

DAWSON COUNTY REZONING APPLICATION

This portion to be completed by Zoning Administrator

L13-081 +

ZA ~~16-05~~ 16-05

Tax Map & Parcel # (TMP): ~~14-033~~ portions of 14-033

Submittal Date: 7-8-16 Time: 12:00 am/pm Received by: [initials] (staff initials)

Fees Assessed: \$350 Paid: CK# 1105 Commission District: _____

Planning Commission Meeting Date: 8-16-16

Board of Commissioners Meeting Date: 9-15-16

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Lipscomb, Johnson, Sleister Dailey & Smith, LLP

Address: 112 N Main St, Cumming, GA 30040

Phone: Listed Unlisted Email: Business Personal .com

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: [Signature]

PROPERTY OWNER/PROPERTY INFORMATION

Name: Dawson Forest Holdings, LLC

Street Address of Property being rezoned: 7142 Hwy 53 E, Dawsonville GA 30534

Rezoning from: AG RA to: RMF Total acreage being rezoned: 57.16

Directions to Property: Adjacent to Tractor Supply & Dawson Co Govt South Annex

Subdivision Name (if applicable): n/a Lot(s) #: 240

Current Use of Property: Agricultural

Any prior rezoning requests for property? no if yes, please provide rezoning case #: ZA _____

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

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

If yes, what section? South

SURROUNDING PROPERTY ZONING CLASSIFICATION:

North CHB & RA South CHB & RA East RA & COE West RMF & RA

Future Land Use Map Designation: Commercial Hwy & Planned Residential Community

Access to the development will be provided from:

Road Name: State Route 53 Type of Surface: Asphalt

REQUESTED ACTION & DETAILS OF PROPOSED USE

Rezoning to: RMF Special Use Permit for: _____

Proposed Use: Residential Neighborhood aimed at 55+ Seniors

Existing Utilities: Water Sewer Gas Electric

Proposed Utilities: Water Sewer Gas Electric

RESIDENTIAL

No. of Lots: 240 Minimum Lot Size: 5,500 SF (acres) No. of Units: 240

Minimum Heated Floor Area: 1200 sq. ft. Density/Acre: 4.2/Ac

Type: Apartments Condominiums Townhomes Single-family Other

Is an Amenity Area proposed: yes; if yes, what? Pool, Tennis, Small Clubhouse

COMMERCIAL & INDUSTRIAL

Building area: n/a No. of Parking Spaces: n/a

APPLICANT CERTIFICATION

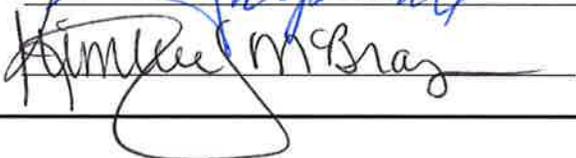
I hereby request the action contained within this application relative to the property shown on the attached plats and site plan and further request that this item be placed on both the Planning Commission and Board of Commissioners agenda(s) for a public hearing.

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

I understand that I have the obligation to present all data necessary and required by statute to enable the Planning Commission and the Board of Commissioners to make an informed determination on my request. I will seek the advice of an attorney if I am not familiar with the zoning and land use requirements.

I understand that my request will be acted upon at the Planning Commission and Board of Commissioner hearings and that I am required to be present or to be represented by someone able to present all facts. I understand that failure to appear at a public hearing may result in the postponement or denial of my rezoning of special use application. I further understand that it is my responsibility to be aware of relevant public hearing dates and times regardless of notification from Dawson County.

I hereby certify that I have read the above and that the above information as well as the attached information is true and correct.

Signature  Date 7/11/14
Witness  Date 7/8/14

WITHDRAWAL

Notice: This section only to be completed if application is being withdrawn.

