

**DAWSON COUNTY REZONING APPLICATION**

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

ZA 20.83 Tax Map & Parcel # (TMP): 113-044-006  
Submittal Date: 11-13-2020 Time: \_\_\_\_\_ am/pm Received by: Vogel (staff initials)  
Fees Assessed: 3500- Paid: \_\_\_\_\_ Commission District: \_\_\_\_\_  
Planning Commission Meeting Date: \_\_\_\_\_  
Board of Commissioners Meeting Date: \_\_\_\_\_

**APPLICANT INFORMATION** (or Authorized Representative)

Printed Name: Miles Hansford & Tallant, LLC - Jonathan C. Beard on behalf of Qing Zhang & Zhimin Liu  
Address: \_\_\_\_\_

Phone: Listed \_\_\_\_\_ Email: \_\_\_\_\_ Business " \_\_\_\_\_  
Unlisted \_\_\_\_\_ Personal \_\_\_\_\_

Status: [ ] Owner [ X ] Authorized Agent [ ] Lessee [ ] Option to purchase

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

I have X /have not \_\_\_\_\_ participated in a Pre-application meeting with Planning Staff.

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

Meeting Date: 11/16/2020 Applicant Signature: Jonathan C. Beard  
*Attorney for Applicant*

**PROPERTY OWNER/PROPERTY INFORMATION**

Name: Qing Zhang & Zhimin Liu  
Street Address of Property being rezoned: 606 Prominence Court, Dawsonville, GA 30534

Rezoning from: C-OI to: C-HI Total acreage being rezoned: Approximately 2.402 Acres

Directions to Property: The Subject Property is located at the intersection of southerly right-of-way of Kilough Church Road and the westerly right-of-way of SR 400.

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

Current Use of Property: Undeveloped.

Any prior rezoning requests for property? No if yes, please provide rezoning case #: ZA \_\_\_\_\_

**\*\*\*Please refer to Dawson County's Georgia 400 Corridor Guidelines and Maps to answer the following:**

Does the plan lie within the Georgia 400 Corridor? Yes (yes/no)

If yes, what section? South

**SURROUNDING PROPERTY ZONING CLASSIFICATION:**

North RA South C-HB East RA & C-HB West C-HB

Future Land Use Map Designation: Commercial - Highway Business

Access to the development will be provided from:

Road Name: Prominence Court & Kilough Church Road Type of Surface: Asphalt

**REQUESTED ACTION & DETAILS OF PROPOSED USE**

Rezoning to: C-HI [ ] Special Use Permit for: \_\_\_\_\_

Proposed Use: **Garden Center**

Existing Utilities:  Water [ ] Sewer [ ] Gas  Electric

Proposed Utilities:  Water  Sewer  Gas  Electric

**RESIDENTIAL**

No. of Lots: \_\_\_\_\_ Minimum Lot Size: \_\_\_\_\_ (acres) No. of Units: \_\_\_\_\_

Minimum Heated Floor Area: \_\_\_\_\_ sq. ft. Density/Acre: \_\_\_\_\_

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

Is an Amenity Area proposed: \_\_\_\_\_; if yes, what? \_\_\_\_\_

**COMMERCIAL & INDUSTRIAL**

Building area: 5,000 sq. ft. No. of Parking Spaces: 25

**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  Date 11/12/2020  
Witness  Date 11/12/20

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**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 \_\_\_\_\_

TMP#: 113 044 006

**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>113 044 009</u> | 1. KEVIN & MARLA NEISE                   | 8755 AMBERFIELD DRIVE GAINESVILLE, GA 30506 |
| TMP <u>113 044 007</u> | 2. ETOWAH WATER AND SEWER AUTHORITY      | PO BOX 769 DAWSONVILLE, GA 30534            |
| TMP <u>113 057</u>     | 3. CRAIG H & CYDNEY A KRITZER            | 41 STAMP MILL CT DAHLONEGA, GA 30533        |
| TMP <u>113 098 001</u> | 4. HYBRID PROPERTIES AND INVESTMENTS LLC | 6775 PAYTON RD CUMMING, GA 30041            |
| TMP <u>113 051</u>     | 5. KILOUGH VENTURES LLC                  | 4635 HARRIS TRAIL ATLANTA, GA 30327         |
| TMP <u>113 058</u>     | 6. NATION HOMES INC                      | 1130 VINTAGE CLUB DRIVE DULUTH, GA 30097    |
| TMP _____              | 7. _____                                 | _____                                       |
| TMP _____              | 8. _____                                 | _____                                       |
| TMP _____              | 9. _____                                 | _____                                       |
| TMP _____              | 10. _____                                | _____                                       |
| TMP _____              | 11. _____                                | _____                                       |
| TMP _____              | 12. _____                                | _____                                       |
| TMP _____              | 13. _____                                | _____                                       |
| TMP _____              | 14. _____                                | _____                                       |
| TMP _____              | 15. _____                                | _____                                       |

Use additional sheets if necessary.



