

HABERSHAM COUNTY BOARD OF COMMISSIONERS
EXECUTIVE SUMMARY

SUBJECT: Map Amendment Application Z-24-03

DATE: December 6, 2024

☒ **RECOMMENDATION**

☐ **POLICY DISCUSSION**

BUDGET INFORMATION: N/A

☐ **STATUS REPORT**

~~ANNUAL-~~

☐ **OTHER**

~~CAPITAL-~~

COMMISSION ACTION REQUESTED ON: December 16, 2024

PURPOSE: Present to the Board application Z-24-03: MPE Holdings, LLC (Victor Anderson) has applied for a map amendment to change the land use district of three parcels totaling 13.62 acres located at the intersection of Alto Mud Creek Road and Hwy 365 from LI, Low Intensity District to HI, High Intensity District for development as commercial property (Map parcels 055 013 and 055 043).

BACKGROUND / HISTORY:

1. The proposed map amendment totals 13.62 acres and consists of three parcels. Two of the parcels are 055 013 and 055 043 while the third parcel is the old right-of-way between the two parcels recently abandoned by Habersham County.
 2. The property currently has a manufactured home on the property which appears to be abandoned.
 3. The property is currently zoned LI, Low Intensity District but borders the four lane Hwy 365. The future character area for the property is 365 Corridor which recommends commercial and industrial uses. All of the county's long range plans recommends this property develop commercially or industrially. All of our public input efforts have consistently stated this should be the growth area for the County.
 4. The area around these properties is largely residential and/or vacant. There are scattered commercial uses in the area. However, this area is expected to experience commercial and industrial growth in the near term.
 5. The property will have to meet the Corridor Overlay Requirements and all buffering requirements when abutting residential properties.
 6. We had one person speak at the meeting expressing concern about the impact on her historic property. She stated her and her husband own the oldest home in Habersham County and are in the process of remodeling the home at 943 Ballew Road, immediately south of the proposed rezoning.
 7. The Planning Commission told the citizen that any development would have to meet the County's buffer and setback requirements. In addition, the property will be required to meet all Corridor Overlay requirements.
 8. I believe the Planning Commission felt, given the location and the County's long range plans, that the appropriate designation for this property is HI for commercial and/or industrial uses.
-
-

FACTS AND ISSUES: FACTS AND ISSUES: The Planning Commission forwards this application to the Board with a recommendation of Approval.

OPTIONS: The Board of Commissioners could act on this application as follows:

1. Approval of the request as recommended by the Planning Commission;
2. Denial of the request as submitted;
3. Commission defined alternative.

RECOMMENDED SAMPLE MOTION: I move to approve Map Amendment Z-24-03 as recommended by the Planning Commission.

DEPARTMENT:

Prepared by: Mike Beecham

Director _____

**ADMINISTRATIVE
COMMENTS:** _____

County Manager

DATE: _____



HABERSHAM COUNTY

Planning & Development

130 Jacob's Way, Clarkesville, GA 30523

706-839-0140

www.habershamga.com

Habersham County Planning Commission Map Amendment

Staff Report

APPLICATION NUMBER: Z-24-03

REQUESTED ACTION: MPE Holdings, LLC. is seeking a Map Amendment to rezone a parcel from LI – Low Intensity to HI – High Intensity. The tract is located at 154 Rudy Dr. and is further identified as Map 055 Parcel 013.

PETITIONER:

MPE Holdings, LLC. (Victor Anderson)
232 Anderson Circle
Alto, Ga. 30510

PROPERTY OWNER:

Same

EXISTING USE: Low Intensity

PROPOSED USE: High Intensity

LOCATION: 154 Rudy Dr.

PARCEL SIZE: 13.62 acres

MAP# 055 PARCEL(S)# 013.

