

DAWSON COUNTY PLANNING COMMISSION
MEETING Agenda – Tuesday, September 15, 2020
DAWSON COUNTY GOVERNMENT CENTER ASSEMBLY ROOM
25 JUSTICE WAY, DAWSONVILLE GEORGIA 30534
6:00 PM

A. MEETING CALLED TO ORDER

B. INVOCATION

C. PLEDGE OF ALLEGIANCE

D. ROLL CALL

E. ANNOUNCEMENTS:

There will be a Planning Commission Meeting October 20th.

F. APPROVAL OF MINUTES:

August 18, 2020

G. APPROVAL OF THE AGENDA

H. STATEMENT OF DISCLOSURE:

For speakers in favor or opposition to any application who have made contributions more than \$250.00 to any local official campaign.

I. NEW BUSINESS:

Application for Variance:

1. [Presentation](#) of VR 20-18 Harold Wolfe Co. is requesting to vary from the Dawson County Land Use Resolution Article VI, Section 602.C front setback reduction from required 40' to 0' for the construction of awnings over vacuum area. TMP 114-004-003 (Dawson Forest Rd).

Application for Rezoning:

2. [Presentation](#) of ZA 20-09 Eagle Commercial, LLC is requesting to rezone TMP 094- 022-001 from RSR to RMF for the purpose of bringing existing structures into zoning compliance.
3. [Presentation](#) of ZA 20-10 Athena Reynolds is requesting to rezone TMP 040-009 from R-A to RSRMM for the purpose of subdividing the parcel to build a primary residence.
4. [Presentation](#) of ZA 20-11 Cameron Koch is requesting to rezone TMP 076-0040 from R-A to RSR for the purpose of subdividing the parcel to build a primary residence.
5. [Presentation](#) of ZA 20-12 Heather Hensley is requesting to rezone TMP 033-016-001 from R-A to R-AC for the purpose of bringing a deeded, subdivided parcel into compliance to build a primary residence.
6. [Presentation](#) of ZA 20-13 Mitchell Mullins is requesting to rezone TMP 037-026-006 from R-A to R-AC for the purpose of bringing a deeded, subdivided parcel into compliance to build a primary residence. (Coward Rd.)
7. [Presentation](#) of ZA 20-14 Miles, Hansford & Tallant is requesting to rezone TMP 115-001 from R-A to C-IR for the purpose of constructing an office space with a warehouse. (Carlisle Rd.)

J. ADJOURNMENT

Those with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting, should contact the ADA Coordinator at 706-344-3666, extension 44514. The county will make reasonable accommodations for those persons

DAWSON COUNTY VARIANCE APPLICATION

****This portion to be completed by Zoning Administrator****

VR 20-17 Tax Map & Parcel # (TMP): 114-004-003
Current Zoning: C-HB Commission District #: 4
Submittal Date: 8-7-2020 Time: 11:29 am/pm Received by: Wpf (staff initials)
Fees Assessed: 350 Paid: Check
Planning Commission Meeting Date: September 15

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Mark Oltjenbruns "Harold Wolfe Company"
Address: _____
Phone: Listed _____ Email: Business _____
Unlisted _____ Personal _____
Status: [] Owner [X] Authorized Agent [] Lessee [] Option to purchase

Notice: If applicant is other than owner, enclosed Property Owner Authorization form must be completed.

I have _____ /have not _____ participated in a Pre-application meeting with Planning Staff.
If not, I agree _____ /disagree _____ to schedule a meeting the week following the submittal deadline.
Meeting Date: 08-06-2020 Applicant Signature: _____

PROPERTY INFORMATION

Street Address of Property: 804 Hwy 400 South , Dawsonville Ga 30534
Land Lot(s): 371 District: 13th Section: 1st
Subdivision/Lot: _____ Building Permit #: _____ (if applicable)
Directions to the Property: _____

20 AUG 7 11:29AM

REQUESTED ACTION

A Variance is requested from the requirements of Article # _____ Section # _____ of the Land Use Resolution/Sign Ordinance/Subdivision Regulations/Other (circle one).

If other, please describe: _____

Type of Variance requested:

Front Yard Side Yard Rear Yard variance of _____ feet to allow the structure to:

be constructed; remain a distance of 0 feet from the: PROPERTY LINE

property line, road right of way, or other (explain below):

instead of the required distance of _____ required by the regulations.

Lot Size Request for a reduction in the minimum lot size from _____ to _____

Sign Variance for: _____

Home Occupation Variance to operate: _____ business

Other (explain request): _____

If there are other variance requests for this site in past, please list case # and nature of variance: _____

Variances to standards and requirements of the Regulations, with respect to open area, setbacks, yard area, lot coverage, height, and other quantitative requirements may be granted if, on the basis of the application, investigation, and other evidence submitted by the applicant, all four (4) expressly written findings below are made:

- 1. Describe why a strict and literal enforcement of the standards would result in a practical difficulty or unnecessary hardship: AWNING OVER VACUUMS FOR SUN PROTECTION

20 AUG 7 11:29 AM

2. Describe the exceptional and extraordinary conditions applicable to this property which do not apply to other properties in the same district:

THE AWNING HAS TO BE PLACED OVER EXISTING VACUUM AREAS

3. Describe why granting a variance would not be detrimental to the public health, safety, morals or welfare and not be materially injurious to properties in the near vicinity:

THE VACUUM ARE PLACED ALREADY ON PROPERTY LINES.

