

DAWSON COUNTY VARIANCE APPLICATION

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

VR 21-16 Tax Map & Parcel # (TMP): 115-128-007
Current Zoning: C-HB Commission District #: _____
Submittal Date: 8/20/21 Time: 12:26 am/pm Received by: hg (staff initials)
Fees Assessed: 350.00 Paid: Check
Planning Commission Meeting Date: October 19, 2021

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: GA 400 Hospitality LLC / Jignesh Patel.
Address: 16 Bethel Drive
Dawsonville, GA 30534
Phone: Listed _____ Email: Business
Unlisted _____ 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 INFORMATION

Street Address of Property: 16 Bethel Drive
Dawsonville, GA 30534
Land Lot(s): ~~115-128-007~~ 115-128-007 District: N/A Section: _____
Subdivision/Lot: _____ Building Permit #: C-8-21-16350 (if applicable)

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Directions to the Property: From on 400 Northbound, make a right turn on Carlisle street & make a left turn on Bethel Drive.

REQUESTED ACTION

A Variance is requested from the requirements of Article # _____ Section # _____ of the Land Use Resolution Sign Ordinance/Subdivision Regulations/Other (circle one).

If other, please describe: Asking for variance from the requirement to wrap the sign in brick or stone.

Type of Variance requested:

- Front Yard Side Yard Rear Yard variance of _____ feet to allow the structure to:
- be constructed; remain a distance of _____ feet from the: _____
- property line, road right of way, or other (explain below):

Asking for variance from the requirement to wrap the sign in brick or stone
instead of the required distance of _____ required by the regulations.

- Lot Size Request for a reduction in the minimum lot size from _____ to _____
- Sign Variance for: _____
- Home Occupation Variance to operate: _____ business
- Other (explain request): _____

If there are other variance requests for this site in past, please list case # and nature of variance: _____

Variations to standards and requirements of the Regulations, with respect to open area, setbacks, yard area, lot coverage, height, and other quantitative requirements may be granted if, on the basis of the application, investigation, and other evidence submitted by the applicant, all four (4) expressly written findings below are made:

1. Describe why a strict and literal enforcement of the standards would result in a practical difficulty or unnecessary hardship: The corporate sign requirement do not allow us to wrap the sign in brick or stone. Current installed sign is in line with all other holiday inn express.

12/26/20

2. Describe the exceptional and extraordinary conditions applicable to this property which do not apply to other properties in the same district:

exceptional and extra ordinary conditions are the requirement from IHC corporate.

3. Describe why granting a variance would not be detrimental to the public health, safety, morals or welfare and not be materially injurious to properties in the near vicinity:

not wrapping sign will not cause public health, safety or ~~lessen the value~~ decrease the value of surrounding properties.

4. Describe why granting this variance would support the general objectives within this Resolution:

Resolution is to make sure quality of sign is good and we feel our sign is good quality sign.

Submit clear explanation of all four questions above. You may add sheets if necessary.

(Variances should not be granted if the need arises as a result of action by the applicant or previous owner.)

2140241026M

PROPERTY OWNER AUTHORIZATION

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

16 Bethel Drive, Dawsonville, GA 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 variance requested on this property. I understand that any variance granted, and / or conditions 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 6 months from the date of the last action by the Board of Commissioners.

Printed name of applicant or agent: Jignesh Patel

Signature of applicant or agent: [Signature] Date: 8/19/21

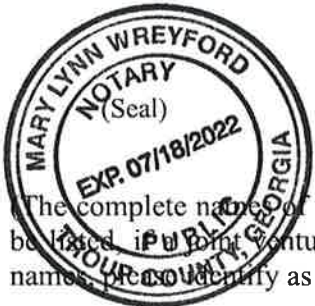
Printed Name of Owner(s): Jignesh Patel

Signature of Owner(s): [Signature] Date 8/19/21

Sworn and subscribed before me this 19 day of August, 2021.

[Signature]
Notary Public

My Commission Expires: July 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 partnership, 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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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:

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 Lawrence (city), GA (state)

[Signature]
 Signature of Applicant

8/19/21
 Date

DIGHESH PATEL
 Printed Name

Holiday Inn Express Dawsonville
 Name of Business

SUBSCRIBED AND SWORN BEFORE ME ON

THIS 19 DAY OF August, 20 21

[Signature] Notary Public

My Commission Expires: July 18, 2022



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APPLICANT CERTIFICATION

I hereby request the action contained within this application relative to the property shown on the attached plats and site plan and further request that this item be placed on both the Planning Commission and Board of Commissioners agenda(s) for a public hearing.

I understand that the Planning & Development staff may either accept or reject my request upon review. My request will be rejected if all the necessary data is not presented.

I understand that I have the obligation to present all data necessary and required by statute to enable the Planning Commission and 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 special use or rezoning 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 of Applicant or Agent: [Signature] Date: 8/19/21
Signature of Witness: [Signature] Date: 8/19/21

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 office 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 that written request and publication the 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 Commission. Further the applicant is encouraged to be present at the hearing to substantiate reasons for withdrawal. Please note that no refund of application fee may be made unless directed by the Board of Commissioners.

