

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: Miles Hansford & Tallant, LLC - J. Ethan Underwood on behalf of
Sawnee Electric Membership Corporation

Address: _____

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

Status: [] Owner [X] 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 X participated in a Pre-application meeting with Planning Staff.

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

Meeting Date: TBD Applicant Signature: _____

PROPERTY OWNER/PROPERTY INFORMATION

Name: Patsy Carlisle, Catherine Lee Carlisle, Billy Carlisle, Lynn Carlisle Everhart, & Jie Dong

Street Address of Property being rezoned: 0, 530, 594, 596, & 644 Carlisle Road, Dawsonville, GA 30534

Rezoning from: C-HB & RA to: C-IR Total acreage being rezoned: Approximately 30.99 Acres

Directions to Property (if no address): _____

Type text here

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

Current Use of Property: Agricultural & Residential

Any prior rezoning requests for property? No 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? Yes (yes/no)

If yes, what section? North _____ South X

SURROUNDING PROPERTY ZONING CLASSIFICATION:

North RA South RA East C-HB / RA West C-PCD / C-HB

Future Land Use Map Designation: Commercial - Highway/Business

Access to the development will be provided from:

Road Name: Carlisle Road Type of Surface: Asphalt / Gravel

REQUESTED ACTION & DETAILS OF PROPOSED USE

Rezoning to: C-IR Special Use Permit for: Semi-Public Services

Proposed Use: Semi - Public Services

Existing Utilities: Water Sewer Gas 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: 171,900 sq. ft. No. of Parking Spaces: 246



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 Michael A. Foster Date 07/25/21
Witness J. Fisher Date 7/26/21

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.

PLANNING & DEVELOPMENT DEPARTMENT

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>115-003</u>	1. Amy Hardin Whitmire & Etal c/o Dawson Whitmire	908 Permitter Road, Dawsonville, GA 30534
TMP <u>115-001-002</u>	2. Liquidators Company LLC	2363 Bryant Road, Jasper, GA 30143
TMP <u>115-078</u>	3. Gerald Johnson	529 Carlisle Road, Dawsonville, GA 30534
TMP <u>115-016</u>	4. John W & Mildred Carlisle	615 Carlisle Road, Dawsonville, GA 30534
TMP <u>115-083</u>	5. Charles R. Kimbral	603 Carlisle Road, Dawsonville, GA 30534
TMP <u>115-121</u>	6. Barclay Reiser	3959 Branigan Court, Timnath, CO 80547
TMP <u>115-013-001</u>	7. Mark A & Helen F Robinson	P.O. Box 1228, Cumming, GA 30028
TMP <u>115-009</u>	8. Rashid Khan Abbasi & Robina Rashid	535 Kearny Court, Alpharetta, GA 30022
TMP <u>107-319</u>	9. Tri Mark 400 LLC	131 Prominence Court, Ste 230, Dawsonville, GA 30534
TMP <u>107-078-002</u>	10. Sewell Holdings Company LLC	4575 Webb Bridge Road #5543, Alpharetta, GA 30023
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: Michael A. Polz

Applicant Printed Name: Sawnee Electric Membership Corporation

Application Number: _____

Date Signed: 07/26/21

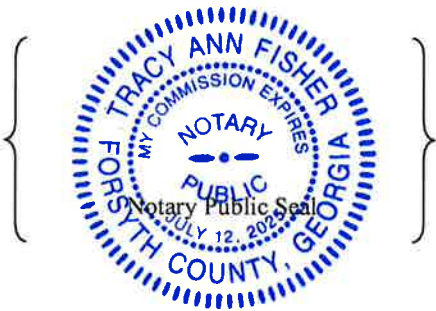
Sworn and subscribed before me

this 26 day of July, 2021.

[Signature]

Notary Public

My Commission Expires: 7/12/25



21AUG12 4:12PM

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 \$ 0 Date: 07/29/21

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:

N/A

Signature of Applicant/Representative of Applicant:

Michael A. Bodin Date: 07/26/21

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.

21 AUG 12 4:12 PM

PROPERTY OWNER AUTHORIZATION

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

Carlisle Road, Dawsonville, GA 30534 / 115-004

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: Sawnee Electric Membership Corporation

Signature of applicant or agent: Michael A. Brown Date: 02/26/21

Printed Name of Owner(s): Patsy Carlisle

Signature of Owner(s): Patsy Carlisle Date: 7/30/2021

Mailing address: _____

City, State, Zip: C _____

Telephone Number: Listed
Unlisted

Sworn and subscribed before me this 30 day of July, 20 21.

[Signature]
Notary Public

My Commission Expires: Aug 3, 2021



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

214612 4121

PROPERTY OWNER AUTHORIZATION

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

530 Carlisle Road, Dawsonville, GA 30534 / 115-005 & 115-005-001

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: Sawnee Electric Membership Corporation

Signature of applicant or agent: [Signature] Date: 07/26/21

Printed Name of Owner(s): Catherine Lee Carlisle & Billy Carlisle

Signature of Owner(s): [Signature] Date: 8/3/2021

Mailing address: _____

City, State, Zip: _____

Telephone Number: Listed Unlisted _____

Sworn and subscribed before me this 3rd day of August, 2021.

[Signature]
Notary Public

My Commission Expires: May 13, 2024

CASSIDA SHOCKLEY
NOTARY PUBLIC
Hall County
State of Georgia
My Comm. Expires May 13, 2024

{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.)

21 AUG 12 4:12 PM

PROPERTY OWNER AUTHORIZATION

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

596 Carlisle Road, Dawsonville, GA 30534 / 115-006

594 Carlisle Road, Dawsonville, GA 30534 / 115-007

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: Sawnee Electric Membership Corporation

Signature of applicant or agent: Michael A. Schorr Date: 07/26/21

Printed Name of Owner(s): Lynn Carlisle Everhart

Signature of Owner(s): Lynn Carlisle Everhart Date: 7/30/2021

Mailing address: _____

City, State, Zip: _____

Telephone Number: Listed _____
Unlisted _____

Sworn and subscribed before me this 30 day of July, 2021.

[Signature]
Notary Public

My Commission Expires: 9/17/2022



{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.)

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PROPERTY OWNER AUTHORIZATION

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

644 Carlisle Road, Dawsonville, GA 30534 / 115-008

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: Sawnee Electric Membership Corporation

Signature of applicant or agent: [Signature] Date: 07/26/21

Printed Name of Owner(s): Jie Dong

Signature of Owner(s): [Signature] Date: 7/31/2021

Mailing address: _____

City, State, Zip: _____

Telephone Number: Listed _____
Unlisted _____

Sworn and subscribed before me this 31 day of July, 2021.

[Signature]
Notary Public

My Commission Expires: 7/12/2025



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

2025



J. Ethan Underwood
eunderwood@mhtlegal.com

August 12, 2021

CAMPAIGN DISCLOSURE

Applicant:	Sawnee Electric Membership Corporation
Subject Property:	Approximately 30.99 Acres Designated as Dawson County Tax Parcel(s): 115-004, 115-005, 115-005-001, 115-006, 115-007, & 115-008
Current Zoning:	C-HB – Commercial Highway Business & RA – Residential Exurban/Agricultural
Proposed Zoning:	C-IR – Commercial Industrial Restricted with Special Use Permit
Proposed Use:	Semi-Public Services
Application:	Zoning with Special Use Permit
ROW Access:	Carlisle Road
Governing Jurisdiction:	Dawson County

Pursuant to O.C.G.A § 36-67A-1, *et seq.*, please be advised that Miles, Hansford & Tallant, LLC, has not given campaign contributions and/or sponsorships to any Dawson County government officials.

This letter constitutes the disclosure of campaign contributions with respect to the above-referenced application and is forms a part of such application.

