

# DAWSON COUNTY REZONING APPLICATION

\*\*\*This portion to be completed by Zoning Administrator\*\*\*

ZA 21-14 Tax Map & Parcel # (TMP): 113.044  
Submittal Date: 6-11-21 Time: 11:30  am/pm Received by: Wagle (staff initials)  
Fees Assessed: \$3500 Paid: Checa Commission District: 3  
Planning Commission Meeting Date: July  
Board of Commissioners Meeting Date: August

## APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Jim King  
Address: [REDACTED]

Phone:  Listed [REDACTED]  Unlisted [REDACTED] Email:  Business [REDACTED]  Personal [REDACTED]

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: 6/10/2021 Applicant Signature: [Signature]

## PROPERTY OWNER/PROPERTY INFORMATION

Name: Dawson Land Partners, LLC

Street Address of Property being rezoned: Lumpkin Campground Rd

Rezoning from: C-HB to: C-IR Total acreage being rezoned: 9.15

Directions to Property (if no address): Ga 400 North to SR 53 west, North on Lumpkin Campground Rd,

Property is a half-mile on the right (just before the graded site under construction)

2021 JUN 11 11:30 AM

Subdivision Name (if applicable): \_\_\_\_\_ Lot(s) #: \_\_\_\_\_

Current Use of Property: **Vacant**

Any prior rezoning requests for property? **yes** if yes, please provide rezoning case #: ZA **06-21**

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

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

If yes, what section? North \_\_\_\_\_ South **X**

**SURROUNDING PROPERTY ZONING CLASSIFICATION:**

North **CHB** South **CHB** East **RMF** West **AG**

Future Land Use Map Designation: **Business Park**

Access to the development will be provided from:

Road Name: **Lumpkin Campground Rd** Type of Surface: **Asphalt**

**REQUESTED ACTION & DETAILS OF PROPOSED USE**

**X** Rezoning to: **C-IR** [ ] Special Use Permit for: \_\_\_\_\_

Proposed Use: **Warehouse and Office Warehouse**

Existing Utilities: **X** Water **X** Sewer **X** Gas **X** Electric

Proposed Utilities: **X** Water **X** Sewer **X** Gas **X** Electric

**RESIDENTIAL**

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

Minimum Heated Floor Area: \_\_\_\_\_ sq. ft. Density/Acre: \_\_\_\_\_

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

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

**COMMERCIAL & INDUSTRIAL**

Building area: **Approx 70,000 SF** No. of Parking Spaces: **35**

UNSCANNED

## 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 06/10/2021

Witness *Aura Hester*

Date 06/10/2021

## 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 JUN 11 11:30 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>113 044 011</u>	1. <b>Magnolia Senior Living at Dawsonville, LLC</b>	<b>89 Ozora Rd, Loganville GA 30052</b>
TMP <u>113 044 001</u>	2. <b>Marjorie Ann Stephens</b>	<b>759 Lumpkin Campground Rd, Dawsonville GA</b>
TMP <u>113 032 001</u>	3. <b>Russ &amp; Felicia Stephens</b>	<b>555 Lumpkin Campground Rd, Dawsonville GA</b>
TMP <u>113 032 003</u>	4. <b>Russ &amp; Felicia Stephens</b>	<b>555 Lumpkin Campground Rd, Dawsonville GA</b>
TMP <u>113 044 013</u>	5. <b>Trinity Presbyterian Church of Dawson Co.</b>	<b>PO Box 1297 Dawsonville GA</b>
TMP <u>113 032</u>	6. <b>NHT Dawson Ridge, LLC</b>	<b>1776 Peachtree St NW, Ste100, Atlanta GA 30309</b>
TMP <u>113 044 014</u>	7. <b>Hiten Patel</b>	<b>3885 Vic Ar Court, Atlanta GA 30360</b>
TMP _____	8.	_____
TMP _____	9.	_____
TMP _____	10.	_____
TMP _____	11.	_____
TMP _____	12.	_____
TMP _____	13.	_____
TMP _____	14.	_____
TMP _____	15.	_____

Use additional sheets if necessary.



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

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

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

This notice and acknowledgement shall be public record.

Applicant Signature: \_\_\_\_\_

Applicant Printed Name: Jim King

Application Number: \_\_\_\_\_

Date Signed: 06/11/2021

Sworn and subscribed before me

this 11 day of June, 2021.

