

# DAWSON COUNTY REZONING APPLICATION

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

ZA 20.21 Tax Map & Parcel # (TMP): 097.099  
Submittal Date: 10.9.2020 Time: 11:08 (am/pm) Received by: Yng (staff initials)  
Fees Assessed: 300- Paid: check Commission District: 44  
Planning Commission Meeting Date: November 17, 2020  
Board of Commissioners Meeting Date: December 17, 2020

## APPLICANT INFORMATION (or Authorized Representative)

Printed Name: George E. Butler II, As Agent for Owners

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

## PROPERTY OWNER/PROPERTY INFORMATION

Name: Turner Property Holdings, LLP & Estate of Harold Hendrix

Street Address of Property being rezoned: SE corner of Dawson Forest Rd. & Blacks Mill Rd.

Rezoning from: RA to: RS-2 Cons. Total acreage being rezoned: 111.9

Directions to Property: Go 2.1 miles west on Dawson Forest Rd. from Ga. 400; and property is on the left (south side) between Blacks Mill Elementary School & Blacks Mill Rd.

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

Current Use of Property: Vacant woodland

Any prior rezoning requests for property? Yes if yes, please provide rezoning case #: ZA 04-23 & 14-04

\*\*\*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? \_\_\_\_\_

**SURROUNDING PROPERTY ZONING CLASSIFICATION:**

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

Future Land Use Map Designation: Planned Residential Community

Access to the development will be provided from:

Road Name: Dawson Forest Rd. Type of Surface: Paved asphalt

**REQUESTED ACTION & DETAILS OF PROPOSED USE**

[  ] Rezoning to: RS-2 Conservation Sub'd'n [ ] Special Use Permit for: \_\_\_\_\_

Proposed Use: Single Family Residential

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

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

**RESIDENTIAL**

No. of Lots: 194 Minimum Lot Size: 6,000 sq.ft. (acres) No. of Units: 194

Minimum Heated Floor Area: 1,600 sq. ft. Density/Acre: 1.73

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

Is an Amenity Area proposed: Yes; if yes, what? Walking Trails / Passive Park

**COMMERCIAL & INDUSTRIAL**

Building area: \_\_\_\_\_ No. of Parking Spaces: \_\_\_\_\_

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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 097 099 001	1. Kurt Krattinger	243 Blacks Mill Rd Dawsonville GA 30534
TMP 097 148	2. Kurt Krattinger	243 Blacks Mill Rd. Dawsonville, GA 30534
TMP 098 040 001	3. Jimmy Lovell, Jr.	467 Blacks Mill Rd. Dawsonville, GA 30534
TMP 098 041	4. Cary H. Pruitt	549 Blacks Mill Rd. Dawsonville, GA 30534
TMP 098 058	5. Mark T. Ingram	567 Blacks Mill Rd. Dawsonville, GA 30534
TMP 098 042	6. David L. + Theresa L. Walls	603 Blacks Mill Rd. Dawsonville, GA 30534
TMP 098 043	7. Ronnie Sosebee	37 Faith Drive Dawsonville, GA 30534
TMP 107 210	8. Dennis W. + Mary E. Hubbard	134 Blacks Mill Trace Dawsonville, GA 30534
TMP 107 209	9. Yianna Manolakis	8030 Ivyshaw Dr. Gainesville, GA 30506
TMP 107 208	10. Tammy R. Johnson	116 Blacks Mill Trace Dawsonville, GA 30534
TMP 107 207	11. Eric N. Graves	102 Blacks Mill Trc W Dawsonville, GA 30534
TMP 107 206	12. Charles C. + Doris Hall Johnston	68 Blacks Mill Trace Dawsonville, GA 30534
TMP 107 205	13. Daniel Robert + Sarah A. Riggio	60 Blacks Mill Trace W Dawsonville, GA 30534
TMP 107 204	14. Robin Darleen Petranck	42 Blacks Mill Trace West Dawsonville, GA 30534
TMP 107 203	15. Gary L. Carlisle	22 Blacks Mill Trace W Dawsonville, GA 30534

Use additional sheets if necessary.

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Name

Address

- TMP 107 202 1. Christopher + Kim Goodwin 9 Blacks Mill Trace Dawsonville, GA 30534
- TMP 107 201 2. Mark N. + Rebecca V. Keeney 27 Blacks Mill Trace East Dawsonville, GA 30534
- TMP 107 200 3. Joshua Christian Meier 31 Blacks Mill Trace E Dawsonville, GA 30534
- TMP 107 199 4. Darlene Gale + Kenneth James Haddock 63 Blacks Mill Trace E Dawsonville, GA 30534
- TMP 107 198 5. Robert F + Frances Chirstain 85 Blacks Mill Trace E Dawsonville, GA 30534
- TMP 107 197 6. William R. + Teresa Johnson 109 Blacks Mill Trace E Dawsonville, GA 30534
- TMP 107 196 7. Patricia A. Tatum 151 Blacks Mill Trace Dawsonville, GA 30534
- TMP 107 195 8. Patricia A. Tatum 151 Blacks Mill Trace E Dawsonville, GA 30534
- TMP 107 194 9. Michael R. + Nancy C. Jandon 193 Blacks Mill Trace Dawsonville, GA 30534
- TMP 107 193 10. Michael R. + Nancy C. Jandon 193 Blacks Mill Trace Dawsonville, GA 30534
- TMP 107 192 11. Ellie R. Winfrey + Joshua A. Vigneault 203 Blacks Mill Trace E Dawsonville, GA 30534
- TMP 107 191 12. David L. + Mindy A. Louden 211 Blacks Mill Tr. Dawsonville, GA 30534
- TMP 107 125 001 13. David Louden 211 Blacks Mill Trace Dawsonville, GA 30534
- TMP 107 125 14. Heather DeLong + Debra Ann Brown 2257 Howland Wilson Rd. Cortland, OH 44410
- TMP 106 013 15. Preston Youngblood 260 Pinewood Trl Dawsonville, GA 30534

Use additional sheets if necessary.

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TMP#: \_\_\_\_\_

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Name

Address

- TMP 106 012 1. Preston Youngblood 260 Pinewood Trl Dawsonville, GA 30534
- TMP 106 011 2. Mark Crane 3152 Dawson Forest East Dawsonville, GA 30534
- TMP 106 010 3. Bruce Waters 206 Pinewood Trl Dawsonville, GA 30534
- TMP 106 009 4. Bruce L. + Cathy J. Waters 206 Pinewood Trail Dawsonville, GA 30534
- TMP 106 008 5. Martha J. Pope 200 Pinewood Trail Dawsonville, GA 30534
- TMP 106 007 6. Roy + Barbara Batten 176 Pinewood Trail Dawsonville, GA 30534
- TMP 106 215 7. Cynthia L. Ford 150 Pinewood Trail Dawsonville, GA 30534
- TMP 106 006 8. Boyd + Linda Ruth Jones 2334 Dawson Forest Rd Dawsonville, GA 30534
- TMP 106 383 9. Dawson Co. Board of Education P.O. Box 208 Dawsonville, GA 30534
- TMP 097 085 10. Glenn Duncan 565 Chesterra Rd. Dahlonega, GA 30533
- TMP 097 084 11. Phyllis McKiddy 81 Grizzle Rd. Dawsonville, GA 30534
- TMP 097 083 12. Norma P. Caldera 5409 Waterwood Dr. Gainesville, GA 30506
- TMP 097 082 13. Loyal Wilson 7045 Nichols Cave Road Dawsonville, GA 30534
- TMP 097 081 14. Johnny H. + Brenda Samples 1645 Dawson Forest Rd. Dawsonville, GA 30534
- TMP 097 119 001 15. Gwendolyn M. Dulaney 145 Early Bird Lane Dawsonville, GA 30534

Use additional sheets if necessary.

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TMP#: \_\_\_\_\_

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Name

Address

- TMP 097 119 1. Johnny Dale + Robin Slaton 105 Early Bird Lane Dawsonville, GA  
30534
- TMP 097 119.002 2. Donald C. + Sonya D. Mitchell 1411 Dawson Forest Rd. Dawsonville, GA  
30534
- 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.

