



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

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 Woodward. 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:

Barbara Bosanko (Chairman)

Danny Clark

David Woodward (Vice Chairman)

Robin Hall

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: <ul style="list-style-type: none">• (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

X Proof of Ownership (Deed)

X Legal Description of the Property

X Notarized authorization of owner, if not the applicant

X Processing and review fee (receipt)

X 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: 


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)


(Signature)

Notary Public, Commission No. 1102

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

02-26-27



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. S. Devae M. Smith

Notary Public (Print Name)

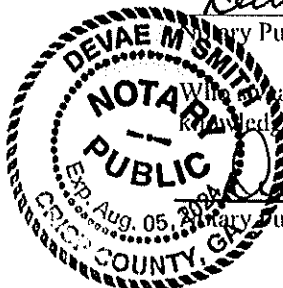
Who swear that the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

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.

 - (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%

 - (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.

 - (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 Dahlenega area.

- (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 Dahlenega 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.

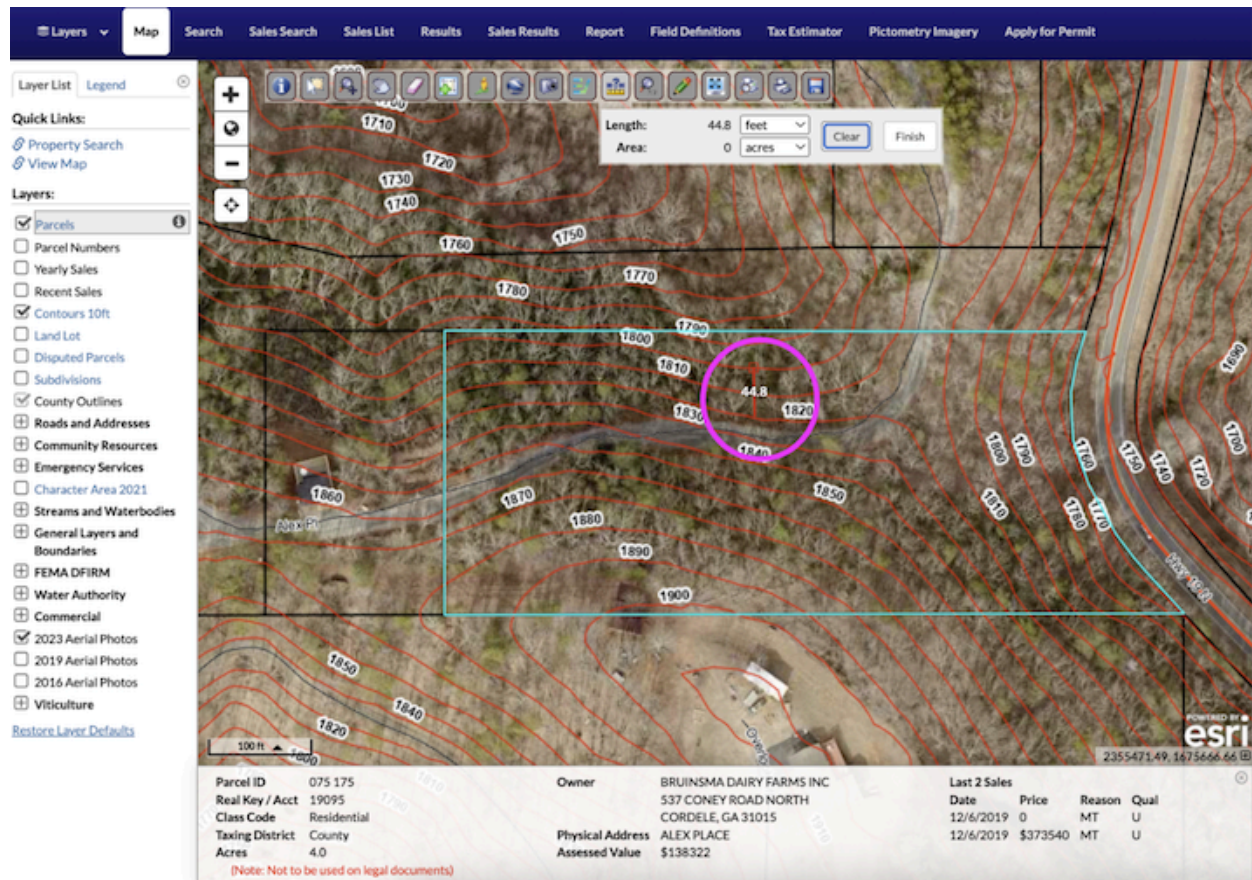
Cabin located at adjacent parcel 075 181



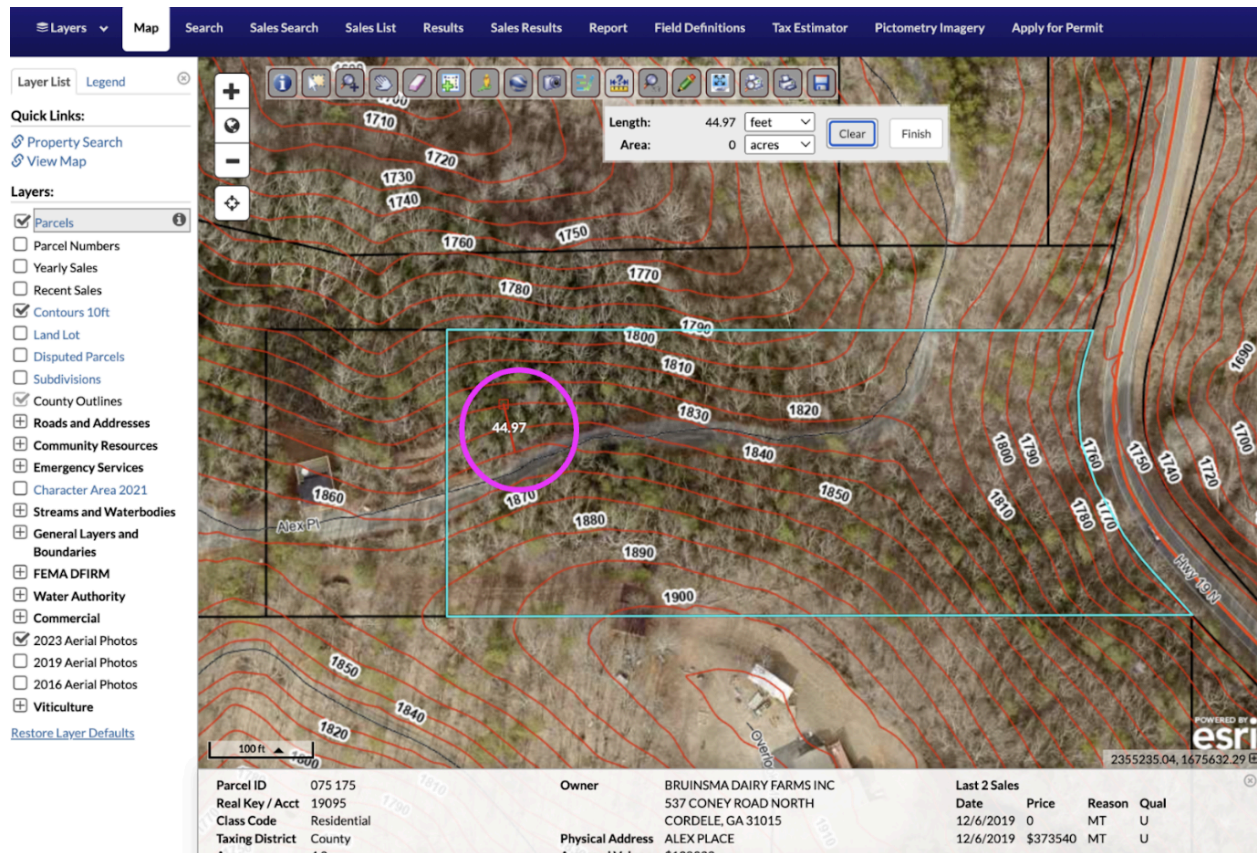
Parking area view of the cabin located at adjacent parcel 075 181