EXISTING & FUTURE LAND USE DISTRICT:

	Current Zoning District	Current Character Area
Parcel	LI	365 Corridor
West	LI	365 Corridor
South	LI	365 Corridor

MEETING DATES: Planning Commission: December 3, 2024

Board of Commissioners: December 16, 2024

PLANNING ANALYSIS:

1. **The existing land uses and zoning classification of nearby property;**
This parcel as well as adjoining properties all share the same character area of 365 Corridor as well as sharing the zoning classification of LI – Low Intensity.
2. **The suitability of the subject property for the zoned purposes;**
The configuration, size and intent are suitable for HI - High Intensity.
3. **The extent to which the property values of the subject property are diminished by the particular zoning restrictions;**
An HI District will allow for the intended purpose.
4. **The extent to which the diminution of property values of the subject property promote the health, safety, morals or general welfare of the public;**
Staff feels there is no diminution of property values. An HI district will help to maintain the value of properties in this area.
5. **The relative gain to the public, as compared to the hardship imposed upon the individual property owner;**
Relative gain and the relinquish of the hardship are both a result of the allowance of the zoning change.
6. **Whether the subject property has a reasonable economic use as currently zoned;**
Parcel has an economic use as a High Intensity site and/or use.
7. **Whether the proposed zoning will be a use that is suitable in view of the use and development of adjacent and nearby property;**
Proposed zoning is suitable in view of use and development of adjacent and nearby properties.
8. **Whether the proposed zoning will adversely affect the existing use or usability of adjacent or nearby property;**
No adverse effects other than more traffic are expected on neighboring properties.
9. **Whether the zoning proposal is in conformity with the policies and intent of the land use plan;**
The Comprehensive Plan identified this area as 365 Corridor. The proposed change will be in conformity with the CLDO.
10. **Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools;**
The proposal should not cause an excessive or burdensome use of existing infrastructure.
11. **Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal;**
This proposal will not change the overall character of the area.

Staff Recommendation:

The purpose and plan of this proposal is one that could possibly be an asset to the applicant. The request is to have a parcel rezoned from LI – Low Intensity to HI – High Intensity. The applicant plans to potentially use this property as a commercial business location. Per the plat, (2) lots have been combined into (1). Granting a Map Amendment should not have any adverse effects on the community. Approval of this change should not interfere with the balance or harmony of the community. Therefore, Planning Staff recommends **approval** of **Z-24-03**.

☒ Approve as Submitted

☐ Denial

Planning Commission recommendation:

☒ Approved (12-3-24)

☐ Denial

☐ Approval with Conditions

☐ Table

☐ Approval with Conditions

☐ Table

Board of Commissioners decision:

☐ Approved

☐ Denial

☐ Approval with Conditions

☐ Table



HABERSHAM COUNTY
GEORGIA | Est. 1818

HABERSHAM COUNTY

Planning Department

130 Jacob's Way, Suite 104, Clarkesville, GA 30523

706-839-0140

Fax: 706-754-1761

www.habershamga.com

APPLICATION TYPE; Variance: _____ Conditional Use: _____ Map Amendment: X

[Check ☒ appropriate application(s)]

PLEASE BE ADVISED THIS FORM IS PUBLIC INFORMATION

Applicant / Primary Contact MPE Holdings, LLC / Victor E. Anderson

Address _____ City _____ State _____ Zip _____

Telephone # () _____ Cell Telephone # _____

Fax# () _____ E-Mail _____

Property Owner(s): MPE Holdings, LLC

Address _____ City _____ State _____ Zip _____

Telephone # () _____ Cell Telephone # () _____

Fax# () _____ E-Mail _____

Agent: Victor E. Anderson

Address _____ City _____ State _____ Zip _____

Telephone # () _____ Cell Telephone # _____

Fax# () _____ E-Mail _____

Location of Property: SE corner of US-23 / State Route 365 + Alto - Mud Creek Rd. Intersection

Street Address: 154 Rudy Drive Alto, GA 30510

Acreage of Site: 13.62 Tax Map & Parcel#: 055 013

Existing LU District: LI 2029 Map / District: _____

Action Requested: Amend map designation to HI

Cite Pertinent Section(s): _____

Existing Use: Single Family Residential

Proposed Use: Commercial

(A metes and bounds legal description may be required. Also attach a boundary survey of the property if available.)

RECEIVED
OCT 22 2024
BY: t. dills



HABERSHAM COUNTY

Planning Department

130 Jacob's Way, Suite 104, Clarkesville, GA 30523

706-839-0140

Fax: 706-754-1761

www.habershamga.com

PROPERTY OWNER'S CERTIFICATION

I hereby certify that I am the owner of the property described in the attached legal description, that all information contained in this application is true and correct to the best of my knowledge, and that the applicant and/or agent listed below is authorized to act as the applicant and/or agent in the pursuit of the proposed application of this property.