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**Legend**  
 □ Parcels  
 — Roads

<b>Parcel ID</b>	D04 012	<b>Owner</b>	MOORE SHIRLEY A	<b>Last 2 Sales</b>			
<b>Class Code</b>	Residential		463 HWY 9 SOUTH	<b>Date</b>	<b>Price</b>	<b>Reason</b>	<b>Qual</b>
<b>Taxing District</b>	DAWSONVILLE		DAWSONVILLE GA 30534	8/16/2007	0	ES	U
	DAWSONVILLE	<b>Physical Address</b>	463 HWY 9 S	6/28/1986	\$82500	FM	Q
<b>Acres</b>	1.9	<b>Assessed Value</b>	Value \$186030				

(Note: Not to be used on legal documents)

Date created: 2/3/2020  
 Last Data Uploaded: 1/31/2020 11:16:03 PM

Developed by  **Schneider**  
 GEOSPATIAL

List of Adjacent Properties

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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: \_\_\_\_\_

*George E. Butler II*, As Agent

Applicant Printed Name: \_\_\_\_\_

George E. Butler II

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

ZA 20.21

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

10/9/2020

Sworn and subscribed before me

this 9<sup>th</sup> day of October, 2020.

*George E. Butler II*

Notary Public

My Commission Expires: \_\_\_\_\_

9/7/24



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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 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:

\_\_\_\_\_ *N/A* \_\_\_\_\_ Date: \_\_\_\_\_

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

*[Handwritten signature]*

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

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**PROPERTY OWNER AUTHORIZATION**

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

Tax Parcel No. 097 099,  
including add'l 15.43184 +/- acres as per Exhibit "A" hereto,  
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: George E. Butler II, As Agent  
Signature of applicant or agent: GEButler II Date: Oct. 7, 2020

\*\*\*\*\*  
Printed Name of Owner(s): Turner Family Holdings, LLLP \*  
Signature of Owner(s): Stacy Suzanne Wene Madonna ✓ Date: Oct. 7, 2020  
By: Stacy Suzanne Turner Madonna, As Managing Member  
Mailing address: \_\_\_\_\_  
City, State, Zip: \_\_\_\_\_  
Telephone Number:  Listed  Unlisted

Sworn and subscribed before me  
this 7<sup>th</sup> day of October, 2020  
GEButler II ✓  
Notary Public  
My Commission Expires: 9/7/24 ✓



(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.)

\* as to an undivided 72.5% fee simple interest

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**PROPERTY OWNER AUTHORIZATION**

I/we, The Estate of Harold M. Hendrix, hereby swear that I/we own the property located at (fill in address and/or tax map & parcel #):

Tax Parcel No. 097 099,  
including add'l 15.43184 +/- acres as per Exhibit "A" hereto,  
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: George E. Butler III, As Agent  
Signature of applicant or agent: [Signature] Date: Oct. 7, 2020

\*\*\*\*\*

Printed Name of Owner(s): The Estate of Harold M. Hendrix \*  
Signature of Owner(s): [Signature] Date: Oct. 7, 2020  
By: Darva A. Robinson, As Executor  
Mailing address: \_\_\_\_\_  
City, State, Zip: \_\_\_\_\_  
Telephone Number: Listed  
~~Unlisted~~

Sworn and subscribed before me  
this 7 day of OCTOBER, 2020.  
[Signature]  
Notary Public  
My Commission Expires: 06-20-2022



{Notary}

(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.)

\* as to an undivided 27.5% fee simple interest

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**DESCRIPTION OF PROPERTY**

ALL OF THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 362, 363, 364, 415, 416, 417, 426 & 427 OF THE 13TH DISTRICT, DAWSON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT AN IRON PIN FOUND (1" OPEN TOP PIPE) AT A PILE OF ROCKS AT THE COMMON CORNER TO LAND LOTS 415, 416, 425 AND 426, THENCE NORTH 89°39'47" WEST FOR A DISTANCE OF 1258.52 FEET TO AN IRON PIN FOUND (1" CRIMPED TOP PIPE); THENCE NORTH 00°51'47" EAST, A DISTANCE OF 777.57 FEET TO AN IRON PIN FOUND (1.5" X 0.5" IRON BAR); THENCE SOUTH 84°06'37" WEST FOR A DISTANCE OF 53.87 FEET TO AN IRON PIN FOUND (1" CRIMPED TOP PIPE); THENCE NORTH 88°12'37" WEST FOR A DISTANCE OF 285.41 FEET TO AN IRON PIN FOUND (3/8" RE-BAR); THENCE NORTH 26°34'12" EAST FOR A DISTANCE OF 31.72 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY TO BLACKS MILL ROAD (A 30' RW); THENCE PROCEED IN A NORTHWEST AND NORTHEAST DIRECTION ALONG SAID NORTHEASTERLY RIGHT-OF-WAY TO BLACKS MILL ROAD (A 30' RW) THE FOLLOWING COURSES AND DISTANCES:

- 1) 92.54 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 353.55 FEET AND BEING SUBTENDED BY A CHORD OF NORTH 80°45'50" WEST, 92.27 FEET TO A POINT;
- 2) THENCE 62.43 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 74.04 FEET AND BEING SUBTENDED BY A CHORD OF NORTH 64°06'25" WEST, 60.60 FEET TO A POINT;
- 3) THENCE 128.08 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 877.00 FEET AND BEING SUBTENDED BY A CHORD OF NORTH 44°08'07" WEST, 127.96 FEET TO A POINT;
- 4) THENCE 70.82 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 147.30 FEET AND BEING SUBTENDED BY A CHORD OF NORTH 34°32'47" WEST, 70.14 FEET TO A POINT;
- 5) THENCE 127.95 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 390.00 FEET AND BEING SUBTENDED BY A CHORD OF NORTH 30°10'21" WEST, 127.38 FEET TO A POINT;
- 6) THENCE 84.13 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 343.52 FEET AND BEING SUBTENDED BY A CHORD OF NORTH 32°33'20" WEST, 83.92 FEET TO A POINT;
- 7) THENCE NORTH 25°26'04" WEST FOR A DISTANCE OF 107.77 FEET TO A POINT;

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January 27, 2020

8) THENCE 50.76 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 406.10 FEET AND BEING SUBTENDED BY A CHORD OF NORTH 29°06'59" WEST, 50.73 FEET TO A POINT;

9) THENCE NORTH 32°43'27" WEST FOR A DISTANCE OF 84.19 FEET TO A POINT;

10) THENCE 88.96 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 60.00 FEET AND BEING SUBTENDED BY A CHORD OF NORTH 09°45'12" EAST, 81.04 FEET TO A POINT;

11) THENCE NORTH 52°13'51" EAST FOR A DISTANCE OF 237.64 FEET TO A POINT;

12) THENCE 53.30 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 129.07 FEET AND BEING SUBTENDED BY A CHORD OF NORTH 40°21'47" EAST, 52.92 FEET TO A POINT AT THE SOUTHERLY RIGHT-OF-WAY TO DAWSON FOREST ROAD (A 100' R/W);

THENCE DEPARTING THE NORTHEASTERLY RIGHT-OF-WAY TO BLACKS MILL ROAD (A 30' R/W) AND PROCEED IN AN EASTERLY DIRECTION ALONG THE SOUTHERLY RIGHT-OF-WAY TO DAWSON FOREST ROAD (A 100' R/W) SOUTH 88°41'02" EAST FOR A DISTANCE OF 2273.82 FEET TO AN IRON PIN PLACED (1/2" RE-BAR W/CAP); THENCE DEPARTING THE SOUTHERLY RIGHT-OF-WAY TO DAWSON FOREST ROAD (A 100' R/W) AND PROCEED SOUTH 01°04'56" WEST FOR A DISTANCE OF 871.86 FEET TO AN IRON PIN FOUND (1/2" RE-BAR); THENCE SOUTH 88°43'59" EAST FOR A DISTANCE OF 1000.00 FEET TO AN IRON PIN FOUND (1/2" RE-BAR) AT THE EASTERN LAND LOT LINE OF LAND LOT 414 (SAID LINE BEING COMMON TO LAND LOTS 414 AND 415); THENCE PROCEED ALONG SAID LAND LOT LINE SOUTH 01°04'44" WEST FOR A DISTANCE OF 674.06 FEET TO A POINT AT THE SOUTHEAST CORNER TO LAND LOT 415 (SAID LAND LOT CORNER BEING COMMON TO LAND LOTS 414, 415, 426 AND 427); THENCE CONTINUING ALONG THE SOUTHERN LAND LOT LINE OF LAND LOT 414 (SAID LINE BEING COMMON LINE TO LAND LOTS 414 AND 427) NORTH 89°51'43" EAST FOR A DISTANCE OF 1198.89 FEET TO AN IRON PIN FOUND (NAIL); THENCE DEPARTING SAID SOUTHERN LAND LOT LINE OF LAND LOT 414 AND PROCEED SOUTH 49°02'55" WEST FOR A DISTANCE OF 139.23 FEET TO A 20 INCH OAK; THENCE SOUTH 17°59'54" WEST FOR A DISTANCE OF 34.58 FEET TO A 21 INCH OAK; THENCE SOUTH 55°24'04" WEST FOR A DISTANCE OF 16.89 FEET TO A 22 INCH OAK; THENCE SOUTH 68°32'34" WEST FOR A DISTANCE OF 78.92 FEET TO A 36 INCH OAK; THENCE SOUTH 59°06'08" WEST FOR A DISTANCE OF 37.78 FEET TO A 21 INCH OAK; THENCE SOUTH 49°22'00" WEST FOR A DISTANCE OF 26.82 FEET TO A 21 INCH OAK; THENCE SOUTH 02°50'19" WEST FOR A DISTANCE OF 35.14 FEET TO A 26 INCH OAK; THENCE SOUTH 41°42'00" WEST FOR A DISTANCE OF 31.30 FEET TO AN 18 INCH OAK; THENCE SOUTH 19°14'47" WEST FOR A DISTANCE OF 16.89 FEET TO A POINT; THENCE SOUTH 19°20'32" WEST FOR A DISTANCE OF

