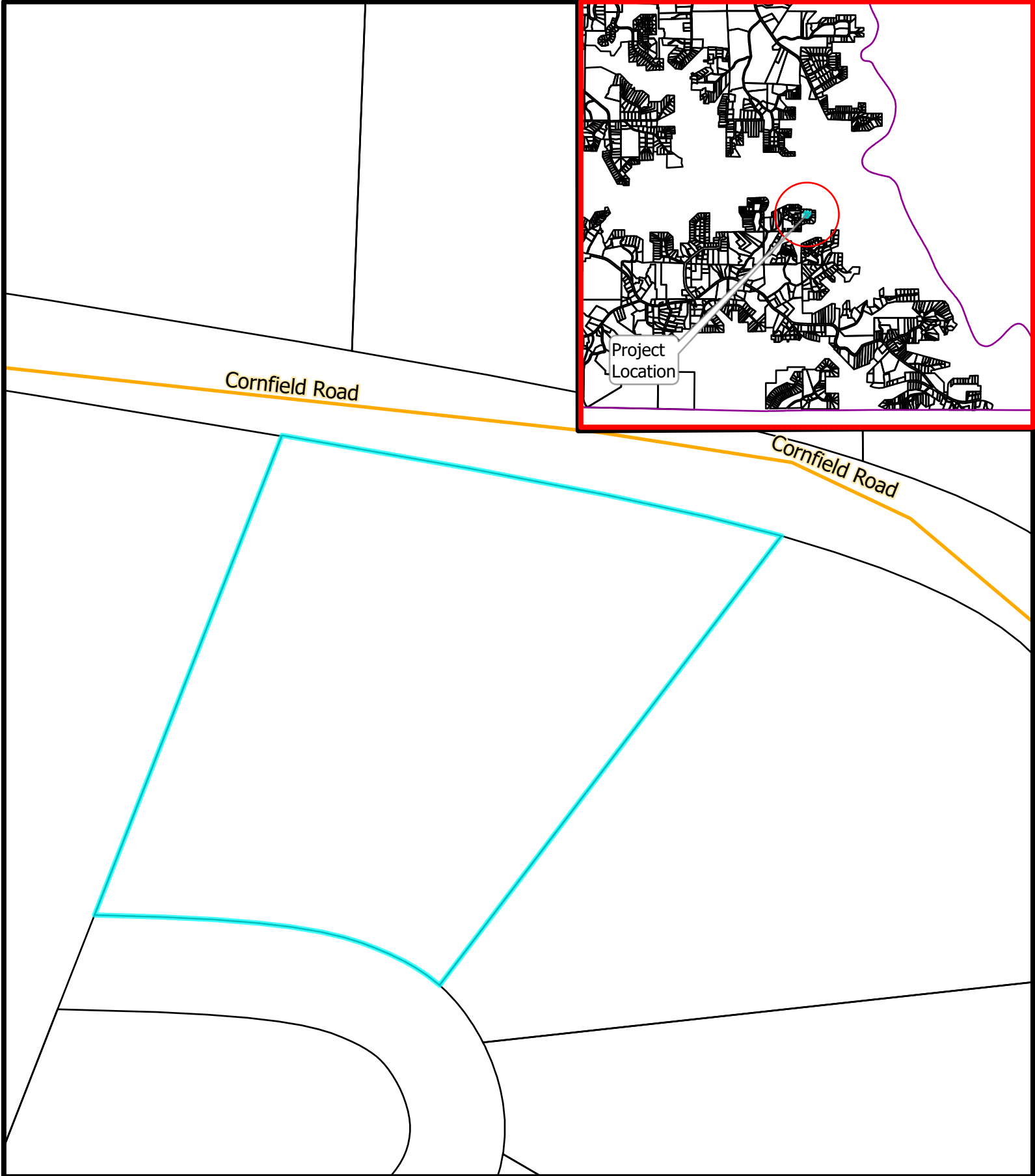
Criteria for granting variances.

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

- (1) That a strict or literal interpretation and enforcement of the specified standard or requirement would result in practical difficulty or unnecessary hardship; and**
- (2) That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property which do not apply generally to other properties in the same district; and**
- (3) That the granting of the variance will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the near vicinity; and**
- (4) That the granting of the variance would support general objectives contained within the Land Use Chapter of the code.**

CORNFIELD ROAD





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

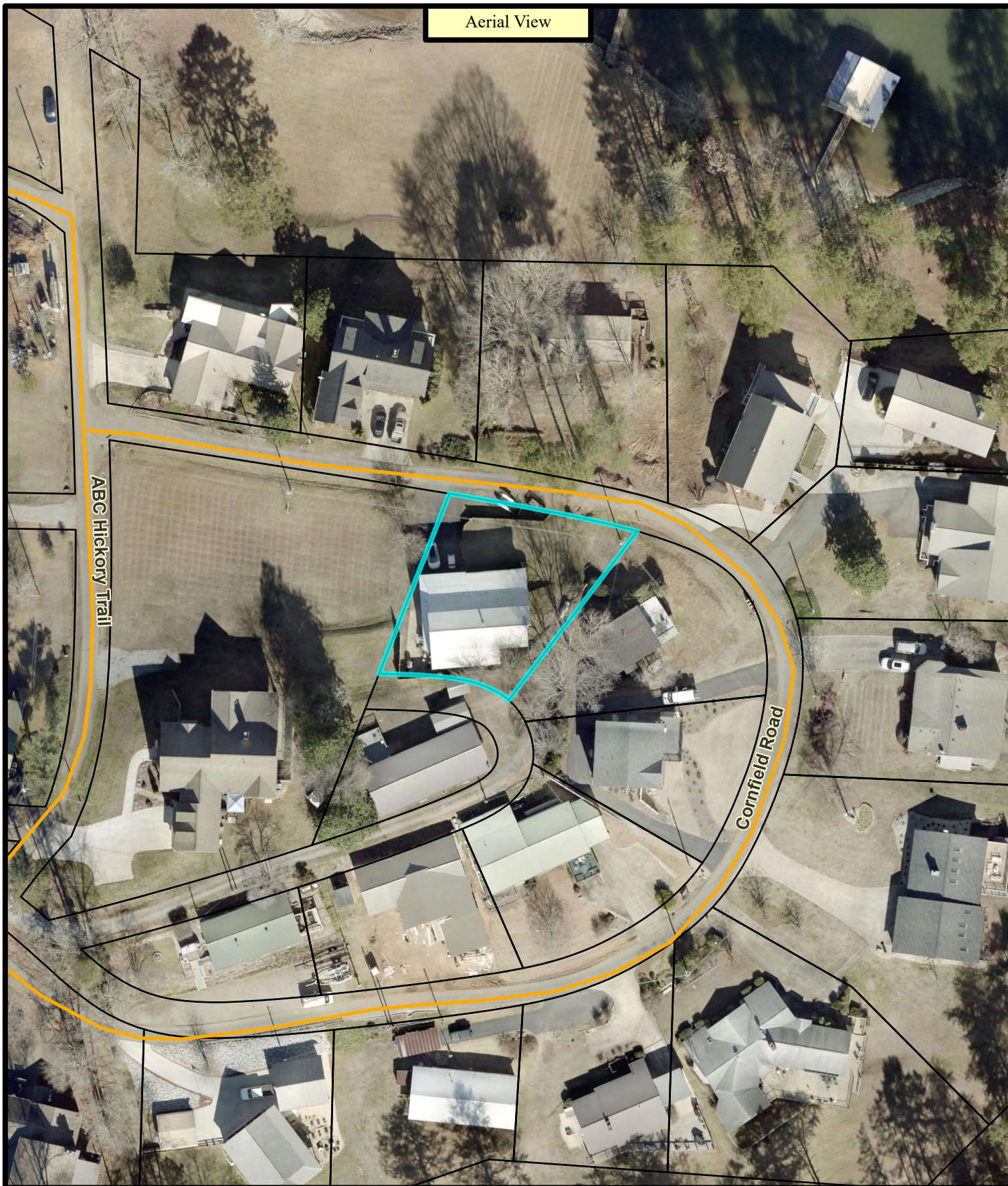


Dawson County
Planning and Development
Staff Report: Exhibit

48

Parcel #: L17-095
Current Zoning: VCR
FLU: RL
Application #: VR 22-25

Aerial View



ABC Hickory Trail

Cornfield Road



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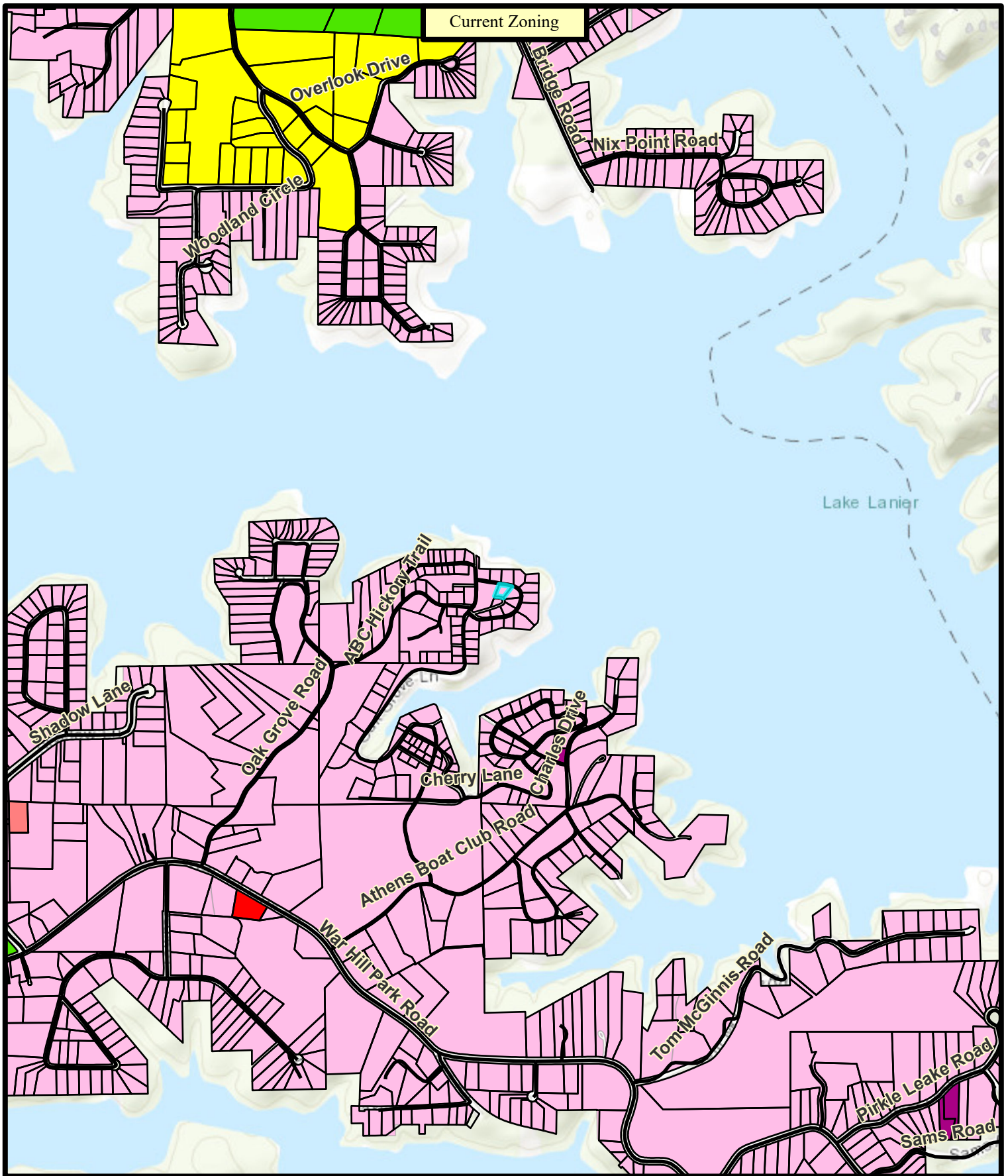
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Dawson County
Planning and Development