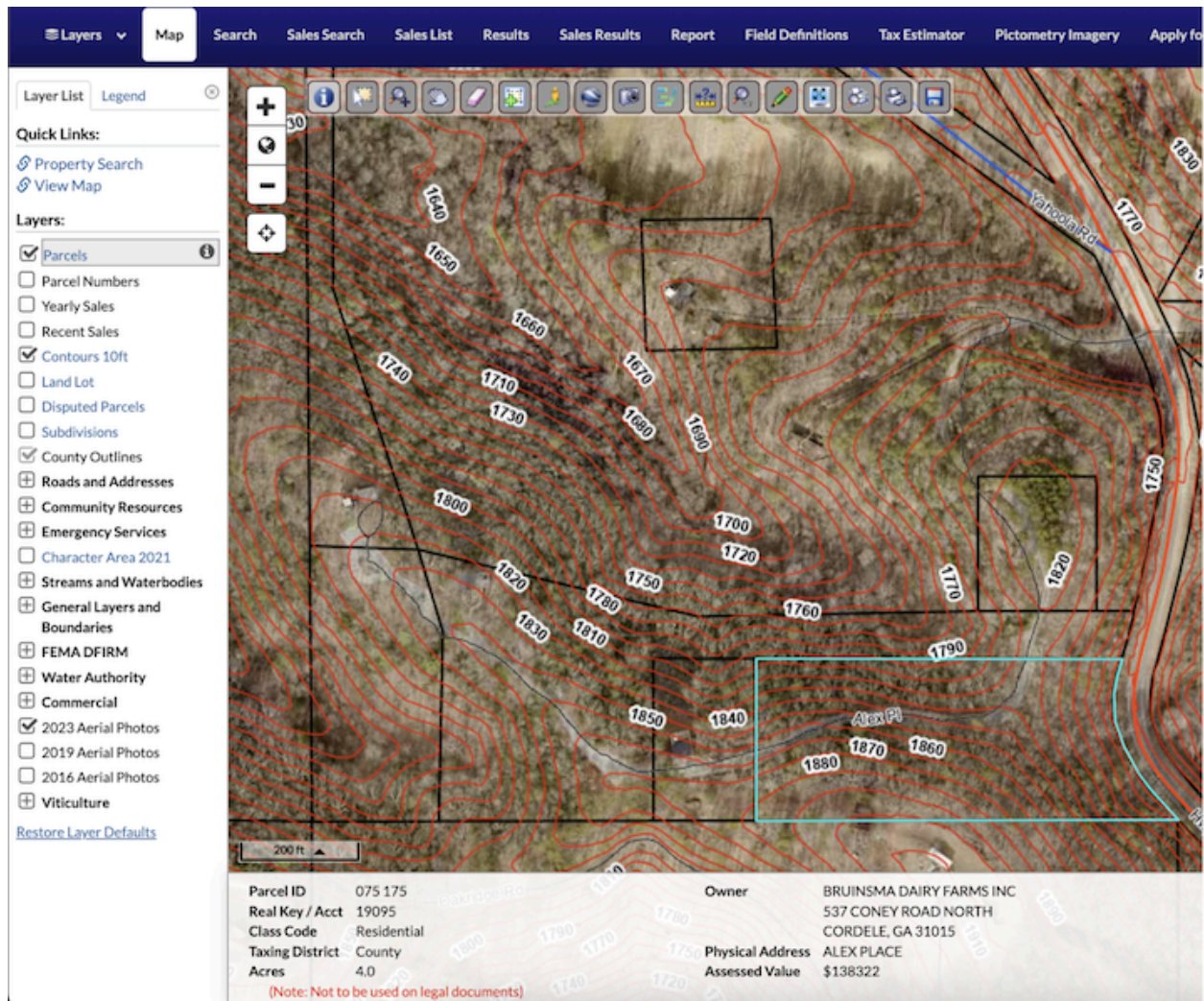
Topo map of building site 1



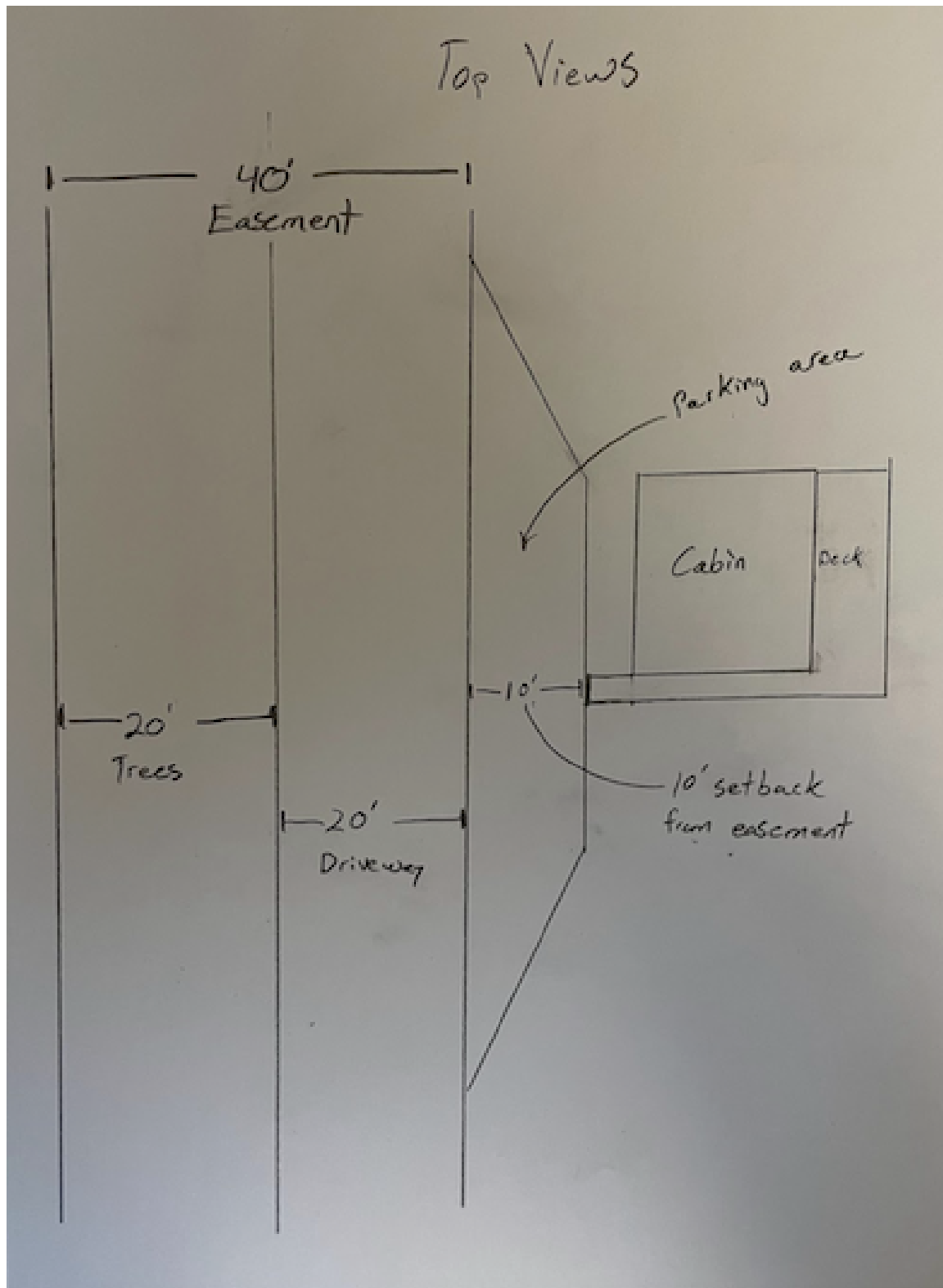
Topo map of building site 2



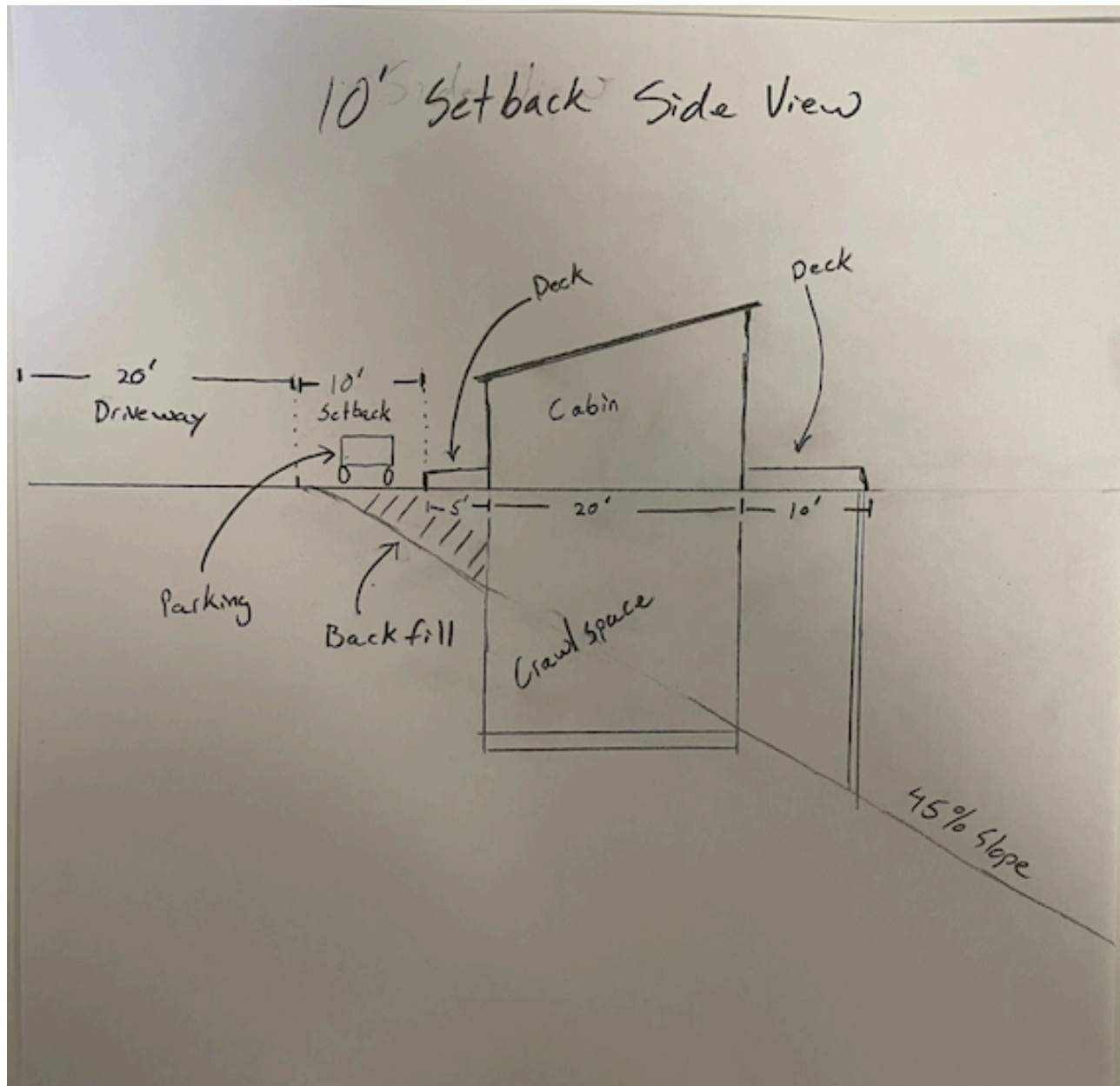
Topo map of the whole property



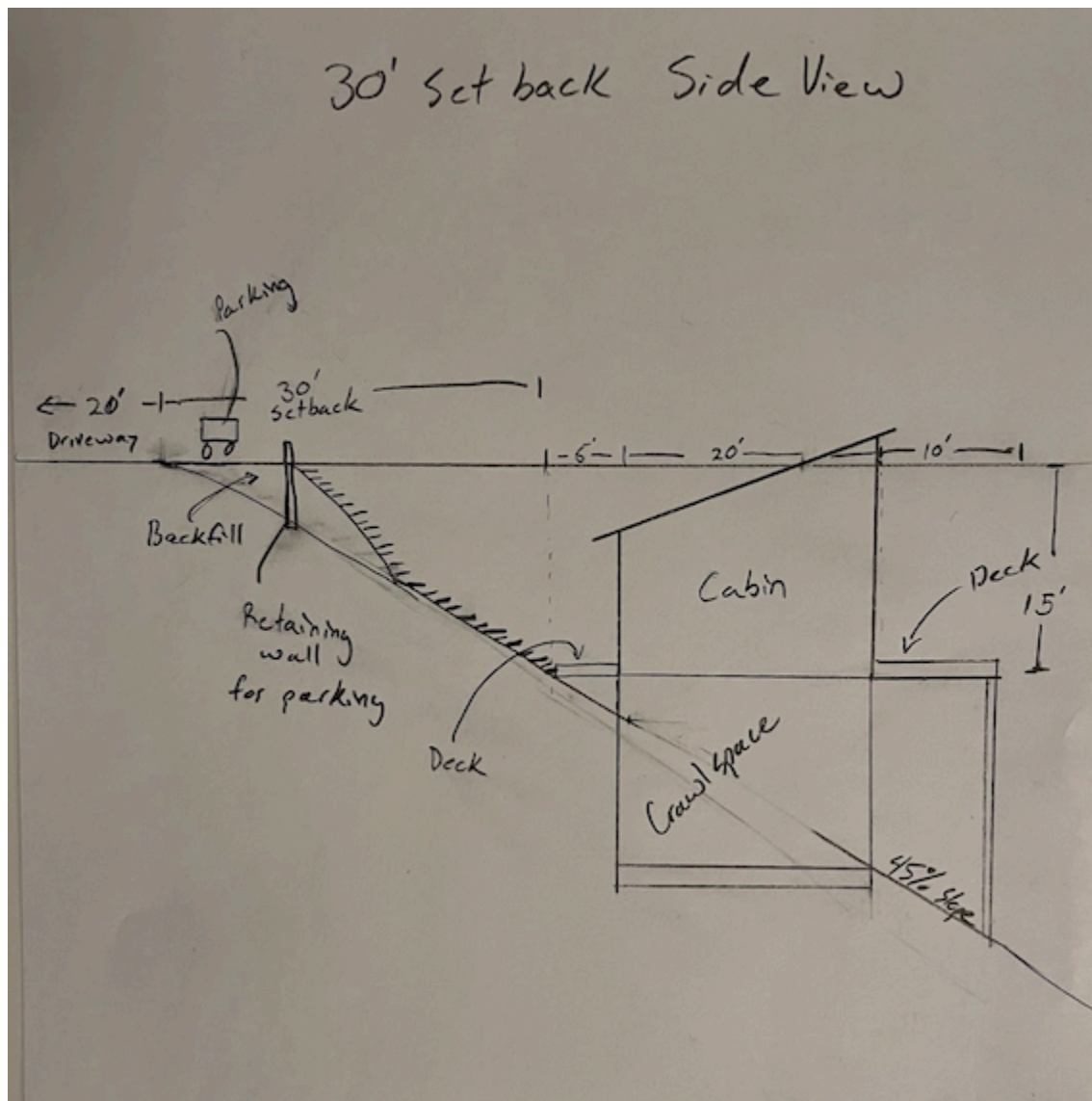
Top view



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.

LEGEND

AIF ANGLE IRON FOUND
AMF ALUM. MONUMENT FOUND
BC BACK OF CURB
BSL BUILDING SETBACK LINE
CB CATCH BASIN
CBL CABLE BOX
C/L CENTERLINE
CMF CONC. MONUMENT FOUND
CLEANOUT
CONC. CONCRETE
CTF CRIMPED TOP FOUND
DB DEED BOOK
DE DRAINAGE EASEMENT
DI DROP INLET
EP EDGE OF PAVEMENT
ESMT EASEMENT
FIRE HYDRANT
GAS METER
GMD GEORGIA MILITIA DISTRICT
HEADWALL
IPS 1/2" REBAR SET
JB JUNCTION BOX
LL LAND LOT
LLL LAND LOT LINE
LPT LIGHT POLE
MANHOLE
MNS MAG NAIL SET
N/F NOW OR FORMERLY
OHP OVERHEAD POWER
