

DAWSON COUNTY REZONING APPLICATION

This portion to be completed by Zoning Administrator

ZA 19-19 Tax Map & Parcel # (TMP): _____
Submittal Date: Sept. 13 Time: 3:00 am/pm Received by: Ung (staff initials)
Fees Assessed: \$2900- Paid: check Commission District: _____
Planning Commission Meeting Date: Nov.
Board of Commissioners Meeting Date: Dec

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Pacific Group, Inc./ Kevin Seifert

Address: _____

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

Status: Owner Authorized Agent Lessee Option to purchase

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

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

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

Meeting Date: 8/7/2019 Applicant Signature: [Signature]

PROPERTY OWNER/PROPERTY INFORMATION

Parcel 106 054- Mildred Byrd McAdams, Parcel 106 054 001 & 106 213- Lee E. Byrd, Gloria Arnold,
Name: Anthony C. Byrd & Michael M. Byrd; Parcel 106 296- Judy Hill; Parcel 106 062- Michael Hill

Street Address of Property being rezoned: 3309 Dawson Forest Rd E and Dawson Forest Rd E

Rezoning from: see letter of intent to: _____ Total acreage being rezoned: 98 +/-

Directions to Property: Hwy 9 south to left on Dawson Forest Road E, property is located 3.25 miles on left

Subdivision Name (if applicable): n/a Lot(s) #: _____

Current Use of Property: undeveloped

Any prior rezoning requests for property? _____ if yes, please provide rezoning case #: ZA 09-18 + ZA 07-19

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

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

If yes, what section? _____

SURROUNDING PROPERTY ZONING CLASSIFICATION:

North RSRMM + VCR South RSRMM East RA West RSRMM

Future Land Use Map Designation: Planned Development

Access to the development will be provided from:

Road Name: Dawson Forest Road Type of Surface: _____

REQUESTED ACTION & DETAILS OF PROPOSED USE

[] Rezoning to: see letter of intent [] Special Use Permit for: _____

Proposed Use: Residential

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

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

RESIDENTIAL

No. of Lots: 105 - Single family / 117 - Townhomes Minimum Lot Size: _____ (acres) No. of Units: _____

Minimum Heated Floor Area: 800 sq. ft. Density/Acre: _____

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

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

COMMERCIAL & INDUSTRIAL 28.71 acres

Building area: not known yet. No. of Parking Spaces: _____

APPLICANT CERTIFICATION


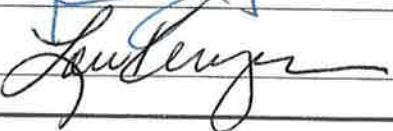
I hereby request the action contained within this application relative to the property shown on the attached plats and site plan and further request that this item be placed on both the Planning Commission and Board of Commissioners agenda(s) for a public hearing.

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

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

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

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

Signature _____  _____ Date 9/11/19
Witness  _____ Date 9/11/19

WITHDRAWAL

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

I hereby withdraw application # _____

Signature _____ Date _____

Withdrawal of Application:

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

ZA _____

TMP#: _____

List of Adjacent Property Owners

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

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

Name

Address

TMP _____	1.	_____
TMP _____	2.	_____
TMP _____	3.	_____
TMP _____	4.	<i>See next sheet</i>
TMP _____	5.	_____
TMP _____	6.	_____
TMP _____	7.	_____
TMP _____	8.	_____
TMP _____	9.	_____
TMP _____	10.	_____
TMP _____	11.	_____
TMP _____	12.	_____
TMP _____	13.	_____
TMP _____	14.	_____
TMP _____	15.	_____

Use additional sheets if necessary.

106 064
BIG DOG DRILLING AND AUGER SERVICE LLC
P O BOX 1366
CUMMING GA 3028

106 300
NVG PROPERTIES LLLP
PO BOX 1466
FLOWERY BRANCH GA 30542

106 068
WILSON LOYAL
7045 NICHOLS COVE DRIVE
DAWSONVILLE GA 30534

106 070 001
WALLACE LUMBER CO
2839 GRIZZLE RD
DAWSONVILLE GA 30534

106 415
EDMOND L WALLACE & ROBERT L WALLACE &
& CAROLYN W DOOLEY
2841 GRIZZLE RD
DAWSONVILLE GA 30534

106 414
CLANTON CHRISTOPHER D & WENDY L
54 EMORY TRACE
DAWSONVILLE GA 30534

106 412
RAJCZAK PAULA J & EDWARD P
430 VALLEY BROOK CIR W
DAWSONVILLE GA 30534

106 411
BLACK JAMIE B
408 VALLEY BROOK CIRCLE WEST
DAWSONVILLE GA 30534

106 410
WOOD KEVIN LANE
384 VALLEY BROOK CIRCLE W
DAWSONVILLE GA 30534

106 409
MILLER BETTIE N
364 VALLEY BROOK CIRCLE W
DAWSONVILLE GA 30534

106 408
WILSON MICAH WESCOTT & COURTNEY RAE
346 VALLEY BROOK CIRCLE
DAWSONVILLE GA 30534

106 407
ALTMAN WENDY
27 HAPPY ROBIN CT
DAWSONVILLE GA 30534

106 209
MARATHON DEVELOPMENT INC
86 HUCKLEBERRY FORD
DAWSONVILLE GA 30534

106 208
WOOD MERRILL T
34 SASSAFRAS GROVE
DAWSONVILLE GA 30534

106 121
KOHLER BILL
50 LAUREL TRAIL S
DAWSONVILLE GA 30534

106 120
KINSEY JAMES D
7170 JOT EM DOWN RD
GAINESVILLE GA 30506

106 119
RINK GORDON P & SUSAN W
421 MAYAPPLE GLEN
DAWSONVILLE GA 30534

106 118
LINTON BRETT A & TARA L
PO BOX 1062
DAWSONVILLE GA 30534

106 053 035
MARATHON INC
86 HUCKLEBERRY FORD
DAWSONVILLE GA 30534

106 053
MARATHON DEVELOPMENT INC
86 HUCKLEBERRY FORD
DAWSONVILLE GA 30534

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

106 056
GILSTRAP MELISSA R & WILLIAM A
3033 DAWSON FOREST ROAD EAST
DAWSONVILLE GA 30534

106 061
LIMITED 3276 DAWSON FOREST
3276 DAWSON FOREST RD
DAWSONVILLE GA 30534

106 057 002
CRANE ASHLEY SHEA
3152 DAWSON FOREST RD
DAWSONVILLE GA 30534

106 057
CRANE LYNDA
3152 DAWSON FOREST RD
DAWSONVILLE GA 30534

106 057 001
CRANE ASHLEY SHEA
3152 DAWSON FOREST RD
DAWSONVILLE GA 30534

106 055
CRANE MARCUS W & MARK W
3152 DAWSON FOREST ROAD EAST
DAWSONVILLE GA 30534

106 362
HOGUE MELANIE A
235 DEPOT DR
DAWSONVILLE GA 30534

106 055 100
KNIGHT DAYTHINA & LISA MCCORMACK
188 RILEY CIRCLE
DAWSONVILLE GA 30534

106 055 099
FRITZ HAROLD T & LAURA E
7475 MORGAN RD
APT 9-10
LIVERPOOL NY 13090

106 055 098
DILLON MICHAEL W & CASSANDRA B
180 RILEY CIRCLE
DAWSONVILLE GA 30534

106 055 097
SUMMERS DIANNE P
176 RILEY CIR
DAWSONVILLE GA 30534

106 055 096
ENTRUST GEORGIA LLC ADMIN FBO VINCENT
WADE JR
13191 STARKEY RD
SUITE 9
LARGO FL 33773

106 055 095
SAFIER LINDA R
168 RILEY CIRCLE
DAWSONVILLE GA 30534

106 055 094
ROGERS JOHNNY W & PAMELA S YOUNGBLOOD
164 RILEY CIRCLE
DAWSONVILLE GA 30534

106 055 093
WARREN TRINA ANNETTE
160 RILEY CIR
DAWSONVILLE GA 30534

106 055 092
CAMP THOMAS P & PATRICIA E
146 RILEY CIR
DAWSONVILLE GA 30534

106 055 091
BROWN NORMA S & GEORGE F
142 RILEY CIRCLE
DAWSONVILLE GA 30534

106 055 091
O'REILLY MARY L
138 RILEY CIR
DAWSONVILLE GA 30534

106 055 002
RILEY PLACE PARTNERS LLC
860 JOHNSON FERRY ROAD NE
STE 140-123
ATLANTA GA 30342

106 055 084 - 089
RILEY PLACE PARTNERS LLC
860 JOHNSON FERRY ROAD NE
STE 140-123
ATLANTA GA 30342

106 055 216 - 219; 080-083
RILEY PLACE PARTNERS LLC
860 JOHNSON FERRY ROAD NE
STE 140-123
ATLANTA GA 30342

106 055 206 - 211; 101- 110
RILEY PLACE PARTNERS LLC
860 JOHNSON FERRY ROAD NE
STE 140-123
ATLANTA GA 30342

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

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

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

This notice and acknowledgement shall be public record.

Applicant Signature: _____

Applicant Printed Name: _____

Application Number: _____

Date Signed: _____

Sworn and subscribed before me

this _____ day of _____, 20____.

