



**LUMPKIN COUNTY**  
**Planning Commission**  
*Planning Commission Agenda*  
**Planning Commission Meeting Room**  
342 Courthouse Hill  
Dahlonega, GA 30533

**April 8, 2024**  
**5:30 PM**

- **CALL TO ORDER**
- **CONSIDERATION OF AGENDA**
- **APPROVAL OF MINUTES**
  1. Meeting Minutes March 11, 2024
- **NEW BUSINESS**
  2. Cornelis Bruinsma, on behalf of Stewart Bruinsma with Bruinsma Dairy Farms, Inc., is requesting a variance from Sec. 26-253. Building setback lines per Sec. 26-355. - Criteria for granting. The request is related to tax parcel 075 175 on Alex Place.
  3. Michael Adams is requesting a variance from Sec. 26-71. - Requirements for splitting parcels in a platted subdivision per Sec. 26-355. - Criteria for granting and consideration from Planning Commission per Sec. 26-71. - Requirements for splitting parcels in a platted subdivision (a). The request is related to tax parcel 097 214 on Gold Crest Road.
  4. Jarrod Hatcher is requesting consideration per Sec. 26-61. - Class II subdivision. The request is related to a proposed class II subdivision titled Perkins Pointe on Perkins Road, tax parcel 081 028.
- **ADJOURN**



# Lumpkin County, Georgia

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## Planning

**Date:** April 8, 2024

**Agenda Item:** Meeting Minutes March 11, 2024

**Item Description:**

**Facts & Historical Information:**

**Potential Courses Of**

**Action:**

**Budget Impact:**

**Staff Recommendation:**



**LUMPKIN COUNTY  
Planning Commission  
Planning Commission Minutes  
Planning Commission Meeting Room 342  
Courthouse Hill  
Dahlonega, GA 30533**

**March 11, 2024  
5:30 PM**

Planning Commission Members Present: Barbara Bosanko, Robin Hall, Chris Adams, David Woodward  
Planning Commission Member Absent: Danny Clark

Staff Present: Rebecca Mincey

Barbara Bosanko called the meeting to order at 5:30 PM.

A motion to approve the agenda as presented: Robin Hall. Second: David Woodward. All members present voted in favor of the motion.

Motion to approve the February 12, 2024 meeting minutes: David Woodward. Second: Robin Hall. All members present voted in favor of the motion.

Robin Hall made a motion to approve conditionally with GDOT approval AGENDA ITEM 2: UNITED FAMILY HOMES LLC requesting approval for a multifamily development per, ARTICLE XXI. - MULTIFAMILY HOUSING Sec. 26-605. - Procedure for parcel 083 100 and 082 269. Second: Chris Adams. All members present voted in favor of the motion.

Robin Hall made a motion to recommend approval to the Lumpkin County Board of Commissions with no conditions, AGENDA ITEM 3: Nathan Gross, on behalf of HNG Holdings, is requesting a Character Area Map Amendment from Residential Growth to Gateway Corridor per Sec. 27-8.1.3 – Character area map amendments. The request is related to parcels 096-167, 096-198, 096-083, and 096-075 on HWY 52 E. Second: Chris Adams. All members present voted in favor of the motion.

Regarding, AGENDA ITEM 4: Todd Campbell is requesting variances per Sec. 26-61. - Class II subdivision, Sec. 27-2.2.3. - Chart of performance standards, Sec. 26-252. - Panhandle or flag lots, and approval for a Class II Subdivision final plat per ARTICLE VI. - FINAL PLAT PROCEDURE and Sec. 26-61. - Class II subdivision. The requests are for a proposed subdivision titled Wild Wood Trail off Ransom Free Road, tax parcel 123-013. David Woodward made a motion to table the variance request per Sec. 26-252. - Panhandle or flag lots – the applicant is requesting flag lots greater than the allowable 250'; and to table the variance request per Sec. 26-61. - Class II subdivision the applicant is requesting 5 flag lots where only two flag lots are allowable in a class II. Second: Chris Adams. All members present voted in favor of the motion. Robin Hall made a motion to deny the variance request per Sec. 27-2.2.3. - Chart of performance standards – the applicant is requesting a reduction of the three acre requirement for developments of more than three lots within AP for tracts one, two, three and four. Second: David Woodward. All members present voted in favor of the motion.

Chris Adams made a motion to approve conditionally with the deceleration lane taper increased as much as possible on the right side of the proposed subdivision entrance per the variance request for AGENDA ITEM 5: Dana LaChance is requesting a variance per Sec. 26-226. - General requirements for road

construction. Second: Robin Hall. All members present voted in favor of the motion. Robin Hall made a motion to approve the class VII preliminary plat, noting the previous condition on this agenda item, per ARTICLE V. - PRELIMINARY PLAT and Sec. 26-66. - Class VII subdivision. Second: David Woodwar. All members present voted in favor of the motion. These requests are for a proposed subdivision titled Trahlyta Ridge Preserve off McDonald Road, tax parcel 074-027.

Robin Hall made a motion to table AGENDA ITEM 6: Robbie Henderson, on behalf of Stillwater Property Group LLC, is requesting review and approval for a Class II subdivision plat per ARTICLE VI. - FINAL PLAT PROCEDURE and Sec. 26-61. - Class II subdivision. The request is for a proposed subdivision titled Taylor Meadow on Brogdon Road, tax parcel 023 087. The applicant should present the class II proposal for parcel 023 087 at the same time as the class II proposal for the contiguous parcel 023 088. Second: David Woodward. All members present voted in favor of the motion.

Chris Adams made a motion to approve AGENDA ITEM 7: Samuel Eger, on behalf of Vilma Eger, is requesting a variance per Sec. 26-249. - Lots sizes and proportions. The request is related to 199 Lancelot Road, tax parcel 111-053. Second: David Woodward. All members present voted in favor of the motion.

David Woodward made a motion to conditionally approve with the removal of flag lots 10 and 13 and the acreage distributed to adjoining lots, which eliminates the need for a variance request for AGENDA ITEM 8: Jim King, on behalf of Kings Mountain LLC, is requesting approval for a Class VII subdivision preliminary plat per ARTICLE V. - PRELIMINARY PLAT and Sec. 26-66. - Class VII. The requests are for a proposed subdivision titled Kings Mountain off Dawsonville Hwy, tax parcels 034-004 and 022-334. Second: Chris Adams. All members present voted in favor of the motion.

Chris Adams made a motion to table pending community input AGENDA ITEM 9: Bill Bertram, on behalf of MOUNTAIN FIELD DEVELOPMENT LLC, is requesting a Character Area Map Amendment from Rural Places to Community Village Center per Sec. 27-8.1.3 – Character area map amendments. The request is related to tax parcels 030 256, 030 199, 030 198, 030 197, 030 258, 030 128, 030 127, 030 126, 030 125, 030 117, 030 115, 030 114, 030 200, 030 106, 030 111 and 030 107. Second: David Woodward. All members present voted in favor of the motion.

Chris Adams made a motion to table pending community input the following agenda items:

- AGENDA ITEM 10: Bill Bertram, on behalf of NORTH GEORGIA DEVELOPMENT LAND LLC, is requesting a Character Area Map Amendment from Rural Places to Community Village Center per Sec. 27-8.1.3 – Character area map amendments. The request is related to tax parcel 030 119.
- AGENDA ITEM 11: Bill Bertram, on behalf of DELVINO PROPERTY, LLC, is requesting a Character Area Map Amendment from Rural Places to Community Village Center per Sec. 27-8.1.3 – Character area map amendments. The request is related to tax parcels 030 113, 030 112, 030 110, 030 109 and 030 108.
- AGENDA ITEM 12: Bill Bertram, on behalf of J C MOUNTAIN PROPERTY LLC, is requesting a Character Area Map Amendment from Rural Places to Community Village Center per Sec. 27-8.1.3 – Character area map amendments. The request is related to tax parcel 031 001.
- AGENDA ITEM 13: Bill Bertram, on behalf of 650 JAY BRIDGE LLC, is requesting a Character Area Map Amendment from Rural Places to Community Village Center per Sec. 27-8.1.3 – Character area map amendments. The request is related to tax parcels 031 087 and 031 186.
- AGENDA ITEM 14: Bill Bertram, on behalf of HIGH MOUNTAIN PROPERTIES, LLC is requesting a Character Area Map Amendment from Rural Places to Community Village Center per Sec. 27-8.1.3 – Character area map amendments. The request is related to tax parcels 031 217

and 031 088.

- AGENDA ITEM 15: Bill Bertram, on behalf of 954 BRYANT ROAD LLC, is requesting a Character Area Map Amendment from Rural Places to Community Village Center per Sec. 27-8.1.3 – Character area map amendments. The request is related to tax parcels 031 089.

Second: Robin Hall. All members present voted in favor of the motion.

Motion to adjourn by Barbara Bosanko at 8:48 PM.

*Members present:*

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*Barbara Bosanko (Chairman)*

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*Danny Clark*

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*David Woodward (Vice Chairman)*

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*Robin Hall*

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*Chris Adams*

*Staff present: Rebecca Mincey*



# Lumpkin County, Georgia

## Planning

**Date:** April 8, 2024

**Agenda Item:** Cornelis Bruinsma, on behalf of Stewart Bruinsma with Bruinsma Dairy Farms, Inc., is requesting a variance from Sec. 26-253. Building setback lines per Sec. 26-355. - Criteria for granting. The request is related to tax parcel 075 175 on Alex Place.

**Item Description:** Sec. 26-253. Building setback lines.  
(6) There shall be a 30 foot setback from recorded ingress/egress easements that serve three or more locations.

**Facts & Historical Information:**

**Potential Courses Of Action:** Sec. 26-357. - Procedures.  
(2) The planning commission shall determine whether the evidence supports a finding that the criteria have been met and will either approve, approve with conditions, or deny the application accordingly.

**Budget Impact:**

**Staff Recommendation:** Sec. 26-355. - Criteria for granting.  
(a) Variances may be granted only if, on the basis of the application, investigation, and evidence submitted by the applicant, all four of the following expressly written findings are made:

- (1) A strict or literal interpretation and enforcement of the specified standard or requirement would result in practical difficulty or unnecessary hardship.
- (2) These are exceptional or extraordinary circumstances or conditions applicable to the property involved or to be the intended use of the property which do not apply generally.
- (3) The granting of the variance will not be detrimental to the public health, safety, or welfare.
- (4) The granting of the variance would support general objectives contained within this chapter.

(b) Variances in accordance with this article should not ordinarily be granted if the special circumstances on which the applicant relies are a result of the actions of the applicant or owner or previous owners.



# Lumpkin County, Georgia

APPROVED  DENIED

MAP AMENDMENT  
DATE: \_\_\_\_\_

## Planning Department

342 COURTHOUSE HILL SUITE A, DAHLONEGA, GEORGIA 30533 (706) 864-6894

### REQUIRED INFORMATION FOR ALL APPLICATIONS

Property Owners Name: Bruinsma Dairy Farms Inc, Stewart Bruinsma

\*If applicant is "not" property owner, then Property Owner Authorization Form is required\*

Applicant's Name: Cornelis (Neil) Bruinsma

Address: 3519 River Road Circle

City: Gainesville State: GA Zip Code: 30506 3780

Phone: 517-920-1930

Description of Request:

Reduce the building setback, as stated in Sec. 26-253 (6), from 30 feet to 10 feet.

Existing Activity: No activity currently on the parcel

Proposed Activity: Short-term rentals

Character Area/Development Category: Agricultural Preservation

Parcel No.: 075 - 175

Property Size: 4.0 ac (s)

#### Office Use Only

Land Use of Surrounding Properties:

North: \_\_\_\_\_ South: \_\_\_\_\_

West: \_\_\_\_\_ East: \_\_\_\_\_

FOR MAP AMENDMENTS ONLY:

Requested amendment to Character Area Map Designation of property: \_\_\_\_\_

#### REQUIRED ATTACHMENTS

<input checked="" type="checkbox"/> Proof of Ownership (Deed)	<input checked="" type="checkbox"/> Legal Description of the Property
<input checked="" type="checkbox"/> Notarized authorization of owner, if not the applicant	<input checked="" type="checkbox"/> Processing and review fee (receipt)
<input checked="" type="checkbox"/> Survey or Map of the property	

I, Cornelis Bruinsma, BY SUBMITTAL OF THIS APPLICATION  
 (print name)

hereby request an amendment to the land use plan and / or the future land use map or a variance to specific provisions of the land use code and / or a variance from certain requirements of the subdivision regulations or from specific provisions of other Lumpkin County regulations as described within this application. By signature below I attest that all information provided within and submitted with this application is true and correct to the best of my knowledge.

Signature: Cornelis Bruinsma

Date: 3/11/24

STATE OF GEORGIA  
 COUNTY OF LUMPKIN

The foregoing instrument was acknowledged before me this 3-11-2024 by  
 (date)

Cornelis Bruinsma, who is personally known to me or who has produced  
 (Name of Person Acknowledging)

Driver's License as identification and did (did not) take an oath.  
 (Type of Identification)

Donna Taylor Notary Public, Commission No. 100  
 (Signature)

Donna Taylor  
 (Name of Notary typed, printed or stamped)



NOTE:

*The Planning Commission and/or Board of Commissioners, as appropriate, shall consider the following standards in considering any proposal that would result in a special land use approval, variance to character area standards or changes to the Character Area Map, giving due weight or priority to those factors that are appropriate to the circumstances of each proposal. Additional and specific standards are also listed under each individual procedure.*

- Is the proposed request consistent with the purpose and intent of the character area, village or corridor in which it is located or proposed to be located?
- Is the proposed request consistent with the purpose and intent of this Land Use Code?
- Will the proposed request cause a burden on County infrastructure?
- Is the proposed request compatible with surrounding land uses within the Character Area and adjacent properties?
- Is the proposed request consistent with goals, strategies and policies of the Comprehensive Plan?
- Is the proposed request required to adequately address new or changing conditions or to properly implement the Comprehensive Plan?
- Does the proposed request reasonably promote the public health, safety, morality or general welfare?



