

DAWSON COUNTY REZONING APPLICATION

This portion to be completed by Zoning Administrator

ZA _____ Tax Map & Parcel # (TMP): _____

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

Fees Assessed: _____ Paid: _____ Commission District: _____

Planning Commission Meeting Date: _____

Board of Commissioners Meeting Date: _____

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Charles Green

Address: _____

Phone: Listed _____ Business Chippers Landscape Supply
 Unlisted _____ Personal

Status: Owner Authorized Agent Lessee Option to purchase

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

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

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

Meeting Date: 4-5-21 Applicant Signature: _____

PROPERTY OWNER/PROPERTY INFORMATION

Name: Georgia Trailer & Equipment

Street Address of Property being rezoned: 624 Deer Track Rd. Canton, GA 30114

Rezoning from: C-HB to: C-HI Total acreage being rezoned: 2.33

Directions to Property (if no address): _____

21 APR 9 8:43AM

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

Current Use of Property: Storage Building Sales

Any prior rezoning requests for property? _____ if yes, please provide rezoning case #: ZA _____

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

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

If yes, what section? North _____ South _____

SURROUNDING PROPERTY ZONING CLASSIFICATION:

North R-A South R-A East C-HB West C-HB

Future Land Use Map Designation: C-HB

Access to the development will be provided from:

Road Name: _____ Type of Surface: _____

REQUESTED ACTION & DETAILS OF PROPOSED USE

[] Rezoning to: C-HI [] Special Use Permit for: _____

Proposed Use:

Moving an existing landscape supply business to a new location

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

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

RESIDENTIAL

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

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

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

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

COMMERCIAL & INDUSTRIAL

Building area: _____ No. of Parking Spaces: _____

21 APR 9 09:40 AM

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.**

	<u>Name</u>	<u>Address</u>
TMP <u>104068</u>	1. <u>Billy & Teresa Price</u>	<u>4104 Hwy 53 East ^{Dowsonville}</u>
TMP <u>104030001</u>	2. <u>Brian & Chris Cober</u>	<u>497 Cober Rd. Dowsonville</u>
TMP <u>104030</u>	3. <u>Chris Cober</u>	<u>377 Cober Rd. Dowsonville</u>
TMP <u>104060001</u>	4. <u>Raishah & Kamil Momin</u>	<u>P.O. Box 1956 Dowsonville</u>
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.

21 APR 9 04:00 AM

Official Tax Receipt
Nicole Stewart
DAWSON COUNTY Tax Commissioner

25 Justice Way Suite 1222
 Dawsonville, GA 30534

Trans No	Property ID/District Description	Original Due	Interest & Penalty	Prev Paid	Amount Due	Amount Paid	Transaction Balance
16382 Year-Bill No 2020 - 5473	104 062 / 001 LL 130 LD 13-S FMV: \$114,800.00	1,086.61	0.00 Fees 0.00	0.00	1,086.61	1,086.61	0.00
						Paid Date 11/20/2020 15:26:07	Current Due 0.00
Transactions:	16382 - 16382 Totals	1,086.61	0.00	0.00	1,086.61	1,086.61	0.00

Paid By :

GEORGIA TRAILER &
EQUIPMENT INC

GEORGIA TRAILER & EQUIPMENT INC



Cash Amt: 0.00

Check Amt: 1,086.61

Charge Amt: 0.00

Change Amt: 0.00

Refund Amt: 0.00

Overpay Amt: 0.00

Check No 7406

Charge Acct

21 APR 9 8:48 AM

Official Tax Receipt
Nicole Stewart
DAWSON COUNTY Tax Commissioner

25 Justice Way Suite 1222
 Dawsonville, GA 30534

Trans No	Property ID/District Description	Original Due	Interest & Penalty	Prev Paid	Amount Due	Amount Paid	Transaction Balance
13490 Year-Bill No 2020 - 5474	104 061 / 001 LL 130 LD 13-S FMV: \$42,540.00	402.65	0.00 Fees 0.00	0.00	402.65	402.65	0.00
						Paid Date 10/19/2020 13:50:06	Current Due 0.00
Transactions:	13490 - 13490 Totals	402.65	0.00	0.00	402.65	402.65	0.00

Paid By :

GEORGIA TRAILER AND EQUIPMENT INC

Cash Amt: 0.00
 Check Amt: 402.65
 Charge Amt: 0.00
 Change Amt: 0.00
 Refund Amt: 0.00
 Overpay Amt: 0.00

GEORGIA TRAILER AND EQUIPMENT INC

Check No 7392
 Charge Acct

21 APR 9 8:43 AM

Untitled Map

Write a description for your map.

Google Earth

© 2021 Google

4191 Hwy 53



- Legend**
- 📍 512 Gober Rd
 - 🌳 Leilani's Gardens

1000 ft



Untitled Map

Write a description for your map.

- Legend**
-  512 Gober Rd
 -  Leilani's Gardens

 512 Gober Rd

400 ft



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:

Drivers License

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 _____ (city), _____ (state)

Signature of Applicant

Date

Printed Name

Name of Business

SUBSCRIBED AND SWORN BEFORE ME ON

THIS _____ DAY OF _____, 20____

Notary Public

My Commission Expires: _____

{Notary Seal}

21 APR 9 8:43AM

21 APR 9 8:49AM

APPLICATION PROCESSING: STAFF USE ONLY

ZA _____ **Applicant Name:** Charles Green

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

21 APR 9 8:43AM



THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS OF WAY BOTH PUBLIC AND PRIVATE. ALL MATTERS OF TITLE EXCEPT THE FIELD DATA HEREON SHALL BE GOVERNED BY THE RECORD COPY OF ONE FOOT TO 24.001 FEET AND AN ANGULAR ERROR OF .37 PER ANGLE POINT. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND ADJUSTED USING THE COMPASS RULE AND THE ADJUSTMENT IS WITHIN ONE FOOT IN 133,741 FEET.

