

Dawson County  
Rezoning Application  
(AMENDMENT TO LAND USE MAP)

**APPLICANT INFORMATION (or Authorized Representative)**

If applicant is other than owner, the Property Owner Authorization form must be completed.

Printed Name: Mr. Shannon L. Elzey

Address: 524 Tanner Hall Rd. Dawsonville, GA 30534

Phone (Listed only please) \_\_\_\_\_

Email (Business/Personal): \_\_\_\_\_

Status:  Owner  Authorized Agent  Lessee  Option to purchase

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: 4.21.23 Applicant Signature: Shannon L. Elzey

**REQUESTED ACTION & DETAILS OF PROPOSED USE**

Rezoning to: \_\_\_\_\_  Special Use Permit for: manufactured home on less than 5 acres

Proposed Use:

Existing Utilities:  <sup>well</sup> Water  Sewer  Gas  Electric

Proposed Utilities:  Water  Sewer  Gas  Electric - For mobile home

**RESIDENTIAL**

No. of Lots: \_\_\_\_\_ Minimum Lot Size: 2 (acres) No. of Units: 1

Minimum Heated Floor Area: 1800 sq. ft. Density/Acre: - on 2 acres

Type:  Apartments  Condominiums  Townhomes  Single-family  Other

Type of Amenity: \_\_\_\_\_ Amount of Open Space: \_\_\_\_\_

**COMMERCIAL & RESTRICTED INDUSTRIAL:**

Building area: \_\_\_\_\_

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

# Property Owner/ Property Information

Name: Shannon Elzey

Street Address of Property being rezoned: 524 Tanner Hall Rd.

Rezoning from: \_\_\_\_\_ to: \_\_\_\_\_ Total acreage being rezoned: \_\_\_\_\_

Directions to Property (if no address):

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

Current Use of Property: \_\_\_\_\_

**Does this proposal reach DRI thresholds?** \_\_\_\_\_ If yes, the application will require submittal of a transportation study. DRIs require an in depth review by County agencies, and regional impact review by the Georgia Mountains Regional Planning staff. This adds several weeks to processing; additionally, the applicant is responsible for the expense of third party review of the required technical studies associated with the project.

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

Does the property lie within the Georgia 400 Corridor? NO (yes/no)

### SURROUNDING PROPERTY ZONING CLASSIFICATION:

North B.A South B.A East B.A West R-A

Future Land Use Map Designation: Rural Residential

Access to the development will be provided from:

Road Name: Tanner Hall Rd. Type of Surface: Dirt road

2018 APR 25 10:25 AM

# Applicant Certification

I hereby request the action contained within this application relative to the property shown on the attached survey, plat, 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.

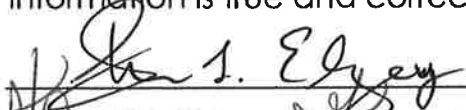
I understand that the Planning & Development staff may either accept or reject my request upon review. My request will be rejected if all the necessary data is not presented. The staff will send notices to adjacent property owners advising of the request and proposed use prior to the public hearing.

I understand that I have the obligation to present all data necessary and required by code 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 or a land use professional 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 or 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.

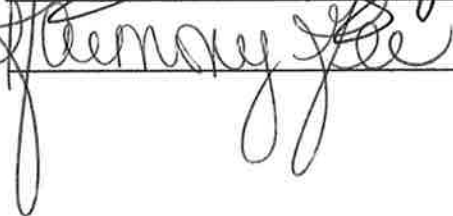
Signature



Date

4.25.23

Witness



Date

4.25.23

23 APR 25 10:25 AM

# Property Owner Authorization

I/(we) Shannon and Heather Elzey, hereby swear that I/we own the property located at (fill in address and/or tax map parcel #s):

Street Address of Property being rezoned: (variance request) 524 Tanner Hall Road

TMP#: 079-019, Dawsonville, GA 30534

as shown in the tax maps and/or deed records of Dawson County, Georgia, and which parcel or parcels 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: Shannon Elzey

Signature of applicant or agent: [Signature] 4/25/2023 Date:

\*\*\*\*\*

Printed Name of Owner(s): Shannon Elzey

Signature of Owner(s): [Signature] Date: 4/25/2023

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

City, State, Zip. \_\_\_\_\_

Phone (Listed/Unlisted): \_\_\_\_\_

Sworn and subscribed before me

this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

{Notary Seal}

\_\_\_\_\_  
Notary Public

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

(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.)