# Lumpkin County, Georgia

## Planning Department

342 COURTHOUSE HILL SUITE A, DAHLONEGA, GEORGIA 30533 (706) 864-6894

### VARIANCE REQUEST FORM

#### Requested Action

Front Setback Variance of 10 feet.  Rear Setback Variance of \_\_\_\_\_ feet.  
 Side Setback Variance of \_\_\_\_\_ feet.  Lot Size Variance of \_\_\_\_\_ acres.  
 Mobile Home Variance  Appeal of an Administrative Decision

Description: Reduce the building setback, as stated in Sec. 26-253 (6), from 30 feet to 10 feet.

Land Use/Development Regulation: Sec. 26-253 (6)

Please attach any maps, drawings, letters or any other information concerning this matter. The Planning Board will make their decision based on the information you provide.

Failure to provide adequate information will result in the application being rejected.

1) What exceptional conditions apply to this particular piece of property requiring the need for a variance from the established standards?

Size: \_\_\_\_\_  
 Shape: \_\_\_\_\_  
 Topography (if slope a factor, a topographic map must be included) 45% slope  
 Other: \_\_\_\_\_

2) Describe why granting this request would not be a detriment to the public good: \_\_\_\_\_  
The request promotes public good by making the short-term rental more accessible and safer to guests. Without the variance, stairs that descend 15 feet will be needed.

3) Describe why the variance would not oppose the intent of the Ordinance: \_\_\_\_\_  
Because of the topography of the property the variance would serve to promote safety and accessibility by allowing the structure to be accessed level with the parking area.

Please submit any other information you believe should be considered with this application and attach as many sheets as necessary



# Lumpkin County Planning Department Authorization of Property Owners

342 Court House Hill, DAHLONEGA, GEORGIA 30533 (706) 864-6894 FAX: (706) 867-7272

Name of Owner(s): Bruinsma Dairy Farms, Inc. Stewart Bruinsma

Address: 537 Coney Rd N Cordele GA 31015

Phone Number: 517-401-0610

Email Address: bruinsma1980@gmail.com

Name of Applicant: Cornelis Bruinsma

Purpose of Permit: To seek building setback variance from Lumpkin County, Georgia

Site Address: 58 Alex Place Dahlonega, GA 30533. Parcel # 075 175

I swear that I am the owner of the property, which is subject matter of the attached application as shown in the records of Lumpkin County, Georgia. I authorize the person named above to act as applicant in the pursuit of a permit as described above for the subject property.

Signature of Owner(s)

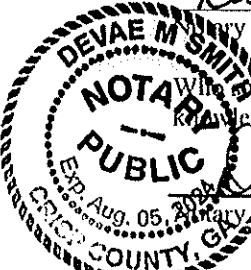
Stewart Bruinsma

Personally appeared before me

Devae M. Smith

Devae M. Smith  
Public (Print Name)

Who swear that the information contained in this authorization is true and correct to the best of his/her knowledge and belief.



Devae M. Smith  
Notary Public Signature

March 11, 2024

Date

## Chapter 26 Variance Guidelines

\*Must be fully filled out per each requested variance in Chapter 26

1. Variances may be granted only if, on the basis of the application, investigation, and evidence submitted by the applicant, all four of the following expressly written findings are made:

- (1) A strict or literal interpretation and enforcement of the specified standard or requirement would result in practical difficulty or unnecessary hardship.

The cabin would be difficult to access by guests as they would need to descend 15 feet from the parking area.

The construction would be more costly and difficult to build the cabin below the parking area.

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- (2) These are exceptional or extraordinary circumstances or conditions applicable to the property involved or to be the intended use of the property which do not apply generally.

The topography is steep with a slope of 45%

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- (3) The granting of the variance will not be detrimental to the public health, safety, or welfare.

It is not detrimental, instead it promotes health, safety and welfare by making the cabin more accessible by being accessed level with the driveway versus below the driveway.

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- (4) The granting of the variance would support general objectives contained within chapter 26.

The variance would allow further expansion of highly successful lodging, with a low impact on the natural landscape, that attracts visitors to the Dahlonega area.

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- (b) Variances in accordance with this article should not ordinarily be granted if the special circumstances on which the applicant relies are a result of the actions of the applicant or owner or previous owners.

## Property Context Information

I am the owner of Kindle Ridge (<https://www.kindleridge.com>). We currently have 3 new short-term vacation rental cabins on our combined property of 40 acres. Our cabins have done exceptionally well and are booked over 90% of the time since August of 2022. We also now have over 50,000 followers on Instagram (<https://www.instagram.com/kindleridge/>). We would like to expand our business by providing more lodging to attract more visitors to Dahlonega through the construction of additional cabins.

We have built small studio cabins that are 480 square feet (not including the outdoor deck area). The cabins are meant for couples and have only one bed and one bathroom. Our cabins have a very small footprint on the landscape as we seek to preserve as much of the natural environment as possible. The aspect our guests enjoy most about their stay is the views of Black Mountain and the National Forest that are visible from our property.

We would like to build more small studio cabins for couples only. Two of our ideal building spots, because of the beautiful mountain views, are located in the area of the property with steep topography.

Because of the steep topography at these locations, meeting the 30-foot building setback requirement from the edge of the 40-foot wide easement is challenging. To do so would push the building site downhill from the parking area. Guests would need to traverse downhill to access the cabin, likely through a set of stairs that would descend a height of 15 feet. This is not advantageous as it makes the cabin less accessible to guests and our cleaners. It also makes the construction process more difficult as the building location is below the parking area. Furthermore, moving the cabin further down the hill will limit the views guests can enjoy, which may result in fewer bookings.

We have built one cabin with similar topography constraints. Pictures of this cabin are included, which serve as an example of the kind and size of cabins we build. At the proposed sites, we intend to build similar cabins with different deck areas.

The slope at the proposed building location is close to 45%, which equates to 10 vertical feet for every 22.5 horizontal feet. Please see the included topographical maps, sourced from qPublic.net.

Also, see below diagrams of the side view of the cabin at a 10-foot setback and a 30-foot setback.

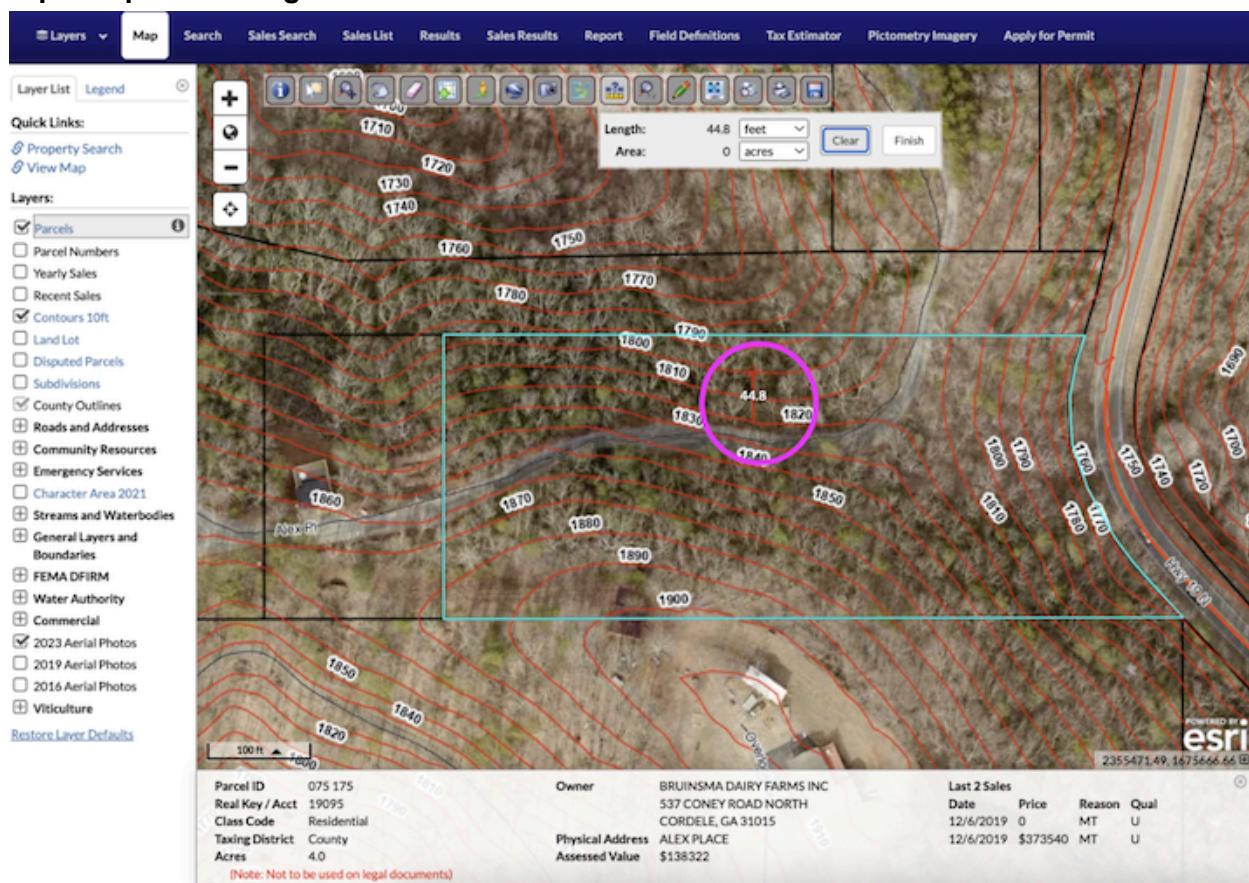
**Cabin located at adjacent parcel 075 181**



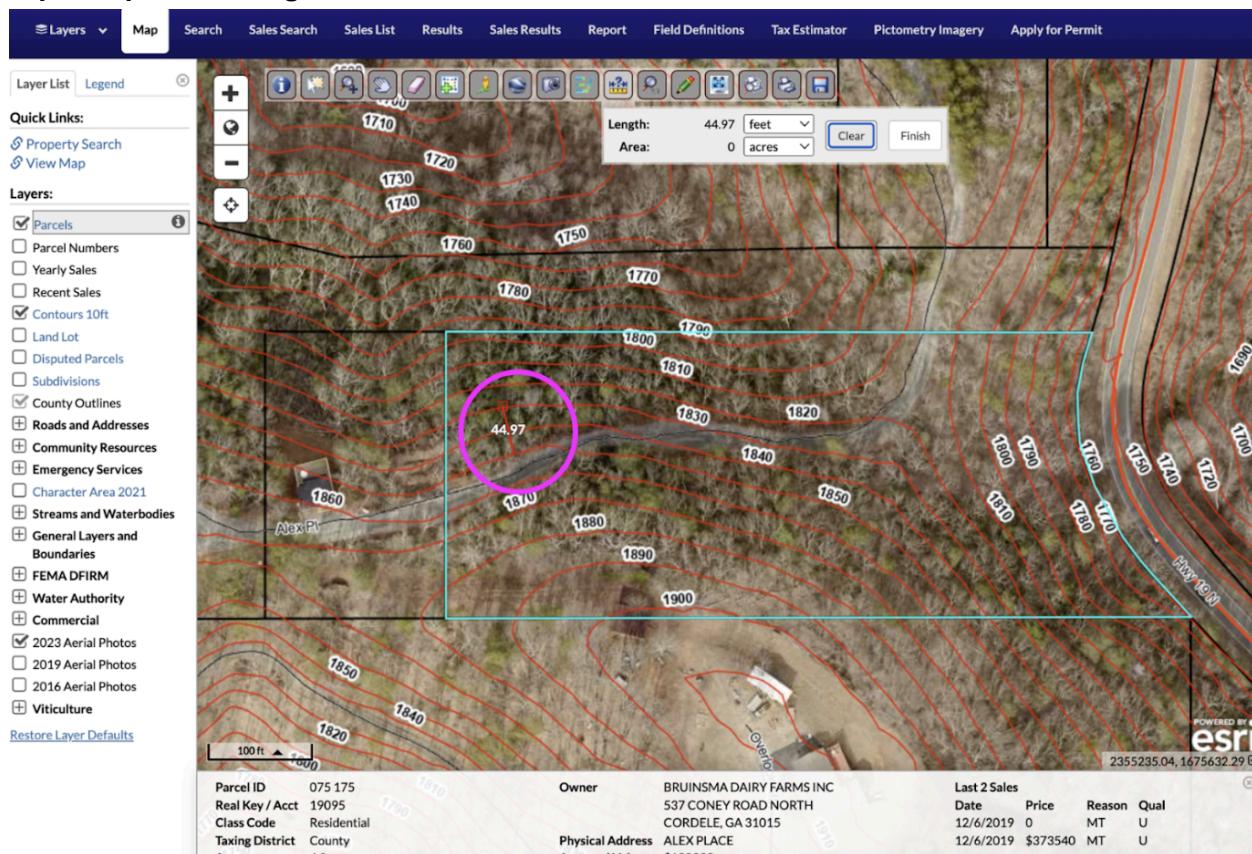
**Parking area view of the cabin located at adjacent parcel 075 181**



