

DAWSON COUNTY VARIANCE APPLICATION

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

VR 21-18 Tax Map & Parcel # (TMP): 106-075-014
Current Zoning: C-HB Commission District #: 3
Submittal Date: 9/10/2021 Time: 11:15 am am/pm Received by: hg (staff initials)
Fees Assessed: 350.00 Paid: check
Planning Commission Meeting Date: 10.18.21

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Miles Hansford & Tallant, LLC - J. Ethan Underwood on behalf of COR Properties L.L.C.

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 _____ /disagree _____ to schedule a meeting the week following the submittal deadline.

Meeting Date: 8/25/21 Applicant Signature: 

PROPERTY INFORMATION

Street Address of Property: 378 Marketplace Pkwy, Dawsonville, GA 30534

Land Lot(s): 408, 409, 432, & 433 District: 13 Section: 1

Subdivision/Lot: N/A Building Permit #: N/A (if applicable)

PLANNING COMMISSION

Directions to the Property: Located at the intersection of Marketplace Pkwy and Lumpkin Campground Rd.

REQUESTED ACTION

A Variance is requested from the requirements of Article # 6 Section # 603 of the Land Use Resolution/Sign Ordinance/Subdivision Regulations/Other (circle one).

If other, please describe: _____

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):

Access requirements.

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): Variance to reduce the requirement that every lot about a street or other public or privately maintained roadway from 30 feet to 0 feet.

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

N/A

Variances 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: _____

See attached Written Statement.



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

See attached Written Statement.

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: _____

See attached Written Statement.

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

See attached Written Statement.

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.)

REQUESTED ACTION

A Variance is requested from the requirements of Article # 6 Section # 607(e) of the Land Use Resolution/Sign Ordinance/Subdivision Regulations/Other (circle one).

If other, please describe: _____

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):

Parking.

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): Variance to allow up to one hundred (100%) percent of the required number of parking spaces to be located offsite but within four hundred (400) feet of the principal building rather than fifty (50%).

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

N/A

Variances 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: _____

See attached Written Statement.



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

See attached Written Statement.

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: _____

See attached Written Statement.

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

See attached Written Statement.

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.)

21 SEP 14 11:53 AM

PROPERTY OWNER AUTHORIZATION

I / we Development Authority of Dawson County hereby swear that I / we own the property located at (fill in address and / or tax map & parcel #):

Tax Map & Parcel: 106 075 014

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: COR Properties L.L.C.

Signature of applicant or agent: [Signature] Date: 9/9/21

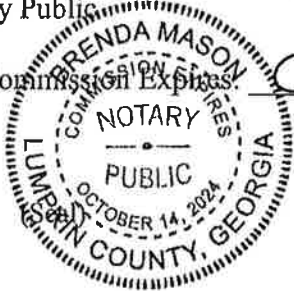
Printed Name of Owner(s): C Anthony Passarello

Signature of Owner(s): [Signature] Date 09/08/2021

Sworn and subscribed before me
this 9 day of September, 2021.

[Signature]
Notary Public

My Commission Expires October 14, 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.)

21SEP10 11:53AM

VR# _____

TMP# 106-075-014 _____

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.**

	<u>Name</u>	<u>Address</u>
TMP <u>107-318</u>	1. RAINIER HENDON DAWSON MARKETPLACE ACQ I	13760 NOEL RD, STE 800, DALLAS, TX 75240
TMP <u>107-318-005</u>	2. UNITED COMMUNITY BANK GEORGIA	PO BOX 398, BLAIRSVILLE, GA 30512
TMP <u>107-318-008</u>	3. BGH1 PROPERTIES LLC ATTN: JUDD HUGHES	33 PARKSIDE CIRCLE, DAWSONVILLE, GA 30534
TMP <u>107-318-018</u>	4. RAINIER HENDON DAWSON MARKETPLACE ACQ II	13760 NOEL RD, STE 1020, DALLAS, TX 75240
TMP <u>107-318-011</u>	5. RAINIER HENDON DAWSON MARKETPLACE ACQ II	13760 NOEL RD, STE 1020, DALLAS, TX 75240
TMP <u>107-318-014</u>	6. RAINIER HENDON DAWSON MARKETPLACE ACQ I	13760 NOEL RD, STE 800, DALLAS, TX 75240
TMP <u>107-318-024</u>	7. HENDON-BRE DAWSON MARKETPLACE LLC MARVIN F POER & COMPANY	3520 PIEDMONT RD NE, SUITE 410, ATLANTA, GA 30305
TMP <u>106-140</u>	8. MORENO-LOPEZ ALAN	1460 LUMPKIN CAMPGROUND RD S DAWSONVILLE, GA 30534
TMP <u>106-139</u>	9. 1432 LUMPKIN CAMPGROUND ROAD LAND TRUST	PO BOX 251, CUMMING, GA 30028
TMP <u>106-138</u>	10. GILBERT DAVID B	1402 LUMPKIN CAMPGROUND RD S, DAWSONVILLE, GA 30534
TMP _____	11. _____	_____
TMP _____	12. _____	_____
TMP _____	13. _____	_____
TMP _____	14. _____	_____
TMP _____	15. _____	_____

Use additional sheets if necessary.