OTF OPEN TOP FOUND
PB PLAT BOOK
P/B POWER BOX
P/L PROPERTY LINE
POB POINT OF BEGINNING
PP POWER POLE
PS PLAT SLIDE
RBF REBAR FOUND
R/W RIGHT OF WAY
S/D SUBDIVISION
SERVICE POLE
UM UTILITY MANHOLE
WM WATER METER
WV WATER VALVE
YI 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
W. SHANE FLOYD
GA RLS #2801

3/16/2023
DATE

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 TC1205 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.

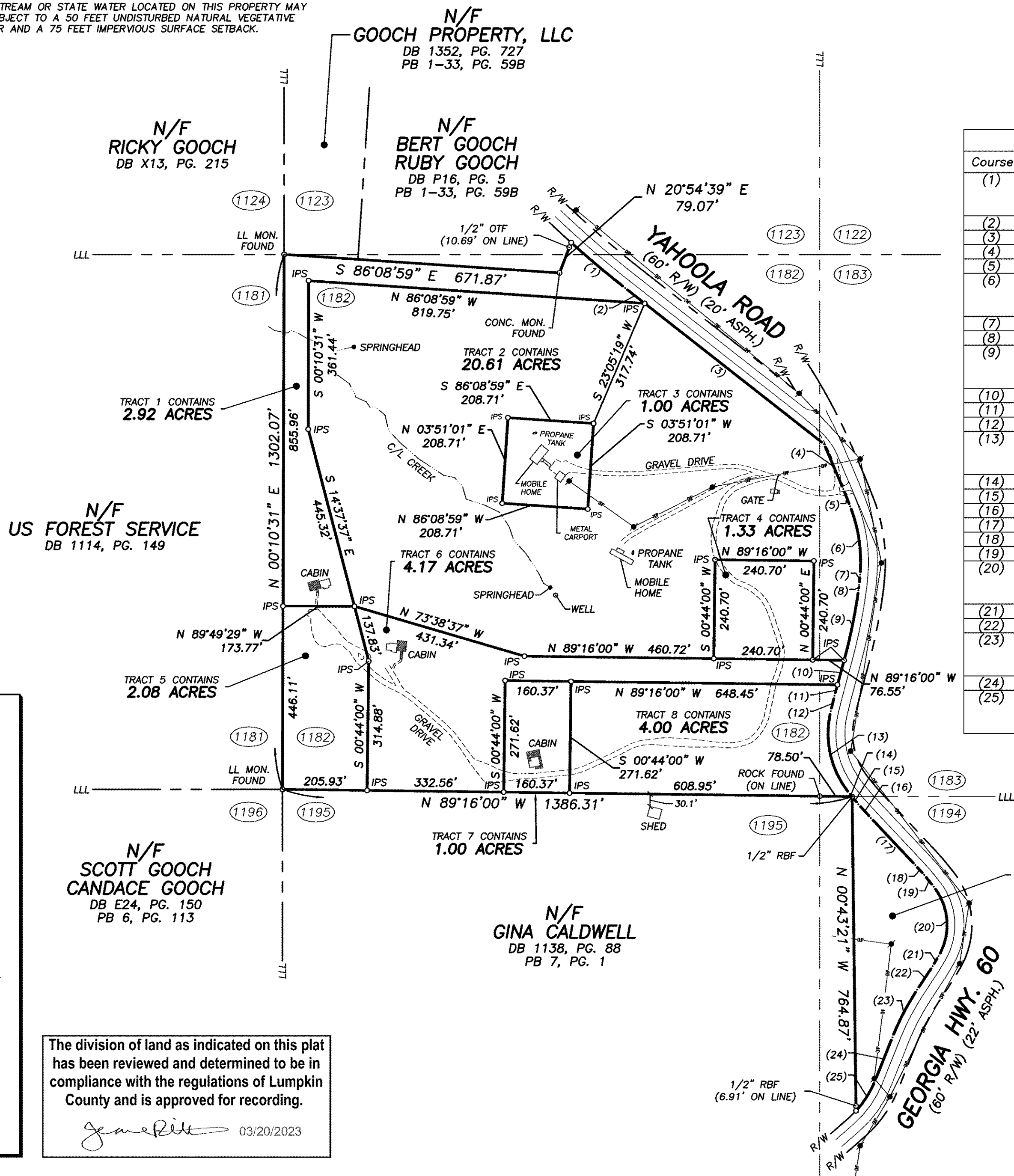
THIS PLAT IS FOR THE BENEFIT OF THE PARTIES IN THE TITLE BLOCK ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK. FLOYD & ASSOCIATES, INC. WILL NOT ACCEPT ANY RESPONSIBILITY OF LIABILITY FOR THE USE OF THIS SURVEY BY ANYONE OTHER THAN THE PERSON, OR PERSONS, NAMED IN THE TITLE BLOCK.

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.