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190505

January 27, 2020

19.78 FEET TO A POINT; THENCE SOUTH 20°54'29" WEST FOR A DISTANCE OF 64.59 FEET TO A DEAD 18 INCH OAK; THENCE SOUTH 61°42'59" WEST FOR A DISTANCE OF 42.43 FEET TO A 22 INCH OAK; THENCE NORTH 76°22'33" WEST FOR A DISTANCE OF 203.23 FEET TO AN IRON PIN FOUND (1/2" OPEN TOP PIPE); THENCE SOUTH 63°13'26" WEST FOR A DISTANCE OF 122.11 FEET TO AN IRON PIN FOUND (1" CRIMPED TOP PIPE); THENCE NORTH 78°30'31" WEST FOR A DISTANCE OF 93.71 FEET TO A POINT; THENCE SOUTH 89°44'55" WEST FOR A DISTANCE OF 124.89 FEET TO AN IRON PIN FOUND (1" CRIMPED TOP PIPE); THENCE SOUTH 55°11'31" WEST FOR A DISTANCE OF 103.08 FEET TO AN IRON PIN FOUND (1" CRIMPED TOP PIPE); THENCE SOUTH 72°14'32" WEST FOR A DISTANCE OF 91.56 FEET TO AN IRON PIN FOUND (1" CRIMPED TOP PIPE); THENCE SOUTH 82°33'53" WEST FOR A DISTANCE OF 179.38 FEET TO AN IRON PIN FOUND (1" CRIMPED TOP PIPE); THENCE SOUTH 76°59'42" WEST FOR A DISTANCE OF 82.90 FEET TO AN IRON PIN FOUND (1/2" OPEN TOP PIPE); THENCE SOUTH 76°27'44" WEST FOR A DISTANCE OF 62.39 FEET TO AN IRON PIN FOUND (1" CRIMPED TOP PIPE); THENCE NORTH 74°07'00" WEST FOR A DISTANCE OF 89.84 FEET TO AN IRON PIN FOUND (5/8" OPEN TOP PIPE W/NAIL INSIDE); THENCE NORTH 88°11'24" WEST FOR A DISTANCE OF 34.14 FEET TO AN IRON PIN FOUND (1" CRIMPED TOP PIPE); THENCE NORTH 72°37'27" WEST FOR A DISTANCE OF 42.30 FEET TO AN IRON PIN FOUND (1" CRIMPED TOP PIPE); THENCE NORTH 57°34'43" WEST FOR A DISTANCE OF 57.73 FEET TO AN IRON PIN FOUND (1" CRIMPED TOP PIPE); THENCE NORTH 75°21'23" WEST FOR A DISTANCE OF 95.05 FEET TO AN IRON PIN FOUND (1" CRIMPED TOP PIPE); THENCE NORTH 80°37'22" WEST FOR A DISTANCE OF 106.58 FEET TO AN IRON PIN FOUND (1" CRIMPED TOP PIPE); THENCE SOUTH 89°29'37" WEST FOR A DISTANCE OF 54.04 FEET TO AN IRON PIN FOUND (1" CRIMPED TOP PIPE); THENCE SOUTH 87°36'09" WEST FOR A DISTANCE OF 69.77 FEET TO AN IRON PIN FOUND (1" CRIMPED TOP PIPE); THENCE NORTH 88°11'55" WEST FOR A DISTANCE OF 85.83 FEET TO A POINT; THENCE NORTH 82°36'19" WEST FOR A DISTANCE OF 80.38 FEET TO AN IRON PIN FOUND; THENCE NORTH 86°14'22" WEST FOR A DISTANCE OF 56.04 FEET TO AN IRON PIN FOUND (5/8" OPEN TOP W/NAIL INSIDE); THENCE NORTH 83°22'48" WEST FOR A DISTANCE OF 50.32 FEET TO AN IRON PIN FOUND (1" CRIMPED TOP PIPE); THENCE NORTH 74°05'15" WEST FOR A DISTANCE OF 86.37 FEET TO AN IRON PIN FOUND (1" CRIMPED TOP PIPE); THENCE NORTH 72°56'21" WEST FOR A DISTANCE OF 91.62 FEET TO AN IRON PIN FOUND (1" CRIMPED TOP PIPE); THENCE NORTH 55°00'35" WEST FOR A DISTANCE OF 54.76 FEET TO AN IRON PIN FOUND (1" CRIMPED TOP PIPE AT WITNESS POST); THENCE NORTH 50°32'23" WEST FOR A DISTANCE OF 104.55 FEET TO AN IRON PIN FOUND (1" CRIMPED TOP PIPE); THENCE NORTH 11°21'05" WEST FOR A DISTANCE OF 180.63 FEET TO AN IRON PIN FOUND (1" CRIMPED TOP PIPE); THENCE NORTH 89°44'35" WEST FOR A DISTANCE OF 107.84 FEET TO **THE POINT OF BEGINNING;**

SAID TRACT OR PARCEL CONTAINING 111.90184 ACRES, OR 4874444 SQUARE FEET.