Lisa Hester  
Notary Public

My Commission Expires: 8/30/21



21 JUN 11 2021

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

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

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

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

\_\_\_\_\_

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

Amount \$ \_\_\_\_\_ Date: \_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature of Applicant/Representative of Applicant:

\_\_\_\_\_ Date: \_\_\_\_\_

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

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



**PROPERTY OWNER AUTHORIZATION**

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

113 044

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

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

Printed Name of applicant or agent: Jim King

Signature of applicant or agent: [Signature] Date: 06/11/2021

\*\*\*\*\*

Printed Name of Owner(s): Dawson Land Partners, LLC

Signature of Owner(s): [Signature] Date: 06-11-2021

Mailing address: [Redacted]

City, State, Zip: [Redacted]

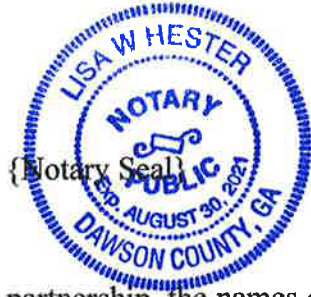
Telephone Number: [Redacted]

Listed  
Unlisted

Sworn and subscribed before me this 11 day of June, 2021.

[Signature]  
Notary Public

My Commission Expires: 8/30/21



(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.)

113044

## APPLICATION PROCESSING: STAFF USE ONLY

**ZA** \_\_\_\_\_ **Applicant Name:** \_\_\_\_\_

**Application Fee:** \$ \_\_\_\_\_

**IF APPLICABLE:**

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

### **Planning Commission & Board of Commissioners Actions**

PC Recommendation Date: \_\_\_\_\_  Approval  Approval w/stipulations  Denial

BOC Decision Date: \_\_\_\_\_  Approval  Approval w/stipulations  Denial

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

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

X

I am a United States citizen.

\_\_\_\_\_

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

\_\_\_\_\_

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

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

\_\_\_\_\_

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

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

\_\_\_\_\_

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

Executed in Dawsonville (city), Georgia (state)

[Signature]  
Signature of Applicant

06/11/2021  
Date

Jim King  
Printed Name

Ensite Civil Consulting, LLC  
Name of Business

SUBSCRIBED AND SWORN BEFORE ME ON

THIS 11 DAY OF June, 20 21

[Signature] Notary Public

My Commission Expires: 8/30/21



21 JUN 11 2021



February 2, 2016

Dawson County Planning & Development  
25 Justice Way, Suite 2322  
Dawsonville, GA 30534  
Attention: Rachel Burton, Director

RE: Variance Request #16-02

Ms Burton,

This letter is to attest our **SUPPORT** for Dawson County Variance Application #16-02. We own the land south of the Variance Request along Lumpkin Campground Rd down to Highway 53. Our property is zoned CBD. We feel that the proposed use is consistent with our development and the rest of this area and should not require additional setbacks and buffers to separate uses.

Thank you,

---

Keith Breedlove, D53, LLC

355 Brogdon Road  
Suite 211  
Suwanee, GA 30024

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# APPROVAL

## PUBLIC HEARING OF VARIANCE REQUEST

We, the Dawson County Planning Commission, do hereby **APPROVE** the following request:

VR #: 16-02 DATE OF HEARING: 2/16/16

Applicant's Name: Corey Guthrie on behalf of Dawson Land Partners

Address: Lumpkin Campground Road

Tax Map Parcel & Parcel Number: 113-044 Parcel Zoned: C-HB

Variance Request For: a 0'buffer and 25' side building setback along the west property line and a 0' buffer and 25' buffer as shown on site plan submitted dated 1/8/2016.

(Article IV, Section 121-99.1, Land Use Resolution and Georgia 400 Corridor Guidelines, Division 6 Section 117-207).

This **APPROVAL** is based upon the following which we feel will/will not:

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

This **APPROVAL** is, however, subject to the following stipulations and/or modifications:

  
Chairman Dick Bergen  
Dawson County Planning Commissioner

2/16/16  
Date



3984 Elliott Family Parkway  
 Dawsonville, GA 30534  
 Mobile: 678-776-6023  
 Contact: Corey Guiberte, PE, CFM  
 Email: Corey.Guiberte@gmail.com

