

COUNTY COPY

DAWSON COUNTY VARIANCE APPLICATION

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

VR 16-24 Tax Map & Parcel # (TMP): ~~106-070-005~~
106-070-004

Current Zoning: CIR Commission District #: _____

Submittal Date: 9-6-16 Time: 3:47 am/pm Received by: [Signature] (staff initials)

Fees Assessed: 300.00 Paid: ck # 4281

Planning Commission Meeting Date: ~~10-18-16~~ 10-20-16

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: ROBERT H. HODGES, ARCHITECT (AUTH. AGENT)

Address: 535-B KEMMILL ROAD
COMING, GA 30040

Phone: Listed 770.387.8452 Email: Business RKTECT@BELLSOUTH.NET
 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. NICKI MCCALL 24 AUG. 16

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

Meeting Date: 24 AUG. 16 Applicant Signature: [Signature]

PROPERTY INFORMATION

Street Address of Property: 0 GROGAN DRIVE

Land Lot(s): 310 & 311 District: 13 Section: 1ST

Subdivision/Lot: 5 & 6 Building Permit #: _____ (if applicable)

Directions to the Property: GO HWY. 53 E. TO S. ON (HWY. 9) LUMPKIN CAMPGROUND
RD. TO RIGHT ON GRIZZLE RD. TO LEFT ON GROGAN DR. TO
END. LOT 5 & 6 @ END OF CUL-DE-SAC

REQUESTED ACTION

A Variance is requested from the requirements of Article # 14 Section # 121-99-3-b 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 20' feet to allow the structure to:
 be constructed; remain a distance of 30' feet from the: PROPERTY LINE
 property line, road right of way, or other (explain below):

instead of the required distance of 50' 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: _____

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: _____

The storm water detention area for the entire Premier Industrial Park is located on Lot 5 on extremely steep topography and this limits the useable amount of building area on that lot. A strict & literal enforcement of the ordinance prohibits this site from being able to support the structure a safe distance from the detention area.

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

_____ The storm water detention area limits the useable amount of safe building area on _____
the lot. The proposed structures with parking on these lots will not fit safely _____
_____ without being directly adjacent to the deep detention facility. _____

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: _____

_____ This variance will have no impact on the health, morals or welfare of the public. _____
_____ It will improve the safety aspects of the distance between the rear of building "A" _____
_____ and the existing detention area. _____

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

_____ By granting this variance, it will enable the parking layout requirements to be met _____
_____ and allow a safe distance to be formed between the rear of building "A" and the _____
_____ existing detention area. This allows safe tenant rear door exiting and emergency _____
_____ personnel clear access to the rear of the building. _____

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.)

VR# _____

TMP# 106 070 005
106 070 006

List of Adjacent Property Owners

It is the responsibility of the Applicant to provide a list of adjacent property owners. This list must include the name and 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 106 070 007	John C. Mackno,	2502 W. 7 th St. Austin, TX 78703
TMP 106 336	Violet V. Byrd,	702 Lumpkin Campground Rd. Dawsonville, GA 30534
TMP 106 371	Estrada, Jorge & Rosa Maria Cerna,	99 Valley Brook Circle E. Dawsonville, GA 30534
TMP 106 372	Stallings, Wesley A. & Melany A.,	85 Valley Brook Circle E. Dawsonville, GA 30534
TMP 106 373	Johns, Phillip C. II,	71 Valley Brook Circle E. Dawsonville, GA 30535
TMP 106 374	Kauke Thomas,	57 Valley Brook Circle E. Dawsonville, GA 30534
TMP 106 375	Garrison, Dana W. & Angela A.,	41 Valley Brook Cir. E. Dawsonville, GA 30534
TMP 105 171	Parker, James C. & Carol H.,	161 Valley Brook Drive Dawsonville, GA 30534
TMP 105 049 006	Wallace, Edmond L. & Robert L. & Carol W. Dooley,	2841 Grizzle Rd. Dawsonville, GA 30534
TMP 105 049	Wallace, Edmond L. & Robert L. & Carol W. Dooley,	2841 Grizzle Rd. Dawsonville, GA 30534
TMP 106 070 004	John C. Mackno,	2502 W. 7 th St. Austin, TX 78703

