

DAWSON COUNTY REZONING APPLICATION

This portion to be completed by Zoning Administrator

ZA 21-08 Tax Map & Parcel # (TMP): _____
Submittal Date: 1-7-21 Time: 3:37 am/pm Received by: Vrge (staff initials)
Fees Assessed: 3500- Paid: CHECK Commission District: _____
Planning Commission Meeting Date: Feb. 16, 2021
Board of Commissioners Meeting Date: Mar. 18, 2021

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Alex Myers
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 _____/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: Edmond L. Wallace, Robert L. Wallace, Carolyn Dooley

Street Address of Property being rezoned: Approximant address is 191 Easy Street, Dawsonville, GA 30534

Rezoning from: RA to: C-IR Total acreage being rezoned: 7.934

Directions to Property (if no address): From Dawsonville head East on Highway 53. In approximately 6 miles turn right onto

Hightower Parkway. In approximately 4 tenths of a mile turn left on to Easy Street. Follow Easy Street until the

asphalt ends. The property is at the end of the street and to the left.

21 JAN 7 4:03 PM

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

Current Use of Property: Property is currently a vacant hay field.

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? No (yes/no)

If yes, what section? North _____ South _____

SURROUNDING PROPERTY ZONING CLASSIFICATION:

North C-IR South RA+C-IR East RA West RA

Future Land Use Map Designation: Industrial

Access to the development will be provided from:

Road Name: Easy Street Type of Surface: Asphalt

REQUESTED ACTION & DETAILS OF PROPOSED USE

Rezoning to: C-IR Special Use Permit for: _____

Proposed Use:

To relocate the transfer station operation of 400 Waste & Scrap LLC to this property by constructing a new facility.

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: Approximately 20,000 sf No. of Parking Spaces: 15

21 JAN 7 4:03 PM

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 1/7/2021
Witness  Date 1/7/2021

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 21-028

TMP#: 113.093.001

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.**

Name

Address

TMP <u>113 004</u>	1. Robert L. Wallace	100 Wallace Circle
TMP <u>113 093 001</u>	2. Edmond L Wallace & Etal.	2839 Grizzle Road, Dawsonville, GA 30534
TMP <u>113 008 011</u>	3. The Bethel United Methodist Church	100 Lumpkin Campground Road, Dawsonville, GA 30534
TMP <u>113 010 001</u>	4. Christ Fellowship Church of Dawson Co	139 Hightower Pkwy., Dawsonville, GA 30534
TMP <u>113 005</u>	5. Edmond L. Wallace and Robert L. Wallace	2841 Grizzle Road, Dawsonville, GA 30534
TMP <u>113 093</u>	6. Double R 400 LLC	100 Wallace Circle, Dawsonville, GA 30534
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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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: Edmond L. Wallace

Applicant Printed Name: Edmond L. Wallace

Application Number: ZA 21-08

Date Signed: 4/7/2021

Sworn and subscribed before me

this 07 day of January, 2021.

Tammy Bedford
Notary Public

My Commission Expires: August 17, 2022



JAN 7 4:03PM

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.

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This notice and acknowledgement shall be public record.

Applicant Signature: *Laura Carolyn Dooley*

Applicant Printed Name: Laura Carolyn Dooley

Application Number: ZA 21-08

Date Signed: 1/7/2021

Sworn and subscribed before me

this 7th day of January, 2021.

Alex G Myers
Notary Public

My Commission Expires: 3/11/2024



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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.

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This notice and acknowledgement shall be public record.

Applicant Signature: Robert L. Wallace

Applicant Printed Name: Robert L. Wallace

Application Number: ZA 21-08

Date Signed: 1/7/2021

Sworn and subscribed before me

this 7th day of January, 2021.

Alex G. Myers
Notary Public

My Commission Expires: 3/11/2024



21 JAN 7 4:04PM

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:

John Emory Dooley

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 \$ 400

Date: 03/05/2020

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:

Edmond L Wallace

Date: 1/7/2021

**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.

JAN 7 4:04PM

PROPERTY OWNER AUTHORIZATION

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

113 093 0011

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: Alex Myers

Signature of applicant or agent: [Signature] Date: 1/7/21

Printed Name of Owner(s): Laura Carolyn Dooley

Signature of Owner(s): [Signature] Date: 1/7/21

Mailing address: _____

City, State, Zip: _____

Telephone Number: _____

Listed
Unlisted

Sworn and subscribed before me this 7th day of January, 2021.