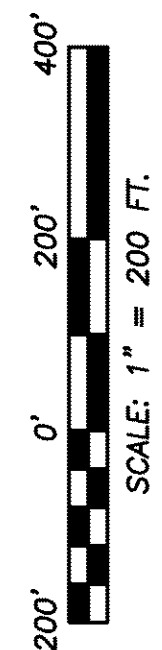
REFERENCES:

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

RECORD NORTH
(PB 7, PG. 1)



ALONG R/W		
Course	Bearing	Distance
(1)	Rad: 2542.00' Tan: 85.81' Chd: S 49°56'19" E	A: 171.56' CA: 3°52'00" 171.52'
(2)	S 51°52'19" E	60.83'
(3)	S 51°52'19" E	554.67'
(4)	S 23°11'48" E	119.31'
(5)	S 21°32'15" E	45.27'
(6)	Rad: 366.00' Tan: 86.23' Chd: S 08°16'50" E	A: 169.37' CA: 26°30'50" 167.86'
(7)	S 04°58'35" W	25.10'
(8)	S 07°56'10" W	12.97'
(9)	Rad: 1373.00' Tan: 87.20' Chd: S 11°34'12" W	A: 174.16' CA: 7°16'04" 174.04'
(10)	S 15°12'13" W	61.97'
(11)	S 15°12'13" W	27.49'
(12)	S 13°41'02" W	38.81'
(13)	Rad: 230.00' Tan: 115.33' Chd: S 12°56'50" E	A: 213.81' CA: 53°15'44" 206.19'
(14)	S 39°34'42" E	8.97'
(15)	S 39°34'42" E	24.32'
(16)	S 42°36'43" E	45.43'
(17)	S 43°13'22" E	157.51'
(18)	S 42°12'17" E	32.15'
(19)	S 38°51'12" E	36.49'
(20)	Rad: 148.50' Tan: 103.01' Chd: S 04°06'22" E	A: 180.12' CA: 69°29'39" 169.28'
(21)	S 30°38'28" W	28.62'
(22)	S 33°18'38" W	68.35'
(23)	Rad: 650.00' Tan: 65.71' Chd: S 27°32'16" W	A: 130.98' CA: 11°32'43" 130.76'
(24)	S 21°45'54" W	113.95'
(25)	Rad: 237.50' Tan: 44.06' Chd: S 32°16'31" W	A: 87.13' CA: 21°01'12" 86.64'



DIVISION SURVEY FOR:

CORNELIS BRUINSMA
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

SHEET

1 OF 1

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 Pitt 03/20/2023

TRACT CONTAINS
39.32 ACRES

Lumpkin County, GA

Summary

Parcel Number	075 175
Location Address	ALEX PLACE
Legal Description	4.00 AC TR 4 LL 1182 1123 LD 11-1 (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	Agricultural Preservation
Tax District	County (District 01)
Millage Rate	23.521
Acres	4
Neighborhood	Rural ACC #3 (00003)
Homestead Exemption	No (S0)
Landlot/District	1182 / 11

[View Map](#)



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: 03/14/2021 

To: 03/14/2024 

1500

Feet 

Valuation

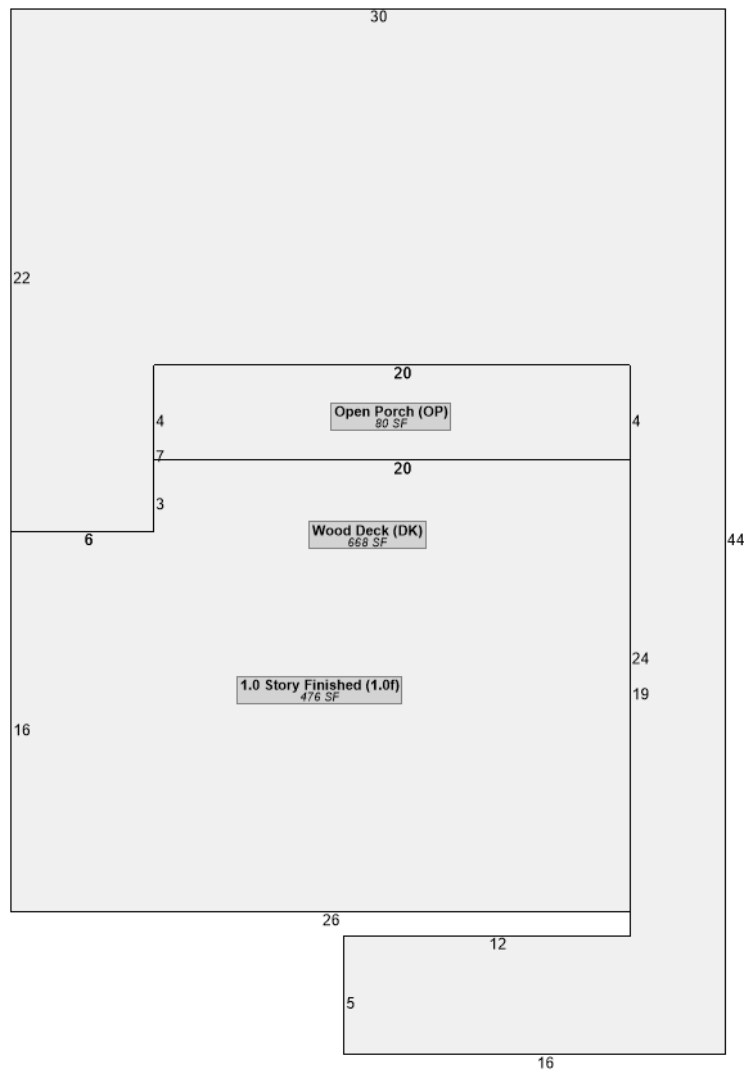
	2023	2022	2021
Previous Value	\$69,575	\$69,575	\$0
Land Value	\$83,490	\$69,575	\$69,575
+ Improvement Value	\$51,832	\$0	\$0
+ Accessory Value	\$3,000	\$0	\$0
= Current Value	\$138,322	\$69,575	\$69,575

Tax Collector

Photos



Sketches



Mailing Labels

Distance:

 Feet

Use Address From:

☒ Owner ☐ Property

Select export file format:

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.

- ☒ Show All Owners
☐ Show Parcel ID on Label

Skip Labels

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:
Welchel, 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 6th 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 **FEE 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 6th day of December, 2019,
in the presence of:

Grantor:

Elaine A. Barnett
Unofficial Witness

Julia McKinnon Ridley (Seal)
Julia McKinnon Ridley a/k/a Julia Ridley

Carla J. Walker
Notary Public
My Comm. Expires:

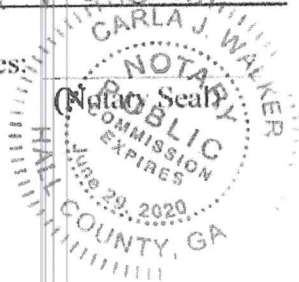


EXHIBIT "A"

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, from 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

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
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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 BUDDY ADAMS

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

Applicant's Name: MICHAEL BUDDY ADAMS

Address: 228 Gold Crest Dr.

City: DAHLONEGA State: GA Zip Code: 30533

Phone: 770-401-7887

Description of Request: *DRIVEWAY AT 228 Gold Crest Dr.

TO Re-SUBMIT DIVIDE OF LOT 25 ALSO
DIVIDE INTO 2 LOTS - ALSO DIVIDE LINE
STARTS MIDDLE OF DRIVEWAY on Gold Cove Rd.

Existing Activity: RAWLAND

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

From:

ADAMS
228 GOLD CREST DR.
DAHLONEGA, GA 30533

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: 3.7.2024

STATE OF GEORGIA
COUNTY OF LUMPKIN

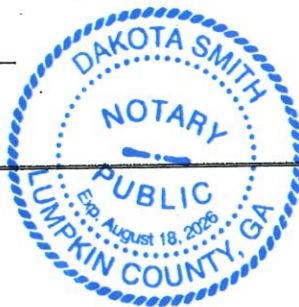
The foregoing instrument was acknowledged before me this 3/7/24 by
(date)

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~~ 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 1st

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 CREATES PRACTICAL DIFFICULTY BECAUSE THE AVERAGE CAN BE EASILY SKEWERED 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 SKEWERED 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#

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 TIME LINE RAN OUT. I AM
GETTING THEM RE-INSTATED.

CAN you please sign CARD & 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	Pr
Priority Mail®	1		\$9
Rate Env			
Duluth, GA 30096			
Flat Rate			
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

Grand Total: \$23

Payment Card Remit \$23
Card Name: VISA
Account #: XXXXXXXXXXXX9841
Approval #: 417065
Transaction #: 269
AID: A0000000031010 Chip
AL: VISA CREDIT
PIN: Not Required

Text your tracking number to 28777 (2USP)
to get the latest status. Standard Message
and Data rates may apply. You may also
visit 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://informedelivery.usps.com>

All 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.

41
122400-0691
Print #: 840-53000522-1-6582578-2

3.10.2024

MRS. COLE,

PLEASE SIGN:

AND SEND BACK.