4. Describe why granting this variance would support the general objectives within this Resolution:

BECAUSE THE AWNINGS WILL PROTECT CLIENTS FROM THE SUN & ELEMENTS.

Submit clear explanation of all four questions above. You may add sheets if necessary.

(Variances should not be granted if the need arises as a result of action by the applicant or previous owner.)

Letter of Intent

THE REASON WHY IS TO PROTECT CLIENTS AT THE VACUUM AREAS FROM THE SUN AND ELEMENTS.

20 AUG 7 11:30 AM

PROPERTY OWNER AUTHORIZATION

I / we Philip m Black hereby swear that I / we own the property located at (fill in address and / or tax map & parcel #):

804 Hwy 400 South Dawsonville, GA 30534

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

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

Printed name of applicant or agent: _____

Signature of applicant or agent: _____ Date: _____

Printed Name of Owner(s): Philip m Black

Signature of Owner(s): [Signature] Date 8-7-20

Sworn and subscribed before me this 7th day of August, 2020

[Signature]
Notary Public

My Commission Expires: August 20 April 24, 2021

JESSICA GRIGSBY
NOTARY PUBLIC
Dawson County
State of Georgia
(Seal) My Comm. Expires April 24, 2021

(The complete names of all owners must be listed, if the owner is a partnership, the names of all partners must be listed, if a joint venture, the names of all members must be listed. If a separate sheet is needed to list all names, please identify as applicant or owner and have the additional sheet notarized also.)

20 AUG 7 11:30 AM

VR# 20-18

TMP# 114-004.003

List of Adjacent Property Owners

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

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

Name

Address

TMP 114 004 002 1. Owner: Dawson Forest Investments LLC "Outlet Mall Parking Lot" Dawsonville Ga 30534

TMP _____ 2. Mailing address: 860 Summit Overlok Dr, Dawsonville Ga 30534

TMP 106 075 005 3. Owner: Vishal 1 3651 Dawson Forest Rd.Dawsonville Ga 30534

TMP _____ 4. Mailing address: 5675 Jimmy Carter Blvd.Ste 500,Norcross, Ga 30071

TMP 106 075 007 5. Owner: Dawsonville Professional Centre Office Park Condominium 1078 Lumkin Campground Rd

TMP _____ 6. Mailing address : 1080 Lumkin Campground Rd.Dawsonville Ga 30534

TMP 114 004 7. Owner:Chelsea GCA Realty CPG Partners LP 800 Hwy 800 South.Dawsonville Ga.30534

TMP _____ 8. Mailing adress: P.O Box 6120 Indianapolis,IN 46206

TMP 107 318 9. Owner: Hendon-Bre Dawson Marketplace LLC "Marketplace Blvd".Dawsonville Ga.30534

TMP _____ 10. Marvin F Poer & Co.Mailing Address:3520 Piedmont Rd NE STE 410 Atlanta Ga 30305

TMP 106 075 11. Owner:Corner Investments 1190 Lumpkin Campground Rd South.Dawsonville Ga 30534

TMP _____ 12. Mailing address:82 Etowah River Rd.Dawsonvilee Ga 30534

TMP _____ 13. _____

TMP _____ 14. _____

TMP _____ 15. _____

Use additional sheets if necessary.

20 AUG 7 11:30 AM

APPLICANT CERTIFICATION

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

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

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

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

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

Signature of Applicant or Agent:  Date: 8-7-2020
Signature of Witness:  Date: 8-7-2020

WITHDRAWAL

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

I hereby withdraw application #: _____

Signature: _____ Date: _____

Withdrawal of Application:

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

20 AUG 7 11:30 AM

Dawson County, Georgia Board of Commissioners
Affidavit for Issuance of a Public Benefit
As Required by the Georgia Illegal Immigration Reform and Enforcement Act of 2011

By executing this affidavit under oath, as an applicant for a Dawson County Business License, Out of County Business Registration, Alcohol License, or other public benefit as referenced in the Georgia Illegal Immigration Reform and Enforcement Act of 2011 [O.C.G.A. § 50-36-1(e)(2)], I am stating the following with respect to my application for such Dawson County public benefit.

X I am a United States citizen.