Sincerely,

Ethan Underwood
Attorney for Applicant

2021 AUG 12 PM 4:22

J. Ethan Underwood
eunderwood@mhtlegal.com

RESERVATION OF CONSTITUTIONAL AND OTHER LEGAL RIGHTS

Applicant:	Sawnee Electric Membership Corporation
Subject Property:	Approximately 30.99 Acres Designated as Dawson County Tax Parcel(s): 115-004, 115-005, 115-005-001, 115-006, 115-007, & 115-008
Current Zoning:	C-HB – Commercial Highway Business & RA – Residential Exurban/Agricultural
Proposed Zoning:	C-IR – Commercial Industrial Restricted with Special Use Permit
Proposed Use:	Semi-Public Services
Application:	Zoning with Special Use Permit
ROW Access:	Carlisle Road
Governing Jurisdiction:	Dawson County

This Reservation of Constitutional and Other Legal Rights (“the Reservation”) is intended to supplement and form a part of the land use application (including any request for zoning, conditional use permit and variances) (collectively, the “Application”) of the Applicant and the owners of the Subject Property and to put the Governing Jurisdiction on notice of the Applicant’s assertion of its constitutional and legal rights.

The Applicant has filed a timely application, has provided all required information and has submitted the appropriate application fees. The Application meets all judicial and statutory requirements for approval.

The Applicant objects to the standing of any opponents who are not owners of land adjoining the Subject Property and to the consideration by the governing jurisdiction of testimony or evidence presented by any party without standing in making its decision regarding the Application. The Applicant also objects to the consideration of testimony or evidence that is hearsay, violates any applicable rules of procedure or evidence, or that is presented by any party who fails to comply with notice and campaign disclosure requirements.

The Current Zoning of the Subject Property is unconstitutional and deprives the Subject Property and all viable economic use thereof. The Proposed Use is the only viable economic use of the Subject Property, and the Governing Jurisdiction has deemed this Application necessary to allow the Proposed Use. As such, the Applicant and owners file this Application for the purpose of changing the Current Zoning to facilitate the Proposed Use, and to exhaust administrative remedies in the event the Application is denied. The Applicant and owners reserve the right to challenge the Current Zoning and any zoning conditions and other restrictions affecting the Subject Property.

Denial of the Application or approval of the Application in any form that is different than as requested by the Applicant will impose a disproportionate hardship on the Applicant and Owners of the Subject Property without benefiting any surrounding property owners. There is no reasonable use of the Subject Property other than as proposed by the Application and no resulting benefit to the public from denial of or modification to the Application.

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Any provisions in the Land Use Resolution of Dawson County (the “Zoning Ordinance”) that classify, or may classify, the Subject Property into any of the non-requested zoning or use classifications, including the Proposed Zoning District and Proposed Use at a density or intensity less than that requested by the Applicant, are unconstitutional in that they constitute a taking of the Applicant’s and Owner’s property rights without first paying fair, adequate, and just compensation for such rights in violation of Article I, Section III, Paragraph I of the Georgia Constitution of 1983, as amended and the Fifth and Fourteenth Amendments to the Constitution of the United States.

The Subject Property is suitable for development as proposed in the Application and it is not suitable for development under any other zoning classification, use, or at a density less than that requested by the Applicant. Failure to approve the Application as requested by the Applicant will constitute an arbitrary and capricious abuse of discretion in violation of Article I, Section I, Paragraph I of the Georgia Constitution of 1983, as amended and the Due Process Clause of the Fifth and Fourteenth Amendments to the Constitution of the United States.

A refusal by the Governing Jurisdiction to approve the Application as requested by the Applicant will prohibit the only viable economic use of the Subject Property, will be unconstitutional and will discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and Owner and the owners of similarly situated properties in violation of Article I, Section I, Paragraph II of the Georgia Constitution of 1983, as amended, and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States.

Furthermore, the Board of Commissioners cannot lawfully impose more restrictive standards on the Subject Property’s development than are presently set forth in the Zoning Ordinance. To do so not only will constitute a taking of the Subject Property as set forth above, but it will also amount to an unlawful delegation of the Board’s authority in response to neighborhood opposition, in violation of Article IX, Section II, Paragraph IV of the Georgia Constitution of 1983, as amended. Any conditions or other restrictions imposed on the Subject Property without the consent of the Applicant and Owner that do not serve to reasonably ameliorate the negative impacts of the development are invalid and void. As such, the Applicant and Owner reserve the right to challenge any such conditions or restrictions.

Finally, the Applicant and Owner assert that the Zoning Ordinance, Character Area Map, Future Development Map and Comprehensive Plan were not adopted in compliance with the laws or constitutions of the State of Georgia or of the United States, and a denial of the Applicant’s request based upon provisions illegally adopted will deprive the Applicant and Owners of due process under the law.

This Reservation constitutes an Ante Litem Notice pursuant to O.C.G.A. § 36-11-1, which places governing jurisdiction and all other agents of the Governing Jurisdiction, in their official and individual capacities, on notice of the Applicant’s intent to seek monetary damages and attorney’s fees against the Governing Jurisdiction for any rezoning action, zoning condition, illegal impact fee and any other unlawful restrictions and exactions that are imposed on the Subject Property and the Applicant.

This Reservation also constitutes an Ante Litem Notice pursuant to O.C.G.A. § 36-11-1, which places the Governing Jurisdiction and all other agents thereof on notice of the Applicant’s and owners’ intent to seek

monetary damages and attorney's fees against the Governing Jurisdiction and any party acting on its behalf for any rezoning action, zoning condition, illegal impact fee and any other unlawful restrictions and exactions that are imposed on the Subject Property, the Applicant and the owners.

By filing this Reservation, the Applicant reserves all rights and remedies available to it under the United States Constitution, the Georgia Constitution, all applicable federal, state, and local laws and ordinances, and in equity.

The Applicant and Owners respectfully request that the Application be approved as requested by the Applicant and in the manner shown on the Application, which is incorporated herein by reference. This Reservation forms an integral part of the Application, and we ask that this Reservation be included with the Applicant's other Application materials. The Applicant and owners reserve the right to amend and supplement this Reservation at any time.

Sincerely,



Ethan Underwood
Attorney for Applicant

J. Ethan Underwood
eunderwood@mhtlegal.com

LETTER OF INTENT REGARDING LAND USE APPLICATION

Applicant:	Sawnee Electric Membership Corporation
Subject Property:	Approximately 30.99 Acres Designated as Dawson County Tax Parcel(s): 115-004, 115-005, 115-005-001, 115-006, 115-007, & 115-008
Current Zoning:	C-HB – Commercial Highway Business & RA – Residential Exurban/Agricultural
Proposed Zoning:	C-IR – Commercial Industrial Restricted with Special Use Permit
Proposed Use:	Semi-Public Services
Application:	Zoning with Special Use Permit
ROW Access:	Carlisle Road
Governing Jurisdiction:	Dawson County

This statement is intended to comply with the application procedures established by the Land Use Resolution of Dawson County (the “Zoning Ordinance”), Dawson County Application for Rezoning, Use Permit, & Concurrent Variances, and other Dawson County Ordinances and Standards. The Applicant incorporates all statements made in the Application for Rezoning, Use Permit, & Concurrent Variances by the Applicant (the “Application”) as its letter of intent required by Dawson County.

The Applicant intends to develop the Subject Property for the Proposed Use, as more fully described in the Application, incorporated herein by this reference. Any zoning request, conditional use permit, and variance applications submitted concurrently with the Application are also incorporated herein by this reference. The zoning request, conditional use permit, and/or variance applications, along with all supplemental plans and documents are collectively referred to as the “Applicant’s Proposal.”

Specifically, the Applicant requests the following:

- 1) Rezoning from C-HB & RA to C-IR**
- 2) Special Use Permit for Semi-Public Services**

PROPOSED USE

The Applicant proposes to develop approximately 171,900 square feet of Semi-Public Services on the Subject Property. The Proposed Use will include 246 parking spaces.

The Applicant is a private utility services cooperative, that supplies electrical utilities services to a large area in Northeast Georgia. To facilitate its operations, the Applicant seeks to develop and operate a customer service and utility operations office with construction and maintenance staging areas. These



staging areas will include outside storage for fleet vehicles, electrical poles, transformers, and other equipment necessary for electrical utilities operations.

COMPREHENSIVE PLAN

The Dawson County Comprehensive Plan and the Future Development Map incorporated therein designates the Subject Property as located within the Commercial – Highway/Business Character Area. The Proposed Use conforms to the Comprehensive Plan in that it is located in an area with close proximity to arterial highways and adjacent access roads, which will serve as an employment center in an area with ample sewer capacity, with direct access to major arterials. The Applicant will provide adequate buffering and landscaping to provide suitable transitions to surrounding residential and agricultural uses.