Notary Public

My Commission Expires: _____

NOT Applicable

{
Notary Public Seal
}

NOT Applicable

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

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

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

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

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

Amount \$ _____ Date: _____

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

Signature of Applicant/Representative of Applicant:

_____ Date: _____

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

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

PROPERTY OWNER AUTHORIZATION

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

Tax Map 106, Parcel 62

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

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

Printed Name of applicant or agent: Kevin Seifert
Signature of applicant or agent: [Signature] Date: 9/12/19

Printed Name of Owner(s): Michael R. Hill
Signature of Owner(s): [Signature] Date: 9-12-19
Mailing address: _____
City, State, Zip: _____
Telephone Number: Listed _____
Unlisted _____

Sworn and subscribed before me this 12 day of Sept, 2019.
[Signature]
Notary Public
My Commission Expires: 8/30/2021



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

PROPERTY OWNER AUTHORIZATION

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

Tax Map 106, Parcel 296

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

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

Printed Name of applicant or agent: Kevin Seifert
Signature of applicant or agent: [Signature] Date: 9/12/19

Printed Name of Owner(s): Judy N. Hill
Signature of Owner(s): Judy N Hill Date: 9-12-19
Mailing address: _____
City, State, Zip: _____
Telephone Number: Listed _____
Unlisted _____

Sworn and subscribed before me
this 12 day of Sept., 20 19.
[Signature]
Notary Public
My Commission Expires: 8/30/2021



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

PROPERTY OWNER AUTHORIZATION

I/we, Lee Byrd, Gloria B. Arnold, Michael M. Byrd, Anthony C. Byrd, hereby swear that I/we own the property located at (fill in address and/or tax map & parcel #):

Tax Map 106, Parcel 54.001 and Tax Map 106, Parcel 213

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

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

Printed Name of applicant or agent: Kevin Seifert
Signature of applicant or agent: [Signature] Date: 9/12/19

Printed Name of Owner(s): Lee Byrd, Gloria B. Arnold, Michael M. Byrd, Anthony C. Byrd
Signature of Owner(s): Lee Byrd 9/12/2019, Gloria B. Arnold 9/12/2019, Michael M. Byrd 9-12-19, Anthony C. Byrd Date: 9/12/2019

Mailing address: Lee Byrd:
Gloria B. Arnold:
City, State, Zip: Michael M. Byrd:
Anthony C. Byrd:
Telephone Number: Listed
Unlisted

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

Signature Authentication on next sheets

Notary Public

My Commission Expires: _____

{Notary Seal}

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



Powered By :

Certificate of Authenticity

Session Information

Signing Session ID:		Status:	Completed
Transaction Name:		Created On:	9/12/2019 9:34:57 AM EDT
Session Title:	Property Owner Authorization Byrd Family	Last Modified:	9/12/2019 10:03:08 AM EDT
Documents:	1	Owner:	MICHAEL L HILL
Signers:	3	Company:	HILL01-HILL & ASSOCIATES REALTY

Signer Information

Signature Events

Signature Events	Signature	Timestamp
Anthony C. Byrd		Sent: 9/12/2019 9:41:15 AM EDT Viewed: 9/12/2019 9:50:28 AM EDT
Signer Security: Email	IP Address:	Disclosure: 9/12/2019 9:50:28 AM EDT
	ID:	Signed: 9/12/2019 9:52:04 AM EDT
Gloria B. Arnold		Sent: 9/12/2019 9:52:06 AM EDT Viewed: 9/12/2019 10:00:51 AM EDT
Signer Security: Email	IP Address:	Disclosure: 9/12/2019 10:00:51 AM EDT
	ID:	Signed: 9/12/2019 10:01:45 AM EDT
Lee Byrd		Sent: 9/12/2019 10:01:47 AM EDT Viewed: 9/12/2019 10:02:48 AM EDT
Signer Security: Email	IP Address:	Disclosure: 9/12/2019 10:02:48 AM EDT
	ID:	Signed: 9/12/2019 10:03:07 AM EDT

Session Documents

Document	Signatures	Initials	Dates	FormFields	Dropdown	Checkbox	RadioButton
MiscOther.pdf	3	0	3	0	0	0	0

Session Activity

Timestamp	IP Address	Activity
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9/12/2019 10:03:08 AM EDT	Session completed and closed by MICHAEL L HILL
9/12/2019 10:03:07 AM EDT	Signing Completed by Lee Byrd
9/12/2019 10:02:48 AM EDT	Signature created and disclosure approved by Lee Byrd
9/12/2019 10:01:47 AM EDT	Invitation sent to Lee Byrd by MICHAEL L HILL
9/12/2019 10:01:45 AM EDT	Signing Completed by Gloria B. Arnold
9/12/2019 10:00:51 AM EDT	Signature created and disclosure approved by Gloria B. Arnold
9/12/2019 9:52:06 AM EDT	Invitation sent to Gloria B. Arnold by MICHAEL L HILL
9/12/2019 9:52:04 AM EDT	Signing Completed by Anthony C. Byrd
9/12/2019 9:50:28 AM EDT	Signature created and disclosure approved by Anthony C. Byrd
9/12/2019 9:41:16 AM EDT	Invitation sent to Anthony C. Byrd by MICHAEL L HILL
9/12/2019 9:41:15 AM EDT	eSignOnline Session Created by MICHAEL L HILL

Disclosure

Consumer Disclosure

Please read the information below regarding the terms and conditions of receiving documents, contracts, and disclosures electronically through the eSignOnline electronic signature system. If this information is to your satisfaction and you agree to the terms and conditions, please confirm your acceptance and agreement by checking the box 'I Agree to the above Consumer Disclosure' and selecting the 'Create and Approve Signature button'.

Electronic distribution of documents and contracts

HILL01-HILL & ASSOCIATES REALTY (We, us, or the Company) acknowledges your agreement to receive required documents, contracts, notices, disclosures, authorizations, and other documents electronically through the eSignOnline electronic signature system. We appreciate and thank you for doing your part to go paperless and save our environment. Through the eSignOnline electronic signature system, we are able to save time and process a transaction faster. We do not have to print and mail paper copies, wait for signatures that could take days or weeks, and there are no delays associated with waiting for you to mail it back to us. Unless you tell us otherwise in accordance with the procedures described herein this disclosure, we will provide documents through this electronic method during the course of our relationship with you. If you do not agree with this process and method, please let us know as described below.

HILL01-HILL & ASSOCIATES REALTY outsources personal information to a third party processing and storage service provider which is located in the USA. The Buyer and Seller hereby acknowledge that personal information processed and stored by a US third party service provider is subject to the laws of that country and that information may be made available to the US government or its agencies under a lawful order made in that country.

Paper copies

During the signing process on eSignOnline, you will have the opportunity to download and print your copies of the documents before and after signing. At any time, you may contact us to obtain paper copies of documents that have been provided to you electronically. To request paper copies, you must send an email to michael@michaelhillrealty.com and in the body of the email state your full name, address, telephone number, and the name of the document or transaction that you would like a paper copy for. If any fees apply, we will notify you.

Withdrawing your consent to sign electronically

Once you have decided and agreed to the following disclosure to sign documents electronically, you may at any time thereafter decide to withdraw your consent and receive required documents only in paper format. There are several ways to inform us that you no longer wish to received documents and sign electronically:

- a) During the electronic signing process, you may elect to 'decline' and indicate your reasons for declining and withdrawing your consent.
- b) Send an email to michael@michaelhillrealty.com and in the body of the email indicate your full name, address, telephone number and that you no longer wish to sign electronically and instead would like to receive paper copies

Please be aware that withdrawing your consent to sign electronically may result in delays and/or more time to complete a transaction. We will then have to print and mail paper copies to you, wait for you to receive and sign documents, then wait for you to mail it back and follow the same procedure with other parties to the transaction.

How to contact HILL01-HILL & ASSOCIATES REALTY

At any time, you may contact us to change your email and contact information, request paper copies, or to indicate your change in consent to sign electronically hereafter.

Contact Name : MICHAEL L HILL

Email Address : _____ om

Phone Number :

Hardware and Software Requirements

The following are minimum hardware and software requirements to use the eSignOnline electronic signature system.

Operating Systems: Windows® 8, Windows® 7, Windows Vista®, Mac OS® X 10.6 and higher.

Browsers: Google Chrome® 36 and higher, Internet Explorer® 9.0 and higher, Mozilla Firefox® 31.0 and higher, Safari® 5.1.7 and higher.

Screen Resolution: 800 x 600 minimum

Security Settings: Allow per session cookies

PDF Reader: Acrobat® or similar software to view and print PDF files

Your Acknowledgment and Consent to use electronic signatures

To confirm to us that you can access this information electronically, which will be similar to other electronic documents that we will provide to you, please verify that you were able to read this electronic consumer disclosure and that you also were able to print on paper or electronically save this page for your future reference and access. Further, you consent to receiving notices and disclosures in electronic format on the terms and conditions described herein this consumer disclosure, please let us know by checking the 'I agree with the above Consumer Disclosure' box below.

By checking the 'I agree with the above Consumer Disclosure' box, I confirm that I can access and read this electronic consumer disclosure to consent to receipt of electronic documents, I can print on paper if I so choose, the disclosure and/or save to a place where I can print it for future reference and access, and until I notify HILL01-HILL & ASSOCIATES REALTY otherwise, I consent to receive from HILL01-HILL & ASSOCIATES REALTY electronic documents that are required to be provided or made available to me by HILL01-HILL & ASSOCIATES REALTY during the course of my relationship with HILL01-HILL & ASSOCIATES REALTY.

