

DAWSON COUNTY REZONING APPLICATION

This portion to be completed by Zoning Administrator

ZA 21-19 Tax Map & Parcel # (TMP): 094-053
Submittal Date: 8/25/21 Time: 1:11pm am/pm Received by: mbh (staff initials)
Fees Assessed: 300.00 Paid: check Commission District: 2
Planning Commission Meeting Date: October 19, 2021
Board of Commissioners Meeting Date: November 18, 2021

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Tony Singleton
Address: _____

Phone: Listed Unlisted mail: Business Personal

Status: Owner Authorized Agent Lessee Option to purchase

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

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

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

Meeting Date: _____ Applicant Signature: Tony Singleton

PROPERTY OWNER/PROPERTY INFORMATION

Name: Tony Singleton

Street Address of Property being rezoned: 529 Reeves Road Dawsonville GA 30534

Rezoning from: RSR to: RSRMM Total acreage being rezoned: 7.26 Acres
Directions to Property (if no address): 529 Reeves Road Dawsonville GA

21 AUG 25 12:38 PM

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

Current Use of Property: Single Family Residences

Any prior rezoning requests for property? n/a 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 RSR South R-A & RSR East RSR West R-A

Future Land Use Map Designation: RSR

Access to the development will be provided from:

Road Name: Reeves Rd. Type of Surface: Asphalt

REQUESTED ACTION & DETAILS OF PROPOSED USE

Rezoning to: RSRMM Special Use Permit for: _____

Proposed Use: _____

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: _____ No. of Parking Spaces: _____



APPLICANT CERTIFICATION

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

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

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

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

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

Signature Jay Taylor

Date 8-25-21

Witness Margaret A. Stearn

Date 8-25-21

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
DAWSON COUNTY, GEORGIA

ZA _____

TMP#: _____

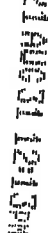
List of Adjacent Property Owners

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>091141</u>	1. Bobby Joe & Kevin Corcoran	
TMP <u>094054</u>	2. Mark Byrd	
TMP <u>0941070</u>	3. Marcus C Byrd	
TMP <u>094053004</u>	4. Susan & Michael Wright	
TMP _____	5. James Reeves (Across the street)	
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.



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: Tony Singleton

Applicant Printed Name: Tony Singleton

Application Number: _____

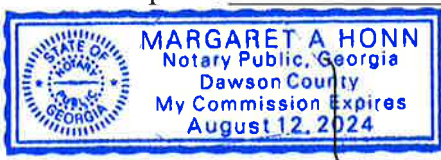
Date Signed: 8-25-21

Sworn and subscribed before me

this 25th day of August, 2021.

Margaret A Honn
Notary Public

My Commission Expires: _____



{
Notary Public Seal
}

2021 AUG 25 PM 4:24

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.

2025

PROPERTY OWNER AUTHORIZATION

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

529 Reeves Road Dawsonville GA 30534.

Parcel # 094053 - Legal Description LL 646 647 LD4.
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: Tony Singleton

Signature of applicant or agent: Tony Singleton Date: 8-25-21

Printed Name of Owner(s): Tony Singleton

Signature of Owner(s): Tony Singleton Date: 8-25-21

Mailing address: _____

City, State, Zip: _____

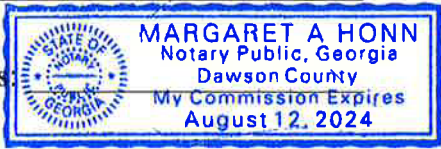
Telephone Number: Listed _____
 Unlisted _____

Sworn and subscribed before me this 25th day of August, 2021.

Margaret A Honn

Notary Public

My Commission Expires:



{Notary Seal}

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

2021 12 15 PM

DRI INFORMATION

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

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

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

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

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

✓ 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), GA (state)

Tony Singleton
Signature of Applicant

8-25-21
Date

Tony Singleton
Printed Name

TONY SINGLETON
Name of Business

SUBSCRIBED AND SWORN BEFORE ME ON
THIS 25th DAY OF August, 2021

Margaret A Honn Notary Public

My Commission Expires EMERSON
Notary Public, Georgia
Dawson County
My Commission Expires
August 12, 2024

This affidavit is a State of Georgia requirement that must be completed for initial applications and renewal applications for public benefits as referenced in O.C.G.A § 50-36-1(a)(3). The person who has made application for access to public benefits on behalf of an individual, business, corporation, partnership or other private entity must complete and sign the affidavit and provide a secure and verifiable document.

