

DAWSON COUNTY REZONING APPLICATION

This portion to be completed by Zoning Administrator

ZA 19-09 Tax Map & Parcel # (TMP): 106 336 001
Submittal Date: 6.14.19 Time: 11:05 am / pm Received by: Unaye (staff initials)
Fees Assessed: \$2500- Paid: check 1711 Commission District: 4
Planning Commission Meeting Date: July 16, 2019
Board of Commissioners Meeting Date: August 15, 2019

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Dan Mueller, Director of Real Estate Development
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. (phone call)

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

Meeting Date: TBD Applicant Signature: Dan Mueller

PROPERTY OWNER/PROPERTY INFORMATION

Name: Lighthouse Baptist Church of Dawsonville

Street Address of Property being rezoned: 702 Lumpkin Campground Road, Dawson County, GA

Rezoning from: RA to: C-IR Total acreage being rezoned: 33.52

Directions to Property: From State Highway 400 north, turn left onto Dawson Forrest Road East. In 0.3 miles, use the traffic circle to turn right onto Lumpkin Campground Road / State Route 9. The subject property is 0.6 miles on the left.

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Subdivision Name (if applicable): N/A Lot(s) #: 310, 311, & 312

Current Use of Property: Wooded Undeveloped

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? yes (yes/no)

If yes, what section? South

SURROUNDING PROPERTY ZONING CLASSIFICATION:

North C-IR & RA South C-IR & RA East COUNTY R/W West VCR & RA

Future Land Use Map Designation: Light Industrial and Suburban Residential

Access to the development will be provided from:

Road Name: Lumpkin Campground Road Type of Surface: Asphalt Pavement

REQUESTED ACTION & DETAILS OF PROPOSED USE

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

Proposed Use: Light Industrial

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

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

RESIDENTIAL

No. of Lots: N/A 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: ±401,400 SF No. of Parking Spaces: 364 auto stalls
59 truck dock stalls

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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 *Don Pirella*

Date 6/13/19

Witness *Pamela L. Shires*

Date 6/13/19

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.

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ZA 19-09

TMP#: 106 336 001

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>106 134</u>	1. LARRY TAFFER;	978 LUMPKIN CAMPGROUND ROAD
TMP <u>106 072</u>	2. MILLER WEDDING & IRON WORKS;	55 IMPULSE DRIVE
TMP <u>106 069</u>	3. CRAIG WARREN;	GW TAFFAR ROAD
TMP <u>106 070 001</u>	4. WALLACE LUMBER CO;	N/A
TMP <u>106 369</u>	5. JACOB MINGO;	137 VALLEY BROOK CIRCLE
TMP <u>106 370</u>	6. KIMBERLY ZACHRY;	119 VALLEY BROOK CIRCLE
TMP <u>106 371</u>	7. JORGE ESTRADA;	99 VALLEY BROOK CIRCLE
TMP <u>106 070 006</u>	8. SCHROEDER INDUSTRIES LIMITED LLC;	GROGAN DRIVE
TMP <u>106 070 007</u>	9. JOHN MACKNO;	221 GROGAN DRIVE
TMP <u>106 070 008</u>	10. JOHN MACKNO;	GROGAN DRIVE
TMP <u>106 070 009</u>	11. JOHN MACKNO;	GROGAN DRIVE
TMP <u>106 070 010</u>	12. RBR VENTURES LLC;	51 GROGAN DRIVE
TMP <u>106 214</u>	13. MELINDA FORMAN;	606 LUMPKIN CAMPGROUND ROAD
TMP <u>106 336</u>	14. LIGHTHOUSE BAPTIST CURCH OF DAWSONVILLE;	LUMKIN CMPGRND RD
TMP _____	15.	

Use additional sheets if necessary.

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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: Dan Mueller

Applicant Printed Name: Dan Mueller

Application Number: _____

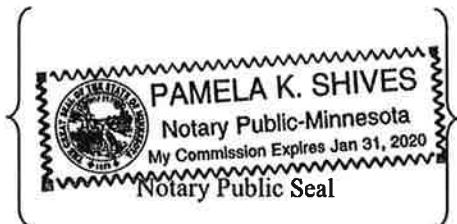
Date Signed: 6/13/19

Sworn and subscribed before me

this 13 day of June, 2019.

Pamela K. Shives
Notary Public

My Commission Expires: Jan 31, 2020



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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 where 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.

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PROPERTY OWNER AUTHORIZATION

I/we, Lighthouse Baptist Church of Dawsonville, hereby swear that I/we own the property located at (fill in address and/or tax map & parcel #):

702 Lumpkin Campground Road (Parcel # 106 336 001)

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: Dan Mueller, Director or Real Estate Development

Signature of applicant or agent: *Dan Mueller* Date: 6/13/19

Printed Name of Owner(s): Lighthouse Baptist Church of Dawsonville, Inc.