PROPERTY OWNER AUTHORIZATION

I/we, Deborah S. Mills, Executor of The Estate of Mildred Byrd McAdams, hereby swear that I/we own the property located at (fill in address and/or tax map & parcel #):

Tax Map 106, Parcel 54

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

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

Printed Name of applicant or agent: Kevin Seifert

Signature of applicant or agent: [Signature] Date: 9/12/19

Printed Name of Owner(s): Deborah S. Mills, Executor of The Estate of Mildred Byrd McAdams

Signature of Owner(s): Deborah S. Mills Date: 9/12/2019

Mailing address: _____

City, State, Zip: _____

Telephone Number: Listed Mobile:
Unlisted

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

Signature Authentication on next sheets

Notary Public

My Commission Expires: _____

{Notary Seal}

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



Powered By :

Certificate of Authenticity

Session Information

Signing Session ID:		Status:	Completed
Transaction Name:		Created On:	9/12/2019 9:01:12 AM EDT
Session Title:	Property Owner Authorization M McAdams	Last Modified:	9/12/2019 9:28:16 AM EDT
Documents:	1	Owner:	MICHAEL L HILL
Signers:	1	Company:	HILL01-HILL & ASSOCIATES REALTY

Signer Information

Signature Events	Signature	Timestamp
Deborah S. Mills	<i>Deborah S. Mills</i>	Sent: 9/12/2019 9:05:04 AM EDT
		Viewed: 9/12/2019 9:27:20 AM EDT
Signer Security: Email	IP Address:	Disclosure: 9/12/2019 9:27:20 AM EDT
	ID:	Signed: 9/12/2019 9:28:15 AM EDT

Session Documents

Document	Signatures	Initials	Dates	FormFields	Dropdown	Checkbox	RadioButton
MiscOther.pdf	1	0	1	0	0	0	0

Session Activity

Timestamp	IP Address	Activity
9/12/2019 9:28:16 AM EDT		Session completed and closed by MICHAEL L HILL
9/12/2019 9:28:15 AM EDT		Signing Completed by Deborah S. Mills (
9/12/2019 9:27:20 AM EDT		Signature created and disclosure approved by Deborah S. Mills
9/12/2019 9:05:04 AM EDT		Invitation sent to Deborah S. Mills() by MICHAEL L HILL
9/12/2019 9:05:04 AM EDT		eSignOnline Session Created by MICHAEL L HILL

Disclosure

Consumer Disclosure

Please read the information below regarding the terms and conditions of receiving documents, contracts, and disclosures electronically

through the eSignOnline electronic signature system. If this information is to your satisfaction and you agree to the terms and conditions, please confirm your acceptance and agreement by checking the box 'I Agree to the above Consumer Disclosure' and selecting the 'Create and Approve Signature button'.

Electronic distribution of documents and contracts

HILL01-HILL & ASSOCIATES REALTY (We, us, or the Company) acknowledges your agreement to receive required documents, contracts, notices, disclosures, authorizations, and other documents electronically through the eSignOnline electronic signature system. We appreciate and thank you for doing your part to go paperless and save our environment. Through the eSignOnline electronic signature system, we are able to save time and process a transaction faster. We do not have to print and mail paper copies, wait for signatures that could take days or weeks, and there are no delays associated with waiting for you to mail it back to us. Unless you tell us otherwise in accordance with the procedures described herein this disclosure, we will provide documents through this electronic method during the course of our relationship with you. If you do not agree with this process and method, please let us know as described below.

HILL01-HILL & ASSOCIATES REALTY outsources personal information to a third party processing and storage service provider which is located in the USA. The Buyer and Seller hereby acknowledge that personal information processed and stored by a US third party service provider is subject to the laws of that country and that information may be made available to the US government or its agencies under a lawful order made in that country.

Paper copies

During the signing process on eSignOnline, you will have the opportunity to download and print your copies of the documents before and after signing. At any time, you may contact us to obtain paper copies of documents that have been provided to you electronically. To request paper copies, you must send an email to michael@michaelhillrealty.com and in the body of the email state your full name, address, telephone number, and the name of the document or transaction that you would like a paper copy for. If any fees apply, we will notify you.

Withdrawing your consent to sign electronically

Once you have decided and agreed to the following disclosure to sign documents electronically, you may at any time thereafter decide to withdraw your consent and receive required documents only in paper format. There are several ways to inform us that you no longer wish to receive documents and sign electronically:

- a) During the electronic signing process, you may elect to 'decline' and indicate your reasons for declining and withdrawing your consent.
- b) Send an email to michael@michaelhillrealty.com and in the body of the email indicate your full name, address, telephone number and that you no longer wish to sign electronically and instead would like to receive paper copies

Please be aware that withdrawing your consent to sign electronically may result in delays and/or more time to complete a transaction. We will then have to print and mail paper copies to you, wait for you to receive and sign documents, then wait for you to mail it back and follow the same procedure with other parties to the transaction.

How to contact HILL01-HILL & ASSOCIATES REALTY

At any time, you may contact us to change your email and contact information, request paper copies, or to indicate your change in consent to sign electronically hereafter.

Contact Name : MICHAEL I. HILL
Email Address :
Phone Number :

Hardware and Software Requirements

The following are minimum hardware and software requirements to use the eSignOnline electronic signature system.

Operating Systems: Windows® 8, Windows® 7, Windows Vista®, Mac OS® X 10.6 and higher.
Browsers: Google Chrome® 36 and higher, Internet Explorer® 9.0 and higher, Mozilla Firefox® 31.0 and higher, Safari® 5.1.7 and higher.
Screen Resolution: 800 x 600 minimum
Security Settings: Allow per session cookies
PDF Reader: Acrobat® or similar software to view and print PDF files

Your Acknowledgment and Consent to use electronic signatures

To confirm to us that you can access this information electronically, which will be similar to other electronic documents that we will

provide to you, please verify that you were able to read this electronic consumer disclosure and that you also were able to print on paper or electronically save this page for your future reference and access. Further, you consent to receiving notices and disclosures in electronic format on the terms and conditions described herein this consumer disclosure, please let us know by checking the 'I agree with the above Consumer Disclosure' box below.

By checking the 'I agree with the above Consumer Disclosure' box, I confirm that I can access and read this electronic consumer disclosure to consent to receipt of electronic documents, I can print on paper if I so choose, the disclosure and/or save to a place where I can print it for future reference and access, and until I notify HILL01-HILL & ASSOCIATES REALTY otherwise, I consent to receive from HILL01-HILL & ASSOCIATES REALTY electronic documents that are required to be provided or made available to me by HILL01-HILL & ASSOCIATES REALTY during the course of my relationship with HILL01-HILL & ASSOCIATES REALTY.

DRI INFORMATION

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

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

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

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

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

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

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

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

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

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

Executed in Atlanta (city), GA (state)

[Signature]
Signature of Applicant

KEVIN SEIFERT
Printed Name

9/11/19
Date

THE PACIFIC GROUP
Name of Business

SUBSCRIBED AND SWORN BEFORE ME ON

THIS 11 DAY OF September, 2019

[Signature] Notary Public

My Commission Expires: 12/6/21



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



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

September 12, 2019

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

RE: Letter of Intent for Proposed Amendments to Existing Conditions for previously approved ZA 07-18 and ZA 07-19 for parcels 106-062, 106 213, 106 296, and 106 054, and 106 054 001

Mr. Kinley and Ms. Gee:

We write to you as a request to amend certain conditions to ZA 07-18 (R3 Multi-Family Residential) and to ZA 07-19 (CPCD Commercial Planned Comprehensive Development). The following list includes our requested amendments:

ZA 07-18:

- **Condition #2 is deleted and re-written as: "a future access point for emergency entry/exit for neighboring properties to the northeast shall be provided"**
- **Condition #8 is deleted and re-written as: "Building and Site Design shall be consistent with the Development Plan submitted by Applicant and date 9/12/19"**
- **Condition #12 is deleted and re-written as: "The attached site plan shall be considered approved by the BOC so long as there are not any substantial changes to the layout"**
- **Condition #13 is deleted and re-written as: "residential buildings shall have a minimum of 800 sq ft of heated space"**

ZA 07-19:

- **Condition #2 is deleted in and re-written as: "a future access point for emergency entry/exit for neighboring properties to the northeast shall be provided"**
- **Condition #8 is deleted and re-written as: "Building and Site Design shall be consistent with the Development Plan submitted by Applicant and date 9/12/19"**
- **Condition #12 is deleted and re-written as: "The attached site plan shall be considered approved by the BOC so long as there are not any substantial changes to the layout"**
- **Condition #14 is deleted and re-written as: "Should the basketball gym and baseball fields not be permitted and construction commenced by December 31, 2021, Owner/Developer shall dedicate the 15.48 acres of Commercial Tract 4 to Dawson County"**

We have carefully thought through the nature of the original zoning and have attempted to limit our request as much as possible. We are NOT asking for any increased density. We are only asking to amend these five (5) conditions, three of which are repeated on each zoning case. Of the eight (8) listed above, there are really only five (5) separate requests. Each request is needed in order to proceed in today's market.

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

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

Thanks so much,

A handwritten signature in black ink, appearing to read 'K. Seifert'.

Kevin Seifert
The Pacific Group
kevin@pacificgroupinc.com
678.409.8557

[DEVELOPMENT PLAN ON FOLLOWING SHEETS]

Development Plan

The proposed development has a residential component and a commercial component. The residential component consists of 222 total single family lots over 54.14 acres. 105 of those single family lots will be detached and 117 of those lots will be for attached townhomes. Per Dawson County Fire regulations, a 2nd entrance/exit shall be provided since there are more than 49 homes in this community. An emergency only entrance/exit will be provided with a connection to Huckleberry Ford to the west of the proposed development. This entrance shall have a locked gate that only provides access to Fire and Safety officials of Dawson County. An executed easement agreement for that access will be provided prior to final BOC hearing. Additionally, we have provided sample elevations of the proposed homes in Exhibit D.

The commercial component will have four (4) separate commercial tracts, primarily separated by site features such as topography and/or creek(s) totally 28.71 acres. Tract 4 is 15.48 acres and on the submitted zoning plan shows an example of a semi-private recreational layout for 3 ballfields and an indoor gymnasium. As indicated in the proposed amendment to condition #14 in ZA 07-19, if the basketball gym and baseball fields not be permitted and construction commenced by December 31, 2021, Owner/Developer shall dedicate the 15.48 acres of Commercial Tract 4 to Dawson County. The remaining tracts 1-3 in the commercial component will be marketed for any allowable use within the CPCD permitted uses. For the purposes of planning for the "max" use, we have engaged a traffic engineer to conduct a traffic study and provide a report assuming all four (4) commercial tracts to be business/professional offices totaling up to 187,200 square feet. The traffic counts have been completed and we expect to have the report by September 20, 2019 which we will promptly provide to staff.