49

Report

Parcel #: L17-095
Current Zoning: VCR
FLU: RL
Application #: VR 22-25



Current Zoning

Lake Lanier



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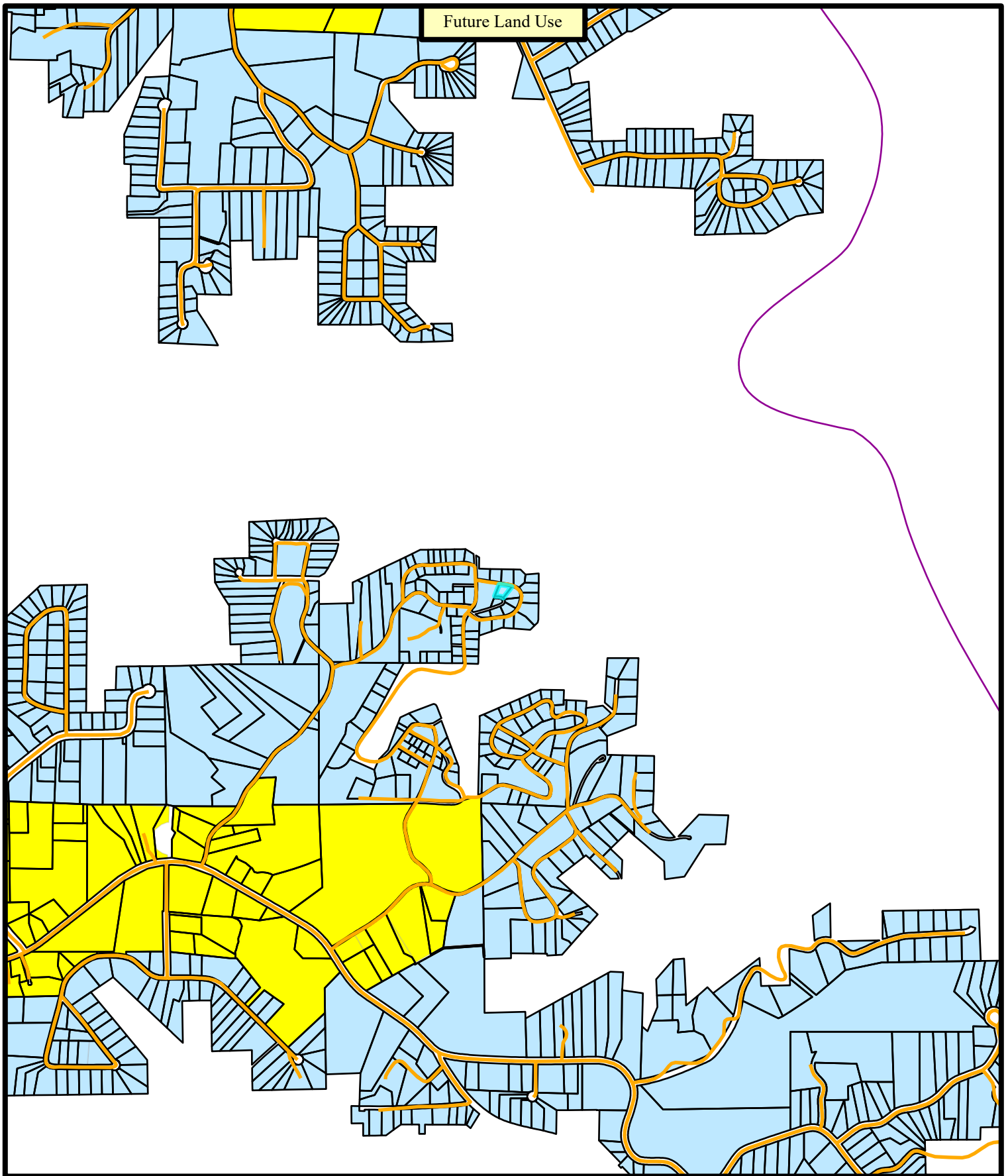
Dawson County

Planning and Development



Report

Parcel #: L17-095
Current Zoning: VCR
FLU: RL
Application #: VR 22-25



Future Land Use



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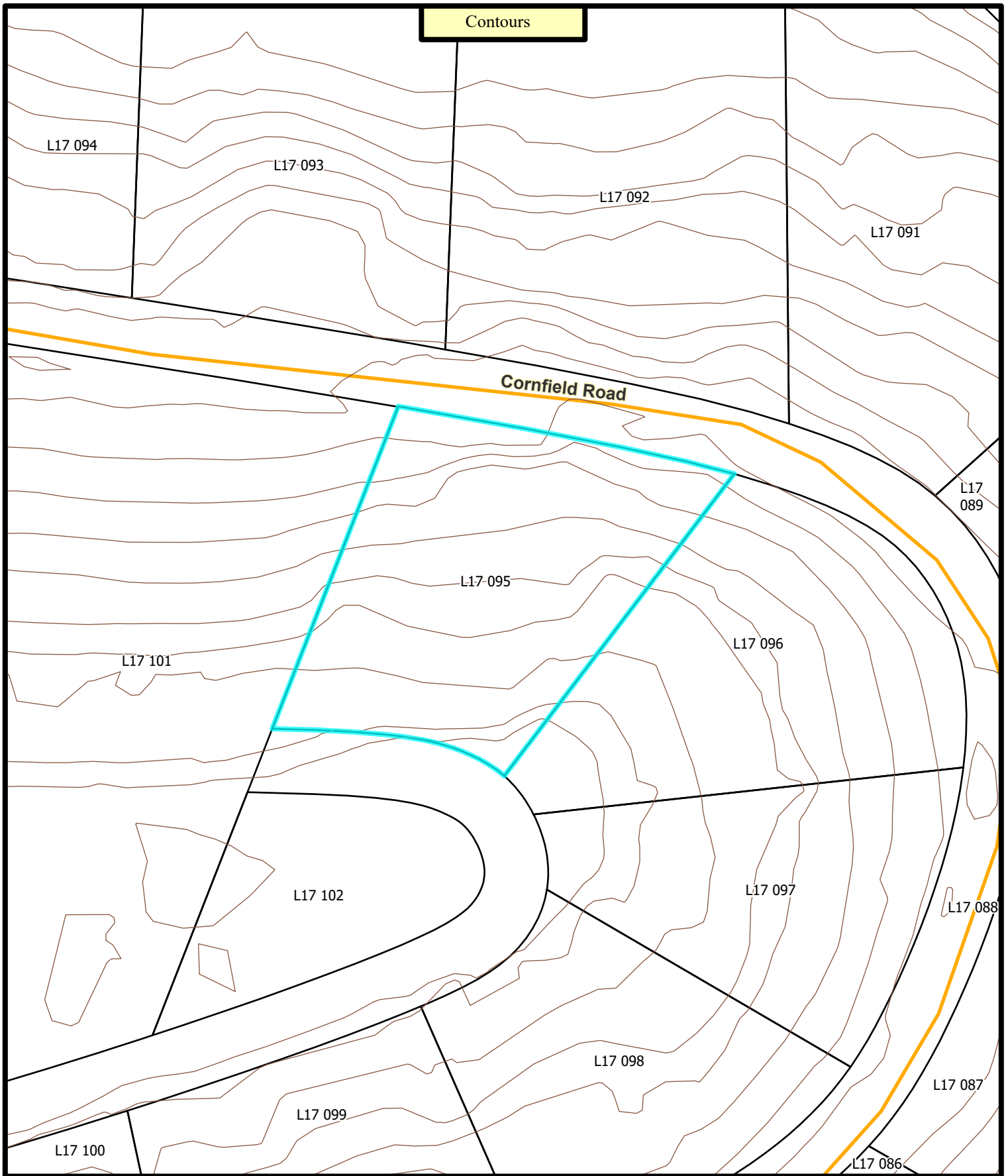
Dawson County

Planning and Development

51

Report

Parcel #: L17-095
Current Zoning: VCR
FLU: RL
Application #: VR 22-25



Contours

Cornfield Road

Dawson County
 Planning and Development
 52
 Report

Parcel #: L17-095
 Current Zoning: VCR
 FLU: RL
 Application #: VR 22-25



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Scale: 1:579

Dawson County
Rezoning Application
(AMENDMENT TO DISTRICT MAP)

FOR STAFF USE ONLY DATE & TIME STAMP

APPLICANT INFORMATION (or Authorized Representative)

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

Printed Name: Royce Flynn

Address: _____

Phone (Listed/Unlisted): _____

Email (Business/Personal): _____

Status: Owner Authorized Agent Lessee Option to purchase

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

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

Meeting Date: _____ Applicant Signature: Royce Flynn

REQUESTED ACTION & DETAILS OF PROPOSED USE

Rezoning to: COI Special Use Permit for: _____

Proposed Use: Office Space

Existing Utilities: Water Sewer Gas Electric

Proposed Utilities: Water Sewer Gas Electric

RESIDENTIAL

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

Minimum Heated Floor Area: 1500 sq. ft. Density/Acre: 1

Type: Apartments Condominiums Townhomes Single-family Other

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

COMMERCIAL & INDUSTRIAL

Building area: 1500 sq ft No. of Parking Spaces: 8

22 SEP 6 1:47 PM

Property Owner/ Property Information

Name: Roy Flynn

Street Address of Property being rezoned: _____

Rezoning from: RUR to: COI Total acreage being rezoned: 1

Directions to Property (if no address):

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

Current Use of Property: Not used currently / Residential

Does this proposal reach DRI thresholds? _____ If yes, the application will require transportation study and additional review by the Georgia Mountains Regional Planning Commission. This adds several weeks to the review and processing.