Signature of Owner(s): By: *Charles Blackstock* Date: 6/12/19

Mailing address: Charles Blackstock, Pastor and President
329 Harmony Church Road

City, State, Zip: Dawsonville, GA 30534

Telephone Number: Listed (706) 265-9868
Unlisted _____

Sworn and subscribed before me this 13th day of June, 20 19.

Robin L. Raymond
Notary Public

My Commission Expires: _____



(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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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

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APPLICATION PROCESSING: STAFF USE ONLY

ZA _____ **Applicant Name:** _____

Application Fee: \$ _____

IF APPLICABLE:

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

Planning Commission & Board of Commissioners Actions

PC Recommendation Date: _____ Approval Approval w/stipulations Denial

BOC Decision Date: _____ Approval Approval w/stipulations Denial

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Dawson County, Georgia Board of Commissioners

Affidavit for Issuance of a Public Benefit

As Required by the Georgia Illegal Immigration Reform and Enforcement Act of 2011

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

X I am a United States citizen.

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

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

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

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

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

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

Executed in Minneapolis (city), Minnesota (state)

Dan Mueller
Signature of Applicant

6/13/19
Date

Dan Mueller
Printed Name

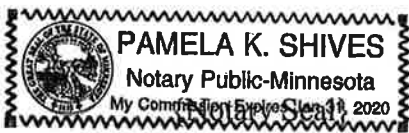
Ryan Companies US, Inc.
Name of Business

SUBSCRIBED AND SWORN BEFORE ME ON

THIS 13 DAY OF June, 20 19

Pamela K. Shives Notary Public

My Commission Expires: Jan 31, 2020



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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]

19 JUN 14 11:05am



June 7, 2019

Dawson County Planning and Development Department
25 Justice Way, Suite 2322
Dawsonville, GA 30534

RE: Letter of Intent – Rezone of property at 702 Lumpkin Campground Road from RA (Residential Exurban/Agricultural) to C-IR (Commercial Industrial Restricted)

Anthony Adams, P.E. (“Applicant”) intends to rezone the ±33.52-acre parcel at 702 Lumpkin Campground Road (parcel ID # 106 336 001) to C-IR (Commercial Industrial Restricted) to be consistent with the adjacent parcel to the south and allow for the Applicant to consolidate the operations of their surrounding properties. An industrial building is proposed to be constructed with associated auto parking stalls and truck loading docks.

The proposed site currently sits undeveloped with one (1) existing structure (a one (1) story, 2,388 square foot home built in 1995). The site is currently zoned RA (Residential Exurban/Agricultural). No previous rezoning applications have been filed by the Applicant.

Should you have any additional questions, please contact me at (470) 273-3176 or Brian.West@kimley-horn.com.

Sincerely,

Brian B. West, P.E.
Vice President



June 11, 2019

Bobby Szoch
Kimley Horn
11720 Amber Park Dr, Ste 600
Alpharetta, GA 30009

Re: Potable Water & Sanitary Sewer Availability
TMP: 106.336.001
702 Lumpkin Campground Road
Proposed Industrial Warehousing, 401,400 +/- Sq. Ft.

Dear Mr. Szoch,

Regarding the property referenced above, capacity is available for potable water and sanitary sewer service. Water and sewer capacity must be purchased for the property based on the Authority's standards and formulas for the planned property use at the prevailing rate. The property developer and/or owner must fund all costs associated with extending and/or upgrading the existing infrastructure to service the property and future development. All infrastructure extensions and upgrades must be designed and built in accordance with the Authority's most recent specifications.

Please feel free to contact me at your convenience if any further information is needed.

Sincerely,

John V. Cronan
Systems Coordinator

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EXCELLENCE INTEGRITY STEWARDSHIP COMMITMENT EFFICIENCY VISION

2018 Property Tax Statement

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

Bill Number	Due Date	CURRENT YEAR DUE
2145	12/1/2018	\$0.00

Payment Good Through:

Map: 106 336

Last payment made on: 11/28/2018

Location: 702 LUMPKIN CMPGD RD S

Dear Taxpayer,

This is your 2018 Ad Valorem Property Tax Statement. This bill must be paid in full by 12/01/2018 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

DAWSONVILLE, GA 30534

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:
 Map Code: 106 336
 Description: LL 310 311 312 LD 13S
 Location: 702 LUMPKIN CMPGD RD S
 Bill Number: 2145
 District: 1

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good Through	Exemptions
\$173,480.00	\$663,500.00	33.52	836980	12/1/2018	7/3/2018		X11 LF S4

TAXING ENTITY	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX	836980	334792	148377	186415	0	0	0	0
COUNTY M&O	836980	334792	79000	255792	14.599	3734.31	0	2081.64
SALES TAX ROLLBACK	0	0	0	255792	-6.461	0	-1652.67	0
SCHOOL M&O	836980	334792	334792	0	15.778	0	0	0
TOTALS					23.916	3,734.31		- 2,081.64
							1,652.67	

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, 2018, 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.