**LUMPKIN CAMPGROUND  
 TRACT (ZONED C-HB)**

LOCATED IN:  
 DAWSON COUNTY, GEORGIA  
 LAND LOTS 196, 197, 221, & 222 S 1/2 13TH DISTRICT  
 PARCEL 113 044

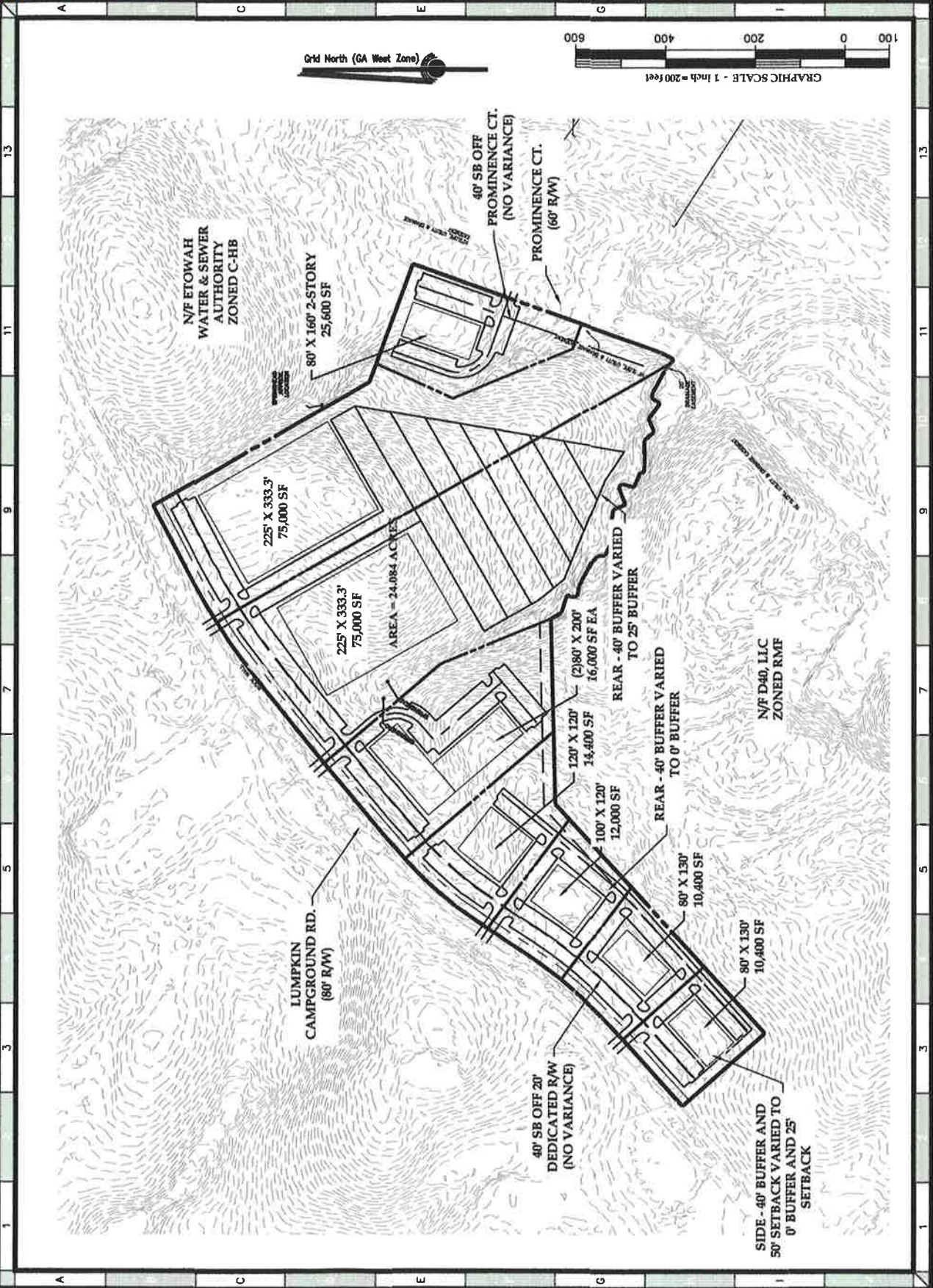
PROJECT:  
**LUMPKIN CAMPGROUND  
 TRACT (ZONED C-HB)**

SHEET TITLE:  
**SITE PLAN**

DWG DATE: 2016-01-08

NO.	DESCRIPTION	DATE

SHEET:  
**C1.00**





**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
2020 - 3830	113 044 / 1 LL 198-198 221 222 LD 13-S FMV: 458000	\$4335.07	\$0.00 Fees: \$0.00 \$0.00	\$0.00	\$4335.07	\$0.00
<b>Totals:</b>		<b>\$4335.07</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$4335.07</b>	<b>\$0.00</b>