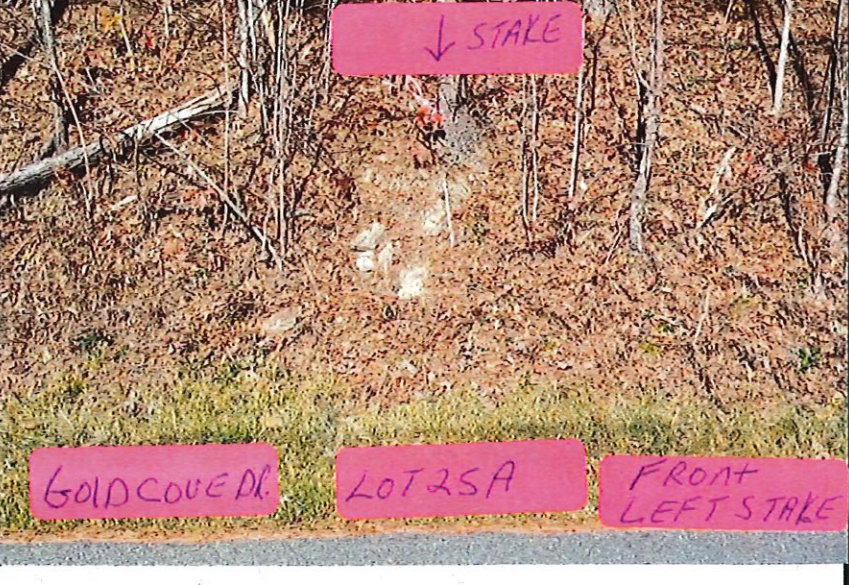
MY LOTS ARE RESUBMITTED
FOR SPLITTING AND REPLATTER.
THANKS. MICHAEL ADAMS

MRS. COLE

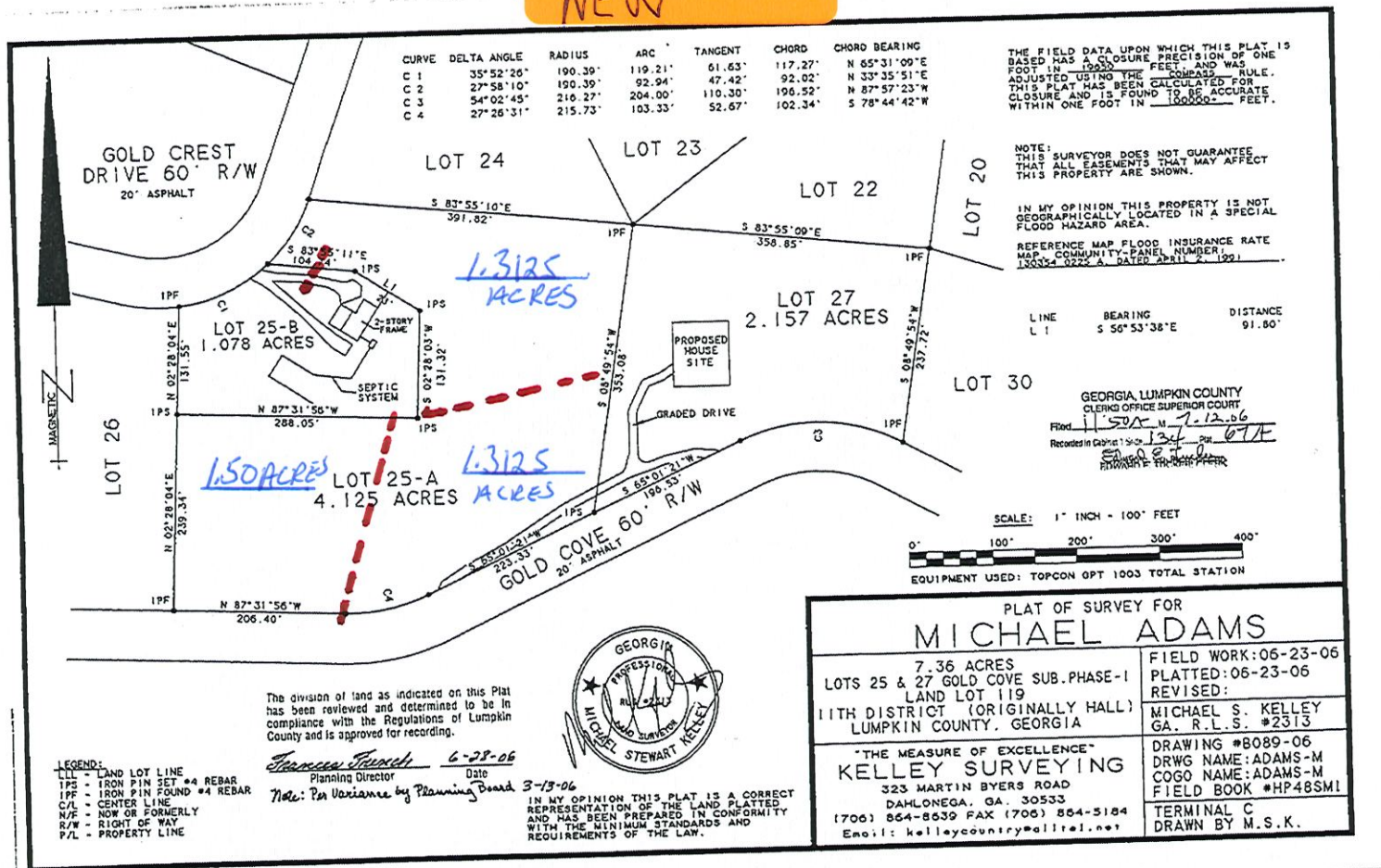




OLD!
PRE-APPROVED



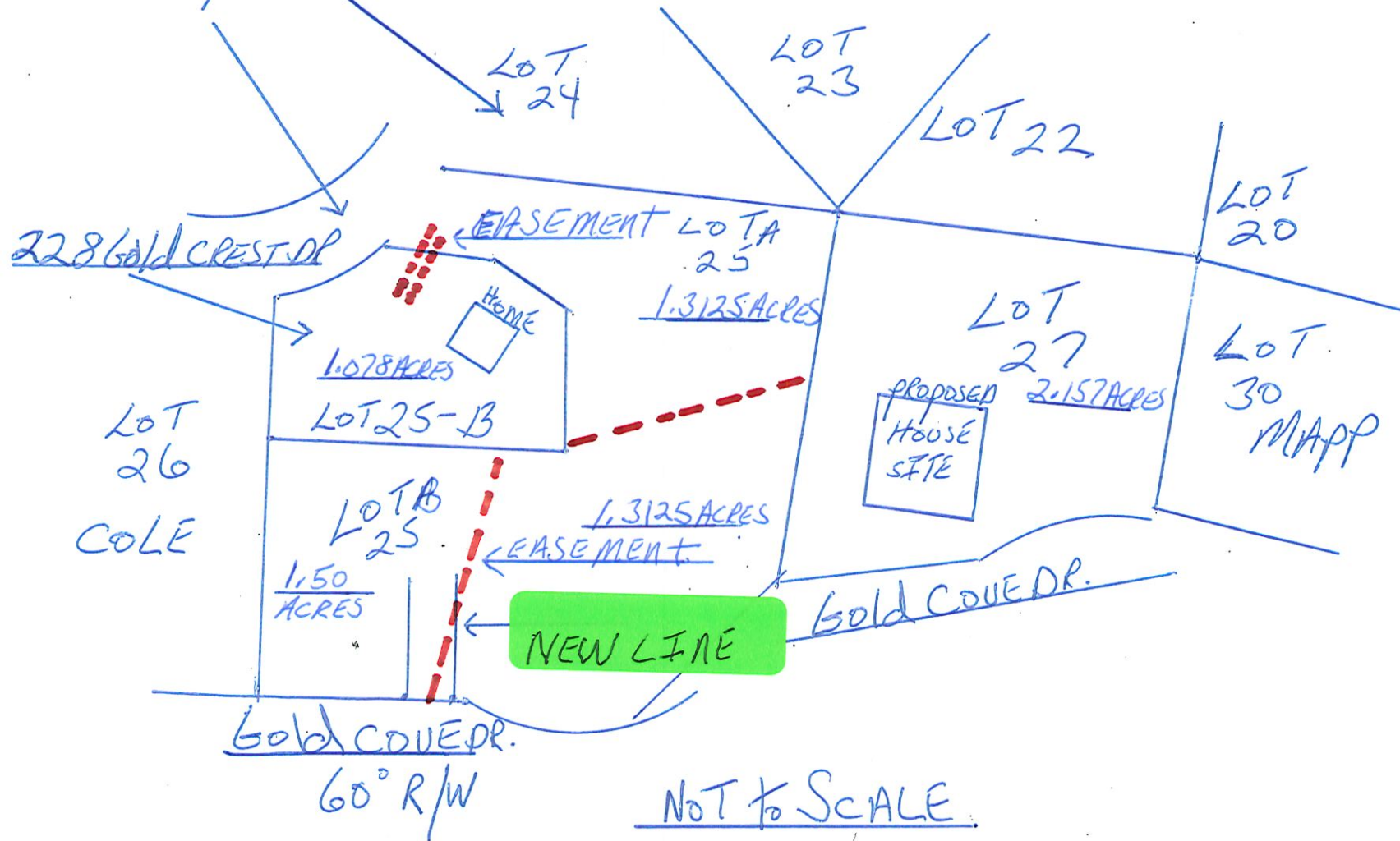
NEW



GOLD CREST PR

GOLD COVE SUBDIVISION

60° R/W



old out dated
old PRE Approved MAP. A



NEW PR
LINE PREAPPROVED



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

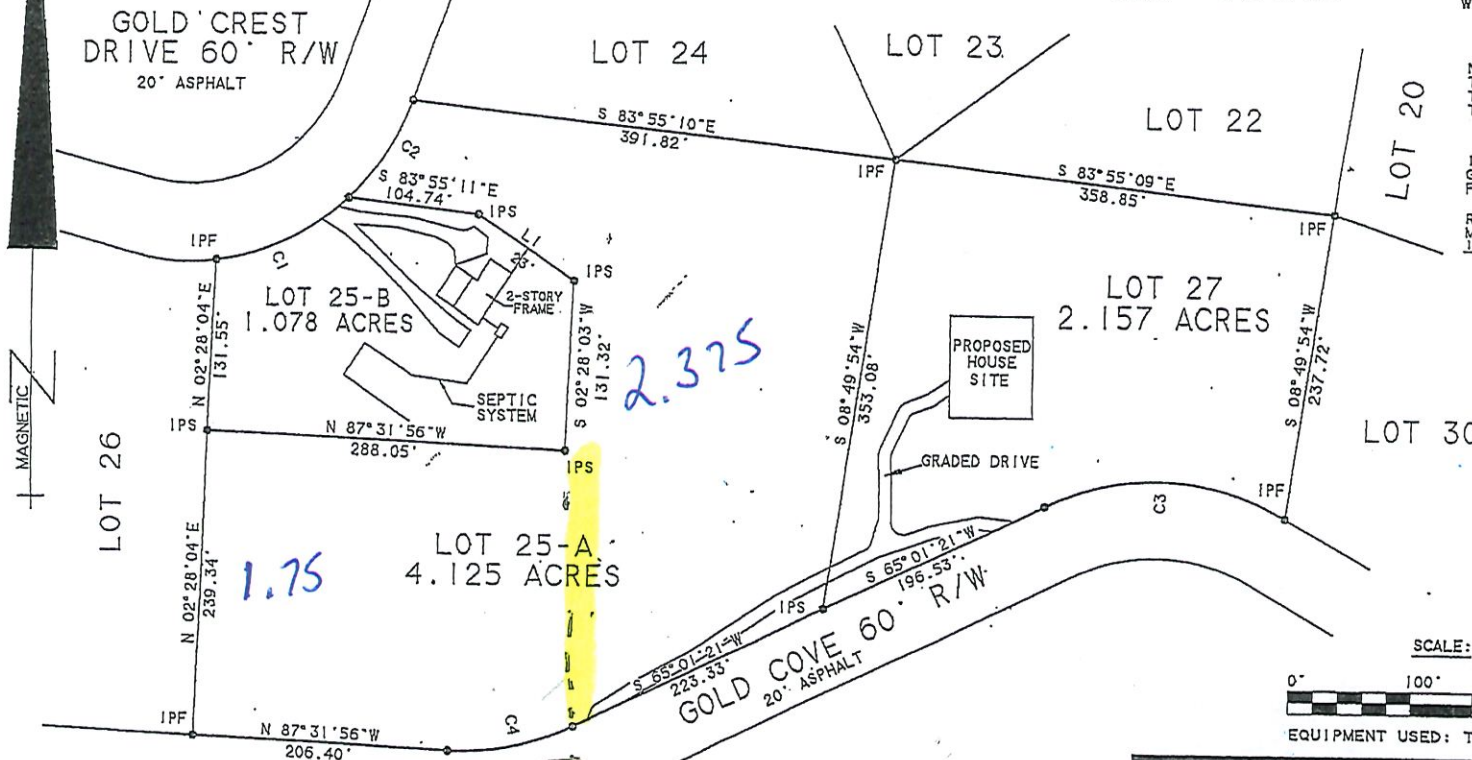
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10000 FEET AND WAS ADJUSTED USING THE COMPOUND RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 10000 FEET.

NOTE:
THIS SURVEYOR DOES NOT GUARANTEE THAT ALL EASEMENTS THAT MAY AFFECT THIS PROPERTY ARE SHOWN.

IN MY OPINION THIS PROPERTY IS NOT GEOGRAPHICALLY LOCATED IN A SPECIAL FLOOD HAZARD AREA.

REFERENCE MAP FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER: 130354 0225 A, DATED APRIL 2, 1991

LINE BEARING DISTANCE
L 1 S 56°53'38"E 91.80'



The division of land and 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

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-1
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

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

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

TERMINAL C
DRAWN BY M.S.K.

FOR SALE

1.62 ACRES

**WG Stephens &
Associates Inc. Prime
Property**

Offered at:

- \$89,000

- Lot 3 Gold Cove

- 1.62 Acres

- Bring your plans and build your own home on this quiet wooded lot.

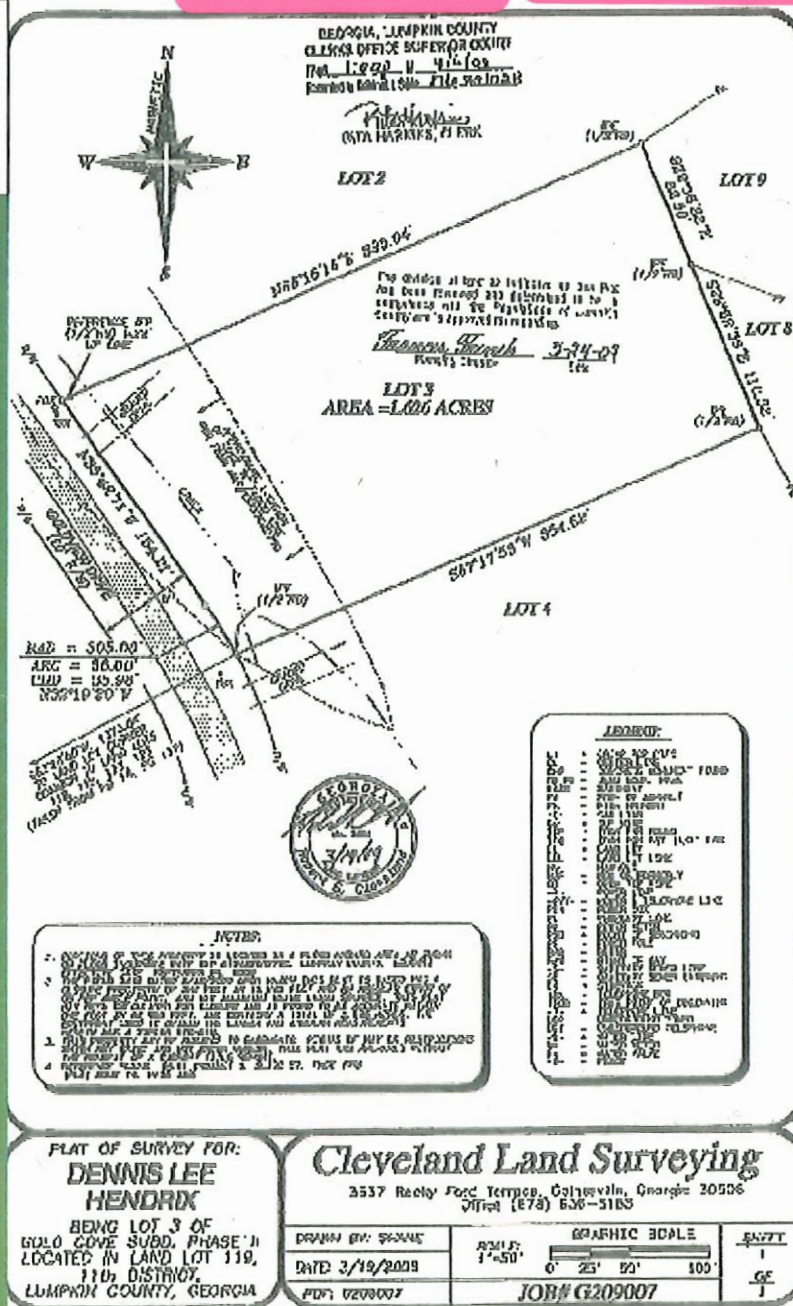
Agent Info:

Jordan S. Petranck

Cell: 678-858-1452

Email:

Jordancstephens@gmail.com