Victor E. Anderson

Signature of Property Owner/Executor/Officer

10 / 15 / 24

Date of Signature

MPE Holdings, LLC

Estate /Company /Corporation

Victor E. Anderson

Authorized Agent (Please Print)

Signature of Authorized Agent

/ /

Date of Signature

Estate /Company /Corporation

Authorized Agent (Please Print)

Signature of Authorized Agent

Date of Signature



HABERSHAM COUNTY

Planning Department

130 Jacob's Way, Suite 104, Clarkesville, GA 30523

706-839-0140

Fax: 706-754-1761

www.habershamga.com

CAMPAIGN CONTRIBUTION DISCLOSURE FORM

Required For All Applications Regarding the Comprehensive Land Development Resolution

Disclosure of Campaign Contributions:

When any application is made for a Public Hearing with regards to the Comprehensive Land Development Resolution within two (2) years immediately preceding the filing of the applicant's application for public hearing, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing body of the respective local government showing:

- (1). the name and official position of the local government official to whom the campaign contribution was made; and
- (2). The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two (2) years immediately preceding the filing of the application for public hearing and the date of each contribution; and
- (3). The disclosure shall be marked by the **applicant, property owner, or person representing the property owner** and shall be filed within ten (10) days after the application for Public Hearing is first filed with the Planning Staff. If the disclosure is not provided to the Planning Staff within said 10 days, the application shall be removed from the scheduled agenda.

I hereby certify that I have ☒; I have not ☐; (please $\checkmark$ one) read the above and that:

Within the two (2) years immediately preceding this date, I have; ☐ I have not ☒; (please $\checkmark$ one) made any contribution(s) aggregating \$250.00 or more to any local government official involved in the review or consideration of this application.

If you have made such contributions, you must provide the data required below within 10 days of filing this application.

Name of Official(s)	Office	Amount	Date of Contribution
Victor E. Anderson			

Applicant's Name (Please Print)

[Signature]

Signature of Applicant

10 / 8 / 2024

Date of Signature

Prepared By:
Weissman PC
3500 Lenox Road, 4th Floor
Atlanta, GA 30326

File Number: W-C-08167-24-GA

Parcel ID: 055 013 and Portion of 055 043

For official use by Clerk's office only

STATE OF GEORGIA)
COUNTY OF HALL)

QUIT CLAIM DEED

THIS INDENTURE, made this 15th day of July, 2024 between Brian J. Kilgore, Inc., a Georgia corporation as party or parties of the first part, hereinafter called Grantor, and MPE Holdings, LLC, a Georgia limited liability company, as party or parties of the second part, hereinafter called 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 ONE AND NO/100 DOLLAR (\$1.00) AND OTHER VALUABLE CONSIDERATION, cash in hand paid, the receipt of which is hereby acknowledged, has bargained, sold, and does by these presents bargain, sell, remise, release, and forever quit claim to Grantee all the right, title, interest, claim or demand which the Grantor has or may have had in and to the following property, to-wit:

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

with all the rights, members and appurtenances to the said described premises in anywise appertaining or belonging.

TO HAVE AND TO HOLD the said described premises unto the Grantee so that neither the said Grantor, nor any other person or persons claiming under Grantor shall at any time claim or demand any right, title or interest to the aforesaid described premises or its appurtenances.

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

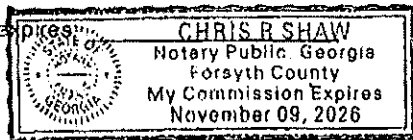
Signed, sealed and delivered
in the presence of:

Unofficial Witness

Notary Public

My commission expires _____

(Notary Seal)



Brian J. Kilgore, Inc., a Georgia corporation

BY: _____

Brian J. Kilgore
President

CORPORATE SEAL

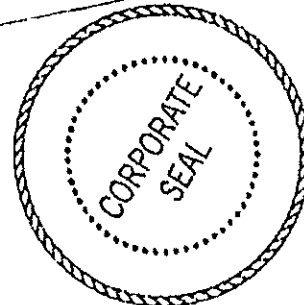


EXHIBIT "A"

TRACT "A"