[Signature]
Notary Public

My Commission Expires: 3/11/2021



(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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PROPERTY OWNER AUTHORIZATION

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

113 093 0011

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: Alex Myers

Signature of applicant or agent: *Alex Myers* Date: 1/7/21

Printed Name of Owner(s): Robert L. Wallace

Signature of Owner(s): *Robert L. Wallace* Date: 01/07/2021

Mailing address: _____

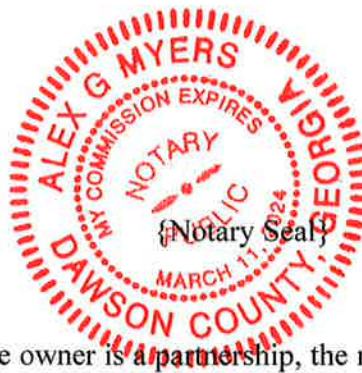
City, State, Zip: _____

Telephone Number: Listed
Unlisted

Sworn and subscribed before me this 7th day of January, 2021.

Alex Myers
Notary Public

My Commission Expires: 3/11/2024



(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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PROPERTY OWNER AUTHORIZATION

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

113 093 0011

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: Alex Myers

Signature of applicant or agent: *Alex Myers* Date: 1/7/21

Printed Name of Owner(s): Edmond L. Wallace

Signature of Owner(s): *Edmond L. Wallace* Date: 01/07/2021

Mailing address: _____

City, State, Zip: _____

Telephone Number: Listed
Unlisted

Sworn and subscribed before me this 7th day of January, 2021.

Alex Myers
Notary Public

My Commission Expires: 3/11/2024



(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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Developments of Regional Impact

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DEVELOPMENT OF REGIONAL IMPACT Additional DRI Information

This form is to be completed by the city or county government to provide information needed by the RDC for its review of the proposed DRI. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

Local Government Information

Submitting Local Government:	
Individual completing form:	
Telephone:	
Email:	

Project Information

Name of Proposed Project:	400 Waste & Scrap MSW Transfer Station Relocation
DRI ID Number:	
Developer/Applicant:	400 Waste & Scrap LLC
Telephone:	
Email(s):	

Additional Information Requested

Has the RDC identified any additional information required in order to proceed with the official regional review process? (If no, proceed to Economic Impacts.)	<input type="radio"/> (not selected) <input type="radio"/> Yes <input type="radio"/> No
If yes, has that additional information been provided to your RDC and, if applicable, GRTA?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input type="radio"/> No

If no, the official review process can not start until this additional information is provided.

Economic Development

Estimated Value at Build-Out:	\$4,000,0000
Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development:	
Is the regional work force sufficient to fill the demand created by the proposed project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
Will this development displace any existing uses?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No

If yes, please describe (including number of units, square feet, etc):



--

Water Supply

Name of water supply provider for this site:	Etowah Water & Sewer Authority
--	--------------------------------

What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	.000095
--	---------

Is sufficient water supply capacity available to serve the proposed project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
--	--

If no, describe any plans to expand the existing water supply capacity:

--

Is a water line extension required to serve this project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
---	--

If yes, how much additional line (in miles) will be required?

--

Wastewater Disposal

Name of wastewater treatment provider for this site:	Etowah Water & Sewer Authority
--	--------------------------------

What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	.000095
--	---------

Is sufficient wastewater treatment capacity available to serve this proposed project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
---	--

If no, describe any plans to expand existing wastewater treatment capacity:

--

Is a sewer line extension required to serve this project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
---	--

If yes, how much additional line (in miles) will be required?