NOTE: THIS SURVEYOR DOES NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN _____ FEET AND WAS ADJUSTED USING THE _____ METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN _____ FEET. EQUIPMENT USED: NIKON D-50 TOTAL STATION 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.



NOTE: BOARD OF EDUCATION WILL NOT PROVIDE FOR SCHOOL BUS SERVICE ON "GOLD COVE DRIVE".

SCALE: 1" = 200 FEET
0' 200' 400' 600' 800'

L1 - LAND LOT
L2 - LAND LOT LINE
L3 - IRON PIN FOUND
L4 - IRON PIN SET
L5 - CENTERLINE
N/F - NOW OR FORMERLY

REFERENCE PLAT:
PLAT BY FREDERICK F. KAUFFMAN
DATED MAY 20, 1985
ENTITLED SURVEY FOR HUYT E. ROBINSON
& DEAN TOWNLEY

DEVELOPER:
ADERO, INC.
JOHN F. ADEROLD
PRESIDENT

24 HOUR CONTACTS
JIM REARDEN & CHARLIE FONDURANT
P.O. BOX 387
DAHLONEGA, GA. 30533
(706) 864-7871

Pursuant to the Subdivision Regulations and Campground Standards for Lumpkin County, Georgia, all requirements of approval having been fulfilled, this Final Plat was given Final Approval by the Dahlonega-Lumpkin County Planning Commission on _____, 1995.

"IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION. THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS 'FUTURE' AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN AND THAT ALL ENGINEERING REQUIREMENTS OF THE SUBDIVISION REGULATIONS AND CAMPGROUND STANDARDS OF LUMPKIN COUNTY, GEORGIA, HAVE BEEN FULLY COMPLIED WITH."

BY: *Stewart K. Kelly*
REGISTERED LAND SURVEYOR NUMBER 2313

OWNER'S CERTIFICATION:
STATE OF GEORGIA, COUNTY OF LUMPKIN.

"THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, CERTIFIES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY."