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

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

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

2025

APPROVED FOR RECORDING
 7-11-85
 DAVID TURNER & GRADY W. TURNER
 REGISTERED PROFESSIONAL SURVEYORS
 1000 W. BROAD ST., SUITE 100
 ATLANTA, GEORGIA 30309

SURVEYOR'S CERTIFICATION
 WE HEREBY CERTIFY THAT WE HAVE PERSONALLY EXAMINED THE ORIGINAL SURVEY INSTRUMENTS AND THE FIELD NOTES AND THAT THE SAME ACCURATELY REPRESENT THE ACTUAL SURVEY MADE BY US OR UNDER OUR CLOSE PERSONAL SUPERVISION AND THAT WE ARE NOT AWARE OF ANY FACTS OR CIRCUMSTANCES WHICH WOULD CAUSE US TO QUESTION THE ACCURACY OF THE SAME AS SET FORTH IN THE ABOVE INSTRUMENTS AND THAT WE ARE NOT AWARE OF ANY FACTS OR CIRCUMSTANCES WHICH WOULD CAUSE US TO QUESTION THE ACCURACY OF THE SAME AS SET FORTH IN THE ABOVE INSTRUMENTS.

GENERAL NOTES
 1. THIS SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACT OF 1909 AND THE RULES AND REGULATIONS THEREUNDER.
 2. THE SURVEY WAS MADE BY MEASUREMENT OF DISTANCES AND ANGLES AND BY THE USE OF A TRANSIT AND A LEVEL.
 3. THE SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACT OF 1909 AND THE RULES AND REGULATIONS THEREUNDER.
 4. THE SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACT OF 1909 AND THE RULES AND REGULATIONS THEREUNDER.
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 7. THE SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACT OF 1909 AND THE RULES AND REGULATIONS THEREUNDER.
 8. THE SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACT OF 1909 AND THE RULES AND REGULATIONS THEREUNDER.
 9. THE SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACT OF 1909 AND THE RULES AND REGULATIONS THEREUNDER.
 10. THE SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACT OF 1909 AND THE RULES AND REGULATIONS THEREUNDER.

PLAT REFERENCE
 1. PLAT 1147 FOR HICKORY CREEK SUBDIVISION, BY APPALACHIAN SURVEYING CO., INC., 1954, AS RECORDED IN PLAT BOOK NO. 1147, PAGE 111 IN DANFORD COUNTY COURT HOUSE (BOOK 13 1075)
 2. PLAT FOR BUCKINGHAM SUBDIVISION, BY FAYE & COMPANY, DATED FEBRUARY 28, 1954, AS RECORDED IN PLAT BOOK NO. 52, PAGE 89, IN DANFORD COUNTY COURT HOUSE (BOOK 13 1075)
 3. PLAT FOR BUCKINGHAM SUBDIVISION, BY FAYE & COMPANY, DATED FEBRUARY 28, 1954, AS RECORDED IN PLAT BOOK NO. 52, PAGE 89, IN DANFORD COUNTY COURT HOUSE (BOOK 13 1075)



APPROVED FOR RECORDING
 7-11-85
 DAVID TURNER & GRADY W. TURNER
 REGISTERED PROFESSIONAL SURVEYORS
 1000 W. BROAD ST., SUITE 100
 ATLANTA, GEORGIA 30309

N/F
 EDNA SHELTON REEVES
 DB 1167, PG 504
 ZONED RSR

N/F
 MICHAEL TURNER,
 DAVID TURNER &
 GRADY W. TURNER
 DB 1205, PG 74
 ZONED RSR

N/F
 MARK BYRD
 DB 1922, PG 593
 PB3L, PG 89
 ZONED RSR

N/F
 JAMES C. REEVES
 DB 60, PG 789
 ZONED R-A

N/F
 JOHNNY SINGLETON
 & LARREN SINGLETON
 DB 703, PG 602
 PB 57, PG 89
 ZONED RSR

N/F
 KEVIN CORCORAN
 & BOB CORCORAN
 DB 271, PG 58
 ZONED RSR

TRACT 1A CALL TABLE

Line	Length	Bearing	Area
1	100.00	N 00° 00' 00" E	100.00
2	100.00	E 00° 00' 00" S	100.00
3	100.00	S 00° 00' 00" W	100.00
4	100.00	W 00° 00' 00" N	100.00
5	100.00	N 00° 00' 00" E	100.00