Case#	City/State/Zip	Address	Last	First	TMP
VR 16-23	Atlanta, GA 30348-5842	P.O. Box 105842	c/o Home Depot USA Inc.	HD Development of Maryland, Inc.	114-006-001
VR 16-23	Atlanta, GA 30348-5842	P.O. Box 105842	c/o Home Depot USA Inc.	HD Development of Maryland, Inc.	114-041-001
VR 16-23	Bentonville, AR 72712-8050	P.O. Box 8050; MS 0555	c/o RE Property Tax Dept.	Wal-Mart Real Estate Business Trust	114-006
VR 16-25	Indianapolis, IN 46206	P.O. Box 6120	CPG Partners LP	Chelesea GCA Realty	114-004
VR 16-25	Dawsonville, GA 30534	659 Nuggett Ridge Road	Lynch	Stephen	069-032
VR 16-25	Dawsonville, GA 30534	881 Nuggett Ridge Road	Haygood	Shane & Diana	069-087
VR 16-25	Dawsonville, GA 30534	785 Nuggett Ridge Road	Goode	Clint Troy	069-059
VR 16-25	Dawsonville, GA 30534	768 Nuggett Ridge Road	Park	Mitchell Ray	055-023-003
VR 16-25	Dawsonville, GA 30534	732 Nuggett Ridge Road	Fox	Judith & Richard	055-023-002
VR 16-25	Cumming, GA 30028	5760 Namon Wallace Road	Cruse	Louise	055-018-001
VR 16-26	Dawsonville, GA 30534	702 Lumpkin Campground Road	Byrd	Violet	106-336
VR 16-26	Dawsonville, GA 30534	99 Valley Brook Circle East	Estrada	Jorge & Rosa Maria	106-371
VR 16-26	Dawsonville, GA 30534	85 Valley Brook Circle East	Stallings	Wesley & Melany	106-372
VR 16-26	Dawsonville, GA 30534	71 Valley Brook Circle East	Phillip, II	John	106-373
VR 16-26	Dawsonville, GA 30534	57 Valley Brook Circle East	Kauke	Thomas	106-374
VR 16-26	Dawsonville, GA 30534	41 Valley Brook Circle East	Garrison	Dana & Angela	106-375
VR 16-26	Dawsonville, GA 30534	2841 Grizzle Road	Wallace	Edmond & Robert	105-049-006; 105-049
VR 16-26	Austin, TX 78703	2502 West 7th Street	Mackno	John	106-070-004; 106-070-007
VR 16-27; VR 16-28; VR 16-30	Dawsonville, GA 30534	P.O. Box 1492	Underwood	D.W. Moss Estate	118-040-007; 106-040-066; 118-040-011; 118-040-012; 118-040-009; 118-040-008; 118-043; 118-040; 118-040-010; 118-040-004; 118-040-005; 118-040-006; 118-040-007; 118-041; 118-118; 118-040-001; 118-063
VR 16-27	Dawsonville, GA 30534	115 Silver Fox Drive	Shoemaker	Tammy	106-040-008
VR 16-27	Dawsonville, GA 30534	4425 Longmont Drive	Purcell	Ryan & Teresa	106-040-019
VR 16-28	Dawsonville, GA 30534	86 Silver Fox Drive	Jones	Timothy & Shirley	106-040-020
VR 16-28	Dawsonville, GA 30040-2052	110 Mountaintside Drive	Wilkins	Grady	118-085
VR 16-28	Cumming, GA 30040-2052	119 Hickory Ridge	Rogers	Lillie Mae	118-089
VR 16-28	Miami, FL 33157	7601 S.W. 169 Street	Co-Trustees for Jeffery Abbott	Judy	118-089-001
VR 16-28	Dawsonville, GA 30534	118 Emmett Moss Road	Abbott	Margaret & Bennett Abbot	118-039-002
VR 16-28	Dawsonville, GA 30534	187 Emmett Moss Road	Abbott	Jeffrey & Margaret	118-112; 118-039-006
VR 16-28	Dawsonville, GA 30534	342 Henry Grady Hwy.	Helton	Jackie	118-025
VR 16-28	Dawsonville, GA 30534	49 Valley Drive	Honn	Michael	118-015
VR 16-28	Dawsonville, GA 30534	P.O. Box 1072	Marshall	Jon Kevin	118-051
VR 16-28	Dahlonega, GA 30533	121 Cavender Castle Drive	Durham	Richard	118-050
VR 16-28	Dawsonville, GA 30534	434 Henry Grady Hwy.	Marinez	Prada Bertha Antonia	118-049
VR 16-28 & VR 16-30	Dawsonville, GA 30534	62 Magnolia Way	Brown	Barton & Brethna	118-047
VR 16-28; VR 16-30	Dawsonville, GA 30534	65 Magnolia Way	Popphan	Ben & Brandy	118-046
VR 16-28; VR 16-30	Dawsonville, GA 30534	56 Pirates Point	Johnson	Judy	118-040-002
VR 16-28	Dawsonville, GA 30534	71 Moss Road	SWivester	Steven & Heather	118-055
VR 16-30	Dawsonville, GA 30534	132 Moss Road	Finch	Anna	118-045
VR 16-30	Sautee Nacoochee, GA 30571	606 Mauldin Road	Lamond	Walter	118-044
VR 16-30	Fairmount, GA 30139	504 Young Loop	Reidenbach	Carolyn	118-040-003
VR 16-30	Dawsonville, GA 30534	226 Moss Road	Robinson	Kenneth & Sharon	118-042
VR 16-30	Cumming, GA 30041	2540 Cambridge Hills Road	Denmon	Dawn	118-087
VR 16-30	Dawsonville, GA 30534	98 Mountain Side Drive	Marshall	Ronald	118-086
VR 16-30	Dawsonville, GA 30534	329 Deans Drive	Colosseo	Aurelia & David	118-088
VR 16-30	Dawsonville, GA 30534	261 Moss Road	Fraser	Danny	118-064
VR 16-30	Dawsonville, GA 30534	66 Katydid Lane	Blalock	Norman & Kathy	118-065

DAWSON COUNTY, GA
— Where Quality of Life Matters —

Dawson Home Search Return To Starting Point Street View(If available)



Map data ©2016 Google Imagery ©2016, DigitalGlobe, U.S. Geological Survey, USDA F; Report a map error

Website design and integration by & qPublic.net

SITE

Official Tax Receipt
Linda Townley
DAWSON COUNTY Tax Commissioner

25 Justice Way Suite 1222
 Dawsonville, GA 30534

Trans No	Property ID/District Description	Original Due	Interest & Penalty	Prev Paid	Amount Due	Amount Paid	Transaction Balance
14934 Year-Bill No 2015 - 9040	106 070 005 / 001 LL 310 311 DISTRICT 13 LOT 5 FMV: \$120,000.00	1,184.83	189.58 Fees 13.00	0.00	1,387.41	1,387.41	0.00
						Paid Date 5/18/2016 12:32:42	Current Due 0.00
Transactions:	14934 - 14934 Totals	1,184.83	202.58	0.00	1,387.41	1,387.41	0.00

Paid By :
 BOLING RICE LLC

MONOLITH COMPANIES LLC
 78 DAWSON VILLAGE WAY N
 STE 140 PMB 195
 DAWSONVILLE, GA 30534

Cash Amt:	0.00
Check Amt:	1,387.41
Charge Amt:	0.00
Change Amt:	0.00
Refund Amt:	0.00
Overpay Amt:	0.00