# 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 acknowledgment shall be public record.

Applicant Signature: \_\_\_\_\_ *Shannon Elzey*

Applicant Printed Name: Shannon Elzey

Date Signed: 4-25-23

Sworn and subscribed before me  
this 25 day of April, 2023.

\_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_

{Notary Seal}

Application Number (by state): \_\_\_\_\_

2023 APR 25 10:25 AM

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

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

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

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

\_\_\_\_\_

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

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

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

*NIA*

\_\_\_\_\_  
Signature of Applicant/Representative of Applicant

\_\_\_\_\_  
Date

**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.

22 April 2023

Letter of Intent

Applicant Names : Shannon and Heather Elzey

Subject Property : 524 Tanner Hall Road Dawsonville, Georgia

The applicant's plan is to break off 2 acres of the existing 5.02 acres for my son. Survey has been completed. The lender on current home has approved splitting off the 2 acres from the 5 acres. A brand new 2023 mobile home would be placed on the 2 acres for my son and his family and it would meet all county requirements. My existing house will be on the 3.02 acre tract.

The home that would be placed on the 2 acre tract for my son will be a 4 bed 2 bath- approx 1800 sqft - higher end manufactured home. Home would be on septic and well water (plan is to tap into the existing well) and all planning and environmental requirements will be met.

Thank you ,

Shannon S. Elzey

2023 APR 22 10 55 AM

NOTES:  
 1) SOME UNDERGROUND UTILITIES MAY NOT BE SHOWN.  
 2) THIS SURVEY IS SUBJECT TO ALL RIGHTS-OF-WAY UNRECORDED.  
 3) SOME FENCE LINES ARE NOT SHOWN.  
 4) NO WETLANDS WERE OBSERVED ON THIS PROPERTY.  
 5) NO LIVE STREAMS WERE OBSERVED ON THIS PROPERTY.

Filed 04/15/2023 2:29PM  
 2023-03-15 10:52 AM  
 Plat Loc. PLAT  
 Fee: \$20.00 Interest: \$0.00  
 Recorder: 2023/03/15/08:07  
 1515 FORNER, Celia G. Engineer  
 Dawson County, Georgia

FIELD BOOK 138, PAGE 10, FILE 4032

LEGEND:

1) U.S. - IRON PIN SET (H&R)
2) U.S. - IRON PIN FOUND
3) U.S. - IRON CROSS BAR
4) A - ARC
5) M - MOUND
6) M - NOT BAZAL
7) M - MOUND
8) M - MOUND
9) M - MOUND
10) B.L. - BALDING LINE
11) B.L. - BALDING LINE
12) F.A. - FIRE HYDRANT
13) F.A. - FIRE HYDRANT
14) C.D. - CHOP DISTANCE
15) C.D. - CHOP DISTANCE
16) S.A. - SANITARY SEWER
17) S.A. - SANITARY SEWER
18) P.B. - POWER BENCH (ON) PHONE POLE
19) P.B. - POWER BENCH (ON) PHONE POLE
20) O.E. - ORDNANCE EASEMENT
21) O.E. - ORDNANCE EASEMENT
22) I.L. - INTERURBAN LINK
23) I.L. - INTERURBAN LINK
24) O.P. - OVERHEAD POWER LINE
25) O.P. - OVERHEAD POWER LINE
26) F.C. - FENCE (APPROX. LOC.)
27) F.C. - FENCE (APPROX. LOC.)
28) S.E.P. - STEEL EASEMENT POST
29) S.E.P. - STEEL EASEMENT POST
30) S.E.P. - STEEL EASEMENT POST
31) S.E.P. - STEEL EASEMENT POST
32) S.E.P. - STEEL EASEMENT POST
33) S.E.P. - STEEL EASEMENT POST
34) S.E.P. - STEEL EASEMENT POST
35) S.E.P. - STEEL EASEMENT POST
36) S.E.P. - STEEL EASEMENT POST

DAWSON COUNTY SHALL NOT BE RESPONSIBLE FOR  
 • MAINTENANCE OF ANY PIPES, DITCHES, DETENTION PONDS  
 OR OTHER STRUCTURES WITHIN ANY DRAINAGE  
 EASEMENT BEYOND THE COUNTY RIGHT-OF-WAY.