IMPACT ON THE LOCAL POPULATION DENSITY PATTERN AND PUBLIC INFRASTRUCTURE

(A) Public Road System

Permanent access to the development will be from the ROW Access. All of the development's interior streets and driveways will be privately-owned and maintained.

Access and traffic are not anticipated to be a problem as traffic generated from the development will be minimal and the entrance will be at a location where sight distance is sufficient.

All curb cuts shall be coordinated and approved by Dawson County and acceleration and deceleration lanes will be installed as required by applicable standards. All streets and access drives within the development will be constructed to conform to Dawson County standards. Parking will be provided onsite as required by the Zoning Ordinance.

(B) County School System

As the Subject Property will be an industrial use, any increase to school population would be due to relocation of employees and their families to the Dawson County area.

(C) Water and Waste Water Systems

The development's water and sanitary sewage utilities will be provided by the Etowah Water & Sewer Authority as sanitary sewage treatment is available to serve the Subject Property.

(D) Utilities

With regard to public utilities, water, sanitary sewer, gas and electricity are available to be extended to the Subject Property. The impact on public utilities is anticipated to be minimal. The Applicant will install underground utility lines within the development to serve the project on an as-needed basis.



(E) Environmental Impact

The project should also have a minimal impact on the environment. There should be no negative impact on air quality. Drainage, soil erosion, and sedimentation controls will be extensively utilized on the site after obtaining all required approvals from all applicable regulatory authorities.

The Applicant will submit plans detailing the development for approval by the Dawson County Department of Planning and Development and all other appropriate governmental agencies, based upon conformity with applicable land use and development regulations.

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 Cumming (city), GA (state)

Michael A. Goodroe 07/26/21

Signature of Applicant

Date

Michael A. Goodroe

Sawnee Electric Membership Corporation

Printed Name

Name of Business

SUBSCRIBED AND SWORN BEFORE ME ON

THIS 26 DAY OF July, 2021

Tracy Ann Fisher Notary Public

My Commission Expires: 7/12/25



21 AUG 12 4:12 PM

2020 Property Tax Statement

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

Bill Number	Due Date	CURRENT YEAR DUE
2288	12/1/2020	\$0.00

Payment Good Through:

Map: 115 004

Last payment made on: 11/23/2020

Location: CARLISLE RD

CARLISLE PATSY

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

Thank you for the privilege to serve as your Tax Commissioner.
 Nicole Stewart

RETURN THIS FORM WITH PAYMENT

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



Scan this code with your mobile phone to view or pay this bill

Tax Payer: CARLISLE PATSY
Map Code: 115 004
Description: LL 500,501 LD 13-S
Location: CARLISLE RD
Bill Number: 2288
District: 1

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good Through	Exemptions
\$0.00	\$120,500.00	6.1	120500	12/1/2020	11/23/2020		

TAXING ENTITY	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX	120500	48200	0	48200	0	0	0	0
COUNTY M&O	120500	48200	0	48200	12.377	596.57	0	380.06
SALES TAX ROLLBACK	0	0	0	48200	-4.492	0	-216.51	0
SCHOOL M&O	120500	48200	0	48200	15.778	760.5	0	760.5
TOTALS					23.663	1,357.07	-216.51	1,140.56

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

NO PAYMENT CONTRACTS WILL BE ALLOWED.

Current Due:	\$1,140.56
Penalty:	\$0.00
Interest:	\$0.00
Other Fees:	\$0.00
Back Taxes:	\$0.00
Amount Paid:	\$1,140.56
TOTAL DUE:	\$0.00

2020 Property Tax Statement

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

Bill Number	Due Date	CURRENT YEAR DUE
2277	12/1/2020	\$0.00

Payment Good Through:

Map: 115 005

Last payment made on: 10/19/2020

Location: 530 CARLISLE RD

CARLISLE CATHERINE LEE & BILLY

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

Thank you for the privilege to serve as your Tax Commissioner.
 Nicole Stewart

RETURN THIS FORM WITH PAYMENT

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



Scan this code with your mobile phone to view or pay this bill

Tax Payer: CARLISLE CATHERINE LEE & BILLY
Map Code: 115 005
Description: LL 500 LD 13-S
Location: 530 CARLISLE RD
Bill Number: 2277
District: 1

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good Through	Exemptions
\$101,260.00	\$41,500.00	1.75	142760	12/1/2020	10/19/2020		

TAXING ENTITY	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX	142760	57104	0	57104	0	0	0	0
COUNTY M&O	142760	57104	0	57104	12.377	706.78	0	450.27
SALES TAX ROLLBACK	0	0	0	57104	-4.492	0	-256.51	0
SCHOOL M&O	142760	57104	0	57104	15.778	900.99	0	900.99
TOTALS					23.663	1,607.77	-256.51	1,351.26

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NO PAYMENT CONTRACTS WILL BE ALLOWED.

Current Due:	\$1,351.26
Penalty:	\$0.00
Interest:	\$0.00
Other Fees:	\$0.00
Back Taxes:	\$0.00
Amount Paid:	\$1,351.26
TOTAL DUE:	\$0.00

214612438

2020 Property Tax Statement

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

Bill Number	Due Date	CURRENT YEAR DUE
2278	12/1/2020	\$0.00

Payment Good Through:

Map: 115 005 001

Last payment made on: 10/19/2020

Location:

CARLISLE CATHERINE LEE & BILLY

Dear Taxpayer,
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Dawson County Tax Commissioner
 25 Justice Way, Suite 1222
 Dawsonville, GA 30534



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Tax Payer: CARLISLE CATHERINE LEE & BILLY
Map Code: 115 005 001
Description: LL 500 LD 13-S
Location:
Bill Number: 2278
District: 1

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good Through	Exemptions
\$26,300.00	\$75,000.00	3.21	101300	12/1/2020	10/19/2020		

TAXING ENTITY	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX	101300	40520	0	40520	0	0	0	0
COUNTY M&O	101300	40520	0	40520	12.377	501.52	0	319.5
SALES TAX ROLLBACK	0	0	0	40520	-4.492	0	-182.02	0
SCHOOL M&O	101300	40520	0	40520	15.778	639.32	0	639.32
TOTALS					23.663	1,140.84	-182.02	958.82

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

NO PAYMENT CONTRACTS WILL BE ALLOWED.

Current Due:	\$958.82
Penalty:	\$0.00
Interest:	\$0.00
Other Fees:	\$0.00
Back Taxes:	\$0.00
Amount Paid:	\$958.82
TOTAL DUE:	\$0.00

2020 Property Tax Statement

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

Bill Number	Due Date	CURRENT YEAR DUE
4766	12/1/2020	\$0.00

Payment Good Through:

Map: 115 006

Last payment made on: 11/23/2020

Location: 596 CARLISLE RD

EVERHART LYNN CARLISLE

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

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 Nicole Stewart

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



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Tax Payer: EVERHART LYNN CARLISLE
Map Code: 115 006
Description: LL 500 LD 13-S
Location: 596 CARLISLE RD
Bill Number: 4766
District: 1

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good Through	Exemptions
\$69,810.00	\$92,100.00	3.97	161910	12/1/2020	11/23/2020		

TAXING ENTITY	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX	161910	64764	0	64764	0	0	0	0
COUNTY M&O	161910	64764	0	64764	12.377	801.58	0	510.66
SALES TAX ROLLBACK	0	0	0	64764	-4.492	0	-290.92	0
SCHOOL M&O	161910	64764	0	64764	15.778	1021.85	0	1021.85
TOTALS					23.663	1,823.43	-290.92	1,532.51

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

NO PAYMENT CONTRACTS WILL BE ALLOWED.