_____ I am a legal permanent resident of the United States. (FOR NON-CITIZENS)

_____ I am a qualified alien or non-immigrant under the Federal Immigration and Nationality Act with an alien number issued by the Department of Homeland Security or other federal immigration agency. (FOR NON-CITIZENS)

My alien number issued by the Department of Homeland Security or other federal immigration agency is:

The undersigned applicant also hereby verifies that he or she is 18 years of age or older and has provided at least one **secure and verifiable document**, as required by O.C.G.A. § 50-36-1(e)(1), with this affidavit. (See reverse side of this affidavit for a list of secure and verifiable documents.)

The secure and verifiable document provided with this affidavit can best be classified as:

In making the above representation under oath, I understand that any person who knowingly and willfully makes a false, fictitious, or fraudulent statement or representation in an affidavit shall be guilty of a violation of O.C.G.A. § 16-10-20 and face criminal penalties as allowed by such criminal statute.

Executed in Dawsonville (city), GA (state)
Mark A. Olsenbruns 8-7-2020
Signature of Applicant Date
MARK A. OLSENBRUNS
Printed Name Name of Business

SUBSCRIBED AND SWORN BEFORE ME ON
THIS 7 DAY OF August, 2020
James Lee Notary Public
My Commission Expires: August 9, 2022

(Seal)

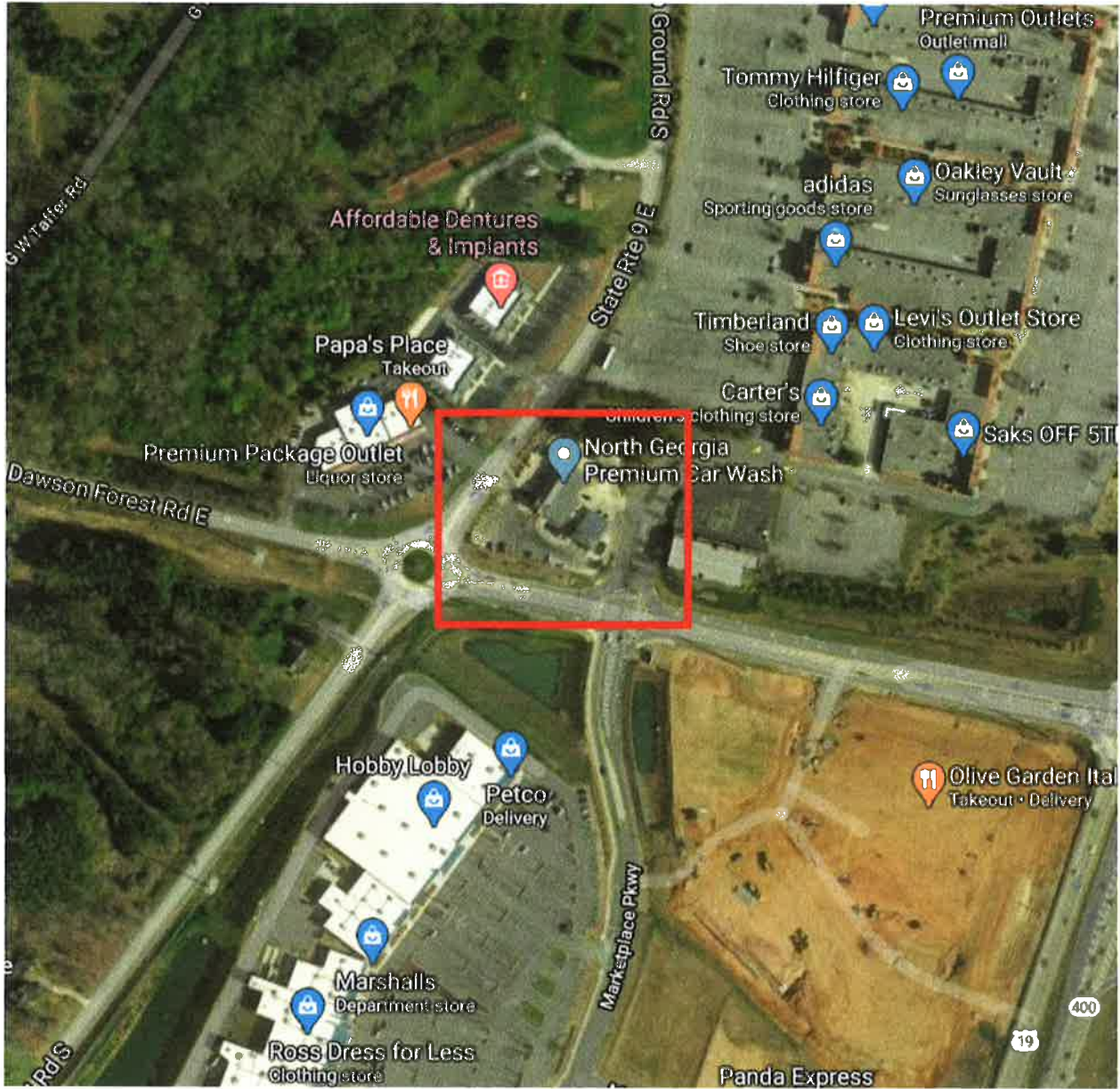
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Secure and Verifiable Documents Under O.C.G.A. § 50-36-2

The following list of secure and verifiable documents, published under the authority of O.C.G.A. § 50-36-2, contains documents that are verifiable for identification purposes, and documents on this list may not necessarily be indicative of residency or immigration status.