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

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

Exhibit A

Location Map



Exhibit C

Site Plan

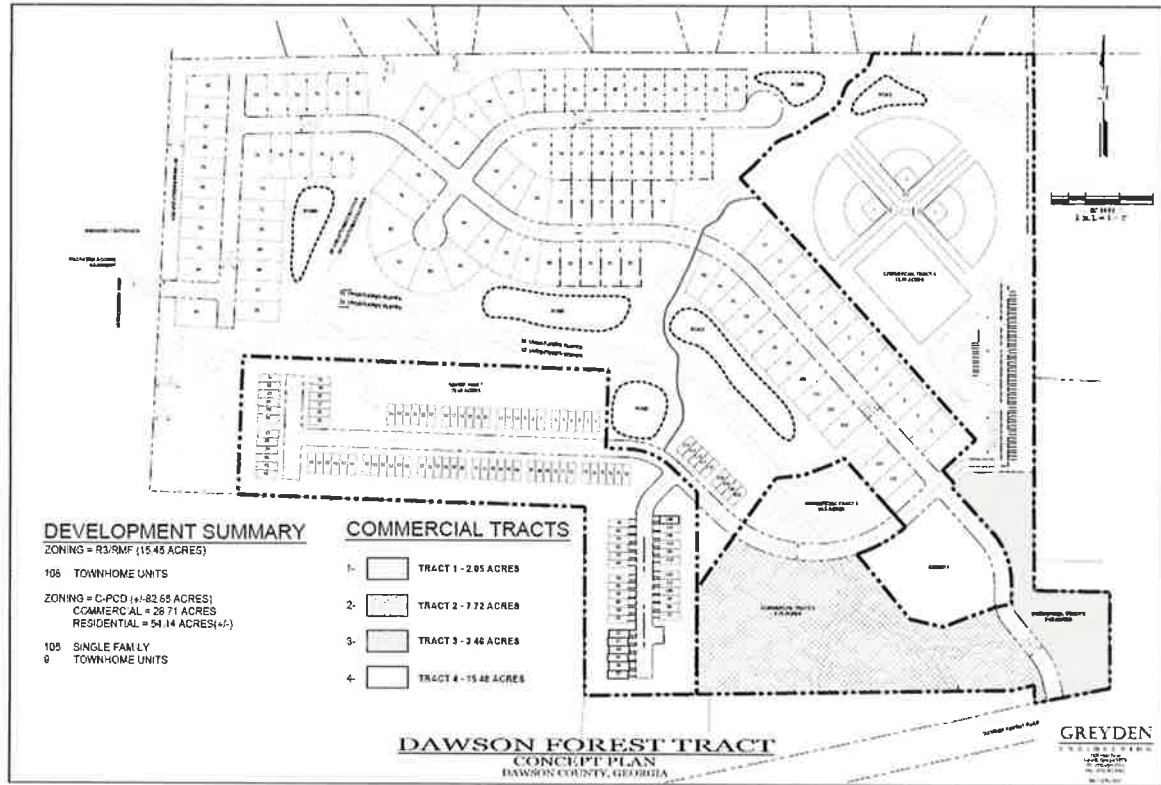


Exhibit D

Residential Home Elevations

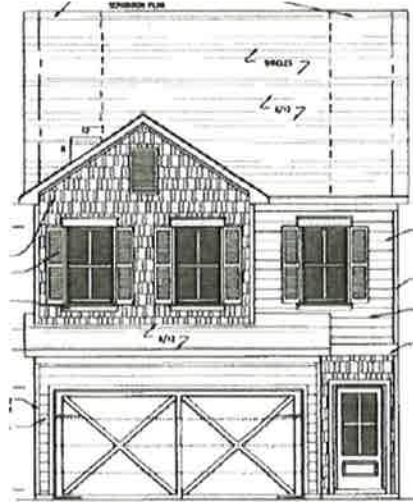
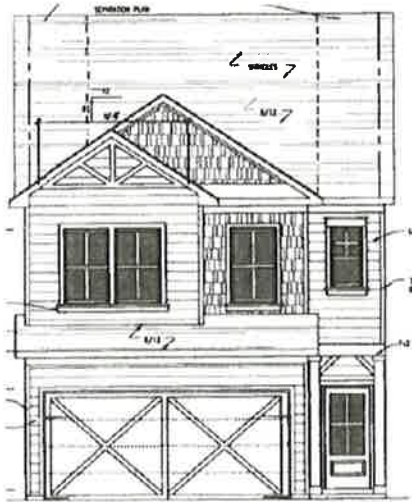


Exhibit E

Legal Description

TRACT ONE

ALL THAT TRACT or parcel of land lying and being in Land Lots 348 and 369 of the 13th District, 1st Section, Dawson County, Georgia; being designated as Tract No. 1 containing 19.204 acres according to plat of survey prepared by Pinion & McGaughey Land Surveyors, inc., dated May 21, 1990, and revised January 2, 1991; and being more particularly described according to said survey as follows:

To find the point of beginning, commence at the point where the northern right of way line of Georgia Highway No. 318 (100' R/W) is intersected by the land lot line separating Land Lot 369 from Land Lot 370, and run thence along said land lot line North 03° 08'53" West a distance of 25.37 feet to an iron pin set at the TRUE POINT OF BEGINNING. From the point of beginning run North 51°01'51" West a distance of 96.26 feet to an iron pin set; run thence South 86°02'28" West a distance of 219.19 feet to an iron pin set; run thence North 44°55'02" West a distance of 95.85 feet to an iron pin set; run thence North 33°16'27" West a distance of 252.14 feet to an iron pin set; run thence North 03°14'23" West a distance of 1495.44 feet to a point on the northerly land lot line of Land Lot 348; run thence along said land lot line North 87°03'07" East a distance of 483.37 feet to a ¼-inch crimp top pipe and a 1-inch hollow top pipe found at the common corner formed by Land Lots 309, 310, 347 and 348; run thence along the line separating Land Lot 347 from Land Lot 348 (and also separating Land Lot 369 from Land Lot 370) South 03°08'53" East a distance of 1844.77 feet to THE POINT OF BEGINNING; being improved property with a one-story frame house and outbuildings.

This is the same property described in a deed from Mildred Byrd McAdams a/k/a Mr. G. T. McAdams, individually and as Administratrix of the Estate of George Martin Bird (Byrd), Deceased, to Howard Marvin Byrd dated January 15, 1991, recorded in Deed Book 138, Page 549, Dawson County Records.

TRACT TWO

All that tract or parcel of land lying and being in Land Lots 348, 349 and 369 of the South half of the District, 1st Section of Dawson County, Georgia, and being 19.000 acres described as Tract 3 according to survey for Mildred B. McAdams by Pinion and McGaughey Land Surveyors, Inc., dated May 21, 1990, and recorded in Plat Book 44, Page 183, Dawson County, Georgia Plat Records. Said plat is incorporated herein and made a part hereof by reference.

This is the same property described in a deed from Mildred B. McAdams a/k/a Mrs. G.

T. McAdams to Howard Marvin Byrd dated July 9, 1999, recorded in Deed Book 315, Page 127, Dawson County Records.

LESS AND EXCEPT FROM THE ABOVE DESCRIBED TRACT ONE All that tract or parcel of land lying and being in Land Lot 348 of the South half of the 13th District of Dawson County, Georgia, and being 2.000 acres with a house situate thereon, as described in survey for Anthony Byrd by B & D Surveying, Inc. dated March 28, 1994, and recorded in Plat Book 33, Page 295, Dawson County, Georgia Plat Records. Said plat is incorporated herein by reference and made a part hereof.

This is the same property described in a deed from Howard Marvin Byrd to Deborah Ann Byrd dated May 12, 1995, recorded in Deed Book 202, Page 540, Dawson County Records, which deed also includes easements described below as Easement One and Easement Two.

TOGETHER WITH:

All that tract or parcel of land lying and being in Land Lot 348 of the South half of the 13th District of Dawson County, Georgia being a 2.00 Acres tract as more particularly shown and delineated by that certain survey for Anthony Byrd as prepared by B & D Surveying, Inc., dated March 28, 1994, plat of survey recorded in Plat Book 33, Page 295, Dawson County, Georgia records, which said plat of survey is incorporated herein by reference and made a part hereof.

TOGETHER WITH:

here and assigns, all that tract or parcel of land lying and being in the South Half 13th District 1st Section of Dawson County Georgia, and being One and One-Half (1 1/2) Acre, more or less, of Original Land Lot Number Three Hundred Seventy (370), being parts of Subdivision Lots No. Twenty Five (25) and Twenty Six (26) of the Mrs. T. J. Slaton Subdivision, as per plat made by Thad P. Thomas, Surveyor, on March 9, 1959, and recorded in Plat Book 1, Page 23, of the Dawson County Plat Records, and being more fully described as follows:

BEGINNING at an Iron Pin on the North right-of-way of Highway No. 318, said Iron Pin is located Four-Tenths (4/10ths) Mi. West of 9E Highway; thence following the North right-of-way of Highway No. 318 South 79 degrees 00 Min. West 200 feet to an Iron Pin on said Right-of-way, said Iron being also located on the West Original Line of Land Lot No. 370; thence following the West Original Line of Land Lot No. 370 North 27 degrees East 348.59 feet to an Iron Pin on said West Original Line of Land Lot No. 370; thence South 87 degrees 09 Min. East 196.85 feet to an Iron Pin; thence South 0 degrees 35 Min. West 300.64 feet to the first mentioned Iron Pin and the point of BEGINNING. Together with all improvements thereon.

