

DAWSON COUNTY REZONING APPLICATION

This portion to be completed by Zoning Administrator

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

APPLICANT INFORMATION (or Authorized Representative)

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

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

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

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

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

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

Meeting Date: _____ Applicant Signature: 

PROPERTY OWNER/PROPERTY INFORMATION

Name: LUMPKIN CAMPGROUND ROAD LLC

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

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

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

JUL 10 11:27AM

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

Current Use of Property: VACANT

Any prior rezoning requests for property? ~~NO~~ Y if yes, please provide rezoning case #: ZA 19-05 + ZA 19.15

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

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

If yes, what section? NORTH

SURROUNDING PROPERTY ZONING CLASSIFICATION:

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

Future Land Use Map Designation: PLANNED RESIDENTIAL COMMUNITY

Access to the development will be provided from:

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

REQUESTED ACTION & DETAILS OF PROPOSED USE

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

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

Existing Utilities: Water Sewer Gas Electric

Proposed Utilities: Water Sewer Gas Electric

RESIDENTIAL

No. of Lots: ~~833~~ 941 LOTS Minimum Lot Size: 4800 - 7200 sq ft per lot (acres) No. of Units: ~~833~~ 288 UNITS

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

Type: Apartments Condominiums Townhomes Single-family Other

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

COMMERCIAL & INDUSTRIAL

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

20111011:27AM

APPLICANT CERTIFICATION

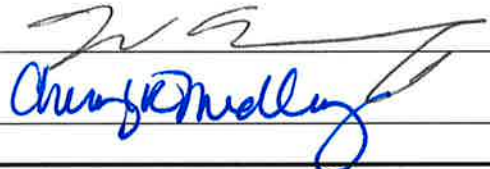

I hereby request the action contained within this application relative to the property shown on the attached plats and site plan and further request that this item be placed on both the Planning Commission and Board of Commissioners agenda(s) for a public hearing.

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	7/8/20
Witness		Date	7/8/2020

WITHDRAWAL

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

I hereby withdraw application # _____

Signature _____ Date _____

Withdrawal of Application:

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

20 JUL 10 11:27 AM

ZA 20.08

TMP#: _____

List of Adjacent Property Owners

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

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

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

Use additional sheets if necessary.

20111011:27AM

ZA 2008

TMP#: _____

List of Adjacent Property Owners

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

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

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

Use additional sheets if necessary.

2011 10 11 28 AM

ZA 20-08

TMP#: _____

List of Adjacent Property Owners

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

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

Name

Address

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

Use additional sheets if necessary.


2011 10 11 11:28AM

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

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

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

This notice and acknowledgement shall be public record.

Applicant Signature: 

Applicant Printed Name: FOX CREEK PROPERTIES, INC.

Application Number: ZA 20-08

Date Signed: 7/8/20

Sworn and subscribed before me

this 8th day of July, 2020.



Notary Public

My Commission Expires: 01/08/2024



20 JUL 10 11:28 AM

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

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

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

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


N/A

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

Amount \$ N/A Date: _____

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

Signature of Applicant/Representative of Applicant:

 Date: 7/8/20

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

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

20 JUL 10 11:28 AM

PROPERTY OWNER AUTHORIZATION

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

(PARCEL IDs: 112 109)

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

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

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

Signature of applicant or agent: _____ Date: _____

Printed Name of Owner(s): BARRY CONNER

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

Mailing address: _____

City, State, Zip: _____

Telephone Number: Listed
Unlisted

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

Nikita Verrill
Notary Public

My Commission Expires: 1-16-23



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

20 JUL 10 11:28 AM

PROPERTY OWNER AUTHORIZATION

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

(PARCEL IDs: 112 109

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

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

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

Signature of applicant or agent:  Date: _____

Printed Name of Owner(s): BARRY CONNER

Signature of Owner(s): _____ Date: _____

Mailing address: _____

City, State, Zip: _____

Telephone Number: Listed Unlisted _____

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

Notary Public

My Commission Expires: _____ {Notary Seal}

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

20 JUL 10 11:28 AM

PROPERTY OWNER AUTHORIZATION

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

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

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

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

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

Signature of applicant or agent: _____ Date: _____

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

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

Mailing address: _____

City, State, Zip: _____

Telephone Number: Listed Unlisted _____

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

Nikki Verrill
Notary Public

My Commission Expires: 1-16-23



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

20 JUL 10 11:28 AM

PROPERTY OWNER AUTHORIZATION

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

(PARCEL IDs: 104 065, 112 019)