I hereby withdraw application # _____

Signature _____ Date _____

Withdrawal of Application:

Withdrawals of any application may be accommodated within the Planning & Development Department if requested before the Planning Commission agenda is set. Therefore, withdrawals may not be made after ten (10) days prior to the scheduled Planning Commission meeting hearing, unless accompanied by written request stating specific reasons for withdrawal. This withdrawal request is to be published in the legal organ prior to the meeting. Following the written request and publication the Planning Commission will vote to remove the item from the agenda at the scheduled hearing. Please note that should the withdrawal be denied, the item will receive deliberation and public hearing with a decision by the Planning Commission. Further, the applicant is encouraged to be present at the hearing to substantiate reasons for withdrawal. Please note that no refund of application fees may be made unless directed by the Board of Commissioners.

ZA _____

TMP#: _____

List of Adjacent Property Owners

It is the responsibility of the Applicant to provide a list of adjacent property owners. This list must include the name and mailing address of anyone who has property touching your property or who has property directly across the street from your property.

****Please note this information should be obtained using the Tax Map & Parcel (TMP) listing for any parcel(s) adjoining or adjacent to the parcel where a variance or rezone is being requested.**

	<u>Name</u>	<u>Address</u>
TMP <u>L13 080</u>	1. Tim Byrd,	5402 Highway 53E Dawsonville, GA 30534
TMP <u>L13 088</u>	2. Stanley Denard,	150 Elliott Rd Dawsonville, GA 30534
TMP <u>L13 087</u>	3. Rhonda Goodwin,	268 Elliott Rd Dawsonville, GA 30534
TMP <u>L13 079</u>	4. Rhonda Goodwin	
TMP <u>L13 076</u>	5. Samual & Linda Brown,	8 Waterfront Sq. Dawsonville, GA 30534
TMP <u>L14 001</u>	6. Stephen Bennett,	203 Thompson Creek Rd, Dawsonville, GA 30534
TMP <u>114 022 004</u>	7. Dawson County,	25 Justice Way, Dawsonville, GA 30534
TMP <u>114 033 002</u>	8. Martin & Collete Foley Family, LLC.	PO Box 13495 Arlington, TX 76094
TMP <u>L13 081 001</u>	9. Dawsonville DG, LLC.	PO Box 924 Gainesville, GA 30534
TMP _____	10.	_____
TMP _____	11.	_____
TMP _____	12.	_____
TMP _____	13.	_____
TMP _____	14.	_____
TMP _____	15.	_____

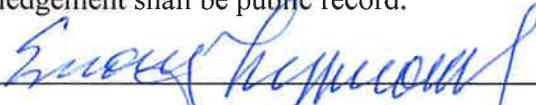
Use additional sheets if necessary.

NOTICE OF RESIDENTIAL EXURBAN/AGRICULTURAL DISTRICT (R-A) ADJACENCY

Agricultural districts include uses of land primarily for active farming activities and result in odors, noise, dust and other effects, which may not be compatible with adjacent development. Future abutting developers in non RA land use districts shall be provided with this "Notice of RA Adjacency" prior to administrative action on either the land use district or the issuance of a building or occupancy permit.

Prior to administrative action the applicant shall be required to sign this waiver which indicates that the applicant understands that a use is ongoing adjacent to his use which will produce odors, noise, dust and other effects which may not be compatible with the applicant's development. Nevertheless, understanding the effects of the adjacent RA use, the applicant agrees by executing this form to waive any objection to those effects and understands that his district change and/or his permits are issued and processed in reliance on his agreement not to bring any action asserting that the adjacent uses in the RA district constitute a nuisance) against local governments and adjoining landowners whose property is located in an RA district.

This notice and acknowledgement shall be public record.

Applicant Signature: 

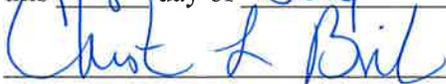
Applicant Printed Name: Emory Lipscomb for Lipscomb, Johnson, Sleister Dailey & Smith, LLP

Application Number: _____

Date Signed: 7/8/16

Sworn and subscribed before me

this 18 day of July, 2016.


Notary Public

My Commission Expires: 8/2019



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:

NA

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 \$ 0 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:

NA

Signature of Applicant/Representative of Applicant:

Emily Lyman Date: 7/1/2016

**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.

PROPERTY OWNER AUTHORIZATION

I/we, Dawson Forest Holdings, LLC, hereby swear that I/we own the property located at (fill in address and/or tax map & parcel #):

7142 Hwy 53E, Dawsonville, GA 30534 PIN #'s L13 081 & 114 033

as shown in the tax maps and/or deed records of Dawson County, Georgia, and which parcel will be affected by this request.

