

DAWSON COUNTY REZONING APPLICATION

This portion to be completed by Zoning Administrator

ZA 19-00 Tax Map & Parcel # (TMP): 107-013
Submittal Date: 4-11-19 Time: 11:45 (am/pm) Received by: Ung (staff initials)
Fees Assessed: \$500 Paid: check Commission District: 4
Planning Commission Meeting Date: May 14, 2019
Board of Commissioners Meeting Date: June 20, 2019

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: PR ACQUISITIONS, LLC c/o MICHAEL MILLER
Address: _____

Phone: Listed _____ Unlisted _____ Email: 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: 3.29.19 Applicant Signature: 

PROPERTY OWNER/PROPERTY INFORMATION

Name: SAME AS APPLICANT

Street Address of Property being rezoned: (NO STREET NUMBER) HARRY SOSEBEE RD AND LUMPKIN-CAMPGROUND ROAD (TAX PARCEL 107-013)

Rezoning from: RPC to: RPC Total acreage being rezoned: 159.586 AC

Directions to Property: FROM DAWSONVILLE - SR 53 TO LUMPKIN-CAMPGROUND ROAD, TURN RIGHT ONTO LUMPKIN-CAMPGROUND ROAD. GO 2.5 MILES (PAST OUTLET MALL & KROGER) THEN TAKE RIGHT ONTO HARRY SOSEBEE ROAD, PROPERTY IS ON THE RIGHT.

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

Current Use of Property: UNDEVELOPED AND UNIMPROVED AGRICULTURE

Any prior rezoning requests for property? YES if yes, please provide rezoning case #: ZA 06-10

*****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? SOUTH (ALONG FRONTAGE ON LUMPKIN-CAMPGROUND ROAD

SURROUNDING PROPERTY ZONING CLASSIFICATION:

North RA & RSRMM South RSRMM East RA & RSRMM West RA & RSRMM

Future Land Use Map Designation: PLANNED RESIDEDENTIAL COMMUNITY

Access to the development will be provided from:

Road Name: LUMPKIN-CAMPGROUND RD & HARRY SOSEBEE RD Type of Surface: ASPHALT

REQUESTED ACTION & DETAILS OF PROPOSED USE

Rezoning to: RPC Special Use Permit for: _____

Proposed Use: RESIDENTIAL PLANNED COMMUNITY

Existing Utilities: Water Sewer Gas Electric

Proposed Utilities: Water Sewer Gas Electric

RESIDENTIAL

No. of Lots: 338 Minimum Lot Size: 0.1 (acres) No. of Units: _____

Minimum Heated Floor Area: 1,000 sq. ft. Density/Acre: 2.12

Type: Apartments Condominiums Townhomes Single-family Other

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

COMMERCIAL & INDUSTRIAL

Building area: 25,000 SF MAX No. of Parking Spaces: 125

PR ACQUISITIONS, LLC
285 Parkway 575
Woodstock, Georgia 30188

April 10, 2019
Dawson County Planning and Development
25 Planning & Zoning Division Manager
25 Justice Way, Suite 2322
Dawsonville, GA 30534

Re: Zoning Application for Tax Parcel No. 107 013

To Whom It May Concern:

PR Acquisitions, LLC is submitting the above referenced zoning application for the purpose of modifying certain existing zoning conditions on the property. The property is currently zoned RPC pursuant to zoning case #ZA 06-10. The intent of this application is to modify the conditions be consistent with the realignment of a portion of Harry Sosebee Road to intersect with a to-be-constructed roundabout at the intersection of Lumpkin Campground Road and Lee Castleberry Road, to revise or delete certain other conditions which are no longer applicable and to revise certain buffers.