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:  Date: 9/8/21
Cory Cianci on behalf of COR Properties L.L.C

Signature of Witness:  Date: 9/8/21

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.

21 SEP 10 11:58 AM

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]





J. Ethan Underwood
eunderwood@mhtlegal.com

September 10, 2021

CAMPAIGN DISCLOSURE

Applicant:	COR Properties L.L.C.
Subject Property:	Approximately 15.027 Acres Designated as Dawson County Tax Parcel: 106 075 014
Current Zoning:	C-HB – Highway Business Commercial
Proposed Zoning:	C-HB – Highway Business Commercial
Proposed Use:	Commercial/Retail
Application:	Variance
ROW Access:	Marketplace Parkway
Governing Jurisdiction:	Dawson County

Pursuant to O.C.G.A § 36-67A-1, *et seq.* and the Dawson County Land Use Resolution, please be advised that Miles, Hansford & Tallant, LLC, has not given campaign contributions 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,

Ethan Underwood
Attorney for Applicant

SEP 10 2021

J. Ethan Underwood
eunderwood@mhtlegal.com

RESERVATION OF CONSTITUTIONAL AND OTHER LEGAL RIGHTS

Applicant:	COR Properties L.L.C.
Subject Property:	Approximately 15.027 Acres Designated as Dawson County Tax Parcel: 106 075 014
Current Zoning:	C-HB – Highway Business Commercial
Proposed Zoning:	C-HB – Highway Business Commercial
Proposed Use:	Commercial/Retail
Application:	Variance
ROW Access:	Marketplace Parkway
Governing Jurisdiction:	Dawson County

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, site plan approval, and variances) (collectively, the “Application”) of the Applicant and the owners of the Subject Property and to put the Governing Jurisdiction on notice of the Applicant’s assertion of its constitutional and legal rights.

The Applicant has 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 Applicant objects to the standing of any opponents who are not owners of land adjoining the Subject Property and to the consideration by the Governing Jurisdiction of testimony or evidence presented by any party without standing in making its decision regarding the Application. The Applicant also objects to the consideration of testimony or evidence that is hearsay, violates any applicable rules of procedure or evidence, or that is presented by any party who fails to comply with notice and campaign disclosure requirements.

The Current Zoning (and/or zoning conditions) 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 Governing Jurisdiction has deemed this Application necessary to allow the Proposed Use. As such, the Applicant and owners file this Application for the purpose of changing the Current Zoning (and/or zoning conditions) to facilitate the Proposed Use, and to exhaust administrative remedies in the event the Application is denied. The Applicant and owners reserve the right to challenge the Current Zoning and any zoning conditions and other restrictions affecting the Subject Property.

Denial of the Application or approval of the Application in any form that is different than as requested by the Applicant will impose a disproportionate hardship on the Applicant and Owners of the Subject Property without benefiting any surrounding property owners. There is no reasonable use of the Subject Property other than as proposed by the Application and no resulting benefit to the public from denial of or modification to the Application.

Any provisions in the applicable land use, subdivision, and /or zoning ordinances (collectively the “Zoning Ordinance”) that classify, or may classify, the Subject Property into any of the non-requested zoning or use classifications, including the Proposed Zoning District and Proposed Use at a density or intensity less than that requested by the Applicant, are unconstitutional in that they constitute a taking of the Applicant’s and Owner’s 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 or intensity less than that requested by the Applicant. Failure to approve the Application as requested by the Applicant would be an unreasonable application of local land use authority, which bears no relationship to the public health, safety, morality or general welfare of the public and would 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 Governing Jurisdiction to approve the Application as requested by the Applicant 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 Applicant and Owner 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 Governing Jurisdiction cannot lawfully impose more restrictive standards on the Subject Property’s development than are presently set forth in the Zoning Ordinance. 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 conditions or other restrictions imposed on the Subject Property without the consent of the Applicant and Owner that do not serve to reasonably ameliorate the negative impacts of the development are invalid and void. As such, the Applicant and Owner reserve the right to challenge any such conditions or restrictions.