All that tract or parcel of land lying and being in Land Lots 164 and 191 of the 10th Land District of Habersham County, Georgia, being 9.98 acres, more or less, and being shown as Tract "A" on Retracement Survey for Brian J. Kilgore, Inc., dated 06/21/2024, prepared by Patton Land Surveying, LLC, certified by Chris M. Patton, Georgia Registered Land Surveyor No. 2647, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, BEGIN at the intersection of the centerline of U.S. Highway #23, also known as State Route #385, also known as Tommy Irwin Parkway (right-of-way varies) and Alto-Mud Creek Road (right-of-way varies); run thence South 18 degrees 39 minutes 48 seconds East 232.18 feet to a ½-inch rebar set on the southeasterly right-of-way of Tommy Irwin Parkway and the TRUE POINT OF BEGINNING; running thence South 59 degrees 30 minutes 03 seconds East 5.81 feet to a ½-inch rebar set; thence South 55 degrees 59 minutes 23 seconds East 157.93 feet to a ½-inch rebar set; thence South 41 degrees 54 minutes 04 seconds East 96.49 feet to a calculated point; thence South 45 degrees 20 minutes 04 seconds East 47.34 feet to a ½-inch rebar set; thence South 48 degrees 23 minutes 04 seconds East 352.30 feet to a ½-inch rebar set; thence South 44 degrees 07 minutes 27 seconds East 152.05 feet to a calculated point; thence South 59 degrees 30 minutes 01 second West 524.49 feet to a ¾-inch open top pipe found; thence South 59 degrees 01 minute 50 seconds West 197.60 feet to a ¾-inch open top pipe found; thence South 59 degrees 10 minutes 38 seconds West 133.55 feet to a ½-inch rebar set on the northerly right-of-way of Ballew Road (30-foot right-of-way); thence South 89 degrees 22 minutes 03 seconds West along the northerly right-of-way of Ballew Road 21.70 feet to a ½-inch rebar set; thence North 04 degrees 52 minutes 32 seconds West 728.24 feet to a concrete monument found on the southeasterly right-of-way of Tommy Irwin Parkway; thence North 40 degrees 48 minutes 39 seconds East along the southeasterly right-of-way of Tommy Irwin Parkway 330.76 feet to a ½-inch rebar set and the TRUE POINT OF BEGINNING.

TOGETHER WITH:

TRACT "B"

All that tract or parcel of land lying and being in Land Lot 191 of the 10th Land District of Habersham County, Georgia, being 1.29 acres, more or less, and being shown as Tract "B" on Retracement Survey for Brian J. Kilgore, Inc., dated 06/21/2024, prepared by Patton Land Surveying, LLC, certified by Chris M. Patton, Georgia Registered Land Surveyor No. 2647, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, BEGIN at a P.K. Nail set at the intersection of the centerline of Alto-Mud Creek Road (right-of-way varies) and Smokey Road (right-of-way varies); run thence South 82 degrees 12 minutes 27 seconds West 139.59 feet to a ½-inch rebar set and the TRUE POINT OF BEGINNING; running thence South 18 degrees 23 minutes 25 seconds East 85.53 feet to a ½-inch rebar set; thence South 22 degrees 18 minutes 17 seconds West 100.00 feet to a calculated point; thence North 85 degrees 43 minutes 00 seconds West 78.87 feet to a ½-inch rebar set; thence North 44 degrees 07 minutes 27 seconds West 258.14 feet to a ½-inch rebar set; thence North 48 degrees 23 minutes 04 seconds East 245.46 feet to a ½-inch rebar set; thence North 59 degrees 28 minutes 14 seconds East 29.10 feet to a ½-inch rebar set; thence along the arc of a curve to the left an arc distance of 234.98 feet, having a delta angle of 8 degrees 57 minutes 41 seconds and a radius of 1502.39 feet, being subtended by a chord bearing of South 63 degrees 12 minutes 52 seconds East 234.74 feet to a ½-inch rebar set; thence South 67 degrees 41 minutes 43 seconds East 235.88 feet to a ½-inch rebar set and the TRUE POINT OF BEGINNING.

eFiled & eRecorded
DATE: 10/2/2024
TIME: 9:59 AM
DEED BOOK: 01378
PAGE: 00750 - 00754
RECORDING FEES: \$25.00
TRANSFER TAX: \$0.00
PARTICIPANT ID: 1042525404
CLERK: David C Wall
HABERSHAM County, GA
PT61: 0682024001861