NO STRUCTURES, FENCES OR OTHER OBSTRUCTIONS MAY BE  
 LOCATED WITHIN A DRAINAGE OR ACCESS EASEMENT  
 WITHOUT PRIOR APPROVAL BY THE DAWSON COUNTY  
 DEPARTMENT OF ENGINEERING.

PRIVATE WAYS AND ARE NOT MAINTAINED BY STATE,  
 COUNTY, CITY OF OTHER PUBLIC AGENCIES,  
 DEPARTMENT OF ENGINEERING.

PRIVATELY MAINTAINED COMMON DRIVEWAYS ARE INELIGIBLE  
 FOR SETBACKS UNLESS THEY ARE MAINTAINED BY THE  
 OWNER OR A PERSON HOLDING AN INTEREST IN THE LAND  
 SHALL HAVE A MINIMUM TEN (10) FOOT BRAKING AREA  
 OF THE STREET OR ROAD.

SETBACKS SHALL NOT RENDER ANY LOTS  
 FROM THE ORIGINAL TRACT UNUSABLE WITH REGARD  
 TO LOT SIZE, AND SHALL NOT CONFLICT WITH ANY  
 PROVISION OR PORTION OF THE COUNTY CODES,  
 OFFICIAL MAPS, OR LAND USE RESOLUTION.

**SURVEYOR'S CERTIFICATIONS**

THIS PLAT IS A RETRACTION OF AN EXISTING PARCEL OR PARCELS OF  
 LAND AND DOES NOT SUBSERVISE OR PRECLUDE ANY RIGHTS OR MAKE  
 INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS  
 RECORDED IN THIS PLAT DOES NOT MAKE APPROVAL OF ANY LOCAL  
 JURISDICTION AVAILABLE. PERMITS, COMPLIANCE WITH LOCAL  
 PURPOSES OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND  
 SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM  
 REQUIREMENTS OF THE PROFESSIONAL ENGINEERING AND LAND SURVEYORS AND  
 REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYORS ACT  
 AS SET FORTH IN O.C.G.A. SECTION 15-6-60.

BRETT SIBSON REGISTERED LAND SURVEYOR NO. 3158 DATE MARCH 22, 2023

0' 25' 50' 100' 150' 200'  
 GRAPHIC SCALE - FEET

F.E.M.A. OFFICIAL FLOOD HAZARD MAP\*  
 COMMUNITY NO. 130304  
 DATED: 1/1/2018  
 SHOWS THIS PROPERTY TO NOT BE IN AN  
 AREA HAVING SPECIAL FLOOD HAZARDS.



REFERENCE PLAT:  
 1) SURVEY FOR: ROBERT WEISCEDEL  
 BY: OWEN PATTON, CA. R.L.S. NO. 1324, DATED: FEBRUARY 5, 1986,  
 RECORDED IN PLAT BOOK 16, PAGE 111.  
 2) SURVEY FOR: PHILLIP B. MESSINA & CAROL G. MESSINA,  
 BY: JAMES H. COOPER, CA. R.L.S. NO. 1324, DATED: FEBRUARY 6, 1986,  
 RECORDED IN PLAT BOOK 21, PAGE 105.  
 3) SURVEY FOR: DEEDRA ANN HARBEN,  
 BY: J.A. PAGE, JR. AND ASSOC., DATED: FEBRUARY 28, 1998,  
 RECORDED IN PLAT BOOK 45, PAGE 58.  
 4) SURVEY FOR: HEATHER KATHLEEN ELZEY & MAREN S. WEISCEDEL,  
 BY: WINDHAM SURVEYING, INC., DATED: MARCH 17, 1998,  
 RECORDED IN PLAT BOOK 48, PAGE 197.

NO STATE WATERS PRESENT  
 NO FIRE HYDRANTS WERE OBSERVED  
 WITHIN ONE MILE OF THIS PROPERTY.

REVISION NOTE:  
 1) THIS PLAT WAS REVISED ON: 4-4-2023  
 TO ADDRESS COUNTY REVIEW COMMENTS.

THE FIELD DATA WORK WHICH THIS PLAT IS  
 BASED UPON WAS OBTAINED BY MEASUREMENTS  
 OF DISTANCES OF 75 FEET AND OR ANGULAR  
 MEASUREMENTS OF 15 MINUTES OF AN ARCH  
 AND WAS FOUND TO BE ACCURATE WITHIN ONE  
 FOOT IN 1000 FEET.