For a more detailed description reference is hereby made to Plat of survey by Henry Grady Jarrard, Registered Surveyor No. 1182, said Plat being recorded in Plat Book 3, Page 37, Dawson County Plat Records.

This being part of the same property as described in a Warranty Deed dated March 13, 1972, from Billy G. Carlisle to Loyal Wilson, said Deed being of record in Deed Book 17, Page 433, Dawson County Deed Records.

TOGETHER WITH:

All that tract or parcel of land lying and being in Land Lots 348, 349 and 369 of the South half of the District, 1st Section of Dawson County, Georgia, and being 57.815 acres described as Tract 2 according to survey for Mildred McAdams by Pinion and McGaughey Land Surveyors, Inc., dated May 21, 1990, and recorded in Plat Book 44, Page 183, Dawson County, Georgia Plat Records. Said plat is incorporated herein and made a part hereof by reference.

Exhibit F

Boundary Survey

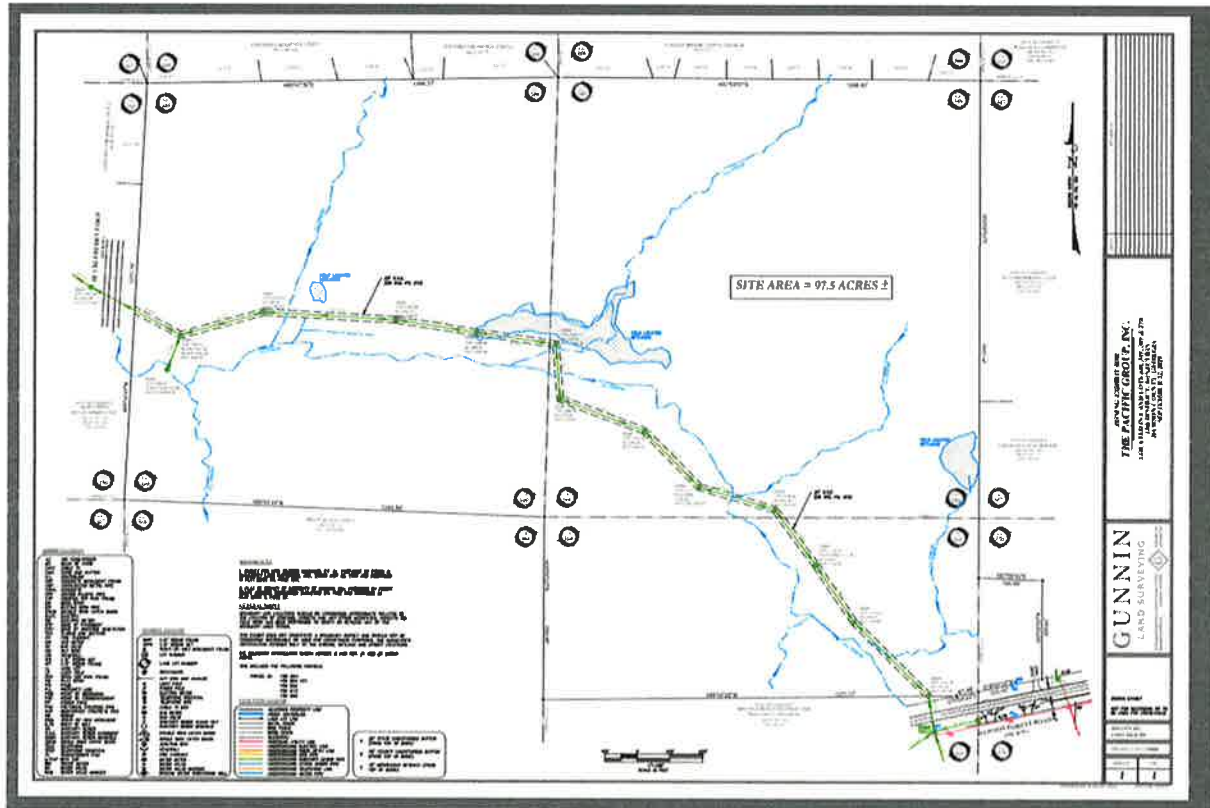
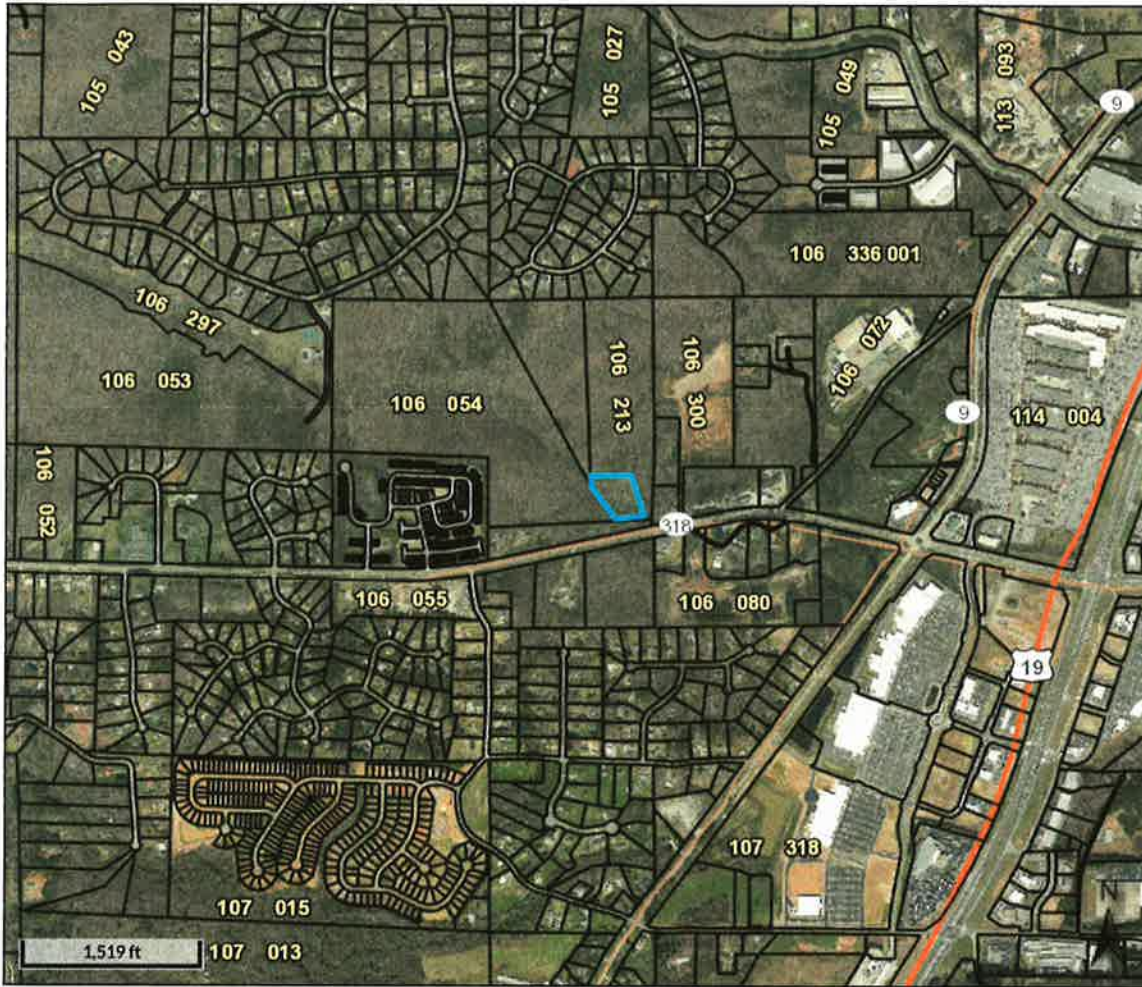