.15

Land Transportation

How much traffic volume is expected to be generated by the proposed development, in peak hour vehicle trips per day? (If only an alternative measure of volume is available, please provide.)	100 daily trips
---	-----------------

Has a traffic study been performed to determine whether or not transportation or access improvements will be needed to serve this project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
--	--

Are transportation improvements needed to serve this project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
---	--

If yes, please describe below:

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Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)?	0
--	---

Is sufficient landfill capacity available to serve this proposed project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
---	--

If no, describe any plans to expand existing landfill capacity:

--

Will any hazardous waste be generated by the development?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
---	--

If yes, please explain:

--

Stormwater Management

What percentage of the site is projected to be impervious surface once the proposed development has been constructed?	Building + Concrete = 61.2%
---	-----------------------------

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management:

The developer has already sited location for storm water detention and will develop as per Dawson County direction.

Environmental Quality

Is the development located within, or likely to affect any of the following:

1. Water supply watersheds?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
2. Significant groundwater recharge areas?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
3. Wetlands?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
4. Protected mountains?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
5. Protected river corridors?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
6. Floodplains?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
7. Historic resources?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
8. Other environmentally sensitive resources?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No

If you answered yes to any question above, describe how the identified resource(s) may be affected:

--

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DEVELOPMENT OF REGIONAL IMPACT Initial DRI Information

This form is to be completed by the city or county government to provide basic project information that will allow the RDC to determine if the project appears to meet or exceed applicable DRI thresholds. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

Local Government Information

Submitting Local Government:	
Individual completing form:	
Telephone:	
E-mail:	

*Note: The local government representative completing this form is responsible for the accuracy of the information contained herein. If a project is to be located in more than one jurisdiction and, in total, the project meets or exceeds a DRI threshold, the local government in which the largest portion of the project is to be located is responsible for initiating the DRI review process.

Proposed Project Information

Name of Proposed Project:	400 Waste & Scrap MSW Transfer Station Relocation
Location (Street Address, GPS Coordinates, or Legal Land Lot Description):	Approximant address is 191 Easy Street, Dawsonville, GA 30534. Project is located with in tax map parcel number 113 093 001
Brief Description of Project:	The owners of 400 Waste & Scrap own and operate a 10,000 sf MSW transfer station in Dawson County. They are also the owners of this property located about 1,200 feet from the current operation. There intentions are to build a new 20,000 sf MSW transfer station facility on this property and move all transfer station operations to this location upon completion.

Development Type:

- | | | |
|--|---|---|
| <input checked="" type="radio"/> (not selected) | <input type="radio"/> Hotels | <input type="radio"/> Wastewater Treatment Facilities |
| <input type="radio"/> Office | <input type="radio"/> Mixed Use | <input type="radio"/> Petroleum Storage Facilities |
| <input type="radio"/> Commercial | <input type="radio"/> Airports | <input type="radio"/> Water Supply Intakes/Reservoirs |
| <input type="radio"/> Wholesale & Distribution | <input type="radio"/> Attractions & Recreational Facilities | <input type="radio"/> Intermodal Terminals |
| <input type="radio"/> Hospitals and Health Care Facilities | <input type="radio"/> Post-Secondary Schools | <input type="radio"/> Truck Stops |
| <input type="radio"/> Housing | <input checked="" type="radio"/> Waste Handling Facilities | <input type="radio"/> Any other development types |
| <input type="radio"/> Industrial | <input type="radio"/> Quarries, Asphalt & Cement Plants | |

If other development type, describe:

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Project Size (# of units, floor area, etc.):	Approximately 20,000 sf transfer station building		
Developer:	400 Waste & Scrap LLC		
Mailing Address:			
Address 2:			
City:	Dawsonville	State:	GA
Zip:	30534		
Telephone:			
Email:			
Is property owner different from developer/applicant?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No		
If yes, property owner:			
Is the proposed project entirely located within your local government's jurisdiction?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No		
If no, in what additional jurisdictions is the project located?			
Is the current proposal a continuation or expansion of a previous DRI?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No		
If yes, provide the following information:	Project Name: _____		
	Project ID: _____		
The initial action being requested of the local government for this project:	<input checked="" type="checkbox"/> Rezoning <input type="checkbox"/> Variance <input type="checkbox"/> Connect Sewer <input type="checkbox"/> Connect Water <input type="checkbox"/> Permit <input type="checkbox"/> Other _____		
Is this project a phase or part of a larger overall project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No		
If yes, what percent of the overall project does this project/phase represent?			
Estimated Project Completion Dates:	This project/phase: _____		
	Overall project: 2023		
<input type="button" value="Submit Application"/> <input type="button" value="Save without Submitting"/> <input type="button" value="Cancel"/>			
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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 Dawsonville (city), Georgia (state)