**DISCLOSURE OF CAMPAIGN CONTRIBUTIONS**  
**(APPLICANT(S) AND REPRESENTATIVE(S) OF REZONING)**

Pursuant to O.C.G.A. Section 36-67 A-3.A, the following disclosure is mandatory when an applicant or any representation of application for rezoning has been made within two (2) years immediately preceding the filing of the applicant's request for rezoning, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application for rezoning.

It shall be the duty of the applicant and the attorney representing the applicant to file a disclosure with the governing authority of the respective local government showing the following:

1. Name of local official to whom campaign contribution was made:

N/A

2. The dollar amount and description of each campaign contribution made by the opponent to the local government official during the two (2) years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.

Amount \$ \_\_\_\_\_ Date: \_\_\_\_\_

Enumeration and description of each gift when the total value of all gifts is \$250.00 or more made to the local government official during the two (2) years immediately preceding the filing of application for rezoning:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature of Applicant/Representative of Applicant:

 \_\_\_\_\_ Date: 11/12/2020

**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, Qing Zhang and Zhimin Liu, hereby swear that I/we own the property located at (fill in address and/or tax map & parcel #):

606 Prominence Court Dawsonville, Georgia 30534

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: QING ZHANG

Signature of applicant or agent: [Signature] Date: 11/12/2020

\*\*\*\*\*

Printed Name of Owner(s): QING ZHANG ZHIMIN LIU

Signature of Owner(s): [Signature] Date: 11/12/2020

Mailing address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Telephone Number: Listed \_\_\_\_\_ Unlisted \_\_\_\_\_

Sworn and subscribed before me this 12<sup>th</sup> day of November, 2020.

Tasha Howell  
Notary Public

My Commission Expires: 12/18/2022



(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.)

Jonathan C. Beard  
[jbeard@mhtlegal.com](mailto:jbeard@mhtlegal.com)

*Revised - November 17, 2020*

**CAMPAIGN DISCLOSURE**

|                          |   |
|--------------------------|---|
| <b>Applicant:</b>        | <b>Qing Zhang</b>   |
| <b>Subject Property:</b> | <b>Approx. 2.402 Acres Designated as Dawson County Tax Parcel(s): 113 044 006</b> |
| <b>Current Zoning:</b>   | <b>C-OI – Commercial Office Institutional District</b>                            |
| <b>Proposed Zoning:</b>  | <b>C-HI – Highway Business Intensive Commercial District</b>                      |
| <b>Proposed Use:</b>     | <b>Garden Center</b>  |
| <b>ROW Access:</b>       | <b>Prominence Court &amp; Kilough Church Road</b>                                 |

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

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

Sincerely,



Jonathan Beard  
Attorney for Applicant



*Revised – November 17, 2020*

**RESERVATION OF CONSTITUTIONAL AND OTHER LEGAL RIGHTS**

|                          |   |
|--------------------------|---|
| <b>Applicant:</b>        | <b>Qing Zhang</b>   |
| <b>Subject Property:</b> | <b>Approx. 2.402 Acres Designated as Dawson County Tax Parcel(s): 113 044 006</b> |
| <b>Current Zoning:</b>   | <b>C-OI – Commercial Office Institutional District</b>                            |
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| <b>Proposed Use:</b>     | <b>Garden Center</b>  |
| <b>ROW Access:</b>       | <b>Prominence Court &amp; Kilough Church Road</b>                                 |

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

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

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

A refusal by the County to approve the Application, as requested by the Applicants, will impose a disproportionate hardship on the Applicants of the Subject Property without benefiting any surrounding property owners. There is no reasonable use of the Subject Property except for development of the Proposed Use as proposed by the Applicants.

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

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

as amended and the Due Process Clause of the Fifth and Fourteenth Amendments to the Constitution of the United States.

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

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

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

By filing this Reservation, the Applicants reserve all rights and remedies available to them under the United States Constitution, the Georgia Constitution, all applicable federal, state, and local laws and ordinances, and in equity. This Reservation also constitutes an Ante Litem Notice pursuant to O.C.G.A. § 36-11-1, which places the County and all other agents thereof on notice of the Applicants' intent to seek monetary damages and attorney's fees against the County and any party acting on its behalf for any rezoning action, zoning condition, illegal impact fee and any other unlawful restrictions and exactions that are imposed on the Subject Property and the Applicants.