I hereby authorize the person named below to act as the applicant or agent in pursuit of the rezoning requested on this property. I understand that any rezone granted, and/or conditions or stipulations placed on the property will be binding upon the property regardless of ownership. The under signer below is authorized to make this application. The under signer is aware that no application or reapplication affecting the same land shall be acted upon within six (6) months from the date of the last action by the Board of Commissioners.

Printed Name of applicant or agent: Lipscomb, Johnson, Sleister Dailey & Smith, LLP

Signature of applicant or agent: [Signature] Date: _____

Printed Name of Owner(s): Dawson Forest Holdings, LLC

Signature of Owner(s): [Signature] Date: 7/1/16

Mailing address: 112 North Main St

City, State, Zip: Cumming, GA 30040

Telephone Number: Listed _____
 Unlisted _____

Sworn and subscribed before me this 18 day of July, 2016.

[Signature]
Notary Public

My Commission Expires: 8/2019



(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.)

LETTER OF INTENT

The applicant requests Rezoning of Parcel Numbers: L13 081 & 114 033 from RA to RMF in order to build a 240-Home Senior LifeStyle Neighborhood on 57.16 acres. The property is located at 7142 Highway 53E, Dawsonville, GA 30534. The property is immediately adjacent to the Dawson County South Government Complex, Tractor Supply, and Dollar General. It is bordered on the north by various Residential Agricultural properties and Commercial Highway Business properties including a Commercial Boat Storage Facility. It is bordered on the east and south by Lake Lanier and Agricultural property that is designated on the Future Land Use Plan as Commercial and Lakefront Residential. This property is designated as Commercial Highway Business and Planned Residential Community which is precisely what we are proposing.

The neighborhood will provide a much needed solution for Dawson Seniors desiring a much simpler lifestyle that is designed specifically with age 55+ Seniors in mind. Landscaping and outdoor spaces will be maintained by a common landscape maintenance association giving owners the choice of a maintenance-free living. Homes will be designed to appeal to seniors with discriminating taste and style.



Dawson County Assessor			
Parcel: 114 033 Acres: 67.04			
Name:	CF SOUTHEAST REO LLC	Land Value	\$2,525,063.00
Site:	7142 HWY 53 E	Building Value	\$0.00
Sale:	\$3,900,000 on 03-2016 Reason=MV Qual=Q	Misc Value	\$0.00
Mail:	412 E PARKCENTER BLVD	Total Value:	\$2,525,063.00
	STE 300		
	BOISE, ID 83706		



The Dawson County Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll. PLEASE NOTE THAT THE PROPERTY APPRAISER MAPS ARE FOR ASSESSMENT PURPOSES ONLY NEITHER DAWSON COUNTY NOR ITS EMPLOYEES ASSUME RESPONSIBILITY FOR ERRORS OR OMISSIONS ---THIS IS NOT A SURVEY---

Date printed: 07/11/16 : 09:11:32



Area of Minimal Flood Hazard: Determined to be outside the 0.2% annual chance floodplain

- X: 500 Year Flood - Areas of 0.2% annual chance flood
- A: 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Base Flood Elevations (BFE) have not been determined
- AE: 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Determined by detailed methods with Base Flood
- AO or AH: Areas subject to inundation by 1-percent-annual-chance shallow flooding, average depths 1-3 feet
- VE: Coastal SFHA with BFE & velocity wave action - Coastal flood zone with velocity hazard (wave action) Base Flood Elevations determined
- Openwater

0 1600 3200 4800 6400 ft

Dawson County Assessor

Parcel: L13 081 Acres: 48.37

Name:	CF SOUTHEAST REO LLC	Land Value	\$605,979.00
Site:	6903 HWY 53 E	Building Value	\$0.00
Sale:	\$3,900,000 on 03-2016 Reason=MV Qual=Q	Misc Value	\$2,500.00
Mail:	412 E PARKCENTER BLVD	Total Value:	\$608,479.00
	STE 300		
	BOISE, ID 83706		