OWNER _____

DATE _____

GEORGIA, LUMPKIN COUNTY
CLERK'S OFFICE SUPERIOR COURT
PLAT BY *Stewart K. Kelly*
DATED *8-29-95*
Edward E. Tucker, Clerk

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	84°13'42"	130.39'	191.69'	117.88'	124.89'	S 61°43'39"W
C 2	79°17'21"	150.69'	208.53'	124.86'	192.28'	S 64°11'51"W
C 3	18°00'50"	145.41'	54.76'	108.16'	56.21'	S 15°42'41"W
C 4	69°28'24"	99.74'	34.20'	56.21'	14.20'	N 20°09'34"W
C 5	1°26'24"	469.17'	93.68'	46.99'	93.52'	N 20°17'49"E
C 6	15°39'36"	250.90'	151.99'	97.83'	151.58'	N 08°26'28"E
C 7	10°05'09"	348.46'	97.83'	49.24'	97.51'	N 7°10'19"W
C 8	18°16'35"	256.10'	81.69'	41.20'	81.35'	S 28°45'46"W
C 9	45°15'20"	256.10'	202.28'	106.75'	197.06'	S 60°31'00"W
C 10	45°15'20"	256.10'	229.81'	161.94'	229.81'	N 70°40'05"W
C 11	35°12'00"	122.61'	78.40'	40.48'	77.18'	N 61°35'52"W
C 12	10°29'00"	229.81'	41.05'	21.08'	41.99'	N 51°14'30"W
C 13	05°46'33"	1021.15'	102.94'	51.51'	102.90'	N 78°18'38"W
C 14	11°41'00"	252.90'	51.57'	25.87'	51.48'	N 81°15'51"W
C 15	11°07'24"	176.99'	69.72'	38.77'	138.77'	S 57°28'47"W
C 16	40°58'33"	252.90'	180.86'	94.49'	177.03'	S 72°24'21"W
C 17	23°56'27"	199.77'	83.47'	42.35'	82.87'	N 69°03'40"W
C 18	15°55'37"	192.02'	100.15'	108.38'	108.38'	S 71°00'18"W
C 19	23°43'46"	199.77'	82.77'	41.97'	82.14'	N 65°11'34"W
C 20	64°13'23"	50.00'	56.34'	31.58'	51.40'	N 57°52'21"W
C 21	30°52'12"	50.00'	32.18'	16.67'	31.62'	N 71°42'47"W
C 22	47°18'00"	50.00'	21.90'	10.12'	21.90'	N 02°01'13"W
C 23	37°20'24"	50.00'	16.89'	8.39'	32.01'	N 40°17'48"E
C 24	30°52'12"	50.00'	16.67'	8.39'	31.62'	S 34°55'35"E
C 25	104°32'30"	50.00'	91.23'	64.62'	79.09'	S 68°45'44"E
C 26	07°32'33"	655.94'	86.35'	43.24'	86.29'	N 75°11'49"E

FUTURE DEVELOPMENT
PHASE #2

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 27	47°40'12"	139.77'	116.29'	139.77'	116.29'	S 61°43'39"W
C 28	19°30'28"	655.94'	24.13'	112.76'	24.13'	S 64°11'51"W
C 29	26°19'38"	141.81'	73.20'	141.81'	73.20'	S 15°42'41"W
C 30	26°14'35"	312.90'	142.77'	73.18'	142.51'	N 20°09'34"W
C 31	03°08'59"	901.13'	52.84'	26.43'	52.83'	N 20°17'49"E
C 32	09°05'58"	187.61'	29.80'	14.93'	29.76'	N 08°26'28"E
C 33	07°10'19"	961.01'	44.05'	22.03'	44.05'	N 7°10'19"W
C 34	50°51'31"	169.81'	150.73'	80.74'	145.83'	S 28°45'46"W
C 35	26°06'30"	187.61'	85.47'	43.49'	84.73'	S 60°31'00"W
C 36	03°11'58"	150.40'	28.50'	121.44'	28.50'	N 70°40'05"W
C 37	2°26'43"	215.71'	103.33'	52.67'	102.74'	N 61°35'52"W
C 38	51°14'30"	140.39'	212.15'	118.61'	201.14'	N 51°14'30"W
C 39	37°38'11"	260.14'	148.29'	76.29'	146.29'	N 78°18'38"W
C 40	01°01'30"	285.41'	89.74'	45.24'	89.57'	N 81°15'51"W
C 41	70°17'41"	90.69'	125.50'	73.14'	125.50'	S 57°28'47"W
C 42	20°23'10"	190.39'	67.74'	34.23'	67.39'	S 72°24'21"W
C 43	54°02'59"	216.28'	110.30'	106.52'	87.57'	N 69°03'40"W
C 44	23°48'54"	195.20'	81.14'	41.16'	80.55'	N 71°00'18"W
C 45	21°34'20"	213.77'	80.47'	40.74'	79.09'	N 65°11'34"W
C 46	08°08'02"	462.26'	56.62'	32.87'	56.57'	N 57°52'21"W
C 47	14°42'47"	195.20'	82.01'	41.62'	81.41'	N 71°42'47"W
C 48	15°03'45"	234.74'	61.71'	31.03'	61.53'	N 02°01'13"W
C 49	79°12'57"	50.00'	69.13'	41.37'	31.62'	N 40°17'48"E
C 50	36°52'12"	50.00'	12.18'	16.67'	31.62'	S 34°55'35"E
C 51	149°01'28"	50.00'	130.05'	180.44'	96.37'	S 68°45'44"E

NOTE: ALL LOTS CONTAIN A MINIMUM OF 1/4 ACRE EXCLUDING EASEMENTS. IRON PINS SET AT LOT CORNERS (1/2" REBAR'S 24" LONG)

REVISED JUNE 20, 1995, 8-3-95

GOLD COVE SUBDIVISION PHASE-1

LAND LOT 119, 11TH DISTRICT, ORIGINALLY HALL
NOW LUMPKIN COUNTY, GEORGIA

PRECISION
LAND
SERVICES
404 CHOICE AVENUE, DAHLONEGA, GEORGIA 30533
(706) 864-7298

JUNE 5, 1995
MICHAEL S. KELLEY
GA. R.L.S. #2313
DRAWING #C01095
FB-33, TERMINAL-B

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 (S0)
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	\$71,950	\$71,950	\$71,950	\$71,950	\$71,950

Tax Collector

Tax Collector Website

Mailing Labels

Distance:

100

Feet

Use Address From:

☒ Owner

☐ Property

Select export file format:

Address labels (5160)

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

☒ Show All Owners

☐ Show Parcel ID on Label

Skip Labels

0

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, Photos, 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



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 532 Page 27
28

Edward E. Tucker
EDWARD E. TUCKER, CLERK

GEORGIA LUMPKIN COUNTY
REAL ESTATE TRANSFER TAX
PAID 170.00
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:

Stacey W. True Love
Unofficial Witness

Justin Gaddis (SEAL)
Justin Gaddis

Angela G. Clark
Notary Public
State of Georgia

Jan Gaddis (SEAL)
Jan Gaddis



000027

EXHIBIT A

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 119, 11TH 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 be 'R JG'.

000028

Official Tax Matter - 2020 Tax Year

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

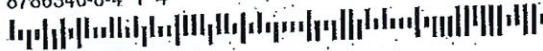
Annual Assessment Notice Date: 5/12/2020

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.schnelder

8786340-6-4 1 4



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

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:

- (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 SCHLATTMANN.

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
9760	097 093	1.08	01		Yes-L3
GOLD COVE #25B LL 119 LD 11- O HALL					
228 GOLD CREST DRIVE					
Property Description	Property Address	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.

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

RECEIPTDATE 3-12-2024 No. 989065RECEIVED FROM Michael Adams\$ 255.00OK H 6353 DOLLARS☐ FOR RENT☐ FOR Variance Request

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

☐ CASH☐ CHECK☐ MONEY ORDER☐ CREDIT CARD

FROM _____ TO _____

BY D Taylor

3-11

RECEIPTDATE _____ No. 989066

RECEIVED FROM _____

\$ _____

DOLLARS

☐ FOR RENT☐ FOR _____

ACCOUNT		
PAYMENT		
BAL. DUE		

☐ CASH☐ CHECK☐ MONEY ORDER☐ CREDIT CARD

FROM _____ TO _____

BY _____

3-11

RECEIPTDATE _____ No. 989067

RECEIVED FROM _____

\$ _____

DOLLARS

☐ FOR RENT☐ FOR _____

ACCOUNT		
PAYMENT		
BAL. DUE		

☐ CASH☐ CHECK☐ MONEY ORDER☐ CREDIT CARD

FROM _____ TO _____

BY _____

3-11

RECEIPTDATE _____ 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:	Jarrold 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:	<p>Sec. 26-61. Class II subdivision.</p> <ul style="list-style-type: none">• 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:	<p>Sec. 26-164. - Review.</p> <p>(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.</p>
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 Jarrold Hatcher Phone # 706-973-9392

Developers Name Jarrold 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 _____

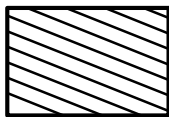
The roads will be ☒ privately maintained ☐ dedicated to the County

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)

MAP UNIT	SOIL SERIES	SLOPE % verified	DEPTH TO BEDROCK (inches) verified	DEPTH TO SEASONAL HIGH H2O TABLE (inches) verified	PERC RATE AT OPTIMUM DEPTH MIN/IN. predicted	DEPTH TO OPTIMUM PERC (inches) measured	SUITABILITY CODE (see attachment for definitions)
	PACOLET	5-15%	>60	>60	50	29-36	A
	PACOLET	15-25%	>62	>72	50	31-38	A
	CECIL	15-25%	>72	>72	55	31-37	A
	RAWLINGS	15-25%	>57	>57	55	29-31	B