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

Sincerely,



Jonathan Beard  
Attorney for Applicant

*Revised – November 17, 2020*

**LETTER OF INTENT REGARDING LAND USE APPLICATION**

|                          |   |
|--------------------------|---|
| <b>Applicant:</b>        | <b>Qing Zhang</b>   |
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| <b>Proposed Use:</b>     | <b>Garden Center</b>  |
| <b>ROW Access:</b>       | <b>Prominence Court &amp; Kilough Church Road</b>                                 |

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

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

**PROPOSED USE**

The Applicant proposes to develop a garden center with approximately 5,000 square feet of building space on the Subject Property. The Subject Property is located on Prominence Court.

**COMPREHENSIVE PLAN**

The Dawson County Comprehensive Plan and the Future Development Map incorporated therein designates the Subject Property as located within the Commercial Highway/Business Character Area. The Proposed Use conforms to the Comprehensive Plan which shows the future use for this area as Commercial Highway/Business.

**IMPACT ON THE LOCAL POPULATION DENSITY PATTERN AND PUBLIC INFRASTRUCTURE**

**(A) Public Road System**

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

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

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

**(B) County School System**

As the Subject Property will be a commercial use, the Applicant does not project the Proposed Use will result in any increase in the student population.

**(C) Water and Waste Water Systems**

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

**(D) Utilities**

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

**(E) Environmental Impact**

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

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

**Dawson County, Georgia Board of Commissioners**

**Affidavit for Issuance of a Public Benefit**

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

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

  X   I am a United States citizen.

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

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

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

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

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

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

Executed in Cumming (city), GA (state)

[Signature]  
Signature of Applicant

11/12/2020  
Date

QING ZHANG  
Printed Name

N/A  
Name of Business

SUBSCRIBED AND SWORN BEFORE ME ON

THIS 12<sup>th</sup> DAY OF November, 20 20

[Signature] Notary Public

My Commission Expires: 12/18/2022



### 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]

**2020 Property Tax Statement**

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

| Bill Number | Due Date  | CURRENT YEAR DUE |
|-------------|-----------|------------------|
| 15597       | 12/1/2020 | \$0.00           |

Payment Good Through:

Map: 113 044 006

Last payment made on: 10/26/2020

Location: 606 PROMINENCE CT

ZHANG QING & ZHIMIN LIU

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:** ZHANG QING & ZHIMIN LIU  
**Map Code:** 113 044 006  
**Description:** LL 197 198 LD 13-S  
**Location:** 606 PROMINENCE CT  
**Bill Number:** 15597  
**District:** 1

| Building Value | Land Value   | Acres | Fair Market Value | Due Date  | Billing Date | Payment Good Through | Exemptions |
|----------------|--------------|-------|-------------------|-----------|--------------|----------------------|------------|
| \$0.00         | \$300,000.00 | 2.4   | 300000            | 12/1/2020 | 10/26/2020   |                      |            |

| TAXING ENTITY      | Adjusted FMV | Net Assessment | Exemptions | Taxable Value | Millage Rate | Gross Tax     | Credit          | Net Tax        |                 |
|--------------------|--------------|----------------|------------|---------------|--------------|---------------|-----------------|----------------|-----------------|
| STATE TAX          | 300000       | 120000         | 0          | 120000        | 0            | 0             | 0               | 0              |                 |
| COUNTY M&O         | 300000       | 120000         | 0          | 120000        | 12.377       | 1485.24       | 0               | 946.2          |                 |
| SALES TAX ROLLBACK | 0            | 0              | 0          | 120000        | -4.492       | 0             | -539.04         | 0              |                 |
| SCHOOL M&O         | 300000       | 120000         | 0          | 120000        | 15.770       | 1893.36       | 0               | 1893.36        |                 |
| <b>TOTALS</b>      |              |                |            |               |              | <b>23.663</b> | <b>3,378.60</b> | <b>-539.04</b> | <b>2,839.56</b> |

|   |                   |               |
|---|-------------------|---------------|
| You can pay your bill in person, by mail, online at <a href="http://www.dawsoncountytax.com">www.dawsoncountytax.com</a> , 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.<br><br>NO PAYMENT CONTRACTS WILL BE ALLOWED. | Current Due:      | \$2,839.56    |
|   | Penalty:          | \$0.00        |
|   | Interest:         | \$0.00        |
|   | Other Fees:       | \$0.00        |
|   | Back Taxes:       | \$0.00        |
|   | Amount Paid:      | \$2,839.56    |
|   | <b>TOTAL DUE:</b> | <b>\$0.00</b> |