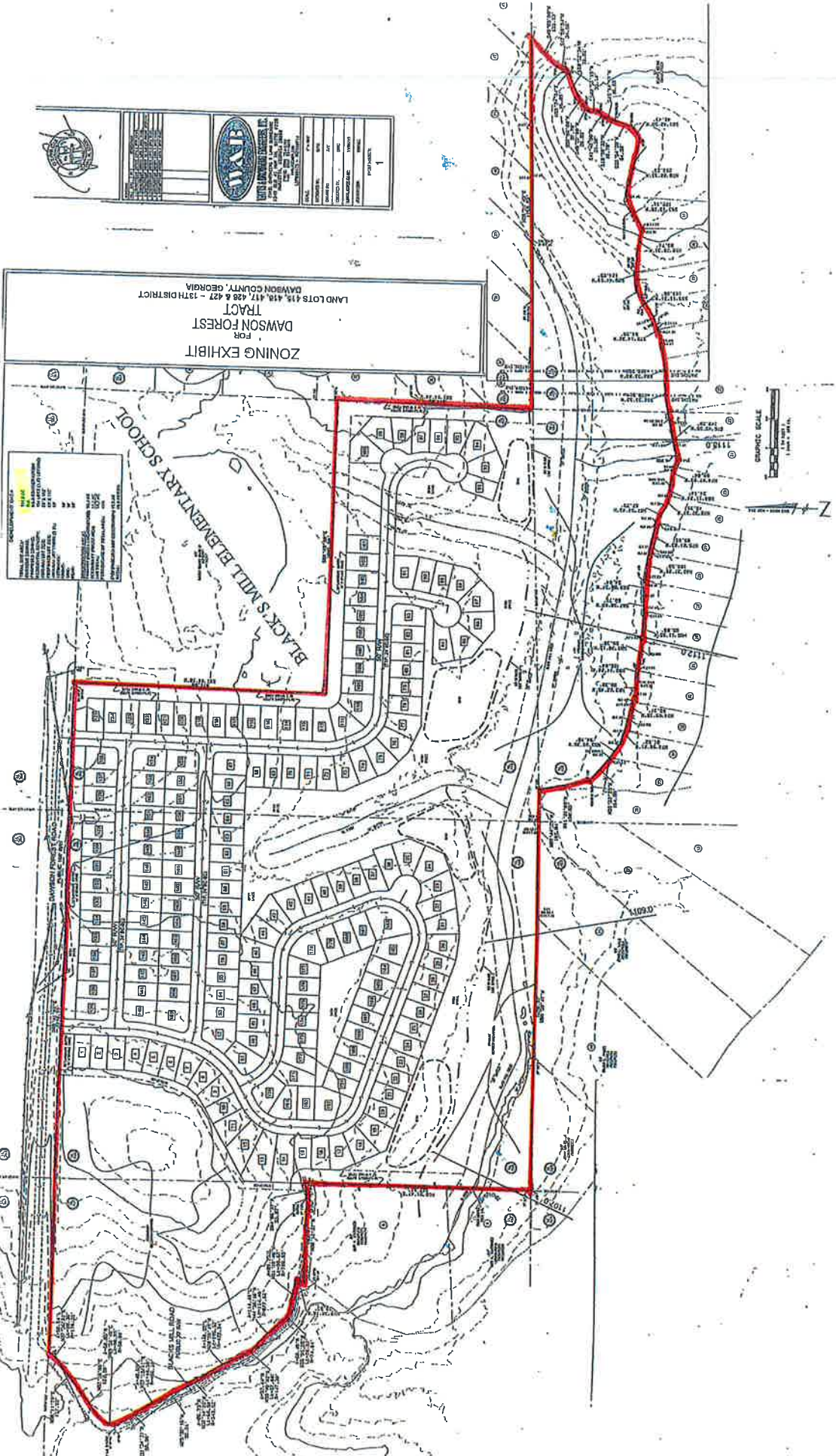
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EXHIBIT A  
(PAGE 3 OF 4)

PROPOSED CONSERVATION SUBDIVISION BY TURNER & HENDRIX ESTATES OR ASSIGNS

EXHIBIT     A      
(PAGE   4   OF   4  )

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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.

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:

Ga. Driver's license (over)

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 Dahlonega (city), GA (state)

George E. Butler II Date Oct. 7, 2020

Signature of Applicant

Date

George E. Butler II  
Printed Name

George E. Butler II, LLC  
Name of Business

SUBSCRIBED AND SWORN BEFORE ME ON

THIS 9th DAY OF Oct., 20 20

[Signature] Notary Public

My Commission Expires: 9/7/24



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Law Offices of  
**GEORGE E. BUTLER II, LLC**

132 Hawkins Street  
Dahlonega, GA 30533

**E-MAIL** geb@lawyers.com  
**WEB** gebutlerlaw.com

**OFFICE** 706-864-3200 or  
404-873-2544  
**FAX** 706-864-3206 or  
404-875-5130  
**CELL** 404-735-6054

## REZONING LETTER OF INTENT TO DAWSON CO.

I am the attorney or representative for the Owners of the undeveloped 111.9-acre tract known as Tax Parcel 097 099 (the “Property”), which lies between Blacks Mill Road on the west and Blacks Mill Elementary School on the east and extends from Dawson Forest Road south across Blacks Mill Creek to the northern boundary of the residential properties just below the creek. Those Owners are Turner Property Holdings, LLLP, and Daryl A. Robinson, as Executor of the Estate of Harold M. Hendrix; and you are one of their surrounding neighbors.

The Owners trace their ownership of the Property back many years to a common ancestor. The current generation involves among others the families of the late Clinton Turner and the late Dr. Herbert W. Robinson, a distinguished educator and 20-year Principal of the Dawson County High School and Elementary School, college professor, and President of the Georgia Association of Secondary School Principals—after whom the local Robinson Elementary School is named. There were many life-long local educators in the Robinson family, including both Clara Parks Robinson, the wife of C. I. Robinson, and Dr. Robinson’s sister, Leon, who married Harold Hendrix—whose own mother, Inez Hendrix, had been Superintendent of the Dawson County Schools in an earlier generation.

Because of the Owners’ long commitment to Dawson County and the cause of education, they were pleased back in 1997 to be able to sell a prime 20-acre corner of this original family tract to the Dawson County Board of Education for the current Blacks Mill Elementary School.

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The remaining Property is shown on the Tax Map (see Exhibit “A”) as containing 96.47 acres and extending south to Blacks Mill Creek, but (as indicated above) it actually contains 111.9 acres and extends south of the creek, as per the Boundary Survey attached as Exhibit “B.”

In deciding to sell this large family tract, the Owners were hopeful that a goodly portion could be preserved in its natural condition, especially the lands on both sides of Blacks Mill Creek and on both sides of the two streams that feed Blacks Mill Creek and run through the middle of the Property.

Accordingly, the Owners approached some experienced local developers about the possibility of their doing a so-called Conservation Subdivision on the Property according to the County’s visionary provisions for such a Conservation Subdivision in Article X of the Dawson County Subdivision Regulations.

In particular, the Conservation Subdivision Regulations provide for the preservation in perpetuity of unique or sensitive natural resources, such as streams, steep slopes, woodlands, scenic views, and greenspace to protect wildlife habitat, water quality, and to promote passive recreational opportunities like walking trails. The portion of a Conservation Subdivision that must be set aside for permanent protection is referred to as Open Space; and the allowable activities within that Open Space are themselves restricted in perpetuity through the use of an approved set of restrictive covenants and conditions. The minimum required Open Space is at least 40% of the total area of the Property—which, in this case, translates to a minimum requirement of 44.76 acres.

The Owners are pleased to report, however, that the developer has agreed to dedicate a minimum of 50.7 acres of the Property to Conservation Areas, plus an additional 15.30 acres of non-conservation Open Space—all as outlined in green on the ledger-size plat of the Property attached as Exhibit “C.” An enlargement of the engineer’s Development Data box—which was hidden when we superimposed the aerial photo of the Black Mill Elementary School complex on the ledger plat—is also attached as Exhibit “D”; and it gives you those figures. You will see there are two major Conservation Areas. The Primary Conservation Area is located on both sides of Blacks Mill Creek, while the Secondary Conservation Area is the forested 20-acre promontory in the northwest corner of the Property, with a flat area for parking off Blacks Mill Road.

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In addition, a 50-foot undisturbed buffer must be provided around the entire site, except for perpendicular road crossings and utility crossings. And in locations where the existing buffer vegetation or topography would not provide an opaque screen from adjacent properties or from the public road frontage, which in this case would be Dawson Forest Road, the buffer shall be planted with vegetation and/or enhanced by a fence to provide an opaque visual screen. While the plat illustrates that an attractive opaque 6-foot fence could be erected along the interior edge of the undisturbed buffer to serve that purpose, the actual decision to use vegetation and/or a fence where necessary to achieve the required opaque screen will be dictated by the very different circumstances that exist along the roughly 12,750 linear feet (or 2.4 miles) of buffer. In any case, the operative philosophy for this well-hidden Conservation Subdivision will be “out of sight, out of mind.”

As previously mentioned, the proposed Primary and Secondary Conservation Areas must be preserved and protected in perpetuity by a permanent conservation easement in favor of either a bona fide private land trust or a governmental entity such as the County. And that easement would include, as mentioned, restrictive covenants and conditions limiting future activities within the Primary and Secondary Conservation Areas, respectively, for your protection.

The future restrictions governing the two Conservation Areas need not be the same. Accordingly, the purpose of this letter is to alert you to what the Property Owners are thinking about—and to seek your input since you are among the most immediately-affected neighbors.

I’m pleased to say that County officials have expressed a possible interest in having the Owners dedicate the Primary and Secondary Conservation Areas to Dawson County—but with special restrictions designed to protect the interests of the neighboring landowners, not to mention the future homeowners within the proposed residential development on the remaining 61.2 acres of the Property.

For instance, we have discussed with school officials their interest in having access to the Primary Conservation Area from the rear of Blacks Mill Elementary School for guided nature walks by school-age children. Accordingly, we have thought about the possibility that the Primary Conservation Area could be restricted in use to adjacent property owners, to residents of the Property, and to weekday nature tours by supervised groups of school children between the hours of 9 and 5. By contrast, the Primary Conservation Area would be open for use by adjacent residents and residents of the

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Property at all times—except from, say, 10:00 p.m. to 7:00 a.m., when the “park” would be closed to all.