TRACT 2A CALL TABLE

Line	Length	Bearing	Area
1	100.00	N 00° 00' 00" E	100.00
2	100.00	E 00° 00' 00" S	100.00
3	100.00	S 00° 00' 00" W	100.00
4	100.00	W 00° 00' 00" N	100.00
5	100.00	N 00° 00' 00" E	100.00

TRACT 3A CALL TABLE

Line	Length	Bearing	Area
1	100.00	N 00° 00' 00" E	100.00
2	100.00	E 00° 00' 00" S	100.00
3	100.00	S 00° 00' 00" W	100.00
4	100.00	W 00° 00' 00" N	100.00
5	100.00	N 00° 00' 00" E	100.00

TRACT 4A CALL TABLE

Line	Length	Bearing	Area
1	100.00	N 00° 00' 00" E	100.00
2	100.00	E 00° 00' 00" S	100.00
3	100.00	S 00° 00' 00" W	100.00
4	100.00	W 00° 00' 00" N	100.00
5	100.00	N 00° 00' 00" E	100.00

TRACT 5A CALL TABLE

Line	Length	Bearing	Area
1	100.00	N 00° 00' 00" E	100.00
2	100.00	E 00° 00' 00" S	100.00
3	100.00	S 00° 00' 00" W	100.00
4	100.00	W 00° 00' 00" N	100.00
5	100.00	N 00° 00' 00" E	100.00

LEGEND
 1. BOUNDARY SURVEY
 2. EASEMENT
 3. RIGHT OF WAY
 4. UNDEVELOPED LAND
 5. DEVELOPED LAND
 6. WATER COURSE
 7. ROAD
 8. FENCE
 9. UTILITY LINE
 10. SURVEY POINT
 11. CORNER MARKER
 12. ADJACENT PROPERTY
 13. ADJACENT ROAD
 14. ADJACENT WATER COURSE
 15. ADJACENT FENCE
 16. ADJACENT UTILITY LINE
 17. ADJACENT SURVEY POINT
 18. ADJACENT CORNER MARKER
 19. ADJACENT PROPERTY
 20. ADJACENT ROAD
 21. ADJACENT WATER COURSE
 22. ADJACENT FENCE
 23. ADJACENT UTILITY LINE
 24. ADJACENT SURVEY POINT
 25. ADJACENT CORNER MARKER



563,186 Sq. Ft. 12.929 Acres
 9,202 Sq. Ft. 0.211 Acres
 1,996 Sq. Ft. 0.046 Acres
TOTAL AREA 574,384 Sq. Ft. 13.186 Acres

Trail and Son, Inc.
 LAND PLANNING & SURVEYING
 1000 W. BROAD ST., SUITE 100
 ATLANTA, GEORGIA 30309
 PHONE: (404) 525-1100 FAX: (404) 525-1101

DATE	PROJECT	BY	CHECKED
8-11-85	BOUNDARY SURVEY FOR JOHNNY SINGLETON	DAVID TURNER	GRADY W. TURNER

BOUNDARY SURVEY FOR JOHNNY SINGLETON
 LAND LOT 646 - 4TH DISTRICT - 1ST SECTION
 DANFORD COUNTY, GEORGIA

2020 Property Tax Statement

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

MAKE CHECK OR MONEY ORDER PAYABLE TO:
 Dawson County Tax Commissioner

SINGLETON JOHNNY
 529 REEVES RD
 DAWSONVILLE, GA 30534

RETURN THIS PORTION WITH PAYMENT

(Interest will be added per month if not paid by due date)

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

Tax Payer: SINGLETON JOHNNY
Map Code: 094 053 REAL
Description: LL 646 647 LD 4
Location: 475 REEVES RD
Bill No: 2020-12815
District: 001 DAWSON COUNTY UNINCORPORATE

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

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good Through	Exemptions	
43,719	71,500	7.2600	115,219				X11 X11 S4	
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX	115,219	46,088	46,088.00		.0000			.00
COUNTY M&O	115,219	46,088	36,260.00	9,828	12.3770	121.64		77.49
SALES TAX ROLLBACK				9,828	-4.4920		-44.15	
SCHOOL M&O	115,219	46,088	46,088.00		15.7780			.00
TOTALS					23.6630	121.64	-44.15	77.49

This gradual reduction and elimination of the state property tax millage rate is the result of property tax relief passed by the Governor and the House of Representatives and the Georgia State Senate.