Check No 30046
 Charge Acct

Property Tax Return

Official Tax Receipt
Linda Townley
DAWSON COUNTY Tax Commissioner

25 Justice Way Suite 1222
 Dawsonville, GA 30534

Trans No	Property ID/District Description	Original Due	Interest & Penalty	Prev Paid	Amount Due	Amount Paid	Transaction Balance
14935 Year-Bill No 2015 - 9041	106 070 006 / 001 LL 310 311 DISTRICT 13 LOT 6 FMV: \$120,000.00	1,184.83	189.58 Fees 13.00	0.00	1,387.41	1,387.41	0.00
						Paid Date 5/18/2016 12:33:11	Current Due 0.00
Transactions:	14935 - 14935 Totals	1,184.83	202.58	0.00	1,387.41	1,387.41	0.00

Paid By :

BOLING RICE LLC

MONOLITH COMPANIES LLC
 78 DAWSON VILLAGE WAY N
 STE 140 PMB 195
 DAWSONVILLE, GA 30534

Cash Amt:	0.00
Check Amt:	1,387.41
Charge Amt:	0.00
Change Amt:	0.00
Refund Amt:	0.00
Overpay Amt:	0.00

Check No 30047
 Charge Acct

Filed in Office: 03/24/2014 03:35PM
Deed Doc: QCD
Bk 01107 Pg 0354-0355
Georgia Transfer Tax Paid : \$0.00
Justin Power Clerk of Court
Dawson County
0422014000288

Prepared by/Return to:
Shelly Townley Martin
133 Prominence Court
Suite 110
Dawsonville, Georgia 30534

QUIT CLAIM DEED

STATE OF GEORGIA,
COUNTY OF DAWSON.

THIS INDENTURE, made the 24th day of March, 2014, between, **MONOLITH HOSPITALITY, LLC, a Georgia limited liability company, (the "Seller")** Grantor, and **MONOLITH COMPANIES, LLC, a Georgia limited liability company, (the "Purchaser")** Grantee,

WITNESSETH: That the said Grantors, for One Dollar (\$1.00) and other consideration, the receipt and sufficiency of which is hereby acknowledged, by these presents does remise, convey and forever QUIT-CLAIM to the Grantee, his heirs and assigns, the following described property, to wit:

All that tract or parcel of land lying and being in Land Lot 310 and 311 of the 13th District, 1st Section of Dawson County, Georgia being a 21.320 acre tract as shown on that certain plat of survey for the Wallace Group by Brian R. Sutherland, GRLS No. 2900, dated April 29, 2006 and being more particularly described as follows:

BEGINNING at the one-half inch rebar found at the intersection of the common corner for Land Lots 287, 286, 310 and 311 said District and County; running thence along the Land Lot line dividing Land Lots 310 and 311 South 01 degrees 03 minutes 40 seconds East a distance of 157.90 feet to a one-half inch rebar found; thence leaving said Land Lot line and running along the Southerly boundary of property now or formerly owned by Edmund Wallace and Daisy Wallace South 89 degrees, 59 minutes 11 seconds East a distance of 550.24 feet to a one-half inch rebar found; continuing thence along the property now or formerly owned by Edmund Wallace and Daisy Wallace North 00 degrees, 02 minutes 48 seconds East a distance of 157.98 feet to a rebar found on the Land Lot line dividing Land Lots 286 and 311 said District and County; running thence along said Land Lot line South 89 degrees, 58 minutes, 33 seconds East a distance of 581.81 feet to an iron pin set on the Southwesterly right of way of Grizzle Road (80 foot right of way); running thence along Grizzle Road South 52 degrees, 22 minutes, 38 seconds East a distance of 106.74 feet to a one-half inch rebar found; running thence along the boundary with property now or formerly owned by Robert Edward Byrd South 01 degrees, 07 minutes, 36 seconds East a distance of 546.07 feet to a one-half inch rebar found; running thence South 89 degrees, 07 minutes, 01 seconds West a distance of 1,715.23 feet to a one-half inch rebar found; running thence North 46 degrees, 00 minutes, 51 seconds East a distance of 338.85 feet to a three-quarter inch crimp-top pipe; running thence North 43 degrees, 46 minutes, 00 seconds West a distance of 558.82 feet to a three-quarter inch crimp-top pipe found on the Land Lot line dividing Land Lots 287 and 310 said District and County; running thence along said Land Lot lines South 89 degrees, 54 minutes, 19 seconds East a distance of 627.39 feet to the POINT OF BEGINNING.

Assignment of utility rights including 5,400 gallons or 28 ERUs issued by Etowah Water & Sewer Authority or any other related Governmental Agency; any present and future permits and agreements necessary to develop the project known as Grizzle Road Development; all leases, subleases, tenancies now or hereafter covering all or any part of the land and improvements and all profits thereof related to the Grizzle Road Development Project.

LESS AND EXCEPT ANY QUITCLAIM DEEDS OF RECORD, (which conveyances resulted in the sewer capacity being reduced from 5400 gallons to 4200 gallons as referenced above).

ALSO LESS AND EXCEPT ALL THAT TRACT or parcel of land lying and being in Land Lot 311 of the 13th District, 1st Section of Dawson County, Georgia, containing 1.916 acres, more or less, being designated as Lot 2, as per plat for H.N. Grogan Business Park, prepared by Brian R. Sutherland, GRLS, dated September 17, 2007, recorded in Plat Book 74, Page 51, et. seq., of the Dawson County records. Said plat being incorporated herein and made a part hereof by reference.

Subject to all easements, covenants and restrictions of record or currently in use.

The purpose of this Quit Claim Deed is to vest property in successor via name change of Grantor.