- A **United States Passport or Passport Card** [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **United States Military Identification card** [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **Driver's License** issued by one of the United States, the District of Columbia, the Commonwealth of Puerto Rico, Guam, the Commonwealth of the Northern Marianas Islands, the United States Virgin Island, American Samoa, or the Swain Islands, provided that it contains a photograph of the bearer or lists sufficient identifying information regarding the bearer, such as name, date of birth, gender, height, eye color, and address to enable the identification of the bearer [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- An **Identification Card** issued by one of the United States, the District of Columbia, the Commonwealth of Puerto Rico, Guam, the Commonwealth of the Northern Marianas Islands, the United States Virgin Island, American Samoa, or the Swain Islands, provided that it contains a photograph of the bearer or lists sufficient identifying information regarding the bearer, such as name, date of birth, gender, height, eye color, and address to enable the identification of the bearer [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **Tribal Identification Card** of a federally recognized Native American tribe, provided that it contains a photograph of the bearer or lists sufficient identifying information regarding the bearer, such as name, date of birth, gender, height, eye color, and address to enable the identification of the bearer. A listing of federally recognized Native American tribes may be found at:
<http://www.bia.gov/WhoWeAre/BIA/OIS/TribalGovernmentServices/TribalDirectory/index.htm>
[O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **United States Permanent Resident Card or Alien Registration Receipt Card** [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- An **Employment Authorization Document** that contains a photograph of the bearer [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **Passport Issued by a Foreign Government** [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **Merchant Mariner Document or Merchant Mariner Credential** issued by the United States Coast Guard [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **Free and Secure Trade (FAST) card** [O.C.G.A. § 50-36-2(b)(3); 22 CFR § 41.2]
- A **NEXUS Card** [O.C.G.A. § 50-36-2(b)(3); 22 CFR § 41.2]
- A **Secure Electronic Network for Travelers Rapid Inspection (SENTRI) card** [O.C.G.A. § 50-36-2(b)(3); 22 CFR § 41.2]
- A **Driver's License issued by a Canadian Government Authority** [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **Certificate of Citizenship** issued by the United States Department of Citizenship and Immigration Services (USCIS) (Form N-560 or Form N-561) [O.C.G.A. § 50-36-2(b)(3); 6 CFR § 37.11]
- A **Certificate of Naturalization** issued by the United States Department of Citizenship and Immigration Services USCIS) (Form N-550 or Form N-570) [O.C.G.A. § 50-36-2(b)(3); 6 CFR § 37.11]

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DAWSON COUNTY, GEORGIA

Exempt License

License Number: LIC-1-20-27606

**January
2021**

Type of Business

Awnings & Canopies - 424990

VALID ONLY FOR THE BUSINESS SHOWN

Name

Harold Wolfe Company

Location

**FOR OPERATION IN UNINCORPORATED AREAS,
SUBJECT TO ALL ZONING RESTRICTIONS AND
ALL OTHER RESOLUTIONS OF THE BOARD OF
COMMISSIONERS, DAWSON COUNTY, GEORGIA**

Fee Paid: \$0

Date Issued: 01/30/2020

Expires: January 31, 2021

LICENSE OFFICER

THIS LICENSE IS NOT TRANSFERABLE
DISPLAY IN A CONSPICUOUS PLACE

Owner Information

NORTH GA CAR WASH HOLDINGS LLC

Property taxes

E

Payment Information

Status	Paid
Last Payment Date	11/27/2019
Amount Paid	\$12,552.32

Property Information

Parcel Number	114 004 003
District	1 DAWSON COUNTY UNINCORPORATED
Acres	1.47
Description	LL 371 LD 13-S
Property Address	804 HWY 400 SOUTH
Assessed Value	\$525,928
Appraised Value	\$1,314,820

Bill Information

Record Type	Property
Tax Year	2019
Bill Number	10188
Account Number	40772
Due Date	12/01/2019

Taxes

Base Taxes	\$12,552.32
Penalty	\$0.00
Interest	\$0.00
Total Due	\$0.00

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Owner Information

NORTH GEORGIA PREMIUM CAR WASH LLC

Equipment Taxes

Payment Information

Status	Paid
Last Payment Date	11/27/2019
Amount Paid	\$4,365.84

Property Information

Parcel Number	P33884
District	1 DAWSON COUNTY UNINCORPORATED
Acres	0
Description	MEFF/INVENT/
Property Address	804 S HWY 400
Assessed Value	\$182,924
Appraised Value	\$0

Bill Information

Record Type	Property
Tax Year	2019
Bill Number	52768
Account Number	50030
Due Date	12/01/2019