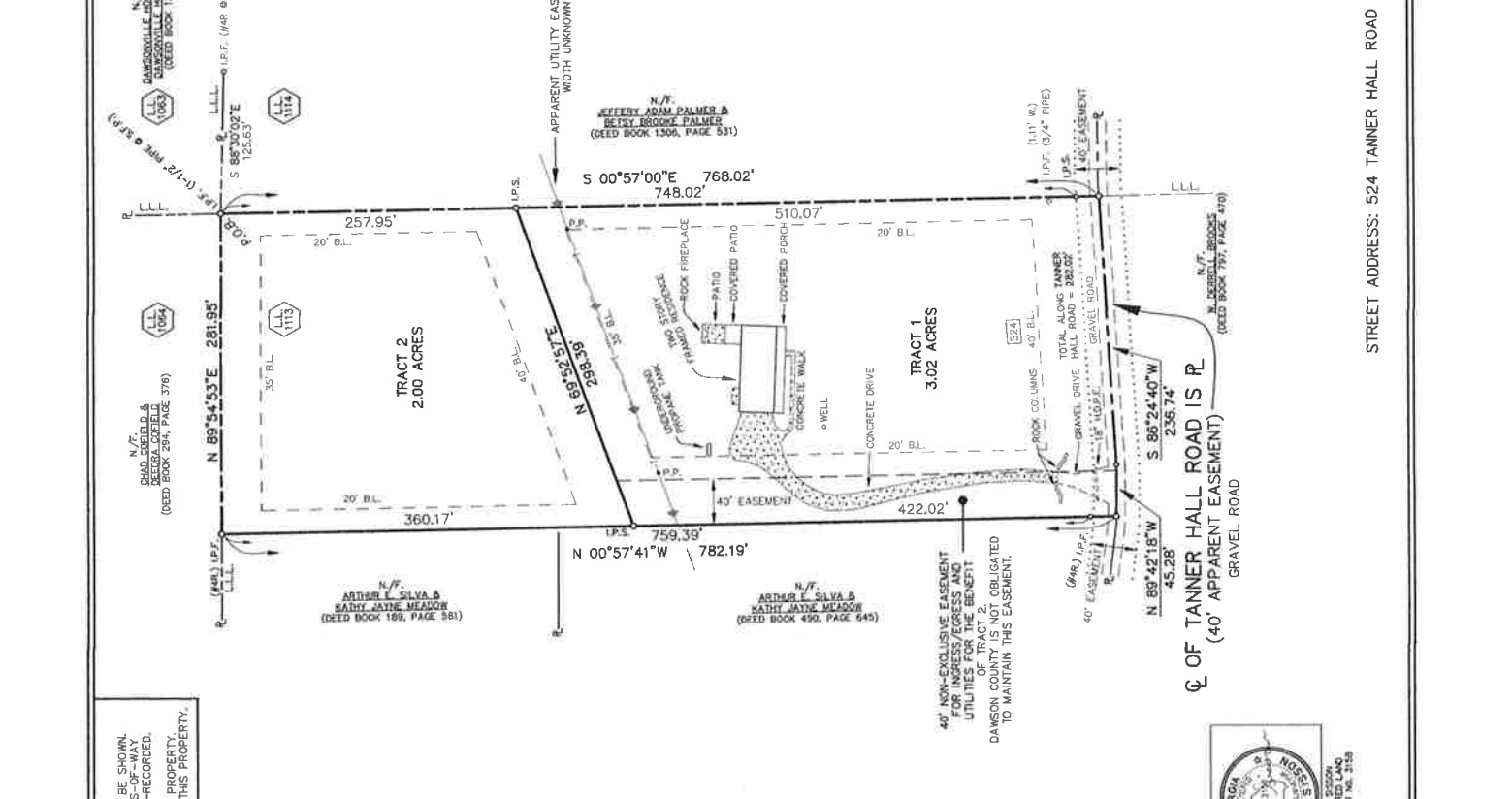
EQUIPMENT USED FOR MEASUREMENTS:  
 EDMON 200M 90  
 SOKKIA  
 \*ALL MATTERS OF FILE ARE EXCEPT\*

LANDMARK SURVEYING  
 410 W. 80th ST.  
 MARIETTA, GA 30067  
 (770) 735-1100

BOUNDARY SURVEY  
 SHANNON L. ELZEY  
 HEATHER KATHLEEN ELZEY

DISTRICT - S. SECTION - 1  
 LAND LOTS - 3113  
 CITY: DAWSON COUNTY GEORGIA  
 COUNTY: DAWSON COUNTY GEORGIA  
 PLAT FILE NUMBER: 2023 SCALE: 1" = 30 FT.  
 LAST REVISED ON: 4-4-2023 GA LEP 000098