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

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

If yes, what section? North South

SURROUNDING PROPERTY ZONING CLASSIFICATION:

North R3 South R3V5 East R3 West R3

Future Land Use Map Designation: _____

Access to the development will be provided from:

Road Name: _____ Type of Surface: _____

5555
5555
5555

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 or a land use professional if I am not familiar with the zoning and land use requirements.

I understand that my request will be acted upon at the Planning Commission and Board of Commissioner hearings and that I am required to be present or to be represented by someone able to present all facts. I understand that failure to appear at a public hearing may result in the postponement or denial of my rezoning 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 Ray Flynn Date _____
Witness Royce Flynn Date _____

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:

NONE

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 \$ Zero 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:

Royce Flynn

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.

2025
FORM 1001

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: Royce Flynn

Applicant Printed Name: Royce Flynn

Application Number: 706 525 1532

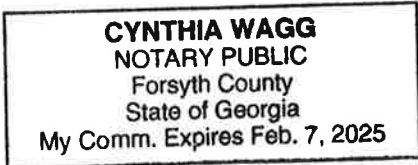
Date Signed: 9/6/22

Sworn and subscribed before me

this 6th day of Sept, 2022

Cynthia Wagg
Notary Public

My Commission Expires: Feb 7, 2025



{Notary Seal}

2022
9
6

Property Owner Authorization

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

Street Address of Property being rezoned: 680 Harmony Church Rd Dawsonville GA

TMP#: 119039

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: Royce Flynn

Signature of applicant or agent: Royce Flynn Date: _____

Printed Name of Owner(s): Roy Flynn

Signature of Owner(s): Roy Flynn Date: _____

Mailing address: _____

City, State, Zip. _____

Phone (Listed/Unlisted): _____

Sworn and subscribed before me this 6th day of Sept, 2022.

Cynthia Wagg
Notary Public

{Notary Seal}

CYNTHIA WAGG
NOTARY PUBLIC
Forsyth County
State of Georgia
My Comm. Expires Feb. 7, 2025

My Commission Expires: Feb 7 2025

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



Rezoning Letter of Intent

Applicant: Roy Flynn
Subject Property: 680 Harmony Church Road
Current Zoning: RA
Proposed Use: C-OI – Commercial Office
Application: RA to C-OI
Access: Direct access to Harmony Church Road

City Council
Planning Commission
City of Dawsonville

Purposed use

Roy Flynn proposes to change the zoning of 680 Harmony Church Road Dawsonville Ga from RA3 to C-OI commercial offices. The building is a 1500 sq ft with 8 spaces for parking. The building and property were originally built for a local church that established community services since 1964. C-OI better suites this building and property not RA3 no one has ever lived in this building it is best suited for an office business. We have a tenant that will occupy and lease the space a regional real estate company Coldwell Banker Real-estate.

The Property is located on a corridor with a full-service gas station, a Dollar General, and Fore Station #3. The Rezoning request is consistent with the property, building, and the corridor of Harmony Church Road. Roy Flynn respectfully asks the Planning and Zoning Committee to approve the rezoning as requested.

Thank you
Roy Flynn

SEP 6 11 40 AM

Excal
Existing On-site Sewage Management System Performance Evaluation Report Form

Applicant: Roy Flynn		Reason for Existing Sewage System Evaluation: Septic System Re-evaluation
Property/System Address:	680 HARMONY CHURCH RD DAWSONVILLE, GA 30534	
Subdivision Name:	Lot:	Block:
Existing System Information: Water Supply (circle)	Number of Bedrooms/GPD:	Garbage Grinder: (circle)
(1) Public (2) Private Well (3) Community	150	(1) Yes (2) No

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

SECTION A - System on Record

(1) Yes (2) No	Existing On-site Sewage Management System inspection records indicate that all components of the system were properly constructed and installed at the time of the original inspection.	Comments:
(1) Yes (2) No	A copy of the original On-site Sewage Management System Inspection Report is attached.	
(1) Yes (2) No	Maintenance records indicate that the system has been pumped out or serviced within the last five (5) years or the system was installed within that time frame.	
(1) Yes (2) No	A site evaluation of the system on this date revealed no evidence of system failure or of conditions which would adversely affect the functioning of the system.	
Evaluating Environmentalist	Title:	Date:

SECTION B - System Not on Record

(1) Yes	No inspection records are on file showing the On-site Sewage Management System was inspected and approved at the time of the installation	Comments: The septic tank was located by probing in the location where Banks Septic showed it on their sketch. There were no signs of encroachment or malfunction. Not knowing where the drainfield is located, we cannot verify if...continued in Section D.
(1) Yes (2) No	The septic tank was uncovered at the time of the evaluation and it appears to meet the required design, construction and installation criteria.	
(1) Yes (2) No	Documentation from a Georgia Certified Installer has been provided as to the condition of the septic tank and its respective components, certifying its design, construction, and installation criteria. A copy is attached.	
(1) Yes (2) No	Maintenance records indicate that the system has been pumped out or serviced within the last five (5) years or the system was installed within that time frame.	
(1) Yes (2) No	A site evaluation of the system on this date revealed no evidence of system failure or of conditions which would adversely affect the functioning of the system; however, appropriateness of the sizing and installation cannot be verified since no initial inspection records exist.	
Evaluating Environmentalist	Title:	Date:
<i>James W. [Signature]</i>	Environmental Health Specialist IV	25-Feb-22

SECTION C - System Not Approved

(1) Yes (2) No	The On-site Sewage Management System was disapproved at the time of the initial and is thus not considered an approved system.	Comments:
(1) Yes (2) No	Evaluation of the system revealed evidence of system failure or malfunction, and will therefore require corrective action in order to obtain approval of the system.	
(1) Yes (2) No	Evaluation of the system revealed conditions which would adversely affect the proper functioning of the system, and will therefore require corrective action in order to obtain approval of the system.	
Evaluating Environmentalist	Title:	Date:

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

(1) Yes (2) No	An existing On-site Sewage Management System is located on the property listed above and has been evaluated in accordance with Section A or B above.	Comments: ...the well is a minimum of 100' from the drainfield. We recommend that the building be converted to public water, and the well properly abandoned if it can't be verified that there is a 100' separation. See sketch on attached sheet.
(1) Yes (2) No	A site evaluation on this date as well as the provided information indicate that the proposed construction to home or property or that the proposed relocation of the home should not adversely affect the proper functioning of the existing system provided that no additional sewage load is added to the system for the listed size home adjacent.	
		Number of Bedrooms/GPD:
		Garbage Grinder: (circle)
		150 (1) Yes (2) No
Evaluating Environmentalist	Title:	Date:
<i>James W. [Signature]</i>	Environmental Health Specialist IV	25-Feb-22

2021 Property Tax Statement

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

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

LIGHTHOUSE BAPTIST CHURCH OF
 DAWSONVILLE
 329 HARMONY CHURCH RD
 DAWSONVILLE, GA 30534

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

Bill No.	Due Date	TOTAL DUE
2021-8470		.00

Map : 119 039

Printed: 08/30/2022

Location: 680 HARMONY CH RD

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



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

Tax Payer: LIGHTHOUSE BAPTIST CHURCH OF D
 Map Code: 119 039 REAL
 Description: LL 142 LD 13-1
 Location: 680 HARMONY CH RD
 Bill No: 2021-8470
 District: 001 DAWSON COUNTY UNINCORPORATE

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

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good Through	Exemptions	
229,000	0	1.0000	229,000					
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
- NO TAX ACCTS SPECIFIED -					.0000			.00
TOTALS					.0000	.00	.00	.00

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

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

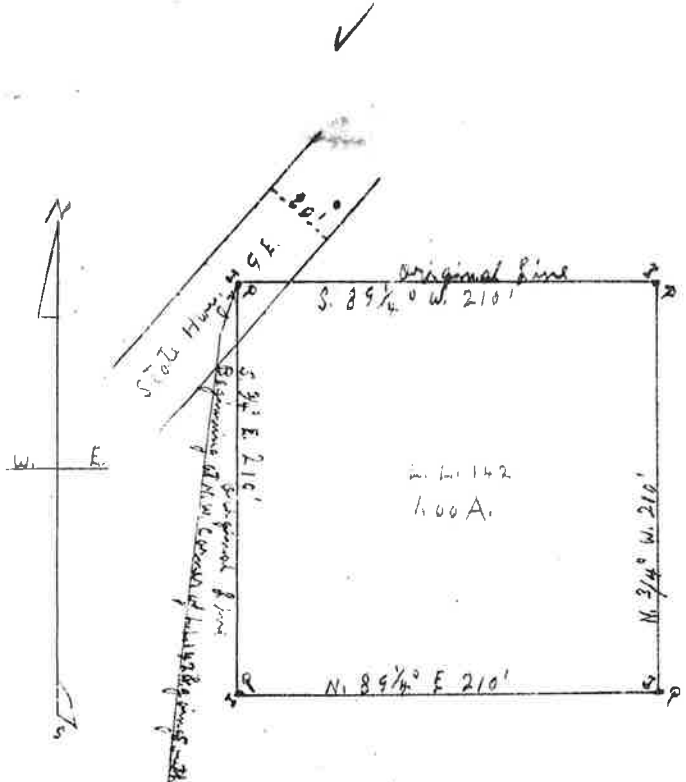
NO PAYMENT CONTRACTS WILL BE ALLOWED. \$35.00 FEE FOR RETURNED CHECKS

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

Printed: 08/30/2022

22 SEP

186



PROPERTY OF Willoughbly ^{South half} IN THE 11 DISTRICT
 AND 1 SECTION OF Dacula COUNTY, GEORGIA
 SURVEYED AND PLAT DRAWN 11-26-1945
 TOTAL ACRES 1.00 MORE OR LESS
 SCALE 1 IN. = 50 FT.