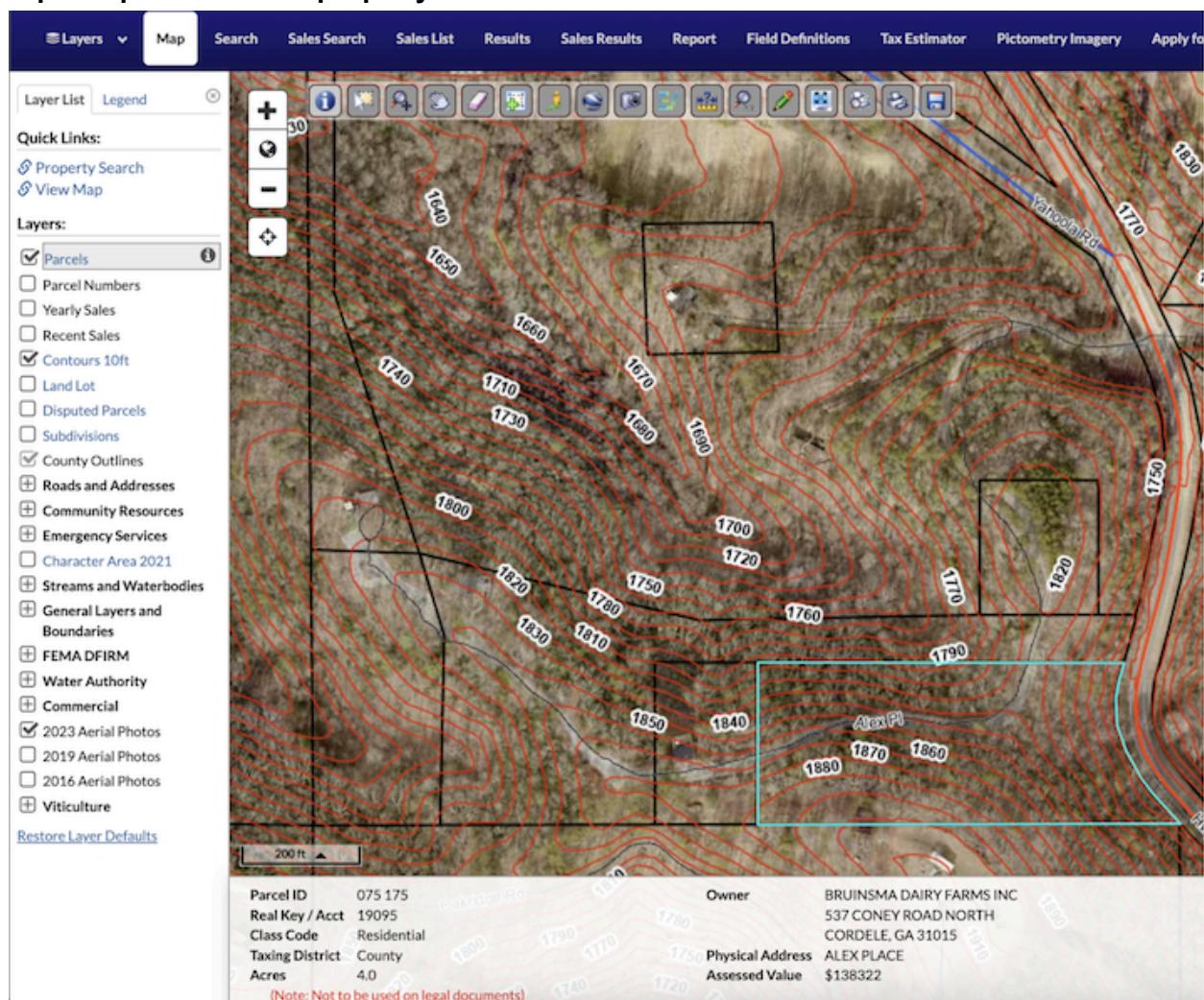
## Topo map of building site 1



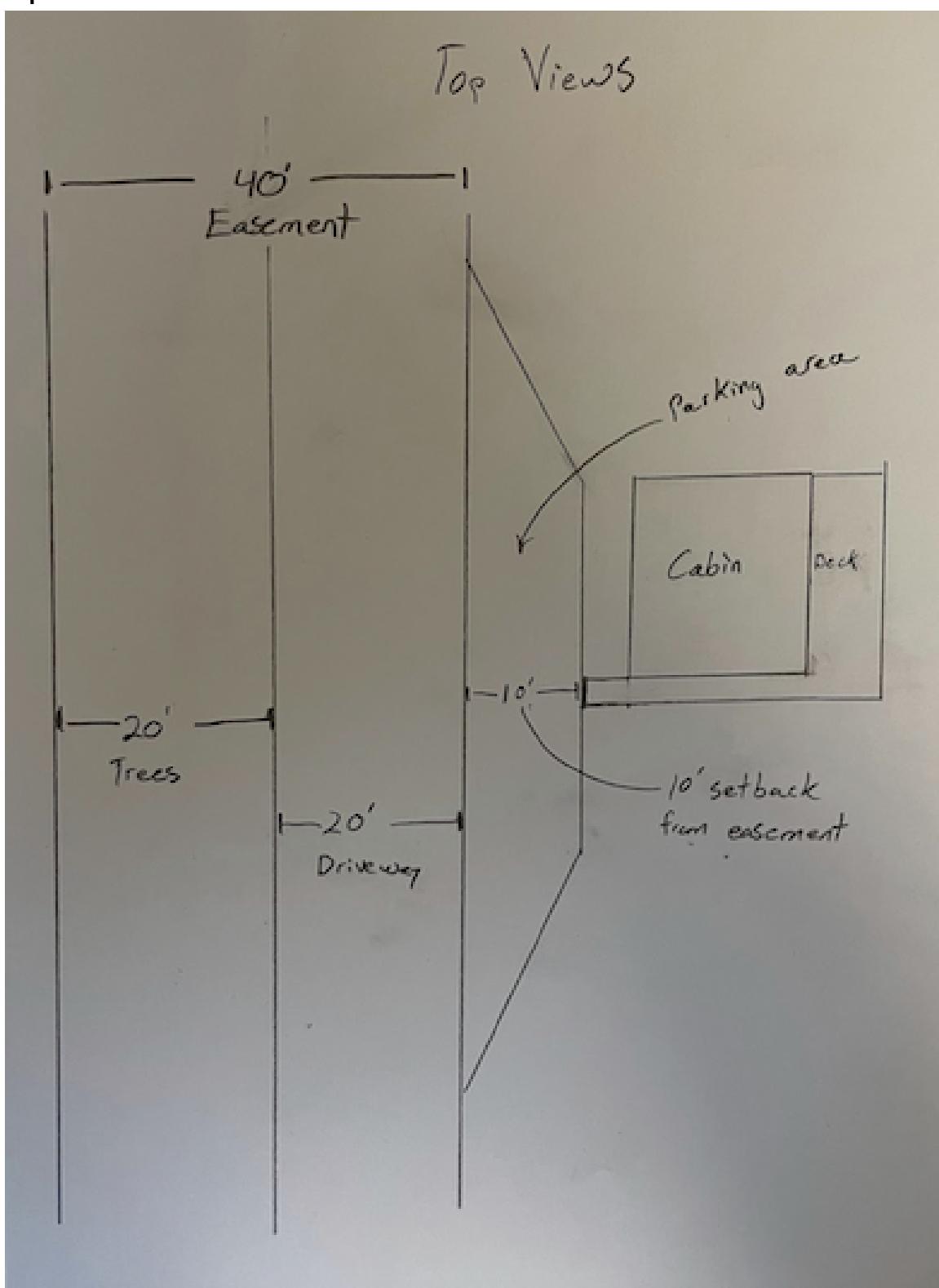
## Topo map of building site 2



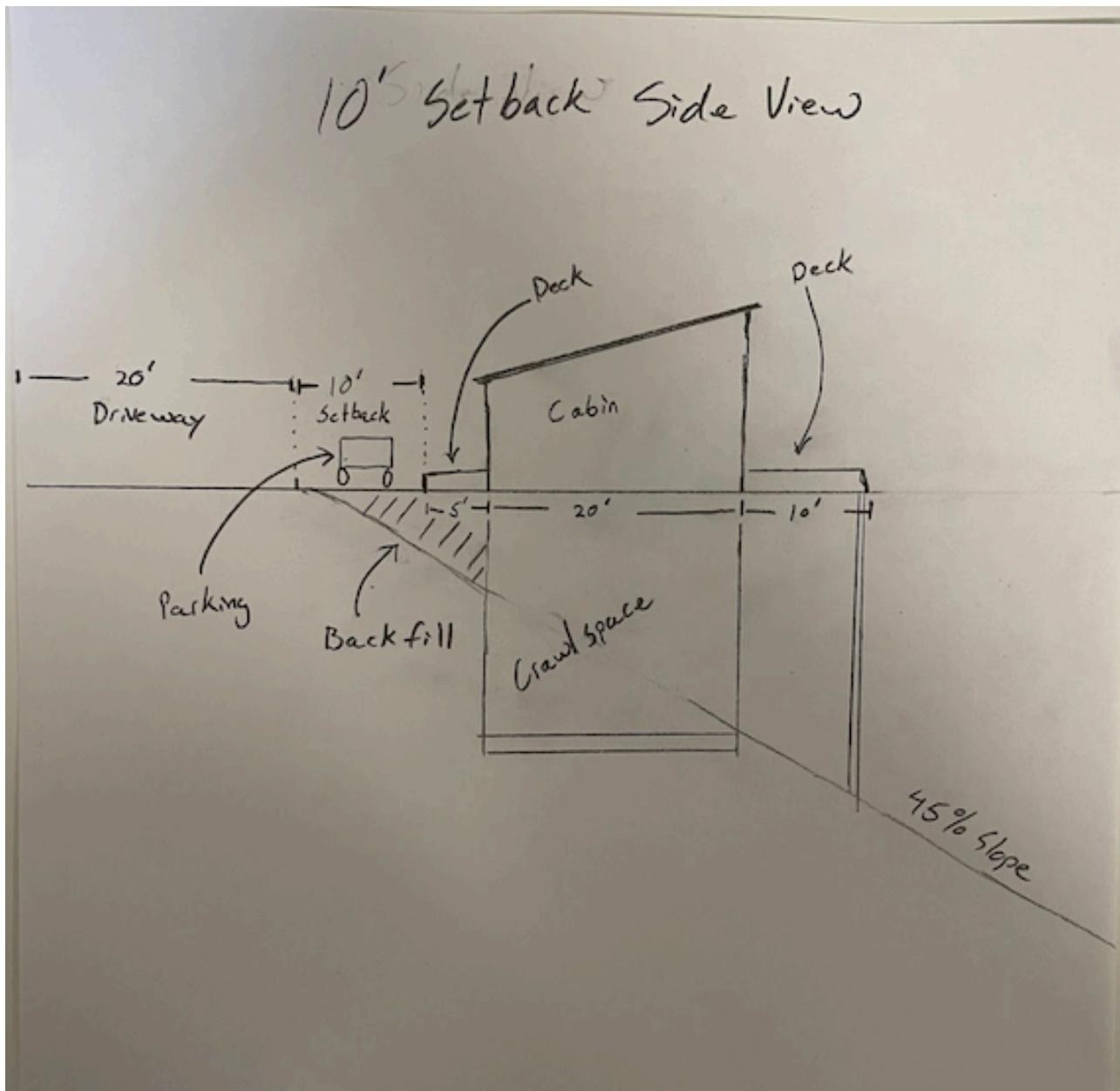
## Topo map of the whole property



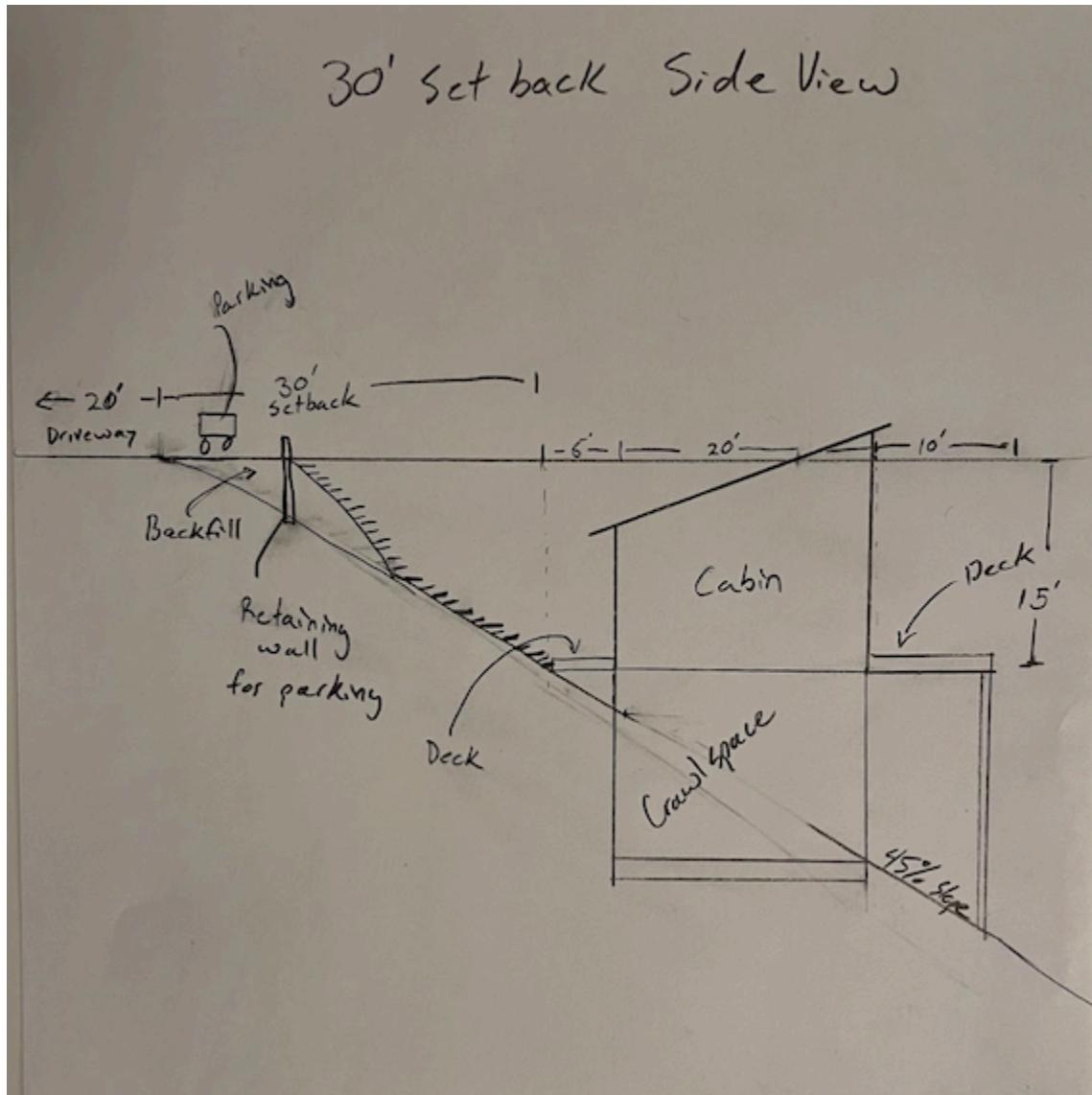
Top view



Side view of 10-foot setback



Side view of 30-foot setback



P2023000059

BK:2023 PG:59-59

FILED IN OFFICE  
CLERK OF COURT  
03/21/2023 11:59 AM  
RITA HARKINS, CLERK  
SUPERIOR COURT  
LUMPKIN COUNTY, GA

Rita Harkins

7784013012  
PARTICIPANT ID

THIS BLOCK RESERVED FOR THE CLERK OF  
THE SUPERIOR COURT.