For official use by Clerk's office only

Return To:
Hunt & Taylor Law Group, LLC.
1001 Riverside Drive, Suite A
Gainesville, Georgia 30501

DEED OF ABANDONMENT AND QUITCLAIM

STATE OF GEORGIA

COUNTY OF HABERSHAM

THIS INDENTURE, made this 16TH day of September, between **HABERSHAM COUNTY**, a political subdivision of the State of Georgia (hereinafter referred to as "Grantor") and **MPE HOLDINGS, LLC** (hereinafter referred to as "Grantee"), ("Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH:

GRANTOR, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS, in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does bargain, sell, remise, release, and forever quitclaim unto the said Grantee, all the right, title, interest, claim or demand which the said Grantor has, or may have had, in and to the following described property, to wit:

See **EXHIBIT "A"** attached hereto and incorporated herein.

TO HAVE AND TO HOLD, the said described premises unto the said Grantee, so that neither the said Grantor, nor any other person or persons claiming under Grantor shall at any time, claim or demand any right, title or interest to the aforesaid-described premises or its appurtenances.

This deed is given pursuant to that certain Resolution by the Board of Commissioners of Habersham County, Georgia, duly adopted at a meeting following a public hearing thereon, held on

the 16th day of September, 2024, it being determined that said Road has ceased to be used by the public to the extent that no substantial public purpose is served thereby and that Grantee owns the adjoining land to said Road as described herein.

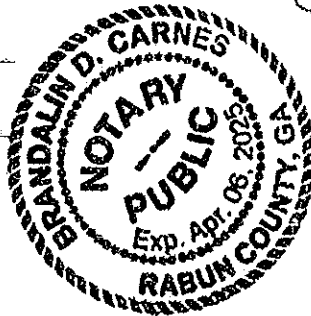
IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year first above written.

Signed, sealed, and delivered in the presence of:

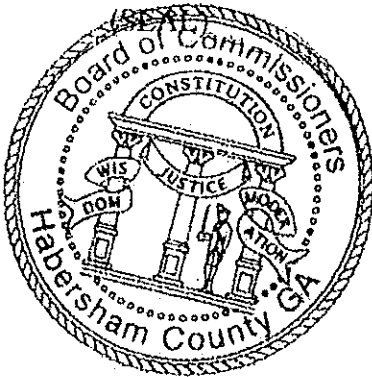
Alicia Vang
Witness

Ty Akins (Seal)
Ty Akins, Chairman
Habersham County Board of Commissioners

Brandal D. Carner
Notary Public
Commission Expires: 4-6-25



This 16th day of September, 2024.