THAD P. THOMAS
 SURVEYOR
 RTE. 1
 CUMMING, GA

Thad P. Thomas



Filed & Recorded Jan 14, 1945
Ralph Maddox

Harmony Gee

From: Royce Flynn
Sent: Wednesday, September 7, 2022 8:47 AM
To: Harmony Gee
Subject: Rezoning

Caution: This is an external email. Please take care when clicking links or opening attachments. When in doubt, contact your IT Department.

Mrs. Gee,

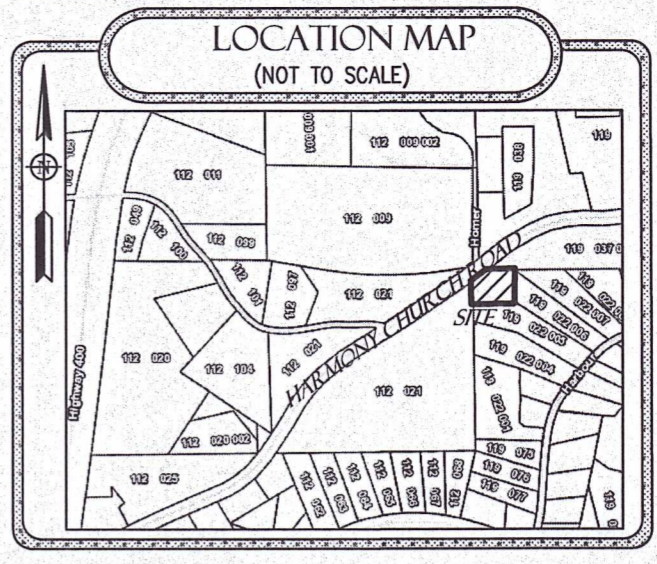
The project at 680 Harmony Church Road has no further construction needed.

Thank you
Royce Flynn

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

~LEGEND~

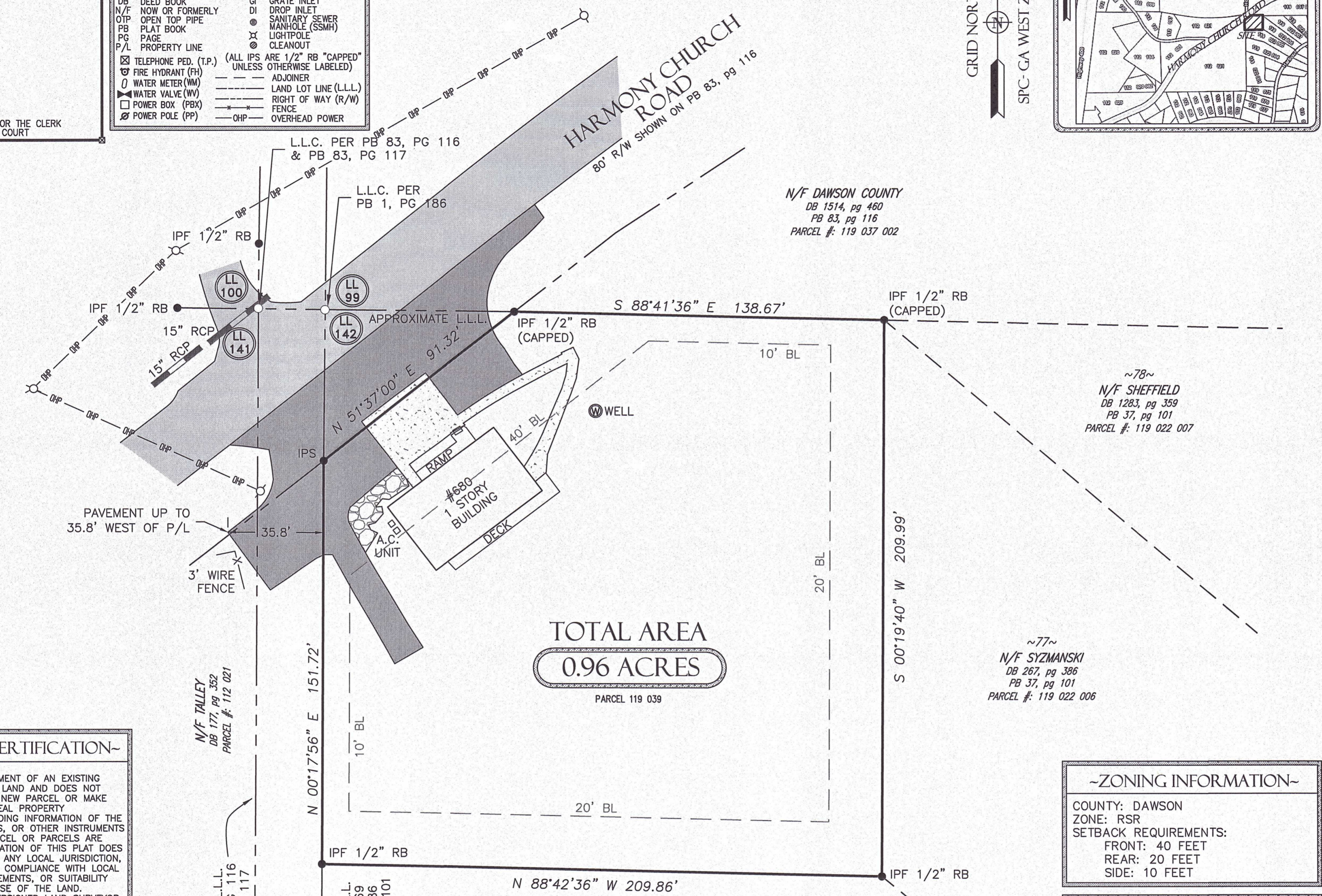
○	CALCULATED POSITION	RB	REBAR
●	IRON PIN FOUND/SET (IPF/IPS)	SR	SOLID ROD
■	MONUMENT	OCS	OUTLET CONTROL STRUCTURE
—	CENTERLINE	CPP	CORRUGATED PLASTIC PIPE
CTP	CRIMPED TOP PIPE	GI	GRATE INLET
DB	DEED BOOK	DI	DROP INLET
N/F	NOW OR FORMERLY	⊙	SANITARY SEWER MANHOLE (SSMH)
OTF	OPEN TOP PIPE	⊗	LIGHTPOLE
PB	PLAT BOOK	⊙	CLEANOUT
PG	PAGE		
P/L	PROPERTY LINE		
⊗	TELEPHONE PED. (T.P.) (ALL IPS ARE 1/2" RB "CAPPED" UNLESS OTHERWISE LABELED)	---	ADJOINER
⊕	FIRE HYDRANT (FH)	- - -	LAND LOT LINE (L.L.L.)
○	WATER METER (WM)	- - -	RIGHT OF WAY (R/W)
○	WATER VALVE (WV)	- - -	FENCE
□	POWER BOX (PBX)	---	OVERHEAD POWER
⊕	POWER POLE (PP)		



PREPARED BY
DES DAVIS
 ENGINEERING & SURVEYING
 24 DAWSON VILLAGE WAY SOUTH
 DAWSONVILLE, GA 30534
 PHONE: (706) 265-1234
 DAVISENGINEERS.COM

CERTIFICATE OF AUTHORIZATION NUMBER: LSF 001057

SURVEY FOR:
 ROY FLYNN
 LAND LOTS 142
 13th DISTRICT, 1st SECTION
 DAWSON COUNTY, GEORGIA



TOTAL AREA
 0.96 ACRES
 PARCEL 119 039

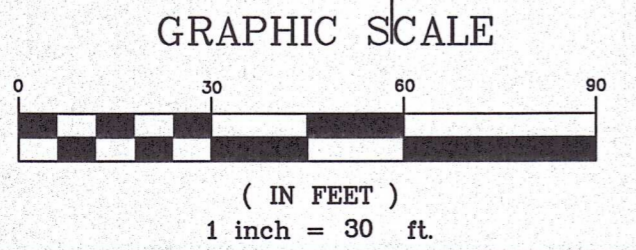
~ZONING INFORMATION~
 COUNTY: DAWSON
 ZONE: RSR
 SETBACK REQUIREMENTS:
 FRONT: 40 FEET
 REAR: 20 FEET
 SIDE: 10 FEET

~FEMA NOTE~
 BASED ON AN INTERPRETATION OF FLOOD INSURANCE RATE MAP NO. 13085C0119C, EFFECTIVE DATE 4/4/2018, THIS SITE IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PRONE AREA. IF THE ACCURATE LOCATION AND/OR ELEVATION OF THE FLOOD HAZARD IS REQUIRED A DETAILED STUDY MAY BE NECESSARY.

~SURVEYOR CERTIFICATION~

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

DUSTY L. LOWMAN PLS# 3216



FIELD MEASUREMENTS WERE TAKEN WITH A TRIMBLE S6 ROBOTIC INSTRUMENT.
 FIELD DATA FOUND TO HAVE A CLOSURE PRECISION OF 1 FOOT IN 37,568 FEET, AND AN ANGULAR ERROR OF 1 SECOND PER ANGLE.
 FIELD DATA ADJUSTED USING THE LEAST SQUARES METHOD.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO HAVE A PRECISION OF 1 FOOT IN 204,000 FEET.
 THIS PLAT DOES NOT CONSTITUTE AND SHALL NOT BE CONSTRUED AS A TITLE SEARCH OR REPORT, AND THUS MAY BE SUBJECT TO ANY EASEMENTS, RIGHT OF WAY OR RESTRICTIONS ONE MAY FIND.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED ON THIS PLAT.
 THIS DOES NOT EXTEND TO ANY UNNAMED THIRD PARTY WITHOUT AN EXPRESSED RESTATEMENT BY THE SURVEYOR.
 TYPE OF SURVEY: RETRACEMENT

SOURCE OF TITLE DESCRIPTION FOR PROPERTY SHOWN HEREON: DB 1534, PG 270
 PROPERTY OWNERS AS OF SURVEY DATE: ROY FLYNN
 PARCEL NUMBER: 119 039

~SURVEY NOTES~

22SEP 6 1:39PM

DRAWN BY: MS
 PLAT DATE: 8/29/2022
 FIELD CREW: JM
 FIELD DATE: 8/24/2022

SHEET NO.
 1 OF 1

PROJECT NO.
 22-310

PROJECT INFORMATION:
 PROJECT DESCRIPTION: THE PURPOSE OF THIS PROJECT IS TO REZONE PARCEL 119 039 FROM RESIDENTIAL SUB-RURAL TO COMMERCIAL OFFICE INSTITUTIONAL FOR FUTURE USE AS AN OFFICE BUILDING.

