

# City of Blue Ridge

480 West First Street • Blue Ridge, Georgia • (706) 632-2091



## Planning Commission Meeting

January 18, 2024

6:00 p.m.

480 West First Street

### A G E N D A


- 1) **Call Meeting to Order**
- 2) **Confirmation of Quorum**
- 3) **Approval of Minutes from Previous Meetings**
- 4) **Public Hearings:**
  - A. **Rezoning Request:** CHNA Holdings LLC tracts of land total 4.14 acres located at 101 Fannin Industrial Park, 401 Industrial Park and 405 Industrial Park, (tax parcels 0045-20E, 0045-20C01 and 0045-20C02) from Manufacturing District (M-1) to Community Commercial District (C-2).
- 5) **Adjournment**

# CITY OF BLUE RIDGE

## OFFICE OF THE CITY ADMINISTRATOR

### MEMORANDUM

TO: City of Blue Ridge Planning Commission

FROM: Eric M. Soroka, City Administrator 

DATE: January 18, 2024 Meeting

SUBJECT: **Staff Report – Application to Rezone CHNA Holdings LLC tracts of land total 4.14 acres located at 101 Fannin Industrial Park, 401 Industrial Park and 405 Industrial Park, (tax parcels 0045-20E, 0045-20C01 and 0045-20C02) from Manufacturing District (M-1) to Community Commercial District (C-2).**

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### RECOMMENDATION

It is recommended that the Planning Commission approve the C-2 rezoning request of CHNA Holdings LLC for the three locations provided that a condition limiting the use to Office Buildings: General and Professional as outlined in the Zoning code be placed on the properties. The proposed rezoning will bring the subject properties into conformity with its existing uses. The recommendation is based on the following findings;

- 1) The subject property is flanked by a limited M-1 zone district,
- 2) No adverse impact to any surrounding properties is expected if this rezoning is approved,
- 3) The Future Land Use Map shows the subject property to be planned for commercial development rather than manufacturing.

### THE REQUEST

CHNA Holdings LLC is requesting a rezoning of three tracts of land from Manufacturing M-1 to General Commercial C-2. The three adjacent tracts of land total 4.14 acres and are located at 101 Fannin Industrial Park, 401 Industrial Park and 405 Industrial Park. The tracts of land are identified as tax parcels 0045-20E, 0045-20C01 and 0045-20C02. The buildings located on the parcels are no longer used for manufacturing purposes. The tenant at 101 Fannin Industrial Park is Southern Comfort Cabin Rentals, an operations center for the business. The tenant at 401 Industrial Park is Turnkey Cabins LLC, a business that provides maintenance for homes managed by property management companies. The property located at 405 Fannin Industrial is currently under contract to be used as an appointment-only dermatology.

### **Surrounding Zoning**

The surrounding uses and zoning are as follows: 1) To the north is an 6.3 acre tract of land that contains a trucking company and is zoned M-1; 2) To the east is an 4.5 acre tract and a 4.9 acre tract that is owned by the Fannin County Development Authority zoned M-1, 3) To the south is Ada Street; and 4) To the north is an 2.4 acre tract of land that contains the Family Connections building and is zoned M-1. All in all, the area surrounding the subject property is predominantly industrial with commercial uses.

### **Standards for Review found in Section 125-9 of the City of Blue Ridge Code**

**1) Whether the proposed amendment would allow a use that is generally suitable for the site when compared to other possible uses, and the uses and zoning of adjacent and nearby properties.**

The established character of the area is office uses and industrial uses with limited to no manufacturing. Therefore, the request would allow a use that is more suitable to the site with limited impact on the surrounding properties.

**2) Whether the proposed amendment would adversely affect the economic value or uses of adjacent and nearby properties.**

No impact is expected based upon the existing manufacturing zoning and development of the area surrounding the subject property. This rezoning will be a benefit to the surrounding adjacent properties.

**3) Whether the property to be affected by the proposed amendment can be used as currently zoned.**

The subject property may only be used and/or developed for manufacturing and industrial use. The current zoning is not reflective of the existing development of the subject property. The proposed C-2 rezoning would allow for the subject property to have a zone district that conforms to the existing use of the subject property. It is recommended that the rezoning be limited to only office uses to avoid retail uses inconsistent with the surrounding uses.

**4) Whether the proposed amendment, if adopted, would result in a use which would or could cause an excessive or burdensome use of existing streets, schools, sewers, water resources, police and fire protection, or other utilities.**

This area is well served in terms of utilities and roads, and the subject properties would not burden any public infrastructure if it is rezoned C-2.

**5) Whether the subject property under the proposed amendment is in conformity with the policies and intent of the adopted Joint Comprehensive Plan for Fannin County and the Cities of Blue Ridge, McCaysville, and Morganton.**

The Comprehensive Plan's future land use map shows the subject properties to be planned for commercial land use. The existing uses on the tracts of land have been commercial in nature and have not been used for manufacturing.

**6) Whether there are other conditions or transitional patterns affecting the use and development of the subject property, if applicable, which give grounds either for approval or disapproval of the proposed amendment?**

The proposed rezoning better suits the businesses currently occupying the properties and presents no adverse impact to the area.

**PUBLIC NOTICE**



**CITY OF BLUE RIDGE  
NOTICE OF PROPOSED REZONING REQUEST**

Notice is hereby given that the Planning Commission of the City of Blue Ridge will hold a Public Hearing on January 18, 2024, to hear the following rezoning request:

Applicant: CHNA Holdings LLC

Address: The subject property is located at 101 Fannin Industrial Park, 401 Industrial Park and 405 Industrial Park, (tax parcels 0045-20E, 0045-20C01 and 0045-20C02)

Request: Rezone from M1 to C2

The Planning Commission Hearing will be held at 6:00 pm, at Blue Ridge City Hall, 480 West First Street, Blue Ridge, Georgia 30513. All interested parties are invited to attend.

Any opponent to the request shall file a written disclosure statement concerning political contributions made to any member of the Council or Mayor of the City of Blue Ridge. This disclosure shall be filed with the City Clerk a minimum of (5) days prior to the hearing.

Any questions should be directed to the City of Blue Ridge Planning & Zoning Department, 706-632-2091.

Amy Mintz

City Clerk

**CHNA HOLDINGS LLC**  
421 GREYFIELD DRIVE  
CANTON, GA 30115  
678-313-9219

November 29, 2023

To: City Council of The City of Blue Ridge, Georgia

RE: Rezoning request of real estate

Dear Council Members,

I am the manager and owner of three contiguous properties located at 101, 401, and 405 Fannin Industrial Park. I am requesting a zoning change for all three properties from the manufacturing designation to the C-2 designation. This request stems from the fact that the buildings will no longer be used for manufacturing purposes, and the C-2 designation better suits the businesses currently occupying them. Presently, there are no manufacturing businesses in the Industrial Park, but rather a furniture store, a non-profit organization, a trucking company, a property management operations center, and a construction company. Our request will not impact any adjacent or nearby properties.