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



= PROPOSED 28' X 42' 3 BEDROOM DWELLING

⊗ = PROPOSED WELL LOCATION

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 50
GRAPHIC SCALE - FEET

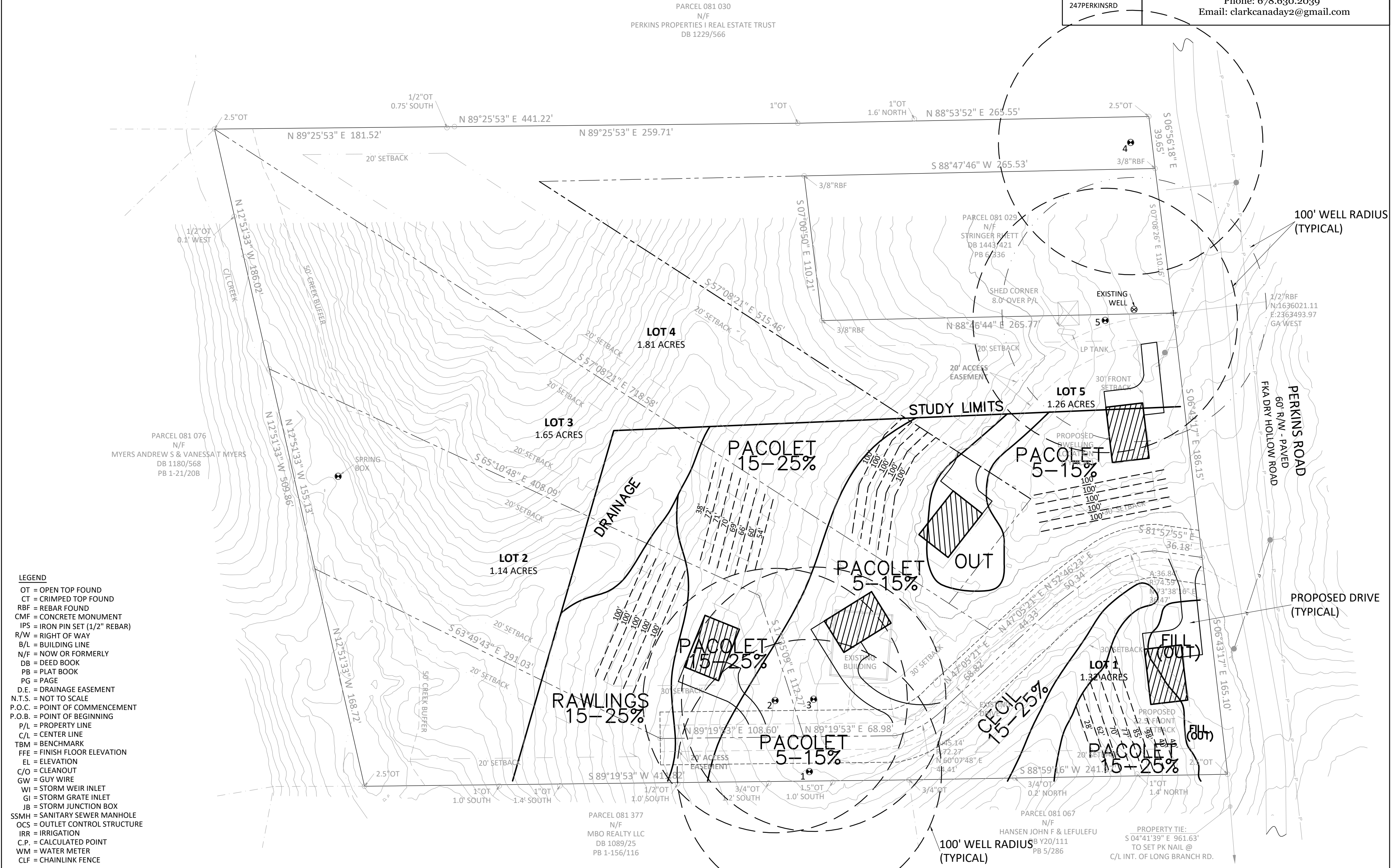
Drawn By: PDC
Plat Date: 3/1/24
Field Date: 2/28/24
Scale: 1" = 50'
Project No.: 247PERKINSRD

SUBDIVIDE PLAT FOR:
JARROD HATCHER

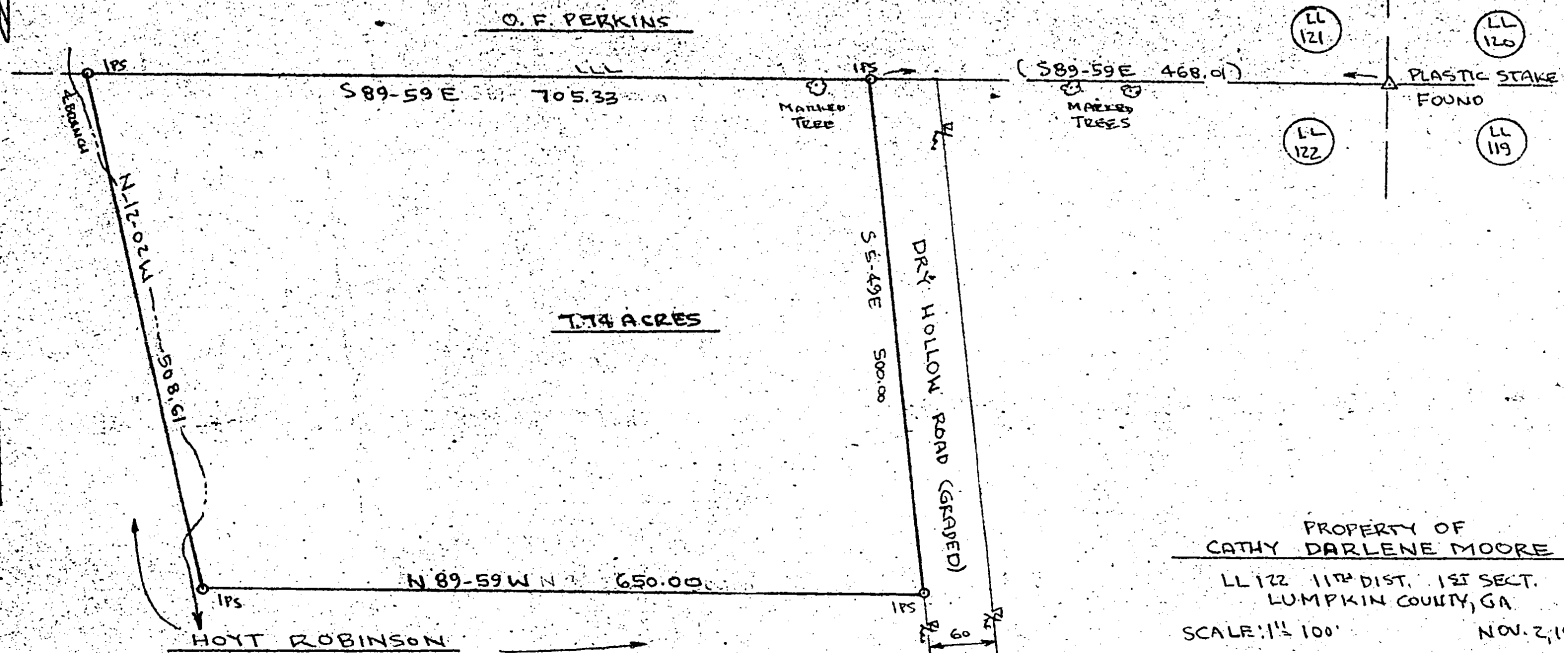
LAND LOT 122 ~ 11TH DISTRICT ~ 1ST SECTION
LUMPKIN COUNTY, GEORGIA

CLARK CANADAY
LAND SURVEYING • PLANNING • CONSULTING
4066 Holly Springs Road
Gillsville, Georgia 30543
Phone: 678.630.2039
Email: clarkcanaday2@gmail.com

RESERVED FOR CLERK OF SUPERIOR COURT
RECORDING INFORMATION



MAGNETIC NORTH OCT. 31, 1978



7.74 ACRES

PROPERTY OF
CATHY DARLENE MOORE
LL 122 11TH DIST. 1ST SECT.
LUMPKIN COUNTY, GA.
SCALE: 1" = 100' NOV. 2, 1978

GEORGIA, LUMPKIN COUNTY
CLERK'S OFFICE SUPERIOR COURT
FILED FOR RECORD AT 3:05 PM 12-79
RECORDED IN BOOK 7, PAGE 229
THIS 3rd DAY OF December 1979
Edward E. Carter
Clerk

JIMMY D. BULLOCK & ASSOCIATES
LAND SURVEYING & CIVIL ENGINEERING SERVICE
GAINESVILLE, GEORGIA 30501
BUS. 534-5618 - RES. 534-9790



IPS - IRON PIN SET



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 (S0)
Landlot/District	122 / 11

[View Map](#)



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	\$107,494	\$90,847	\$92,339	\$88,864	\$88,864

Tax Collector

Photos



Mailing Labels

Distance:


100

Feet 

Use Address From:

☒ Owner ☐ Property

Select export file format:

Address labels (5160) 

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.

☒ Show All Owners

☐ Show Parcel ID on Label

Skip Labels

0

DOCH 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

State of Georgia
LUMPKIN County

TAX PARCEL ID: 081 028
SEPTEMBER 2017 FILE: 132

SHERIFF'S TAX DEED

THIS INDENTURE, made this **SEPTEMBER 5TH, 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 Bryan Moore, 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 5TH, 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.

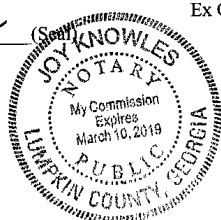
IN WITNESS WHEREOF, the said GRANTOR has signed and sealed this deed, the date first above written.

Signed, Sealed and delivered
in the presence of:

Michael Carlyle (Seal)
Unofficial Witness

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

Joy Knowles (Seal)
Notary Public



RECEIPT

DATE 3-12-2024

No. 989965

RECEIVED FROM

Michael Adams

\$ 255.00

OK # 6353

DOLLARS

☐ FOR RENT

☐ FOR

Variance Request

ACCOUNT

PAYMENT

BAL. DUE

255.00

☐ CASH

☒ CHECK

☐ MONEY ORDER

☐ CREDIT CARD

FROM

TO

BY

D Taylor

3-11

RECEIPT

DATE 3-8-2024

No. 989966

RECEIVED FROM

Tanya Helcher

\$ 375.00

OK # 553

DOLLARS

☐ FOR RENT

☐ FOR

☐ 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

☐ FOR RENT

☐ FOR

ACCOUNT

PAYMENT

BAL. DUE

☐ CASH

☐ CHECK

☐ MONEY ORDER

☐ CREDIT CARD

FROM

TO

BY

3-11

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

Register: 4 Clerk: KC

Official Tax Receipt

Mike Young

LUMPKIN Tax Commissioner

99 COURT HOUSE HILL, SUITE E
DAHLONEGA, GA 30533

Phone: (706) 864-2666

Fax: (706) 867-6010

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

Paid By :

HATCHER JARROD

HATCHER JARROD
808 HOMER EDWARDS RD
DAHLONEGA, GA 30533

Cash Amt: 0.00

Check Amt: 3,859.22

Charge Amt: 0.00

Change Amt: 0.00

Refund Amt: 0.00

Overpay Amt: 0.00

Check No 545
Charge Acct