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VR# _____

TMP# 115 12 8007

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 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 and Parcel Number listing any parcel(s) adjoining or adjacent to parcel where variance or rezone is being requested.**

Name

Address

- TMP 115 128001 1. RMZ Properties LLC 4514 Chamblee Dunwoody Rd # 450
Atlanta, GA 30338.
- TMP 115 128002 2. Brennan Arthur, 2341 DeFours Ferry Rd NW, Atlanta, GA 30318.
- TMP 115 128003 3. Varsity real estate III LLC, P.O. Box 2249, Cumming, GA 30028
- TMP 115 128006 4. Bethel professional LLC, 50 Lakeland Dr, Dawsonville, GA 30534
- TMP 115 128004 5. Varsity real estate III LLC, P.O. Box 2249, Cumming, GA 30028.
- TMP 115 128005 6. Beagle Family Investment LLLP, 1675 Riverside Dr, Roswell, GA 30076.
- TMP 115 127001 7. Worldwide Manufacturing, Company Inc, 16 Worldwide Dr.
Dawsonville, GA 30534
- TMP 115 125001 8. Securelock12 LLC, 14 241 Dallas Pkwy, Suite 350, Dallas TX 75254.
- TMP _____ 9. _____
- TMP _____ 10. _____
- TMP _____ 11. _____
- TMP _____ 12. _____
- TMP _____ 13. _____
- TMP _____ 14. _____
- TMP _____ 15. _____

Use additional sheets if necessary.

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Filed in Office: 04/18/2018 11:40AM
Deed Doc: WD
Bk 01289 Pg 0359-0360
Georgia Transfer Tax Paid : \$800.00
Justin Power Clerk of Court
Dawson County
0422018000520

Thornton & Graham, P.C.
Attorneys at Law
200 Church Street
LaGrange, GA 30240

LIMITED WARRANTY DEED

**STATE OF GEORGIA
COUNTY OF DAWSON**

THIS INDENTURE, made April 16, 2018, between

BETHEL CROSSING, LLC

of the County of **Dawson** and the State of Georgia, as Party or Parties of the First Part, hereinafter called "Grantor", and

GA 400 HOSPITALITY, LLC

of the County of **Dawson** and the State of Georgia, as Party or Parties of the Second Part, hereinafter called "Grantee" (the words "Grantor" and "Grantee" to include their respective heirs, successors, and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of ten dollars (\$10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and conveyed and by these presents do grant, bargain, sell and convey unto the said Grantee, all Grantor's interest in and to the following described property, to wit:

All that tract or parcel of land lying and being in Land Lot 434 of the 13th District, 1st Section, Dawson County, Georgia, Lot 7, containing 0.932 acres, more or less, and 8, containing 1.134 acres, more or less, Bethel Crossing, S/D, as per plat recorded in Plat Book 64, Page 187A, Dawson County, Georgia Records, which plat is incorporated herein by reference for a more complete description.

Grantor is the Declarant as set forth in Declaration of Covenants, Conditions, Restrictions, Reservations and Easements as recorded in Deed Book 668, Pages 371-421, Dawson County, Georgia Records. Pursuant to

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Section 3.2 of the Covenants, the Declarant hereby consents for the above described property to be used as a hotel or motel.

TO HAVE AND TO HOLD, the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining to the only proper use, benefit and behoof of the said Grantee forever in **FEE SIMPLE**.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the Grantee against the claims of all persons claiming by, through, or under the Grantor.


IN WITNESSETH WHEREOF Grantor have hereunto set their hands and affixed their seal the day and year first above written.

**Wen Investments, Inc. Managing Member of
Coro Bethel Crossing, LLC, as Manager of
Bethel Crossing, LLC**

By: 
John W. Lundeen, III, President

Signed, sealed and delivered,
On **April 16, 2018**
In the presence of:

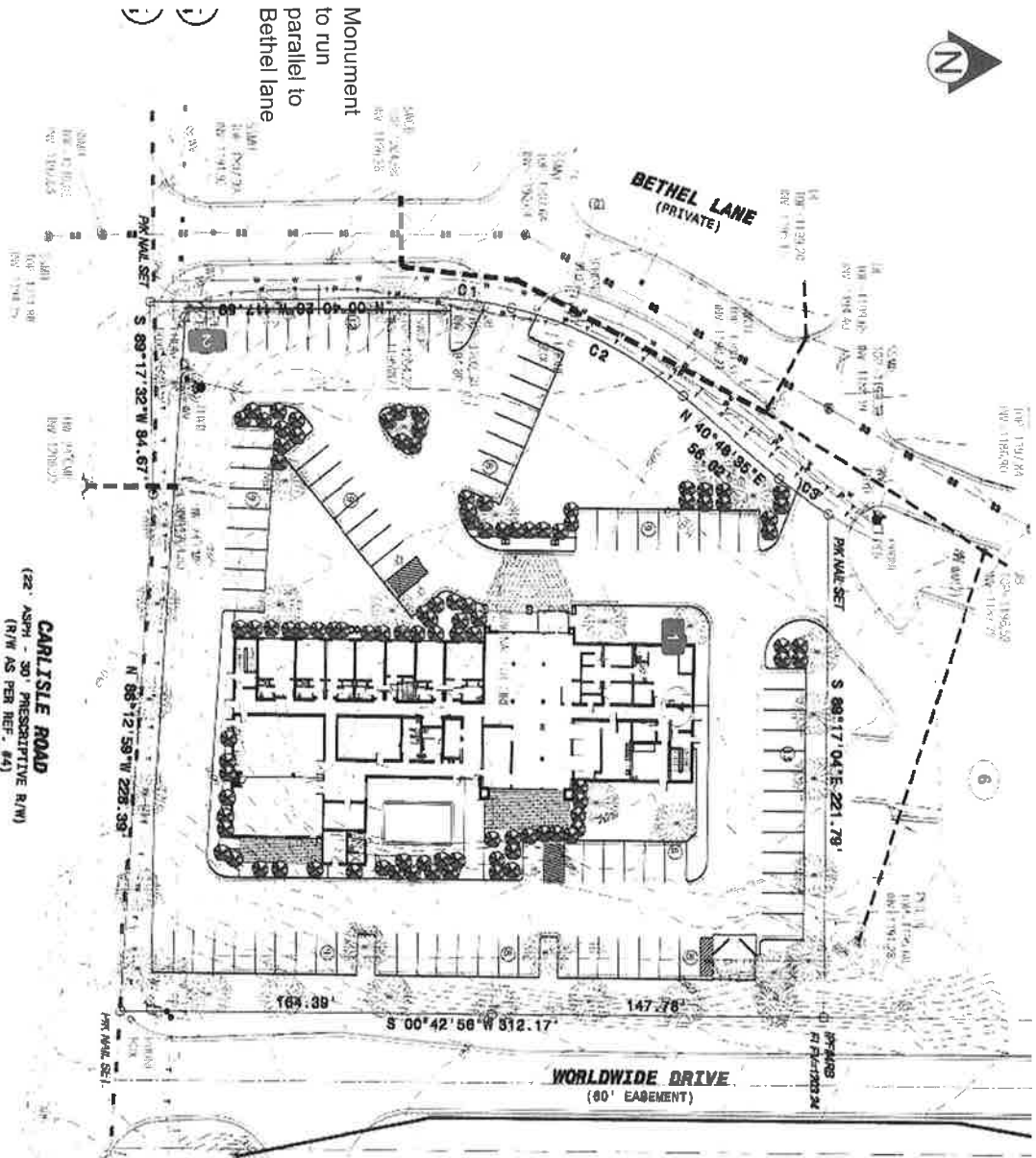

Unofficial Witness


Notary Public

**Lots 7 & 8 Bethel Crossing Subdivision
115 128 007 AND 115 128**



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Monument
to run
parallel to
Bethel lane

- 1** XLS-SM5W
122 SQUARE FEET
LED ILLUMINATED - 120 VOLT
- 2** XPS-52
DF MONUMENT SIGN
LED ILLUMINATED - 120 VOLT



THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED FOR YOUR PERSONAL USE IN CONNECTION WITH A PROJECT PLANNED FOR YOU BY CUMMINGS. IT IS NOT TO BE SHOWN OUTSIDE YOUR ORGANIZATION NOR USED REPRODUCED COPIED OR EXEMPTED IN ANY MANNER. REVISIONS INDICATED IN WRITING BY AN OFFICER OF CUMMINGS.

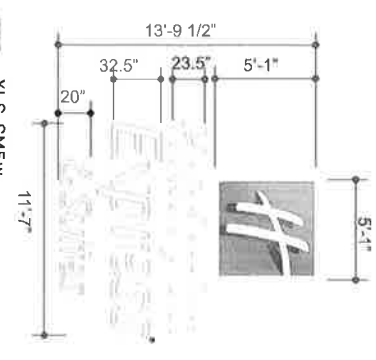
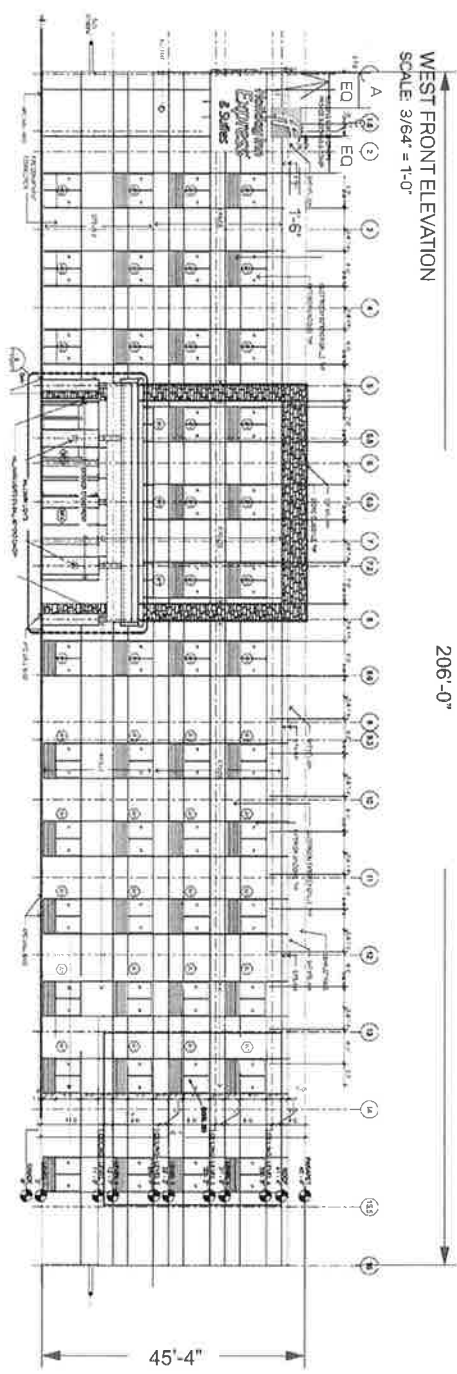
CUSTOMER APPROVAL:

DATE: _____

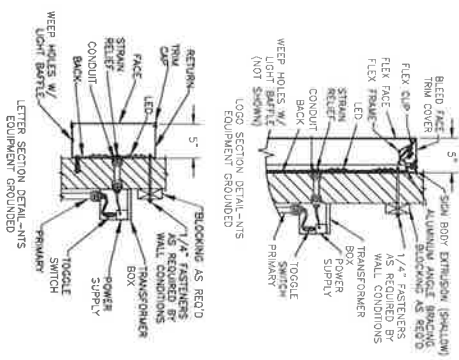
REV. #	DATE	BY	REV. #	DATE	BY
Rev. #1	01/09/20	AAA	Rev. #4		
Rev. #2	08/10/20	AAA	Rev. #5		
Rev. #3	09/18/20	AAA	Rev. #6		

HOLIDAY INN EXPRESS & SUITES
16 BETHEL DRIVE
DAWSONVILLE GA

DRAWING NO.: **21-098883-057**
ARTIST: AAA
DATE: 07/01/15
SHEET: 1 OF 3



1 XLS-SM5W
122 SQUARE FEET
LED ILLUMINATED - 120 VOLT



DO NOT SHEETROCK WALL WHERE SIGNS ARE LOCATED
Coordinate Pre-Drill Pre-Wire Installation if needed, as soon as permits are approved.

NOTE:
SHEETROCK TO NOT BE
INSTALLED BEHIND SIGNAGE
UNTIL INSTALLATION IS COMPLETE.
COORDINATE A PRE-DRILL/PRE WIRE
INSTALLATION IF NECESSARY



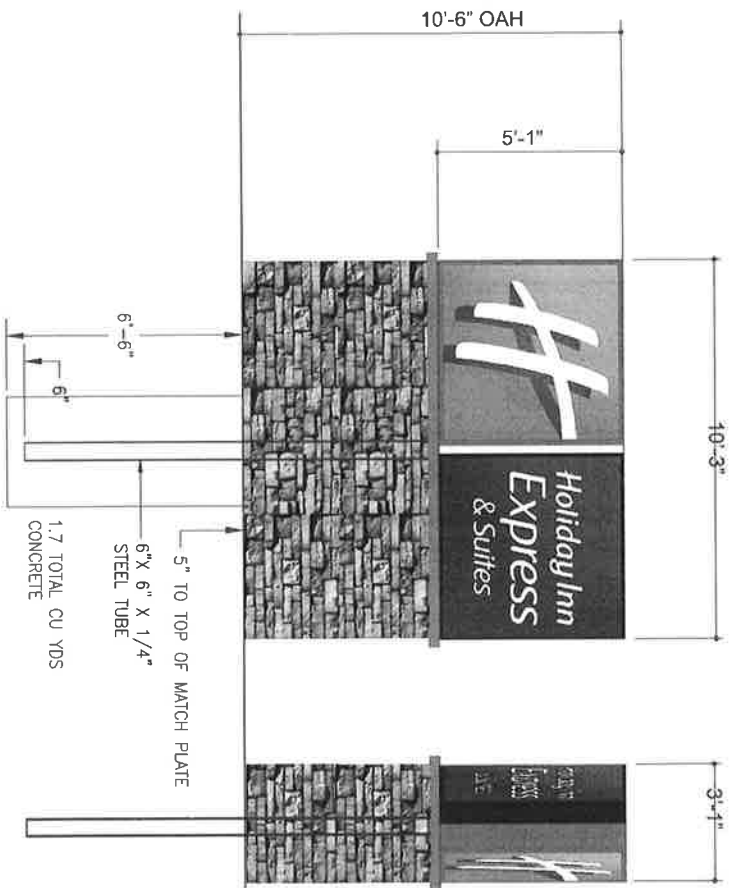
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CUSTOMER APPROVAL:
DATE: _____

REV. #	DATE	BY	REV. #	DATE	BY
Rev. #1	01/09/20	AAAJ	Rev. #4		
Rev. #2	08/10/20	AAAJ	Rev. #5		
Rev. #3	09/19/20	AAAJ	Rev. #6		

HOLIDAY INN EXPRESS & SUITES
16 BETHEL DRIVE
DAWSONVILLE GA

DRAWING NO.: **DA1099883057**
ARTIST: AAJAJ DATE: 07/01/15
SHEET 2 OF 3



Customer will landscape around sign, rear portion of side will need additional landscaping due to sloped grade.
 Customer is responsible for covering any exposed foundation, and for any additional grade work

BASE:
 FAUX STONE BASE BY OTHERS
 TO INCLUDE CEMENT BOARD



- 1) Base Cap: Color must match one of the building EIFS/building colors. Paint color to be supplied by Hotel prior to manufacturing.
- 2) Base: The base will be manufactured with cement board attached. Hotel GC to install stone veneer to the base.