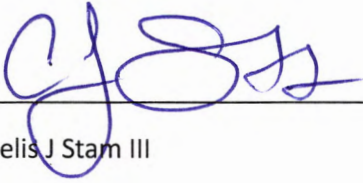
The tenant at 101 Fannin Industrial Park is Southern Comfort Cabin Rentals, LLC, an operations center for the business, of which I own 50%. Employing 50 people, this facility houses our accounting offices and the housekeeping, maintenance, and laundry departments. They have been at this location since 2021.

At 401 Fannin Industrial Park, the tenant is Turnkey Cabins LLC, a business I own 85% of, employing six people. This business provides maintenance for homes managed by property management companies and serves the public. They moved here from the 405 building due to its pending sale and have been in the Industrial Park since 2021.

The property at 405 Fannin Industrial is currently under contract to be sold to Mary Barber, who plans to use it as an appointment-only dermatology and skin care office. She specializes in treating patients with specific needs rather than the general public, operating 3-4 days per week. Currently affiliated with Blue Ridge Dermatology, she will employ approximately four employees and cater to a specialized client base. Her business requires C-2 zoning to operate.

If approved, this rezoning will not adversely affect adjacent or nearby properties. There are three different exits and entries on the property for employees and customers, and public utilities are already in place, so no changes are needed to support a C-2 zoned business. There will be no excessive or burdensome use of services by other businesses in the area. The requested zoning aligns with the policy and intent of the area's land use plan, and there will not be any significant or noticeable change in the daily operations of businesses or the city in general. The current manufacturing zoning does not accurately reflect the businesses presently or prospectively occupying the property.

Thank you in advance for reviewing my request. The sale of the 405 Industrial Building is pending, so I would appreciate your prompt attention. Should you have any questions, please contact me or my business manager, Jackie Self, at 706-455-9016. We are available at any time to facilitate this request.



Cornelis J Stam III



Overview



Legend

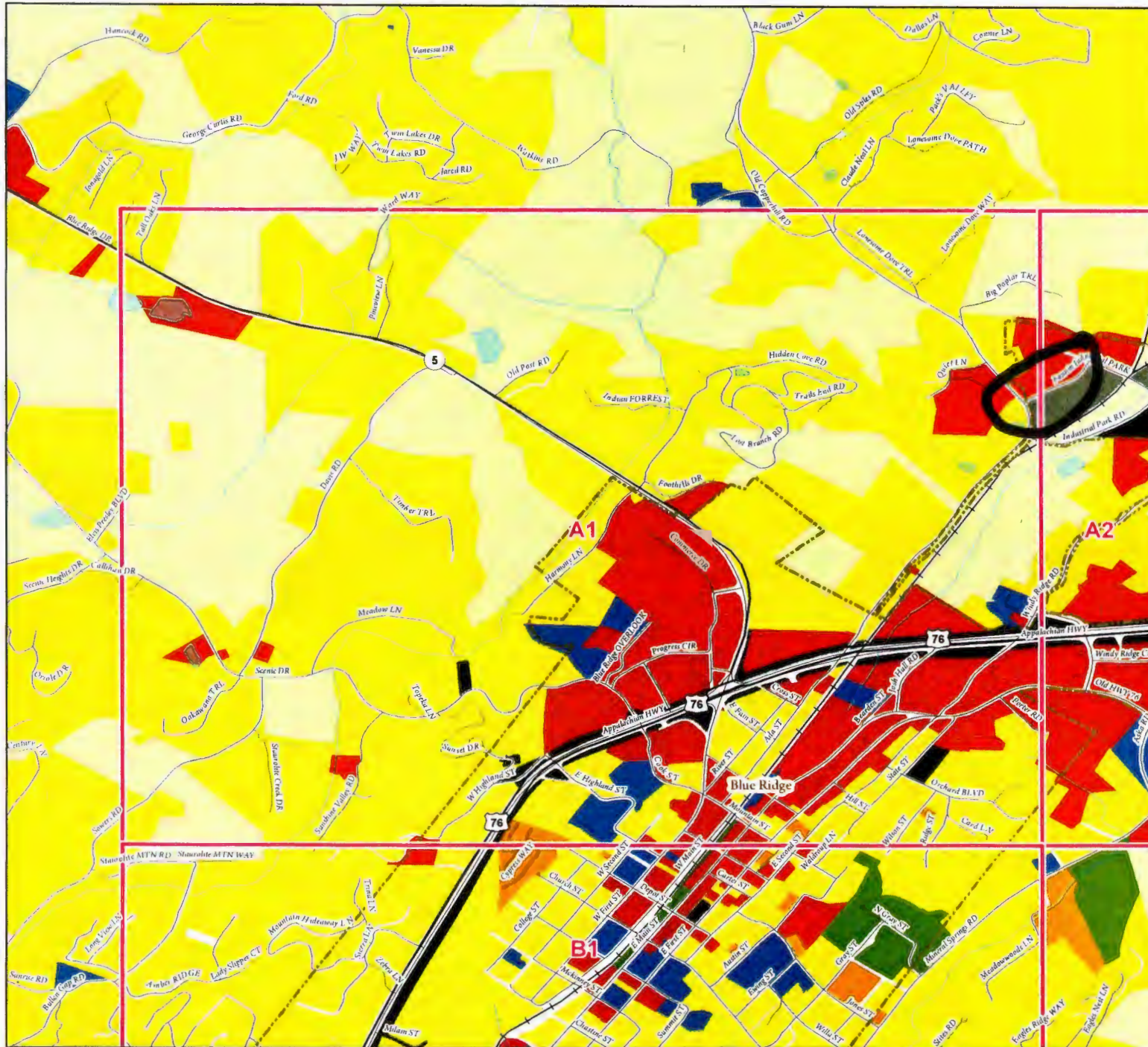
- Parcels
- Parcel Numbers
- Zoning
- C-1
- C-2
- CBD
- M-1
- R-1
- R-2
- R-3
- R-A
- R/W
- <all other values>
- Roads

Date created: 11/30/2023  
 Last Data Uploaded: 11/30/2023 6:32:09 AM

Developed by Schneider  
 GEOSPATIAL



# Future Land Use Map Blue Ridge, GA



- Roads
- Highways
- Railroads
- City Limits

- Agriculture/Forestry
- Commercial
- Industrial
- Multi-Family Residential
- Park/Recreation/Conservation
- Public/Institutional
- Single Family Residential
- Transportation/
- Communication/Utilities

1 in = 0.3 miles



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This is a product of the Northwest Georgia Regional Commission Geographic Information System Services, 501 West Waugh Street, Dalton, Georgia 30701, (706) 273-2888, www.nwgrc.org. This map is a representation of features displayed and does not constitute a legal representation of any one feature. This product may not be used or reproduced without the NWGRC logo, name and disclaimer being displayed.