Bill No.	Due Date	TOTAL DUE
2020-12815		.00

Map : 094 053
 Last payment made on: 10/08/2020
 Location: 475 REEVES RD
 Printed: 08/18/2021

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 to 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 of serving you as your Tax Commissioner.
 Nicole Stewart



You can pay your bill in person, by mail, by phone (706-701-2576), 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 bill is only 85% of the total bill pending.

NO PAYMENT CONTRACTS WILL BE ALLOWED. \$35.00 FEE FOR RETURNED CHECKS

Current Due	77.49
Penalty	0.00
Interest	0.00
Other Fees	0.00
Previous Payments	77.49
Back taxes	0.00
TOTAL DUE	.00

Printed: 08/18/2021

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
7362 Year-Bill No 2020 12816	094 053 / 001 LL 646 647 LD 4 FMV: \$115,219.00	77.49	0.00 Fees 0.00	0.00	77.49	77.49	0.00
						Paid Date 10/8/2020 14:06:04	Current Due 0.00
Transactions:	7362 - 7362 Totals	77.49	0.00	0.00	77.49	77.49	0.00

Paid By :

SINGLETON JOHNNY
529 REEVES RD
DAWSONVILLE, GA 30534

Paid by Johnny Singleton from
web. Ref No:
4C593806F9194383R Auth
Code:7E4A8FEE8494D49C434

Cash Amt: 0.00
Check Amt: 0.00
Charge Amt: 77.49
Change Amt: 0.00
Refund Amt: 0.00
Overpay Amt: 0.00

Check No
Charge Acct 0

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qPublic.net™ Dawson County, GA

Summary

Parcel Number 094 053
 Location Address 529 REEVES RD
 Legal Description LL 646 647 LD 4
 (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 7.26
 Neighborhood RL-ST - Dawsonville (311000)
 Homestead Exemption Yes (X11)
 Landlot/District 646 / 4

[View Map](#)



Owner

SINGLETON JOHNNY
 529 REEVES RD
 DAWSONVILLE, GA 30534

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	5	0.09
RUR	Small Parcels	Rural	6	2
RUR	Small Parcels	Rural	7	5.14
RUR	Small Parcels	Rural	8	0.03

Mobile Homes

Style	Manufacturer	Model	Year Built	Width Length	Serial Number	Condition	Value
Mobile Homes	SOUTHERN ENERGY HOMES	SOUTHERN ELITE	1996	28 x 60		Average	\$22,858
Mobile Homes	HORTON	* AV	1999	16 x 76		Average	\$12,310

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Pole Shed: no Slab	2017	0x0 / 1	0	\$0
Carport: Pre-Fab No Slab	2010	18x20 / 0	0	\$470
Homesite Imp: 3 Avg	2005	1x0 / 1	0	\$5,000
Storage Building: Frame	2000	10x10 / 0	0	\$510
Lean-To: W/Slab	2000	8x10 / 0	0	\$200
Pole Shed: no Slab	2000	20x24 / 0	0	\$1,000
Pole Shed:Semi Enclosed	2000	8x14 / 0	0	\$330
Storage Building: Frame	1988	12x18 / 0	0	\$410
Storage Building: Frame	1950	20x20 / 0	0	\$570
Pole Shed:Semi Enclosed	1950	20x30 / 0	0	\$670