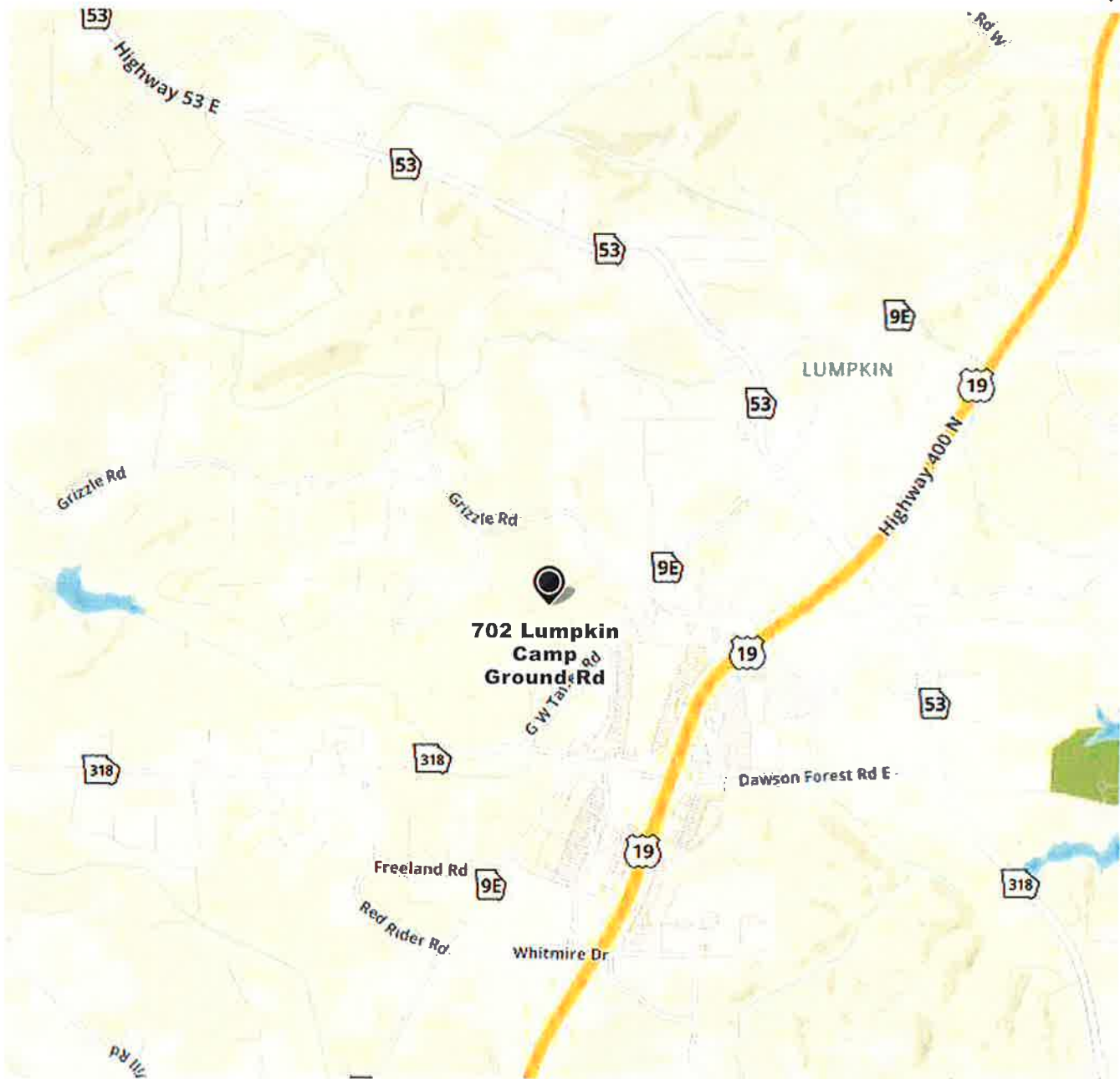
NO PAYMENT CONTRACTS WILL BE ALLOWED.

Current Due:	\$2,081.64
Penalty:	\$0.00
Interest:	\$0.00
Other Fees:	\$0.00
Back Taxes:	\$0.00
Amount Paid:	\$2,081.64
TOTAL DUE:	\$0.00

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702 Lumpkin Camp Ground Rd

Dawsonville | GA 30534-6660



19 JUN 14 11:02 AM