[Signature] Date 1/7/2021

Signature of Applicant

Emory Doolley Name of Business 400 Waste & Scrap LLC

Printed Name

SUBSCRIBED AND SWORN BEFORE ME ON

THIS 7th DAY OF January, 2021

[Signature] Notary Public

My Commission Expires: 3/11/2024



21 JAN 7 4:05 PM



January 7, 2021

Dawson County Planning and Zoning
25 Justice Way
Dawsonville, GA 30534

**Re: Zoning Application
400 Waste and Scrap, LLC
Easy Street, Dawsonville, GA 30534**

To Whom It May Concern:

I have the privilege of representing 400 Waste & Scrap, LLC, with regard to this zoning application.

The application filed herewith is presented by the owners of 400 Waste & Scrap, LLC. Said owners are also the individual owners of the subject property. The intent of this application is to allow for the rezoning of the subject property to allow the applicant to build a new solid waste transfer station facility on the property and move all transfer station operations to said new location upon completion. The scrap metal recycling operation of the Applicant will remain at its current location allowing the two operations to operate independently.

Over the years both the scrap metal recycling and transfer station portions of the business have grown and are now too large to operate out of the same facility. Moving the transfer station to a separate location will allow for a safer, and more efficient, operation.

Should you have any questions or need anything further, please do not hesitate to contact me.

Very truly yours,

Alex G. Myers
Attorney at Law

21 JAN 7 4:05 PM



Overview



Legend

 Parcels

Parcel ID: 113 093 001
Alt ID: 10073
Owner: WALLACE EDMOND L & ETAL
Acres: 15
Assessed Value: \$311500

Date created: 1/7/2021
Last Data Uploaded: 1/7/2021 12:37:28 AM

Developed by  Schneider
GEOSPATIAL

21 JAN 7 4:05PM

2020 Property Tax Statement

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

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

WALLACE EDMOND L & ETAL

RETURN THIS PORTION WITH PAYMENT
 (Interest will be added per month if not paid by due date)

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

Tax Payer: WALLACE EDMOND L & ETAL
Map Code: 113 093 001 REAL
Description: LL 285 LD 13S
Location:
Bill No: 2020-14660
District: 001 DAWSON COUNTY UNINCORPORATE

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

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good Through	Exemptions	
0	311,500	15.0000	311,500	12/15/2020		12/15/2020		
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
COUNTY M&O	311,500	124,600		124,600	12.3770	1,542.17		982.47
SALES TAX ROLLBACK				124,600	-4.4920		-559.70	
SCHOOL M&O	311,500	124,600		124,600	15.7780	1,965.94		1,965.94
TOTALS					23.6630	3,508.11	-559.70	2,948.41

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

PAID
 (11/13/2020)

You can pay your bill in person, by mail, by phone (706-701-2576), online at www.dawsoncountytax.com, or at the drop box in front of the courthouse at the crosswalk. If Postmarked after December 1st, interest at a rate prescribed by law will be added monthly. An additional penalty as prescribed by law will be added every 120 days. If the bill is marked appealed, then this bill is only 85% of the total bill pending.