EQUIPMENT USED FOR FIELD MEASUREMENTS:
 ANGLAR: LEICA 305 TC
 LINEAR: ELECTRONIC DISTANCE METER
 DRAWN & FIELDWORK BY: D. SHIRLEY
 UNLESS OTHERWISE NOTED:
 THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A LEGAL TITLE SEARCH AND IS SUBJECT TO ANY AND ALL DISCLOSURES PRODUCED BY SAME INCLUDING EASEMENTS WHETHER OR NOT SHOWN ON THIS PLAT. THE SURVEYOR MAKES NO WARRANTY OF THE EXCLUSIVE USE OF THE PERSON OR ENTITY NAMED HEREON, EDITING OR REPRODUCTION WITHOUT THE CONSENT OF THE SURVEYOR IS PROHIBITED.

A PORTION OF THIS PARCEL OF LAND IS IN THE 100 YEAR FLOOD PLAIN ACCORDING TO FEMA F.I.R.M. MAP# 100004 0755A DATED DEC 15, 1990

NOTES:

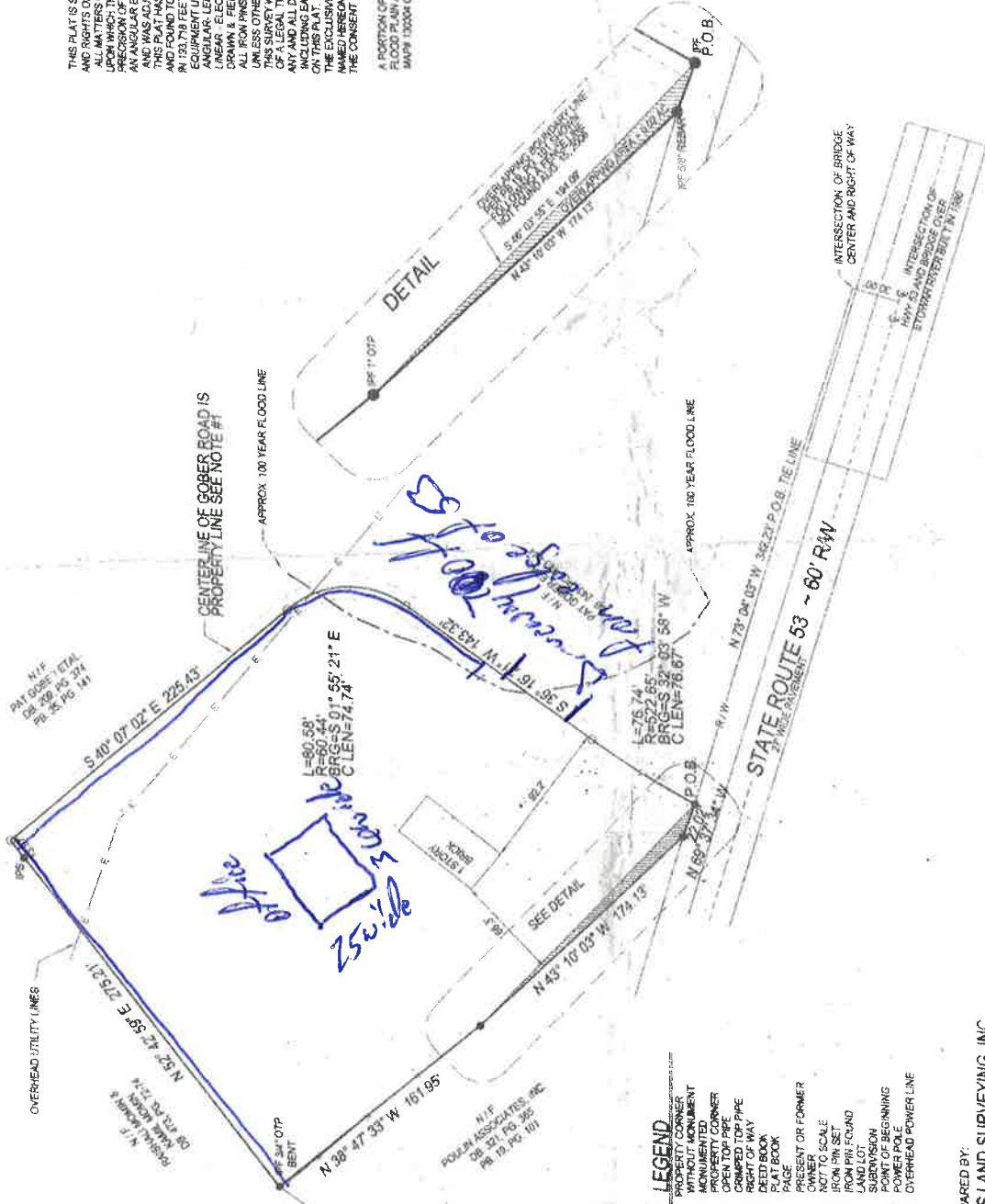
1. THE STATUS OF GOBER ROAD IS AS FOLLOWS:
 A) STATED TO BE COUNTY ROAD # 75 NO KNOWN RIGHT OF WAY IN PB 19, PG 101
 B) STATED AS A 30' PRESRIPTIVE RIGHT OF WAY IN DB 473, PG 72-74
 C) STATED GOBER ROAD A 15 GRAVEL ROAD IN PB 35, PG 151
2. REFERENCE DB 383 PG 14, DB 263, PG 33P AND PB 1, PG 127 SUBJECT PROPERTY REFERENCES
3. REFERENCES TO ADJORNERS BOUNDARIES AS PLAT OF SURVEY.