Current Due:	\$1,532.51
Penalty:	\$0.00
Interest:	\$0.00
Other Fees:	\$0.00
Back Taxes:	\$0.00
Amount Paid:	\$1,532.51
TOTAL DUE:	\$0.00

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2020 Property Tax Statement

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

Bill Number	Due Date	CURRENT YEAR DUE
4767	12/1/2020	\$0.00

Payment Good Through:

Map: 115 007

Last payment made on: 11/23/2020

Location: 594 CARLISLE RD

EVERHART LYNN CARLISLE

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

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Nicole Stewart

RETURN THIS FORM WITH PAYMENT

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



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Tax Payer: EVERHART LYNN CARLISLE
Map Code: 115 007
Description: LL 500 LD 13-S
Location: 594 CARLISLE RD
Bill Number: 4767
District: 1

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good Through	Exemptions
\$22,200.00	\$23,900.00	1	46100	12/1/2020	11/23/2020		

TAXING ENTITY	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax	
STATE TAX	46100	18440	0	18440	0	0	0	0	
COUNTY M&O	46100	18440	0	18440	12.377	228.23	0	145.4	
SALES TAX ROLLBACK	0	0	0	18440	-4.492	0	-62.83	0	
SCHOOL M&O	46100	18440	0	18440	15.778	290.95	0	290.95	
TOTALS						23.663	519.18	-82.83	436.35

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

NO PAYMENT CONTRACTS WILL BE ALLOWED.

Current Due:	\$436.35
Penalty:	\$0.00
Interest:	\$0.00
Other Fees:	\$0.00
Back Taxes:	\$0.00
Amount Paid:	\$436.35
TOTAL DUE:	\$0.00

2020

2020 Property Tax Statement

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

Bill Number	Due Date	CURRENT YEAR DUE
8523	12/1/2020	\$0.00

Payment Good Through:

Map: 115 008

Last payment made on: 11/23/2020

Location: 644 CARLISLE RD

LIU SILIANG & JIE DONG

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

Thank you for the privilege to serve as your Tax Commissioner,
 Nicole Stewart

RETURN THIS FORM WITH PAYMENT

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



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Tax Payer: LIU SILIANG & JIE DONG
Map Code: 115 008
Description: LL 500,501 LD 13-S
Location: 644 CARLISLE RD
Bill Number: 8523
District: 1

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good Through	Exemptions
\$415,120.00	\$310,900.00	14.97	726020	12/1/2020	11/23/2020		

TAXING ENTITY	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX	726020	290408	0	290408	0	0	0	0
COUNTY M&O	726020	290408	0	290408	12.377	3594.38	0	2289.87
SALES TAX ROLLBACK	0	0	0	290408	-4.492	0	-1304.51	0
SCHOOL M&O	726020	290408	0	290408	15.778	4582.06	0	4582.06
TOTALS					23.663	8,176.44	-	6,871.93
								1,304.51

You can pay your bill in person, by mail, online at www.dawsoncountytax.com , or at the drop box in front of the courthouse at the crosswalk. If postmarked after December 1st, interest at a rate prescribed by law will be added monthly. An additional penalty as prescribed by law will be added every 120 days. If the bill is marked appealed, then this is only 85% of the total bill pending. NO PAYMENT CONTRACTS WILL BE ALLOWED.	Current Due:	\$6,871.93
	Penalty:	\$0.00
	Interest:	\$0.00
	Other Fees:	\$0.00
	Back Taxes:	\$0.00
	Amount Paid:	\$6,871.93
	TOTAL DUE:	\$0.00



Summary

Parcel Number 115 005
 Location Address 530 CARLISLE RD
 Legal Description LL 500 LD 13-S
 (Note: Not to be used on legal documents)
 Class R4-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Tax District UNINCORPORATED (District 01)
 Millage Rate 23.663
 Acres 1.75
 Neighborhood RL-ST - Kilough (318000)
 Homestead Exemption No (S0)
 Landlot/District 500 /

[View Map](#)



Owner

[CARLISLE CATHERINE LEE & BILLY](#)

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	7	1.75

Residential Improvement Information

Style One Family (Detached)
 Heated Square Feet 2052
 Interior Walls Sheetrock
 Exterior Walls Wood/Cedar
 Foundation Masonry/Crawl
 Attic Square Feet 304 - 100% Finished
 Basement Square Feet 0
 Year Built 1993
 Roof Type Metal
 Flooring Type Carpet/Vinyl/Linoleum
 Heating Type Central Heat/AC
 Number Of Rooms 0
 Number Of Bedrooms 0
 Number Of Full Bathrooms 2
 Number Of Half Bathrooms 0
 Number Of Plumbing Extras 3
 Value \$85,800
 Condition Average
 House Address 530 CARLISLE RD

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Garage: with UAT	1995	24x28 / 672	1	\$8,600
Paving: Concrete	1993	20x50 / 0	0	\$1,400
Homesite Imp: 3 Avg	1993	1x0 / 1	1	\$5,000
Storage Building: Frame	1993	12x12 / 144	1	\$480
Lean-To: No-Slab	1991	10x12 / 120	1	\$480

Permits

Permit Date	Permit Number	Type
03/04/2014	8009	ELECTRIC

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
3/23/2009	903 331		\$0	Quitclaim (non ALT)	CARLISLE CATHERINE LEE	CARLISLE CATHERINE LEE & BILLY
9/28/1990	18 136	10 139	\$0	Fire Sale		CARLISLE CATHERINE L
10/16/1980	53 425		\$0	Fire Sale		CARLISLE BILLY

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Valuation

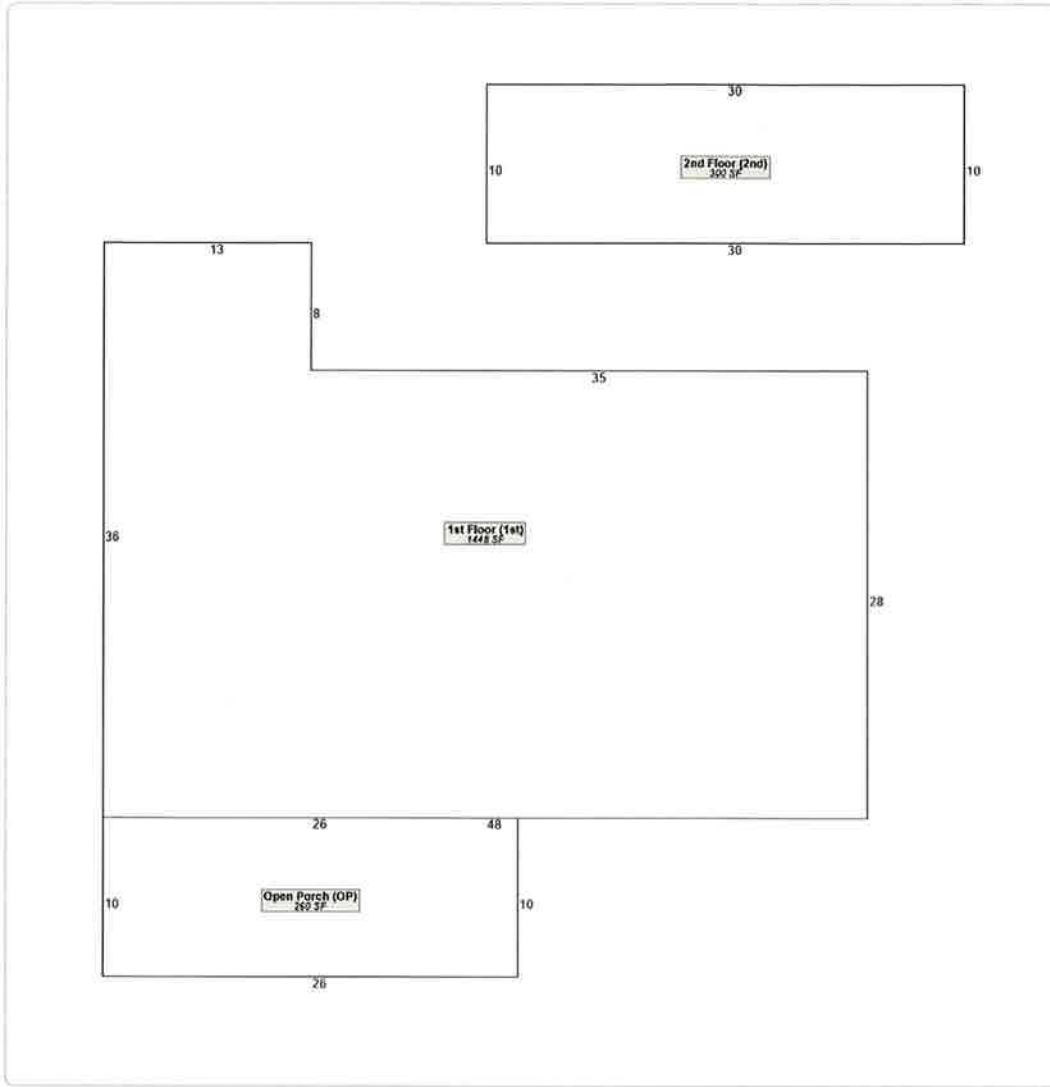
	2021	2020	2019	2018	2017
Previous Value	\$142,760	\$131,060	\$131,060	\$115,965	\$111,420
Land Value	\$38,700	\$41,500	\$41,500	\$41,500	\$37,711
+ Improvement Value	\$85,800	\$85,300	\$73,600	\$73,600	\$61,346
+ Accessory Value	\$15,960	\$15,960	\$15,960	\$15,960	\$16,908
= Current Value	\$140,460	\$142,760	\$131,060	\$131,060	\$115,965