Taxes

Base Taxes	\$4,365.84
Penalty	\$0.00
Interest	\$0.00
Total Due	\$0.00

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**DAWSON COUNTY PLANNING COMMISSION
PLANNING STAFF REPORT**

Applicant..... Mark Oltjenbruns obo Harold Wolfe Company
Case Docket # VR 20-17
Request..... A Variance to the Front Setback from 40ft to 0 ft.
Proposed Use New construction of a canopy area for the vacuum area
Size..... 1.47acres+/-
Existing Zoning C-HB
Applicable Regulations Dawson County Land Use Regulations
Location Corner of Dawson Forest Rd & Lumpkin Campground Rd.
Tax Parcel # 114-004-003
Meeting Date..... September 15, 2020

Applicant Proposal

The applicant is purposing installing a metal canopy with awnings to go over the existing vacuum area to protect clients from the sun and elements

History and Existing Land Use

This parcel is zoned C-HB and has had a carwash on the parcel since 2001.

Staff Analysis

To be considered for a variance, the following four (4) criteria must be addressed:

- 1.) *That a strict or literal interpretation and enforcement of the specified standard or requirement would result in practical difficulty or unnecessary hardship; and a strict and literal interpretation of the code would not allow the proposed home to be constructed.*

- 2.) *That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property which do not apply generally to other properties in the same district.*

This property is at the corner of two of the county's main commercial collector roads: Dawson Forest Rd. and Lumpkin Campground Rd. The setbacks on county collector roads is 40' which the vacuums are positioned on.

- 3.) *The granting of the variance will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the near vicinity; and*
- 4.) *That the granting of the variance would support general objectives contained within this Resolution.*

The granting of the variance will not be detrimental to the public health, safety, or welfare. The Future Land Use for the adjacent property in question is intended to be commercial.

Public Works sent the following comments in regards to the request:

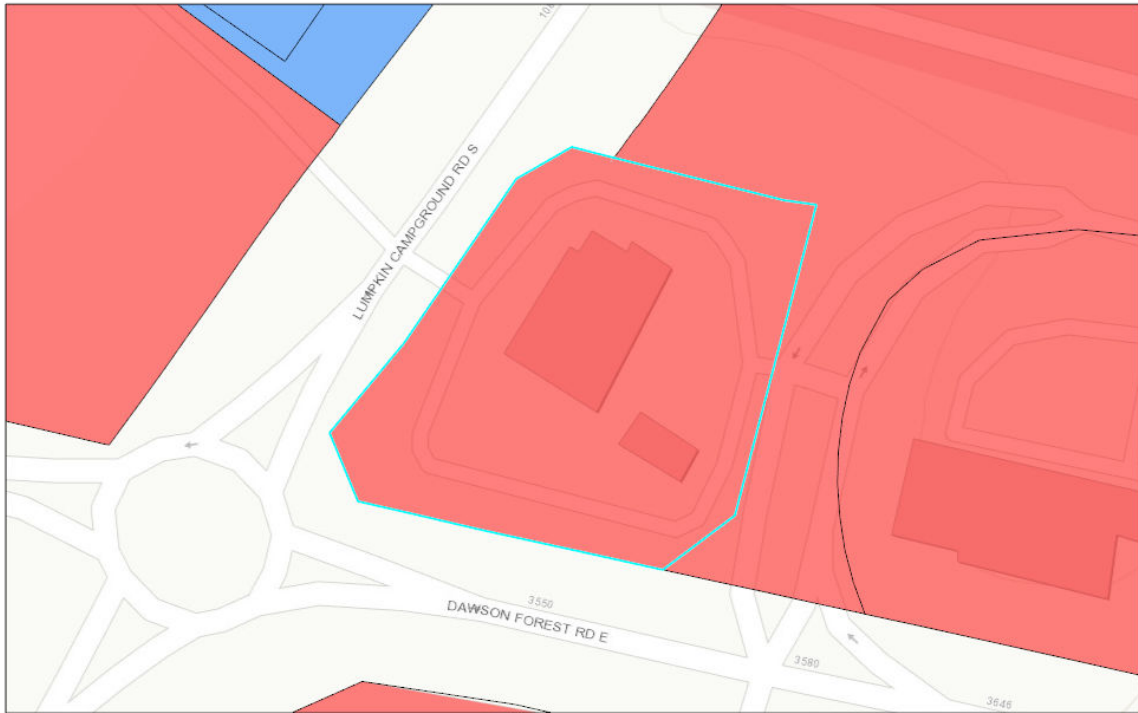
“Request the applicant to have the property line surveyed if approved to verify that the structure is located out of the right of way, and an as-built survey be filed for approval following construction. Public Works staff shall verify footing structures are out of the Right of Way.”