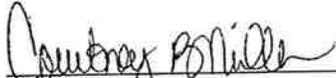
TO HAVE AND TO HOLD the said described premises to the said Grantee, so that neither the said Grantor nor his heirs, nor any other person or persons claiming under him shall at any time, by any means or ways, have, claim or demand any right or title to the aforesaid described premises or appurtenances, or any rights thereof.

Whenever there is a reference herein to the Grantors or the Grantees, the singular includes the plural and the masculine includes the feminine and the neuter, and said terms include and bind the heirs, executors, administrators, successors and assigns of the parties hereto.

In witness whereof, the Grantor has hereunto set his hand and affixed his seal the day and year above written.

Signed, sealed and delivered in the presence of:

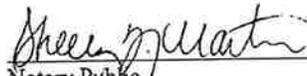
Monolith Hospitality, LLC



Unofficial Witness

By: 

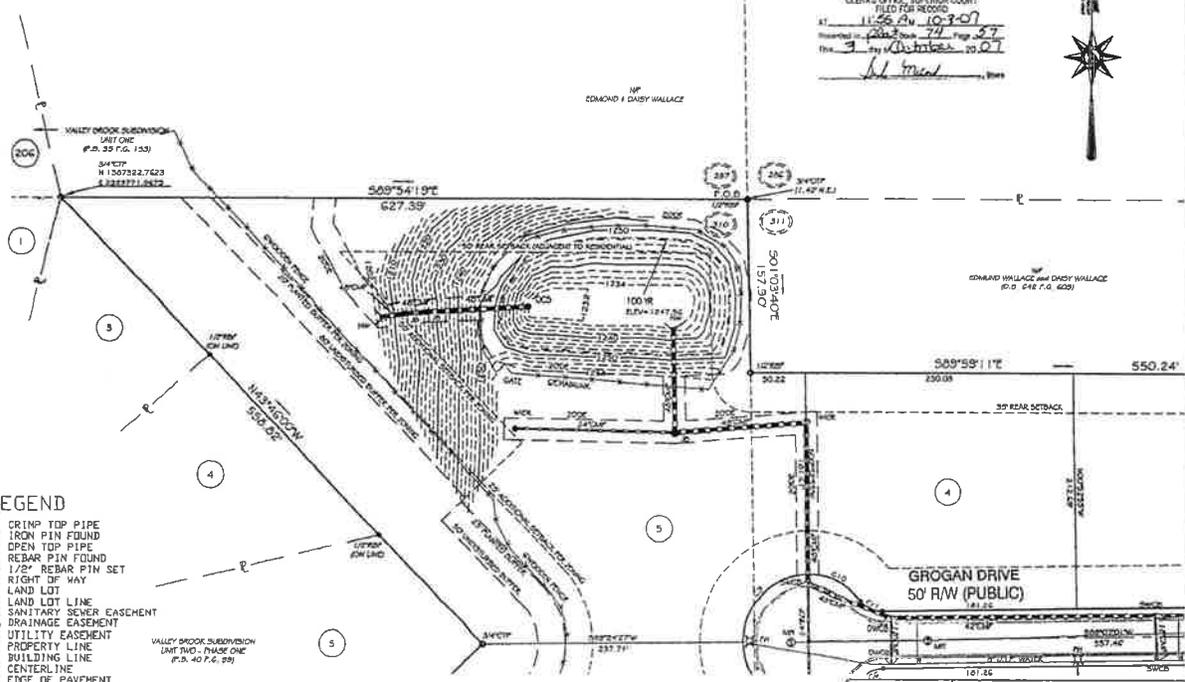
Russell R. Sutton, Jr.



Notary Public
My commission expires: (SEAL)



GEORGIA, DANSON COUNTY
 CLERK OF DISTRICT SUPERIOR COURT
 FILED FOR RECORD
 11:56 AM 10-2-07
 Recorded in Book 77 Page 367
 This Day of October 20 07
H. Hines



LEGEND

- CTP = CRIMP TOP PIPE
- IPF = IRON PIN FOUND
- DTP = OPEN TOP PIPE
- RBF = REBAR PIN FOUND
- IPS = 1/2" REBAR PIN SET
- R/W = RIGHT OF WAY
- LL = LAND LOT
- LLL = LAND LOT LINE
- SSE = SANITARY SEWER EASEMENT
- DE = DRAINAGE EASEMENT
- UE = UTILITY EASEMENT
- PL = PROPERTY LINE
- BL = BUILDING LINE
- CL = CENTERLINE
- EP = EDGE OF PAVEMENT
- BDC = BACK OF CURB
- MH = MAN HOLE
- CB = CATCH BASIN
- JB = JUNCTION BOX
- DI = DROP INLET
- HW = HEAD WALL
- PP = POWER POLE
- FH = FIRE HYDRANT
- IE = INVERT ELEVATION
- FFE = FINISHED FLOOR ELEVATION
- S- = SANITARY SEWER LINE/PIPE
- ==S== = STORM SEWER LINE/PIPE
- X- = FENCE LINE
- ooo = FLOOD HAZARD ZONE LINE
- N/F = NOW OR FORMERLY

VALLEY BROOK SUBDIVISION
 LANE TWO - PHASE ONE
 P.O. 40 P.A. 99



9-24-07



FINAL PLAT FOR:
H.N. GROGAN BUSINESS PARK

**GEORGIA PREMIER
 LAND SURVEYING, INC.**
 PROFESSIONAL LAND SURVEYING SERVICES
 3010 HANSON LANE ROAD
 BETHLEHEM, GEORGIA 30519
 (770) 414-8004 FAX (770) 414-8096

Date: 3/1/07	Land Lots: 310 & 311	District: 13th	Sheet No:
County: DANSON, GEORGIA	Scale: 1" = 60'		4 OF 6