Photos



Sketches

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No data available for the following modules: Land, Conservation Use Rural Land, Commercial Improvement Information, Mobile Homes, Prebill Mobile Homes.

The Dawson County Assessor makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change.

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Summary

Parcel Number 115 005 001
 Location Address
 Legal Description LL 500 LD 13-S
 Class R4-Residential
 Tax District UNINCORPORATED (District 01)
 Millage Rate 23.663
 Acres 3.21
 Neighborhood RL-ST - Kilough (318000)
 Homestead Exemption No (50)
 Landlot/District 500 /

[View Map](#)



Owner

[CARLISLE CATHERINE LEE & BILLY](#)

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	3	1.36
RUR	Small Parcels	Rural	7	1.85

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Carport: Pre-Fab No Slab	2015	35x26 / 0	0	\$1,400
Canopy: W/Slab	2011	20x48 / 0	0	\$9,800
Paving: Concrete	2006	10x150 / 0	0	\$3,900
Homesite Imp: 3 Avg	2003	1x1 / 1	0	\$5,000
Garage: Pre-Fab Metal	1995	22x25 / 0	0	\$6,200

Prebill Mobile Homes

Account Number	Owner	Lot Number	Year Built	Manufacturer	Model	Width x Length
3078	CARLISLE CATHERINE LEE & BILLY		2015	BONANZA	SUMMIT	24x44

Permits

Permit Date	Permit Number	Type
08/14/2015	9093	MOBILE HOME
09/08/2011	6549	STORAGE SHED

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
3/23/2009	903 331		\$0	Quitclaim (non ALT)	CARLISLE CATHERINE LEE & BILLY	CARLISLE CATHERINE LEE & BILLY
12/13/2002	482 216	57 21	\$0	Gift	CARLISLE CATHERINE LEE	CARLISLE CATHERINE LEE & BILLY

Valuation

	2021	2020	2019	2018	2017
Previous Value	\$101,300	\$101,300	\$101,300	\$77,645	\$77,645
Land Value	\$69,100	\$75,000	\$75,000	\$75,000	\$61,130
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$26,300	\$26,300	\$26,300	\$26,300	\$16,515
= Current Value	\$95,400	\$101,300	\$101,300	\$101,300	\$77,645

Photos





No data available for the following modules: Land, Conservation Use Rural Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Sketches.

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Summary

Parcel Number 115 006
 Location Address 596 CARLISLE RD
 Legal Description LL 500 LD 13-S
 (Note: Not to be used on legal documents)
 Class R4-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Tax District UNINCORPORATED (District 01)
 Millage Rate 23.663
 Acres 3.96
 Neighborhood RL-ST - Kilough (318000)
 Homestead Exemption No (S0)
 Landlot/District N/A

[View Map](#)



Owner

[EVERHART LYNN CARLISLE](#)

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	3	0.53
RUR	Small Parcels	Rural	6	0.31
RUR	Small Parcels	Rural	7	3.12

Residential Improvement Information

Style One Family (Detached)
 Heated Square Feet 1800
 Interior Walls Sheetrock
 Exterior Walls Masonite/Asbestos Sidng
 Foundation Basement
 Attic Square Feet 0
 Basement Square Feet 1800 - 100% Finished
 Year Built 1994
 Roof Type Asphalt Shingles
 Flooring Type Carpet/Vinyl/Linolm
 Heating Type No Heat/Spce Heatr
 Number Of Rooms 0
 Number Of Bedrooms 0
 Number Of Full Bathrooms 1
 Number Of Half Bathrooms 0
 Number Of Plumbing Extras 0
 Value \$63,700
 Condition Poor
 House Address 596 CARLISLE RD

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Storage Building: Frame	2000	10x8 / 0	0	\$410
Homesite Imp: 3 Avg	1994	1x0 / 1	1	\$5,000
Barn	1970	28x20 / 0	0	\$0
Barn	1970	20x10 / 0	0	\$0

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
9/25/1987	103 252	10 139	\$0	Fire Sale		BENNETT LYNN CARLISL
3/17/1981	55 155		\$0	Fire Sale		CARLISE BENNY W
10/18/1980	53 429		\$0	Fire Sale		ALLEN LYNN

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Valuation

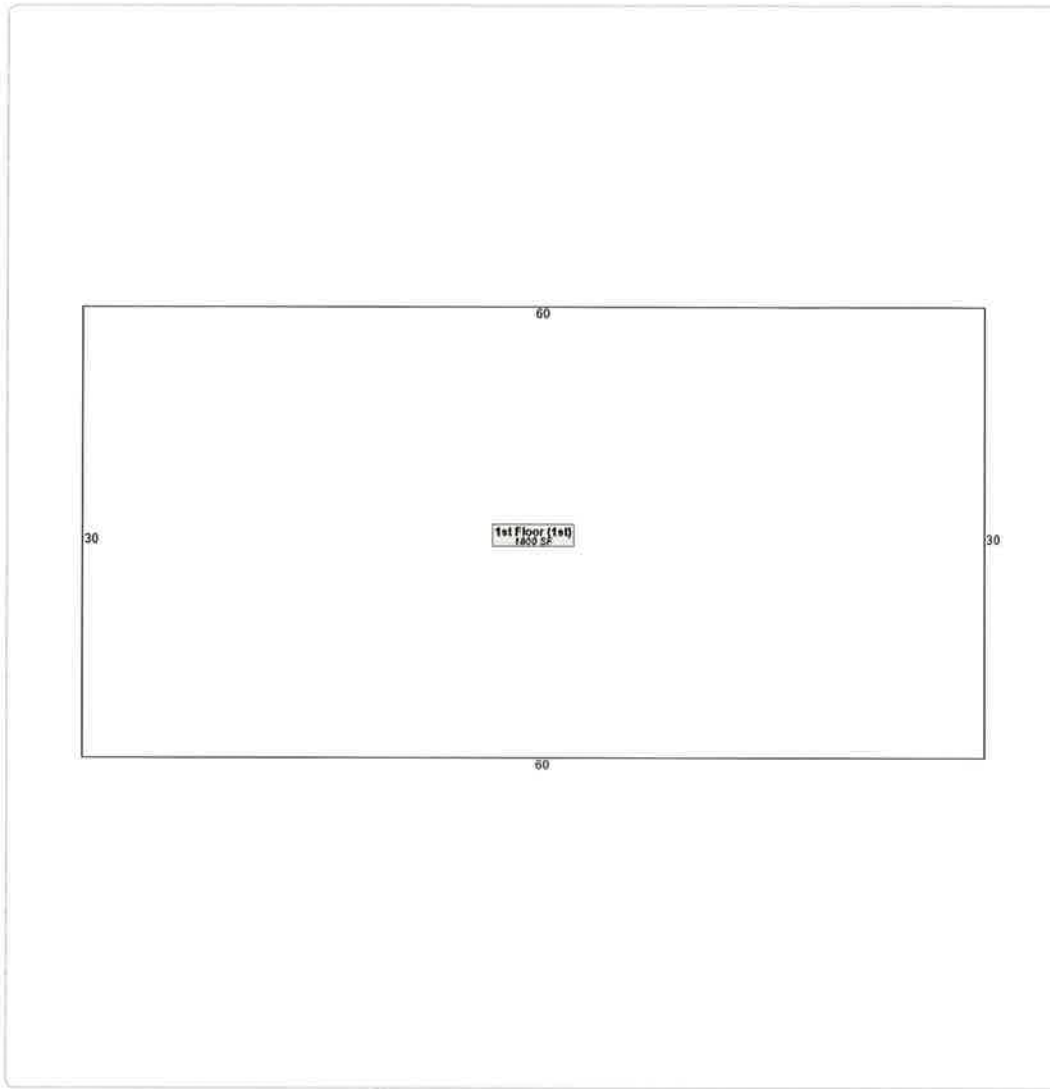
	2021	2020	2019	2018	2017
Previous Value	\$161,910	\$155,410	\$155,410	\$109,839	\$106,521
Land Value	\$84,100	\$92,100	\$92,100	\$92,100	\$70,426
+ Improvement Value	\$63,700	\$64,400	\$57,900	\$57,900	\$36,427
+ Accessory Value	\$5,410	\$5,410	\$5,410	\$5,410	\$2,986
= Current Value	\$153,210	\$161,910	\$155,410	\$155,410	\$109,839