Picture of subject property:



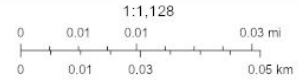
Existing zoning:

Dawson County



9/10/2020, 10:37:30 PM

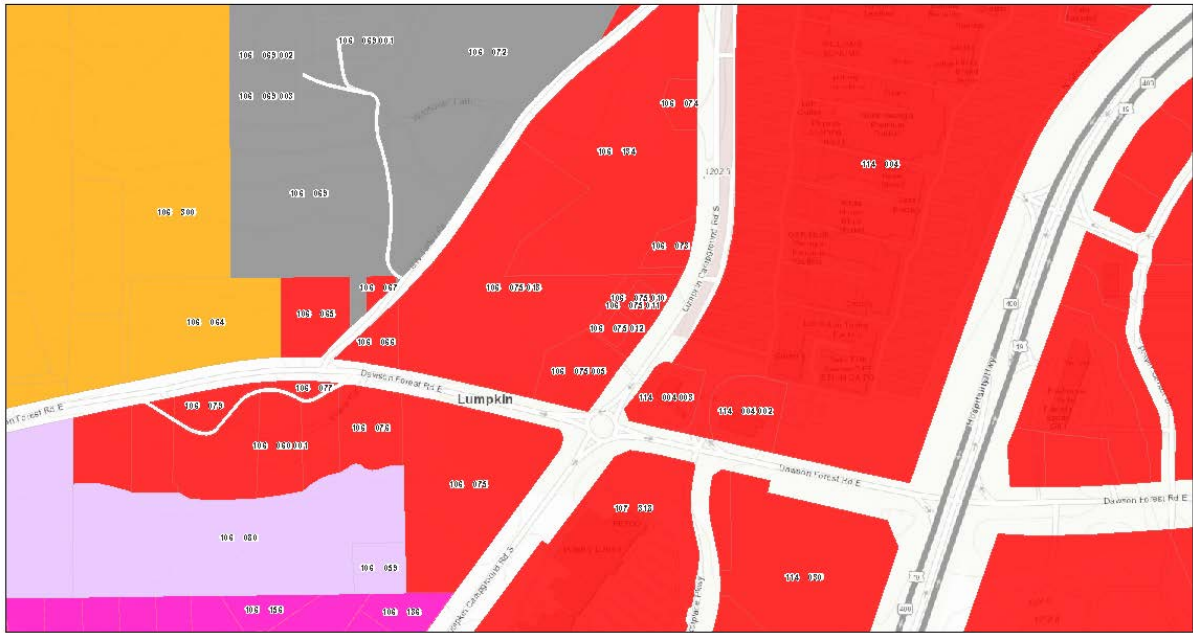
Parcels Zoning
C-01
C-HB



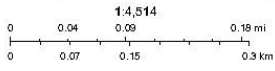
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, Planning and Development
Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA |

Future Land Use:

Future Land Use Map



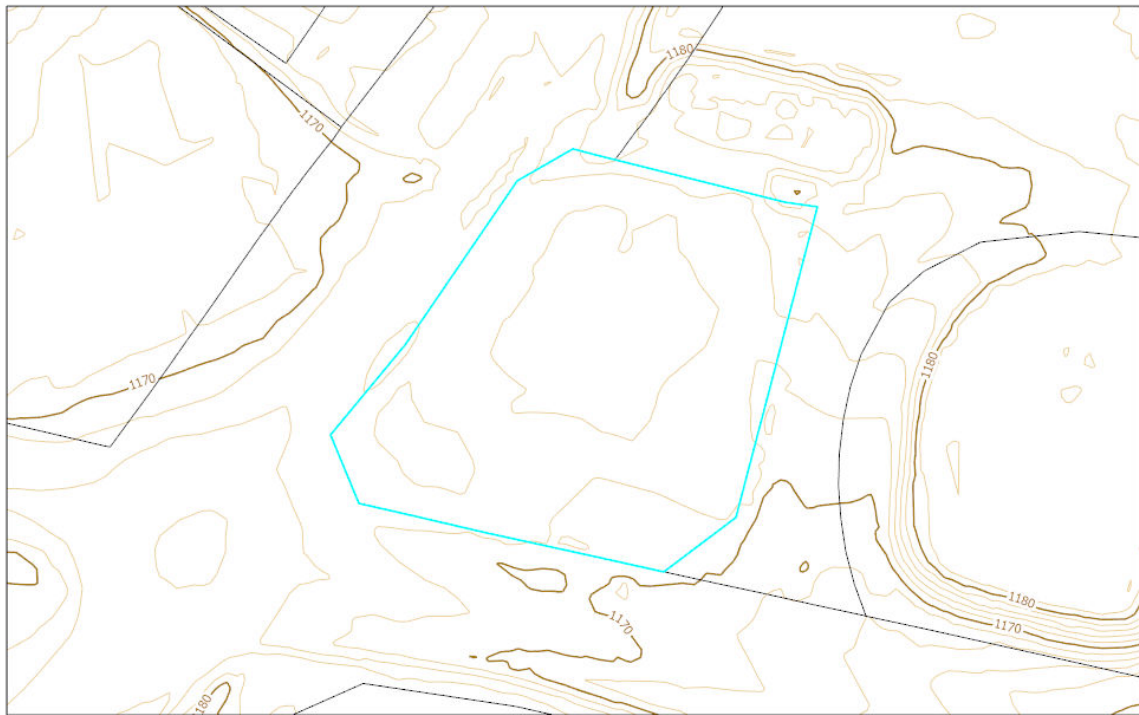
September 11, 2020
 FLU SR LI
 PRC CHB OP