**CHNA HOLDINGS LLC**  
421 GREYFIELD DRIVE  
CANTON, GA 30115  
678-313-9219

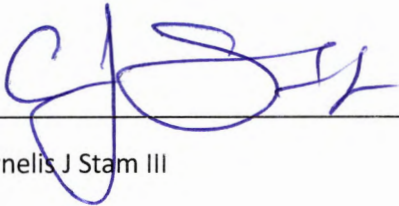
November 29, 2023

To: City Council of The City of Blue Ridge, Georgia

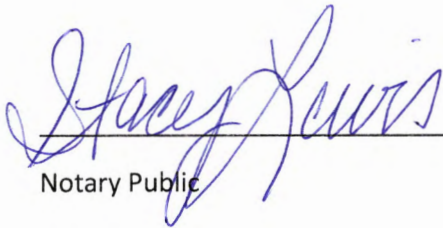
RE: Rezoning request of real estate

The title holder of the properties located at 405 Fannin Industrial Park, 401 Fannin Industrial Park, and 101 Fannin Industrial Park, Blue Ridge, Georgia 30513 is CHNA Holdings, LLC. The manager of the LLC is Cornelis J Stam III. Mr. Stam is requesting the City Council review and approve his request for rezoning of said properties to the C-2 zoning status. The purpose of the request is to receive the status necessary to operate at correct zoning levels of businesses at those locations.

Under oath, Cornelis J Stam III swears that he is the individual who is authorized to sign on behalf of CHNA Holdings LLC in all legal and business matters including rezoning applications. He is also the individual who can execute this specific rezoning application. Further, he occupies the official position of Manager and is in the position to duly authorize and execute documents on behalf of the company. His signature below is genuine as attested by the notary public.



Cornelis J Stam III



Notary Public



March 14, 2023

My Commission Expires on:

# Application for Rezoning City of Blue Ridge, Georgia

Application No. \_\_\_\_\_

PC Hearing Date: \_\_\_\_\_

City Council Hearing Date: \_\_\_\_\_

Applicant Cornelis J. Stam III Phone# 678-313-9219  
(applicant's name printed)

Address 421 Greyfield Dr, Canton GA 30115 E-mail Cj@Southerncomfortcabinrentals.com

Jackie Self Address 3725 Ada Street Blue Ridge, GA 30513  
(representative's name, printed)

Jackie Self Phone# 706 4559014 E-mail jackieselfpa@gmail.com  
(representative's signature)

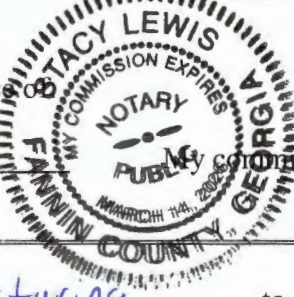
Signed, sealed and delivered in presence of: Stacy Lewis commission expires: March 14, 2026  
Notary Public



Titleholder CHNA Holdings LLC Phone# 678-313-9219 E-mail Cj@Southerncomfortcabinrentals.com  
(titleholder's name, printed)

Signature [Signature] Address 421 Greyfield Drive, Canton GA 30115  
(attach additional signature, if needed)

Signed, sealed and delivered in presence of: Stacy Lewis commission expires: March 14, 2026  
Notary Public




Zoning Request From manufacturing to C2  
(present zoning) (proposed zoning)

For the Purpose of medical + office space Size of Tract 4.14 total Acre(s)  
(subdivision, restaurant, warehouse, apt., etc.)

Location 401, 405, + 101 Fannin Industrial Park, Blue Ridge  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 241 District(s) 8-2

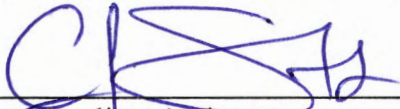
We have investigated the site as to the existence of archeological and/or architectural landmarks. I hereby certify that there are/are no such assets. If any exist, provide documentation with this application.



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(applicant's signature)

We have investigated the site as to the existence of any cemetery located on the above property. I hereby certify that there is/is not such a cemetery. If any exist, provide documentation with this application.



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(applicant's signature)

**PROPERTY/FINANCIAL DISCLOSURE REPORT<sup>1</sup> BY APPLICANT<sup>2</sup>**  
**(A separate form must be completed by each applicant)**

Does any member of the Blue Ridge City Council or Blue Ridge Planning Commission have a property interest (direct or indirect ownership, including any percentage of ownership less than total) in the subject property?   No  

If so, describe the nature and extent of such interest: \_\_\_\_\_

Does any member of the Blue Ridge City Council or Blue Ridge Planning Commission have a financial interest (direct ownership interests of the total assets or capital stock where such ownership interest is ten percent (10%) or more) of a corporation, partnership, limited partnership, firm, enterprise, franchise, association, or trust, which has a property interest (direct or indirect ownership, including any percentage of ownership less than total) upon the subject property?   No  

If so, describe the nature and extent of such interest: \_\_\_\_\_

Does any member of the Blue Ridge City Council or Blue Ridge Planning Commission have a spouse, mother, father, brother, sister, son or daughter who has any interest as described above?   No  

If so, describe the relationship and the nature and extent of such interest: \_\_\_\_\_

I certify that the foregoing information is true and correct, this 29 day of November, 2023.

  
\_\_\_\_\_  
Applicant's Signature

<sup>1</sup>If the answer to any of the above is "Yes," then the member of the Blue Ridge City Council or Planning Commission must immediately disclose the nature and extent of such interest, in writing, to the City Council for the City of Blue Ridge, Georgia. A copy should be filed with this application. Such disclosures shall be a public record and available for public inspection at any time during normal working hours.

<sup>2</sup>Applicant means any person who applies for a rezoning action and any attorney, or other person representing or acting on behalf of a person who applies for a rezoning action.

**CAMPAIGN DISCLOSURE REPORT<sup>3</sup> BY APPLICANT<sup>4</sup>  
OR PERSON SPEAKING IN OPPOSITION**

**(A separate form must be completed by each applicant or person speaking in opposition<sup>5</sup>)**

Has the applicant made, within two (2) years immediately preceding the filing of this application for rezoning, campaign contributions aggregating two hundred fifty dollars (\$250.00) or more or made gifts having in the aggregate a value of two hundred fifty dollars (\$250.00) or more to a member or members of Blue Ridge City Council or Blue Ridge Planning Commission who will consider the application?

no

If so, the applicant and the attorney representing the applicant must file a disclosure report with the City Council of the City of Blue Ridge within ten (10) days after this application is first filed.