THE CLOSURE PRECISION OF THE FIELD SURVEY IS ONE FOOT IN  
8,671 FEET, ANGULAR ERROR IS 13" PER POINT AND WAS ADJUSTED  
USING THE COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO  
BE ACCURATE WITHIN ONE FOOT IN 422,311 FEET.

EQUIPMENT USED:  
LEICA TCRP 1205 FOR ANGULAR & LINEAR MEASUREMENTS.

ALL DEED REFERENCES SHOWN HEREON ARE RECORDED IN THE  
CLERK OF SUPERIOR COURT'S OFFICE OF LUMPKIN COUNTY, GEORGIA.

ANY STREAM OR STATE WATER LOCATED ON THIS PROPERTY MAY  
BE SUBJECT TO A 50 FEET UNDISTURBED NATURAL VEGETATIVE  
BUFFER AND A 75 FEET IMPERVIOUS SURFACE SETBACK.

LEGEND

AIF ANGLE IRON FOUND  
AMF ALUM. MONUMENT FOUND  
BC BACK OF CURB  
BSL BUILDING SETBACK LINE  
CB CATCH BASIN  
CABLE BOX  
C/L CENTERLINE  
CMF CONC. MONUMENT FOUND  
CLEANOUT  
CONC. CONCRETE  
CTF CRIMPED TOP FOUND  
DB DEED BOOK  
DE DRAINAGE EASEMENT  
DROP INLET  
EP EDGE OF PAVEMENT  
ESMT EASEMENT  
FIRE HYDRANT  
GAS METER  
GMD GEORGIA MILITIA DISTRICT  
HEADWALL  
IPS 1/2" REBAR SET  
JUNCTION BOX  
LAND LOT  
LAND LOT LINE  
LIGHT POLE  
MANHOLE  
MAG NAIL SET  
N/F NOW OR FORMERLY  
OHP OVERHEAD POWER  
OTF OPEN TOP FOUND  
PB PLAT BOOK  
POWER BOX  
P/L PROPERTY LINE  
POB POINT OF BEGINNING  
POWER POLE  
PLAT SLIDE  
RBF REBAR FOUND  
R/W RIGHT OF WAY  
S/D SUBDIVISION  
SERVICE POLE  
UTILITY MANHOLE  
WATER METER  
WATER VALVE  
YARD INLET



SURVEYORS CERTIFICATE

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

W. SHANE FLOYD  
GA RLS #2801

3/16/2023

DATE

The division of land as indicated on this plat  
has been reviewed and determined to be in  
compliance with the regulations of Lumpkin  
County and is approved for recording.

Gene R. Pitts  
03/20/2023

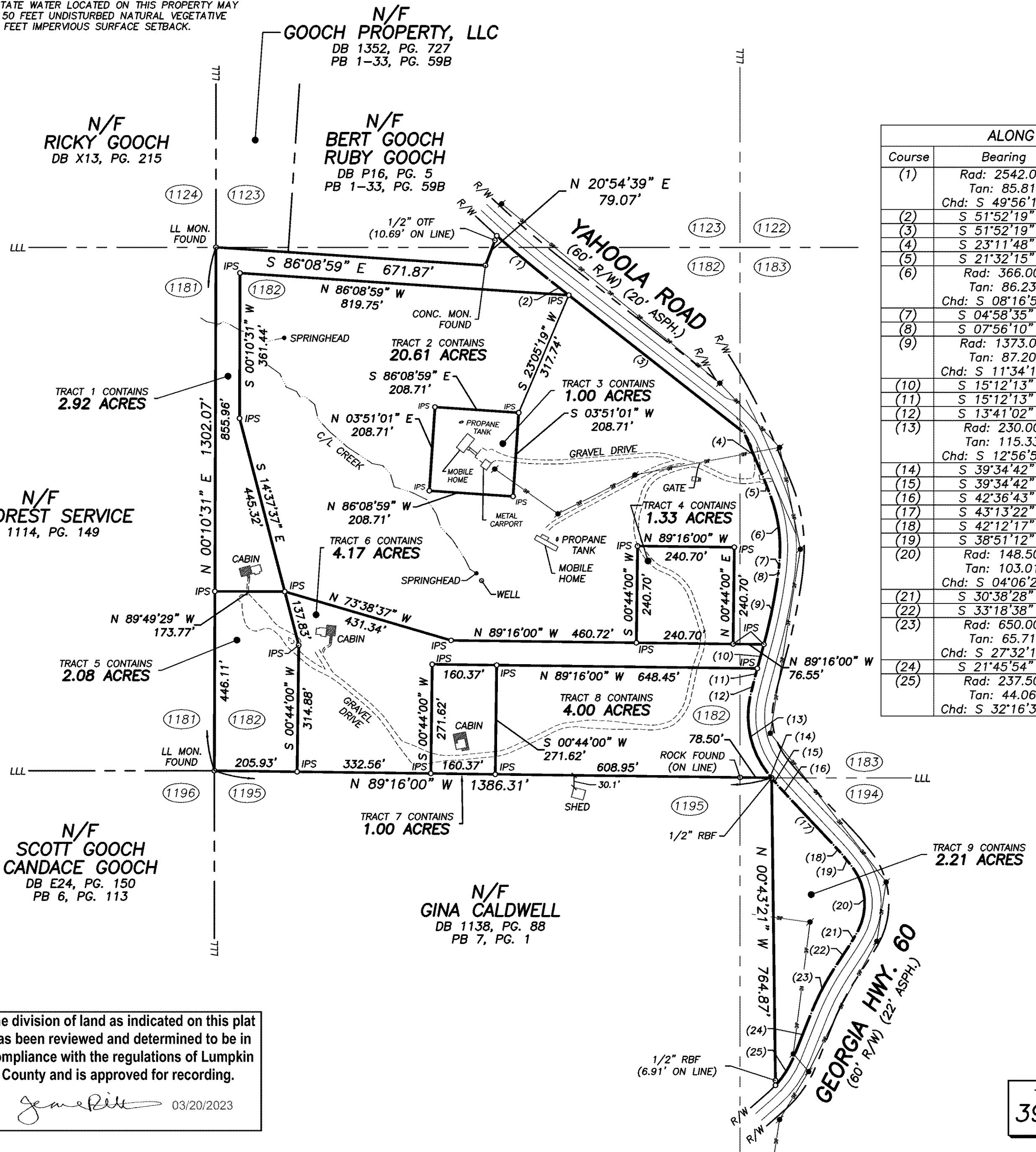
THIS PLAT IS FOR THE BENEFIT OF THE PARTIES IN THE TITLE  
BLOCK ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK. FLOYD  
& ASSOCIATES, INC. WILL NOT ACCEPT ANY RESPONSIBILITY OF  
LIABILITY FOR THE USE OF THIS SURVEY BY ANYONE OTHER THAN  
THE PERSON, OR PERSONS, NAMED IN THE TITLE BLOCK.

THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, RESERVATIONS,  
RIGHTS OF WAY, OR RESTRICTIONS WHICH ARE NOT RECORDED OR  
NOT DISCLOSED BY THE TITLE COMMITMENT OR OTHERWISE UNKNOWN  
TO THE SURVEYOR; THEREFORE EXCEPTION IS TAKEN TO ANY SUCH  
ITEMS.

REFERENCES:

- CURRENT OWNER: BRUINSMA DAIRY FARMS, INC.  
537 CONEY ROAD NORTH, CORDELE, GA 31015.
- PROPERTY ADDRESS: 114 ALEX PLACE, DAHLONEGA, GA 30533.
- PLAT FOR VIRGEUS CALDWELL, BY HENRY BAILEY, DATED:  
FEBRUARY 19, 1977, RECORDED IN PLAT BOOK 7, PAGE 1.
- PLAT FOR LEWIS RIDLEY, BY M.C. WICHT, DATED: FEBRUARY 9,  
1977, RECORDED IN PLAT BOOK 5, PAGE 358.
- PB 2021, PG. 50.

RECORD NORTH  
(PB 7, PG. 1)



DIVISION SURVEY FOR:  
LAND LOTS 1123, 1182, 1183 & 1194  
11TH DISTRICT, 1ST SECTION  
LUMPKIN COUNTY, GEORGIA

JOB FILE: JN2019-143  
DATE: 3/16/23  
FIELD DATE: 1/5/2023  
SCALE: 1"=200FT  
DRAWN BY: WSF  
CHECKED BY:

REVISIONS

1 SHEET  
1 OF 1

**FLOYD**  
& ASSOCIATES, INC.  
2060 BUUFORD HWY, SUITE 105  
BUUFORD, GEORGIA 30518  
PHONE (770) 531-0900 FAX (770) 531-0995  
LAND SURVEYING FIRM #115

SCALE: 1" = 200 FT.  
200' 0' 200' 400'

# Lumpkin County, GA

## Summary

Parcel Number	075 175
Location Address	ALEX PLACE
Legal Description	4.00 ACTR 4 LL 1182 1123 LD 11-1 <i>(Note: Not to be used on legal documents)</i>
Class	R4-Residential <i>(Note: This is for tax purposes only. Not to be used for zoning.)</i>
Character Area	Agricultural Preservation
Tax District	County (District 01)
Millage Rate	23.521
Acres	4
Neighborhood	Rural ACC #3 (00003)
Homestead Exemption	No (SO)
Landlot/District	1182 / 11

[View Map](#)



4/5/23, 2:52:07 PM

4314

## Map



[BRUINSMA DAIRY FARMS INC](#)  
537 CONEY ROAD NORTH  
CORDELE, GA 31015

## Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	3	4

## Residential Improvement Information

Style	One Family
Heated Square Feet	476
Interior Walls	Sheetrock
Exterior Walls	Hardie Plank
Foundation	Masonry
Attic Square Feet	0
Basement Square Feet	0
Year Built	2022
Roof Type	Metal
Flooring Type	Carpet/Pine/Tile
Heating Type	Central Heat/AC
Number Of Rooms	1
Number Of Bedrooms	1
Number Of Full Bathrooms	1
Number Of Half Bathrooms	1
Number Of Plumbing Extras	2
Value	\$51,832
Condition	Average

## Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Site Improvement(F)Low Cost	2022	0x0 / 1	0	\$3,000

## Sales

Sale Date	Sale Price
12/6/2019	\$0
12/6/2019	\$373,540
10/21/2011	\$0
1/17/1989	\$0
5/26/1965	\$0

## Area Sales Report

Sale date range:

From:  To:

## Valuation

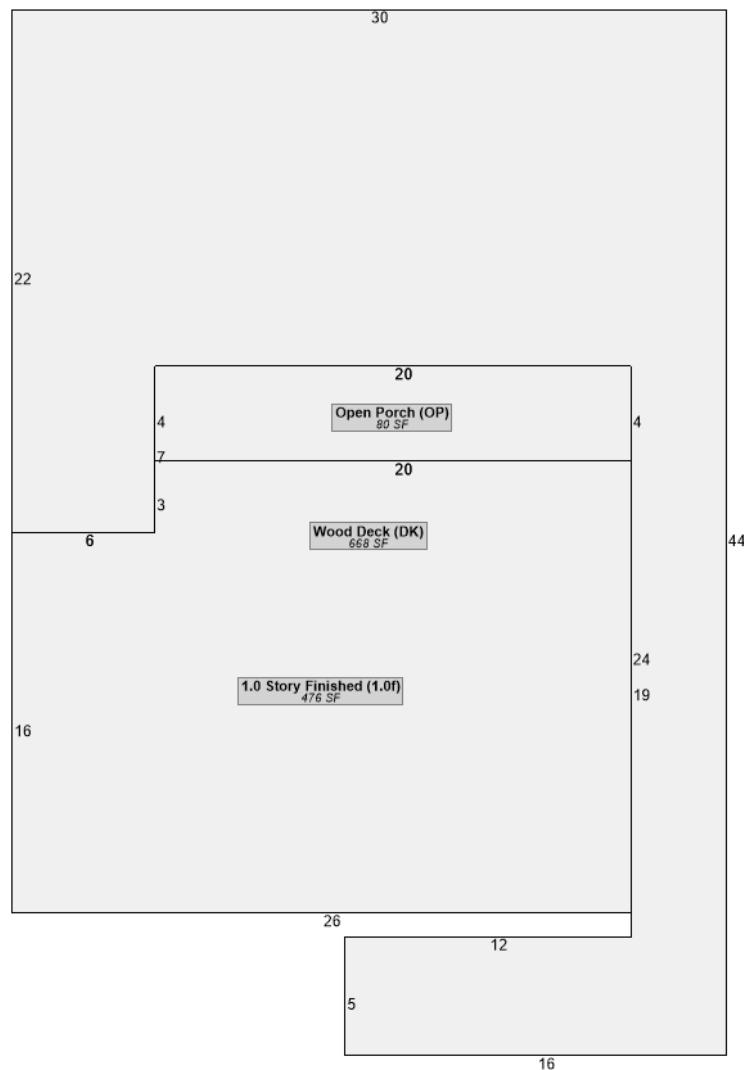
	2023	2022	2021
Previous Value	\$69,575	\$69,575	\$0
Land Value	\$83,490	\$69,575	\$69,575
+ Improvement Value	\$51,832	\$0	\$0
+ Accessory Value	\$3,000	\$0	\$0
= Current Value	\$138,322	\$69,575	\$69,575

## Tax Collector

## Photos



## Sketches



## Mailing Labels

Distance:

Use Address From:

Owner  Property

Select export file format:

Show All Owners

Show Parcel ID on Label

Skip Labels

0

International mailing labels that exceed 5 lines are not supported on the Address labels (5160). For international addresses, please use the xlsx, csv or tab download formats.