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

Current Due	2,948.41
Penalty	0.00
Interest	2,827.75
Other Fees	0.00
Previous Payments	0.00
Back taxes	5,711.20
TOTAL DUE	11,487.36

Printed: 10/16/2020

Bill No.	Due Date	* TOTAL DUE *
2020-14660	12/15/2020	11,487.36

Map : 113 093 001

Payment good through: 12/15/2020

Printed: 10/16/2020

Location:

Dear Taxpayer,
 This is your current year Ad Valorem Property Tax Statement. This bill must be paid in full by December 1st in order to avoid interest and penalty charges. If payment is made after the due date, please call the office for the current amount due. State law requires all bills to be mailed to the owner of record as of January 1st of the tax year. If you have sold this property, please forward this bill to the NEW OWNER and notify our office.
 Thank you for the privilege of serving you as your Tax Commissioner.
 Nicole Stewart





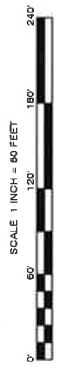
LAND SURVEYING AND PLANNING
 ♦ GA #2995 ♦ NC #4997 ♦
 131 Prominence Court
 Cary, NC 27513
 Office: 706.300.7178
 www.LDPofga.com
 doug@dpofga.com



Revision Number	Date	Description
	January 7, 2021	Field Data
	January, 2021	Field Data
		DRAWN BY: DRS
		DWG FILE: DOOLEY
		FIELD CREW: DT
		Job #: 4888 001
		Checked By: DRS
		Field Book: T35-Heaton

Boundary Survey for
400 WASTE & SCRAP
 Located in:
 Land Lot 286, Section 14, 1st Section
 Dawson County, Georgia

Sheet No:
1 of **1**



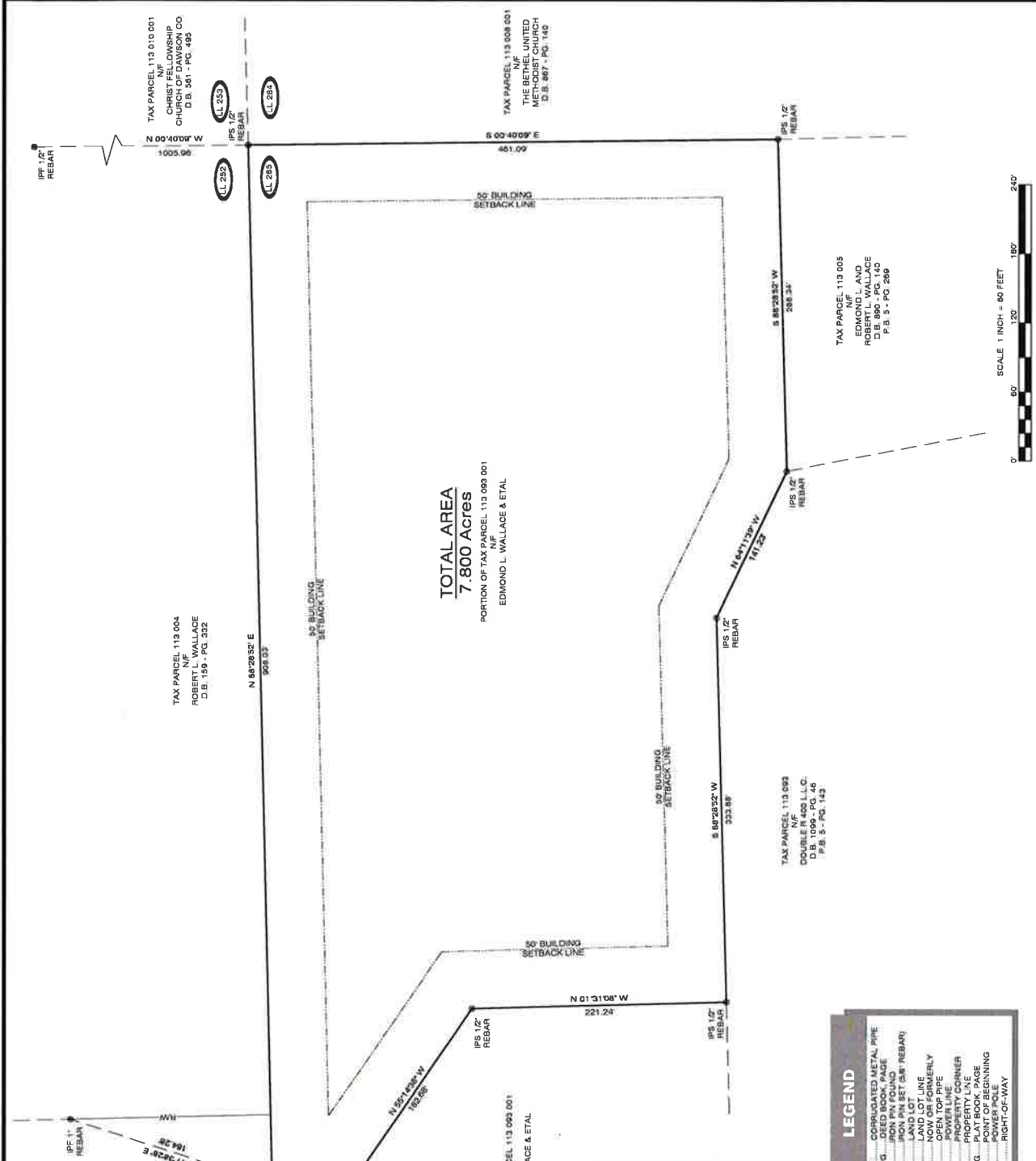
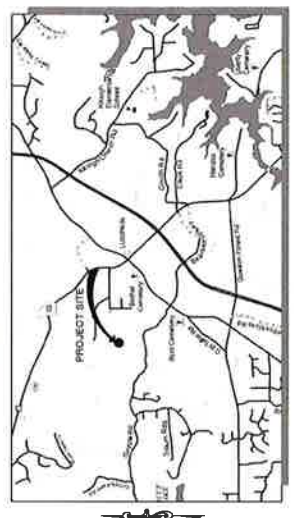
LEGEND