**Paid Date: 11/30/2020**

**Charge Amount: \$4335.07**

DAWSON LAND PARTNERS LLC



Scan this code with your mobile phone to view this bill

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## LETTER OF INTENT

The applicant requests a Rezoning for Parcel Number: 113 044 to Commercial Industrial Restricted- C-IR, in order to develop warehouse and office-warehouse on 9.15 acres approximately one-half mile north of SR 53 on Lumpkin Campground Rd. The property is currently zoned C-HB (Commercial Highway Business) which prior to 2020 allowed this type development. The County's amendment to the Commercial Ordinances, removed this use and transferred it to the newly established C-IR ordinance. It is bordered on the north and west by other Commercial Properties and to the east by RMF (Residential Multi-Family). The property is designated as Commercial-Business on the Future Land Use Plan and the proposed development is in complete conformance with this use. As stated, the County-initiated zoning ordinance revisions adversely affected the existing usability of this property by removing the land use that was planned and originally permitted for this property. According to the Steinberg Act, these property rights should be reinstated.

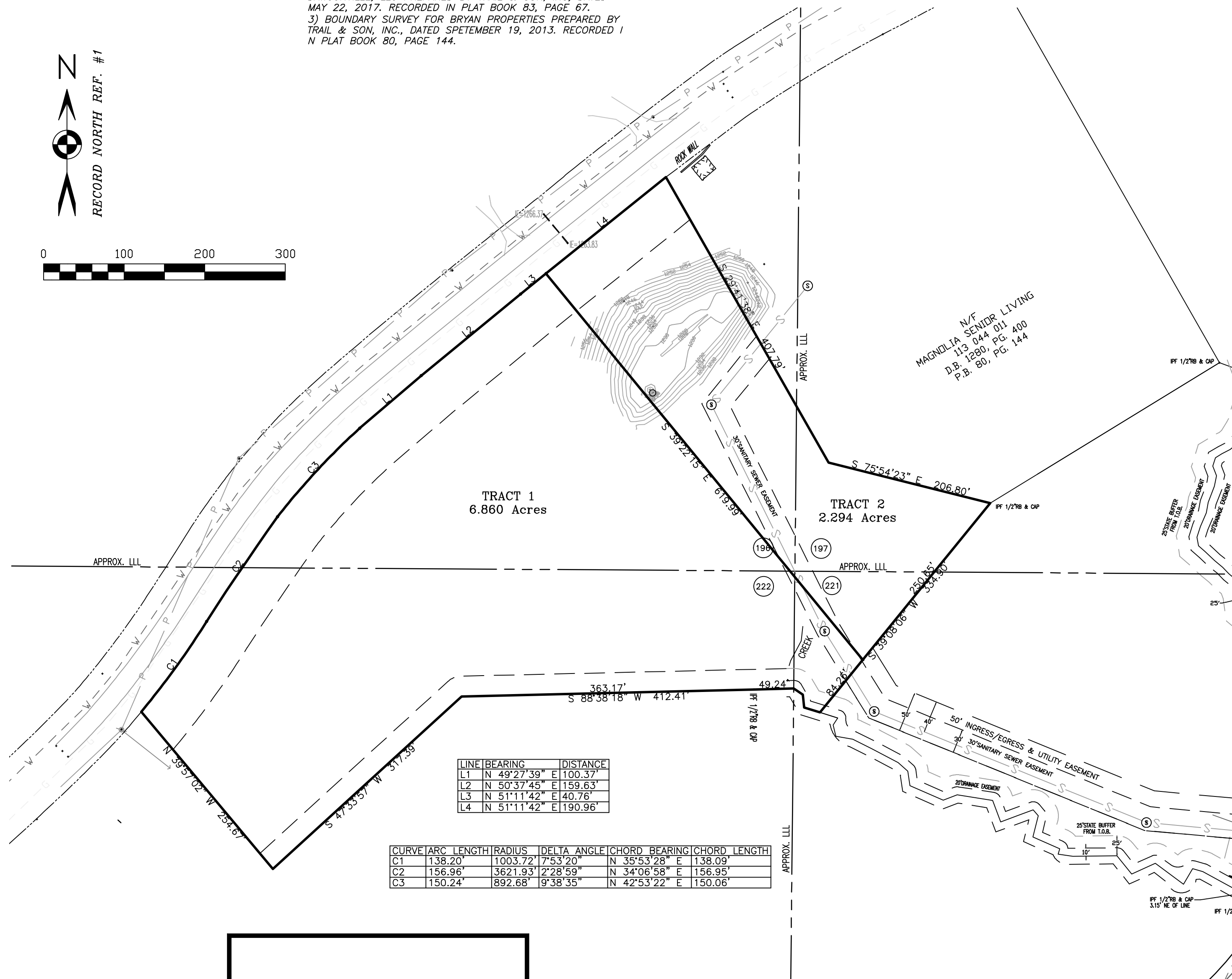
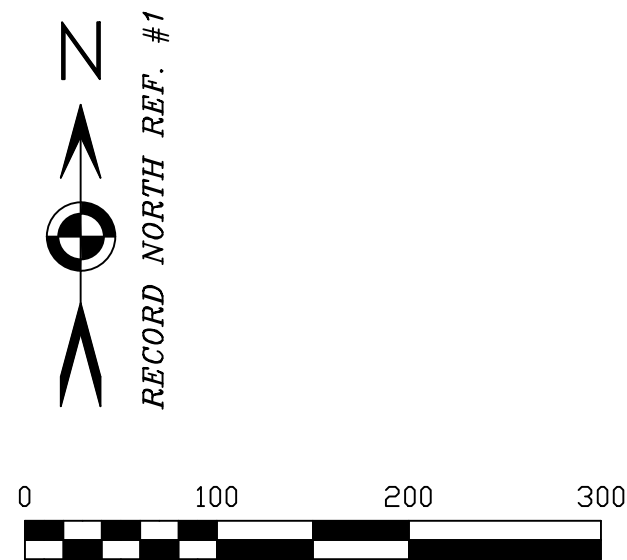
In addition to the Rezoning Request, the applicant also request relief from the front setback and the minimum parking requirements. The applicant is being required to dedicate (at no cost) 20 feet of additional right-of-way along the entire frontage of their property. In light of this requirement, the applicant request a variance in the front setback to a total of 40 feet from the existing right-of-way instead of the proposed right-of-way.