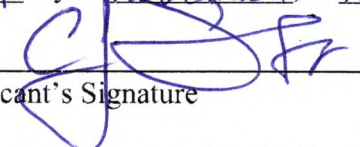
Please apply the following information that will be considered as the required disclosure:

The name of the member(s) of the City Council or Planning Commission to whom the campaign contribution or gift was made: \_\_\_\_\_

The dollar amount of each campaign contribution made by the applicant to the member(s) of the City Council or Planning Commission during the two (2) years immediately preceding the filing of this application and the date of each such contribution: \_\_\_\_\_

An enumeration and description of each gift having a value of two hundred fifty dollars (\$250.00) or more made by the applicant to the member(s) of the City Council or Planning Commission during the two (2) years immediately preceding the filing of this application: \_\_\_\_\_

I certify that the foregoing information is true and correct, this 29 day of November, 2023

  
\_\_\_\_\_  
Applicant's Signature

<sup>3</sup> If the answer to any of the above is "Yes," then the member of the City Council or Planning Commission must immediately disclose the nature and extent of such interest, in writing, to the City Council for the City of Blue Ridge, Georgia. A copy should be filed with this application. Such disclosures shall be a public record and available for public inspection at any time during normal working hours.

<sup>4</sup> Applicant means any person who applies for a rezoning action and any attorney or other person representing or acting on behalf of a person who applies for a rezoning action.

<sup>5</sup> Any person wishing to speak in opposition to a rezoning application must also file a Campaign Disclosure Report.

## SITE PLAN REQUIREMENTS

- Site Plan stamped with seal of Engineer, Land Surveyor, etc.
- North arrow
- Land lot lines
- District Lines
- Lot lines
- Angles
- Total acreage
- Bearing and distance
- Adjoining street width right-of-way (present and proposed)
- Paving widths
- Exact size and location of all buildings along with intended use
- Building setback and/or parking deck location
- Buffer areas
- Parking spaces *-not shown on plat but exist at each*
- Lakes and streams
- Utility easements
- Limits of the 100-year flood plain and acreage of flood plain
- Cemeteries
- Wetlands
- Access points
- Architectural or Archeological landmarks
- Detention/Retention areas
- Stream Buffers with required widths

**General note:** If any of the above requirements do not apply to property, please list which ones do not apply.

- See attached survey for each location.*
- no lakes or streams
  - no flood plain
  - no cemetery
  - no wetlands
  - no Detention/Retention areas
  - no streams or stream buffers
  - no Architectural or Archeological landmarks
  - no parking decks

# Summary of Intent for Rezoning

Part 1. Residential Rezoning Information (attach additional information if needed)

- (a) Proposed unit square-footage(s): N/A
- (b) Proposed building architecture: N/A
- (c) List all requested variances: N/A

Part 2. Non-residential Rezoning Information (attach additional information if needed)

- (a) Proposed use(s): Dermatology  
405 - Medical Office, 401 - Office + Storage,  
101 - office + operations center for vacation rental mgmt co.
- (b) Proposed building architecture: no changes to be made to exterior  
or major interior changes.
- (c) Proposed hours/days of operation: M-F 8:30-5:30 (101 + 401)  
405 - 3 to 4 days per week
- (d) List all requested variances: We wish to change to C2 zoning  
to be in compliance with city requirements for the  
medical office. We also feel the C2 level is more appropriate  
for the existing and future business who could occupy the  
buildings

Part 3. Other Pertinent Information (List or attach additional information if needed)

No structural or major changes to the land/building will  
be made with new zoning request.







Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government? (Please list all Right-of-Ways, Government owned lots, City owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located). no



# Fannin County, GA

## Search Results

3 Results

Parcel ID	Alternate ID	Owner	Property Address	City	Acres	Class	Map
 <a href="#">0045 20C02</a>	16066	 CHNA HOLDINGS LLC	401 FANNIN INDUSTRIAL PARK		0.86	Commercial	<a href="#">Map</a>
 <a href="#">0045 20C01</a>	16228	 CHNA HOLDINGS LLC	405 FANNIN INDUSTRIAL PARK		0.68	Commercial	<a href="#">Map</a>
 <a href="#">0045 20E</a>	7684	 CHNA HOLDINGS LLC	101 FANNIN INDUSTRIAL PARK		2.6	Commercial	<a href="#">Map</a>

The Fannin County Assessor 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 other data is subject to change.

[User Privacy Policy](#) | [GDPR Privacy Notice](#)  
Last Data Upload: 11/24/2023, 11:34:50 PM

Contact Us

Developed by  
 **Schneider**  
GEOSPATIAL

**Haight House, LLC**

LAND LOT 241  
8th DISTRICT, 2nd SECTION  
IN THE CITY OF BLUE RIDGE  
FANNIN COUNTY, GEORGIA

DATE: NOVEMBER 20, 2019

REVISIONS:  
DATE COMMENT

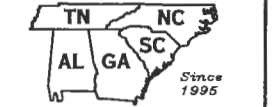
**LEGEND**

● IRON PIN FOUND	□ TREE REMOVAL	○ POWER BOX
○ IRON PIN SET (IPS)	□ UTILITY POLE	○ IRON PIPES
△ COMPUTED POSITION (MONUMENT)	□ WATER METER	□ DRAIN INLET
○ ROCK	□ WATER VALVE	○ STORM HH
□ OR IRON CONCRETE MONUMENT	□ GAS METER	○ SEWER HH
□ REBAR	□ GAS VALVE	○ LIGHT POLE
○ OPEN TOP PIPE	□ PROPERTY LINE	□ LAND LOT LINE
○ CRIMP TOP PIPE	□ RIGHT OF WAY	□ D/H POWER
□ POINT OF BEGINNING	□ FENCE	□ D/H TELEPHONE
□ R/W	□ CENTERLINE	□ STREAM OF POND
□ P/L	□ NOW OR FORMERLY	□ US GAS LINE
□ C/L	□ DEED BOOK/PAGE	□ US POWER
□ N/F	□ PLAT BOOK/PAGE	□ SEWER LINE
□ DB/PG	□ UTILITY POLE	□ WATER LINE
□ PB/PG	□ LAND LOT	□ CONDUITS
□ L/L	□ REMOVED COM. PIPE	□ R/R TRACKS
□ RCP	□ CORRUGATED METAL PIPE	□ EXIST. CONTOUR
□ C/P	□ CORRUGATED METAL PIPE	□ PROP. CONTOUR
□ LPP	□ CORRUGATED METAL PIPE	□ IRON CONTOUR
□ ASPHALT	□ GRAVEL	□ 1000'

MONUMENT DIMENSIONS ARE OUTSIDE OVERALL DIMENSIONS.  
ALL IPS ARE CAPPED 5/8" REBAR UNLESS OTHERWISE NOTED.  
"Thou shalt not remove thy neighbor's landmark, which they of old time have set."  
Deuteronomy 19:14 KJV

**DISCLOSURE & NOTICE**  
This drawing and any findings does not constitute a title or legal opinion by Chastain & Associates, P.C. Any provided certification is a statement based on facts and knowledge known to the registrant and is not a guarantee or warranty, either expressed or implied. Other documents or conditions may exist that would affect this property. As a unique pictorial and graphic professional work, this survey is subject to the Copyright laws of the United States. The latest date of field survey work is the date applicable to provisions of Statutes of Limitation. No certification or liability is extended to any party not named herein. Subsurface matters not certified unless excavated.  
IN GOD WE TRUST