- SNAP..... CORRUPTED METAL PIPE
- DB P/L..... DEED BOOK PAGE
- IPF..... IRON PIN SET (AIR) (REBAR)
- IPF..... IRON PIN SET (AIR) (REBAR)
- LL..... LAND LOT LINE
- N/F..... NOW OR FORMERLY
- OTF..... OPEN TOP PIPE
- IPG..... PROPERTY CORNER
- P/L..... PROPERTY LINE
- IPG..... IRON PIN SET (AIR) (REBAR)
- POB..... POINT OF BEGINNING
- PP..... POWER POLE
- R/W..... RIGHT-OF-WAY

SURVEYOR CERTIFICATION

As required by subsection (g) of O.C.G.A. Section 15-5-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for the purpose of recording. The surveyor certifies that the plat is correct and accurate to the best of his or her knowledge and belief, and that the surveyor is not aware of any facts or circumstances that would render the plat inaccurate or misleading. The surveyor further certifies that the plat is a true and correct representation of the land surveyed and that the surveyor is not aware of any facts or circumstances that would render the plat inaccurate or misleading. The surveyor further certifies that the plat is a true and correct representation of the land surveyed and that the surveyor is not aware of any facts or circumstances that would render the plat inaccurate or misleading.

Douglas R. Sherritt



TOTAL AREA
7.800 Acres
 PORTION OF TAX PARCEL 113 093 001
 N/F
 EDMOND L. WALLACE & ETAL

SURVEY NOTES

1. THE BEARINGS AND DISTANCES WHICH THIS PLAT IS BASED UPON ARE BASED UPON A CLUSTERED POSITION OF ONE FOOT IN 100,000 FEET AND AN ANGULAR ERROR OF 02" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE.
2. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 259,654 FEET.
3. EQUIPMENT USED: TOPCON GPT 3002W 2; FOR ANGULAR AND LINEAR MEASUREMENTS
4. THIS SURVEY WAS PREPARED WITHOUT THE AID OF A TITLE SEARCH AND IS SUBJECT TO ANY AND ALL DISCLOSURES THAT A TITLE SEARCH MAY PRODUCE.
5. IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED AND THAT THE SURVEYOR IS NOT AWARE OF ANY FACTS OR CIRCUMSTANCES THAT WOULD RENDER THE PLAT INACCURATE OR MISLEADING.
6. BY GRAPHICALLY SCALING THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD ZONE. REFERENCE MAP: FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER: 13085C0225C, DATED 04/24/2016.

RESERVED FOR RECORDING INFORMATION

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