The Dawson County School Superintendent has assured us of the existence of the requisite excess capacity at Blacks Mill Elementary to accommodate any school age children likely to reside in the proposed subdivision; and he was interested to have us confirm—as we have—the feasibility of there being a gently sloping path from the rear gate of the playground at the back of the School to the neighborhood to accommodate foot traffic to and from the neighborhood and the School and to and from the School and the Primary Conservation Area. The proposed route of that footpath is shown in red on Exhibit “C.”

In addition, it is the Owners’ thinking that the Primary Conservation Area should be a passive park only with no hunting or trapping, no fixed recreational structures or equipment, and no use of motorized equipment or audible sound-producing or amplifying devices and no use of vehicles, including bicycles. The allowable hours of occupancy would be posted and no alcohol would be allowed. By contrast, the Owners’ current thinking is that the Secondary Conservation Area would be open to the general public and would have a small parking area off Blacks Mill Road. But the final Rules and Regulations for the operation of that roughly 20-acre tract—as well as the Primary Conservation Area—would be hammered out in conjunction with the neighbors, the Planning Commission, the Board of Commissioners, and the County Parks & Rec Director Matt Payne.

But, as I say, this is merely the Owners’ current thinking. And it has been shaped by their desire to leave a positive legacy for the County and their neighbors.

So, before this Rezoning Application was filed, the Owners had me contact their neighbors listed on the attached Exhibit “E” to seek their input in crafting an eventual set of Rezoning Conditions and perpetual Restrictive Covenants that would satisfy them that their concerns are being addressed and their interests protected.

Of course, in order to get developers to perpetually preserve—and in effect “give away”—40% or more of the property they are purchasing, the Dawson County Subdivision Regulations recognize in Section 1001 that the developers will need to be able to “cluster” their houses on somewhat smaller lots within the diminished land area remaining for development and to achieve a somewhat higher density. Fortunately, the entire Property is designated on the attached Dawson County Future Land Use Map for “Planned

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Residential Community,” a classification that is designed to “[e]ncourage higher density housing types within walking distances of services and amenities within and adjacent to the community.” And the adjacent Blacks Mill Elementary School certainly qualifies as such an amenity.

Also, the proposed developer of the Property has arranged at great expense to obtain sewer for the Property from the Etowah Water & Sewer Authority, which will accommodate a higher density without imperiling the ground or surface waters.

Interestingly, it is our understanding that back in 2004 the Property was rezoned for 285 cottage homes, as per the attached Site Plan, contingent on sewer—which never became available. You will note that the developer at that time was proposing to develop the entirety of the Property, including 7 acres for commercial on Dawson Forest Road.

So we are happy to report that the Owners have convinced the developer here to let us apply for RS-2 zoning, which in theory would allow up to 2 lots per acre, and to settle for the 194 lots achievable under the restrictions imposed by the Conservation Subdivision Regulations, which translates to roughly 1.7 lots per acre.

As a result, we informed our neighbors that the Owners would be applying for an RS-2 rezoning of the Property on or before Friday, October 9—and that the Planning Commission hearing on the application would occur at 6:00 p.m. on November 17, 2020; and the hearing before the Board of Commissioners would occur at 6:00 on December 17, 2020. And we promised to keep them informed of any changes as we go forward.

The Owners will agree to a set of Rezoning Conditions that will not only address the Primary and Secondary Conservation Areas, but also limitations on the days and times when construction activity will be permitted on the Property, a requirement that all lighting throughout the neighborhood be so-called low-bleed LED downlighting so that the lighting does not bleed over the Property line or pollute the night sky, a limitation on rentals of homes within the neighborhood, and a requirement that all homes have a minimum heated floor area of 1,600 square feet for 1-story homes and 1,800 square feet for 2-story homes.

The Owners are having a bidirectional traffic study and volume count done on Dawson Forest Road east of Blacks Mill Road, which will analyze the traffic impact of the proposed residential development on existing levels of service on Dawson Forest Road—and we hope to have it available no later than the Planning Commission Meeting.


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Assuming rezoning approval this year, the construction and build-out schedule for the Project would be as follows:

Receive LDP & Begin Lot Development:	<b>May 2021</b>
Receive Final Plat Approval & Begin House Construction:	<b>Dec. 2021</b>
Estimated Project Completion:	<b>Mar. 2025</b>

Finally, the Owners, the proposed developer, and I will plan to host a neighborhood meeting with refreshments at a convenient location for you prior to the Planning Commission meeting so that we can further customize the proposal in an attempt to satisfy as many of their reasonable concerns as possible. And, as the attorney for the Owners, let me assure the County that they are prepared through such legally-binding zoning conditions, restrictive covenants, and easements to assure that the project—if approved—will be what it was represented to be.

Sincerely,

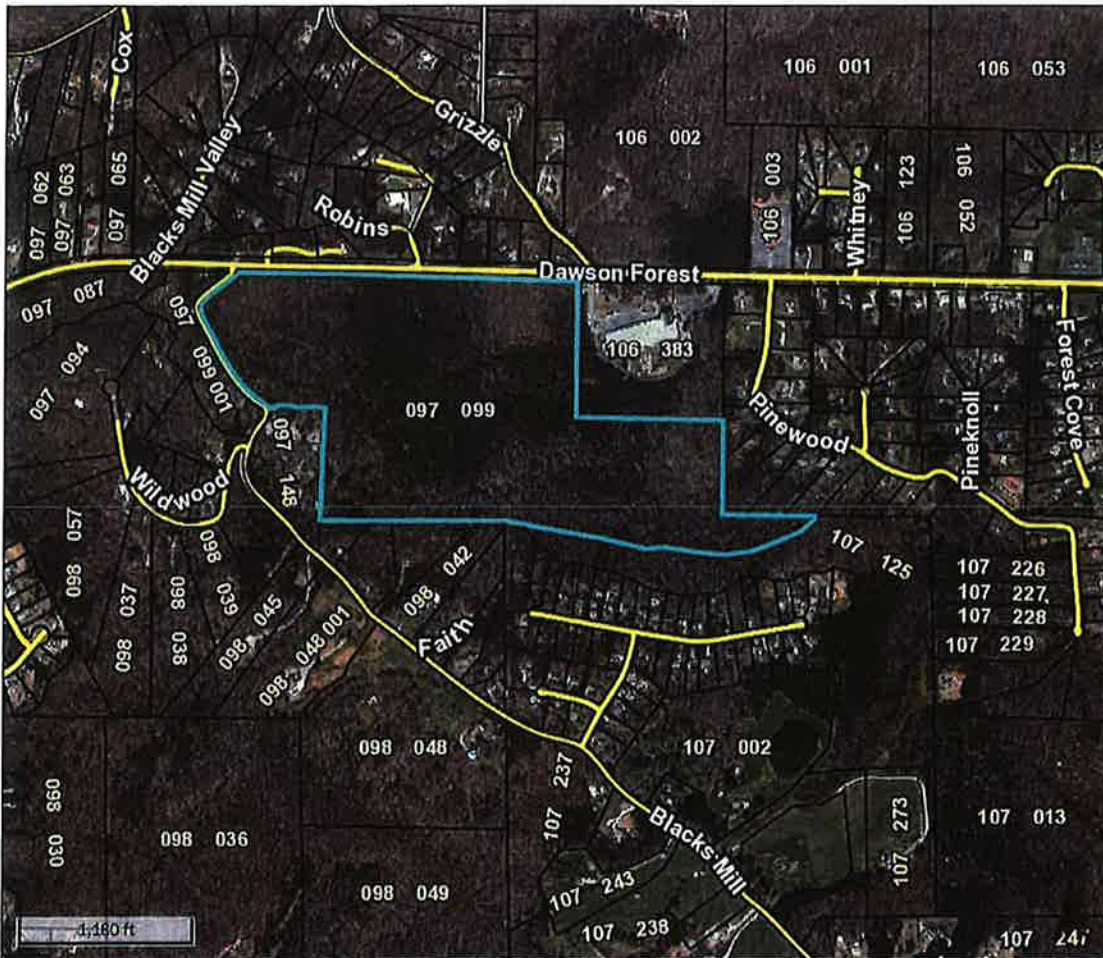


George E. Butler II

GEB/cr

Enclosures

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Parcel ID: 097 099  
 Alt ID: 6842  
 Owner: TURNER PROPERTY HOLDINGS LLLP  
 Acres: 96.47  
 Assessed Value: \$1617900