**Summary**

**Parcel Number** 113 044 006  
**Location Address** 606 PROMINENCE CT  
**Legal Description** LL 197 198 LD 13-5  
*(Note: Not to be used on legal documents)*  
**Class** C4-Commercial  
*(Note: This is for tax purposes only. Not to be used for zoning.)*  
**Tax District** UNINCORPORATED (District 01)  
**Millage Rate** 23.867  
**Acres** 2.4  
**Neighborhood** 400 (00042)  
**Homestead Exemption** No (S0)  
**Landlot/District** 197 /

[View Map](#)



**Owner**

ZHANG QING & ZHIMIN LIU

**Land**

| Type       | Description           | Calculation Method | Frontage | Depth | Acres | Lots |
|------------|-----------------------|--------------------|----------|-------|-------|------|
| Commercial | 400 Commercial 150000 | Acres              | 0        | 0     | 2.4   | 0    |

**Permits**

| Permit Date | Permit Number | Type        |
|-------------|---------------|-------------|
| 12/12/2016  | 10411         | MOBILE HOME |
| 03/27/2015  | 8768          | MOBILE HOME |

**Sales**

| Sale Date | Deed Book / Page | Plat Book / Page | Sale Price | Reason                    | Grantor           | Grantee                 |
|-----------|------------------|------------------|------------|---------------------------|-------------------|-------------------------|
| 4/24/2019 | 1342 481         |                  | \$300,000  | Fair Market Sale (Vacant) | JONES AND SON LLC | ZHANG QING & ZHIMIN LIU |
| 9/13/2010 | 961 361          | 78 191           | \$200,700  | Fair Market Sale (Vacant) | R DONALD STEPHENS | JONES AND SON LLC       |

**Valuation**

|                     | 2020      | 2019      | 2018      | 2017      | 2016      |
|---------------------|-----------|-----------|-----------|-----------|-----------|
| Previous Value      | \$252,000 | \$252,000 | \$252,000 | \$252,000 | \$185,472 |
| Land Value          | \$300,000 | \$252,000 | \$252,000 | \$252,000 | \$252,000 |
| + Improvement Value | \$0       | \$0       | \$0       | \$0       | \$0       |
| + Accessory Value   | \$0       | \$0       | \$0       | \$0       | \$0       |
| = Current Value     | \$300,000 | \$252,000 | \$252,000 | \$252,000 | \$252,000 |

**Photos**





# Dawson County



11/13/2020, 10:31:14 AM  
Parcels Zoning

- RA
- RSR
- C-01
- C-HB
- RMF

USDA, FSA, Maxar | Esri Community Maps Contributors, BuildingFootprintUSA, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METI/ NASA, USGS, EPA, NPS, US Census Bureau, USDA

USDA, FSA, Maxar | Esri Community Maps Contributors, BuildingFootprintUSA, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METI/ NASA, USGS, EPA, NPS, US Census Bureau, USDA | Planning and Development



**NOTICE:**  
 THIS PLAN IS THE PROPERTY OF THE ENGINEER AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER.  
 THE ENGINEER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED AND DOES NOT EXTEND TO ANY OTHER MATTER.  
 THE CLIENT'S RESPONSIBILITY IS TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.  
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**FLOOD NOTE:**  
 ACCORDING TO THE COUNTY'S FLOOD HAZARD MAP, THIS AREA IS DESIGNATED AS A FLOOD HAZARD AREA. THE FLOOD HAZARD ZONE IS SHOWN ON THE FLOOD HAZARD MAP AS A FLOOD HAZARD AREA.

**20' DRAINAGE EASEMENT CALLS**

| Course | Bearing            | Distance      |
|--------|--------------------|---------------|
| L1     | Prod. 11519.16'    | Area: 106.77' |
|        | Cmd: S 34°52'08" W | 306.76'       |
| L2     | N 58°01'57" E      | 260.62'       |
|        | Prod. 11659.16'    | Area: 312.57' |
|        | Cmd: N 34°58'41" E | 312.56'       |
| L3     | S 41°39'28" W      | 202.55'       |