The proposed end-user for this development does not generate public traffic, only employees. For this reason, we request a variance from the minimum parking requirement to 1 space per 2,000 sq feet in lieu of the required 1 space per 500 sq feet.

The proposed development will add to the County's tax base, as well as, generate jobs and a significant increase to the sales tax revenue.

**REFERENCES:**

- 1) BOUNDARY SURVEY FOR GATOR PROPERTIES, LLC PREPARED BY LAND DEVELOPMENT PROFESSIONALS, DATED FEBRUARY 9, 2018. RECORDED IN PLAT BOOK 83, PAGE 204.
- 2) BOUNDARY SURVEY FOR MAGNOLIA SENIOR LIVING AT DAWSONVILLE, LLC PREPARED BY TRAIL & SON, INC, DATED MAY 22, 2017. RECORDED IN PLAT BOOK 83, PAGE 67.
- 3) BOUNDARY SURVEY FOR BRYAN PROPERTIES PREPARED BY TRAIL & SON, INC., DATED SEPTEMBER 19, 2013. RECORDED IN PLAT BOOK 80, PAGE 144.



LINE	BEARING	DISTANCE
L1	N 49°27'39" E	100.37'
L2	N 50°37'45" E	159.63'
L3	N 51°11'42" E	40.76'
L4	N 51°11'42" E	190.96'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	138.20'	1003.72'	7°53'20"	N 35°53'28" E	138.09'
C2	156.96'	3621.93'	2°28'59"	N 34°06'58" E	156.95'
C3	150.24'	892.68'	9°38'35"	N 42°53'22" E	150.06'

**SURVEY NOTES:**

THIS PLAT HAS BEEN PREPARED FOR THE EXCLUSIVE USE AND PURPOSE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON, SAID CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR.

THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS, R/W's, ETC., OF RECORD OR NOT OF RECORD, ABOVE OR BELOW GROUND. ALL MATTERS OF TITLE ARE EXCEPTED.

THE PUBLIC RECORDS REFERENCED HEREON REFLECT ONLY THOSE RECORDS NECESSARY TO ESTABLISH THE BOUNDARIES SHOWN HEREON, AND REFERENCE TO THE SAME DOES NOT AND IS NOT INTENDED TO CONSTITUTE A TITLE SEARCH OR TITLE OPINION.