PREPARED BY  
**CHASTAIN & ASSOCIATES, P.C.**  
SURVEYING~PLANNING~CONSULTING



"Covering Dixie Like The Dew"  
CHASTAINASSOCIATES.COM  
(706)276-7528 (770)889-1770  
email: INFO@CHASTAINASSOCIATES.COM

288 N. Main St., Ellijay, GA 30540  
GEORGIA CERTIFICATE OF AUTH. LSP000781  
TENNESSEE PROFESSIONAL REG. NO. 1937  
NORTH CAROLINA LAND SURVEYING FIRM C-3198  
ALABAMA LAND SURVEYING FIRM CA-852-LS  
SOUTH CAROLINA SURVEYING FIRM COA No. 5205

25 0 50 100  
GRAPHIC SCALE - 1" = 50'  
SHEET 1 OF 1  
FILE: 219.29



Type: PLAT  
Kind: GENERIC MAPS AND PLATS  
Recorded: 12/16/2019 12:15:00 PM  
Fee Amt: \$8.00 Page 1 of 1  
Fannin Co. Clerk of Superior Court  
DANA CHASTAIN Clerk of Courts  
Participant ID(s): 7951616124,  
2919157511  
**BK F162 PG 7**

THE SPACE ABOVE IS RESERVED FOR THE CLERK  
OF SUPERIOR COURT FOR RECORDING DATA

N/F PIERCE  
DB 687, pg 133

N/F YOUNG  
DB 1132, pg 344  
PB 22, pg 203

-LOT 4A-  
N/F A&S CLOTHING  
DB 184, pg 737  
PB 24, pg 219

-LOT 4B-  
N/F JOHNSON  
DB 236, pg 800  
PB 24, pg 219

**Fannin Industrial Park**  
(PREVIOUSLY PLATTED AS FARM ROAD)  
SHOWN AS 80' R/W ON PH A-2001, PG 4

**Ada Street**  
SHOWN AS 80' R/W ON PH E-394, PG 6

**GEORGIA SURVEY DATA**

A. THE FIELD DATA UPON WHICH THIS PLAT IS BASED USED REDUNDANT LINEAR MEASUREMENTS TO VERIFY PRECISION. THE MEASURED POSITIONAL DIFFERENCE WAS FOUND TO BE (0.07').  
B. THE PERIMETER OF THIS SURVEY HAS A CLOSURE PRECISION OF ONE FOOT IN 226,212 FEET.  
C. ANGULAR AND LINEAR MEASUREMENTS OBTAINED BY USE OF A SOKKIA IX ROBOTIC TOTAL STATION.  
D. DATE(S) OF FIELD SURVEY: 11/12-20/2019.  
E. OWNER INFORMATION AT TIME OF SURVEY:  
OWNER: DAVID H. HAIGHT  
SOURCE OF TITLE: DB 228, pg 762  
TAX PARCEL: 0045 20E

**2.56 Acres**

LINE	BEARING	DISTANCE
1	N10°48'02"W	86.86'
2	N17°03'02"W	37.17'
3	N26°56'02"W	36.23'
4	N42°30'02"W	50.88'
5	N65°26'02"W	62.64'
6	N65°23'02"W	21.97'
7	N62°56'02"W	20.40'

**GEORGIA SURVEYOR CERTIFICATION**  
D.C.G.A. 15-6-67(c)(3)(A)(ii) (NO APPROVAL NEEDED)  
This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. 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.

Timothy D. Kyle  
TIMOTHY D. KYLE, SLS No. 3330 NOV. 20, 2019





**Hayes James**  
SURVEYORS & ENGINEERS  
3800 EAST FIRST STREET  
SUITE 100  
ALBANY, GEORGIA 31703  
TEL: (706) 682-4000  
FAX: (706) 682-4002  
CERTIFICATE OF AUTHORIZATION  
NO. LP170026528

**CHNA HOLDINGS, LLC**  
FOR  
**BOUNDARY SURVEY**

**PROJECT LOCATION**  
Local Land: 261  
Road: 8th  
County: Franklin  
Electric: Georgia

DATE: 7/24/21



Project No: 21-00-08  
Drawn By: DMC  
Checked By: DMC  
Scale: 1" = 20'  
Sheet: P1 of 2

DATE	BY	REVISION

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Sheet Number **1 of 1**

**GENERAL NOTES**

1. THIS SURVEY IS A RETRACTION SURVEY OF AN EXISTING PLATTED LOT. THE SURVEY IS BEING PERFORMED AS A CORRECTIVE MEASURE FOR THE DEFECTS IDENTIFIED IN THE RECORD INSTRUMENTS. THE RECORD INSTRUMENTS TO WHICH THIS SURVEY IS MADE TO PLAT SHOULD BE MADE TO PLAT BOOK 24, PAGE 278.
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3. THIS SURVEY WAS PERFORMED USING A SONY P.A.C. TOTAL STATION (MODEL SR-10) WITH A REFLECTORLESS MODE. THE INSTRUMENT WAS CALIBRATED AND CHECKED AT THE SURVEYOR'S OFFICE.
4. THE USER OF THIS SURVEY SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE SURVEY AND FOR THE PROTECTION OF THE SURVEYED AREA. THE SURVEYOR DOES NOT WARRANT THE ACCURACY OF THIS SURVEY FOR ANY OTHER PURPOSE.
5. PURSUANT TO RULE 180-2-09 OF THE GEORGIA STATE BOARD OF REGISTRATION OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THE SURVEYOR SHALL BE DEEMED TO HAVE CONDUCTED THE SURVEY IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD. FURTHERMORE, THE 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 13-9-97.

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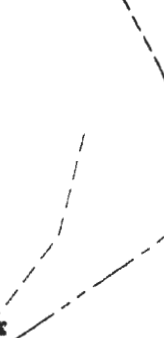
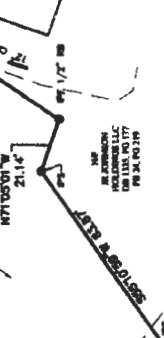
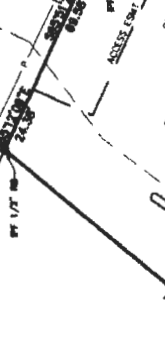
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**LEGEND**

- BP - BOUNDARY POINT
- CP - CORNER POINT
- EP - EXISTING PROPERTY
- FP - FUTURE PROPERTY
- GP - GEODETIC POINT
- IP - IRON PIPE
- JP - JAWBOLT
- KP - KRYPTONITE
- LP - LEAD PIPE
- MP - METAL PIPE
- NP - NAIL
- OP - OIL PIPE
- PP - PLAT BOOK
- RP - REBAR
- SP - SURVEY POINT
- TP - TOTAL STATION
- UP - UTILITY POINT
- VP - VERTICAL CURVE
- WP - WATER POINT
- XP - X-BAR
- YP - YELLOW WAX
- ZP - ZINC ANODE

**TITLE: PLAT**  
**DATE: 7/24/21**  
**DRAWN BY: DMC**  
**CHECKED BY: DMC**  
**PROJECT NO: 21-00-08**  
**SHEET NO: P1 OF 2**

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**CERTIFICATION:**  
I, the undersigned, a duly Licensed Professional Engineer and Land Surveyor in the State of Georgia, do hereby certify that the foregoing is a true and correct statement of the facts as they appear from the records and field notes of the survey, and that the same conform to 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 13-9-97.