Photos



Sketches

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No data available for the following modules: Land, Conservation Use Rural Land, Commercial Improvement Information, Mobile Homes, Prebill Mobile Homes, Permits.

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Summary

Parcel Number 115 007
 Location Address 594 CARLISLE RD
 Legal Description LL 500 LD 13-S
 (Note: Not to be used on legal documents)
 Class R4-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Tax District UNINCORPORATED (District 01)
 Millage Rate 23.663
 Acres 1
 Neighborhood RL-ST - Kilough (318000)
 Homestead Exemption No (S0)
 Landlot/District N/A

[View Map](#)



Owner

[EVERHART LYNN CARLISLE](#)

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	3	0.77
RUR	Small Parcels	Rural	7	0.23

Mobile Homes

Style	Manufacturer	Model	Year Built	Width Length	Serial Number	Condition	Value
Mobile Homes	HORTON	* GD	1996	27 x 68	H139104GL&R	Average	\$18,350

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Storage Building: Frame	2000	8x10 / 0	0	\$510
Storage Building: Frame	1999	8x10 / 0	0	\$490
Carpport: Pre-Fab No Slab	1998	20x20 / 0	0	\$350
Homesite Imp: 2 Fair	1996	0x0 / 1	1	\$2,500

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
2/4/2008	851 358		\$0	Title	PAINTER NINA & CARLISLE WILLIE	EVERHART LYNN CARLISLE
10/1/1996	53 4 29	10 1 39	\$0	Estate (non ALT)	ALLEN LYNN CARLISLE	PAINTER NINA
3/17/1981	55 1 32		\$0	Fire Sale	PAINTER NINA	CARLISLE WILLIE &
10/4/1980	53 2 49		\$0	Fire Sale	CARLISLE WILLIE &	ALLEN LYNN CARLISLE

Valuation

	2021	2020	2019	2018	2017
Previous Value	\$46,100	\$46,100	\$46,800	\$72,221	\$72,221
Land Value	\$22,400	\$23,900	\$23,900	\$23,900	\$22,836
+ Improvement Value	\$18,350	\$18,350	\$18,350	\$19,050	\$45,062
+ Accessory Value	\$3,850	\$3,850	\$3,850	\$3,850	\$4,323
= Current Value	\$44,600	\$46,100	\$46,100	\$46,800	\$72,221

Photos

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No data available for the following modules: Land, Conservation Use Rural Land, Residential Improvement Information, Commercial Improvement Information, Prebill Mobile Homes, Permits, Sketches.

The Dawson County Assessor makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change.

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 Schneider
GEOSPATIAL

Version 2.3.133

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Summary

Parcel Number 115 008
 Location Address 644 CARLISLE RD
 Legal Description LL 500,501 LD 13-5
 (Note: Not to be used on legal documents)
 Class A4-Agricultural
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Tax District UNINCORPORATED (District 01)
 Millage Rate 23.663
 Acres 14.96
 Neighborhood RL-ST - Kilough (318000)
 Homestead Exemption No (S0)
 Landlot/District N/A

[View Map](#)



Owner

JIE DONG
:
(

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	4	3.1
RUR	Small Parcels	Rural	6	3.97
RUR	Small Parcels	Rural	9	0.54
RUR	Small Parcels	Rural	3	1.09
RUR	Small Parcels	Rural	6	2.34
RUR	Small Parcels	Rural	7	3.42
RUR	Small Parcels	Rural	8	0.5

Residential Improvement Information

Style One Family (Detached)
 Heated Square Feet 2049
 Interior Walls Sheetrock
 Exterior Walls Wood/Cedar
 Foundation Basement
 Attic Square Feet 0
 Basement Square Feet 1912 Unfinished
 Year Built 1985
 Roof Type Asphalt Shingles
 Flooring Type Carpet/Hrdwd/Tile
 Heating Type Central Heat/AC
 Number Of Rooms 5
 Number Of Bedrooms 3
 Number Of Full Bathrooms 2
 Number Of Half Bathrooms 0
 Number Of Plumbing Extras 3
 Value \$184,700
 Condition Average
 Fireplaces\Appliances Pre-fab 1 sty 1 Box 1
 Const 1 sty 2 Box 1

Style One Family (Detached)
 Heated Square Feet 2363
 Interior Walls Sheetrock
 Exterior Walls Vinyl Siding
 Foundation Basement
 Attic Square Feet 0
 Basement Square Feet 2363 Unfinished
 Year Built 1997
 Roof Type Architectural Shingles
 Flooring Type Carpet/Hrdwd/Tile
 Heating Type Central Heat/AC
 Number Of Rooms 5
 Number Of Bedrooms 3
 Number Of Full Bathrooms 2
 Number Of Half Bathrooms 0
 Number Of Plumbing Extras 3
 Value \$211,800
 Condition Average

SCHNEIDER CORP

Fireplaces\Appliances Pre-fab 1 sty 1 Box 1
 House Address 606 Carlisle

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Storage Building: Frame	2000	8x28 / 0	0	\$1,400
Paving: Concrete	1997	0x0 / 1300	0	\$2,400
Homesite Imp: 2 Fair	1997	1x0 / 1	1	\$2,500
Pool: Gunite	1985	0x0 / 900	0	\$5,400
Pool House/Bath House	1985	20x30 / 0	0	\$9,200
Paving: Concrete	1985	30x30 / 0	0	\$720
Homesite Imp: 3 Avg	1985	1x0 / 1	1	\$5,000

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
8/25/2020	1440 626	8 185	\$0	Quitclaim (non ALT)	LIU SILIANG & JIE DONG	JIE DONG
6/9/2017	1246 81	8 185	\$749,400	Fair Market Sale (Improved)	BOJARSKI JANICE MARIE	LIU SILIANG & JIE DONG
5/16/2009	923 1		\$0	Fair Market Sale (Improved)	BOJARSKI J V	BOJARSKI JANICE MARIE
2/12/2004	578 395	8 155	\$0	Quitclaim (non ALT)	BOJARSKI JOSEPH V	BOJARSKI J V
11/21/2003	564 196	8 155	\$0	Corrective Deed	BOJARSKI J V	BOJARSKI JOSEPH V
3/19/1982	60 116		\$20,000	Fair Market Sale (Improved)		BOJARSKI J V
6/9/1980	57 733		\$0	Fire Sale		INGRAM EUNICE MAE C