Exhibit G

Traffic Study



Overview



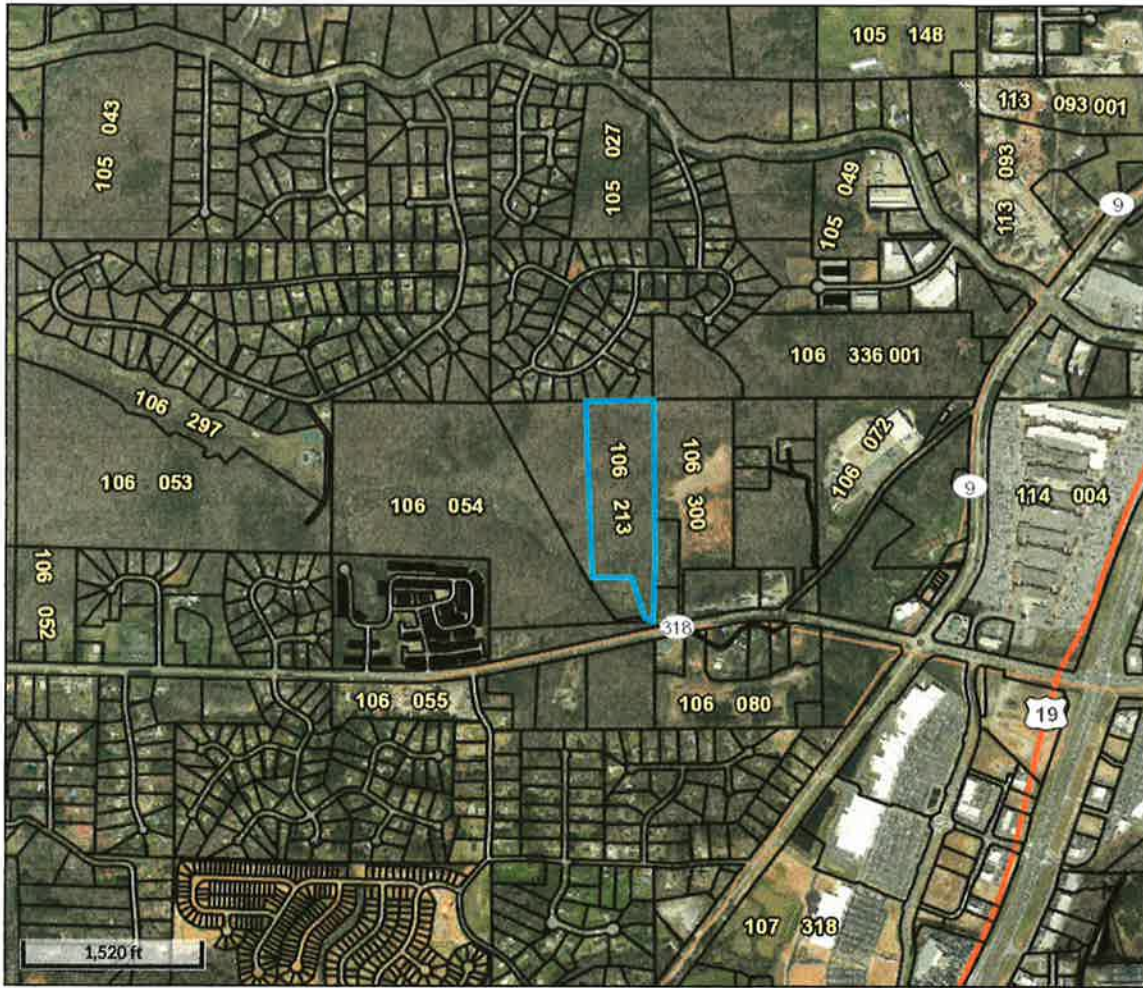
Legend

-  Parcels
-  Roads

Parcel ID	106 296	Owner	HILL JUDY N	Last 2 Sales			
Class Code	Residential		3309 DAWSON FOREST RDE	Date	Price	Reason	Qual
Taxing District	UNINCORPORATED		DAWSONVILLE GA 30534	6/12/2002	\$12000	FM	Q
	UNINCORPORATED	Physical Address	DAWSON FOREST RDE	8/3/1995	0	GF	U
Acres	2	Assessed Value	Value \$41100				

(Note: Not to be used on legal documents)

Date created: 9/11/2019
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Overview



Legend

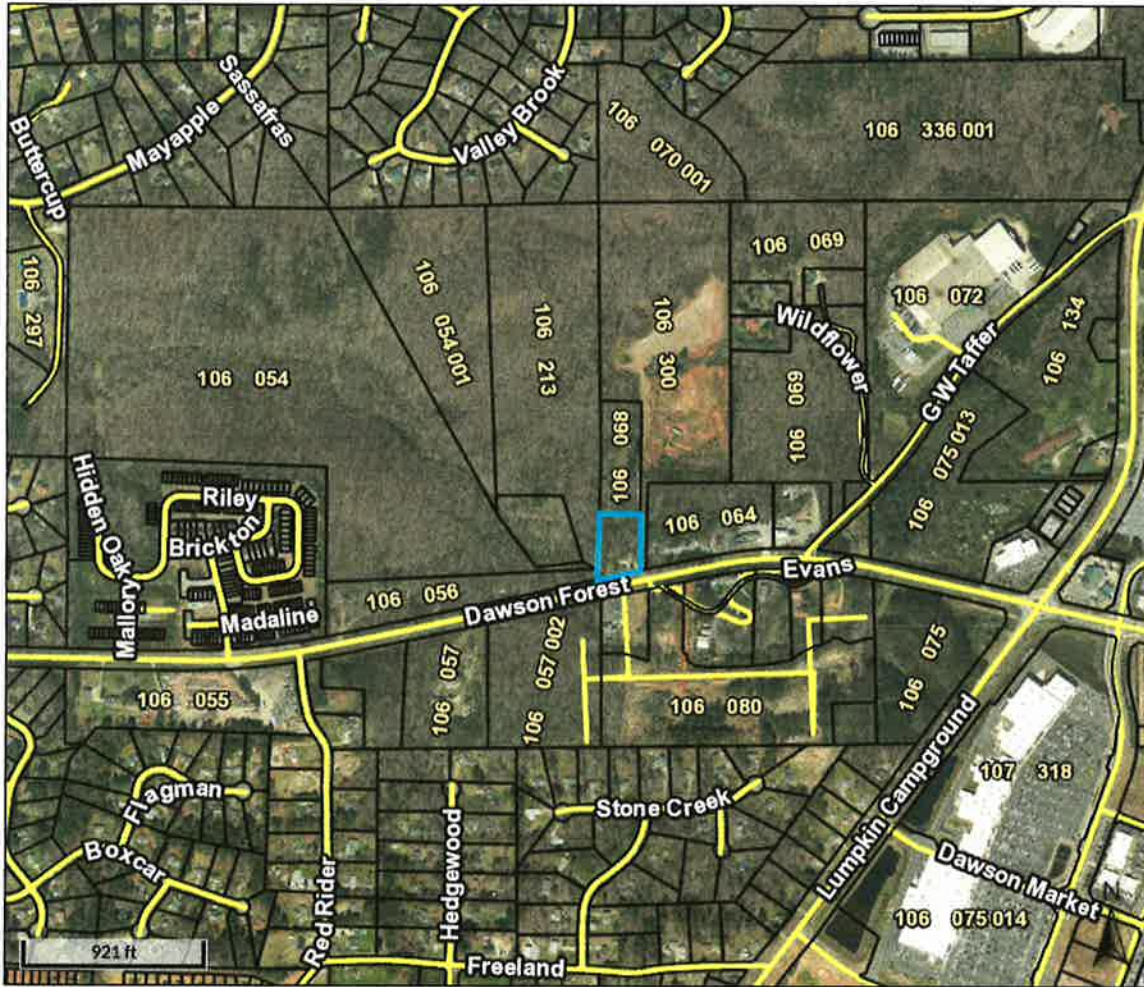
-  Parcels
-  Roads

Parcel ID	106 213	Owner	BYRD LEE E, GLORIA M ARNOLD, ANTHONY C & MICHAEL M BYRD	Last 2 Sales			
Class Code	Agricultural	Physical Address	190 PARADISE HOGAN RD LEXINGTON GA 30648	Date	Price	Reason	Qual
Taxing District	UNINCORPORATED	Assessed Value	Value \$277600	7/15/2002	0	QC	U
	UNINCORPORATED			1/16/1991	0	QC	U
Acres	17.2						

(Note: Not to be used on legal documents)

Date created: 9/11/2019
Last Data Uploaded: 9/10/2019 11:10:44 PM

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GEOSPATIAL



Overview



Legend

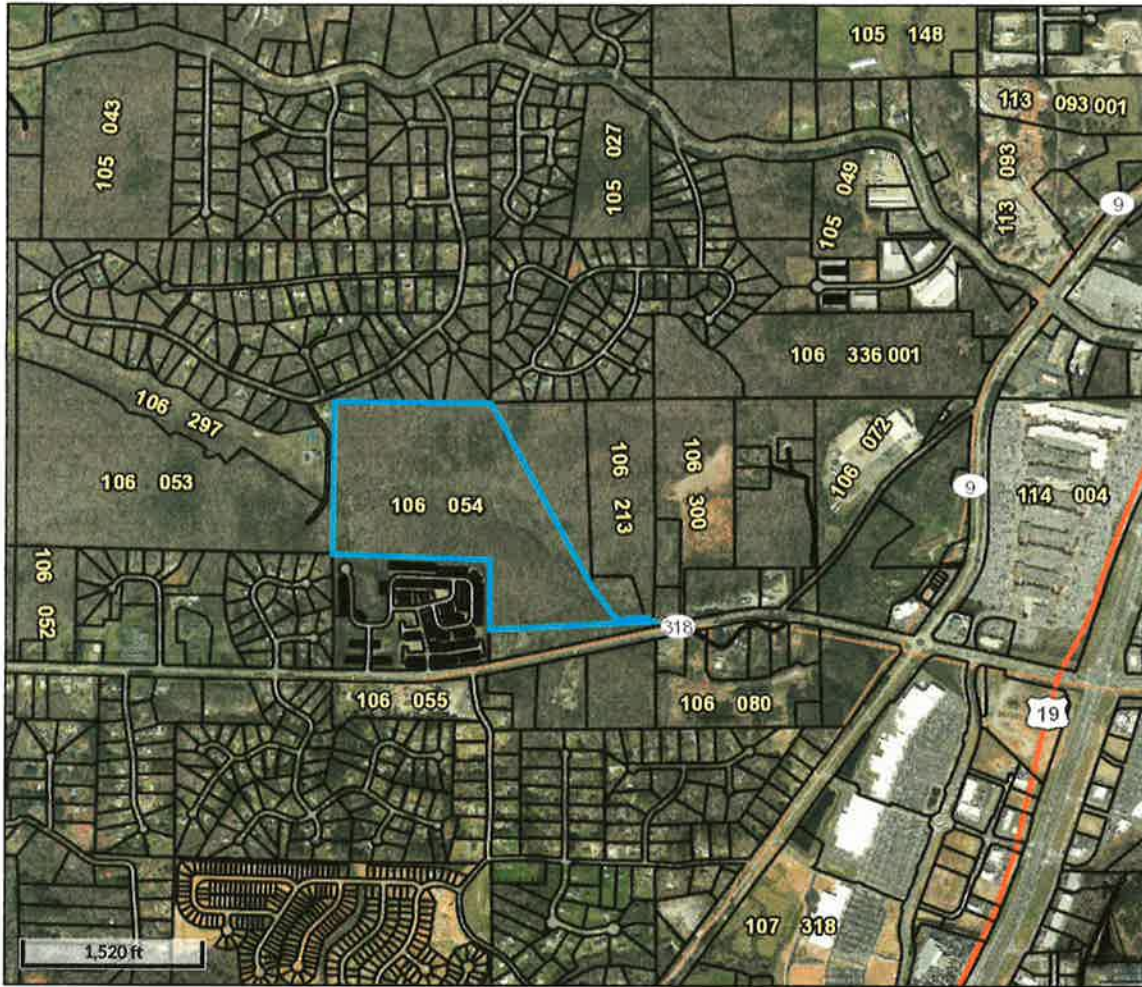
-  Parcels
-  Roads

Parcel ID	106 062	Owner	HILL MICHAEL	Last 2 Sales			
Class Code	Residential		3309 DAWSON FOREST RDE	Date	Price	Reason	Qual
Taxing District	UNINCORPORATED		DAWSONVILLE GA 30534	4/15/1972	\$17000	FM	Q
	UNINCORPORATED	Physical Address	3309 DAWSON FOREST RDE	3/13/1972	\$10000	FM	Q
Acres	1.6	Assessed Value	Value \$140410				