**DATE: 7/24/21**  
**BY: DMC**

**PROJECT NO: 21-00-08**  
**SHEET NO: P1 OF 2**

**SCALE: 1" = 20'**

**GEORGIA LAND SURVEYOR NO. 2957**

401

Doc ID: 00270BB60002 Type: WD  
Recorded: 01/05/2022 at 03:57:00 PM  
Fee Amt: \$375.00 Page 1 of 2  
Transfer Tax: \$350.00  
Fannin Co. Clerk of Superior Court  
DANA CHASTAIN Clerk of Courts  
BK 1477 PG 749-750

Return recorded document to:  
Wilson Hamilton LLC  
589 Highland Crossing  
East Ellijay, GA 30540  
File No.: E-21-1480 COMM OF

**LIMITED WARRANTY DEED**

STATE OF GEORGIA  
COUNTY OF Colmer

THIS INDENTURE is made December 31, 2021, between **JRJohnson Holdings, LLC** ("Grantor"), and **CHNA Holdings, LLC** ("Grantee"), (the words "Grantor" and "Grantee" to include their respective heirs, successors, and assigns where the context requires or permits).

WITNESSETH THAT: Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant bargain, sell and convey unto Grantee, the following described property:

All that tract or parcel of land lying and being in the 8th District, 2nd Section, Land Lot 241, Fannin County, Georgia, being Lot 4B of the Fannin County Industrial Park, containing 0.86 acre, more or less, as set forth on plat of survey by Mike L. Hampton, GRLS No. 2452, dated November 27, 1990 and recorded in Plat Book 24, Page 219, Fannin County Records, to which reference is hereby made for a more complete and accurate legal description.

For informational purposes only: Map Parcel No. 0045 20C 02

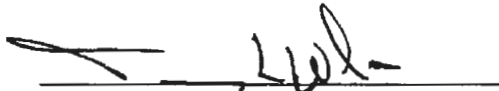
TOGETHER WITH right of ingress, egress and utility easement along existing roads to the subject property; AND SUBJECT TO all existing easements, restrictions, reservations and rights of way of record.

*Chain of Title:* This being the same property as was conveyed to Grantor herein by Warranty Deed from J. Robert Johnson, Jr. dated February 19, 2020 and recorded in Book 1335, Page 177, Fannin County Records.

TO HAVE AND TO HOLD the said tract or parcel of land, 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 Grantee forever in FEE SIMPLE.

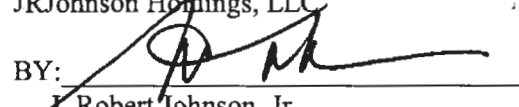
AND GRANTOR will warrant and forever defend the right and title to the above described property unto Grantee against the claims of all persons claiming by, through or under Grantor, but against none other.


IN WITNESS WHEREOF, Grantor has signed and sealed this deed, the day and year above written.

  
Unofficial Witness

Sworn and subscribed before me this 31 day  
of Dec, 20 21.

JRJohnson Holdings, LLC

BY:   
J. Robert Johnson, Jr.  
Sole Member

  
Notary Public  
My commission expires 7/15/24



405



Doc ID: 002614160002 Type: WD  
Recorded: 05/06/2021 at 04:06:00 PM  
Fee Amt: \$215.00 Page 1 of 2  
Transfer Tax: \$190.00  
Fannin Co. Clerk of Superior Court  
DANA CHASTAIN Clerk of Courts

BK 1425 PG 457-458

**Return recorded document to:**  
Wilson Hamilton LLC  
316 Summit Street  
Blue Ridge, GA 30513  
File No.: 21-0098-CD COMM

**LIMITED WARRANTY DEED**

STATE OF GEORGIA  
COUNTY OF FANNIN

THIS INDENTURE is made May 6, 2021, between **A & S Clothing, Inc.** ("Grantor"), and **CHNA Holdings, LLC** ("Grantee"), (the words "Grantor" and "Grantee" to include their respective heirs, successors, and assigns where the context requires or permits).

WITNESSETH THAT: Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant bargain, sell and convey unto Grantee, the following described property:

All that tract or parcel of land lying and being in the 8th District, 2nd Section, Land Lot 241, Fannin County, Georgia, being 0.68 acres, more or less, as set forth on plat of survey by Bruce W. Hamilton, GRLs No. 2951, dated March 11, 2021 and recorded in Plat Book F267, Page 1, Fannin County Records, to which reference is hereby made for a more complete and accurate legal description.

For informational purposes only: Map Parcel No. 0045 20C 01


TOGETHER WITH right of ingress, egress and utility easement along existing roads to the subject property; AND SUBJECT TO all existing easements, restrictions, reservations and rights of way of record.

*Chain of Title:* This being the same property as was conveyed to Grantor herein by Warranty Deed from The Fannin County Industrial Development Authority dated May 8, 1992 and recorded in Deed Book 184, Page 739, Fannin County Records.

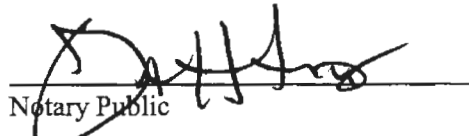
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit, and behoof of Grantee forever in FEE SIMPLE.

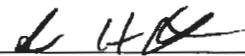
AND GRANTOR will warrant and forever defend the right and title to the above described property unto Grantee against the claims of all persons claiming by, through or under Grantor, but against none other.


IN WITNESS WHEREOF, Grantor has signed and sealed this deed, the day and year above written.

  
Unofficial Witness

A & S Clothing, Inc.

  
Notary Public

BY:   
Abdul Adam  
CEO

Attest:   
Salma Adam  
Secretary



101

Doc ID: 002797230002 Type: WD  
Recorded: 09/13/2022 at 03:12:00 PM  
Fee Amt: \$485.00 Page 1 of 2  
Transfer Tax: \$460.00  
Fannin Co. Clerk of Superior Court  
DANA CHASTAIN Clerk of Courts  
BK 1524 PG 768-769

Map Parcel Number: 0045 20 E

Angela Stewart DeLorme, P.C.  
Attorneys at Law  
P.O. Box 1549  
Blue Ridge, GA 30513

31,626  
STATE OF GEORGIA,  
COUNTY OF FANNIN.