Valuation

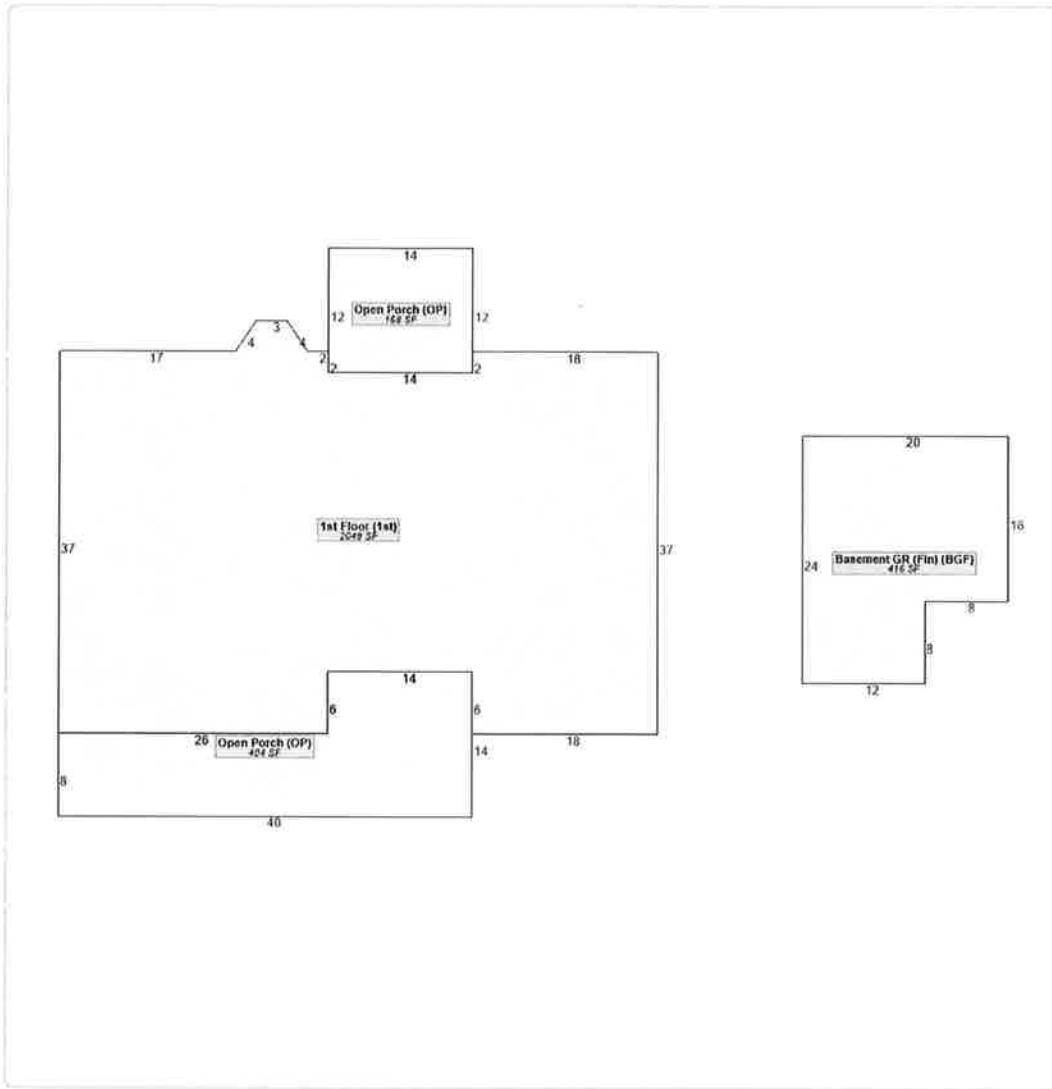
	2021	2020	2019	2018	2017
Previous Value	\$726,020	\$698,020	\$698,020	\$500,380	\$502,002
Land Value	\$253,900	\$310,900	\$310,900	\$310,900	\$215,531
+ Improvement Value	\$396,500	\$388,500	\$360,500	\$360,500	\$265,153
+ Accessory Value	\$26,620	\$26,620	\$26,620	\$26,620	\$20,180
= Current Value	\$677,020	\$726,020	\$698,020	\$698,020	\$500,864
10 Year Land Covenant (Agreement Year / Value)				2009 / \$14,673	2009 / \$13,182

Photos

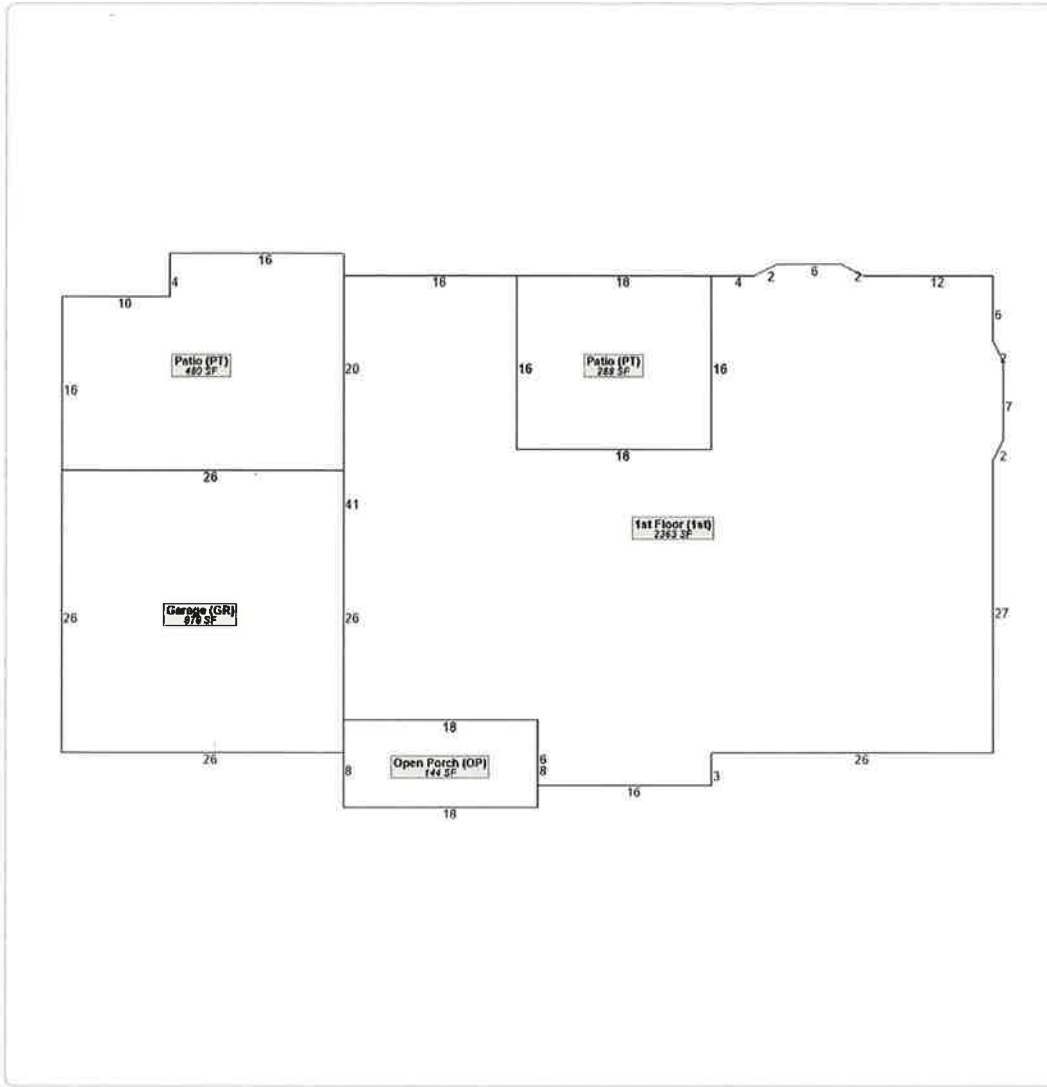


Sketches





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Version 2.3.133

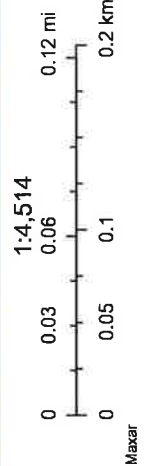
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Dawson County