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

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

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

Signature of applicant or agent: _____ Date: _____

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

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

Mailing address: _____

City, State, Zip: _____

Telephone Number: _____

Listed

Unlisted

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

Nikki Verrill

Notary Public

My Commission Expires: 1-16-23



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

20 JUL 10 11:28 AM

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

Hello Hayley,

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

Thanks,

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

20 JUL 10 11:29 AM

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

042-07-001893

GEORGIA, DAWSON COUNTY
CLERKS OFFICE, SUPERIOR COURT
FILED FOR RECORD

(770) 536-3264
DAWSON COUNTY, GEORGIA
REAL ESTATE TRANSFER TAX

AT 10:15A M 11-29-07
Recorded in Deed Book 841 Page 645-646
This 29 day of Nov. 20 07

PAID \$ 45.00

DATE 11-29-07

WARRANTY DEED

Becky McCord, Clerk

BECKY MCCORD, CLERK
SUPERIOR COURT

State of Georgia, Hall County

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

Parcel 113 057 002

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

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

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

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

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

Signed, sealed and delivered in the presence of:

Unofficial Witness

Rayford Donald Stephens (SEAL)
RAYFORD DONALD STEPHENS

Notary Public, Hall County, GA (SEAL)

Cheryl Walters
Notary Public

Hall County, Georgia

Comm. Expires: Jan. 10, 2011

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

2011 10 1 10:29 AM

EXHIBIT 'A'

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

Parcel 113 057 002

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



20 JUL 10 10 29 AM

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

DAWSON COUNTY, GEORGIA
REAL ESTATE TRANSFER TAX

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

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

PAID \$ 8,483.90 LIMITED WARRANTY DEED
DATE 3-4-05

Becky McCord
BECKY MCCORD, CLERK
SUPERIOR COURT

State of Georgia, Hall County

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

Parcel 112 019

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

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

SEE PERMITTED EXCEPTION ATTACHED AS EXHIBIT 'B' HERETO.

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

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

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

Signed, sealed and delivered in the presence of:

SOUTHERN CATHOLIC, INC.

[Signature]
[Signature]

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

Notary Public, Hall County, GA

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

(CORPORATE SEAL AFFIXED)

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

2007
MAR 4 10:20 AM
CLERK'S OFFICE
SUPERIOR COURT
DAWSON COUNTY
GEORGIA

EXHIBIT 'A'

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

Parcel 112 019

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

AP

20 JUL 10 11:59 AM

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

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

Parcel 112 018

**LIMITED
WARRANTY DEED**

State of Georgia, Hall County

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

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

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

**SUBJECT TO PERMITTED EXCEPTIONS ATTACHED AS
EXHIBIT 'B'.**

20 JUL 10 11:29 AM

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

112 018

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

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

Signed, sealed and delivered in the presence of:

[Signature]
Unofficial Witness

[Signature] (SEAL)
MYRA AMOS

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

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

ANDREW STEPHENS
[Signature] (SEAL)
ROBERT STEPHENS

MICHAEL

[Signature]
Notary Public
My Commission Expires:

Notary Seal Affixed:



20 JUL 10 11:29 AM

EXHIBIT 'A'

Parcel 112 018

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

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

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

MA
MAS
RS

20 JUL 10 1 02 PM

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

PT-61-042:2007-001077

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

DAWSON COUNTY, GEORGIA
REAL ESTATE TRANSFER TAX

PAID \$ 983.20

DATE 6-15-07

WARRANTY DEED

Clerk

Becky MacCord
BECKY MACCORD, CLERK
SUPERIOR COURT

State of Georgia, Hall County

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

Parcel 104 065

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

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

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

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

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

Signed, sealed and delivered in the presence of:

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

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

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

20 JUL 19 11:29 AM

EXHIBIT 'A'

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

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

Parcel 104 065

20 JUL 10 11:29 AM

JAMES M. WALTERS DAWSON COUNTY, GEORGIA
 REAL ESTATE TRANSFER TAX
 Attorney at Law PAID \$ 1682.00
 Suite 103
 311 Green St. N. W. STATE BECKY
 Gainesville, GA 30501 DECHY
 (770) 536-3264