Finally, the Applicant and Owner assert that the Zoning Ordinance, 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 Applicant’s request based upon provisions illegally adopted will deprive the Applicant and Owners of due process under the law.

This Reservation constitutes an Ante Litem Notice pursuant to O.C.G.A. § 36-11-1, which places the Governing Jurisdiction and all other agents of the Governing Jurisdiction, in their official and individual capacities, on notice of the Applicant’s and owners’ intent to seek monetary damages and attorney’s fees against the Governing Jurisdiction for any rezoning action, zoning condition, illegal impact fee and any other unlawful restrictions and exactions that are imposed upon the Subject Property, the Applicant, or the owners.

2025

By filing this Reservation, the Applicant reserves all rights and remedies available to it under the United States Constitution, the Georgia Constitution, all applicable federal, state, and local laws and ordinances, and in equity.

The Applicant and Owners respectfully request that the Application be approved as requested by the Applicant 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 Applicant's other Application materials. The Applicant and owners reserve the right to amend and supplement this Reservation at any time.

Sincerely,



Ethan Underwood
Attorney for Applicant

21 SEP 10 11:16 AM

J. Ethan Underwood
eunderwood@mhtlegal.com

WRITTEN STATEMENT OF HARDSHIP AND PROPOSED RESOLUTION

Applicant:	COR Properties L.L.C.
Subject Property:	Approximately 15.027 Acres Designated as Dawson County Tax Parcel: 106 075 014
Current Zoning:	C-HB – Highway Business Commercial
Proposed Zoning:	C-HB – Highway Business Commercial
Proposed Use:	Commercial/Retail
Application:	Variance
ROW Access:	Marketplace Parkway
Governing Jurisdiction:	Dawson County

This statement is intended to comply with the application procedures established by the Land Use Resolution of Dawson County (the “Zoning Ordinance”), 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.”

The Applicant respectfully requests that the Applicant’s Proposal be approved as requested in the foregoing Application, which is incorporated herein by reference. The Applicant also reserves the right to amend this statement and the Application by supplementing further responses and documents.

Variance Request #1 - Applicable Land Use Resolution Section

Proposed Variance

Section 603 – Variance to reduce the requirement that every lot abut a street or other public or privately maintained roadway from 30 feet to 0 feet.

Section 603: *Access Requirements. Every lot shall abut a street or other public or privately maintained roadway for at least 30 feet. Where lots are five acres or more, or are exempted from subdivision requirements, a minimum easement of 30 feet for ingress and egress and utilities must be provided to a public road. No property owner shall be deprived of access to his property. Access easements acquired before the enactment of this Resolution may*

Section 607(e): *Off-street parking and loading facilities required shall be located on the same lot as the principal building or use. However, as much as fifty (50%) percent of the required number of parking spaces may be located within four hundred (400) feet of the principal building or use, provided proof of ownership or a valid lease agreement for use of such premises is provided to the Administrative Officer. Such distance shall be measured between the nearest point of the parking facility and the nearest point of the principal building or use.*

HARDHIP EXPLANATIONS

- 1. Describe why a strict and literal enforcement of the standards would result in a practical difficulty or unnecessary hardship:**

A strict and literal enforcement of Section 607(e) would result in a practical difficulty and unnecessary hardship because it would make development of the Subject Property as a separate parcel impossible. The Subject Property will have no area to place any parking spaces on the same lot as the principal building. However, the Subject Property has the right to utilize the current existing parking lot, which is more than adequate to service the Subject Property and the adjacent shopping center.

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

The Subject Property is located in an existing shopping center which already has an expansive parking lot. Further, the Subject Property's shape, size, and topography and the location of nearby rights of way necessitate development of the Subject Property as proposed by the Applicant, with all parking located off site but 400 feet of the principal building in order to accommodate the potential user/tenant mix. Unless the variance is approved as requested by the Applicant, the Subject Property may not be developed in an economically feasible or physically practical manner.

- 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:**

The proposed variance would not create a safety hazard or noxious condition.

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

The Resolution provisions requiring 50% of parking be located on the same lot as the principal building are intended to avoid off street parking and loading areas. If the proposed variance is approved, the Applicant will still support the general objectives within the Resolution by preventing any increase in off street parking and loading areas.