REFERENCE: PG 1, PG 127

PLAT OF SURVEY FOR
SETH J. BRODSKY
GEORGIA TRAILER & EQUIPMENT

LAND LOT 130, DISTRICT 13, SECTION 1
 DAWSON COUNTY, GEORGIA

DATE OF FIELDWORK: 08/15/2006 MAP DATE: 08/15/2006



21 APR 9 8:49 AM



AREA OF SUBJECT PARCEL = 1.97 ACRES
 INCLUDES OVERLAP

- LEGEND**
- PROPERTY CORNER WITH MONUMENT
 - MONUMENTED PROPERTY CORNER
 - OPEN TOP PIPE
 - CRIMPED TOP PIPE
 - RIGHT OF WAY
 - DB DEED BOOK
 - PB PLAT BOOK
 - PG PRESENT OR FORMER OWNER
 - N.T.S. NOT TO SCALE
 - IPS IRON PIN SET
 - IP FROM PIN FOUND
 - UNLOCATED
 - L L
 - SUBURSION
 - POINT OF BEGINNING
 - POWER POLE
 - OVERHEAD POWER LINE

PREPARED BY:
D & S LAND SURVEYING, INC.
 DAVID W. SHIRLEY, R.L.S.
 100 CHEROKEE STREET
 CANTON, GA 30114
 770-720-4443
 770-720-7539 (FAX)
 dsland@att.net



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 _____
Witness _____ Date _____

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.

21 APR 9 8:49 AM

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

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

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

This notice and acknowledgement shall be public record.

Applicant Signature: _____

Applicant Printed Name: _____

Application Number: _____

Date Signed: _____

Sworn and subscribed before me

this _____ day of _____, 20____.

Notary Public

My Commission Expires: _____

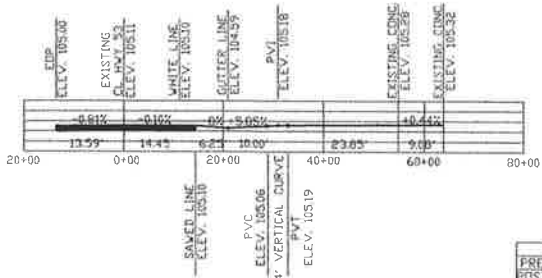
{
Notary Public Seal
}

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**BOUNDARY SURVEY
GENERAL NOTES**

1. SURVEY PROCEDURES: THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 24,973 FEET WITH AN ANGULAR ERROR OF 1 SECOND PER ANGLE POINT AND HAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND HAS A PRECISION OF ONE FOOT IN 59,418 FEET. EQUIPMENT USED FOR ANGULAR AND LINEAR MEASUREMENTS: TOP CON OPT-9003A.
2. NO PORTION OF THIS PROPERTY IS IN A FEMA DESIGNATED FLOOD HAZARD AREA, AS PER F.I.M. PANEL # 12005C OFFICIAL DATED SEPTEMBER 26, 2008.
3. THE UTILITY PROTECTION SERVICE SHOULD BE CONTACTED AT (800) 382-7411 PRIOR TO ANY EXCAVATION FOR VERIFICATION OF ANY UNDERGROUND UTILITY LOCATIONS. UNDERGROUND UTILITIES SHOWN ARE BASED ON ABOVE GROUND EVIDENCE ONLY.
4. THE PUBLIC RECORDS REFERENCED ON THIS PLAN ARE ONLY THOSE USED AND/OR NECESSARY FOR THE ESTABLISHMENT OF THE BOUNDARY OF THESE PARCELS. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.
5. DAWSON COUNTY TAX MAP 133-48.
6. DAWSON COUNTY CURRENT ZONING IS C-1D. (COMMUNITY BUSINESS COMMERCIAL).
7. SETBACKS FOR C-1B ARE AS FOLLOWS: FRONT = 60' SIDES = 25' REAR = 25'

8. TONG PROVIDED BY DAWSON COUNTY GIS MAPPING.



DRIVEWAY PROFILE
NTS

OWNER
GEORGIA TRAILER & EQUIPMENT, INC.
c/o SETH BRODSKY
8421 KNOX BRIDGE HIGHWAY
CANTON, GEORGIA 30114
Phone: 770-289-6334
24 HOUR CONTACT
Fax: 770-479-0049

STORM RAINFALL DATA

0'-0" to 1'-0"	1'-0" to 2'-0"	2'-0" to 3'-0"	3'-0" to 4'-0"	4'-0" to 5'-0"	5'-0" to 6'-0"
PRE-CONSTRUCTION	1.5	1.5	1.7	1.9	2.1
POST-CONSTRUCTION	1.3	1.5	1.7	1.9	2.1

COEFFICIENT OF RUN-OFF (0.95%)
RAINFALL INTENSITY (5.0 min.)
STORM SEWER AREA AT DRIVEWAY (0.2 acres)