1 of 1
 SCALE: 1" = 60'
 SHEET NO. 06/01/2004
 DATE 06/06/2004
 JN. 24-005

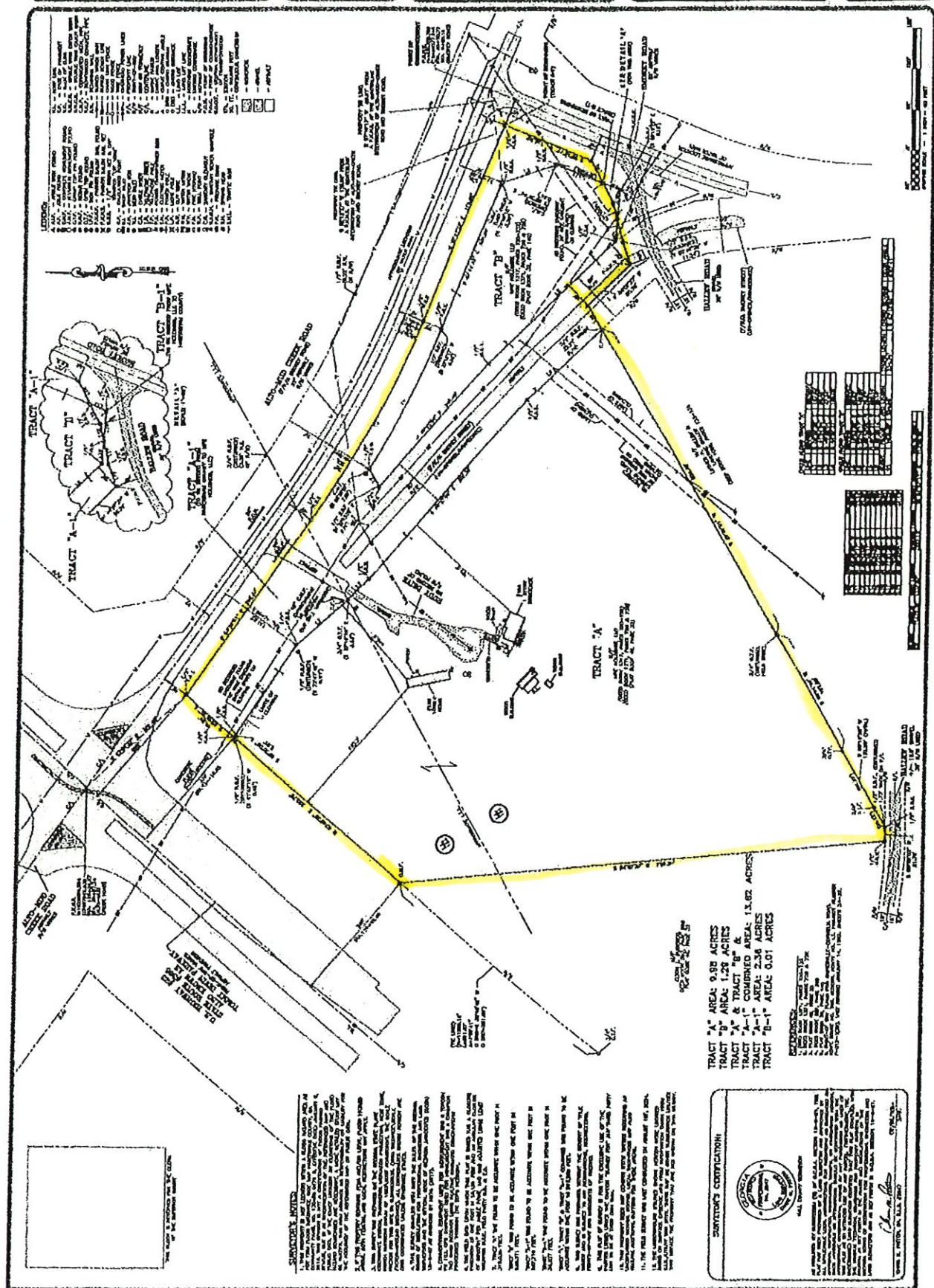


EXHIBIT "A"

Legal Description: Tract A-1

All that tract or parcel of land lying and being in Land Lots 164 & 191, 10th Land District, Habersham County, Georgia as shown on a plat prepared by Patton Land Surveying, LLC, for MPE Holdings, LLC, dated August 8th, 2024 and being more particularly described as follows:

Commencing at a PK Nail set at the centerline intersection of Alto-Mud-Creek Road & Smokey Road, located at Georgia State Plane Coordinate Northing 1625308.789, Easting 2468577.246, Georgia West Zone, North American Datum of 1983/2007 adjustment, THENCE South 67 degrees 18 minutes 17 seconds West for a distance of 56.57 feet to a 1/2" rebar pin set and said point being the TRUE POINT OF BEGINNING.