TAX PARCEL: 079 C19  
 DRAWING NO. 23-4612-07D



STREET ADDRESS: 524 TANNER HALL ROAD

TOTAL AREA = 5.02 ACRES  
 (TRACTS 1 & 2)

Q OF TANNER HALL ROAD IS R  
 (40' APPARENT EASEMENT)  
 GRAVEL ROAD



NOTES:  
 1) SOME UNDERGROUND UTILITIES MAY NOT BE SHOWN. THIS SURVEY IS SUBJECT TO ALL RIGHTS-OF-WAY EASEMENTS, RIGHTS-OF-WAY UN-RECORDED.  
 2) SOME FENCES ARE NOT SHOWN.  
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 4) NO WETLANDS WERE OBSERVED ON THIS PROPERTY.  
 5) NO LIVE STREAMS WERE OBSERVED ON THIS PROPERTY.



FIELD BOOK LINE	PAZE	FILE/PAGE
1) U.P.S.	IRON PIN SET (I.P.S.)	
2) U.P.F.	IRON AN FOUND	
3) U.P.S.	IRON AN FOUND	
4) A	ARC	
5) R	RADIUS	
6) M	MILE	
7) W	W	
8) S	S	
9) N	N	
10) E	E	
11) W	W	
12) S	S	
13) N	N	
14) E	E	
15) W	W	
16) S	S	
17) N	N	
18) E	E	
19) W	W	
20) S	S	
21) N	N	
22) E	E	
23) W	W	
24) S	S	
25) N	N	
26) E	E	
27) W	W	
28) S	S	
29) N	N	
30) E	E	
31) W	W	
32) S	S	
33) N	N	
34) E	E	
35) W	W	
36) S	S	
37) N	N	
38) E	E	
39) W	W	
40) S	S	
41) N	N	
42) E	E	
43) W	W	
44) S	S	
45) N	N	
46) E	E	
47) W	W	
48) S	S	
49) N	N	
50) E	E	
51) W	W	
52) S	S	
53) N	N	
54) E	E	
55) W	W	
56) S	S	
57) N	N	
58) E	E	
59) W	W	
60) S	S	
61) N	N	
62) E	E	
63) W	W	
64) S	S	
65) N	N	
66) E	E	
67) W	W	
68) S	S	
69) N	N	
70) E	E	
71) W	W	
72) S	S	
73) N	N	
74) E	E	
75) W	W	
76) S	S	
77) N	N	
78) E	E	
79) W	W	
80) S	S	
81) N	N	
82) E	E	
83) W	W	
84) S	S	
85) N	N	
86) E	E	
87) W	W	
88) S	S	
89) N	N	
90) E	E	
91) W	W	
92) S	S	
93) N	N	
94) E	E	
95) W	W	
96) S	S	
97) N	N	
98) E	E	
99) W	W	
100) S	S	

DAWSON COUNTY NOTES:  
 1) I, THE SURVEYOR, WILL NOT BE RESPONSIBLE FOR THE ACCURACY OF ANY INSTRUMENTS OR RECORDS.  
 2) I, THE SURVEYOR, WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF ANY PIPES, DITCHES, DETENTION PONDS OR OTHER STRUCTURES WITHIN ANY DRAINAGE EASEMENT BEYOND THE COUNTY RIGHT-OF-WAY.  
 3) NO STRUCTURES, FENCES OR OTHER OBSTRUCTIONS MAY BE LOCATED WITHIN A DRAINAGE OR ACCESS EASEMENT WITHOUT PRIOR APPROVAL BY THE DAWSON COUNTY DEPARTMENT OF ENGINEERING.  
 4) THE COMMON DRIVEWAYS IDENTIFIED AS "PRIVATELY MAINTAINED" ARE NOT MAINTAINED BY STATE, COUNTY, CITY OR OTHER PUBLIC AGENCIES.  
 5) PRIVATELY MAINTAINED COMMON DRIVEWAYS ARE INELIGIBLE FOR ADOPTION AS PUBLIC ROADS OR STREETS OR ROAD SHALL HAVE A MINIMUM TEN (10) FOOT BRAKING AREA NO GREATER THAN FIVE (5) INCHES ABOVE THE CROWN OF THE STREET OR ROAD.  
 6) THE MINOR SUBDIVISION SHALL NOT REVERT ANY LOTS TO LOT SIZE AND SHALL NOT CONFLICT WITH ANY PROVISION OR PORTION OF THE COUNTY CODES, OFFICIAL MAPS, OR LAND USE RESOLUTION.