GEORGIA DOT NOTES

1. THE WORK AUTHORIZED MUST BEGUN WITHIN THREE MONTHS AND BE COMPLETED WITHIN TWELVE MONTHS ON A SCHEDULE SATISFACTORY TO THE DEPARTMENT FROM THE PERMIT APPROVAL DATE AND ALSO BE COMPLETED BEFORE THIS FACILITY IS OPEN TO THE PUBLIC.
2. THE FOLLOWING WILL NOT BE ALLOWED ON RIGHT-OF-WAY: (1) DIVERSION OF ADDITIONAL DRAINAGE AREA ONTO THE RIGHT-OF-WAY OR INCREASE IN THE CFS OF EXISTING CHANNELS OF WATER; (2) GRADING EXCEPT AT DRIVEWAY CONSTRUCTION LOCATIONS; (3) HEADWALLS; (4) SIGN SUPPORT STRUCTURES AND OTHER STRUCTURES WHICH ARE DESIGNED, INSTALLED OR INTEND TO INTERFERE OR AFFECT (5) LANDSCAPING WITHOUT PRIOR APPROVAL OF THE LANDSCAPE PLAN.
3. ALL EXISTING UTILITIES WHICH WOULD BE UNDER NEW PAVEMENT OR IN ACCELERATION/DECELERATION LANES SHALL BE RELOCATED BEFORE FINAL GRADING OF PAVING AND AT NO COST TO THE DOT OR AN APPROVED RETENTION LETTER FROM THE UTILITY OWNER.
4. CONSTRUCTION OF EROSION CONTROL BARRIERS PER GEORGIA DEPARTMENT OF NATURAL RESOURCES CODE 390-3-7 AND SHALL BE MAINTAINED UNTIL PERMANENT VEGETATION IS ESTABLISHED.
5. APPLICANT SHALL RESTORE ALL EXISTING SIGNS AND PREPARE TO POST SPECIFICATIONS ALL RIGHT-OF-WAY THAT IS DISTURBED DURING WORK AUTHORIZED HEREIN.
6. THE PERMIT APPLICANT IS RESPONSIBLE FOR REPLACEMENT OF ALL EXISTING PERMANENT BARRIERS DAMAGED BY THE PERMIT CONSTRUCTION AND THE ADDITION OF NEW PAVEMENT MARKINGS AND OR SIGNS AS SHOWN ON THE APPROVED PLAN OR CURRENT M.U.T.C. GUIDELINES.
7. ALL CURBED CHANNELS SHALL BE FILLED TO THE TOP OF CURB WITH TOP SOIL AND GRASSED. NOTE: THIS APPROVAL DOES NOT ALLOW ANY WORK ON STATE RIGHT-OF-WAY IN CONNECTION WITH UTILITY LINES (SANITARY SEWER, WATER, TELEPHONE, GAS, ETC.).
8. REQUIRED PAVEMENT SPECIFICATIONS:
1'-1/4" - 3'-1/4" SUPERPAVE OR 6" - 8" - 8" x 8" - 10.9 x 10.9 REINFORCEMENT
2" - 18 MM SUPERPAVE
8" - 25 MM SUPERPAVE
12" - GRADED AGGREGATE BASE COURSE
9. POSTED SPEED LIMIT = 55 MPH
10. LENGTH OF FRESHFACE = 358.85'
11. CENTERLINE OF DRIVEWAY IS ESTIMATED TO BE AT DOT MILE MARKER 13.85.

SIGHT DISTANCE CERTIFICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THE SIGHT DISTANCE FOR THE PROJECT IS AS DESIGNED WITH ACCURATE DISTANCE. THE REGULATED SPEED LIMIT ON THE APPROXIMATE UNDERGOING IS 55 MPH. THE DESIGN SIGHT DISTANCE PROVIDES VISIBILITY OF 410 FEET TO THE LEFT AND 480 FEET TO THE RIGHT. THE SIGHT DISTANCE SHALL BE MEASURED AS A POINT OF 13 FEET FROM THE EDGE OF PAVEMENT AND 3.5 FEET IN HEIGHT ABOVE ROADWAY.

By: *[Signature]*
Seth D. Frost Reg. No. 1718
Date: 6-6-13



VICINITY MAP



TOTAL AREA
33,004 Sq. Ft.
0.758 Acres



STATEMENT OF LIMITATIONS

The undersigned assumes no responsibility or liability for statements or certifications made or implied on this document or plot except those specifically defined by the laws of the state of Georgia and the state board of registration for the professional engineers and land surveyors or laws which the scope of training, education, experience and knowledge necessary for registration and practice is required by law.

By: *[Signature]*
Seth D. Frost Reg. No. 1718
Date: 6-6-13

Trail and Pen, Inc.
LAND PLANNERS & SURVEYORS
CONSTRUCTION MANAGEMENT

3898 WAR HILL PARK ROAD, DAWSONVILLE, GEORGIA 30534
PHONE: (706) 216-8980 MOBILE: (706) 974-7046
FAX: (706) 265-4543 EMAIL: trail@windstream.net

REVISIONS:	PLAT DATE:
ADD COUNTY GIS TOPO MAPPING JANUARY 25, 2013	NOVEMBER 13, 2012
ADD OWNERS NAME & ADDRESS JANUARY 30, 2013	SURVEY DATE: OCTOBER 12, 2012
ADD DOT'S COMMENTS TO DRAWING JUNE 6, 2013	FIELD CREW: MB
	DRAWN BY: BOT
	DRWG. FILE: 1012-001

DRIVEWAY PERMIT FOR
**SETH BRODSKY AND
GEORGIA TRAILER & EQUIPMENT, INC.**
LAND LOT 130 - SOUTH HALF 13TH. DISTRICT - 1ST. SECTION
DAWSON COUNTY, GEORGIA

MAY 9 8:49AM

PROPERTY OWNER AUTHORIZATION

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

512 Gober Rd and 4191 Hwy 53

Dawsonville, GA, 30534

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: Charles Green (C.P.A.)