ELECTRICAL NOTES:
 TOTAL AMPS - 5.5 A
 TOTAL CIRCUITS - 1 20A REQUIRED
 VOLTS - 120V - 277V

THIS SIGN WILL BE IN AN OLD WIRE AND IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 500 OF THE NATIONAL ELECTRICAL CODE. THIS SIGN INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN PER NEC 110.10(A) AND 110.10(B). THE SIGN SHALL BE INSTALLED ON A MINIMUM OF 1.7 TONS OF CONCRETE. ALL ELECTRICAL COMPONENTS AND WIRING MUST BE FIXED & SUPPORTED A MINIMUM OF 1/2" ABOVE THE BOTTOM OF SIGN.

2 XPS-52
 DE MONUMENT SIGN
 LED ILLUMINATED - 120 VOLT

CUMMINGS
 THE DESIGN REMAINS THE EXCLUSIVE PROPERTY AND OWNERSHIP OF CUMMINGS. NO PART OF THIS DRAWING IS 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 CONSENT OF CUMMINGS.

THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED FOR YOUR PERSONAL USE IN CONNECTION WITH A PROJECT PLANNED FOR YOU BY CUMMINGS. IT IS NOT TO BE SHOWN OUTSIDE YOUR ORGANIZATION NOR USED, REPRODUCED, COPIED OR EXPONENT IN ANY FASHION WITHOUT THE WRITTEN CONSENT OF CUMMINGS.

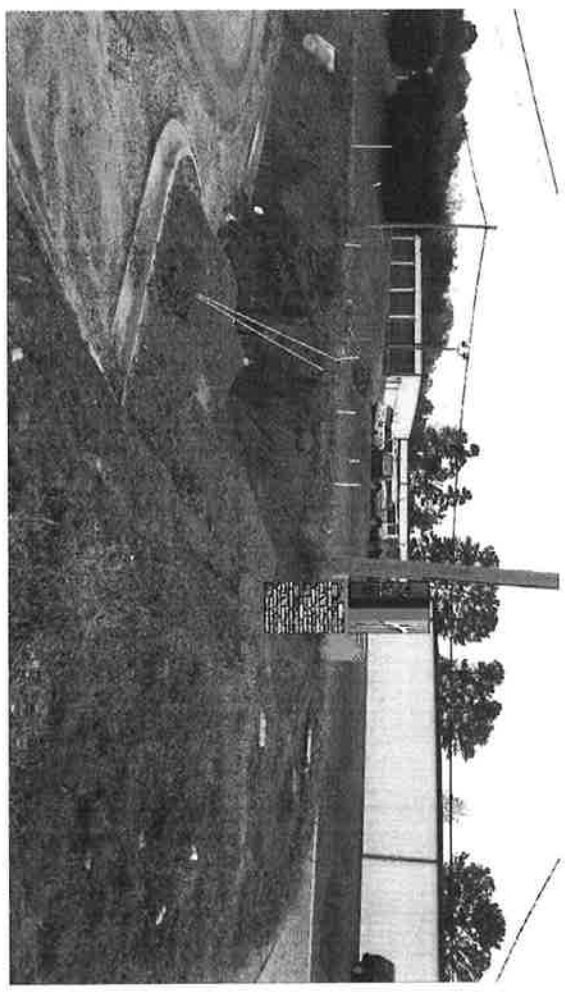
CUSTOMER APPROVAL:
 DATE: _____

REV. #	DATE	BY	REV. #	DATE	BY
Rev. #1	01/09/20	AAA	Rev. #4		
Rev. #2	08/10/20	AAA	Rev. #5		
Rev. #3	09/18/20	AAA	Rev. #6		

HOLIDAY INN EXPRESS & SUITES
 16 BETHEL DRIVE
 DAWSONVILLE GA

DRAWING NO: 098383.05
 DATE: 07/01/15

ARTIST: AAAJ
 SHEET: 3 OF 3



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Printed: 8/19/2021 11:26:08 AM



Official Tax Receipt
 Dawson County
 25 Justice Way, Suite 1222
 Dawsonville, GA 30534
 --Online Receipt--

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

Trans No	Property ID / District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2020 - 5218	115 128 / 1 LOT 8 BETHEL CROSSINGS FMV: 557700	\$5278.74	\$0.00 Fees: \$0.00 \$0.00	\$0.00	\$5278.74	\$0.00
Totals:		\$5278.74	\$0.00	\$0.00	\$5278.74	\$0.00