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

[User Privacy Policy](#) [GDPR Privacy Notice](#)  
[Last Data Upload: 3/13/2024, 5:31:26 PM](#)

Return To:  
Whelchel, Dunlap, Jarrard & Walker, LLP  
Carla J. Walker, Esq. 770-535-4001  
P.O. Box 1, Gainesville, GA 30503  
File No. 46741

---

### **LIMITED WARRANTY DEED**

**STATE OF GEORGIA,  
COUNTY OF HALL**

**THIS INDENTURE**, made to be effective as of the 6<sup>th</sup> day of December, 2019, by and between **JULIA MCKINNON RIDLEY a/k/a Julia Ridley** (the "Grantor") and **BRUINSMA DIARY FARMS, INC.**, a Michigan corporation (hereinafter the "Grantee").

#### **WITNESSETH:**

That the said Grantor, for and in consideration of **TEN (\$10.00) DOLLARS AND OTHER VALUABLE CONSIDERATIONS**, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency whereof is acknowledged, have granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell and convey unto the Grantee, its successors and assigns, the following described real property, together with all rights, members, easements and improvements located thereon or appurtenant thereto (collectively, the "Property"), to wit:

See Exhibit "A" which is attached hereto and by reference made a part hereof. Said property being known and designated under the present system of numbering in Lumpkin County, Georgia as Tax Parcels # 075-040, 075-062 and 075-074.

**TO HAVE AND TO HOLD** the Property, together with any and all of the rights, members and appurtenances thereof, to the same being, belonging or in any wise appertaining, to the proper use, benefit and behoof of Grantee forever, in **FEES SIMPLE**.

THIS CONVEYANCE and Grantor's warranty of title are subject only to those matters set forth in Exhibit "B" annexed hereto (the "Permitted Exceptions").

GRANTOR SHALL WARRANT and forever defend the right and title to the Property unto Grantee, and the successors, legal representatives and assigns of Grantee, against the claims of all persons whomsoever holding, owning or claiming by, through or under Grantor, subject only to the Permitted Exceptions.

Wherever there is a reference herein to the Grantor or the Grantee, 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 her hand and seal, the day and year above written.

Signed, sealed and delivered  
this 5 day of December, 2019,  
in the presence of:

*Elaine A. Bennett*

Unofficial Witness

*Carla J. Walker*

CARLA J. WALKER  
NOTARY PUBLIC  
Commission Expires  
June 29, 2020  
CARTERSVILLE  
COUNTY, GA

Grantor:

*Julia McKinnon Ridley* (Seal)

Julia McKinnon Ridley a/k/a Julia Ridley

EXHIBIT "A"

All that tract or parcel of land lying and being in the Eleventh (11th) District, First (1st) Section of Lumpkin County, Georgia, being all of Land Lot 1182, containing 40 acres, more or less, and 2 acres, more or less, of Land Lot 1123 in said District and Section of Lumpkin County, Georgia.

Less and Except that tract sold at Deed Book P29, Page 174, aforesaid Records.

And

All that tract or parcel of land lying and being in Land Lots 1183 and 1194 of the 11th District and 1st Section of Lumpkin County, Georgia, and being more particularly described as follows:

Beginning at an Iron pin located at a point where the West boundary line of Land Lot 1194 intersects the Westerly right-of-way of U.S. Highway #19, this Iron pin being located North 00 degrees 30 minutes East a distance of 604 feet, more or less, Iron a rockpile marking the apparent Southwest corner of Land Lot 1194; thence, along and with the West boundary line of Land Lots 1194 and 1183 a distance of 734 feet, more or less, to an Iron pin located on the Westerly right-of-way of U.S. Highway #19; thence in a Southerly direction, along and with the Westerly right-of-way of U.S. Highway #19, a distance of 868 feet, more or less to an Iron pin, this Iron pin being the point of beginning.

There is also conveyed herewith all easement rights contained in that certain deed from John E. McEneaney to Robert E. Markham as described in Deed Book J-4, Pages 652-653, Lumpkin County, Georgia Records.

## **EXHIBIT "B"**

1. All taxes for the year 2020 and subsequent years, not yet due and payable, and any additional taxes for the current year or any prior years resulting from a reassessment, amendment or re-billing of city or county taxes subsequent to the date hereof.
2. All matters shown on plat recorded in Plat Book 3, page 230 of the Lumpkin County Records.
3. Right of way easement to Amicalola Electric Membership Corporation dated November 3, 1994, recorded in Deed Book A14, page 41, Lumpkin County Records.
4. Right of way easement to Amicalola Electric Membership Corporation dated March 26, 1981, recorded in Deed Book E4, page 538, Lumpkin County Records.
5. Right of Way Easement recorded in Deed Book K7, page 118, Lumpkin County Records
6. Application and Questionnaire for Current Use Assessment of Bona Fide Agricultural Property recorded in Deed Book 1212, page 575, Lumpkin County Records.
7. All matters shown on survey for Cornelis Bruinsma, prepared by Floyd & Associates, Inc. dated November 21, 2019.
8. Easement to maintain or install water lines with egress and ingress contained in Warranty Deed dated May 9, 1991, and recorded in Deed Book Y-9, page 161 of the Lumpkin County Deed Records.
9. Right-of-way Deed to Lumpkin County dated December 28, 1956, and recorded Deed Book F-2, page 425 of the Lumpkin County Deed Records.

# Transaction Successful

31

## Transaction Receipt

Merchant: Lumpkin County Planning - (Dahlonega, GA)  
Date/Time: 03/11/2024 2:42:14 PM EDT  
Transaction ID: 9302893465  
Transaction Type: Card Settle  
Entry Method: Keyed  
Amount: \$255.00

## Credit Card Information

CC Type: Mastercard  
CC Number: \*\*\*\*6008  
Auth. Code: 06452Q  
Processor: LUMPKIN COUNTY PLANNING

## Billing Information

US

## Shipping Information

US

## Order Information

Order ID: Variance Request



# Lumpkin County, Georgia

## Planning

**Date:** April 8, 2024

**Agenda Item:** Michael Adams is requesting a variance from Sec. 26-71. - Requirements for splitting parcels in a platted subdivision per Sec. 26-355. - Criteria for granting and consideration from Planning Commission per Sec. 26-71. - Requirements for splitting parcels in a platted subdivision (a). The request is related to tax parcel 097 214 on Gold Crest Road.

**Item Description:** Sec. 26-71. - Requirements for splitting parcels in a platted subdivision.

(a) Subdivision lot. A subdivision lot within a platted subdivision may be further divided only when a request to divide has been submitted to and approved by the planning commission. The following requirements must be met before the request for division will be heard by the planning commission:

(1) A sign will be posted on the property by the planning department advertising the date of the meeting.

(2) A recorded copy of the subdivision covenants must be provided with the application, or an affidavit (under oath) stating that no covenants exist. If recorded subdivision covenants address and allow lot to be split in a subdivision, the requirements of subsections (j)(1)d. and h. of this section need not be met in order to be heard by the planning commission.

(3) The divider of these lots must send a letter, via certified mail, to the owner of all lots in the subdivision that share a property line with the subject lot. This letter will be addressed to the owner of the lot at the address of the previous year's tax bill and will be postmarked a minimum of two weeks prior to the planning commission hearing on the proposed lot split. The letter shall contain the following statement:

"As owner (or agent of owner) of Lot No. \_\_\_\_\_ in the \_\_\_\_\_ Subdivision, which is adjacent to your Lot, I am applying for permission from the Lumpkin County planning commission to allow my Lot to be subdivided. The planning commission meeting will be held on [date]."

(4) A copy of the letter and the receipt of mailing will be provided to the planning department at least one week prior to the scheduled hearing as proof that this notice was mailed at least two weeks prior to the county planning commission hearing of the lot split.

(5) No lot resulting from the splitting of a platted subdivision lot may have an area less than the average acreage of all subdivision lots in the platted subdivision. The average acreage of the subdivision lots will be the average of all lots at the adoption of regulation, or as existing at the time of the application, whichever is smaller.

(6) Each lot resulting from the split must have a minimum of 30 linear feet of frontage on a subdivision road and be accessed from that frontage.

(7) Both lots which would result from a split must be approved by the county environmental health department.

(8) No re-subdivide may result in a lot less than one acre.

(9) No subdivision lot may be split more than one time after the initial adoption of the subdivision regulations in 2002.

**Facts & Historical Information:**

**Potential Courses Of Action:**

Sec. 26-357. - Procedures.

(2)The planning commission shall determine whether the evidence supports a finding that the criteria have been met and will either approve, approve with conditions, or deny the application accordingly.

**Budget Impact:**

**Staff Recommendation:**

Sec. 26-355. - Criteria for granting.

(a)Variances may be granted only if, on the basis of the application, investigation, and evidence submitted by the applicant, all four of the following expressly written findings are made:

- (1)A strict or literal interpretation and enforcement of the specified standard or requirement would result in practical difficulty or unnecessary hardship.
- (2)These are exceptional or extraordinary circumstances or conditions applicable to the property involved or to be the intended use of the property which do not apply generally.
- (3)The granting of the variance will not be detrimental to the public health, safety, or welfare.
- (4)The granting of the variance would support general objectives contained within this chapter.

(b)Variances in accordance with this article should not ordinarily be granted if the special circumstances on which the applicant relies are a result of the actions of the applicant or owner or previous owners.



# Lumpkin County, Georgia

-APPROVED -DENIED  
-MAP AMENDMENT  
DATE: \_\_\_\_\_

## Planning Department

342 COURTHOUSE HILL SUITE A, DAHLONEGA, GEORGIA 30533 (706) 864-6894

### REQUIRED INFORMATION FOR ALL APPLICATIONS

Property Owners Name: MICHAEL BUPPY ADAMS

\*If applicant is "not" property owner, then Property Owner Authorization Form is required\*

Applicant's Name: MICHAEL BUPPY ADAMS

Address: 228 Gold Crest Dr.

City: DAHLONEGA State: GA Zip Code: 30533

Phone: 770-401-7887

Description of Request: \* DRIVEWAY AT 228 Goldcrest Dr.

TO RESUBMIT DIVIDE OF LOT 25 ALSO  
DIVIDE INTO 2 LOTS - ALSO DIVIDE LINE  
STARTS MIDDLE OF DRIVEWAY on Goldcove Rd.

Existing Activity: RAW LAND

Proposed Activity: HOMES

Character Area/Development Category: \_\_\_\_\_

Parcel No.: 097-214

Property Size: 4.13 ac (s)

#### Office Use Only

#### Land Use of Surrounding Properties:

North: \_\_\_\_\_ South: \_\_\_\_\_

West: \_\_\_\_\_ East: \_\_\_\_\_

#### FOR MAP AMENDMENTS ONLY:

Requested amendment to Character Area Map Designation of property: \_\_\_\_\_

#### REQUIRED ATTACHMENTS

Proof of Ownership (Deed)

Legal Description of the Property

Notarized authorization of owner, if not the applicant

Processing and review fee (receipt)

Survey or Map of the property

I, MICHAEL BUDDY ADAMS, BY SUBMITTAL OF THIS APPLICATION  
(print name)

hereby request an amendment to the land use plan and / or the future land use map or a variance to specific provisions of the land use code and / or a variance from certain requirements of the subdivision regulations or from specific provisions of other Lumpkin County regulations as described within this application. By signature below I attest that all information provided within and submitted with this application is true and correct to the best of my knowledge.

Signature: Michael Buddy Adams

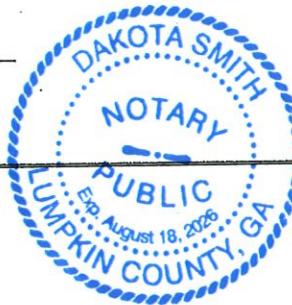
Date: 3-7-2020

STATE OF GEORGIA  
COUNTY OF LUMPKIN

The foregoing instrument was acknowledged before me this 3/7/24 by  
(date)

Michael Buddy Adams, who is personally known to me or who has produced  
(Name of Person Acknowledging)  
Driver's License as identification and did (did not) take an oath.  
(Type of Identification)

Dakota Smith Notary Public, Commission No. \_\_\_\_\_  
(Signature)  
Dakota Smith  
(Name of Notary typed, printed or stamped)



NOTE:

*The Planning Commission and/or Board of Commissioners, as appropriate, shall consider the following standards in considering any proposal that would result in a special land use approval, variance to character area standards or changes to the Character Area Map, giving due weight or priority to those factors that are appropriate to the circumstances of each proposal. Additional and specific standards are also listed under each individual procedure.*

- Is the proposed request consistent with the purpose and intent of the character area, village or corridor in which it is located or proposed to be located?
- Is the proposed request consistent with the purpose and intent of this Land Use Code?
- Will the proposed request cause a burden on County infrastructure?
- Is the proposed request compatible with surrounding land uses within the Character Area and adjacent properties?
- Is the proposed request consistent with goals, strategies and policies of the Comprehensive Plan?
- Is the proposed request required to adequately address new or changing conditions or to properly implement the Comprehensive Plan?
- Does the proposed request reasonably promote the public health, safety, morality or general welfare?