**LIMITED WARRANTY DEED**

THIS INDENTURE, made this 8<sup>th</sup> day of September, in the Year of Our Lord Two Thousand Twenty-Two, between HAIGHT HOUSE, LLC, a Georgia limited liability company, of the first part, and CHNA HOLDINGS, LLC, a Georgia limited liability company, of the second part;

**WITNESSETH:** That the said party of the first part, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, 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 presents does grant, bargain, sell, and convey unto the said party of the second part, the following described property:

All that tract or parcel of land lying and being in Land Lot 241 of the 8th District and 2nd Section of Fannin County, Georgia, containing 2.56 acres, as shown on a plat of survey dated November 20, 2019, prepared for Haight House, LLC by Chastain & Associates, P.C., Timothy D. Kyle, G.R.L.S. No. 3330, and recorded in Plat Book F-162, Page 7, office of the Clerk of Superior Court of Fannin County, Georgia. Reference is hereby made to said recorded plat of survey for the purpose of incorporating same herein and for a more complete metes and bounds description of the property herein described.



The above described property is conveyed subject to any and all easements, restrictions and rights-of-way as may appear of record.

**TO HAVE AND TO HOLD** the said tract or parcel of land, 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, its heirs and assigns, forever, in Fee Simple.

**AND THE SAID** party of the first part, for its successors and/or assigns, executors and administrators, will warranty and forever defend the right and title to the above described property, unto the said party of the second part, against the claims of all persons owning, holding or claiming by, through or under the said party of the first part.

**IN WITNESS WHEREOF**, the said party of the first part has hereunto set its hand and affixed its seal, the day and year above written.

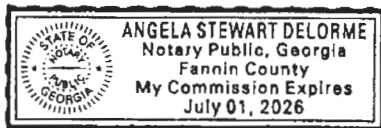
Signed, sealed and delivered  
in the presence of:

Haight Holdings, LLC:

Ameloth Miller  
Witness

Rhonda Haight (Seal)  
By: Rhonda Haight f/k/a  
Rhonda Thomas, Sole Member

Angela Stewart DeLorme  
Notary Public  
My Commission Expires:



# Fannin County, GA

## Summary

**Parcel Number** 0045 20C01  
**Account/Realkey** 16228  
**Location Address** 405 FANNIN INDUSTRIAL PARK  
**Legal Description** 8-2 LL241 DB1425-457\* 0.68 AC  
 (Note: Not to be used on legal documents)  
**Class** C3-Commercial  
 (Note: This is for tax purposes only. Not to be used for zoning.)  
**Tax District** BLUE RIDGE (District 02)  
**Millage Rate** 19.035  
**Acres** 0.68  
**Neighborhood** Comm-Office (G0005)  
**Account Number** 16228  
**Homestead Exemption** No (50)  
**Landlot/District** 241 / 8

[View Map](#)

## Owner

**CHNA HOLDINGS LLC**  
 421 GREYFIELD DR  
 CANTON, GA 30115

## Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Commercial	Comm-Fannin Ind Park	Acres	29,621	0	0	0.68	1

## Commercial Improvement Information

**Description** Office-AV  
**Value** \$327,935  
**Actual Year Built** 1987  
**Effective Year Built**  
**Square Feet** 4000  
**Wall Height** 16  
**Wall Frames**  
**Exterior Wall**  
**Roof Cover**  
**Interior Walls**  
**Floor Construction**  
**Floor Finish** 75%  
 25%  
**Ceiling Finish**  
**Lighting**  
**Heating**  
**Number of Buildings** 1

## Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
*Comm. Paving-Asphalt	2020	0x0 / 6000	1	\$11,040
*Comm-Site Imp (B)	1987	0x0 / 1	1	\$5,000

## Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
5/6/2021	1425 457*	F267 1	\$190,000	Corporation to Corporation	A & S CLOTHING	CHNA HOLDINGS LLC
5/8/1992	184 737*		\$0	Quit Claim	A & S CLOTHING	A & S CLOTHING
1/1/1992	184 739		\$50,000	Fair Market Value		A & S CLOTHING

## Valuation

	2023	2022	2021	2020	2019
Previous Value	\$359,295	\$284,482	\$284,482	\$284,482	\$151,137
Land Value	\$14,960	\$14,960	\$57,500	\$57,500	\$57,500
+ Improvement Value	\$327,935	\$327,935	\$226,982	\$226,982	\$226,982
+ Accessory Value	\$16,040	\$16,400	\$0	\$0	\$0
= Current Value	\$358,935	\$359,295	\$284,482	\$284,482	\$284,482

## Sketches

# Fannin County, GA

## Summary

**Parcel Number** 0045 20C02  
**Account/Realkey** 16066  
**Location Address** 401 FANNIN INDUSTRIAL PARK  
**Legal Description** 8-2 LL241 LOT 4B DB1477-749\* 0.86 AC  
 (Note: Not to be used on legal documents)  
**Class** C3-Commercial  
 (Note: This is for tax purposes only. Not to be used for zoning.)  
**Tax District** BLUE RIDGE (District 02)  
**Millage Rate** 19.035  
**Acres** 0.86  
**Neighborhood** Industrial (G1000)  
**Account Number** 16066  
**Homestead Exemption** No (50)  
**Landlot/District** 241/08

[View Map](#)

## Owner

**CHNA HOLDINGS LLC**  
 421 GREYFIELD DRIVE  
 CANTON, GA 30115

## Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Commercial	Comm-Fannin Ind Park	Acres	37,462	0	0	0.86	1

## Commercial Improvement Information

**Description** Inds Light MFG-AV  
**Value** \$302,712  
**Actual Year Built** 1987  
**Effective Year Built**  
**Square Feet** 4800  
**Wall Height** 16  
**Wall Frames**  
**Exterior Wall** 50%  
**Roof Cover**  
**Interior Walls**  
**Floor Construction**  
**Floor Finish** 75%  
 25%  
**Ceiling Finish**  
**Lighting**  
**Heating**  
**Number of Buildings** 1

## Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
*Comm. Paving-Asphalt	2021	0x0 / 1600	1	\$3,040
*Comm. Paving-Asphalt	2004	0x0 / 6500	1	\$6,760
*Comm-Site Imp (B)	1987	0x0 / 1	1	\$5,000

## Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
12/31/2021	1477 749	C297 219	\$350,000	Fair Market Value	JR JOHNSON HOLDINGS LLC	CHNA HOLDINGS, LLC
2/19/2020	1335 177		\$0	Pers to Corp	JOHNSON J ROBERT JR	JR JOHNSON HOLDINGS LLC
11/22/1995	236 800	24 219	\$62,800	Fair Market Value		JOHNSON J ROBERT JR

## Valuation

	2023	2022	2021	2020	2019
Previous Value	\$336,788	\$200,244	\$200,244	\$200,244	\$171,014
Land Value	\$18,920	\$18,920	\$57,500	\$57,500	\$57,500
+ Improvement Value	\$302,712	\$302,712	\$142,744	\$142,744	\$142,744
+ Accessory Value	\$14,800	\$15,156	\$0	\$0	\$0
= Current Value	\$336,432	\$336,788	\$200,244	\$200,244	\$200,244