ACCORDING TO FIRM MAP NO. 13085C 0225B, DATED 09/26/2008, THIS PROPERTY IS NOT LOCATED A FLOOD HAZARD AREA.

MAP PARCEL #113 044

ZONING: CHB

**SETBACKS**  
 FRONT: 40'  
 SIDE: 0/40'  
 REAR: 0'

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67. AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

THE FIELD DATA ON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 29,855 FEET AND AN ANGULAR ERROR OF .02 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,000,000± FEET.

TYPE OF EQUIPMENT: LEICA TS12 ROBOTIC

**LEGEND**

- 25'U/B → 25'UNDISTURBED BUFFER
- CB → CATCHBASIN
- HW → HEADWALL
- SSE → SANITARY SEWER EASEMENT
- DE → DRAINAGE EASEMENT
- → SEWER CLEANOUT
- BSL → BUILDING SETBACK LINE
- RCP → REINFORCED CONCRETE PIPE
- DB/pg → DEED BOOK & PAGE
- PB/pg → PLAT BOOK & PAGE
- N/F → NOW OR FORMERLY
- P/L → PROPERTY LINE
- DI → DRAIN INLET
- E → ELECTRIC TRANSFORMER
- OMP → CORRUGATED METAL PIPE
- SM → SANITARY SEWER MANHOLE
- WV → WATER VALVE
- R/W → RIGHT OF WAY

NO SIDE OR REAR SETBACK MAY BE REQUIRED WHEN THE ADJACENT PROPERTY IS COMMERCIAL AND THERE IS NO FIRE HAZARD CREATED BY LACK OF SETBACK. REAR SETBACK WHEN ABUTTING A RESIDENTIAL DISTRICT IS 50 FEET. WHERE THE COMMERCIAL DISTRICT ABUTS A RESIDENTIAL DISTRICT, AN ADDITIONAL 10 FEET SETBACK MAY BE REQUIRED IN ORDER TO PROVIDE A 10 FOOT WIDE SCREEN OR BUFFER AT THE DISCRETION OF THE PLANNING COMMISSION OR BOARD OF COMMISSIONERS TO REDUCE OR ELIMINATE NOISE FACTORS, VISUAL EFFECTS OR THE POSSIBILITY OF NOXIOUS ODORS THAT MAY NEGATIVELY IMPACT THE ADJACENT RESIDENTIAL AREA. DAWSON COUNTY LAND DEVELOPMENT ORDINANCES CHAPTER 121-ARTICLE IV-SEC. 121-102.

SUBMISSION PLAT FOR:

DAWSON LAND PARTNERS

STATE	GEORGIA	JOB #	18039	FIELD DATE:	JULY 18, 2018
COUNTY	DAWSON	SCALE	1" = 100'	LAND LOT	196, 197, 221 & 222
		LAND LOT	196, 197, 221 & 222	DIST	S.1/2-13th
				SECT.	
				PLAT DATE:	AUGUST 9, 2018

Surveyed by:

**ROBBIE HENDERSON**  
 Surveying & Planning

3040 PILGRIM MILL ROAD  
 CUMMING, GA 30041  
 PH: 706-654-2015  
 COA LSF #001242

Thou shall not remove thy neighbor's landmark, which they of old time have set in thine inheritance, which thou shall inherit in the land that the Lord thy God giveth thee to possess it.