# Lumpkin County, Georgia



## Planning Department

342 COURTHOUSE HILL SUITE A, DAHLONEGA, GEORGIA 30533 (706) 864-6894

### VARIANCE REQUEST FORM

#### Requested Action

Front Setback Variance of \_\_\_\_\_ feet.  Rear Setback Variance of \_\_\_\_\_ feet.  
 Side Setback Variance of \_\_\_\_\_ feet.  Lot Size Variance of \_\_\_\_\_ acres.  
 Mobile Home Variance  Appeal of an Administrative Decision

Description: other.

Land Use/Development Regulation: \_\_\_\_\_

Please attach any maps, drawings, letters or any other information concerning this matter.  
The Planning Board will make their decision based on the information you provide.

Failure to provide adequate information will result in the application being rejected.

1) What exceptional conditions apply to this particular piece of property requiring the need for a variance from the established standards?

- Size: \_\_\_\_\_
- Shape: \_\_\_\_\_
- Topography (if slope a factor, a topographic map must be included) \_\_\_\_\_
- Other: \_\_\_\_\_

2) Describe why granting this request would not be a detriment to the public good: \_\_\_\_\_

more Taxes For County!  
other lots already divided.

3) Describe why the variance would not oppose the intent of the Ordinance: \_\_\_\_\_

Please submit any other information you believe should be considered with this application and attach as many sheets as necessary



## Chapter 26 Variance Guidelines

\*Must be fully filled out per each requested variance in Chapter 26

1. Variances may be granted only if, on the basis of the application, investigation, and evidence submitted by the applicant, all four of the following expressly written findings are made:

- (1) A strict or literal interpretation and enforcement of the specified standard or requirement would result in practical difficulty or unnecessary hardship.

*please note: PAGE 1.*

- (2) These are exceptional or extraordinary circumstances or conditions applicable to the property involved or to be the intended use of the property which do not apply generally.

*THE LOT HAS SOME EXCEPTIONAL VIEWS  
AND SOME GREAT BUILDING LOCATIONS.*

- (3) The granting of the variance will not be detrimental to the public health, safety, or welfare.

*THE ROADS IN THE SUBDIVISION ARE COUNTY  
AND SEVERAL OTHER LOTS HAVE BEEN SPLIT.  
I ALSO WANT TO BUILD MY FOREVER HOME ON A LOT!*

- (4) The granting of the variance would support general objectives contained within chapter 26.

*I WOULD BE KEEPING THE PROPERTY  
RESIDENTIAL AND PROVIDE NICE HOMES  
FOR THE COUNTY*

- (b) Variances in accordance with this article should not ordinarily be granted if the special circumstances on which the applicant relies are a result of the actions of the applicant or owner or previous owners.

PAGE 1<sup>#</sup>

THE CODE REQUIRES, (5) NO LOT RESULTING FROM THE SPLITTING OF A PLATTED SUBDIVISION LOT MAY HAVE AN AREA LESS THAN THE AVERAGE ACREAGE OF ALL SUBDIVISION LOTS IN THE PLATTED SUBDIVISION. CREATING PRACTICAL DIFFICULTY BECAUSE THE AVERAGE CAN BE EASILY SKEWED BASED ON A COUPLE OF LOTS.

THERE ARE NUMEROUS LOTS WITHIN THE SUBDIVISION WELL BELOW THE AVERAGE LOT SIZE OF 2.4 ACRES. AS WELL AS NUMEROUS LOTS VERY LARGE.

A BETTER DETERMINATION OF A STATISTICAL ANALYSIS FOR LOT SIZE FOR THE COUNTY TO CONSIDER WOULD BE THE MEDIAN, VERSUS THE AVERAGE, WHICH AGAIN IS SKEWED BY A COUPLE LARGE LOTS WITHIN THE SUBDIVISION.

THE MINIMUM LOT SIZE IN THE COUNTY FOR SINGLE FAMILY RESIDENTIAL IS ONE ACRE. MY REQUEST EXCEEDS THAT REQUEST.



Michael B. Adams  
228 Gold Crest Dr  
Dahlonega, GA 30533



LOT 26 # 4.

3/10/2024

DEAR Mrs. Cole,

Hope my letter finds  
you well. It's been a long

time since we went to lunch.

My Mom got sick and I did not  
get my property lines registered  
so the timeline ran out. I am  
getting them re-instanted.

Can you please sign and send back.

THANK YOU SO MUCH;

Michael Adams



DAHLONEGA  
72 ALICIA LN  
DAHLONEGA, GA 30533-9998  
(800)275-8777

07/2024 03:56

Product Qty Unit Price

Priority Mail® 1 \$9

Flat Rate Env  
Duluth, GA 30096

Expected Delivery Date  
Sat 03/09/2024

Tracking #: 9505 5117 6441 4067 8669 77

Insurance \$0  
Up to \$100.00 included

Dragon Pn/20 1 \$13.60 \$13

Total: \$23

Credit Card Remit \$23

Card Name: VISA

Account #: XXXXX(XXXXXX)9841

Approval #: 417065

Transaction #: 269

AID: A0000000031010

Chip

AL: VISA CREDIT

PIN: Not Required

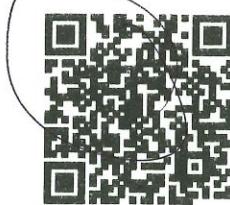
Enter your tracking number to 28777 (2USPS) to get the latest status. Standard Message and Data rates may apply. You may also visit [www.usps.com](http://www.usps.com) USPS Tracking or call 1-800-222-1811.

Save this receipt as evidence of insurance. For information on filing an insurance claim go to <https://www.usps.com/help/claims.htm> or call 1-800-222-1811.

Preview your Mail  
Track your Packages  
Sign up for FREE @ <https://informeddelivery.usps.com>

11 sales final on stamps and postage. Refunds for guaranteed services only. Thank you for your business.

Tell us about your experience. Go to: <https://postalexperience.com/Post> Scan this code with your mobile device.



or call 1-800-410-7420.

Mrs. Cole,

3-10-2024

PLEASE SIGN:

AND SEND BACK.

MY LOTS ARE RESUBMITTED  
FOR SPLITTING AND RECATTER.  
THANKS. MICHAEL ADAMS

Mrs. Cole

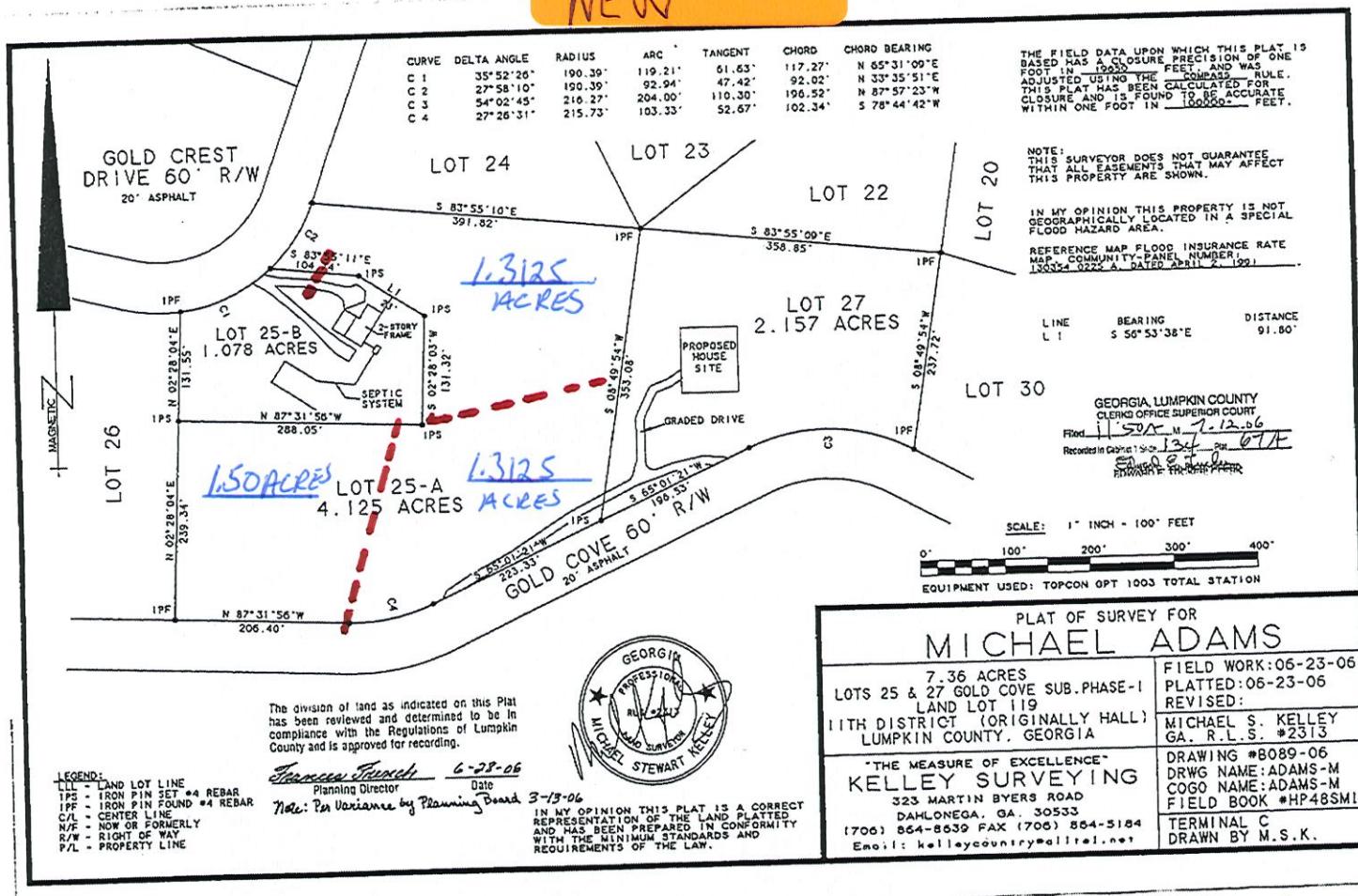




OLD!  
PREAPPROVED



NEW



## Gold Crest PR

60° R/W

## Gold Cove Subdivision



old outdated.

old PPE Approved map. A

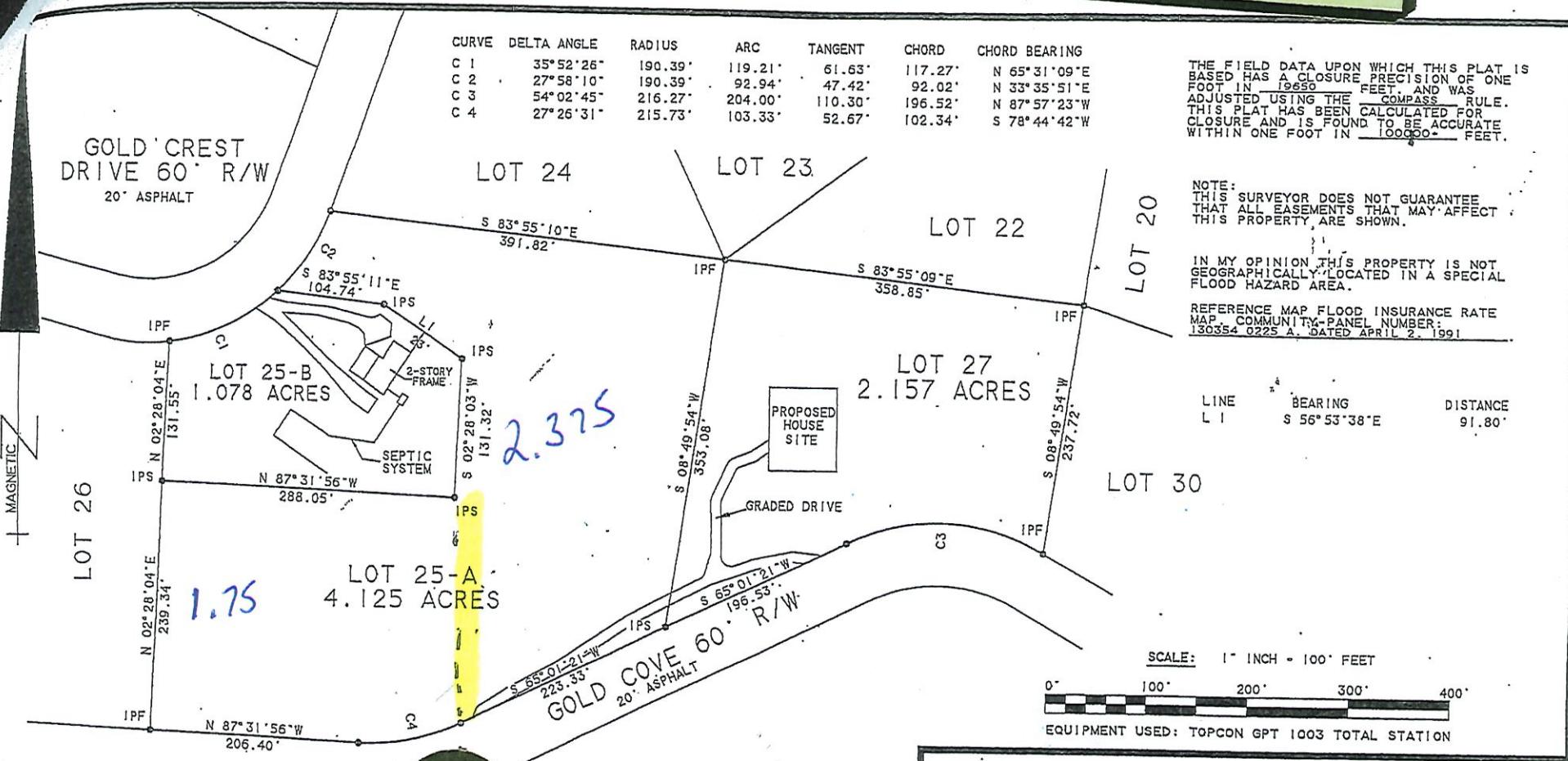
NEW PR  
LINE PREAPPROVED

Mr. Michael B. Adams  
228 Gold Crest Dr  
Dahlonega, GA 30533-8240



CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	35° 52' 26"	190.39'	119.21'	61.63'	117.27'	N 65° 31' 09"E
C 2	27° 58' 10"	190.39'	92.94'	47.42'	92.02'	N 33° 35' 51"E
C 3	54° 02' 45"	216.27'	204.00'	110.30'	196.52'	N 87° 57' 23"W
C 4	27° 26' 31"	215.73'	103.33'	52.67'	102.34'	S 78° 44' 42"W

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 19650 FEET, AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100000 FEET.