Source: Esri, HERE, Garmin, Intermap, iPlanet, P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), Swisstopo, Mapbox, and the GIS User Community

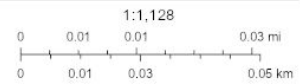
Topo:

Topo Map



9/10/2020, 10:38:36 PM

Parcels



Dawson County
The information on this map (or data product) is from a computer database accessed using a Geographic Information System (GIS). Dawson County Public Works cannot guarantee the accuracy of the information contained on this map. Each user of this map is

Aerial Photo:



DAWSON COUNTY REZONING APPLICATION

This portion to be completed by Zoning Administrator

ZA 20-09 Tax Map & Parcel # (TMP): 094-022.001
Submittal Date: 7-29-20 Time: 11:43 am/pm Received by: MH (staff initials)
Fees Assessed: 475.00 Paid: 475.00 Commission District: _____
Planning Commission Meeting Date: September 15
Board of Commissioners Meeting Date: October 15

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: **Eagle Commercial, LLC**
Address: _____
Phone: Listed _____ Unlisted _____ Email: Business _____ Personal _____
Status: Owner Authorized Agent Lessee Option to purchase

Notice: If applicant is other than owner, enclosed Property Owner Authorization form must be completed.

I have /have not _____ participated in a Pre-application meeting with Planning Staff.
If not, I agree _____ /disagree _____ to schedule a meeting the week following the submittal deadline.

Meeting Date: May 27, 2020 Applicant Signature: [Signature]

PROPERTY OWNER/PROPERTY INFORMATION

Name: Eagle Commercial LLC
Street Address of Property being rezoned: office for the apartments is
37 Gravitt Drive, Dawsonville GA 30534
Rezoning from: RSR to: RMF Total acreage being rezoned: 9.0 (nine)
Directions to Property: From downtown Dawsonville: 53 East to
Gravitt Drive

Subdivision Name (if applicable): Cravitt's Apartments Lot(s) #: _____

Current Use of Property: apartments

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

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

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

If yes, what section? _____

SURROUNDING PROPERTY ZONING CLASSIFICATION:

North RSR South RSR East RSR West RSR

Future Land Use Map Designation: sub rural residential RSR

Access to the development will be provided from:

Road Name: Hwy 53 Type of Surface: asphalt

REQUESTED ACTION & DETAILS OF PROPOSED USE

Rezoning to: RMF Special Use Permit for: _____

Proposed Use: apartments

Existing Utilities: Water Sewer Gas Electric

Proposed Utilities: Water Sewer Gas Electric

RESIDENTIAL

No. of Lots: 1 Minimum Lot Size: 9 acres (acres) No. of Units: 12

Minimum Heated Floor Area: 1525 sq. ft. Density/Acre: 1.33/acre
per building

Type: Apartments Condominiums Townhomes Single-family Other

Is an Amenity Area proposed: no ; if yes, what? _____

COMMERCIAL & INDUSTRIAL

Building area: _____ No. of Parking Spaces: _____

APPLICANT CERTIFICATION

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

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

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

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

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

Signature 

Date 7/21/2020

Witness 

Date 7-21-2020

WITHDRAWAL

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

I hereby withdraw application # _____

Signature _____

Date _____

Withdrawal of Application:

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

'20 JUL 29 11:43AM

PROPERTY OWNER AUTHORIZATION

I/we, JASON HEARD, Manager, Eagle Commercial LLC, hereby swear that I/we own the property located at (fill in address and/or tax map & parcel #):

TMP 094 022 001 (Gravitts Apartments)

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

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

Printed Name of applicant or agent: Jason Heard, Rex Gravitt

Signature of applicant or agent: [Signature] Date: 5/28/2020

Printed Name of Owner(s): Eagle Commercial, LLC

Signature of Owner(s): [Signature] Date: 5/28/2020
Eagle Commercial, LLC

Mailing address: _____

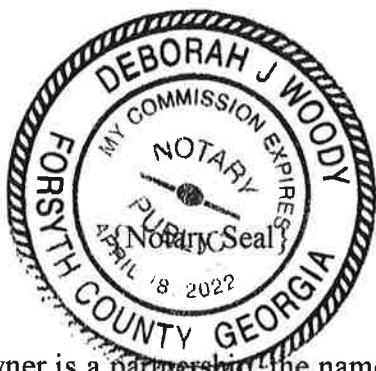
City, State, Zip: _____

Telephone Number: Listed _____
 Unlisted _____

Sworn and subscribed before me this 28th day of May, 2020.