Thence South 22 degrees 18 minutes 17 seconds West for a distance of 138.50 feet to a 1/2" rebar pin set; Thence South 62 degrees 35 minutes 56 seconds West for a distance of 38.66 feet to a 1/2" rebar pin set; Thence North 22 degrees 18 minutes 17 seconds East for a distance of 73.14 feet to a 1/2" rebar pin set; Thence North 18 degrees 23 minutes 25 seconds West for a distance of 85.53 feet to a 1/2" rebar pin set; Thence North 67 degrees 41 minutes 43 seconds West for a distance of 235.88 feet to a 1/2" rebar pin set; Thence along a curve to the right having a radius of 1502.39 feet and an arc length of 234.98 feet, being subtended by a chord of North 63 degrees 12 minutes 52 seconds West for a distance of 234.74 feet to a 1/2" rebar pin set; Thence South 59 degrees 28 minutes 14 seconds West for a distance of 29.10 feet to a 1/2" rebar pin set; Thence South 48 degrees 23 minutes 04 seconds East for a distance of 245.46 feet to a 1/2" rebar pin set; Thence South 44 degrees 07 minutes 27 seconds East for a distance of 258.14 feet to a 1/2" rebar pin set; Thence South 85 degrees 43 minutes 00 seconds East for a distance of 33.37 feet to a 1/2" rebar pin set; Thence South 77 degrees 01 minutes 25 seconds West for a distance of 35.23 feet to a 1/2" rebar pin set; Thence South 70 degrees 05 minutes 26 seconds West for a distance of 35.09 feet to a PK Nail set; Thence North 44 degrees 07 minutes 27 seconds West for a distance of 85.76 feet to a PK Nail set; Thence South 59 degrees 30 minutes 01 seconds West for a distance of 41.16 feet to a point; Thence North 44 degrees 07 minutes 27 seconds West for a distance of 152.05 feet to a 1/2" rebar pin set; Thence North 48 degrees 23 minutes 04 seconds West for a distance of 352.30 feet to a 1/2" rebar pin set; Thence North 45 degrees 20 minutes 04 seconds West for a distance of 47.34 feet to a point; Thence North 41 degrees 54 minutes 04 seconds West for a distance of 96.49 feet to a 1/2" rebar pin set; Thence North 55 degrees 59 minutes 23 seconds West for a distance of 157.93 feet to a 1/2" rebar pin set; Thence North 59 degrees 30 minutes 03 seconds West for a distance of 5.81 feet to a 1/2" rebar pin set; Thence North 40 degrees 48 minutes 39 seconds East for a distance of 96.51 feet to a 1/2" rebar pin set; Thence South 54 degrees 32 minutes 51 seconds East for a distance of 315.47 feet to a 1/2" rebar pin set; Thence along a curve to the left having a radius of 1472.39 feet and an arc length of 337.87 feet, being subtended by a chord of South 61 degrees 07 minutes 17 seconds East for a distance of 337.13 feet to a 1/2" rebar pin set; Thence

South 67 degrees 41 minutes 43 seconds East for a distance of 316.65 feet to a 1/2" rebar pin set and said point being the POINT OF BEGINNING.

Said property contains 2.36 acres more or less.