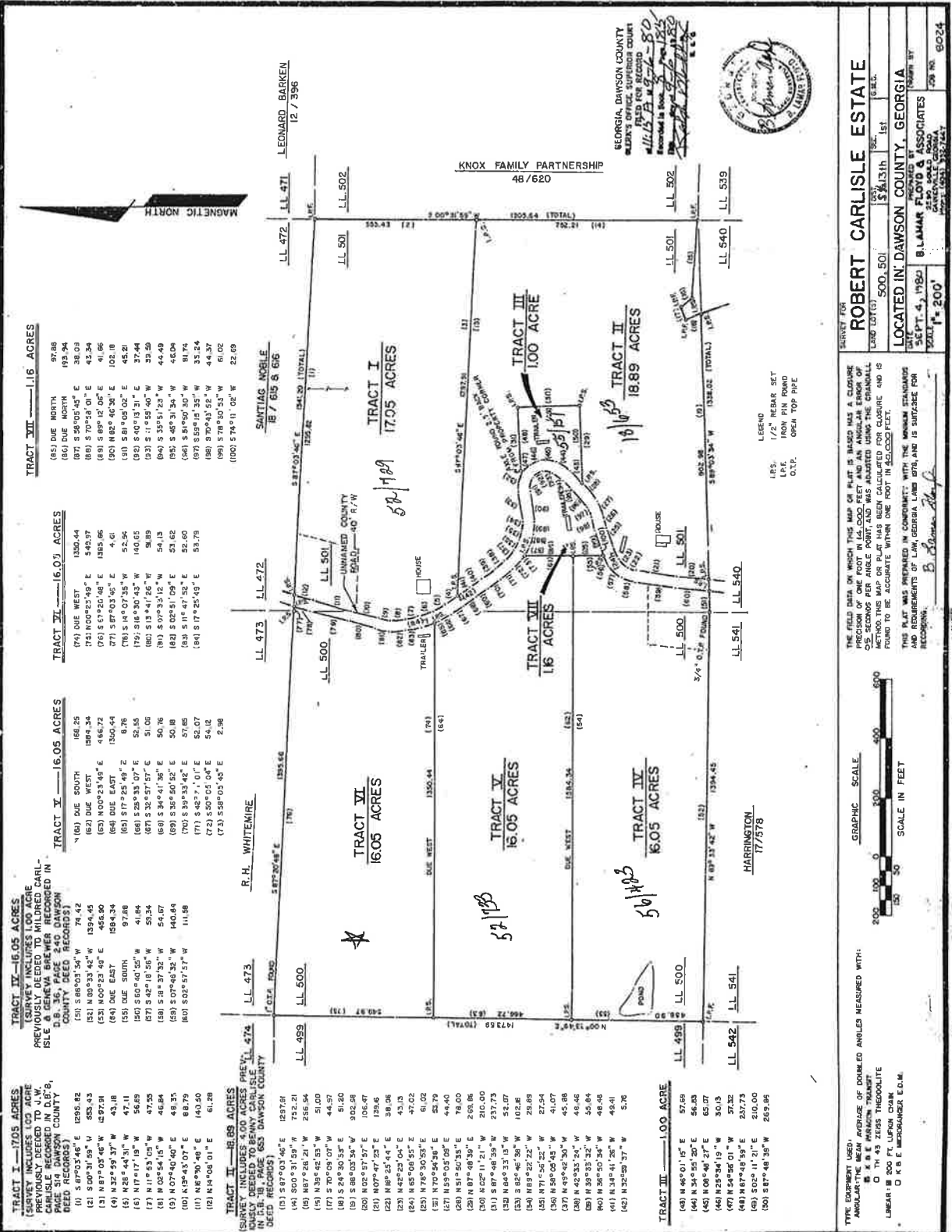


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- Energov Layers - Parcels
- C-HB
- C-PCD
- Energov Layers - Zoning
- RA
- C-IR



8/185



ROBERT CARLISLE ESTATE
 LOCATED IN: DAWSON COUNTY, GEORGIA
 B.LAMAR FLOYD & ASSOCIATES
 2125 BROAD ROAD
 SUITE 1001
 ATLANTA, GA 30329
 PHONE 404.525.1234

THE FIELD DATA FOR WHICH THIS MAP OR PLAN IS BASED WAS A SURVEY
 PRECISION OF ONE FOOT IN 142,000 FEET AND AN ANGULAR ERROR OF
 0.5 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE CRANDALL
 METHOD. THIS MAP OR PLAN HAS BEEN CALCULATED FOR CLUTURE, AND IS
 FOUND TO BE ACCURATE WITHIN ONE FOOT IN 142,000 FEET.
 THIS PLAN WAS PREPARED IN COMPLIANCE WITH THE MINIMUM STANDARDS
 AND REQUIREMENTS OF LAW, GEORGIA LAND SURVEYING IS SUBJECT FOR
 RECORD.



TYPE SURVEY USED:
 ANGLE: THE NEAR ANGLE OF DOUBLE ANGLE MEASURED WITH:
 X X X PARAGON TRANSIT
 O TH 43 ZERO THEODOLITE
 LINEAR: 1/8" = 200 FT. LUPON CHAIN
 U R G E MEASUREMENT E.C.M.

GEORGIA, DAWSON COUNTY
 CLERK'S OFFICE, SUPERIOR COURT
 FILED FOR RECORD
 11/15/18
 BY: [Signature]



KNOX FAMILY PARTNERSHIP
 48/620

LEONARD BARKEN
 12 / 3956

SANTING NOBLE
 18 / 85 & 616

R. H. WHITEHIRE
 5/27/2018

LEGEND
 LBS. 1/8" NEAR SET
 L.P.E. IRON PIN ROUND
 O.T.P. OPEN TOP PIPE

TRACT VII — 11.6 ACRES
 (65) DUE NORTH 97.86
 (66) DUE NORTH 95.94
 (67) S 26°05'45" E 42.34
 (68) S 70°31'01" E 41.66
 (69) S 89°12'06" E 102.18
 (70) N 86°20'32" E 45.21
 (71) S 81°01'51" E 39.50
 (72) S 11°45'40" W 46.40
 (73) S 35°51'23" W 46.04
 (74) S 46°31'34" W 81.74
 (75) S 89°03'46" W 33.24
 (76) S 70°43'52" W 44.37
 (77) S 78°50'53" W 61.02
 (78) S 74°51'01" W 22.69

TRACT VI — 16.05 ACRES
 (79) DUE WEST 150.44
 (80) S 89°03'46" E 150.44
 (81) S 89°03'46" E 150.44
 (82) S 89°03'46" E 150.44
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TRACT V — 16.05 ACRES
 (101) DUE SOUTH 166.25
 (102) DUE WEST 166.25
 (103) S 89°03'46" E 166.25
 (104) S 89°03'46" E 166.25
 (105) S 89°03'46" E 166.25
 (106) S 89°03'46" E 166.25
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 (117) S 89°03'46" E 166.25
 (118) S 89°03'46" E 166.25
 (119) S 89°03'46" E 166.25
 (120) S 89°03'46" E 166.25

TRACT IV — 16.05 ACRES
 (SURVEY INCLUDES 1.00 ACRE
 PREVIOUSLY SURVEYED BY
 G.S.E. GENEVA BREWER RECORDED IN
 D.B. 36, PAGE 240 DAWSON
 COUNTY DEED RECORDS)
 (1) S 89°03'46" W 74.42
 (2) S 89°03'46" E 139.45
 (3) S 89°03'46" E 139.45
 (4) DUE EAST 166.25
 (5) DUE WEST 166.25
 (6) S 89°03'46" E 166.25
 (7) S 89°03'46" E 166.25
 (8) S 89°03'46" E 166.25
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 (14) S 89°03'46" E 166.25
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 (16) S 89°03'46" E 166.25
 (17) S 89°03'46" E 166.25
 (18) S 89°03'46" E 166.25
 (19) S 89°03'46" E 166.25
 (20) S 89°03'46" E 166.25

TRACT III — 1.00 ACRE
 (43) N 46°01'15" E 57.69
 (44) N 34°51'20" E 56.83
 (45) N 08°46'27" E 65.07
 (46) N 25°54'19" W 30.13
 (47) N 54°56'01" W 37.32
 (48) N 67°48'59" E 33.73
 (49) S 02°11'21" E 210.00
 (50) S 87°48'38" W 265.95

TRACT II — 18.89 ACRES
 (SURVEY INCLUDES 4.00 ACRES PREVIOUSLY
 SURVEYED BY BENNY CARLISLE
 RECORDED IN D.B. 36, PAGE 240
 DAWSON COUNTY DEED RECORDS)
 (1) S 89°03'46" E 129.82
 (2) S 89°03'46" E 129.82
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