The division of land as shown on this Plat has been reviewed and found to be in compliance with the Regulations of Lumpkin County and is approved for recording.

Frances French 6-28-06

Planning Director Date

Note: Per Variance by Planning Board 3-13-06

LEGEND:  
LLL - LAND LOT LINE  
IPS - IRON PIN SET #4 REBAR  
IPF - IRON PIN FOUND #4 REBAR  
C/L - CENTER LINE  
N/F - NOW OR FORMERLY  
R/W - RIGHT OF WAY  
P/L - PROPERTY LINE



IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.

PLAT OF SURVEY FOR  
MICHAEL ADAMS

7.36 ACRES  
LOTS 25 & 27 GOLD COVE SUB. PHASE-I  
LAND LOT 119  
11TH DISTRICT (ORIGINALLY HALL)  
LUMPKIN COUNTY, GEORGIA

FIELD WORK: 06-23-06  
PLATTED: 06-23-06  
REVISED:

MICHAEL S. KELLEY  
GA. R.L.S. #2313

DRAWING #B089-06  
DRWG NAME: ADAMS-M  
COGO NAME: ADAMS-M  
FIELD BOOK #HP48SMI

THE MEASURE OF EXCELLENCE  
KELLEY SURVEYING  
323 MARTIN BYERS ROAD  
DAHLONEGA, GA. 30533  
(706) 864-8639 FAX (706) 864-5184  
Email: kelleycountry@att.net

TERMINAL C  
DRAWN BY M.S.K.





# Lumpkin County, GA

## Summary

Parcel Number 097 214  
Location Address GOLD CREST ROAD  
Legal Description GOLD COVE #25A LL 119 LD 11-ROG HALL  
*(Note: Not to be used on legal documents)*  
Class R4-Residential  
*(Note: This is for tax purposes only. Not to be used for zoning.)*  
Character Area Residential Growth  
Tax District County (District 01)  
Millage Rate 23.521  
Acres 4.13  
Neighborhood GOLD COVE (00579)  
Homestead Exemption No (SO)  
Landlot/District 119 / 11

[View Map](#)

## Map



ADAMS MICHAEL B  
228 GOLD CREST DRIVE  
DAHLONEGA, GA 30533

## Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	GOLD COVE	Acres	179,903	0	0	4.13	0

## Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
9/22/2003	J32 27	1-13 67A	\$170,000	Fair Market	GADDIS JUSTIN	ADAMS MICHAEL B

# Area Sales Report

## Sale date range:

From: 03/14/2021

To: 03/14/2024

Sales by Neighborhood

Sales by Area

1500

Feet

Sales by Distance

## Valuation

	2023	2022	2021	2020	2019
Previous Value	\$71,950	\$71,950	\$71,950	\$71,950	\$71,950
Land Value	\$71,950	\$71,950	\$71,950	\$71,950	\$71,950
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0	\$0
= Current Value	<b>\$71,950</b>	<b>\$71,950</b>	<b>\$71,950</b>	<b>\$71,950</b>	<b>\$71,950</b>

## Tax Collector

Tax Collector Website

## Mailing Labels

Distance:

100

Feet

▼

Use Address From:

Owner  Property

Select export file format:

Address labels (5160)

▼

Show All Owners

Show Parcel ID on Label

Skip Labels

0

International mailing labels that exceed 5 lines are not supported on the Address labels (5160). For international addresses, please use the xlsx, csv or tab download formats.

Download

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

The 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 tax roll. All data is subject to change before the next certified tax roll.

| [User Privacy Policy](#) | [GDPR Privacy Notice](#)

Last Data Upload: 3/13/2024, 5:31:26 PM

Contact Us

Developed by  
 Schneider  
GEOSPATIAL

On  
DEED Book C36 Page 519  
On 7/15/2005

Lot 25A & 25B

GEORGIA, LUMPKIN COUNTY  
CLERK OF SUPERIOR COURT  
Filed 11:05 A.M. 9-24-02  
Recorded in Deed Book 32 Page 27

Edward E. Tucker  
EDWARD E. TUCKER, CLERK

GEORGIA LUMPKIN COUNTY  
REAL ESTATE TRANSFER TAX  
PAID 70.00  
DATE 9-24-02

Edward E. Tucker  
EDWARD E. TUCKER, CLERK

RETURN TO: ANGELA GRANT CLARK  
P.O. BOX 611  
DAHLONEGA, GA 30533

WARRANTY DEED

STATE OF GEORGIA  
COUNTY OF LUMPKIN

THIS INDENTURE, Made this 22nd day of September in the Year of Our Lord Two Thousand and Three, between Justin Gaddis and Jan Gaddis of the County of Lumpkin, and State of Georgia, as party of the first part, and Michael B. Adams of the County of Lumpkin, and State of Georgia, as party of the second part,

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATIONS (\$10.00) in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and conveyed, and by these present does grant, bargain, sell, and convey unto said party of the second part, his heirs and assigns, the following described property:

SEE EXHIBIT "A" ATTACHED HERETO  
AND MADE A PART HEREOF BY REFERENCE

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members, and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit, and behoof of the said party of the second part, his heirs and assigns, forever, in fee simple.

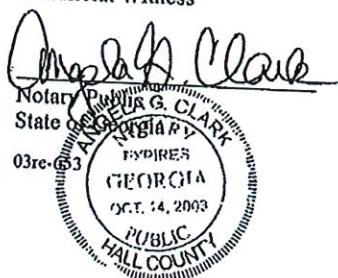
And the said parties of the first part, for their heirs, executors, and administrators, will warrant and forever defend the right and title of the above described property unto the said party of the second part, his heirs and assigns, against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and affixed their seals, the day and year first above written.

Signed, sealed and delivered in the presence of:

Nancy W. Truelove  
Unofficial Witness

Justin Gaddis (SEAL)



Jan Gaddis (SEAL)

000027

EXHIBIT A

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 119, 11<sup>TH</sup> DISTRICT, ORIGINALLY OF HALL, AND NOW OF LUMPKIN COUNTY, GEORGIA AND BEING FULLY DESCRIBED AND DELINEATED AS LOT 25, CONSISTING OF 3.366 ACRES, MORE OR LESS, OF PHASE ONE OF GOLD COVE SUBDIVISION ACCORDING TO A PLAT PREPARED BY MICHAEL S. KELLEY, GEORGIA REGISTERED LAND SURVEYOR, DATED JUNE 7, 1995, THE SUBJECT PLAT BEING OF RECORD IN PLAT BOOK 28, PAGE 154, LUMPKIN COUNTY RECORDS. SAID PLAT IS INCORPORATED HEREIN BY REFERENCE.

THIS CONVEYANCE IS MADE SUBJECT TO RESTRICTIVE COVENANTS WHICH ARE RECORDED IN DEED BOOK X-14, PAGES 79-80, LUMPKIN COUNTY RECORDS.

THIS CONVEYANCE IS MADE SUBJECT TO EASEMENTS FOR PUBLIC ROADS AND UTILITIES NOW IN USE.

THIS CONVEYANCE IS MADE SUBJECT TO ANY EASEMENTS OF RECORDS OR EASEMENTS LOCATED ON THE PROPERTY ABOVE DESCRIBED.

03re-653

A handwritten signature in black ink, appearing to read "Michael S. Kelley".

000028

**Official Tax Matter - 2020 Tax Year**

This correspondence constitutes an official notice of ad valorem assessment  
for the tax year shown above.

8786340-6-4 1 4

ADAMS MICHAEL B  
228 GOLD CREST DR  
DAHLONEGA GA 30533-8240

**Annual Assessment Notice Date: 5/12/2020**

**Last date to file a written appeal: 6/26/2020**

**\*\*\* THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT \*\*\***

County property records are available online at: [qpublic.schneider](http://qpublic.schneider)

The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

At the time of filing your appeal you must select one of the following appeal methods:

A (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)  
(2) Arbitration (value)  
(3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the County Board of Tax Assessors which is located at 99 Courthouse Hill - Suite C Dahlonega, GA 30533 and which may be contacted by telephone at: (706) 864-2433. Your staff contacts are SHAYNE JOHNSON and JOE SCHLATMANN.

Additional information on the appeal process may be obtained at <http://dor.georgia.gov/property-tax-real-and-personal-property>

	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
A	9760	097 093	1.08	01		Yes-L3
B	Property Description	GOLD COVE #25B LL 119 ID 11-0 HALL				
	Property Address	228 GOLD CREST DRIVE				
	Taxpayer Returned Value		Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value	
	100% Appraised Value	0	159,557	159,557	0	
	40% Assessed Value	0	63,823	63,823	0	
	Reasons for Assessment Notice					
	Annual Notice: No Change in return/previous value;					
	The estimate of your ad valorem tax bill for the current year is based on the previous or most applicable year's millage rate and the fair market value contained in this notice. The actual tax bill you receive may be more or less than this estimate. This estimate may not include all eligible exemptions.					
C	Taxing Authority	Other Exempt	Homestead Exempt	Net Taxable	Millage	Estimated Tax
	COUNTY M & O	0	63,823	0	10.053000	0.00
	SCHOOL M & O	0	63,823	0	16.116000	0.00
	SPECIAL SERVICES (	0	63,823	0	0.252000	0.00
	SPECIAL SERVICES )	0	63,823	0	0.202000	0.00
				Total Estimated Tax		\$0.00

**RECEIPT** DATE 3-12-70-24 No. 989065RECEIVED FROM Michael Adams\$ 255.00

CASH DOLLARS

 FOR RENT  
 FORVariance Request

ACCOUNT	
PAYMENT	<u>255.00</u>
BAL. DUE	

 CASH  
 CHECK  
 MONEY ORDER  
 CREDIT CARD

FROM \_\_\_\_\_ TO \_\_\_\_\_

BY D. Taylor

3-11

**RECEIPT** DATE \_\_\_\_\_ No. 989066

RECEIVED FROM \_\_\_\_\_

\$ \_\_\_\_\_

DOLLARS

 FOR RENT  
 FOR

ACCOUNT	
PAYMENT	
BAL. DUE	

 CASH  
 CHECK  
 MONEY ORDER  
 CREDIT CARD

FROM \_\_\_\_\_ TO \_\_\_\_\_

BY

3-11

**RECEIPT** DATE \_\_\_\_\_ No. 989067

RECEIVED FROM \_\_\_\_\_

\$ \_\_\_\_\_

DOLLARS

 FOR RENT  
 FOR

ACCOUNT	
PAYMENT	
BAL. DUE	

 CASH  
 CHECK  
 MONEY ORDER  
 CREDIT CARD

FROM \_\_\_\_\_ TO \_\_\_\_\_

BY

3-11

**RECEIPT** DATE \_\_\_\_\_ No. 989068

RECEIVED FROM \_\_\_\_\_

\$ \_\_\_\_\_

DOLLARS

 FOR RENT  
 FOR

ACCOUNT	
PAYMENT	
BAL. DUE	

 CASH  
 CHECK  
 MONEY ORDER  
 CREDIT CARD

FROM \_\_\_\_\_ TO \_\_\_\_\_

BY

3-11



# Lumpkin County, Georgia

## Planning

**Date:** April 8, 2024

**Agenda Item:** Jarrod Hatcher is requesting consideration per Sec. 26-61. - Class II subdivision. The request is related to a proposed class II subdivision titled Perkins Pointe on Perkins Road, tax parcel 081 028.

**Item Description:** Sec. 26-61. Class II subdivision.

- A class II subdivision is the division of a tract of land into no more than nine parcels. All lots must be a minimum of one acre in size. A maximum of two flag lots are permitted in any class II subdivision.
- Combining or grouping of driveways is encouraged and may be required by the planning commission.
- Multiple class II subdivisions may not be chained together or combined with a Class I subdivision to avoid meeting the requirements for a higher class subdivision. No more than one Class II subdivision may be created from any tract of land.
- If a property is divided using Class II subdivision regulations on state routes, an approved GDOT driveway permit must be obtained prior to planning commission final plat review.
- A Class II subdivision is prohibited to be accessed from an easement or private road.
- Driveway locations and sight distance information must be shown on the plat.

**Facts & Historical Information:**

**Potential Courses Of Action:** Sec. 26-164. - Review.  
(b)At the hearing the planning commission shall approve, approve with revisions, disapprove or postpone the decision for more information. A notation of approval if approved shall be made in the minutes of the planning commission including a statement of the reasons therefor if the final plat is disapproved.

**Budget Impact:**

**Staff Recommendation:**

Please do not ask for us to vary from these rules.

Final Plat Submittal Application

Subdivision Name Perkins Pointe

Subdivision entrance is located on Perkins Rd. (Name of County Road)

Owners Name Jarrod Hatcher Phone # 706-973-9392

Developers Name Jarrod Hatcher Phone # 706-973-9392

Type of Subdivision  residential  commercial / industrial  other \_\_\_\_\_

Total acreage 7.11 ac. Number of Lots 5 Minimum Lot Size 1.14 ac.