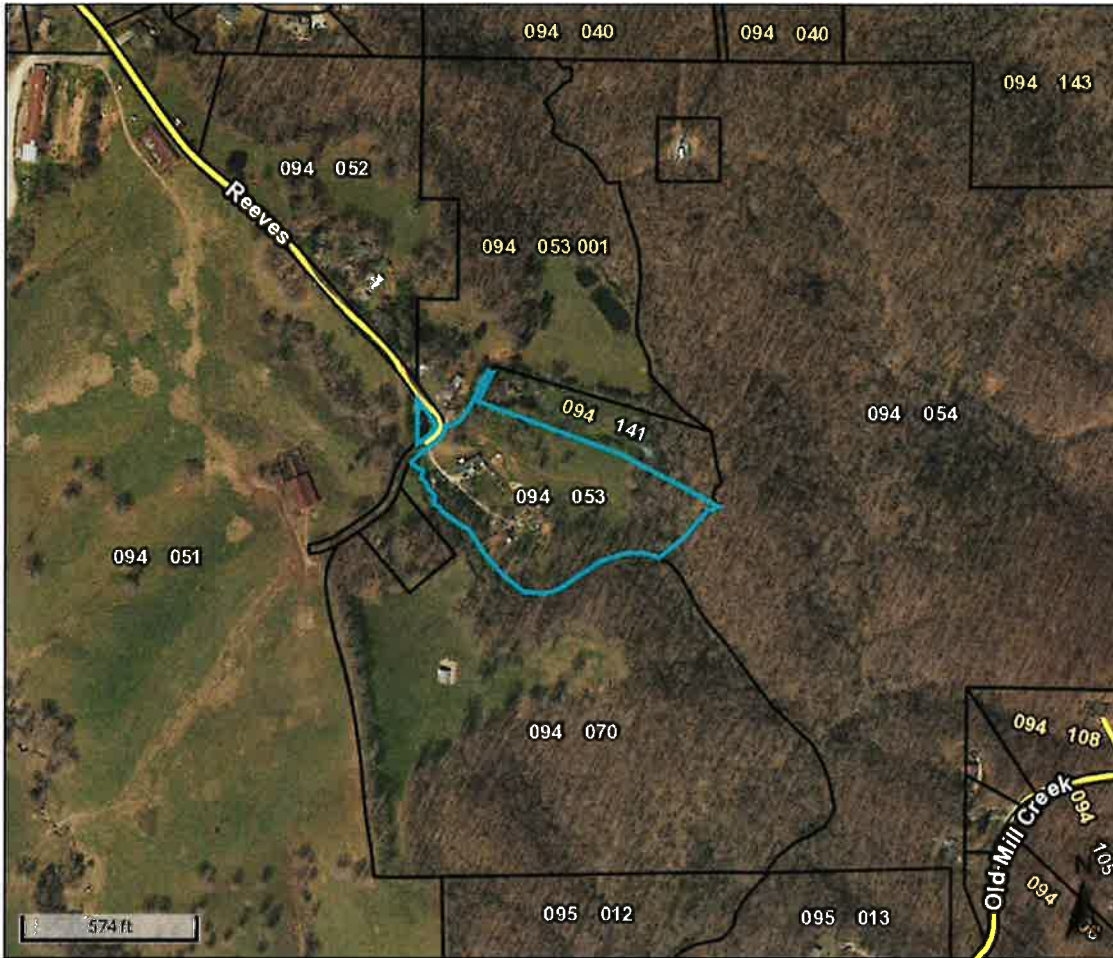
Permits

Permit Date	Permit Number	Type
12/19/2019	14010	DEMOLITION

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
11/16/2005	703 602	57 89	\$0	Gift	SINGLETON JESSIE L	SINGLETON JOHNNY & J LAMERLE
6/3/2005	672 77		\$0	Gift	FOUTS LYNN S	SINGLETON JOHNNY & J LAMERLE
3/31/2003	504 288	57 89	\$8,500	Kin/Related	SINGLETON JESSIE L	VILLADROUIN SHANNA
3/31/2003	504 287	57 89	\$0	Gift	FOUTS LYNN S	SINGLETON JESSIE L
6/6/1994	185 121		\$2,000	Fair Market Sale (Improved)		FOUTS LYNN S

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Overview



Legend

 Parcels

Parcel ID: 094 053
Alt ID: 6447
Owner: SINGLETON JOHNNY
Acres: 7.26
Assessed Value: \$128728

Date created: 7/8/2021
Last Data Uploaded: 7/7/2021 10:56:06 PM

Developed by 

August 20, 2021

Dawson County Planning
Dawsonville, GA 30534

Letter of Intent:

Parcel Number 094 053
Location Address 529 REEVES RD
Legal Description LL 646 647 LD 4
Class A4-Agricultural/RSRMM

To Whom It May Concern:

Property owners Tony Singleton and Lynn Fouts are requesting rezoning or variance of above reference property for an additional manufactured/mobile home. The additional manufactured/mobile home will be for private residence. This request is for three manufactured/mobile homes on 7.26 acres of land. In the past there was three manufacture/mobile homes on this parcel and one was demolished.

We hope our submission meets the minimum requirements for this development as we look forward to your favorable consideration.

Sincerely,



Tony Singleton



Lynn Singleton

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APPLICATION PROCESSING: STAFF USE ONLY

ZA _____ **Applicant Name:** _____

Application Fee: \$ _____

IF APPLICABLE:

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

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 _____ (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}