The Dawson County Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll. PLEASE NOTE THAT THE PROPERTY APPRAISER MAPS ARE FOR ASSESSMENT PURPOSES ONLY NEITHER DAWSON COUNTY NOR ITS EMPLOYEES ASSUME RESPONSIBILITY FOR ERRORS OR OMISSIONS ---THIS IS NOT A SURVEY---

Date printed: 07/21/16 : 16:17:34

All that tract or parcel of land being located in Land Lots 317, 318, 339, 340 & 341 in the South half of the 13th District, 1st Section, Dawson County, Georgia, being more particularly described as follows:

Commencing at the Southwest corner of Land Lot 342; thence, North 46 degrees 35 minutes 41 seconds East a distance of 1882.00 feet to a point, said point being the True Point of Beginning; thence, South 88 degrees 10 minutes 37 seconds East a distance of 206.98 feet to a point; thence, South 89 degrees 03 minutes 22 seconds East a distance of 337.50 feet to a point; thence, South 88 degrees 58 minutes 27 seconds East a distance of 914.85 feet to a point; thence, North 00 degrees 13 minutes 32 seconds East a distance of 165.34 feet to a point; thence, South 57 degrees 37 minutes 44 seconds East a distance of 39.90 feet to a point; thence, South 63 degrees 08 minutes 44 seconds East a distance of 62.00 feet to a point; thence, South 75 degrees 49 minutes 44 seconds East a distance of 100.00 feet to a point; thence, South 79 degrees 22 minutes 44 seconds East a distance of 196.10 feet to a point; thence, South 71 degrees 25 minutes 44 seconds East a distance of 83.80 feet to a point; thence, South 65 degrees 27 minutes 44 seconds East a distance of 117.80 feet to a point; thence, North 77 degrees 08 minutes 16 seconds East a distance of 25.00 feet to a point; thence, North 48 degrees 18 minutes 16 seconds East a distance of 20.80 feet to a point; thence, North 21 degrees 38 minutes 16 seconds East a distance of 144.00 feet to a point; thence, North 38 degrees 06 minutes 16 seconds East a distance of 32.50 feet to a point; thence, North 43 degrees 16 minutes 16 seconds East a distance of 121.50 feet to a point; thence, North 48 degrees 41 minutes 16 seconds East a distance of 126.50 feet to a point; thence, North 54 degrees 56 minutes 16 seconds East a distance of 38.00 feet to a point; thence, North 33 degrees 57 minutes 21 seconds East a distance of 44.90 feet to a point; thence, South 73 degrees 03 minutes 10 seconds East a distance of 101.12 feet to a point on the southwesterly R/W of Elliott Road (R/W Varies); thence, along said R/W, South 68 degrees 39 minutes 24 seconds East a distance of 53.10 feet to a point; thence, South 56 degrees 21 minutes 59 seconds East a distance of 51.76 feet to a point; thence, South 49 degrees 33 minutes 29 seconds East a distance of 131.80 feet to a point; thence, South 47 degrees 36 minutes 49 seconds East a distance of 112.88 feet to a point; thence, South 43 degrees 15 minutes 13 seconds East a distance of 82.37 feet to a point; thence, South 37 degrees 34 minutes 32 seconds East a distance of 45.77 feet to a point; thence, South 29 degrees 34 minutes 34 seconds East a distance of 321.92 feet to a point; thence, South 32 degrees 50 minutes 59 seconds East a distance of 54.50 feet to a point; thence, South 37 degrees 50 minutes 24 seconds East a distance of 40.39 feet to a point; thence, South 43 degrees 00 minutes 07 seconds East a distance of 30.02 feet to a point; thence, South 49 degrees 16 minutes 22 seconds East a distance of 71.54 feet to a point; thence, South 54 degrees 16 minutes 12 seconds East a distance of 68.81 feet to a point; thence, South 60 degrees 51 minutes 58 seconds East a distance of 98.77 feet to a point; thence, South 67 degrees 03 minutes 10 seconds East a distance of 84.09 feet to a point; thence, South 70 degrees 38 minutes 50 seconds East a distance of 86.32 feet to a point; thence, South 63 degrees 28 minutes 38 seconds East a distance of 68.16 feet to a point; thence, South 54 degrees 29 minutes 00 seconds East a