Water System:  private  public  community  individual well

Sewer System:  private  public  community  individual septic

Total length of road within the development \_\_\_\_\_

The roads will be  privately maintained  dedicated to the County

Will any portion of the proposed subdivision be under the control of a homeowners association or equivalent body?  yes  no (if yes describe what portion)

\_\_\_\_\_  
\_\_\_\_\_

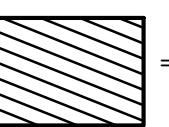
Will any portion of the proposed subdivision be dedicated to the County (other than roads)?  
 yes  no (if yes, describe below)

\_\_\_\_\_  
\_\_\_\_\_



RESERVED FOR CLERK OF SUPERIOR COURT  
RECORDING INFORMATION

AREAS WHICH FLOOD OR HAVE POTENTIAL FOR PROBLEMS ASSOCIATED WITH FLOODING SHOULD NOT BE UTILIZED



**PROPOSED 28' X 42' 3 BEDROOM DWELLING**



PROPOSED SEPTIC DRAINFIELDS SHOWN HEREON DESIGNED FOR CONVENTIONAL SYSTEMS. 7' ON CENTER @ 500' PER DWELLING. DRAINFIELD AREAS PROPOSED AT 5' FROM ALL PROPERTY LINES AND 10' FROM PROPOSED DWELLINGS.

SOILS SHOWN HEREON PROVIDED BY KW SOILS LEVEL 3 SOILS  
REPORT DATED 6/6/23.



GRID NORTH  
0 GA-WEST  
  
GRAPHIC SCALE -

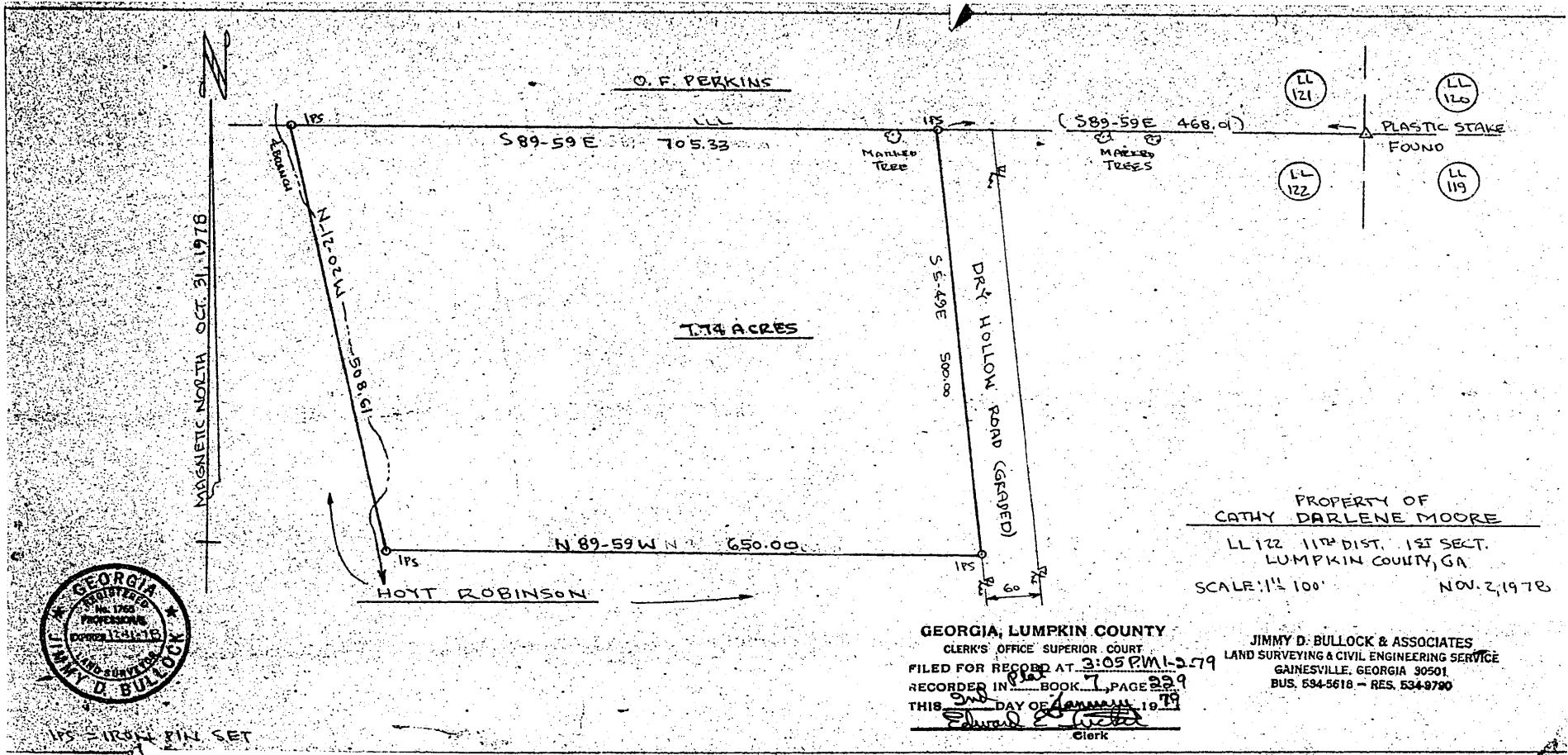
SUBDIVIDE PLAT FOR:  
**JARROD HATCHER**

CLARKCANADAY

LAND SURVEYING • PLANNING • CONSULTING

4066 Holly Springs Road  
Gillsville, Georgia 30543  
Phone: 678.630.2039  
Email: [clarkcanaday2@gmail.com](mailto:clarkcanaday2@gmail.com)

PARCEL 081 030  
N/F  
PERKINS PROPERTIES I REAL ESTATE TRUST  
DB 1229/566



# Lumpkin County, GA

## Summary

Parcel Number	081 028
Location Address	247 PERKINS ROAD
Legal Description	7.04 ACS LL 122 LD 11-ORG HALL
	(Note: Not to be used on legal documents)
Class	A4-Agricultural
	(Note: This is for tax purposes only. Not to be used for zoning.)
Character Area	Residential Growth
Tax District	County (District 01)
Millage Rate	23.521
Acres	7.04
Neighborhood	Rural ACC #3 (00003)
Homestead Exemption	No (SO)
Landlot/District	122 / 11

[View Map](#)



3. 2. 2000

## Map



### HATCHER JARROD

808 HOMER EDWARDS RD  
DAHLONEGA, GA 30533

## Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	1	7.04

## Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Site Improvement Mobile Home	2002	0x0 / 1	0	\$4,000
Utility Bldg Finished	2001	20x40/0	0	\$3,605

## Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
9/5/2017	1373 523		\$12,989	Tax Deed	WORTHINGTON WILLIAM BRYAN	HATCHER JARROD
2/2/2009	1203 457		\$0	Gift	MOORE MARY JANE	WORTHINGTON WILLIAM BRYAN
4/1/1986	U5 85	7 229	\$0	Legal		MOORE MARY JANE

# Area Sales Report

## Sale date range:

From: 03/14/2021

To: 03/14/2024



1500

Feet



## Valuation

	2023	2022	2021	2020	2019
Previous Value	\$90,847	\$92,339	\$88,864	\$88,864	\$88,864
Land Value	\$99,889	\$83,242	\$83,242	\$79,767	\$79,767
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$7,605	\$7,605	\$9,097	\$9,097	\$9,097
= Current Value	<b>\$107,494</b>	<b>\$90,847</b>	<b>\$92,339</b>	<b>\$88,864</b>	<b>\$88,864</b>

## Tax Collector

## Photos



## Mailing Labels

Distance:

100

Feet



### Use Address From:

Owner  Property

Select export file format:

Address labels (5160)



Show All Owners

Show Parcel ID on Label

Skip Labels

0

International mailing labels that exceed 5 lines are not supported on the Address labels (5160). For international addresses, please use the xlsx, csv or tab download formats.

File & Return To:  
JARROD HATCHER  
808 HOMER EDWARDS RD  
DAHLONEGA GA 30533

DOC# 004900  
FILED IN OFFICE  
10/24/2017 09:00 AM  
BK:1373 PG:523-523  
RITA HARKINS  
CLERK OF COURTS  
LUMPKIN COUNTY

*Rita Harkins*

REAL ESTATE TRANSFER TAX  
PAID: \$0.00

093-2017-001958

TAX PARCEL ID: 081 028  
SEPTEMBER 2017 FILE: 132

State of Georgia  
LUMPKIN County

### SHERIFF'S TAX DEED

THIS INDENTURE, made this SEPTEMBER 5<sup>TH</sup>, 2017, between the TAX COMMISSIONER AND EX OFFICIO SHERIFF OF LUMPKIN COUNTY, as GRANTOR, and JARROD HATCHER as GRANTEE.

WITNESSETH THAT, WHEREAS, in obedience to writ(s) of Fieri Facias issued against **Moore, Mary Jane**, the Taxpayer and Defendant in Fieri Facias, for unpaid State, County and School taxes for the year(s) 2010-2016, said Tax Commissioner and Ex Officio Sheriff did levy the within property as property of **Worthington, William BryanMoore, Mary Jane**, serve notice, and, after the same being duly advertised agreeable to law, expose the said property within the legal hours of sale, at public outcry before the Courthouse door in LUMPKIN County on SEPTEMBER 5<sup>TH</sup>, 2017, offering the whole said lot for sale, at which time the GRANTEE herein was the best and highest bidder of said property.

NOW, THEREFORE, in consideration of the sum of \$12,988.72, receipt of which is hereby acknowledged, the said GRANTOR, does grant, bargain, sell and convey, so far as the Office of Ex Officio Sheriff authorizes him, unto the said GRANTEE, heirs and assigns, said property to wit:

All and only that parcel of land designated as Tax Parcel 081 028, lying and being in Land Lot 122 of the 11th Land District, 1st Section, Lumpkin County, Georgia, containing 7.04 acres, more or less, described in Deed Book 1203, Page 457, the description contained therein being incorporated herein by this reference, known as 247 Perkins Road.

TO HAVE AND TO HOLD the said described premises, together with all the rights, members and appurtenances thereof; and, also, all the estate, right, title, interest, claim or demand of the said Taxpayer and Defendant in Fieri Facias, heirs and assigns, legal, equitable or otherwise whatsoever, in and to the same, unto the said GRANTEE, heirs and assigns, subject to the right of redemption as provided by law. Said property is sold subject to all recorded easements, covenants, and right of ways in the said county land records.

IN WITNESS WHEREOF, the said GRANTOR has signed and sealed this deed, the date first above written.

Signed, Sealed and delivered  
in the presence of:

*Michael Ralby*

(Seal)

Unofficial Witness

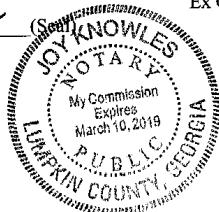
*Joy Knowles*

(Seal)

Notary Public

*Rachel Pruitt* (Seal)

Rachel Pruitt, as Tax Commissioner and  
Ex Officio Sheriff of LUMPKIN County, Georgia



# RECEIPT

DATE

3-12-2024

No. 989065

RECEIVED FROM

Michael Adams

\$ 185.00

24 # 353

DOLLARS

 FOR RENT FOR

Varance Request

ACCOUNT	
PAYMENT	255.00
BAL DUE	

- CASH
- CHECK
- MONEY ORDER
- CREDIT CARD

FROM \_\_\_\_\_ TO \_\_\_\_\_

BY D. Taylor

3-11

# RECEIPT

DATE

3-8-2024

No. 989066

RECEIVED FROM

Tami Fletcher

\$ 325.00

24 # 353

DOLLARS

 FOR RENT FOR

Varance Request Class D

ACCOUNT	
PAYMENT	375.00
BAL DUE	

- CASH
- CHECK
- MONEY ORDER
- CREDIT CARD

FROM \_\_\_\_\_ TO \_\_\_\_\_

BY D. Taylor

3-11

# RECEIPT

DATE

No. 989067

RECEIVED FROM

\$

DOLLARS

 FOR RENT FOR

ACCOUNT	
PAYMENT	
BAL DUE	

- CASH
- CHECK
- MONEY ORDER
- CREDIT CARD

FROM \_\_\_\_\_ TO \_\_\_\_\_

BY \_\_\_\_\_

3-11

# RECEIPT

DATE

No. 989068

RECEIVED FROM

\$

DOLLARS

ACCOUNT	
PAYMENT	
BAL DUE	

- CASH
- CHECK
- MONEY ORDER
- CREDIT CARD

FROM \_\_\_\_\_ TO \_\_\_\_\_

BY \_\_\_\_\_

3-11

ited: 3/13/2024 11:08:15

jister: 4 Clerk: KC

## Official Tax Receipt

Mike Young

## LUMPKIN Tax Commissioner

Phone: (706) 864-2666

Fax: (706) 867-6010

99 COURT HOUSE HILL, SUITE E  
DAHLONEGA, GA 30533

Trans No	Property ID/District Description	Original Due	Interest & Penalty	Prev Paid	Amount Due	Amount Paid	Transaction Balance
8 Bill No 7285	081 028 / 001 7.04 ACS LL 122 LD 11-ORG HALL  FMV: \$107,494.00	1,011.36	0.00 Fees 0.00	0.00	1,011.36	1,011.36	0.00
						Paid Date 11/27/2023 15:41:44	Current Due 0.00
Actions:	116883 - 116888	Totals	1,011.36	0.00	0.00	1,011.36	1,011.36

Paid By:

HATCHER JARROD	Cash Amt:	0.00	
	Check Amt:	3,859.22	
	Charge Amt:	0.00	
	Change Amt:	0.00	
Check No	545	Refund Amt:	0.00
Charge Acct		Overpay Amt:	0.00

HATCHER JARROD  
808 HOMER EDWARDS RD  
DAHLONEGA, GA 30533