The requested modifications to the existing conditions under case #ZA 06-10 are as follows:

1. No change
2. No change
3. No change
4. Delete (no longer necessary due to gravity sewer availability)
5. No change
6. Delete (no longer constructing private sewer facility)
7. Delete (replaced with obligation to construct the realigned Harry Sosebee Road and improvements to Lumpkin Campground pursuant to new condition #18)
8. No change
9. Revise as follows:
 - The following buffers shall be required:
 - Northern boundary – 50' buffer which may be disturbed and replanted
 - Southern boundaries – 50' buffer which may be disturbed and replanted
 - Extreme Westernmost boundary – 100' undisturbed buffer so long as the adjoining property continues to be zoned agricultural; thereafter, a 50' buffer which may be disturbed and replanted
 - Commercial property – 50' buffer along any boundary adjoining any residential zoned property which may be disturbed and replanted including the requirement that upon the development of the commercial property, the outermost 25' of said buffer shall be a landscape buffer which shall be planted, bermed, and/or fenced where necessary to fill in gaps in the existing plant and tree material so as to provide visual screening to a height of at least six feet around the perimeter of the property, provided that if any fencing is used, it shall be erected at least ten feet inside of the perimeter of the property
 - The following shall be allowed within any and all of the above buffers: entrances, utility crossings (including stormwater and sanitary sewer), planting of additional trees and shrubs
10. Delete (no longer necessary due to gravity sewer availability)

11. Delete (replaced with obligation to construct the realigned Harry Sosebee Road and improvements to Lumpkin Campground pursuant to new condition #18)
12. Delete (replaced with obligation to construct the realigned Harry Sosebee Road and improvements to Lumpkin Campground pursuant to new condition #18)
13. No change
14. Insert "Except as modified by these conditions" at the beginning of the condition
15. Delete based on development subsequent to original zoning
16. Insert the word "Commercial" at beginning of the condition
17. Delete (subsequent development regulations now cover this)

NEW CONDITION TO BE ADDED:

18. In accordance with plans to be approved by the County, Developer shall construct a new road which shall replace Harry Sosebee Road beginning at the westernmost corner of the subject property along Harry Sosebee Road and continuing to a to-be-constructed roundabout at the intersection of Lumpkin Campground Road and Lee Castleberry Road as follows:
 - Developer shall pay for the design of both the realigned portion of Harry Sosebee Road and the future roundabout and shall deliver construction plans to the County for the roundabout no later than _____. Such plans shall clearly delineate the limits of construction of the roundabout
 - Developer shall contribute, at no cost to the County, any required right-of-way which is currently owned by Developer and which is required for the proposed improvements
 - Developer shall be responsible for funding and constructing the realigned portion of Harry Sosebee Road in conjunction with the development of the residential portion of the property, which may occur subsequent to construction of the roundabout by the County.
 - The County shall be responsible for funding and constructing the roundabout.
 - If the realignment of Harry Sosebee Road occurs prior to construction of the roundabout, the Developer shall connect the realigned Harry Sosebee Road to Lumpkin Campground Road so as to form a full intersection with Lee Castleberry Road. In such case, Developer shall not be required to construct any decel or turn lanes along either Harry Sosebee Road or Lumpkin Campground Road nor any signalization for such intersection.
 - The design of the realigned Harry Sosebee Road shall only require right turn decel lanes into any entrances of the proposed development within the property

Sincerely,

PR ACQUISITIONS, LLC

By: _____



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 by: PR ACQUISITIONS, LLC  Date 4.11.19
Witness Samantha Daugherty Date 4.11.19

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.

ZA 19.06

TMP#: 107-013

List of Adjacent Property Owners

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

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

Name

Address

- | | | |
|-----------|-----------------------|-------|
| TMP _____ | 1. SEE ATTACHED SHEET | _____ |
| TMP _____ | 2. | _____ |
| TMP _____ | 3. | _____ |
| TMP _____ | 4. | _____ |
| TMP _____ | 5. | _____ |
| TMP _____ | 6. | _____ |
| TMP _____ | 7. | _____ |
| TMP _____ | 8. | _____ |
| TMP _____ | 9. | _____ |
| TMP _____ | 10. | _____ |
| TMP _____ | 11. | _____ |
| TMP _____ | 12. | _____ |
| TMP _____ | 13. | _____ |
| TMP _____ | 14. | _____ |
| TMP _____ | 15. | _____ |

Use additional sheets if necessary.