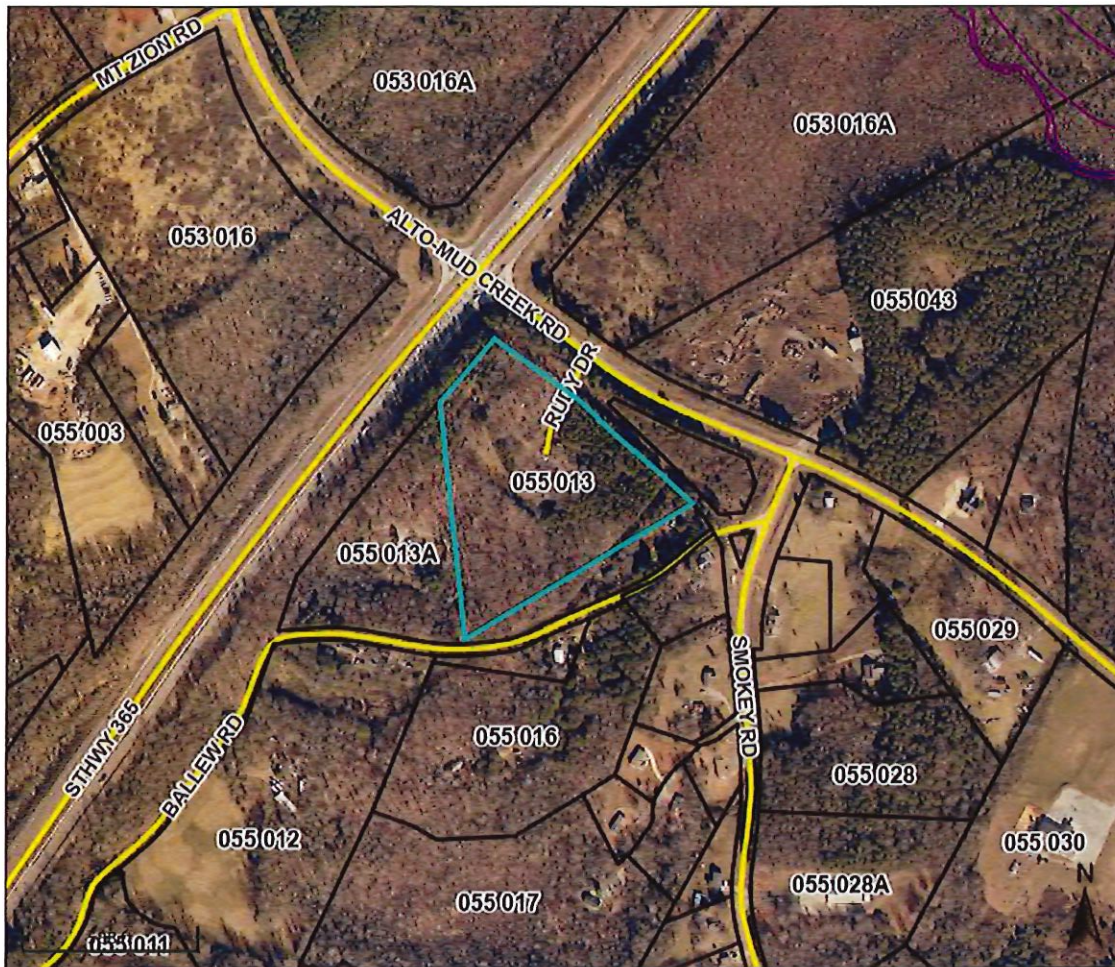
Legal Description: Tract B-1

All that tract or parcel of land lying and being in Land Lot 191, 10th Land District, Habersham County, Georgia as shown on a plat prepared by Patton Land Surveying, LLC, for MPE Holdings, LLC, dated August 8th, 2024 and being more particularly described as follows:

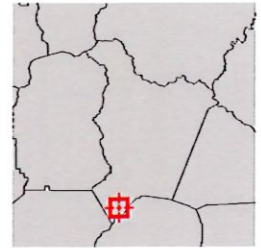
Commencing at a PK Nail set at the centerline intersection of Alto-Mud-Creek Road & Smokey Road, located at Georgia State Plane Coordinate Northing 1625308.789, Easting 2468577.246, Georgia West Zone, North American Datum of 1983/2007 adjustment, THENCE South 67 degrees 18 minutes 17 seconds West for a distance of 56.57 feet to a 1/2" rebar pin set; Thence South 22 degrees 18 minutes 17 seconds West for a distance of 138.50 feet to a 1/2" rebar pin set; Thence South 62 degrees 35 minutes 56 seconds West for a distance of 38.66 feet to a 1/2" rebar pin set and said point being the TRUE POINT OF BEGINNING.

Thence South 22 degrees 18 minutes 17 seconds West for a distance of 26.86 feet to a point; Thence North 85 degrees 43 minutes 00 seconds West for a distance of 45.50 feet to a 1/2" rebar pin set; Thence North 77 degrees 01 minutes 25 seconds East for a distance of 26.19 feet to 1/2" rebar pin set; Thence North 62 degrees 35 minutes 56 seconds East for a distance of 33.84 feet to a 1/2" rebar pin set and said point being the POINT OF BEGINNING.

Said property contains 0.01 acres more or less.



Overview



Legend

-  Parcels
-  Roads
-  Flood Map

Parcel ID	055 013	Alternate ID	3686663	Owner Address	BRIAN J KILGORE INC
Sec/Twp/Rng	n/a	Class	R		4853 PLAINVIEW RD
Property Address	154 RUDY DR	Acreage	9.96		FLOWERY BRANCH GA 30342
	01				

District 01
Brief Tax Description 10-191 192 RUDESEA DB 1346-756
(Note: Not to be used on legal documents)

Flood Map Disclaimer: The data shown is provided as a reference only and does not imply accuracy with regard to horizontal or vertical location. This data is not to be employed to determine any base flood elevations for National Flood Insurance.

FEMA provides access to the National Flood Hazard Layer (NFHL) through web mapping services. The NFHL is a computer database that contains FEMA's flood hazard map data. The simplest way for you to access the flood hazard data, including the NFHL, is through [FEMAs Map Service Center \(MSC\)](#). If you want to explore the current digital effective flood hazard data in a map, the best tool to use is the [NFHL Viewer](#). From the NFHL Viewer, you may view, download, and print flood maps for your location

Date created: 11/19/2024
Last Data Uploaded: 11/19/2024 1:00:29 AM

Developed by  **SCHNEIDER**
GEOSPATIAL