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"F.E.M.A. OFFICIAL FLOOD HAZARD MAP"  
 COMMUNITY NO. 130304 PAGE 1  
 DATED 4/2/2018  
 THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

REFERENCE PLATS:  
 1) ROBERT WEISCHDEL, BY: OMEN PATTON, GA. B.L.S. NO. 1324, DATED: FEBRUARY 5, 1986, RECORDED IN PLAT BOOK 16, PAGE 111.  
 2) SURVEY FOR: PHILLIP B. MESSINA & CAROL G. MESSINA, BY: OMEN PATTON, GA. B.L.S. NO. 1324, DATED: FEBRUARY 6, 1986, RECORDED IN PLAT BOOK 16, PAGE 115.  
 3) SURVEY FOR: DEEDRA ANN HARBEN, BY: J.A. PAGE, JR. AND ASSOC., DATED: FEBRUARY 28, 1989, RECORDED IN PLAT BOOK 45, PAGE 59.  
 4) BOUNDARY SURVEY FOR: ROBERT M. WEISCHDEL & KAREN S. WEISCHDEL, BY: J.A. PAGE, JR. AND ASSOC., DATED: MARCH 17, 1986, RECORDED IN PLAT BOOK 48, PAGE 197.

NO STATE WATERS PRESENT  
 NO FIRE HYDRANTS WERE OBSERVED WITHIN ONE MILE OF THIS PROPERTY.

REVISION NOTE:  
 1) THIS PLAT WAS REVISED ON: 4-4-2023, TO ADDRESS COUNTY REVIEW COMMENTS.

THE INTENT OF THIS PLAT IS SPLIT TAX PARCEL 079 019, AT THE REQUEST OF THE CLIENT.

TOTAL AREA = 5.02 ACRES  
 (TRACTS 1 & 2)

TAX PARCEL: 079 019

SHANNON L. ELZEY  
 HEATHER KATHLEEN ELZEY

LAND LOTS - 1013  
 JAMON COUNTY, GEORGIA  
 PREPARED: MARCH 21, 2023  
 SHEET 1 - 30 FT.  
 LAST REVISED ON: 4-4-2023  
 GA L.P. 00008  
 DRAWING NO. 23-4612-07D

LANDMARK SURVEY  
 BALL CHINA, GEORGIA 30107  
 (770) 735-1100

STREET ADDRESS: 524 TANNER HALL ROAD

Site Plan



Shannon + Heather Elzey  
Variance Request

22 April 2023

### \* Construction and Development Schedule:

- March 15, 2023: Land survey completed.
- March 22, 2023: Soil test completed.
- April 22, 2023: Met with Harmony Gee at County Office @ 10:00 am.
- June 20<sup>th</sup> - Meet with Dawson County Board of Commissioners (BOC) Submit Variance application
- July 20<sup>th</sup> - Meet with BOC  
Hopefully receive variance approval.
- July 21<sup>st</sup> - Contact mobile home company in Jasper, GA to place order for the double wide home.
- Last week of July - Contracted grader will remove (2-3 weeks) trees, build out gravel road, + prepare site for double wide.
- August (mid-to-late) - Water line connected to existing well.
- September - Power lines + Septic tank installed.  
(2 weeks)

⊙ September - Septic tank inspection  
Dawson County final inspection

⊙ October - Projected move-in date.

**Owner Information**

HINSON LAURA  
524 TANNER HALL ROAD  
DAWSONVILLE, GA 30534

**Payment Information**

Status	Paid
Last Payment Date	10/27/2022
Amount Paid	\$3,240.45

**Property Information**

Parcel Number	079 019
District	1 DAWSON COUNTY UNINCORPORATED
Acres	5
Description	LL 1114 LD 5-1
Property Address	524 TANNER HALL RD
Assessed Value	\$153,264
Appraised Value	\$383,160

**Bill Information**

Record Type	Property
Tax Year	2022
Bill Number	17105
Account Number	65759
Due Date	12/01/2022

**Taxes**

Base Taxes	\$3,240.45
Penalty	\$0.00
Interest	\$0.00
<b>Total Due</b>	<b>\$0.00</b>

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