(Note: Not to be used on legal documents)

Date created: 9/11/2019
 Last Data Uploaded: 9/10/2019 11:10:44 PM

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 GEOSPATIAL



Overview



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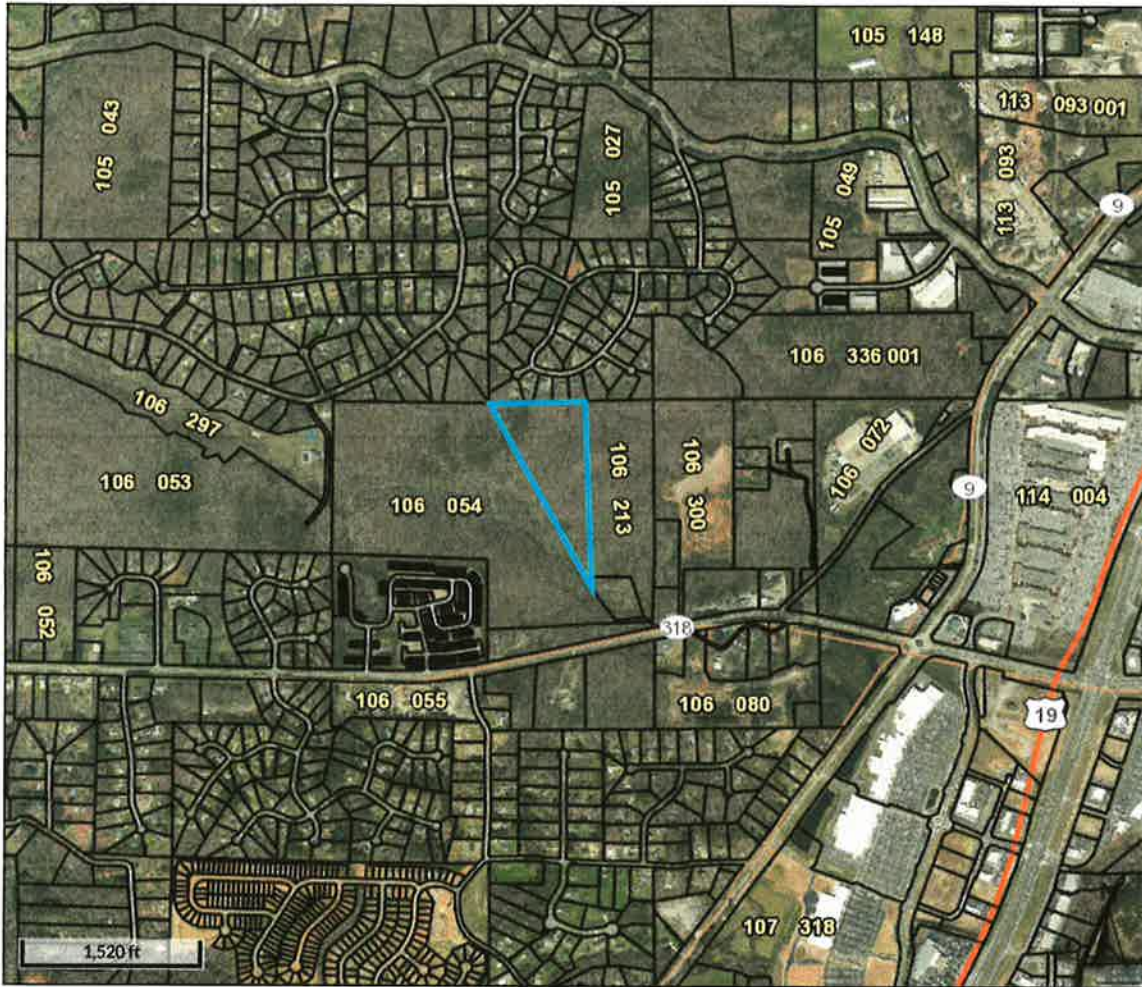
-  Parcels
-  Roads

Parcel ID	106 054	Owner	MCADAMS MILDRED BYRD	Last 2 Sales			
Class Code	Agricultural		C/O DEBORAH MILLS, EXECUTOR	Date	Price	Reason	Qual
Taxing District	UNINCORPORATED		2113 BOXWOOD PLACE	7/14/1999	0	ES	U
	UNINCORPORATED		RICHMOND VA 23228	5/17/1993	0	ES	U
Acres	57.81	Physical Address	DAWSON FOREST RD E				
		Assessed Value	Value \$650300				

(Note: Not to be used on legal documents)

Date created: 9/11/2019
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Developed by  **Schneider**
 GEOSPATIAL



Overview



Legend

-  Parcels
-  Roads

Parcel ID	106 054 001	Owner	BYRD LEE E, GLORIA M ARNOLD, ANTHONY C & MICHAEL M BYRD	Last 2 Sales			
Class Code	Residential		190 PARADISE HOGAN RD	Date	Price	Reason	Qual
Taxing District	UNINCORPORATED		LEXINGTON GA 30648	7/15/2002	0	QC	U
	UNINCORPORATED			7/14/1999	0	ES	U
Acres	19	Physical Address	DAWSON FOREST RD E				
		Assessed Value	Value \$301200				

(Note: Not to be used on legal documents)

Date created: 9/11/2019
Last Data Uploaded: 9/10/2019 11:10:44 PM

Developed by  **Schneider**
GEOSPATIAL

APPLICATION PROCESSING: STAFF USE ONLY

ZA _____ **Applicant Name:** _____

Application Fee: \$ _____

IF APPLICABLE:

- Legal Advertisement Submitted to Newspaper Date: _____
- Planning Commission & Board of Commissioners Packets Delivered Date: _____
- Application Posted on County Website Date: _____
- Adjacent Property Owner Notices Mailed Date: _____
- Interdepartmental Forms Submitted for Review Date: _____
- Department of Transportation Notified Date: _____
- Georgia Mountains Notified (DRI) Date: _____
- Public Notice Signs on Property Verified Date: _____
- Approval or Denial Form placed in folder Date: _____
- Applicant Notified of Final Action Date: _____
- Approval or Denial Form to Office Manager/Building Official/Marshal Date: _____
- Rezoning Change Form to Director Date: _____
- Zoning Map Amended Date: _____
- Change Zoning in EnerGov by Parcel Date: _____
- Planning Commission Meeting Minutes placed in folder Date: _____
- Board of Commission Meeting Minutes placed in folder Date: _____

Planning Commission & Board of Commissioners Actions

PC Recommendation Date: _____ Approval Approval w/stipulations Denial

BOC Decision Date: _____ Approval Approval w/stipulations Denial

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

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

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

DEVELOPMENT SUMMARY

ZONING = R3/RMF (15.45 ACRES)

108 TOWNHOME UNITS

ZONING = C-PGD (+)-82.85 ACRES)
 COMMERCIAL = 28.71 ACRES
 RESIDENTIAL = 54.14 ACRES(+/-)