distance of 50.35 feet to a point; thence, South 47 degrees 28 minutes 59 seconds East a distance of 80.94 feet to a point; thence, departing said R/W, South 88 degrees 23 minutes 17 seconds West a distance of 991.75 feet to a point; thence, South 03 degrees 06 minutes 35 seconds West a distance of 418.00 feet to a point; thence, along the centerline of a creek for a distance of 1,723± feet, said creek having a tie line of North 67 degrees 11 minutes 12 seconds West a distance of 1445.77 feet to a point; thence, South 01 degrees 16 minutes 37 seconds West a distance of 460.44 feet to a point; thence, South 74 degrees 37 minutes 20 seconds West a distance of 106.59 feet to a point; thence, South 82 degrees 57 minutes 40 seconds West a distance of 174.33 feet to a point; thence, North 85 degrees 22 minutes 54 seconds West a distance of 265.47 feet to a point; thence, North 01 degrees 17 minutes 20 seconds West a distance of 283.41 feet to a point; thence, North 01 degrees 17 minutes 20 seconds West a distance of 300.00 feet to a point; thence, South 88 degrees 42 minutes 40 seconds West a distance of 635.15 feet to a point on the eastern R/W of Dawsonville Highway, a.k.a. SR #53 (60' R/W); thence, along said R/W, with a curve turning to the left with an arc length of 30.12 feet, with a radius of 1453.65 feet, with a chord bearing of North 06 degrees 20 minutes 31 seconds West, with a chord length of 30.12 feet; thence, departing said R/W, North 88 degrees 42 minutes 40 seconds East a distance of 358.49 feet to a point; thence, North 01 degrees 18 minutes 26 seconds West a distance of 178.26 feet to a point; thence, South 88 degrees 41 minutes 05 seconds West a distance of 387.59 feet to a point on the eastern R/W of Dawsonville Highway, a.k.a. SR #53 (60' R/W); thence, along said R/W, with a curve turning to the left with an arc length of 173.47 feet, with a radius of 1452.84 feet, with a chord bearing of North 17 degrees 37 minutes 08 seconds West, with a chord length of 173.37 feet; thence, departing said R/W, North 36 degrees 16 minutes 38 seconds East a distance of 66.53 feet to a point; thence, North 18 degrees 56 minutes 27 seconds East a distance of 45.15 feet to a point, said point being the True Point of Beginning.

Said tract contains 59.497± Acres, more or less.

Printed: 7/6/2016 11:38:47 PM

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

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

Trans No	Property ID / District Description	Original Due	Interest & Penalty	Prev Paid	Amount Due	Amount Paid	Transaction Balance
2015 - 2385	L13 081 / 001 LL 317 339 340 341 FMV: \$608,479.00	\$6,007.89	\$0.00 Fees: \$0.00 \$0.00		\$6,007.89	\$6,007.89	\$0.00 Current Due: \$0.00
	Totals:	\$6,007.89	\$0.00		\$6,007.89	\$6,007.89	\$0.00

Paid Date: 12/4/2015

Charge Amt: \$6,007.89

CF SOUTHEAST REO LLC
412 E PARKCENTER BLVD
STE 300

BOISE, ID 83706



Printed: 7/6/2016 11:35:06 PM

Phone: (706) 344-3520

Fax: (706) 344-3522

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

Trans No	Property ID / District Description	Original Due	Interest & Penalty	Prev Paid	Amount Due	Amount Paid	Transaction Balance
2015 - 2382	114 033 / 001 LL 374 LD 13-S FMV: \$1,020,885.00	\$10,079.82	\$0.00 Fees: \$0.00 \$0.00		\$10,079.82	\$10,079.82	\$0.00 Current Due: \$0.00
	Totals:	\$10,079.82	\$0.00		\$10,079.82	\$10,079.82	\$0.00

Paid Date: 12/4/2015

Charge Amt: \$10,079.82

CF SOUTHEAST REO LLC
412 E PARKCENTER BLVD
STE 300

BOISE, ID 83706