RESOLUTION

Printed: 9/9/2021 11:37:26 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
2012 - 15614	106 075 014 / 1 CONDO BLDG 2 SUITE 300 LL 346 371 FMV: 0	\$0.00	\$0.00 Fees: \$0.00 \$0.00	\$0.00	\$0.00	\$0.00
Totals:		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Paid Date: 10/4/2012

Charge Amount: \$0.00

BARON ENTERPRISES LLC



Scan this code with your mobile phone to view this bill

*No property taxes recorded/due after 2012.

20210909 11:37:26 AM

Line #	Length	Direction
L1	55.90	N36°41'45"E
L2	21.23	S87°28'08"E
L3	103.98	S33°32'55"E
L4	61.04	N73°18'37"E
L5	52.45	S70°10'44"E
L6	51.28	S28°34'16"E
L7	40.92	S19°48'16"W
L8	28.00	N19°49'16"E
L9	13.38	S75°42'05"E
L10	16.87	N54°58'33"E
L11	26.32	S80°01'27"E
L12	75.40	S14°17'55"W
L13	54.85	S32°00'09"E
L14	16.69	S35°27'48"W
L15	14.86	S54°18'56"W
L16	48.29	S19°49'16"W
L17	18.27	S25°10'44"E
L18	16.69	S35°27'48"W
L19	16.69	S64°49'18"W
L20	13.94	S64°49'18"W
L21	42.20	N55°04'09"W
L22	14.54	N30°59'01"W
L23	57.55	N70°10'44"W
L24	28.55	S64°49'16"W
L25	35.97	N69°18'30"E

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	67.89	495.96	750.35°	S79°37'23"E	67.84
C2	65.72	393.00	934.52°	N65°23'18"W	65.64

BASES OF BEARINGS:
 BEARINGS BASED ON NGS GPS SOLUTION
 REPORT DATED 06/22/2015
 71,1890, 059144, 0M4434*
 NAD 83

FLOOD INFORMATION:
 THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA PER NFP FIRM COMMUNITY PANEL NO. 208522298 EFFECTIVE DATE: SEPTEMBER 20, 2008

OWNERS ACKNOWLEDGEMENT:
 THE OWNER OF RECORD OF THE KROGER PARCEL AND OUTLOT 15, DAWSON MARKETPLACE SHOWN ON THIS PLAT AND WHOSE NAME IS SET FORTH IN THE PRECEDING PARAGRAPHS HEREBY ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY.

DEVELOPMENT AUTHORITY OF DAWSON COUNTY
 BY: THE KROGER CO.

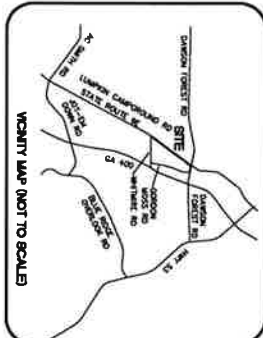
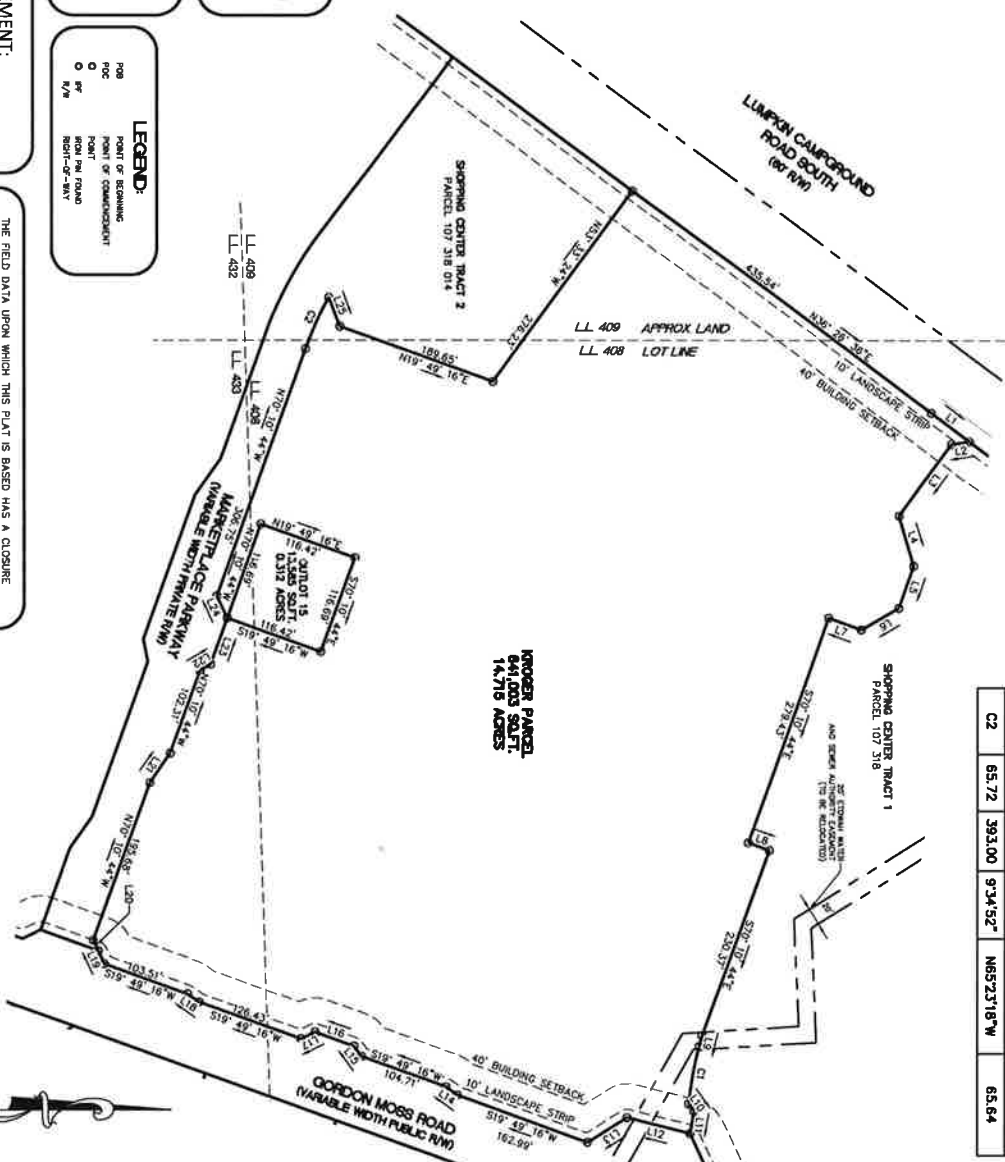
BY: _____