105 SINGLE FAMILY
 9 TOWNHOME UNITS

COMMERCIAL TRACTS

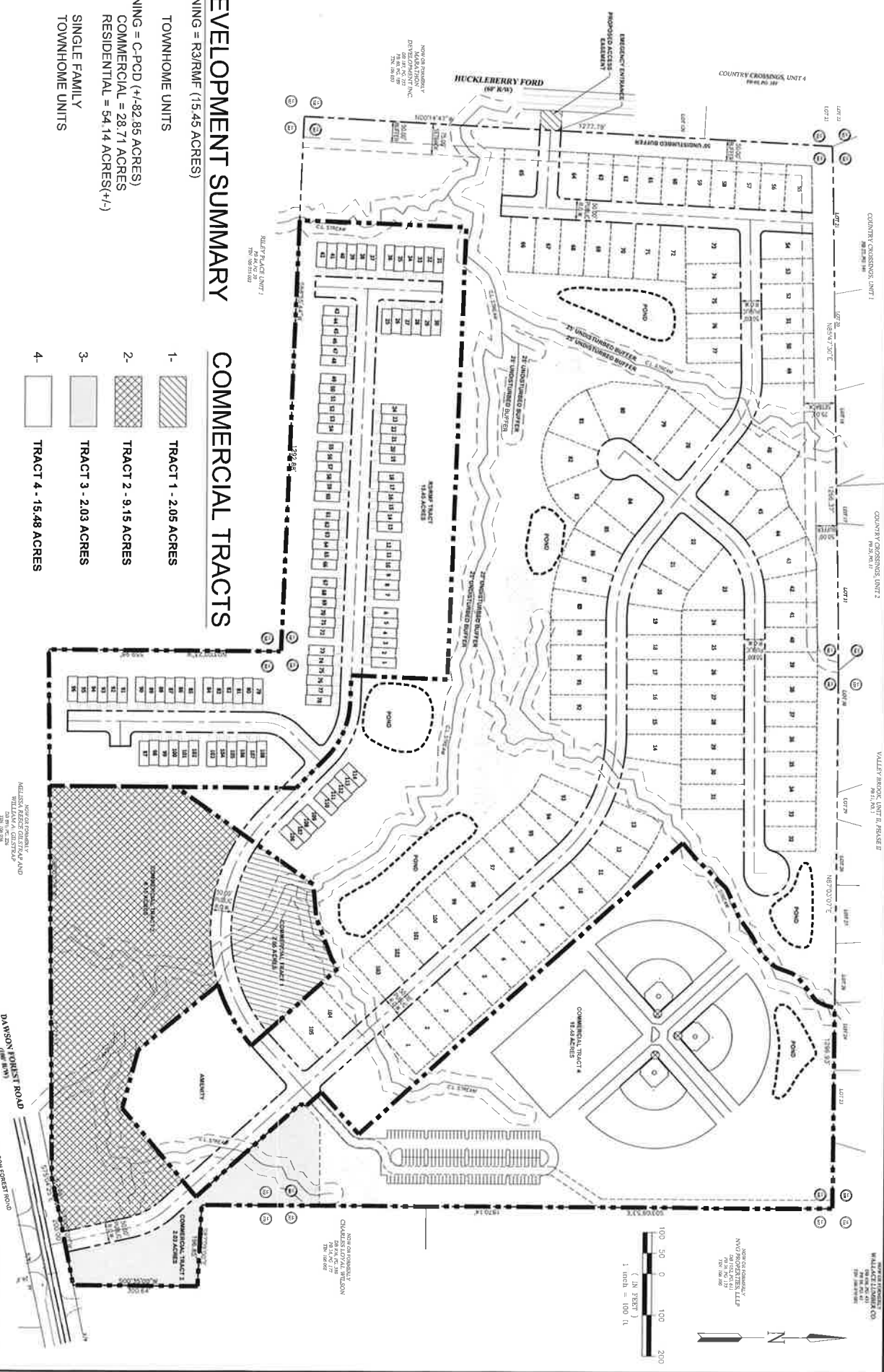
1- TRACT 1 - 2.05 ACRES

2- TRACT 2 - 9.15 ACRES

3- TRACT 3 - 2.03 ACRES

4- TRACT 4 - 15.48 ACRES

DAWSON FOREST TRACT
 CONCEPT PLAN
 DAWSON COUNTY, GEORGIA



GREYDEN
 ENGINEERING

1000 W. GEORGIA ST.
 ATLANTA, GA 30331
 PHONE: (404) 525-7000
 FAX: (404) 525-7001
 WWW.GREYDEN.COM

DAWSON FOREST ROAD (R3/RM)

VIEW OF FOREST
 WILLIAM A. GUSTAFSON AND
 JAMES H. GUSTAFSON
 2008-08-20
 2008-08-20

VIEW OF FOREST
 DEVELOPMENT INC.
 2008-08-20
 2008-08-20

VIEW OF FOREST UNIT 1
 2008-08-20
 2008-08-20

VIEW OF FOREST UNIT 2
 2008-08-20
 2008-08-20

VIEW OF FOREST UNIT 4
 2008-08-20
 2008-08-20

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VIEW OF FOREST UNIT 4
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 2008-08-20

VIEW OF FOREST UNIT 1
 2008-08-20
 2008-08-20

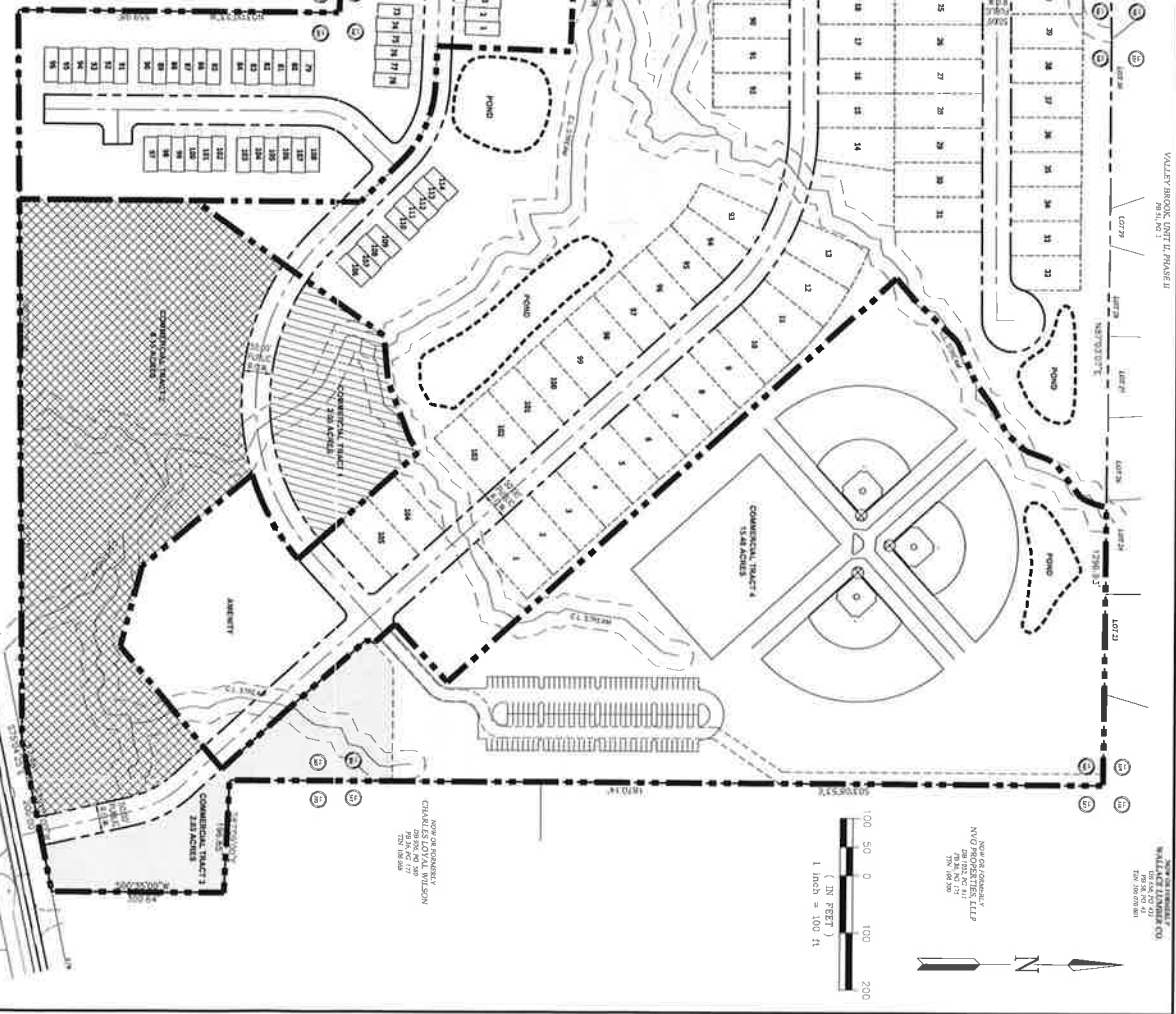
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 2008-08-20
 2008-08-20

VIEW OF FOREST UNIT 4
 2008-08-20
 2008-08-20

DEVELOPMENT SUMMARY
 ZONING = R3/RMF (1545 ACRES)
 108 TOWNHOME UNITS
 ZONING = C-PGD (+/-82.85 ACRES)
 COMMERCIAL = 28.71 ACRES
 RESIDENTIAL = 54.14 ACRES (+/-)
 105 SINGLE FAMILY
 9 TOWNHOME UNITS

COMMERCIAL TRACTS

1- [Hatched Pattern]	TRACT 1 - 2.05 ACRES
2- [Cross-hatched Pattern]	TRACT 2 - 9.15 ACRES
3- [Solid Grey Pattern]	TRACT 3 - 2.03 ACRES
4- [White Pattern]	TRACT 4 - 15.48 ACRES

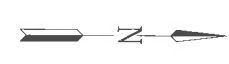
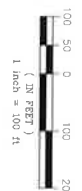


DAWSON FOREST TRACT
 CONCEPT PLAN
 DAWSON COUNTY, GEORGIA

GREYDEN
 ENGINEERING
 4000 GOLF COURSE DRIVE
 ALPHARETTA, GA 30201
 PH: (770) 212-8800
 FAX: (770) 212-8801
 WWW.GREYDEN.COM

NOTED BY CONVEYOR:
 ALL EASEMENTS, RIGHTS OF WAY AND
 INTERESTS SHOWN ARE
 BASED ON RECORD
 DEEDS AND PLATS
 TO THE DATE OF THIS PLAN

NOTED BY HOMEOWNER:
 CHANGING LOT LINES
 FROM 10/10/14
 TO 10/10/14



NOTED BY SURVEYOR:
 ALL EASEMENTS, RIGHTS OF WAY AND
 INTERESTS SHOWN ARE
 BASED ON RECORD
 DEEDS AND PLATS
 TO THE DATE OF THIS PLAN

COUNTRY CROSSINGS, UNIT 1
 PARCEL NO. 17

COUNTRY CROSSINGS, UNIT 2
 PARCEL NO. 18

VALLEY BROOK, UNIT II, PHASE I
 PARCEL NO. 7

COUNTRY CROSSINGS, UNIT 4
 PARCEL NO. 19

HUCKLEBERRY FORD
 (60' R/W)

ALLEGRA, UNIT 1
 PARCEL NO. 10
 PARCEL NO. 11

DAWSON FOREST ROAD
 (100' R/W)

DAWSON FOREST ROAD
 (100' R/W)