SITE ADDRESS: 680 HARMONY CHURCH ROAD, DAWSONVILLE, GEORGIA 30534
 PARCEL ID: 119 039

TOTAL AREA= 0.96 ACRES

EXISTING ZONING: RESIDENTIAL SUB-RURAL (RSR)

DESIGN STANDARDS:
 - SETBACK REQUIREMENTS:
 FRONT BSL: 40'
 SIDE BSL: 10'
 REAR BSL: 20'

PROPOSED ZONING: COMMERCIAL OFFICE INSTITUTIONAL

DESIGN STANDARDS:
 - SETBACK REQUIREMENTS:
 FRONT BSL: 50'
 SIDE BSL: 25'
 REAR BSL: 50' (WHEN ABUTTING RESIDENTIAL)
 - LOT SIZE: 1 ACRE
 - MAXIMUM BUILDING HEIGHT: 35'

REFERENCES:
 PROPERTY BOUNDARY INFORMATION FROM A SURVEY FOR ROY FLYNN COMPLETED ON 8/29/2022 BY DAVIS ENGINEERING, AND SURVEYING LLC.

TOPOGRAPHY INFORMATION FROM DAWSON COUNTY GIS DEPARTMENT.

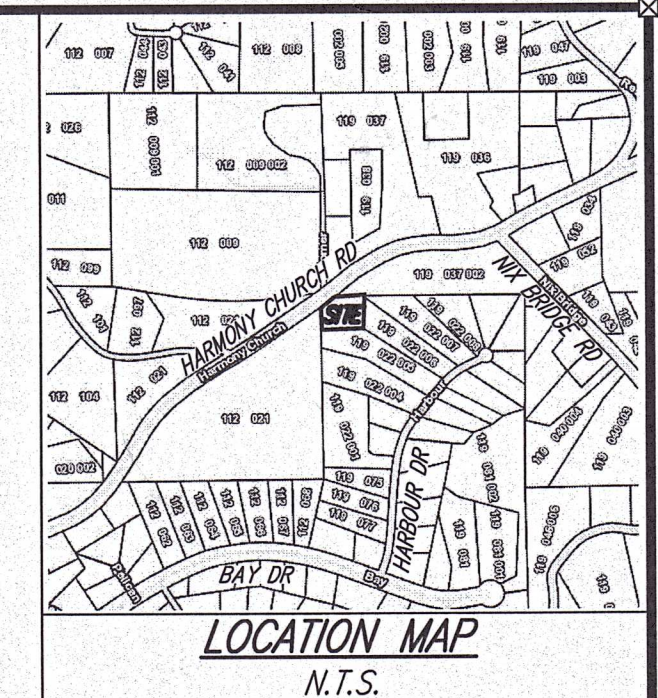
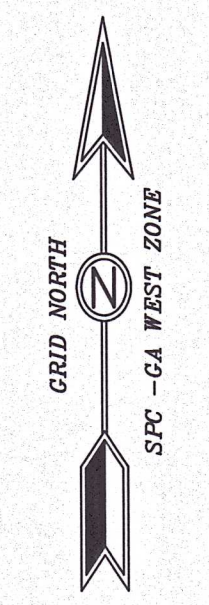
CONTOUR INTERVAL=2'

FLOOD NOTE:
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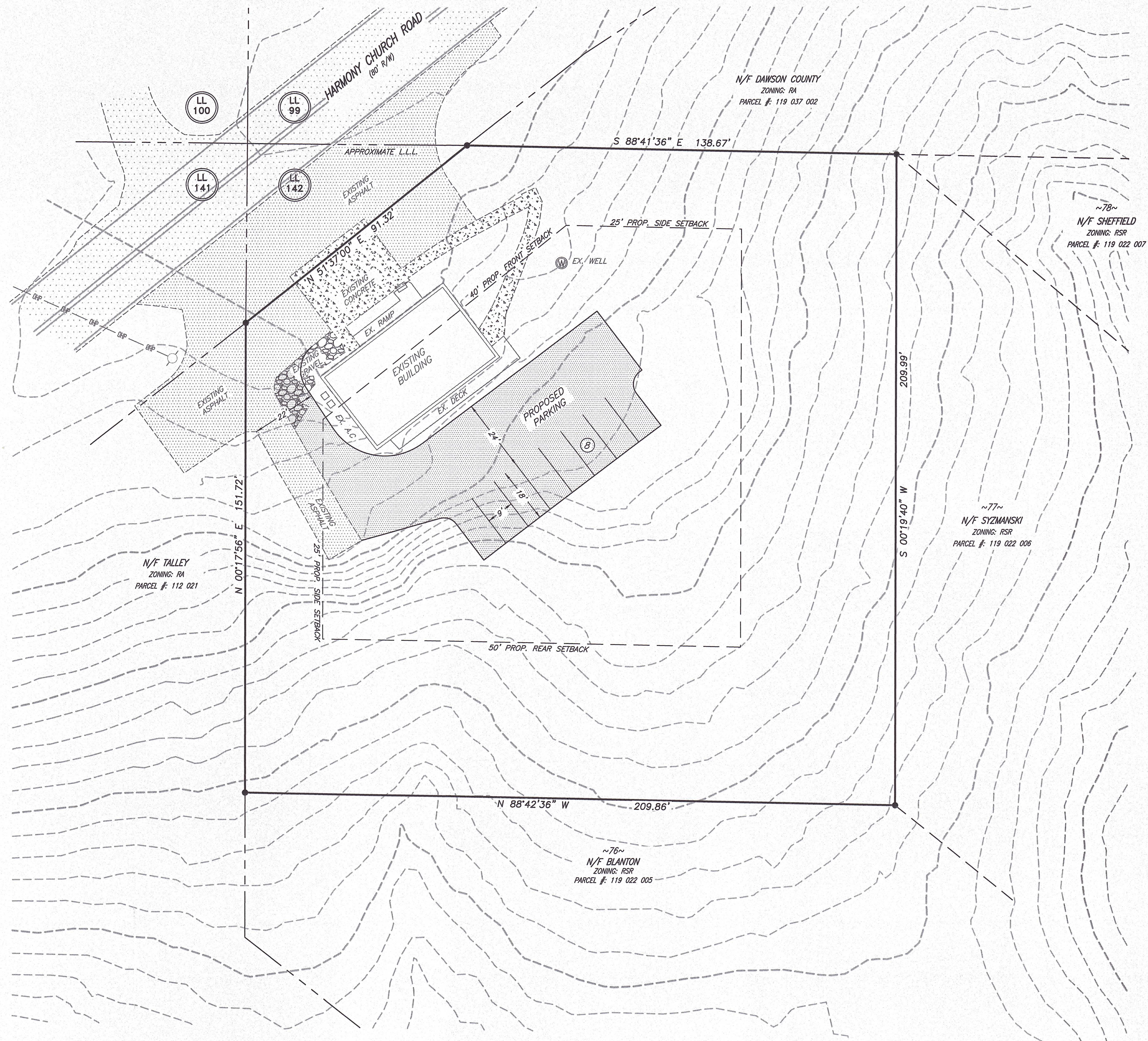


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LEGEND			
○	UTILITY POLE (UP)	C&G	CURB AND GUTTER
HP	HIGH POINT	IP	IRON PIN
DI	DROP INLET	P/L	PROPERTY LINE
JB	JUNCTION BOX	F.E.S.	FLARED END SAFETY SECTION
OCS	OUTLET CONTROL STRUCTURE	PT	POINT OF TANGENT
DWCB	DOUBLE WING CATCH BASIN	PC	POINT OF CURVATURE
HW	HEADWALL	OCS	OUTLET CONTROL STRUCTURE
RCP	REINFORCED CONCRETE PIPE	ELEV.	ELEVATION
CMP	CORRUGATED METAL PIPE	N/F	NOW OR FORMERLY
HDPE	HIGH DENSITY POLYETHYLENE	R/W	RIGHT OF WAY
UGD	UNDERGROUND DETENTION	LLL	LAND LOT LINE
TBM	TEMPORARY BENCHMARK	CONC.	CONCRETE
EX	EXISTING	INV	INVERT
PROP.	PROPOSED	EOP	EDGE OF PAVEMENT
FH	FIRE HYDRANT	TYP.	TYPICAL
WM	WATER METER	-x-	FENCE
LF	LINEAR FEET	-x-x-	SILT FENCE
DIP	DUCTILE IRON PIPE	-o-o-	OVERHEAD ELECTRIC
PVC	POLYVINYL CHLORIDE	---	SOILS
R	RADIUS	---	EXISTING TREELINE
SF	SQUARE FEET	---	BUILDING SETBACK LINE
FFE	FINISH FLOOR ELEVATION	---	VEGETATIVE BUFFER
		---	2" WATERLINE
		---	3" WATERLINE



24-HOUR CONTACT
 ROY FLYNN
 770-654-6305
 totalrenovationsandservices@gmail.com



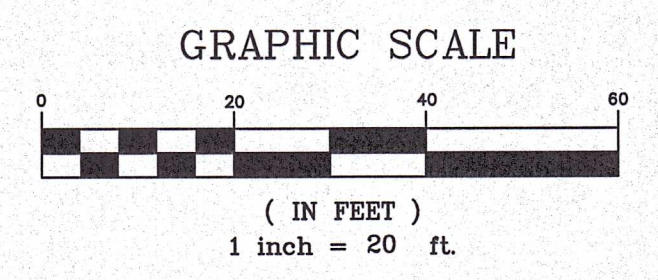
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 24 DAWSON VILLAGE WAY SOUTH
 DAWSONVILLE, GA 30534
 PHONE: (706) 265-1234
 DAVISENGINEERS.COM

REVISION	DATE	DESCRIPTION

REZONING PLAN
 ROY FLYNN
 LAND LOT 142
 SOUTH HALF OF 13th DISTRICT, 1st SECTION
 DAWSON COUNTY, GEORGIA

DRAWING BY:	NAP
CHECKED BY:	PSA
LAND LOT:	142
DISTRICT:	13th
SECTION:	1st
CITY:	-
COUNTY:	DAWSON
DATE:	9/1/2022

SHEET NO.
 1 OF 1
 PROJECT NO.
 22-310





ZA 22-22

Royce Flynn

Harmony Church Road

Planning Commission Meeting October 18, 2022

Board of Commission Hearing November 17, 2022

Applicant Proposal

The applicant is seeking to zone the property from RSR (Residential Sub-Rural) to C-OI (Commercial Office Institution) to utilize an existing structure for professional office use.