LEGEND:
 P.O.B. POINT OF BEGINNING
 P.O.C. POINT OF COMMENCEMENT
 P.P. POINT OF PIVOT
 P.P. POINT OF PIVOT
 P.P. POINT OF PIVOT

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSEST APPROXIMATE PRECISION OF ONE IN 10,000 FEET AND AN ANGULAR ERROR OF 4" PER ANGLE POINT AND WAS COLLECTED USING COMPASS RULE BEING ACCURATE WITHIN ONE FOOT IN 10,000 EQUIVALENT TOPCON GTS 605 LINEAR TOPCON GTS 605

I HEREBY STATE THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SURVEYING ACT OF 1967 AND THE PRACTICE OF SURVEYING IN THE STATE OF GEORGIA.

Notary: James R. Freeland
 Registered Professional Land Surveyor
 No. 2221



FREELAND & ASSOCIATES, INC.
 SURVEYORS & ENGINEERS
 323 WEST STONE AVE.
 GREENVILLE, S.C. 29609
 TEL: (864) 271-4924 FAX: (864) 233-0315
 EMAIL: info@freeland-associates.com

DRAWN: J. PARTY CHIEF: CB CHECKED: WVA
 REF. PLAT BOOK: B1-160
 REF. DEED BOOK: 1179-601
 TAX MAP: 106 075 014
 DATE OF SURVEY: 8-01-15, 8-11-21, 5-11-21
 DATE DRAWN: 6-21-21
 DRAWING NO.: 66081-SUB 15
 DATE OF LAST REVISION:

SCALE: 1" = 100'

FOR REVIEW ONLY
 JAMES R. FREELAND
 No. 2221

P.L.S. JAMES R. FREELAND
 No. 2221

THIS SURVEY WAS PREPARED IN CONFORMANCE WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN THE STATE OF GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67, AUTHORITY O.C.G.A. 15-6-91, 15-15-4, 15-15-5, 15-15-19, 15-15-22.

STATE OF GEORGIA
DAWSON COUNTY
SOUTH HALF OF 18th DISTRICT, 1st SECTION
REVISED SUBDIVISION PLAT OF
KROGER PARCEL AND OUTLOT 15
FOR DAWSON MARKETPLACE

SITE ADDRESS: LUMPKIN CAMPGROUND RD /
 GA 400/GORDON MOSS RD
 DAWSONVILLE, GA

CHAIRMAN,
 DAWSON COUNTY BOARD OF COMMISSIONERS

Dawson County TMP 107-075-014



9/9/2021, 3:59:30 PM

Energov Layers - Parcels

Energov Layers - Zoning

RA

C-HB

C-PCD

C-IR

RS