Paid Date: 11/30/2020

Charge Amount: \$5278.74

GA 400 HOSPITALITY, LLC
 107 HOFFMAN DRIVE

LAGRANGE, GA 30240



Scan this code with your
 mobile phone to view this
 bill

21 AUG 20 11:27 AM

Printed: 8/19/2021 11:26:25 AM



Official Tax Receipt
 Dawson County
 25 Justice Way, Suite 1222
 Dawsonville, GA 30534
 --Online Receipt--

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

Trans No	Property ID / District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2020 - 5219	115 128 007 / 1 LOT 7 BETHEL CROSSING FMV: 362700	\$3433.03	\$0.00 Fees: \$0.00 \$0.00	\$0.00	\$3433.03	\$0.00
Totals:		\$3433.03	\$0.00	\$0.00	\$3433.03	\$0.00

Paid Date: 11/30/2020

Charge Amount: \$3433.03

GA 400 HOSPITALITY, LLC
 107 HOFFMAN DRIVE

LAGRANGE, GA 30240



Scan this code with your
 mobile phone to view this
 bill

21 AUG 20 11 27 AM

qPublic.net™ Dawson County, GA

Summary

Parcel Number 115 125 001
 Location Address 74 CARLISLE RD
 Legal Description LL 473 LD 13-S
 (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 23.663
 Acres 4.14
 Neighborhood 400 (00042)
 Homestead Exemption No (S0)
 Landlot/District N/A

[View Map](#)



Owner

SECURLOCK 12 LLC
 14241 DALLAS PKWY
 SUITE 350
 DALLAS, TX 75254

Land

Type	Description	Calculation Method	Frontage	Depth	Acres	Lots
Commercial	400 Commercial 200000	Acres	0	0	4.14	1

Commercial Improvement Information

Description Service Repair Garage-S-Low
 Value \$71,500
 Actual Year Built 1997
 Effective Year Built 1997
 Square Feet 5000
 Wall Height 10
 Wall Frames Bearing Wall
 Exterior Wall Galvanized Metal
 Roof Cover Galvanized Metal
 Interior Walls Unfinished
 Floor Construction Reinforced Concrete
 Floor Finish Concrete
 Ceiling Finish
 Lighting Standard F.F.
 Heating Cent. Htg. & A.C.
 Number of Buildings 1

Description Office Buildings-S-Average
 Value \$64,500
 Actual Year Built 1997
 Effective Year Built 1997
 Square Feet 900
 Wall Height 10
 Wall Frames Reinforced Concrete
 Exterior Wall Concrete Block
 Roof Cover Tar & Gravel
 Interior Walls Sheetrock
 Floor Construction Reinforced Concrete
 Floor Finish Carpet/Vinyl Tile
 Ceiling Finish Acoustical Tile
 Lighting Standard F.F.
 Heating Susp. Htr's. & A.C.
 Number of Buildings 1

Description Mini Warehouse-S-Average
 Value \$34,500
 Actual Year Built 1997
 Effective Year Built 1997
 Square Feet 4500
 Wall Height 10

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Summary

Parcel Number 115 127 001
 Location Address 16 WORLDWIDE DR
 Legal Description LL 434, 473 LD 13-1 S
 (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 23.663
 Acres 7.44
 Neighborhood 400 (00042)
 Homestead Exemption No (S0)
 Landlot/District 434 /

[View Map](#)



Owner

WORLD WIDE MANUFACTURING
 COMPANY, INC
 16 WORLD WIDE DR
 DAWSONVILLE, GA 30534

Land

Type	Description	Calculation Method	Frontage	Depth	Acres	Lots
Commercial	400 Commercial 150000	Acres	0	0	7.44	0

Commercial Improvement Information

Description Light Manufacturing-D-Average
 Value \$3,070,200
 Actual Year Built 1998
 Effective Year Built 1998
 Square Feet 100800
 Wall Height 24
 Wall Frames Reinforced Concrete
 Exterior Wall Reinforced Concrete
 Roof Cover Tar & Gravel
 Interior Walls Unfinished
 Floor Construction Reinforced Concrete
 Floor Finish Concrete
 Ceiling Finish
 Lighting Incandescent Fix.
 Heating Susp. Heaters
 Number of Buildings 1

Description Office Buildings-D-Average
 Value \$238,800
 Actual Year Built 1998
 Effective Year Built 1998
 Square Feet 4000
 Wall Height 8
 Wall Frames Wood
 Exterior Wall Stucco
 Roof Cover
 Interior Walls Sheetrock
 Floor Construction Concrete On Ground
 Floor Finish Carpet/Vinyl Tile
 Ceiling Finish Acoustical Tile
 Lighting Standard F.F.
 Heating Cent. Htg. & A.C.
 Number of Buildings 1

Description Office Buildings-S-Average
 Value \$229,900
 Actual Year Built 1998
 Effective Year Built 1998
 Square Feet 4000
 Wall Height 8

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Summary

Parcel Number 115 128 005
Location Address 98 BETHEL DRIVE
Legal Description LOT 5 BETHEL CROSSINGS
 (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 23.663
Acres 0.86
Neighborhood 400 (00042)
Homestead Exemption No (S0)
Landlot/District N/A