Signature of applicant or agent: [Signature] Date: 4-8-21

Printed Name of Owner(s): Seth Brodsky

Signature of Owner(s): [Signature] Date: 1

Mailing address: [Redacted]

City, State, Zip: [Redacted]

Telephone Number: Listed [Redacted]
Unlisted _____

Sworn and subscribed before me this 7th day of April, 2021.

Carol Ann Porter
Notary Public

My Commission Expires: 02/03/2024



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

APR 9 8:50AM



THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS OF WAY BOTH PUBLIC AND PRIVATE. ALL MATTERS OF TITLE EXCEPTED, THE FIELD DATA FOR WHICH THIS PLAT IS BASED HAS A CLOSURE ERROR OF 0.00' PER 100' OF DISTANCE. AN ANGULAR ERROR OF 13" PER ANGLE POINT. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT PER 100 FEET OF DISTANCE.

EQUIPMENT USED FOR FIELD MEASUREMENTS:
 LINEAR - LEICA 305 TC
 ANGLER - ELECTRONIC DISTANCE METER.
 DRAWN & FIELDWORK BY: D. SHIRLEY
 ALL IRON PINS FOUND AND SET ARE 1/2" REBAR

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A LEGAL TITLE SEARCH AND IS SUBJECT TO ANY AND ALL DISCLOSURES PRODUCED BY SAME INCLUDING EASEMENTS WHETHER OR NOT SHOWN HEREON. THIS SURVEY WAS PROVIDED FOR THE PURPOSES OF THE FIELDWORK ONLY. NO CLAIM IS MADE HEREON. LENDING OR REPRODUCTION WITHOUT THE CONSENT OF THE SURVEYOR IS PROHIBITED.

A PORTION OF THIS PARCEL OF LAND IS IN THE 100 YEAR FLOOD PLAIN ACCORDING TO F.E.M.A. F.I.R.M. MAP# 130004 01/25A DATED DEC. 15, 1999

- NOTES:
1. THE STATUS OF GOBER ROAD IS AS FOLLOWS:
 A) STATED TO BE COUNTY ROAD # 75 NO KNOWN RIGHT OF WAY IN PB. 10, PG. 101.
 B) STATED AS A 36' PREScriptive RIGHT OF WAY IN DB. 473, PG. 72/74.
 C) STATED GOBER ROAD A 15' GRAVEL ROAD IN PB. 35, PG. 145.
 2. REFERENCE DB. 383 PG. 114, DB. 263, PG. 33P AND PB. 1, PG. 177 SUBJECT PROPERTY REFERENCES.
 3. REFERENCES TO ADJOINERS BOUNDARIES AS PLAT OF SURVEY.