ACAD FILE: 060605\FNL.DWG 06065.CAD Project: 06065 Drawn By: JM

SITE DATA

LOT 5	
LAND AREA	4.33 ACRES
BUILD. F. AREA	5,000 SF
OPEN AREA	5,000 SF
TOTAL BLDG. AREA	10,000 SF
TOTAL PAVED AREAS	32

LOT 6	
LAND AREA	5.00 ACRES
BUILD. F. AREA	6,000 SF
OPEN AREA	6,000 SF
TOTAL BLDG. AREA	12,000 SF
TOTAL PAVED AREAS	30

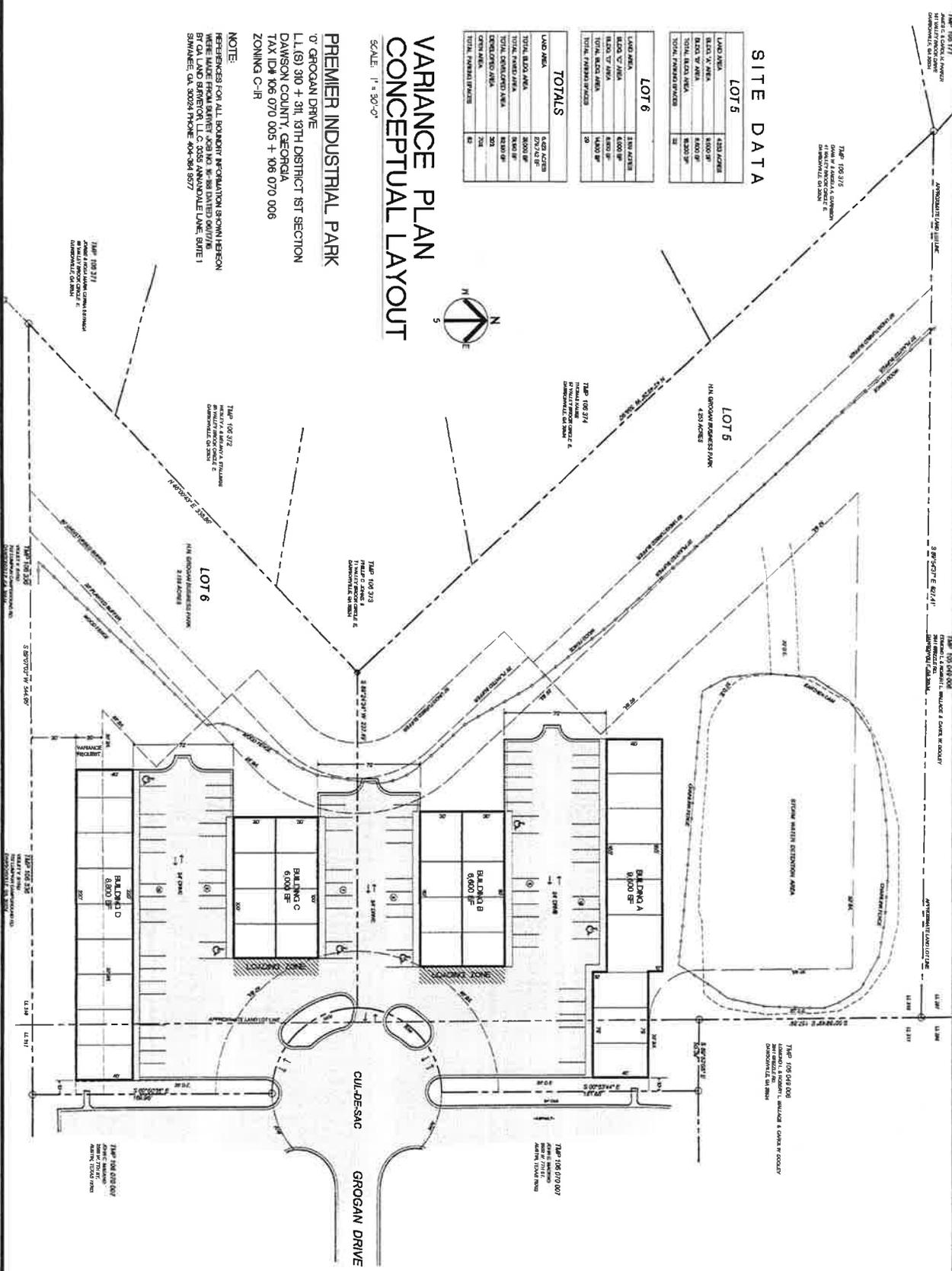
TOTALS	
LAND AREA	9.33 ACRES
TOTAL BLDG. AREA	22,000 SF
TOTAL PAVED AREAS	62
EXTENDED AREA	300
OPEN AREA	700
TOTAL PAVED AREAS	92

VARIANCE PLAN CONCEPTUAL LAYOUT

SCALE: 1" = 30'-0"

PREMIER INDUSTRIAL PARK
 0' GROGAN DRIVE
 LL (S) 310 + 311, 13TH DISTRICT 1ST SECTION
 DAWSON COUNTY, GEORGIA
 TAX ID# 106 070 005 + 106 070 006
 ZONING C-1R

NOTE:
 REFERENCES FOR ALL BOUNDARY INFORMATION SHOWN HEREON
 BY DA LAND BROWER, L.L.C. 3355 ANNANDALE LANE, SUITE 1
 SMYRNA, GA. 30084 PHONE: 404-364-9277