[View Map](#)



Owner

BEAGLE FAMILY INVESTMENTS LLLP
 1675 RIVERSIDE DR
 ROSWELL, GA 30076

Land

Type	Description	Calculation Method	Frontage	Depth	Acres	Lots
Commercial	400 Commercial 600000	Acres	0	0	0.86	0

Residential Improvement Information

Style One Family (Detached)
Heated Square Feet 2844
Interior Walls Sheetrock
Exterior Walls Cement Fiber Siding
Foundation Masonry/Crawl
Attic Square Feet 0
Basement Square Feet 0
Year Built 2013
Roof Type Architectural Shingles
Flooring Type Carpet/Hrdwd/Tile
Heating Type Central Heat/AC
Number Of Rooms 0
Number Of Bedrooms 0
Number Of Full Bathrooms 2
Number Of Half Bathrooms 2
Number Of Plumbing Extras 9
Value \$277,300
Condition Average
Fireplaces\Appliances Pre-fab 1 sty 1 Box 1
House Address 98 BETHEL DRIVE

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
COMM.ASPH.PAVING(1-10000)	2014	120x70 / 0	0	\$7,400
COMMERCIAL SITE VALE(10000)	2013	1x1 / 1	1	\$10,000

Permits

Permit Date	Permit Number	Type
07/24/2013	7625	COMMERCIAL

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
7/30/2013	1089 254	64 187A	\$147,500	Fair Market Sale (Vacant)	BETHEL CROSSING LLC	BEAGLE FAMILY INVESTMENTS LLLP

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Summary

Parcel Number 115 128 006
 Location Address 76 BETHEL DRIVE
 Legal Description LOT 6 BETHEL CROSSING
 (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 23.663
 Acres 0.74
 Neighborhood 400 (00042)
 Homestead Exemption No (50)
 Landlot/District N/A

[View Map](#)



Owner

BETHEL PROFESSIONAL LLC
 50 LAKELAND DR
 DAWSONVILLE, GA 30534

Land

Type	Description	Calculation Method	Frontage	Depth	Acres	Lots
Commercial	400 Commercial 600000	Acres	0	0	0.74	0

Commercial Improvement Information

Description Dental Office-C-Average
 Value \$204,500
 Actual Year Built 2016
 Effective Year Built 2017
 Square Feet 1086
 Wall Height 12
 Wall Frames Wood
 Exterior Wall Wood
 Roof Cover Asphalt Shingles
 Interior Walls Sheetrock
 Floor Construction Wood Joists & Subfloor
 Floor Finish Carpet/Vinyl Tile
 Ceiling Finish Sheetrock
 Lighting Standard F.F.
 Heating Cent. Htg. & A.C.
 Number of Buildings 1

Description Dental Office-C-Average
 Value \$470,700
 Actual Year Built 2016
 Effective Year Built 2017
 Square Feet 3649
 Wall Height 12
 Wall Frames Wood
 Exterior Wall 60% Wood
 40% Stone
 Roof Cover Asphalt Shingles
 Interior Walls Sheetrock
 Floor Construction Concrete On Ground
 Floor Finish Carpet/Vinyl Tile
 Ceiling Finish Acoustical Tile
 Lighting Standard F.F.
 Heating Cent. Htg. & A.C.
 Number of Buildings 1

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
COMM.ASPH.PAVING(1-10000)	2017	0x0 / 4400	0	\$4,300
COMMERCIAL SITE VALE(10000)	2016	0x0 / 1	0	\$10,000

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qPublic.net™ Dawson County, GA

Summary

Parcel Number 115 128 004
 Location Address
 Legal Description LOT 4 BETHEL CROSSING
 (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 23.663
 Acres 0.92
 Neighborhood 400 (00042)
 Homestead Exemption No (S0)
 Landlot/District N/A

[View Map](#)



Owner

VARSITY REAL ESTATE III LLC
 PO BOX 2249
 CUMMING, GA 30028

Land

Type	Description	Calculation Method	Frontage	Depth	Acres	Lots
Commercial	400 Commercial 600000	Acres	0	0	0.92	0

Permits

Permit Date	Permit Number	Type
03/17/2011	3-11-6255	COMMERCIAL

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
12/16/2011	1009 59	64 187	\$0	Quitclaim (non ALT)	EVELYN AND FRANK GORDY FAMILY	VARSITY REAL ESTATE III LLC
10/20/2005	699 635	64 187	\$1,325,000	Part	BETHEL CROSSING LLC	EVELYN AND FRANK GORDY FAMILY LP

Valuation

	2021	2020	2019	2018	2017
Previous Value	\$552,000	\$368,000	\$368,000	\$368,000	\$312,800
Land Value	\$552,000	\$552,000	\$368,000	\$368,000	\$368,000
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0	\$0
= Current Value	\$552,000	\$552,000	\$368,000	\$368,000	\$368,000

Photos



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Summary

Parcel Number 115 128 003
 Location Address 73 BETHEL DRIVE
 Legal Description LOT 3 BETHEL CROSSINGS
 (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 23.663
 Acres 0.97
 Neighborhood 400 (00042)
 Homestead Exemption No (\$0)
 Landlot/District N/A