REFERENCE, PB. 1, PG. 127

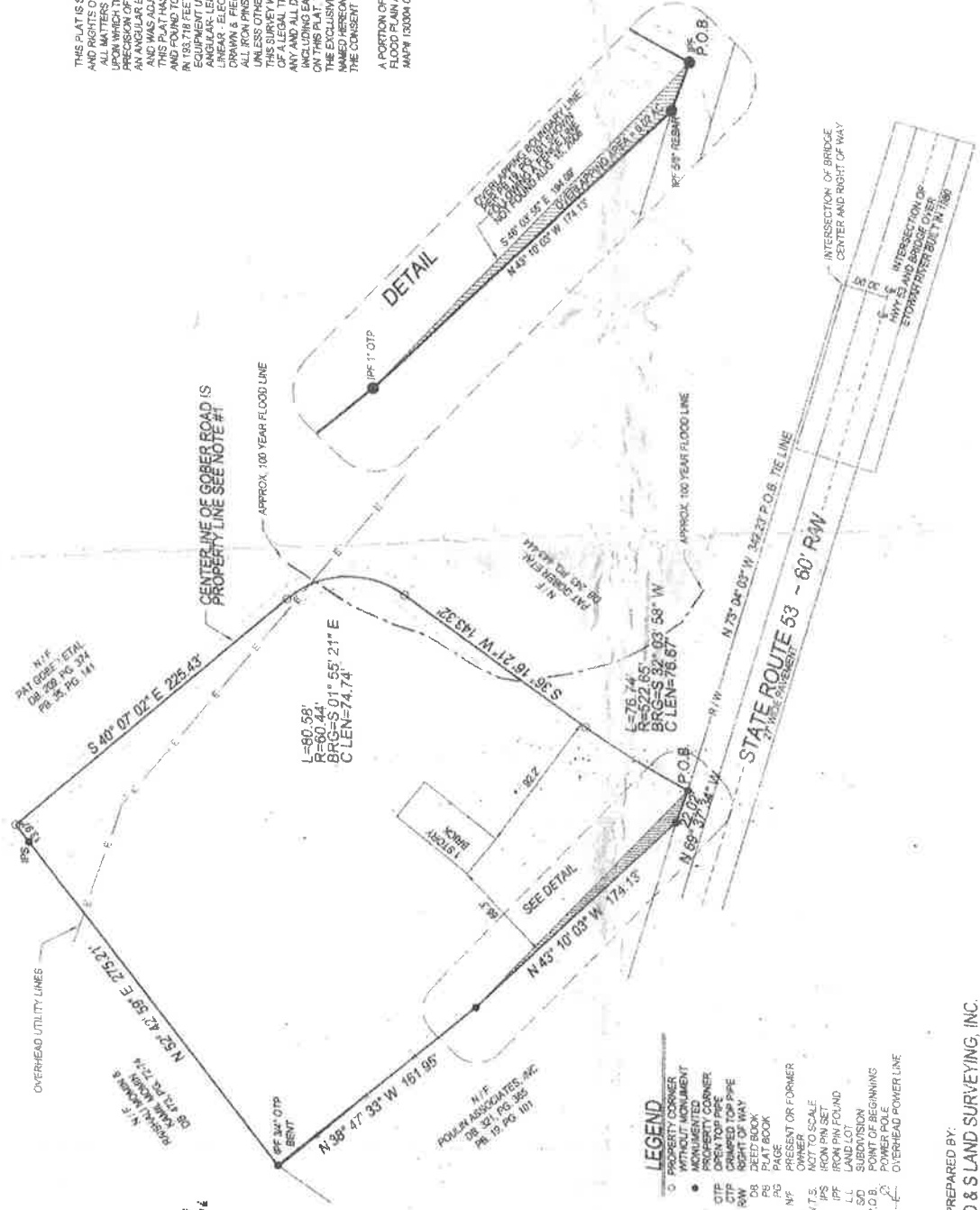
PLAT OF SURVEY FOR
SETH J. BRODSKY
GEORGIA TRAILER & EQUIPMENT

LAND LOT 130, DISTRICT 13, SECTION 1

DAWSON COUNTY, GEORGIA

DATE OF FIELDWORK: 08/15/2008 MAP DATE: 08/15/2008

JOB NUMBER: 08-02 DRAWING NUMBER: 08-02 GOBER ROAD, DAWSON - C.D.#: 08-02-061 GOBER ROAD, DAWSON



AREA OF SUBJECT PARCEL = 1.97 ACRES
 INCLUDES OVERLAP

- LEGEND**
- PROPERTY CORNER WITHOUT MONUMENT
 - MONUMENTED PROPERTY CORNER
 - CROWNED TOP CORNER
 - CROWNED TOP PIPE
 - RIGHT OF WAY
 - DEEP BOOK
 - PLAT BOOK
 - PRESSENT OR FORMER OWNER
 - N.T.S. NOT TO SCALE
 - IRON PIN SET
 - IRON PIN FOUND
 - LAND LOT
 - SUBDIVISION
 - POINT OF BEGINNING
 - POWER POLE
 - OVERHEAD POWER LINE

PREPARED BY:
D & S LAND SURVEYING, INC.
 DAVID W. SHIRLEY, R.L.S.
 100 CHEROKEE STREET
 CANTON, GA 30114
 770-720-4443
 770-720-7538 (FAX)
 dsland@att.net



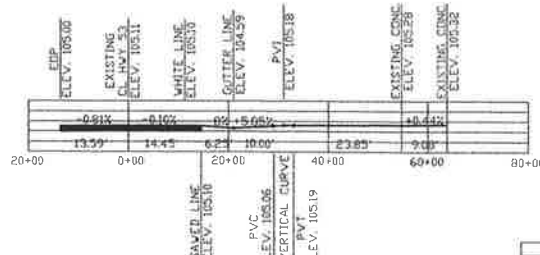
SCALE: 1" = 50'
 GRAPHIC SCALE



21 APR 9 8:50 AM

**BOUNDARY SURVEY
GENERAL NOTES**

1. SURVEY PROVISIONS: THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSURE FRACTION OF ONE FOOT IN 24,973 FEET WITH AN ANGULAR ERROR OF 1 SECOND PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND HAS A PRECISION OF ONE FOOT IN 58,416 FEET. EQUIPMENT USED FOR ANGULAR AND LINEAR MEASUREMENTS: TOP CON OPT-8003A.
2. NO PORTION OF THIS PROPERTY IS IN A F.L.A. DESIGNATED LOGS MAPPED AREA, AS PER P.L. 94, 1981, PANEL # 13085C 0148, DATED SEPTEMBER 26, 2008.
3. THE UTILITY PROTECTION SERVICE SHOULD BE CONTACTED AT (770) 282-7419 PRIOR TO ANY EXCAVATION FOR SUPPORTION OF ANY UNDERGROUND UTILITY LOCATIONS. UNDERGROUND UTILITIES SHOWN ARE BASED ON ABOVE GROUND EVIDENCE ONLY.
4. THE PUBLIC RECORDS REFERENCED BY THIS PLAN ARE ONLY THOSE USED AND/OR NECESSARY FOR THE ESTABLISHMENT OF THE BOUNDARY OF THESE PARCELS. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.
5. DAWSON COUNTY TAX MAP L13-49.
6. DAWSON COUNTY CURRENT ZONING IS C-NB (COMMUNITY BUSINESS COMMERCIAL).
7. SETBACKS FOR C-NB ARE AS FOLLOWS: FRONT = 20' SIDES = 25' REAR = 25'
8. TOPO PROVIDED BY DAWSON COUNTY GIS MAPPING.