GEORGIA, DAWSON COUNTY
 CLERK'S OFFICE, SUPERIOR COURT
 FILED FOR RECORD
 AT 10:45 A. M. 7/7/06
 Recorded in Deed Book 749 Page 517-518
 This 10 day of July 20 06
 Becky McCord, Clerk
 SUPERIOR COURT
 Becky McCord, Clerk

WARRANTY DEED

Parcel 112 109

State of Georgia, Hall County

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

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

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

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

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

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

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

James M. Walters
 Notary Public, Hall County, GA

June C. Whelchel
 Notary Public, Hall County, Georgia

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

20 JUL 10 11:29 AM

EXHIBIT 'A'

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

Parcel 112 109

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

EBP
758

20 JUL 10 11:30 AM

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

042-07-001482

Parcel 112 013

GEORGIA, DAWSON COUNTY
CLERK'S OFFICE, SUPERIOR COURT
FILED FOR RECORD
AT 10:30A.M. 8-30-07
Recorded in Deed Book 829 Page 601-602
This 30 day of August 20 07

DAWSON COUNTY, GEORGIA
REAL ESTATE TRANSFER TAX

PAID \$ 562.00
DATE 8-30-07

BECKY MCCORD, CLERK
SUPERIOR COURT
WARRANTY DEED, *McCORD*, Clerk

State of Georgia, Hall County

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

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

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

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

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

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

Signed, sealed and delivered in the presence of:

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

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

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

Parcel 112 013

EXHIBIT 'A'

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

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

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

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

X PUN
X NSN

20 JUL 10 11:30 AM

Printed: 7/7/2020 3:32:07 PM



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

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

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

Paid Date: 11/4/2019

Charge Amount: \$292.75

LUMPKIN CAMPGROUND ROAD LLC



Scan this code with your mobile phone to view this bill

20 JUL 10 11:30 AM

Printed: 7/7/2020 3:34:29 PM



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

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

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

Paid Date: 11/4/2019

Charge Amount: \$88.78

AMERICA'S HOME PLACE INC



Scan this code with your mobile phone to view this bill

20 JUL 10 11:30 AM

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



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

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

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

Paid Date: 11/4/2019

Charge Amount: \$415.14

CONNER BARRY



Scan this code with your mobile phone to view this bill

20 JUL 10 11:30AM

Printed: 7/7/2020 3:29:10 PM



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

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

Trans No	Property ID / District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2019 - 8669	112 019 / 1 LL 135 136 137 138 139 161 162 163 164 FMV: 6222300	\$2622.90	\$0.00 Fees: \$0.00 \$0.00	\$0.00	\$2622.90	\$0.00
Totals:		\$2622.90	\$0.00	\$0.00	\$2622.90	\$0.00

Paid Date: 11/4/2019

Charge Amount: \$2622.90

LUMPKIN CAMPGROUND ROAD LLC



Scan this code with your
mobile phone to view this
bill

20 JUL 10 11:30AM

Printed: 7/7/2020 3:35:47 PM



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

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

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

Paid Date: 11/22/2019

Charge Amount: \$8481.16

STEPHENS DORIS BYRD



Scan this code with your
mobile phone to view this
bill

20 JUL 10 11:30 AM

Printed: 7/7/2020 3:39:56 PM



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

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

Trans No	Property ID / District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2019 - 322	112 013 / 1 LL 102 LD 12-1 FMV: 207652	\$1982.32	\$0.00 Fees: \$0.00 \$0.00	\$0.00	\$1982.32	\$0.00
Totals:		\$1982.32	\$0.00	\$0.00	\$1982.32	\$0.00

Paid Date: 11/4/2019

Charge Amount: \$1982.32

AMFRICAS HOME PLACE INC



Scan this code with your mobile phone to view this bill

20 JUL 10 11:30 AM

Printed: 7/7/2020 3:32:07 PM



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

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

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

Paid Date: 11/4/2019

Charge Amount: \$292.75

LUMPKIN CAMPGROUND ROAD LLC



Scan this code with your mobile phone to view this bill

20 JUL 10 11:30 AM

7/10/2020

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

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

Dear Planning and Zoning officials,

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

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

Existing Conditions:

The uses surrounding the property include:

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

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

Proposed Development

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

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

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

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



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

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

Zoning Rationale

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

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

Conclusion

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

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

Sincerely,
Planners and Engineers Collaborative, Inc.