[View Map](#)



Owner

VARSITY REAL ESTATE III LLC
 PO BOX 2249
 CUMMING, GA 30028

Land

Type	Description	Calculation Method	Frontage	Depth	Acres	Lots
Commercial	400 Commercial 600000	Acres	0	0	0.97	0

Commercial Improvement Information

Description Fast Food Res.-C-Average
 Value \$487,900
 Actual Year Built 2011
 Effective Year Built 2011
 Square Feet 4298
 Wall Height 12
 Wall Frames Wood
 Exterior Wall Brick
 Roof Cover Tar & Gravel
 Interior Walls Sheetrock
 Floor Construction Reinforced Concrete
 Floor Finish Concrete
 Ceiling Finish Acoustical Tile
 Lighting Recessed F.F.
 Heating Cent. Htg. & A.C.
 Number of Buildings 1

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
COMMERCIAL SITE VALE(10000)	2011	1x0 / 1	1	\$10,000
COMM.CONC.PAVING(1-5000)	2011	0x0 / 1500	0	\$2,100
COMM.ASPH.PAVING(10000-100000)	2011	0x0 / 21000	0	\$16,800

Permits

Permit Date	Permit Number	Type
03/17/2011	3-11-6254	COMMERCIAL
09/30/2010	8-10-5991	COMMERCIAL
09/30/2010	8-10-5991	COMMERCIAL

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
12/16/2011	1009 59	64 187	\$0	Quitclaim (non ALT)	EVELYN AND FRANK GORDY FAMILY	VARSITY REAL ESTATE III LLC
10/20/2005	699 635	64 187	\$1,325,000	Part	BETHEL CROSSING LLC	EVELYN AND FRANK GORDY FAMILY LP



Summary

Parcel Number 115 128 002
 Location Address 45 BETHEL DRIVE
 Legal Description LOT 2 BETHEL CROSSINGS
 (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 23.663
 Acres 1
 Neighborhood 400 (00042)
 Homestead Exemption No (S0)
 Landlot/District N/A

[View Map](#)



Owner

BRANNEN ARTHUR
 2341 DEFOORS FERRY RD NW
 ATLANTA, GA 30318

Land

Type	Description	Calculation Method	Frontage	Depth	Acres	Lots
Commercial	400 Commercial 600000	Acres	0	0	1	0

Commercial Improvement Information

Description Discount Stores-C-Average
 Value \$292,200
 Actual Year Built 2005
 Effective Year Built
 Square Feet 6944
 Wall Height 14
 Wall Frames Bearing Wall
 Exterior Wall Brick Veneer
 Roof Cover Tar & Gravel
 Interior Walls Painted Masonry
 Floor Construction Concrete On Ground
 Floor Finish Vinyl Tile
 Ceiling Finish Acoustical Tile
 Lighting Incandescent Fix.
 Heating Cent. Htg. & A.C.
 Number of Buildings 1

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
COMM.ASPH.PAVING(10000-100000)	2005	0x0 / 14500	0	\$7,400
COMMERCIAL SITE VALE(10000)	2005	1x1 / 1	0	\$10,000

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
11/9/2007	839 526	64 187A	\$0	Not Fair Market	HARDAGE JOSEPH C	HARDAGE JOSEPH C & ARTHUR BRANNEN
11/9/2007	839 526	64 187A	\$0	Gift	HARDAGE JOSEPH C & ARTHUR BRAN	BRANNEN ARTHUR
11/9/2007	839 522	64 187A	\$0	Not Fair Market	AJDC LLC	HARDAGE JOSEPH C & ARTHUR BRANNEN
7/28/2005	684 597		\$655,000	Improved After Sale	BETHEL CROSSINGS	AJDC LLC

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Summary

Parcel Number 115 128 007
Location Address
Legal Description LOT 7 BETHEL CROSSING
(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 23.663
Acres 0.93
Neighborhood 400 (00042)
Homestead Exemption No (S0)
Landlot/District N/A

[View Map](#)



Owner

[GA 400 HOSPITALITY, LLC](#)
 107 HOFFMAN DRIVE
 LAGRANGE, GA 30240

Land

Type	Description	Calculation Method	Frontage	Depth	Acres	Lots
Commercial	400 Commercial 600000	Acres	0	0	0.93	0

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
4/16/2018	1289 359	64 187A	\$800,000	Multi-Vacant (ALT)	BETHEL CROSSING LLC	GA 400 HOSPITALITY, LLC
6/22/2004	605 218	36 265	\$2,988,400	Fair Market Sale (Vacant)	TRY ASSOCIATES LLC	BETHEL CROSSING LLC

Valuation

	2021	2020	2019	2018	2017
Previous Value	\$362,700	\$265,050	\$265,050	\$265,050	\$265,050
Land Value	\$362,700	\$362,700	\$265,050	\$265,050	\$265,050
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0	\$0
= Current Value	\$362,700	\$362,700	\$265,050	\$265,050	\$265,050

Photos



No data available for the following modules: Rural Land, Conservation Use Rural Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Accessory Information, Prebill Mobile Homes, Permits, Sketches.