Applicant	Royce Flynn
Amendment #	ZA 22-22
Request	Rezone property from RSR (Residential Sub-Rural) to C-OI (Commercial Office Institutional)
Proposed Use	Real Estate/Professional Office
Current Zoning	RSR
Future Land Use	Sub-Rural Residential
Acreage	1 acre
Location	Harmony Church Road
Commercial Square footage	1,500
Road Classification	Local
Tax Parcel	119-039
Dawson Trail Segment	n/a
Commission District	3
DRI	No
Planning Commission Recommendation	

Direction	Existing Zoning	Existing Use
North	R-A	Single Family Residential
South	RSR	Single Family Residential
East	RSR	Single Family Residential
West	R-A	Vacant Land

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

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

There is a second **area designated as Sub-rural Residential by the future land use plan map**, east of Georgia 400 and lakefront residential uses along Lake Lanier. Development in this area must be sensitive to the Lake Lanier watershed, and as a result, densities are proposed to be kept low (0.67 unit per acre) in this area. The desired development pattern should seek to:

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

County Agency Comments:

Environmental Health Department: “My concern with this plat is the proposed parking area behind the building. The septic tank and whatever they have for a drain field is located behind the building. Any hardscape must be a minimum of 5' from any portion of the septic system. Please see the attached septic system re-evaluation document from our office dated February, 2022.

I recommend that Davis Engineering modify the site plan so that this septic system is not covered by any vehicle traffic or parking area, or our previous approval will be revoked.

Due to the existing well's proximity to the septic system, we also recommended that the building be converted to public water, and the existing well be filled, sealed and by a well driller licensed in the state of Georgia.”

Emergency Services: No comments returned as 10.5.22

Etowah Water & Sewer Authority: “Water is available at this site but there are no plans for sewer expansion at this time.’

Planning and Development: The use of this structure has never been residential; it has ranged from a community center for the area (f/k/a The Kilough Community Center or The Kilough Club) to a recording studio for the previous owner (Lighthouse Baptist Church). The use of an office does not meet the Future Land Use Map however, the structure is existing and if limited to office use it may provide some service to the local community. The structure will be subject to commercial plan review and improvements will be required.

Public Works Department: “The current condition of the road is paved and in good condition, traffic flow is steady, sight distances are marginal due to topography and curve geometry. The parcel is .68 miles away from the nearest major thoroughfare of Georgia Hwy 400.”

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

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

Recommended Stipulations:

1. Office Use only – no retail sales or display.
2. All asphalt located within the road right of way and within the area of the minimum front building setback shall be removed.
3. Any expansion of the building footprint is limited to those changes required to meet commercial code.
4. A commercial driveway permit application will be required as part of the site plan review.
5. A fifteen (15) foot landscape buffer shall be planted and/or maintained along the frontage of the parcel. Supplemental plantings shall consist of evergreen trees, shrubs, or a combination native to the region. All trees planted shall be a minimum of six feet in height at the time of planting. All shrubs planted shall be a minimum of three feet in height at the time of planting.
6. This project will need to complete a Commercial Plan Review and permitting for the change of use.

Photo of Property:



PROJECT INFORMATION:
 PROJECT DESCRIPTION: THE PURPOSE OF THIS PROJECT IS TO REZONE PARCEL 119 039 FROM RESIDENTIAL SUB-RURAL TO COMMERCIAL OFFICE INSTITUTIONAL FOR FUTURE USE AS AN OFFICE BUILDING.

SITE ADDRESS: 680 HARMONY CHURCH ROAD, DAWSONVILLE, GEORGIA 30534
 PARCEL ID: 119 039

TOTAL AREA= 0.96 ACRES

EXISTING ZONING: RESIDENTIAL SUB-RURAL (RSR)

DESIGN STANDARDS:
 - SETBACK REQUIREMENTS:
 FRONT BSL: 40'
 SIDE BSL: 10'
 REAR BSL: 20'

PROPOSED ZONING: COMMERCIAL OFFICE INSTITUTIONAL

DESIGN STANDARDS:
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REFERENCES:
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TOPOGRAPHY INFORMATION FROM DAWSON COUNTY GIS DEPARTMENT.

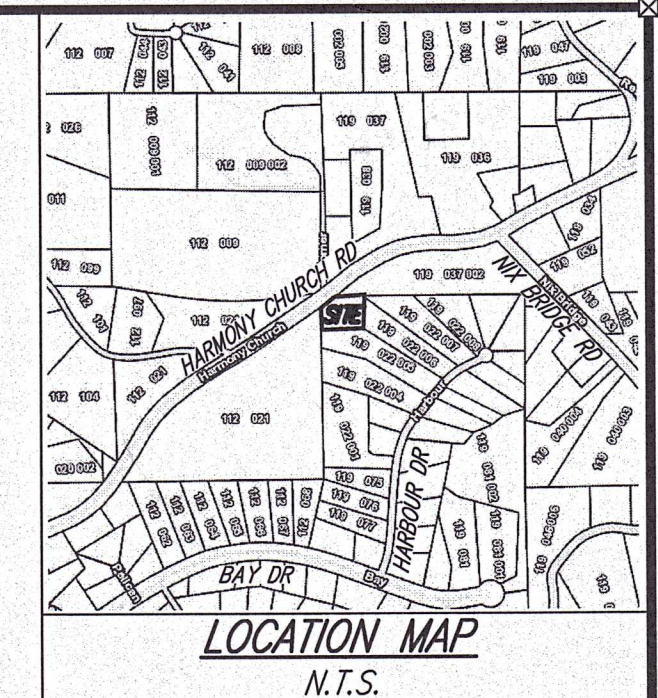
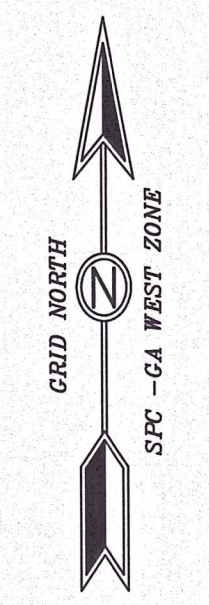
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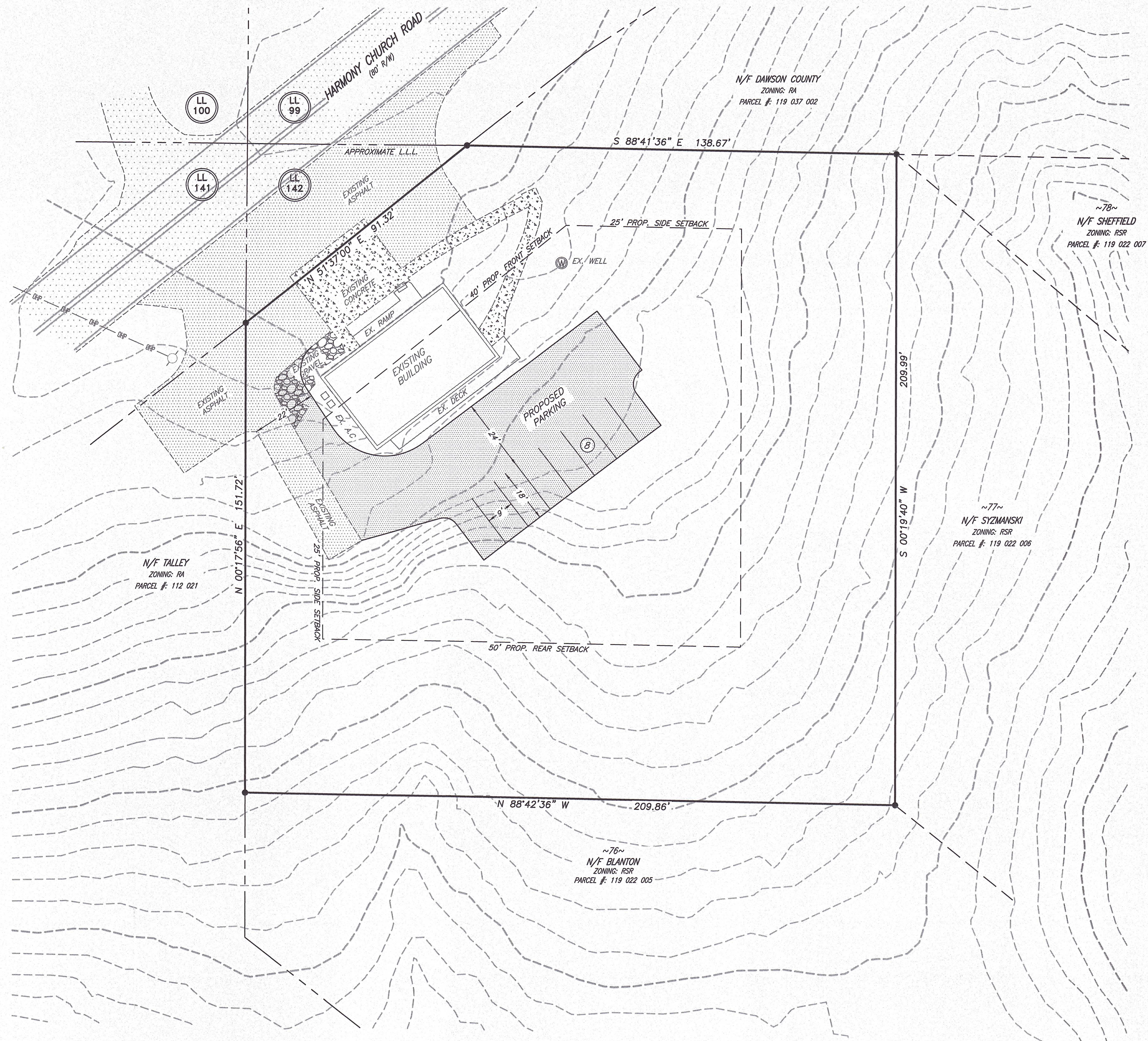