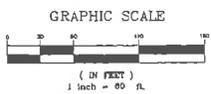
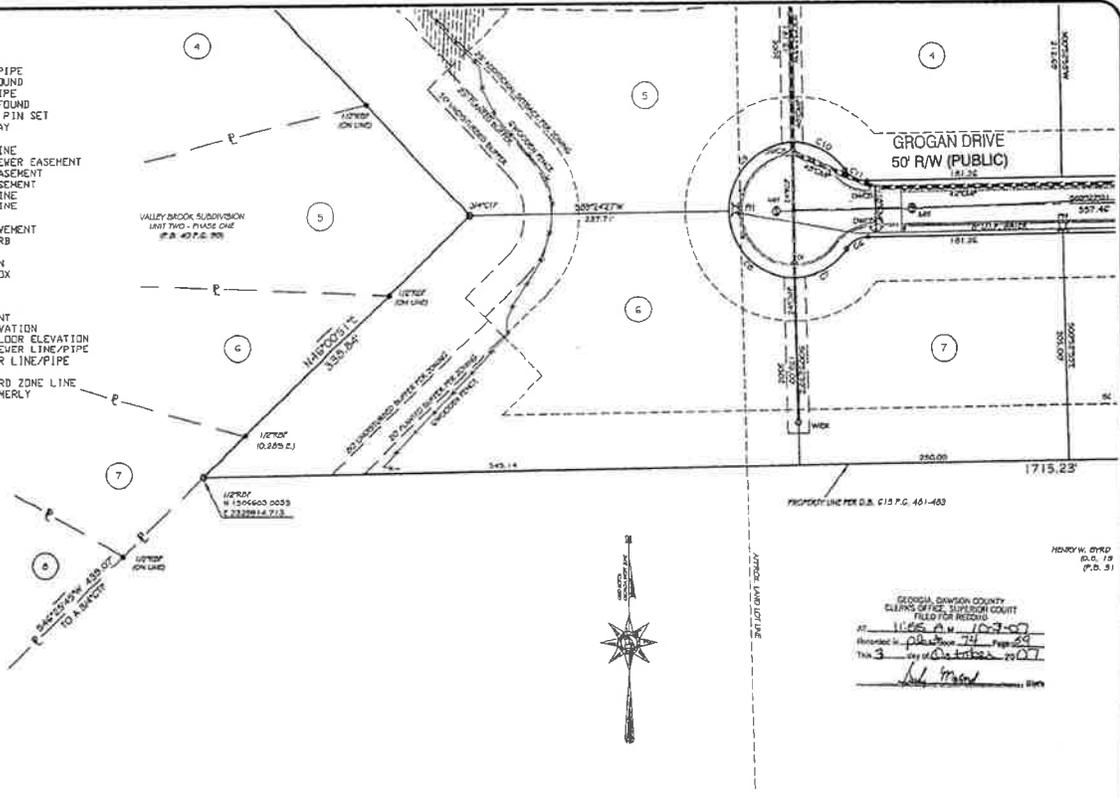
CONCEPTUAL LAYOUT - VARIANCE PLAN
PREMIER INDUSTRIAL PARK - LOT 5 & 6
SCHROEDER ENTERPRISES
 110 INDUSTRIAL PARK DR. SUITE A-6 CUMMING, GA 30040

ROBERT K. HODGES, ARCHITECT
 ARCHITECTURAL SERVICES
 3044 BULLOCK BLVD - CUMMING, GA 30040
 PHONE: (770) 884-2222 - FAX: (770) 884-2222
 EMAIL: RKH@KHOARCHITECT.COM

DATE: 7 SEPT. 2018
 DRAWING NO.: 1000
 PRELIMINARY
 FINAL
 SHEET: 1

LEGEND

- CTP = CRIMP TOP PIPE
- IFP = IRON PIN FOUND
- OYP = OPEN TOP PIPE
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- ==S== = STORM SEWER LINE/PIPE
- X- = FENCE LINE
- OHZ = FLOOD HAZARD ZONE LINE
- N/F = NOW OR FORMERLY



GEORGIA, DAWSON COUNTY
 CLERK'S OFFICE, SUPERIOR COURT
 FILED FOR RECORD
 AT 11:05 A.M. (07-07)
 Recorded in Public Book 712 Page 207
 This 3 day of October 2007
[Signature]

FINAL PLAT FOR:
H.N. GROGAN BUSINESS PARK

GEORGIA PREMIER LAND SURVEYING, INC.
 PROFESSIONAL LAND SURVEYING SERVICES
 3010 DAWSON HILL ROAD
 BUFORD, GEORGIA 30619
 (770) 81-4304 FAX (770) 814-3996

Date: 07/07	Land Lot: 310 4 3 1	District: 1/5th	Sheet No:
County: DAWSON, GEORGIA	Scale: 1" = 60'		
Project: 06065	Drawn By: JM		5 OF 6

No.	By	Date	Revision

ACAD FILE: 000005V1H.DWG 00005.CRD

**BOARD OF DAWSON COUNTY COMMISSIONERS
MEETING HELD JULY 6, 2006**

APPROVAL FORM

RECEIVED
JUL 10 2006
BY: *DR*

PUBLIC HEARING OF LAND USE CHANGE REQUEST

We, the Dawson County Board of Commissioners, do hereby **APPROVE** the following Land Use Change Request:

REQUEST: ZA 06-11

Applicant's Name: The Wallace Group
Applicant's Address: 91 West Hightower Road, Dawsonville, GA 30534
Location: Grizzle Road
From: RA
To: CIR
Property Usage: The applicant proposes to construct office warehouses.

Map: 106-70

This approval is based upon the following factors that we believe will/will not:

- A. Affect the property values of surrounding property.
- B. Affect the health, safety or general welfare of the public.
- C. Impose special hardships on the surrounding property owners.
- D. The subject property is suited for the proposed land use.