Date created: 9/28/2020  
 Last Data Uploaded: 9/25/2020 11:55:21 PM

Developed by  Schneider  
 GEOSPATIAL

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EXHIBIT     A      
 (PAGE     1     OF     1    )



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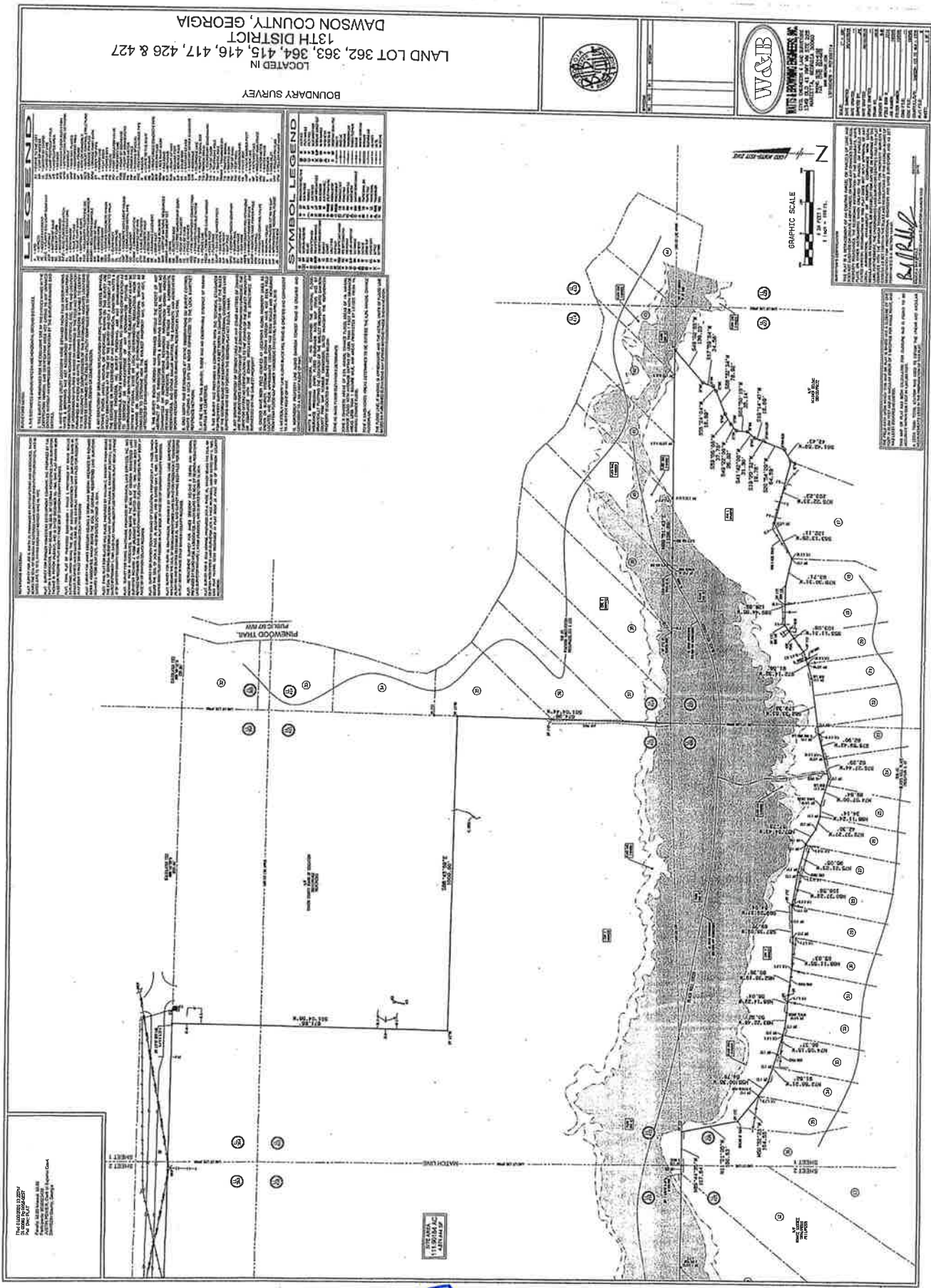


EXHIBIT B  
(PAGE 1 OF 2)

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LAND LOT 362, 363, 364, 415, 416, 417, 426 & 427  
LOCATED IN  
13TH DISTRICT  
DAWSON COUNTY, GEORGIA

BOUNDARY SURVEY



NO.	DATE	DESCRIPTION
1	10/15/08	FILED
2	11/10/08	FILED
3	12/15/08	FILED
4	1/10/09	FILED
5	2/15/09	FILED
6	3/10/09	FILED
7	4/15/09	FILED
8	5/10/09	FILED
9	6/15/09	FILED
10	7/10/09	FILED
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227	8/15/27	FILED
228	9/10/27	FILED
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374	11/10/39	FILED
375	12/15/39	FILE

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PROPOSED CONSERVATION SUBDIVISION BY TURNER & HENDRIX ESTATES OR ASSIGNS

DEVELOPMENT DATA

TOTAL SITE AREA: 111.9 AC  
CURRENT ZONING: R-A  
PROPOSED ZONING: RS-2 CONSERVATION  
RESIDENTIAL DENSITY: 194 LOTS (1.73 LOTS/AC)  
MINIMUM LOT SIZE: 60' X 100'  
PROPOSED LOT SIZE: 60' X 115'  
MINIMUM LOT WIDTH @ BL: 60'  
SETBACKS:  
FRONT- 30'  
SIDE- 10'  
REAR- 20'

CONSERVATION AREAS

PRIMARY (FLOOD & STREAM BUFFERS): 33.4 AC  
SECONDARY (FOREST AREA): 17.3 AC  
SUB TOTAL: 50.7 AC  
PERCENTAGE OF TOTAL AREA: 45%

OPEN SPACE AREA (NOT CONSERVATION): 15.3 AC  
TOTAL: 66.0 AC/59%

20 OCT 9 11:10 AM

**LIST OF BLACKS MILL NEIGHBORS  
TO WHOM ZONING LETTER SENT**

Mr. Kurt Krattinger  
243 Blacks Mill Road  
Dawsonville, GA 30534

Mr. Eric N. Graves  
102 Blacks Mill Trace West  
Dawsonville, GA 30534

Mr. Jimmy Lovell Jr.  
467 Blacks Mill Road  
Dawsonville, GA 30534

Mr. & Mrs. Charles C. Johnston  
68 Blacks Mill Trace  
Dawsonville, GA 30534

Mr. Cary H. Pruitt  
549 Blacks Mill Road  
Dawsonville, GA 30534

Mr. & Mrs. Daniel Robert Riggio  
60 Blacks Mill Trace West  
Dawsonville, GA 30534

Mr. Mark T. Ingram  
567 Blacks Mill Road  
Dawsonville, GA 30534

Ms. Robin Darleen Petranck  
42 Blacks Mill Trace West  
Dawsonville, GA 30534

Mr. & Mrs. David L. Walls  
603 Blacks Mill Road  
Dawsonville, GA 30534

Mr. Gary L. Carlisle  
22 Blacks Mill Trace West  
Dawsonville, GA 30534

Mr. Ronnie Sosebee  
37 Faith Drive  
Dawsonville, GA 30534

Mr. & Mrs. Christopher Goodwin  
9 Blacks Mill Trace  
Dawsonville, GA 30534

Mr. & Mrs. Dennis W. Hubbard  
134 Blacks Mill Trace  
Dawsonville, GA 30534

Mr. & Mrs. Mark N. Keeney  
27 Blacks Mill Trace East  
Dawsonville, GA 30534

Ms. Yianna Manolakis  
8030 Ivyshaw Drive  
Gainesville, GA 30506

Mr. Joshua Christian Meier  
31 Blacks Mill Trace East  
Dawsonville, GA 30534

Ms. Tammy R. Johnson  
116 Blacks Mill Trace  
Dawsonville, GA 30534

Mr. & Mrs. Kenneth James Haddock  
63 Blacks Mill Trace East  
Dawsonville, GA 30534