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---	SOILES
---	EXISTING TREELINE
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---	2" WATERLINE
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24-HOUR CONTACT
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 770-654-6305
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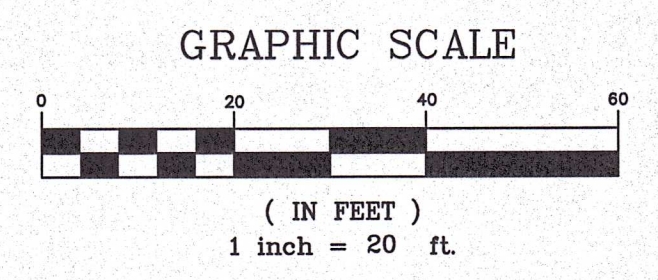
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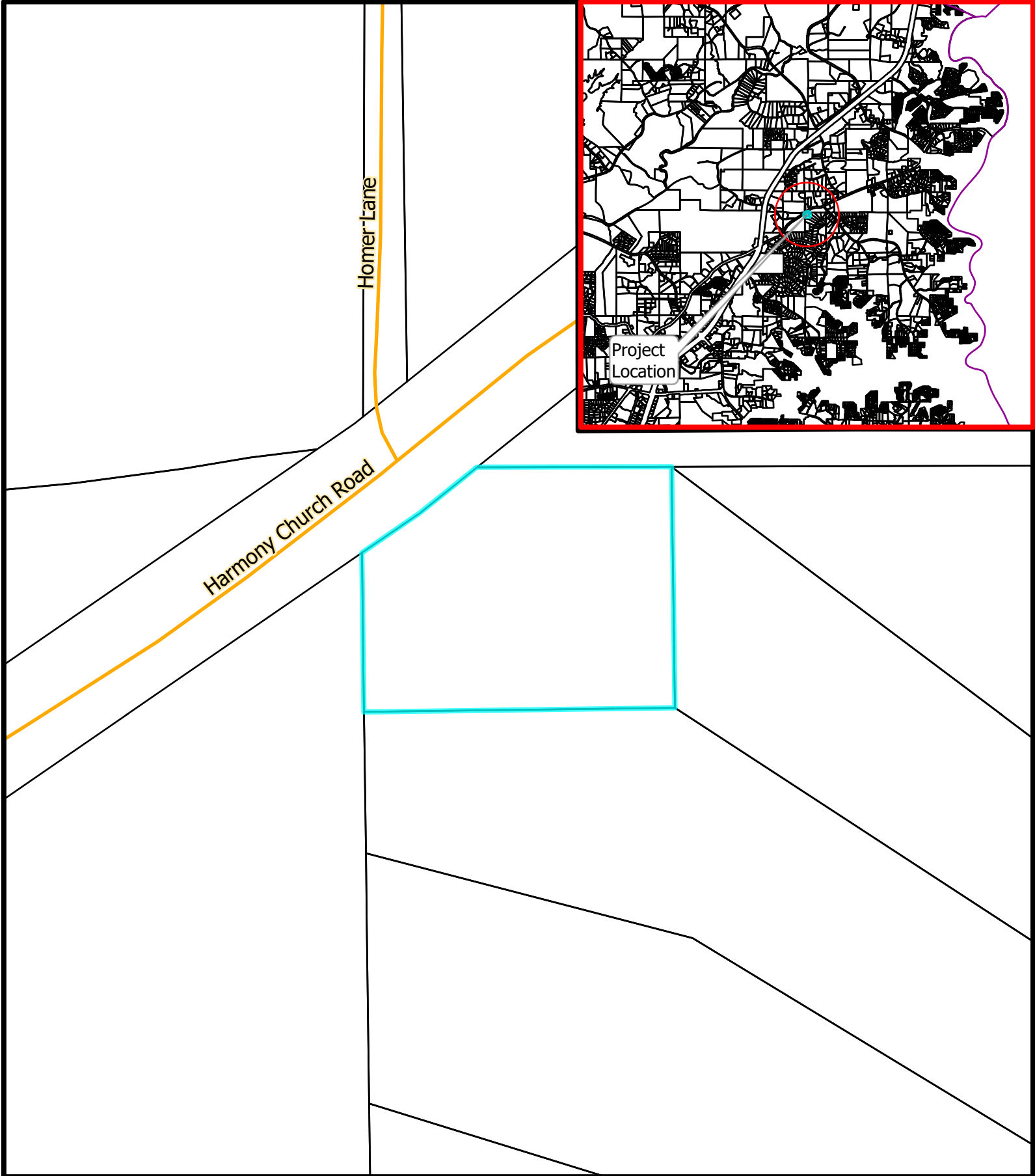
REVISION	DATE	DESCRIPTION

REZONING PLAN
 ROY FLYNN
 LAND LOT 142
 SOUTH HALF OF 13th DISTRICT, 1st SECTION
 DAWSON COUNTY, GEORGIA

DRAWING BY:	NAP
CHECKED BY:	PSA
LAND LOT:	142
DISTRICT:	13th
SECTION:	1st
CITY:	-
COUNTY:	DAWSON
DATE:	9/1/2022

SHEET NO.
 1 OF 1
 PROJECT NO.
 22-310





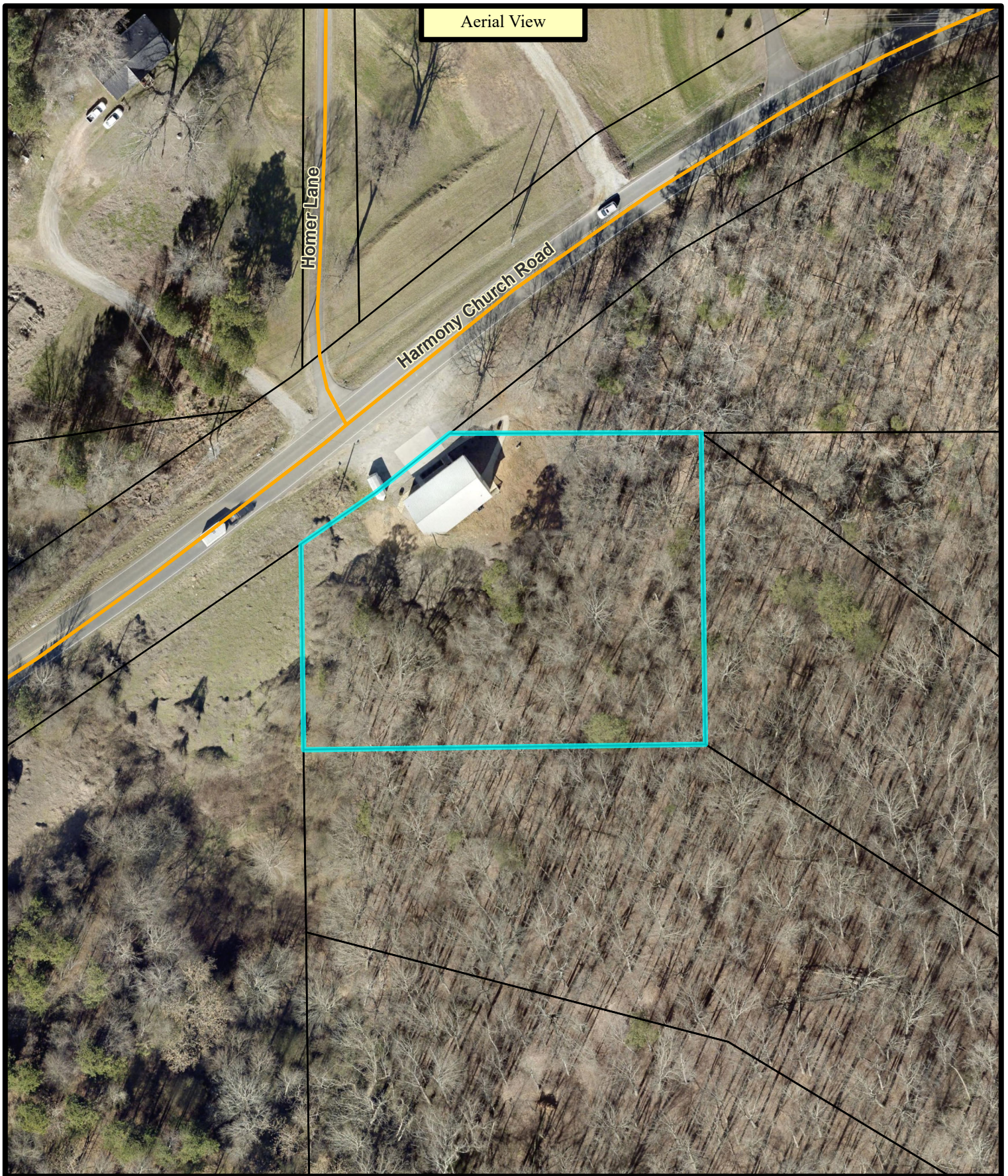
DAWSON COUNTY
 DISCLAIMS ANY
 RESPONSIBILITIES,
 LIABILITIES OR
 DAMAGES FROM THE USE
 OF THIS MAP. THIS MAP
 IS ONLY FOR DISPLAY
 PURPOSES.