# Fannin County, GA

## Summary

**Parcel Number** 0045 20E  
**Account/Realkey** 7684  
**Location Address** 101 FANNIN INDUSTRIAL PARK  
**Legal Description** 8-2 LL241 DB1524-768\* 2.60 ACS  
 (Note: Not to be used on legal documents)  
**Class** C3-Commercial  
 (Note: This is for tax purposes only. Not to be used for zoning.)  
**Tax District** BLUE RIDGE (District 02)  
**Millage Rate** 19.035  
**Acres** 2.6  
**Neighborhood** Comm-Warehouse (G0009)  
**Account Number** 7684  
**Homestead Exemption** No (50)  
**Landlot/District** 241 / 08

[View Map](#)

## Owner

**CHNA HOLDINGS LLC**  
 421 GREYFIELD DR  
 CANTON, GA 30115

## Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Commercial	Comm-Fannin Ind Park	Acres	113,256	0	0	2.6	1

## Commercial Improvement Information

**Description** Warehouse-Storage-AV  
**Value** \$272,625  
**Actual Year Built** 1989  
**Effective Year Built**  
**Square Feet** 9736  
**Wall Height** 12  
**Wall Frames**  
**Exterior Wall**  
**Roof Cover**  
**Interior Walls**  
**Floor Construction**  
**Floor Finish**  
**Ceiling Finish**  
**Lighting**  
**Heating** 10%  
**Number of Buildings** 1

## Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
*Comm. Paving-Asphalt	2021	0x0 / 15300	1	\$29,070
*Pavillion	2018	10x12 / 0	1	\$1,858
*Comm-Site Imp (B)	1989	0x0 / 1	1	\$5,000

## Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
9/13/2022	1524 768	F162 7	\$460,000	Corporation to Corporation	HAIGHT HOUSE LLC	CHNA HOLDINGS LLC
2/26/2020	1335 363*	F162 7	\$0	Deed of Correction	ANGELA STEWART DeLORME ATTORNEY	HAIGHT HOUSE LLC
12/28/2019	1326 667*	F162 7	\$0	Executive Deed	HAIGHT DAVID H JR ESTATE	HAIGHT HOUSE LLC
6/8/1995	228 363	A200 4	\$120,000	Fair Market Value		HAIGHT DAVID H
1/3/1995	223 224*	A200 4	\$0	Foreclosure		HOME BANK OF TENNESS
12/11/1989	154 739	22 105	\$0	Change		DEVAN HOUSE INC

401

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Official Tax Receipt  
Fannin County, GA  
400 West Main Street, Suite 103  
Blue Ridge, 30513  
--Online Receipt--

Phone: 706-632-2645

Trans No	Map Code	Property ID & District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2023-005502	0045 20C 02	8-2 LL241 LOT 4B DB1477-749*	\$1,372.11	\$0.00 Fees: \$0.00	\$0.00	\$1,372.11	\$0.00
<b>Totals:</b>			<b>\$1,372.11</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$1,372.11</b>	<b>\$0.00</b>

Paid Date: 10/16/2023

Charge Amount: \$1,372.11

CHNA HOLDINGS LLC  
421 GREYFIELD DRIVE  
CANTON, GA 30115



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101

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Official Tax Receipt  
Fannin County, GA  
400 West Main Street, Suite 103  
Blue Ridge, 30513  
--Online Receipt--

Phone: 706-632-2645

Trans No	Map Code	Property ID & District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2023-005503	0045 20E	8-2 LL241 DB1524-768* 2.60 ACS	\$1,491.68	\$0.00 Fees: \$0.00	\$0.00	\$1,491.68	\$0.00
<b>Totals:</b>			<b>\$1,491.68</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$1,491.68</b>	<b>\$0.00</b>

Paid Date: 10/16/2023

Charge Amount: \$1,491.68

CHNA HOLDINGS LLC  
421 GREYFIELD DR  
CANTON, GA 30115



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# Fannin County, GA - Property Tax

405

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**Official Tax Receipt**  
Fannin County, GA  
400 West Main Street, Suite 103  
Blue Ridge, 30513  
--Online Receipt--

Phone: 706-632-2645

Trans No	Map Code	Property ID & District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2023-005504	0045 20C 01	8-2 LL241 DB1425-457* 0.68	\$1,463.88	\$0.00	\$0.00	\$1,463.88	\$0.00
				Fees: \$0.00			
<b>Totals:</b>			<b>\$1,463.88</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$1,463.88</b>	<b>\$0.00</b>

Paid Date: 10/16/2023

Charge Amount: \$1,463.88

CHNA HOLDINGS LLC  
421 GREYFIELD DR  
CANTON, GA 30115



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Translate

**Fannin County, GA**

Tax Commissioner  
Rita Newton

CITY OF BLUE RIDGE  
CASH RECEIPT

Receipt No: 427353  
Date: 11/30/2023  
Time: 1:51:56PM

Received From: 20328  
CHNA HOLDINGS LLC

001119:	<u>552.56</u>
Total received:	552.56

For:  
TAXPAY TAX PAYMENT 552.56  
Balance due: 0.00

Received By: CM

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CITY OF BLUE RIDGE  
CASH RECEIPT

Receipt No: 427354  
Date: 11/30/2023  
Time: 1:52:15PM

Received From: 20329  
CHNA HOLDINGS LLC

001119:	<u>589.51</u>
Total received:	589.51

For:  
TAXPAY TAX PAYMENT 589.51  
Balance due: 0.00

Received By: CM  
---

CITY OF BLUE RIDGE  
CASH RECEIPT

Receipt No: 427355  
Date: 11/30/2023  
Time: 1:52:29PM

Received From: 20329  
CHNA HOLDINGS LLC

001119:	<u>600.71</u>
Total received:	600.71

For:  
TAXPAY TAX PAYMENT 600.71  
Balance due: 0.00

Received By: CM

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# CITY OF BLUE RIDGE

480 WEST FIRST STREET, BLUE RIDGE, GA  
706-632-2091

## PUBLIC NOTICE

# NOTICE OF PROPOSED REZONING REQUEST

Notice is hereby given that the Planning Commission of the City of Blue Ridge will hold a Public Hearing on January 18, 2024, to hear the following rezoning request:

Applicant: **CHNA Holdings LLC**

Address: **The subject property is located at 101 Fannin Industrial Park, 401 Industrial Park and 405 Industrial Park, (tax parcels 0045-20E, 0045-20C01 and 0045-20C02)**

Request: **Rezone from M1 to C2**

The Planning Commission Hearing will be held at 6:00 pm, at Blue Ridge City Hall, 480 West First Street, Blue Ridge, Georgia 30513. All interested parties are invited to attend.

Any opponent to the request shall file a written disclosure statement concerning political contributions made to any member of the Council or Mayor of the City of Blue Ridge. This disclosure shall be filed with the City Clerk a minimum of (5) days prior to the hearing.

Any questions should be directed to the City of Blue Ridge Planning & Zoning Department, 706-632-2091.

**Amy Mintz,  
City Clerk**