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

For the Firm

kjw/ht/dp

DRI#3146

Developments of Regional Impact

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

DEVELOPMENT OF REGIONAL IMPACT Initial DRI Information

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

Local Government Information

Submitting Local Government:

Individual completing form:

Telephone:

E-mail:

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

Proposed Project Information

Name of Proposed Project:

DAWSON VILLAGE (PROPOSED)

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

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

Brief Description of Project:

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

Development Type:

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

If other development type, describe:

20250808 10:00 AM

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



Developments of Regional Impact

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

DEVELOPMENT OF REGIONAL IMPACT Additional DRI Information

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

Local Government Information

Submitting Local Government: _____

Individual completing form: _____

Telephone: _____

Email: _____

Project Information

Name of Proposed Project: _____

DAWSON VILLAGE (PROPOSED)

DRI ID Number: _____

Developer/Applicant: _____

FOX CREEK PROPERTIES, INC.

Telephone: _____

Email(s): _____

Additional Information Requested

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

 (not selected) Yes No

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

 (not selected) Yes No

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

Economic Development

Estimated Value at Build-Out: _____

\$400 million

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

\$2 million

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

 (not selected) Yes No

Will this development displace any existing uses?

 (not selected) Yes No

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

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

Water Supply

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

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

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

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

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

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

Wastewater Disposal

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

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

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

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

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

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

Land Transportation

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

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

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

If yes, please describe below:

20210113AM

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

Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)? 9,255 tons/year

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

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

Will any hazardous waste be generated by the development? (not selected) Yes No

If yes, please explain:
YES, POTENTIALLY FROM MEDICAL OFFICES WHICH WILL BE HANDLED AS MEDICAL HAZARDOUS WASTES.

Stormwater Management

What percentage of the site is projected to be impervious surface once the proposed development has been constructed? 20%

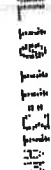
Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management:
The site will maintain stream buffers and direct storm drainage into detention and water quality facilities. Proposed impacts to streams or wetlands will be minimized and will be mitigated if necessary.

Environmental Quality

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

- 1. Water supply watersheds? (not selected) Yes No
- 2. Significant groundwater recharge areas? (not selected) Yes No
- 3. Wetlands? (not selected) Yes No
- 4. Protected mountains? (not selected) Yes No
- 5. Protected river corridors? (not selected) Yes No
- 6. Floodplains? (not selected) Yes No
- 7. Historic resources? (not selected) Yes No
- 8. Other environmentally sensitive resources? (not selected) Yes No

If you answered yes to any question above, describe how the identified resource(s) may be affected:
Yes, Etowah River. Additional buffers proposed on the Etowah River. Impacts to the water supply will be minimized utilizing water quality features to achieve 80% TSS removal project-wide. Additionally, all storm water discharges will travel through opens spaces within the proposed development and not directly into the River.
Yes. Stream and wetland disturbances will be kept to a minimum. Disturbances will be kept under 0.5 ac of wetlands, and 300 lf of streams.



[Submit Application](#)

[Save without Submitting](#)

[Cancel](#)

[Back to Top](#)

[GRTA Home Page](#) | [ARC Home Page](#) | [RDC Links](#) | [DCA Home Page](#)

[Site Map](#) | [Statements](#) | [Contact](#)

Copyright © 2007 The Georgia Department of Community Affairs. All Rights Reserved.

20 JUL 10 11:31 AM

Dawson County, Georgia Board of Commissioners

Affidavit for Issuance of a Public Benefit

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

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

I am a United States citizen.

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

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

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

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

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

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

Executed in Atlanta (city), Georgia (state)

[Signature]
Signature of Applicant

7/8/20
Date

William M Evans, Jr.
Printed Name

Fox Creek Properties Inc
Name of Business

SUBSCRIBED AND SWORN BEFORE ME ON

THIS 8th DAY OF July, 2020

Karen Sides Notary Public

My Commission Expires: 01/08/2024

20110113M

{Notary Seal





Layer List Legend

Quick Links:

- [Search Records](#)
- [View Map](#)

Layers:

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

Restore Layer Defaults

11/11/2017 11:02:21