Deuteronomy 19:14



OWNER/DEVELOPER:  
**MIKE HAMMERSMITH**

2005 MARIETTA RD.  
 ATLANTA, GA 30318  
 PHONE: (770) 338-0493

24-HOUR CONTACT:  
**MIKE HAMMERSMITH**

PROJECT:  
**LUMPKIN CAMPGROUND  
 WREHOUSES**

LOCATED IN:  
 LAND LOTS 196 & 197  
 13th DISTRICT, South SECTION  
 DAWSON COUNTY, GEORGIA

SHEET TITLE:  
**CONCEPT PLAN**



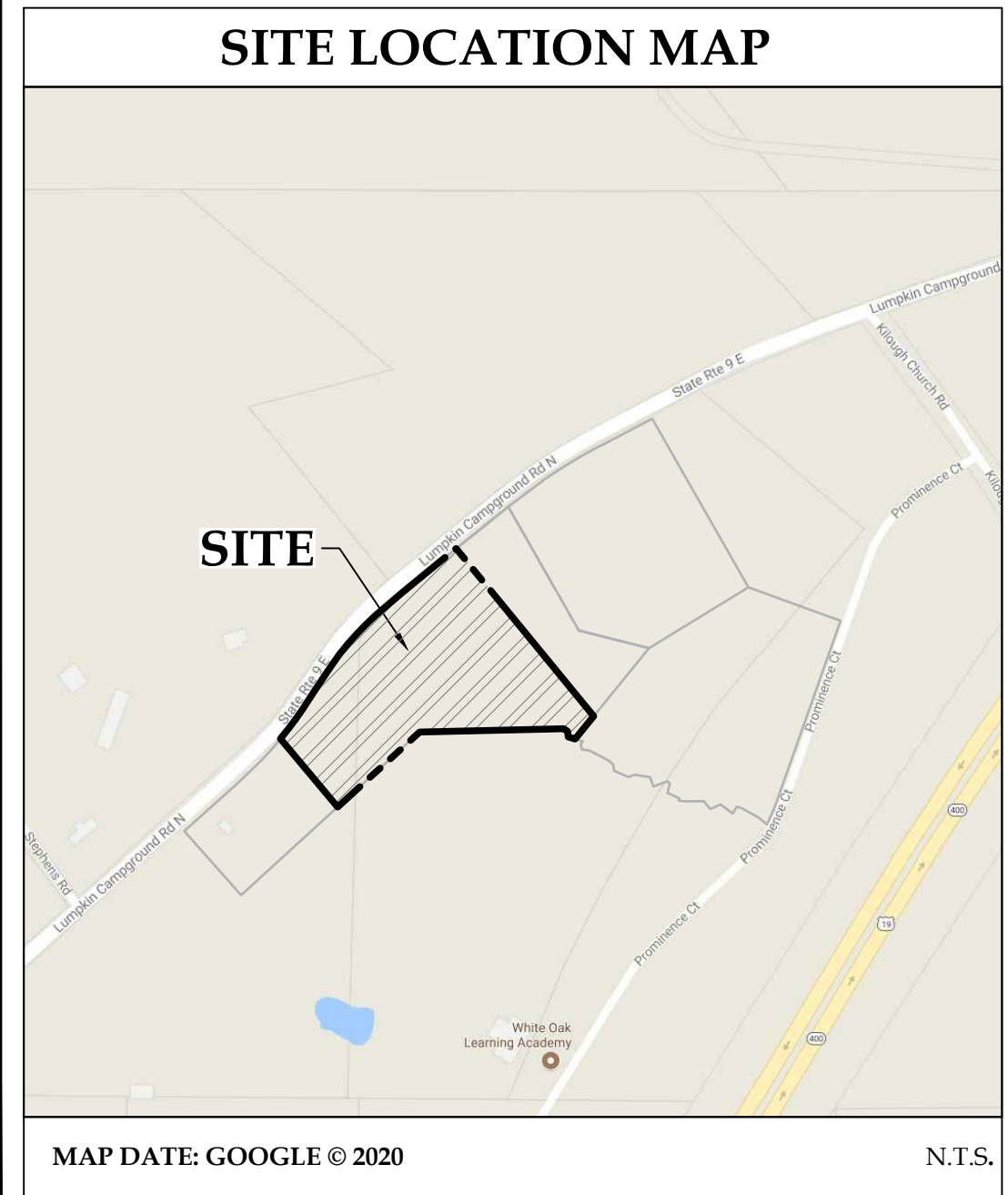
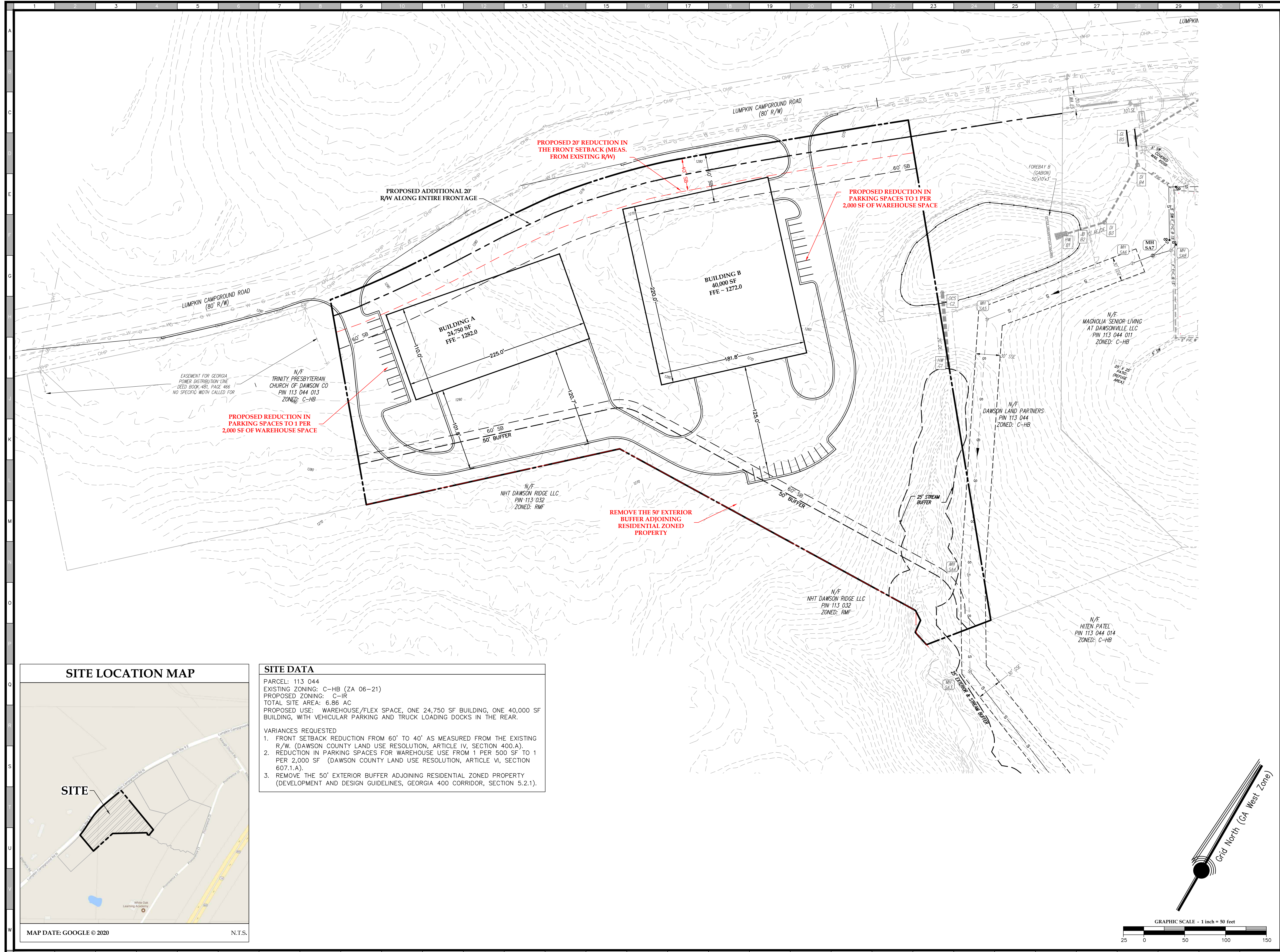
STAMP:

**FOR REVIEW ONLY**

DRAWING DATE: 2021-06-10

**SHEET REVISIONS**

NO.	DESCRIPTION	DATE



**SITE DATA**

PARCEL: 113 044  
 EXISTING ZONING: C-HB (ZA 06-21)  
 PROPOSED ZONING: C-IR  
 TOTAL SITE AREA: 6.86 AC  
 PROPOSED USE: WAREHOUSE/FLEX SPACE, ONE 24,750 SF BUILDING, ONE 40,000 SF BUILDING, WITH VEHICULAR PARKING AND TRUCK LOADING DOCKS IN THE REAR.

**VARIANCES REQUESTED**

- FRONT SETBACK REDUCTION FROM 60' TO 40' AS MEASURED FROM THE EXISTING R/W. (DAWSON COUNTY LAND USE RESOLUTION, ARTICLE IV, SECTION 400.A).
- REDUCTION IN PARKING SPACES FOR WAREHOUSE USE FROM 1 PER 500 SF TO 1 PER 2,000 SF (DAWSON COUNTY LAND USE RESOLUTION, ARTICLE VI, SECTION 607.1.A).
- REMOVE THE 50' EXTERIOR BUFFER ADJOINING RESIDENTIAL ZONED PROPERTY (DEVELOPMENT AND DESIGN GUIDELINES, GEORGIA 400 CORRIDOR, SECTION 5.2.1).