This approval is, however, subject to the following stipulations and/or modifications:

1. Natural Forest Buffer of 80 feet to the rear of the property and 20 foot buffer planted with Leland Cyprus except Lot 5 with natural forest buffer of 50 feet to the rear of the property and a 25 foot buffer planted with Leland Cyprus
2. Set back 50 foot from 100 foot rear buffer except Lot 5 set back 25 feet from 75 foot rear buffer.
3. 6 foot privacy fence along rear and sides (15 feet on each side) between Leland Cyprus and 50 foot setback except Lot 5 with a 25 foot setback.
4. All lighting to point downward
5. No dumpsters on rear of property
6. Developer has recommended and county will accept a \$30,000 bond provided by Developer to assist the County in the Improvement of Grizzle Road between said project and Lumpkin Campground Road
7. Developer has recommended and County will accept the developer installing a County standard turn lane to subject property on Grizzle Road heading west at property
8. Retention pond fenced
9. Any Gas hazardous Chemicals on property will be stored in air tight containers
10. County will install "no truck" sign past mini-warehouses before entrance to first subdivision
11. Parking spaces will be reduced 5% in accordance with allowable reduction by Planning Director
12. Retention pond will be built with water quality standards to hold water for longer period of time
13. Requiring architectural compatibility to the residential uses (similar to the GA 400 Guidelines)

Tammy G. Clement

Tammy Clement, County Clerk

7-6-06

Date

Boling Rice LLC

BORROWER'S AND SELLER'S COMBINED CLOSING STATEMENT

B. Type of Loan			
1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> RHS	3. <input checked="" type="checkbox"/> Conv. Unins.	6. File Number 72202
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv. Ins.	7. Loan Number	8. Mortgage Insurance Case Number
C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for information purposes and are not included in the totals.			
D. Name and Address of Borrower Schroeder Industries Limited, LLC 110 Industrial Park Dr., Suite A-6 Cumming, GA 30040		E. Name and Address of Seller Monolith Companies, LLC 78 Dawson Village Way N, Ste 140-195 Dawsonville, GA 30534	
		F. Name and Address of Lender The Citizens Bank of Forsyth County 651 Veterans Memorial Boulevard Cumming, G 30040	
G. Property Location Lots 5 & 6, Premier Industrial Park Dawsonville, GA 30534 LL 310, S/D 13th Dist, 1st Sec, Dawson Lots 5 & 6, H.N. Grogan Business Park		H. Settlement Agent Boling Rice LLC 207 Pirkle Ferry Rd., Cumming, GA 30040	
		Place of Settlement 207 Pirkle Ferry Rd. Cumming, GA 30040	I. Settlement Date 05/16/16 DD: 05/16/16
J. SUMMARY OF BORROWER'S TRANSACTION:		K. SUMMARY OF SELLER'S TRANSACTION:	
100. GROSS AMOUNT DUE FROM BORROWER		400. GROSS AMOUNT DUE TO SELLER	
101. Contract sales price	285,000.00	401. Contract sales price	285,000.00
102. Personal property		402. Personal property	
103. Settlement charges to borrower (line 1400)	3,449.75	403.	
104.		404.	
105.		405.	
Adjustments for items paid by seller in advance		Adjustments for items paid by seller in advance	
106. City/town taxes	to	406. City/town taxes	to
107. County taxes	to	407. County taxes	to
108. Assessments	to	408. Assessments	to
109.		409.	
110.		410.	
111.		411.	
112.		412.	
120. GROSS AMOUNT DUE FROM BORROWER	288,449.75	420. GROSS AMOUNT DUE TO SELLER	285,000.00
200. AMOUNTS PAID BY OR IN BEHALF OF BORROWER		500. REDUCTIONS IN AMOUNT TO SELLER	
201. Deposit or earnest money	5,000.00	501. Excess Deposit (see instructions)	
202. Principal amount of new loan(s)	183,000.00	502. Settlement charges to seller (line 1400)	14,250.00
203. Existing loan(s) taken subject to		503. Existing loans taken subject to	
204.		504. Payoff of first mortgage loan	257,798.13
205.		Foothills Community Bank	
		505. Payoff of second mortgage loan	
206.		506.	
207.		507. 2015 Taxes - Map #106-070-005	1,387.41
208.		508. 2015 Taxes - Map #106-070-006	1,387.41
209.		509.	
Adjustments for items unpaid by seller		Adjustments for items unpaid by seller	
210. City/town taxes	to	510. City/town taxes	to
211. County taxes	to	511. County taxes	to
212. Assessments	to	512. Assessments	to
213. 2016 Taxes - Lot 5	01/01 to 05/16 443.50	513. 2016 Taxes - Lot 5	01/01 to 05/16 443.50
214. 2016 Taxes - Lot 6	01/01 to 05/16 443.50	514. 2016 Taxes - Lot 6	01/01 to 05/16 443.50
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. TOTAL PAID BY / FOR BORROWER	188,887.00	520. TOTAL REDUCTION AMOUNT DUE SELLER	275,709.95
300. CASH AT SETTLEMENT FROM OR TO BORROWER		600. CASH AT SETTLEMENT TO OR FROM SELLER	
301. Gross amount due from borrower (line 120)	288,449.75	601. Gross amount due to seller (line 420)	285,000.00
302. Less amounts paid by/for borrower (line 220)	188,887.00	602. Less reduction amount due to seller (line 520)	275,709.95
303. CASH FROM BORROWER	99,562.75	603. CASH TO SELLER	9,290.05