Mr. & Mrs. Robert F. Chirstain  
85 Blacks Mill Trace East  
Dawsonville, GA 30534

Mr. Mark Crane  
3152 Dawson Forest East  
Dawsonville, GA 30534

Mr. & Mrs. William R. Johnson  
109 Blacks Mill Trace East  
Dawsonville, GA 30534

Mr. & Mrs. Bruce L. Waters  
206 Pinewood Trail  
Dawsonville, GA 30534

Ms. Patricia A. Tatum  
151 Blacks Mill Trace  
Dawsonville, GA 30534

Ms. Martha J. Pope  
200 Pinewood Trail  
Dawsonville, GA 30534

Mr. & Mrs. Michael R. Jandon  
193 Blacks Mill Trace  
Dawsonville, GA 30534

Mr. & Mrs. Roy Batten  
176 Pinewood Trail  
Dawsonville, GA 30534

Ms. Ellie R. Winfrey  
203 Blacks Mill Trace East  
Dawsonville, GA 30534

Ms. Cynthia L. Ford  
150 Pinewood Trail  
Dawxonville, GA 30534

Mr. Joshua A. Vigneault  
203 Blacks Mill Trace East  
Dawsonville, GA 30534

Mr. & Mrs. Boyd Jones  
2334 Dawson Forest Road  
Dawsonville, GA 30534

Mr. & Mrs. David L. Laudén  
211 Blacks Mill Trace  
Dawsonville, GA 30534

Mr. A. Damon Gibbs  
Dawson County Schools  
28 Main Street  
Dawsonville, GA 30534

Ms. Heather Delong  
2251 Howland Wilson Road  
Cortland, OH 44410

Mr. Glenn Duncan  
565 Chesterra Road  
Dawsonville, GA 30534

Ms. Debra Ann Brown  
2251 Howland Wilson Road  
Cortland, OH 44410

Ms. Phyllis McKiddy  
81 Grizzle Road  
Dawsonville, GA 30534

Mr. Preston Youngblood  
260 Pinewood Trail  
Dawsonville, GA 30534

Ms. Norma P. Caldera  
5409 Waterwood Drive

[LIST OF BLACKS MILL NEIGHBORS—Page 2 of Three]

EXHIBIT

E

(PAGE 2 OF 3)

2007 OCT 9 11:11 AM

Gainesville, GA 30506

Mr. Loyal Wilson  
7045 Nichols Cove Road  
Dawsonville, GA 30534

Mr. & Mrs. Johnny H. Samples  
1645 Dawson Forest Road  
Dawsonville, GA 30534  
Ms. Gwendolyn M. Dulaney  
145 Early Bird Lane  
Dawsonville, GA 30534

Mr. & Mrs. Johnny Dale Slaton  
105 Early Bird Lane  
Dawsonville, GA 30534

Mr. & Mrs. Donald C. Mitchell  
1411 Dawson Forest Road  
Dawsonville, GA 30534

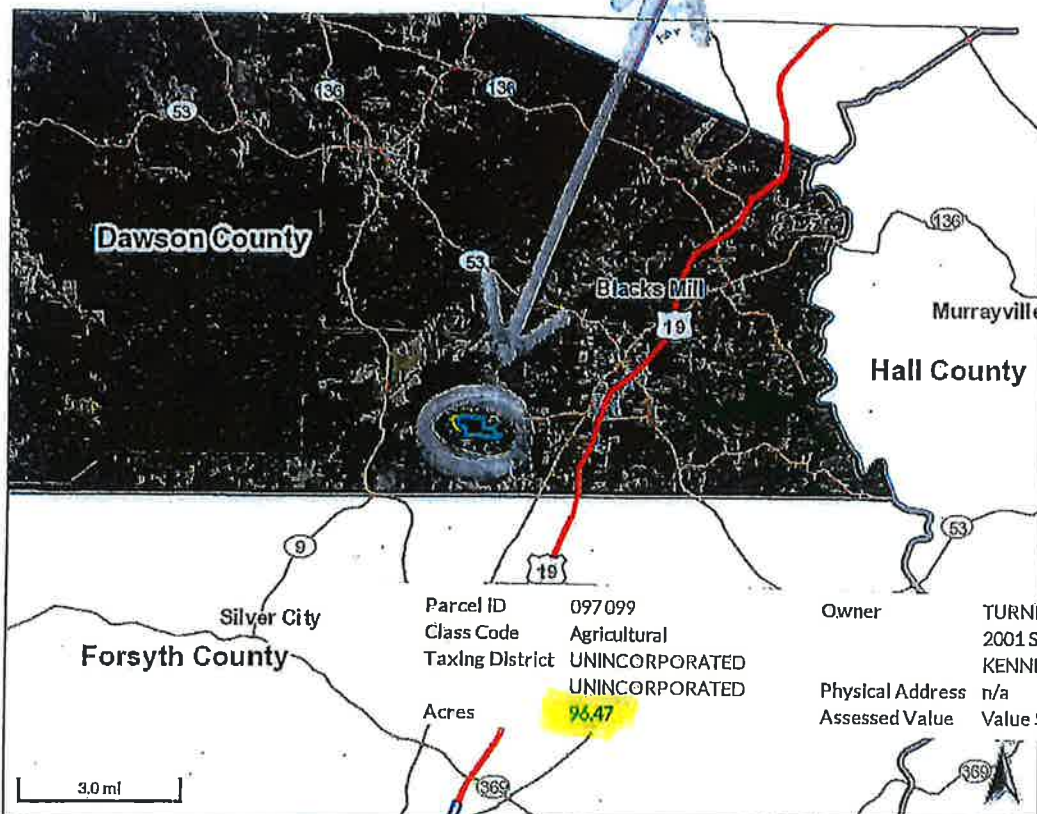
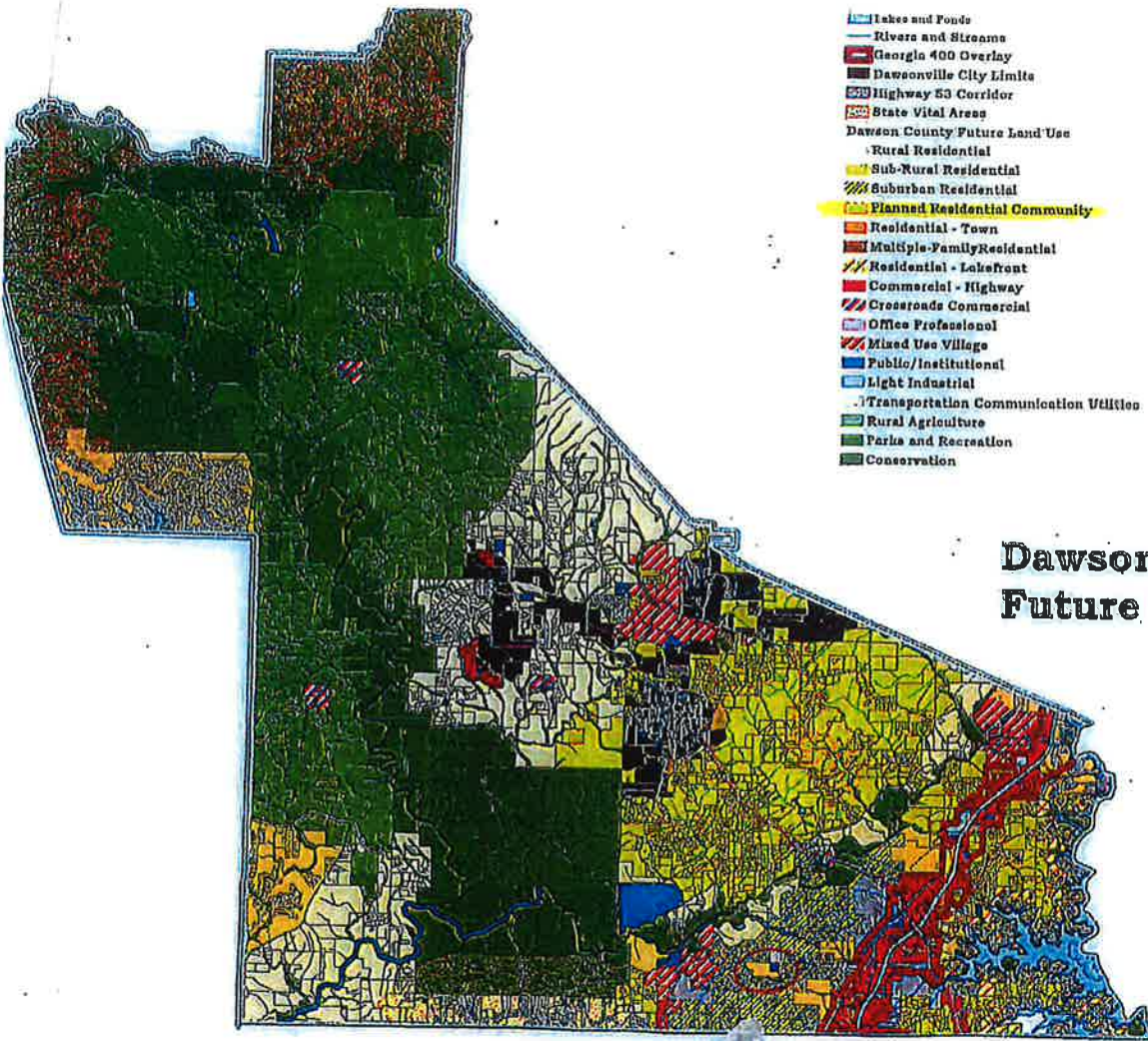
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[LIST OF BLACKS MILL NEIGHBORS—Page 3 of Three]