OWNER
GEORGIA TRAILER & EQUIPMENT, INC.
 C/O SETH BRODSKY
 8421 KNICK BRIDGE HIGHWAY
 CANTON, GEORGIA 30114
 Phone: 770-289-6334
 24 HOUR CONTACT
 Fax: 770-479-0049

STORM RAINFALL DATA

DATA	5yr	10yr	25yr	50yr	100yr
PRE-CONSTRUCTION	1.3	1.3	1.7	1.9	2.1
POST CONSTRUCTION	1.2	1.5	1.7	1.9	2.1

COEFFICIENT OF RUN-OFF (0.95%)
 RAINFALL INTENSITY (5.0 min.)
 STORM SEWER AREA AT DRIVEWAY (0.2 acres)

GEORGIA DOT NOTES

1. THE WORK AUTHORIZED MUST BEGIN WITHIN THREE MONTHS AND BE COMPLETED WITHIN TWELVE MONTHS ON A SCHEDULE SATISFACTORY TO THE DEPARTMENT FROM THE PERMIT APPROVAL DATE AND ALSO BE COMPLETED BEFORE THIS FACILITY IS OPEN TO THE PUBLIC.
2. THE FOLLOWING SHALL NOT BE ALLOWED ON DOT RIGHT-OF-WAY: (1) DIVERSION OF ADDITIONAL DRAINAGE AREA INTO THE RIGHT-OF-WAY; OR INCREASE IN THE QPS OF EXISTING RESOURCES OF WATER; (2) GRADING EXCEPT AT DRIVEWAY CONSTRUCTION LOCATIONS; (3) HEADLAMBS; (4) SIGN SUPPORT STRUCTURES AND OTHER STRUCTURES WHICH ARE DESIGNED, INTENDED OR USED TO ADVERTISE OR INFORM; (5) LANDSCAPING WITHOUT PRIOR APPROVAL OF THE LANDSCAPE PLAN.
3. ALL EXISTING UTILITIES WHICH WOULD BE UNDER NEW PAVEMENT OR IN ACCELERATION/DECELERATION LINES SHALL BE RELOCATED BEFORE FINAL GRADING OR PAVING AND AT NO COST TO THE DOT OR AN APPROVED RETENTION LETTER FROM THE UTILITY OWNER.
4. CONSTRUCTION OF EROSION CONTROL BARRIERS PER GEORGIA DEPARTMENT OF NATURAL RESOURCES CODE 330-3-7 AND SHALL BE MAINTAINED UNTIL PERMANENT VEGETATION IS ESTABLISHED.
5. APPLICANT SHALL RESTORE ALL EXISTING SIGNS AND SIGNS TO DOT SPECIFICATIONS ALL RIGHT-OF-WAY THAT IS DISTURBED DURING WORK AUTHORIZED HEREIN.
6. THE PERMIT APPLICANT IS RESPONSIBLE FOR REPLACEMENT OF ALL EXISTING PAVEMENT MARKINGS DAMAGED BY THE PERMIT CONSTRUCTION AND THE ADDITION OF NEW PAVEMENT MARKINGS AND OR SIGNS AS SHOWN ON THE APPROVED PLAN OR CURRENT M.U.T.C.D. GUIDELINES.
7. ALL CURBED ISLANDS SHALL BE FILED TO THE TOP OF CURB WITH TOP SOIL AND GRADED. NOTE: THIS APPROVAL DOES NOT ALLOW ANY WORK ON STATE RIGHT-OF-WAY IN CONNECTION WITH UTILITY LINES (SANITARY SEWER, WATER, TELEPHONE, GAS, ETC.).
8. REQUIRED PAVEMENT SPECIFICATIONS:
 1" 1/4" - 3" 1/4" SUBGRADE - 2" 6" - 8" 8" - 12" 8" 12" 8" REINFORCEMENT
 2" - 19 MM SUPERPAVE
 8" - 25 MM SUPERPAVE
 12" - GRADED AGGREGATE BASE COURSE
9. POSTED SPEED LIMIT = 55 MPH
10. LENGTH OF FRONTAGE = 358.55'
11. CENTERLINE OF DRIVEWAY IS ESTIMATED TO BE AT DOT MILE MARKER 13.65.

DRIVEWAY PROFILE
 NTS



N 53°16'08"E
 5.05'

N 37°56'15"E-190.57'

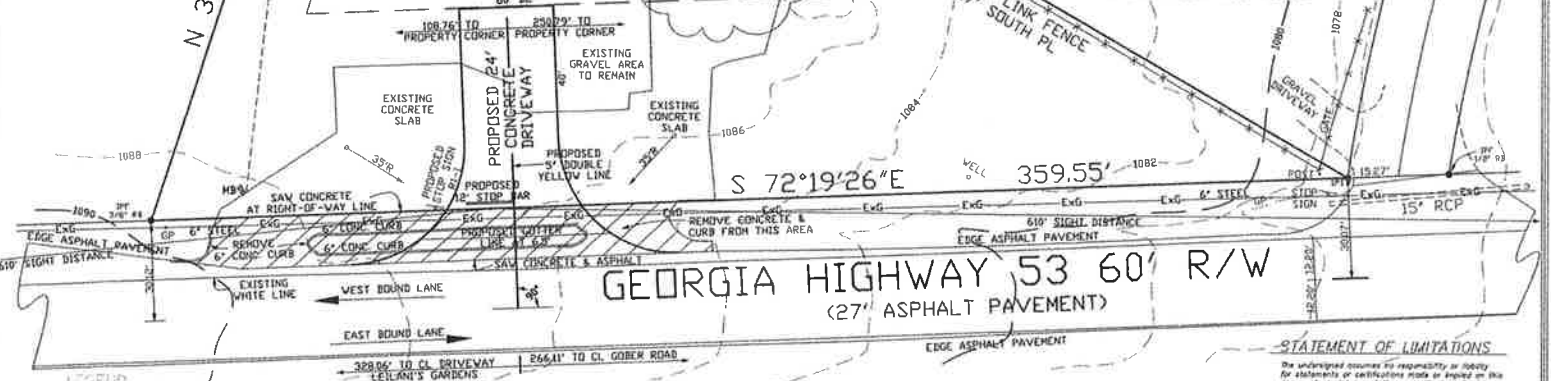
N/F
 GEORGIA TRAILER & EQUIPMENT, INC.
 DB 473, PG 72 TO 74
 ZONED VCR