Dawson County
 Planning and Development
 Staff Report: Exhibit

71

Parcel #: 119-039
 Current Zoning: RSR
 FLU: SRR
 Application #: ZA 22-22



Aerial View

Homer Lane

Harmony Church Road



DAWSON COUNTY
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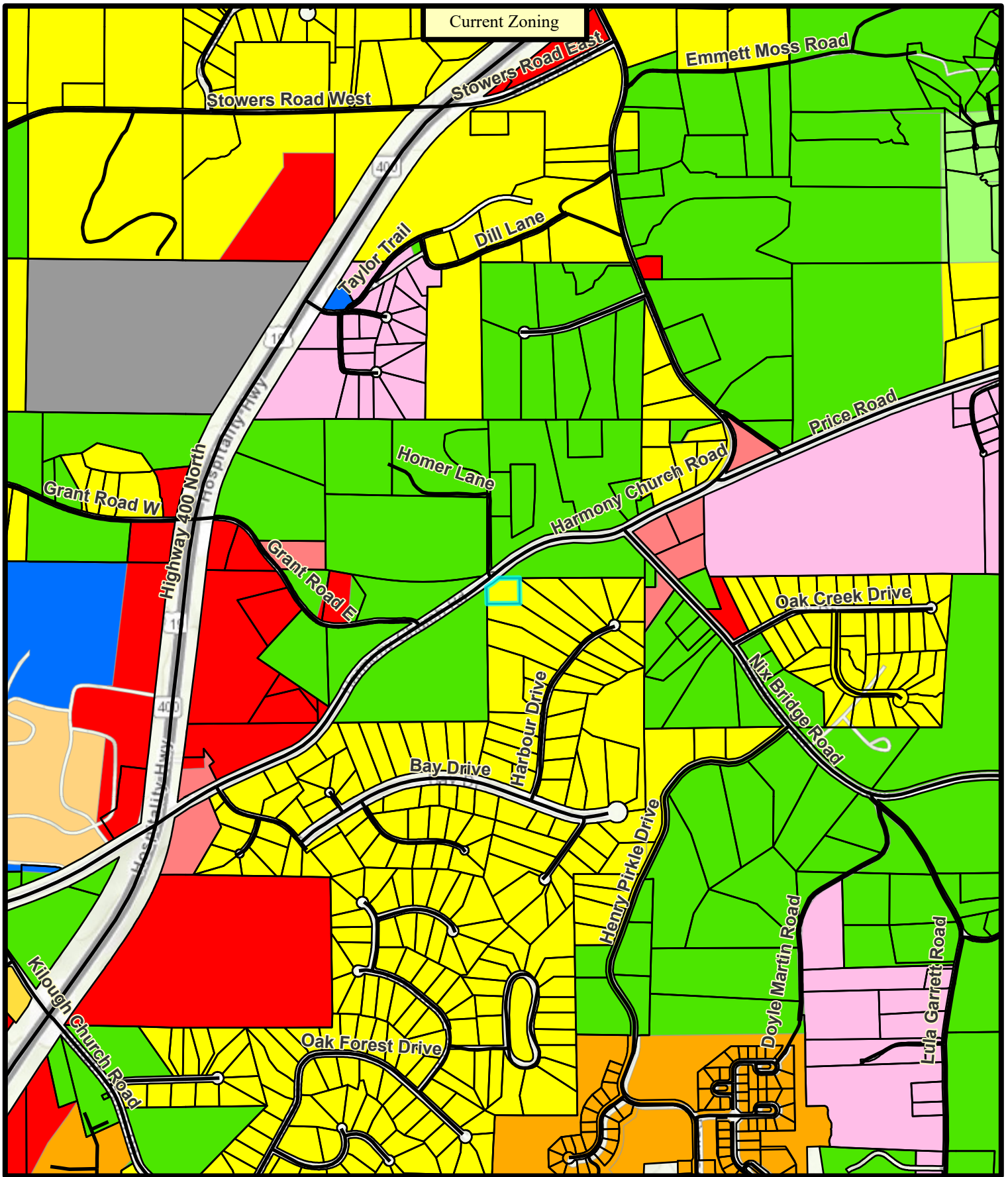
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Dawson County
Planning and Development

72

Site Report

Parcel #: 119-039
Current Zoning: RSR
FLU: SRR
Application #: ZA 22-22

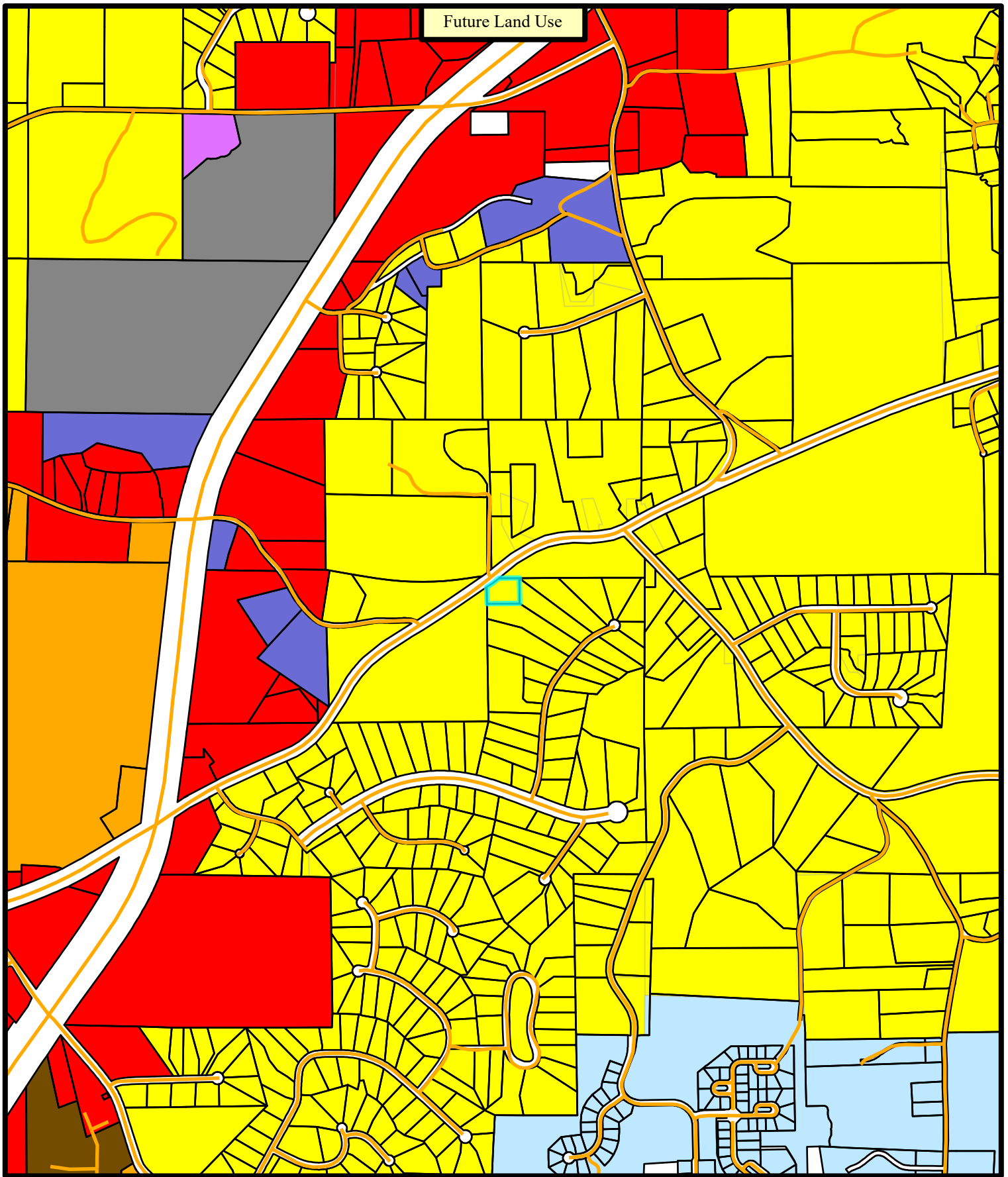


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N
Scale: 1:15,908

Dawson County
Planning and Development
73
Report

Parcel #: 119-039
Current Zoning: RSR
FLU: SRR
Application #: ZA 22-22



Future Land Use



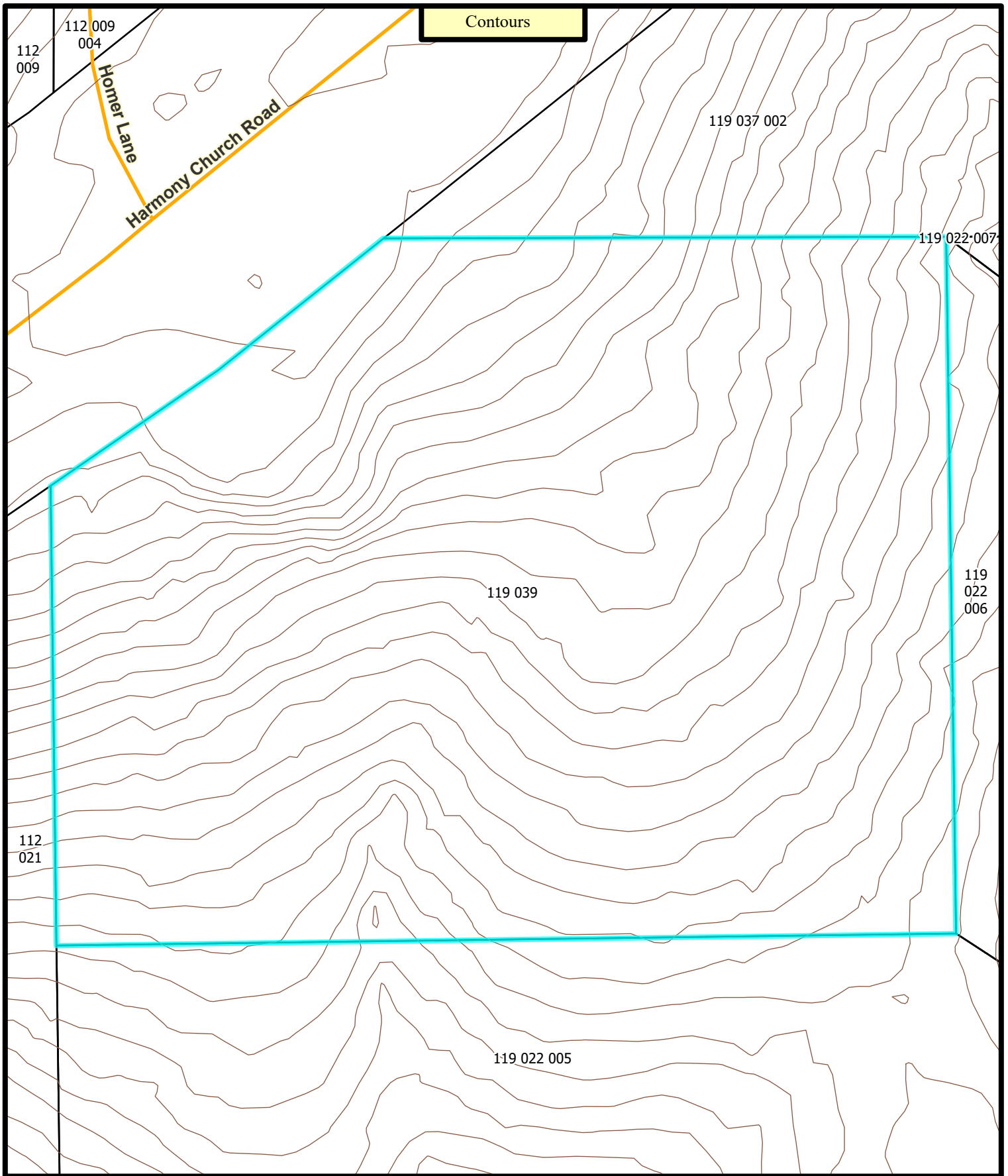
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Scale: 1:15,908

Dawson County
Planning and Development
74
Report

Parcel #: 119-039
Current Zoning: RSR
FLU: SRR
Application #: ZA 22-22



Contours

112 009
112 004

Homer Lane

Harmony Church Road

119 037 002

119 022-007

119 039

119 022 006

112 021

119 022 005



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Scale: 1:579

Dawson County

Planning and Development

75

Site Report

Parcel #: 119-039
Current Zoning: RSR
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