EXHIBIT E  
(PAGE 3 OF 3)

- Lakes and Ponds
- Rivers and Streams
- Georgia 400 Overlay
- Dawsonville City Limits
- Highway 53 Corridor
- State Vital Areas
- Dawson County Future Land Use**
- Rural Residential
- Sub-Rural Residential
- Suburban Residential
- Planned Residential Community
- Residential - Town
- Multiple-Family Residential
- Residential - Lakefront
- Commercial - Highway
- Crossroads Commercial
- Office Professional
- Mixed Use Village
- Public/Institutional
- Light Industrial
- Transportation Communication Utilities
- Rural Agriculture
- Parks and Recreation
- Conservation

## Dawson County Future Land Use



0 0.75 1.5 3 Miles

### Legend

- Parcels
- USA Major Highways
- Limited Access
- Highway
- Major Road
- Local Road
- Minor Road
- Other Road
- Ramp
- Ferry
- Pedestrian Way

Parcel ID 097099  
 Class Code Agricultural  
 Taxing District UNINCORPORATED  
 UNINCORPORATED  
 Acres 96.47

Owner TURNER PROPERTY HOLDINGS LLLP  
 2001 SIGNAL RIDGE CHASE  
 KENNESAW GA 30152  
 Physical Address n/a  
 Assessed Value Value \$1617900

2001 911114M

3.0ml









# 2019 Property Tax Statement

Bill Number	Due Date	CURRENT YEAR DUE
14168	12/1/2019	\$0.00

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

Payment Good Through:

Map: 097 099

Last payment made on: 12/5/2019

Location:

TURNER PROPERTY HOLDINGS LLLP

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:** TURNER PROPERTY HOLDINGS LLLP  
**Map Code:** 097 099  
**Description:** LL 362 363 415 416 417 425 426 427 LD 13-S  
**Location:**  
**Bill Number:** 14168  
**District:** 1

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good Through	Exemptions
\$0.00	\$1,617,900.00	96.47	1617900	12/1/2019	7/18/2019		

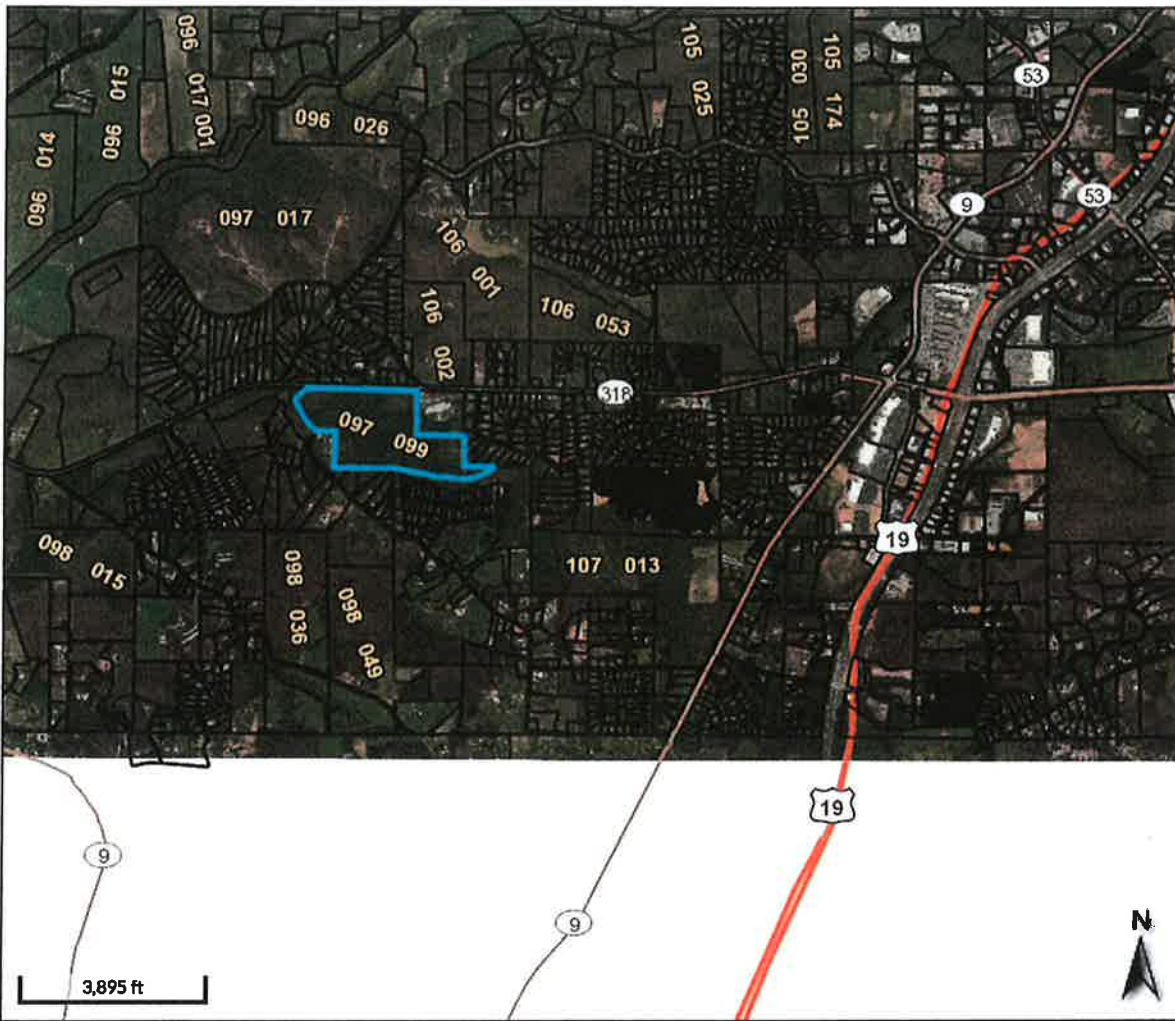
TAXING ENTITY	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX	1617900	647160	0	647160	0	0	0	0
COUNTY M&O	1617900	647160	0	647160	13.079	8464.21	0	5234.88
SALES TAX ROLLBACK	0	0	0	647160	-4.99	0	-3229.33	0
SCHOOL M&O	1617900	647160	0	647160	15.778	10210.89	0	10210.89
<b>TOTALS</b>					<b>23.867</b>	<b>18,675.10</b>	<b>3,229.33</b>	<b>15,445.77</b>

You can pay your bill in person, by mail, online at [www.dawsoncountytax.com](http://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: \$15,445.77  
 Penalty: \$0.00  
 Interest: \$27.35  
 Other Fees: \$0.00  
 Back Taxes: \$0.00  
 Amount Paid: \$15,473.12  
**TOTAL DUE: \$0.00**

2001 9112AM



Overview



Legend

□ Parcels

Parcel ID: 097 099  
Alt ID: 6842  
Owner: TURNER PROPERTY HOLDINGS LLLP  
Acres: 96.47  
Assessed Value: \$1617900

Date created: 8/11/2020  
Last Data Uploaded: 8/11/2020 12:02:57 AM

Developed by  Schneider  
GEOSPATIAL

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