**20' DRAINAGE EASEMENT**  
 0.142 ACRES  
 DEED BOOK 1342  
 PAGE 481

N/E  
 PERSON & MARINA HOUSE  
 PARCEL # 113 044 009  
 DE 1993, PG 519  
 PG 51, PG 81

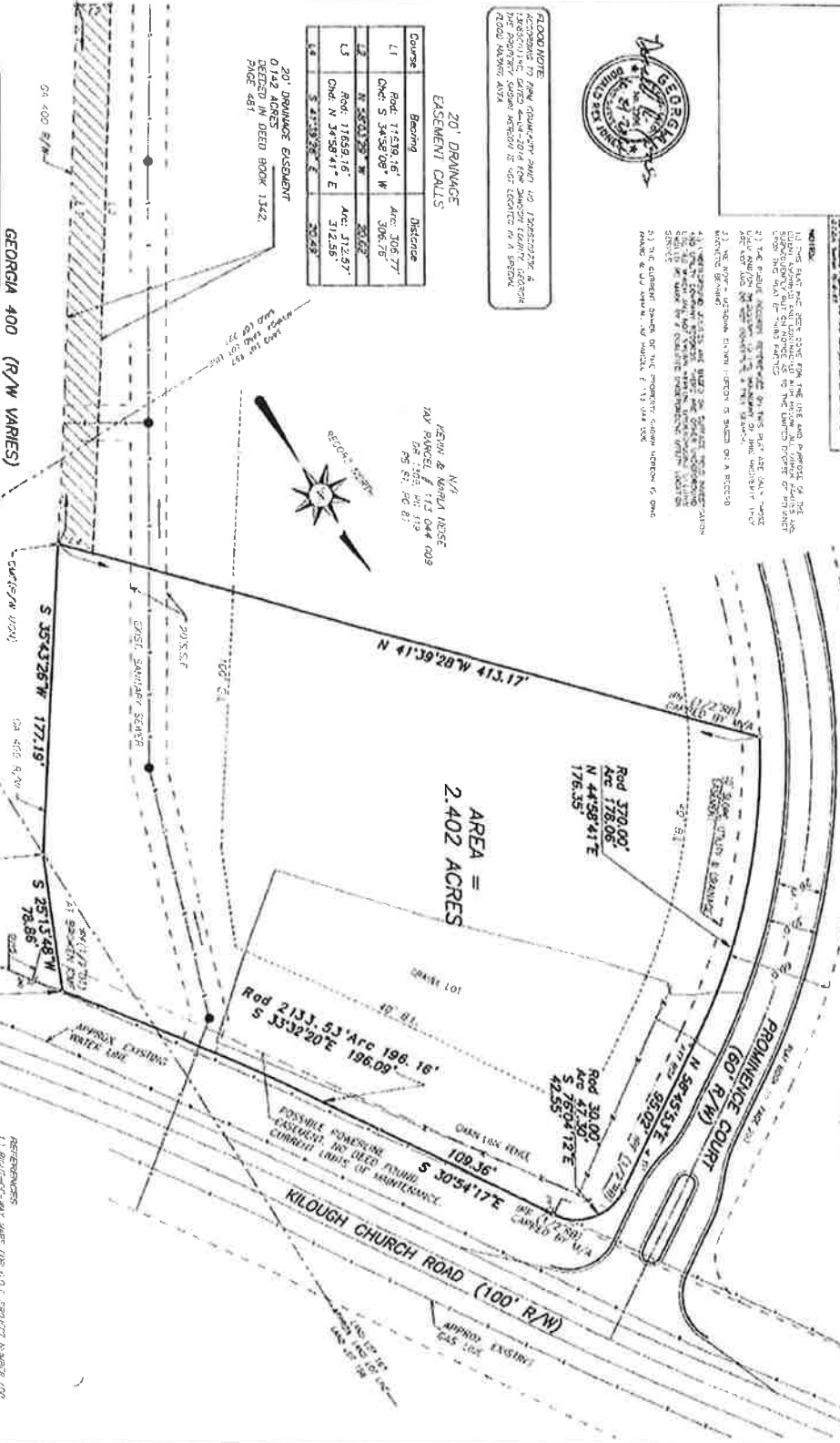


**20' DRAINAGE EASEMENT**  
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 PAGE 481



N/E  
 TOWNH WATER & SEWER AUTHORITY  
 PARCEL # 113 044 007  
 PG 594, PG 516

Prepared for:  
**QING ZHANG & LIU ZHIMIN**  
 LAND LOT 107, 108 & 221 - SOUTH HALF 13th DISTRICT  
 DAWSON COUNTY, GEORGIA

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 Engineers • Planners • Landscape Architects • Land Acquisition • Surveying  
 400 Peachtree Ridge Drive, Suite 100  
 Marietta, Georgia 30066  
 Phone: 770-222-0001 Fax: 770-222-0002

**SHEET 1 of 1**  
 SHEETS