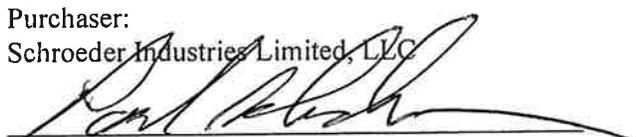
L. SETTLEMENT CHARGES:				File Number: 72202	PAID FROM BORROWER'S FUNDS AT SETTLEMENT	PAID FROM SELLER'S FUNDS AT SETTLEMENT
700.	TOTAL SALES/BROKER'S COMMISSION based on price \$	285,000.00 @	5.00 =	14,250.00		
Division of commission (line 700) as follows:						
701.	\$	14,250.00	to	The Norton Group		
702.	\$		to			
703.	Commission paid at Settlement			Realtor Holds Deposit		14,250.00
704.	Buyers Commission			eXp Realty, LLC	305.00	
800.	ITEMS PAYABLE IN CONNECTION WITH LOAN				P.O.C.	
801.	Loan Origination Fee		%			
802.	Loan Discount		%			
803.	Appraisal Fee		to	Pendley & Pendley	900.00	
804.	Credit Report		to			
805.	Lender's Inspection Fee		to			
806.	Mtg. Ins. Application Fee		to			
807.	Assumption Fee		to			
808.	Loan Fee			The Citizens Bank of Forsyth County	600.00	
809.	Future Deed Cancellation			The Citizens Bank of Forsyth County	12.00	
810.						
811.						
812.						
813.						
814.						
815.						
900.	ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE					
901.	Interest from		to	@ \$ /day		
902.	Mortgage Insurance Premium			to		
903.	Hazard Insurance Premium			yrs. to		
904.						
905.						
1000.	RESERVES DEPOSITED WITH LENDER FOR					
1001.	Hazard Insurance		mo. @ \$	/ mo.		
1002.	Mortgage Insurance		mo. @ \$	/ mo.		
1003.	City property taxes		mo. @ \$	/ mo.		
1004.	County property taxes		mo. @ \$	/ mo.		
1005.	Annual Assessments		mo. @ \$	/ mo.		
1006.			mo. @ \$	/ mo.		
1007.			mo. @ \$	/ mo.		
1008.	Aggregate Reserve for Hazard/Flood Ins, City/Count					
1100.	TITLE CHARGES					
1101.	Settlement or closing fee		to			
1102.	Abstract or title search		to			
1103.	Title examination		to	Boling Rice LLC	200.00	
1104.	Title insurance binder		to			
1105.	Document preparation		to			
1106.	Notary fees		to			
1107.	Attorney's fees		to	Boling Rice LLC	400.00	
	(includes above item No:)					
1108.	Title insurance		to	Chicago Title Ins. Co.	705.75	
	(includes above item No:)					
1109.	Lender's coverage	183,000.00 ---	500.00			
1110.	Owner's coverage	285,000.00 ---	205.75			
1111.						
1112.						
1113.						
1200.	GOVERNMENT RECORDING AND TRANSFER CHARGES					
1201.	Recording fees	Deed \$ 12.00		; Mortgage \$ 30.00	42.00	
1202.	City/county/stamps	Deed \$; Mortgage \$		
1203.	State tax/stamps	Deed \$ 285.00		; Mortgage \$	285.00	
1204.						
1205.						
1300.	ADDITIONAL SETTLEMENT CHARGES					
1301.	Survey		to			
1302.	Pest inspection		to			
1303.						
1304.						
1305.						
1306.						
1307.						
1308.						
1400.	TOTAL SETTLEMENT CHARGES	(enter on lines 103 and 502, Sections J and K)			3,449.75	14,250.00

BOLING RICE LLC
ADDENDUM TO CLOSING STATEMENT

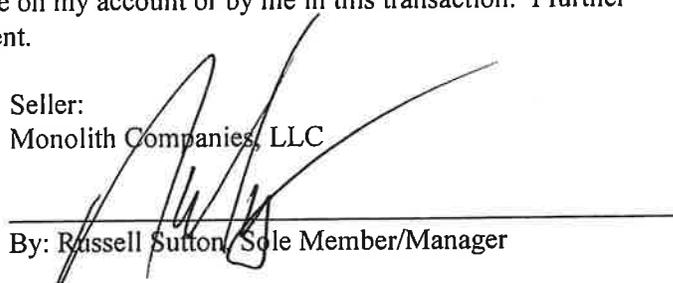
FILE #: 72202
PURCHASER: Schroeder Industries Limited, LLC
SELLER: Monolith Companies, LLC
LENDER: The Citizens Bank of Forsyth County
PROPERTY: Lots 5 & 6, Premier Industrial Park
Dawsonville, GA 30534
DATE: May 16, 2016

I have carefully reviewed the Closing Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the Closing Statement.

Purchaser:
Schroeder Industries Limited, LLC

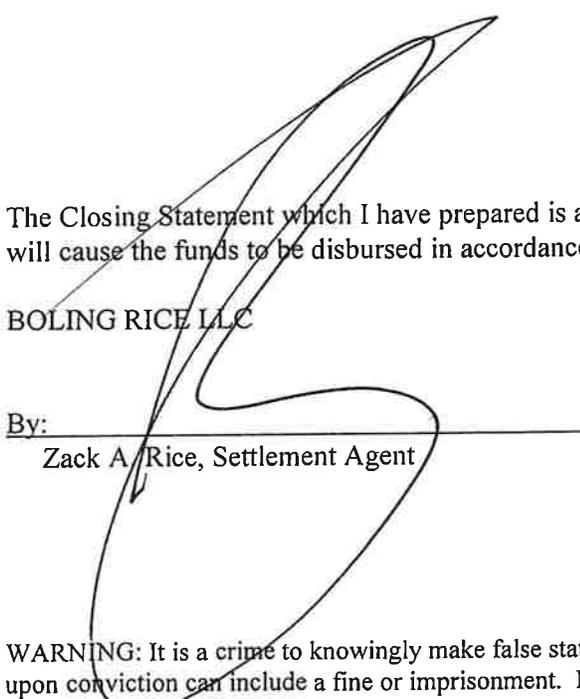

By: Paul Schroeder, Manager

Seller:
Monolith Companies, LLC


By: Russell Sutton, Sole Member/Manager

The Closing Statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this statement.

BOLING RICE LLC


By: Zack A. Rice, Settlement Agent

WARNING: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine or imprisonment. For details see: Title 18 U.S.Code Section 1001 and Section 1010.