N/F
 GEORGIA TRAILER & EQUIPMENT, INC.
 DB 763, PG 637
 PB 1, PG 127
 ZONED VCR

GOBER ROAD

(30' PRESCRIPTIVE R/W)
 GOBER ROAD IS MAINTAINED BY DAWSON COUNTY. HOWEVER, NO RIGHT-OF-WAY INFORMATION WAS FOUND

GEORGIA HIGHWAY 53 60' R/W
 (27' ASPHALT PAVEMENT)



- LEGEND**
- 1/4" = 1/4" PAVEMENT
 - 1/2" = 1/2" PAVEMENT WITH CAP SET
 - 3/4" = 3/4" PAVEMENT WITH CAP SET
 - 1" = 1" PAVEMENT WITH CAP SET
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Existing On-site Sewage Management System Performance Evaluation Report Form

Applicant: <u>CHIP GREEN</u>		Reason for Existing Sewage System Evaluation: ZONING REQUEST
Property/System Address: <u>512 GOBER RD DAWSONVILLE, GA 30534</u>		
Subdivision Name:	Lot: _____ Block: _____	
Existing System Information: Water Supply (circle)	Number of Bedrooms/GPD: _____ Garbage Grinder: (circle)	
<input checked="" type="radio"/> Public <input type="radio"/> Private Well <input type="radio"/> Community	<u>2/0</u> (1) Yes <input checked="" type="radio"/> No	

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

SECTION A - System on Record

(1) Yes (2) No	Existing On-site Sewage Management System inspection records indicate that all components of the system were properly constructed and installed at the time of the original inspection.	Comments:
(1) Yes (2) No	A copy of the original On-site Sewage Management System Inspection Report is attached.	
(1) Yes (2) No	Maintenance records indicate that the system has been pumped out or serviced within the last five (5) years or the system was installed within that time frame.	
(1) Yes (2) No	A site evaluation of the system on this date revealed no evidence of system failure or of conditions which would adversely affect the functioning of the system.	
Evaluating Environmentalist	Title: _____ Date: _____	Verify this data to be correct at the time of the evaluation. This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by malfunction.

SECTION B - System Not on Record

<input checked="" type="radio"/> Yes	No inspection records are on file showing the On-site Sewage Management System was inspected and approved at the time of the installation	Comments: No evidence of septic failure. Septic tank appears to be a 1000 gallon tank.
(1) Yes (2) No	The septic tank was uncovered at the time of the evaluation and it appears to meet the required design, construction and installation criteria.	
(1) Yes (2) No	Documentation from a Georgia Certified Installer has been provided as to the condition of the septic tank and its respective components, certifying its design, construction, and installation criteria. A copy is attached.	
(1) Yes (2) No	Maintenance records indicate that the system has been pumped out or serviced within the last five (5) years or the system was installed within that time frame.	
<input checked="" type="radio"/> Yes (2) No	A site evaluation of the system on this date revealed no evidence of system failure or of conditions which would adversely affect the functioning of the system; however, appropriateness of the sizing and installation cannot be verified since no initial inspection records exist.	
Evaluating Environmentalist	Title: _____ Date: _____	Verify this data to be correct at the time of the evaluation. This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by malfunction.
<i>[Signature]</i>	Environmental Health Specialist IV	08-Apr-21

SECTION C - System Not Approved

(1) Yes (2) No	The On-site Sewage Management System was disapproved at the time of the initial and is thus not considered an approved system.	Comments:
(1) Yes (2) No	Evaluation of the system revealed evidence of system failure or malfunction, and will therefore require corrective action in order to obtain approval of the system.	
(1) Yes (2) No	Evaluation of the system revealed conditions which would adversely affect the proper functioning of the system, and will therefore require corrective action in order to obtain approval of the system.	
Evaluating Environmentalist	Title: _____ Date: _____	Verify this data to be correct at the time of the evaluation. This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by malfunction.

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

<input checked="" type="radio"/> Yes (2) No	An existing On-site Sewage Management System is located on the property listed above and has been evaluated in accordance with Section A or B above.	Comments: A 1000 gallon septic tank can accommodate a 3-bedroom residence. Residence will become an office space for a landscape business.
<input checked="" type="radio"/> Yes (2) No	A site evaluation on this date as well as the provided information indicate that the proposed construction to home or property or that the proposed relocation of the home should not adversely affect the proper functioning of the existing system provided that no additional sewage load is added to the system for the listed size home adjacent.	
		Number of Bedrooms/GPD: _____ Garbage Grinder: (circle)
		<u>2</u> (1) Yes <input checked="" type="radio"/> No
Evaluating Environmentalist	Title: _____ Date: _____	Verify this data to be correct at the time of the evaluation. This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by malfunction.
<i>[Signature]</i>	Environmental Health Specialist IV	08-Apr-21

3 0:50AM

**Southern Grading Inc. DBA
Chipper's Landscape Supply**

Re: 512 Gober Rd and
4191 Hwy 53 E
Dawsonville GA 30534

To Whom It May Concern

We are currently under contract on the above two properties. We will be moving our business, Chipper's Landscape Supply, from its current location which is approximately $\frac{3}{4}$ of a mile from the new property.

Chipper's has been in business for 10 years. We currently sell all types of landscape supply products such as mulch, gravel, decorative rock etc...

All inventory will be moved to the new location and all business will resume as it does now.

Thank you

Charles W Green Jr, Owner
Chipper's Landscape Supply



21 APR 9 8:50 AM