	NAME	MAILING ADDRESS	LOCATION ADDRESS
TMP 107 016	1 LYNN TALMADGE	PO BOX 253	410 RED RIDER RD
TMP 107 066	3 NORMA OXYER	472 RED RIDER RD	472 RED RIDER RD
TMP 107 061	4 GREG GILREATH	2012 LUMPKIN CAMPGROUND RD	2012 LUMPKIN CAMPGROUND RD
TMP 107 060	5 SUE S BOUTILIER	2134 LUMPKIN CAMPGROUND RD	2134 LUMPKIN CAMPGROUND RD
TMP 107 031	6 ERNEST C PRATHER	471 HARRY SOSEBEE RD	471 HARRY SOSEBEE RD
TMP 107 239	7 ED CHRISTOPHER HEAD	414 CASEY'S DR	94 PINE NEEDLE DR
TMP 107 029	8 ROBIN BENNETT	156 PINE NEEDLE DR	156 PINE NEEDLE DR
TMP 107 028 001	9 RONALD JUNIOR SHOOK	192 PINE NEEDLE DR	192 PINE NEEDLE DR
TMP 107 028	10 LLOYD LEE SHOOK	210 PINE NEEDLE DR	210 PINE NEEDLE DR
TMP 107 027	11 TOSHA N FRADY	228 PINE NEEDLE DR	228 PINE NEEDLE DR
TMP 107 017	12 THOMAS WAYNE & KA JOHNSON	231 PINE NEEDLE DR	231 PINE NEEDLE DR
TMP 107 247	13 DARLENE W & SCOTT SATTERFIELD	24 WALLS DR	24 WALLS DR
TMP 107 246 002	14 ROBERT T & JULIE G JORDAN	72 WALLS DR	72 WALLS DR
TMP 107 246 001	15 SPENCER E & PAULA M SMITH	115 WALLS DR	115 WALLS DR
TMP 107 273	16 RICHARD G & SANDRA D KRITIKOS	1105 BLACKS MILL RD	1105 BLACKS MILL RD
TMP 107 125	17 HEATHER DELONG & DEBRA ANN BROWN	2251 HOWLAND WILSON RD	1163 BLACKS MILL RD
TMP 107 230	18 MICHAEL HUNTER	62 PINEBRIDGE DR	62 PINEBRIDGE DR
TMP 107 231	19 DEBORAH HUNTER	62 PINEBRIDGE DR	65 PINEBRIDGE DR
TMP 107 232	20 CELERINO GARCIA	82 GREENFIELD DR	55 PINEBRIDGE DR
TMP 107 015	21 BLACK MILL PRESERVE HOMEOWNERS ASSOCIATION C/O GEORGIA COMMUNITY MANAGEMENT INC	PO BOX 2750	334 RED RIDER RD
TMP 107 040	22 GARY WHITMIRE	2476 LUMPKIN CAMPGROUND RD	2476 LUMPKIN CAMPGROUND RD
TMP 107 039	23 PEGGY ANN W SEXTON	8500 FRIENDSHIP CHURCH RD	484 HARRY SOSEBEE RD
TMP 107 134	24 BILLY G HUGHES	33 PARKSIDE CIRCLE	N/A

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

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

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

This notice and acknowledgement shall be public record.

Applicant Signature: 

Applicant Printed Name: PR ACQUISITIONS, LLC by Michael Miller

Application Number: _____

Date Signed: 4.11.19

Sworn and subscribed before me

this 11 day of April, 2019.


Notary Public

My Commission Expires: 01/09/2023



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:

None

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:

PR ACQUISITIONS, LLC by



Date:

4.11.19

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

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

PROPERTY OWNER AUTHORIZATION

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

Tax Parcel #107 013

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: PR ACQUISITIONS, LLC

Signature of applicant or agent: [Handwritten Signature] Date: 4.11.19

Printed Name of Owner(s): PR ACQUISITIONS, LLC

Signature of Owner(s): _____ Date: _____

Mailing address: _____

City, State, Zip: _____ 3

Telephone Number: Listed _____
 Unlisted _____

Sworn and subscribed before me this 11 day of April, 20 19.
Samantha Daugherty
Notary Public
My Commission Expires: 01/09/2023



(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.)

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.

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 Woodstock (city), GA (state)

[Signature]
Signature of Applicant

4.11.19
Date

Michael Miller
Printed Name

PR Acquisitions, LLC
Name of Business

SUBSCRIBED AND SWORN BEFORE ME ON

THIS 11 DAY OF April, 2019

[Signature] Notary Public

My Commission Expires: 01/09/2023



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]