Deborah J Woody
Notary Public

My Commission Expires: 4-18-2022



(The complete names of all owners must be listed; if the owner is a partnership, the names of all partners must be listed; if a joint venture, the names of all members must be listed. If a separate sheet is needed to list all names, please identify as applicant or owner and have the additional sheet notarized also.)

'20 JUL 29 11:43AM

ZA _____

TMP#: _____

List of Adjacent Property Owners

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

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

	<u>Name</u>	<u>Address</u>
TMP <u>094 128</u>	1. <u>Donald M. & Millie S. Major</u>	<u>6745 Ac Smith Rd, Dawsonville GA 30534</u>
TMP <u>094 022</u>	2. <u>Todd Gravitt & Gail Sword</u>	<u>Po Box 2001 Dawsonville GA 30534</u>
TMP <u>094 019</u>	3. <u>George Shawn & Dana Peterman</u>	<u>1525 Hwy 53, Dawsonville GA 30534</u>
TMP <u>094 082</u>	4. <u>Eagle Commercial LLC</u>	<u>4110 Heard Industrial Blvd Cumming GA 30041</u>
TMP <u>094 021</u>	5. <u>Eagle Commercial LLC</u>	<u>4110 Heard Industrial Blvd Cumming GA 30041</u>
TMP <u>094 032</u>	6. <u>State of GA Hwy Dept</u>	<u>1604 Hwy 53 E, Dawsonville GA 30534</u>
TMP _____	7.	_____
TMP _____	8.	_____
TMP _____	9.	_____
TMP _____	10.	_____
TMP _____	11.	_____
TMP _____	12.	_____
TMP _____	13.	_____
TMP _____	14.	_____
TMP _____	15.	_____

Use additional sheets if necessary.

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

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

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

This notice and acknowledgement shall be public record.

Applicant Signature: 

Applicant Printed Name: JASON HEARD, REX GRAVITT

Application Number: LA 20-09

Date Signed: 5/28/2020

Sworn and subscribed before me

this 28th day of May, 20 20


Notary Public

My Commission Expires: 4/8/2022



'20 JUL 29 11:43AM

Eagle Commercial LLC

July 22, 2020

Dawson County
Board of Commissioners
25 Justice Way, Suite 2313
Dawsonville, GA 30534

To Whom it May Concern:

Please accept the attached rezoning application for Gravitt's Apartments located in Dawsonville, GA. The office address on site is 37 Gravitt Drive, Dawsonville, GA 30534. The purpose of our request is simply to rezone from the current RSR zoning to the RMF zoning in order to be in compliance with Dawson County.

We do not wish to build any new structures or make modifications to the property in relation to this request. We simply want to be in compliance so that should anything ever happen to the property, we would be able to replace what we have.

Since we purchased the property approximately one year ago, we have made repairs to the units and have increased the occupancy from 5 units to all 12 units. The property looks better, has a higher value, and brings in more revenue.

We hope you will give our request favorable consideration. Thank you in advance for your time.

Sincerely yours,



Jason Heard

Co-Managing Member

'20 JUL 29 11:43AM

From: Ringle, Bill <Bill.Ringle@dph.ga.gov>
Subject: Re: Gravitts Apartments
Date: July 29, 2020 at 8:40 AM
To: ,
Cc: Harmony Gee <hgee@dawsoncounty.org>

Jason,

Typically, once the application has been submitted for a zoning request, Harmony Gee in Zoning sends us a comment sheet.

All of the structures on this property have septic systems that were permitted in the 80's and we have had no reports of issues with regard to these systems.

Since we discussed 9 acres, I'm assuming that was the number that I gave you so that the current Dawson County Board of Health minimum lot size requirement is met. This lot size requirement ensures that you have an appropriate area for the future repair of any septic systems.

If you need anything more specific from me, please let me know.

Thank you,
Bill

George W. "Bill" Ringle
Environmental Health Manager
Dawson County Environmental Health
189 Hwy 53 West
Suite 102
Dawsonville, GA 30534
phone 706-265-2930
fax 706-265-7529

From: Jason Heard
Sent: Wednesday, July 22, 2020 4:54 PM
To: Ringle, Bill <Bill.Ringle@dph.ga.gov>
Cc: Rex Gravitt
Subject: Gravitts Apartments

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Bill,

I believe you helped us last year when our company was looking at purchasing Gravitt's Apartments. We had asked you to let us know how much land we needed to go with the apartments since it was attached to a bunch of family land, and in the end you told us 9 acres total, which is what we went with. We purchased the property. However now we want to rezone the property to get it into compliance as multi-family RMF. One of the things on the rezoning checklist is a letter from Environmental Health. Can you help us with that? Please let me know. I've attached a preliminary copy of the rezoning package. Thank you.

Jason Heard
Eagle Commercial LLC

THIS BLOCK RESERVED FOR THE
CLERK OF SUPERIOR COURT

FIELD 02/26/2019 11:05AM
BK 00084 Pg 0132
FILED Doc: PLAT

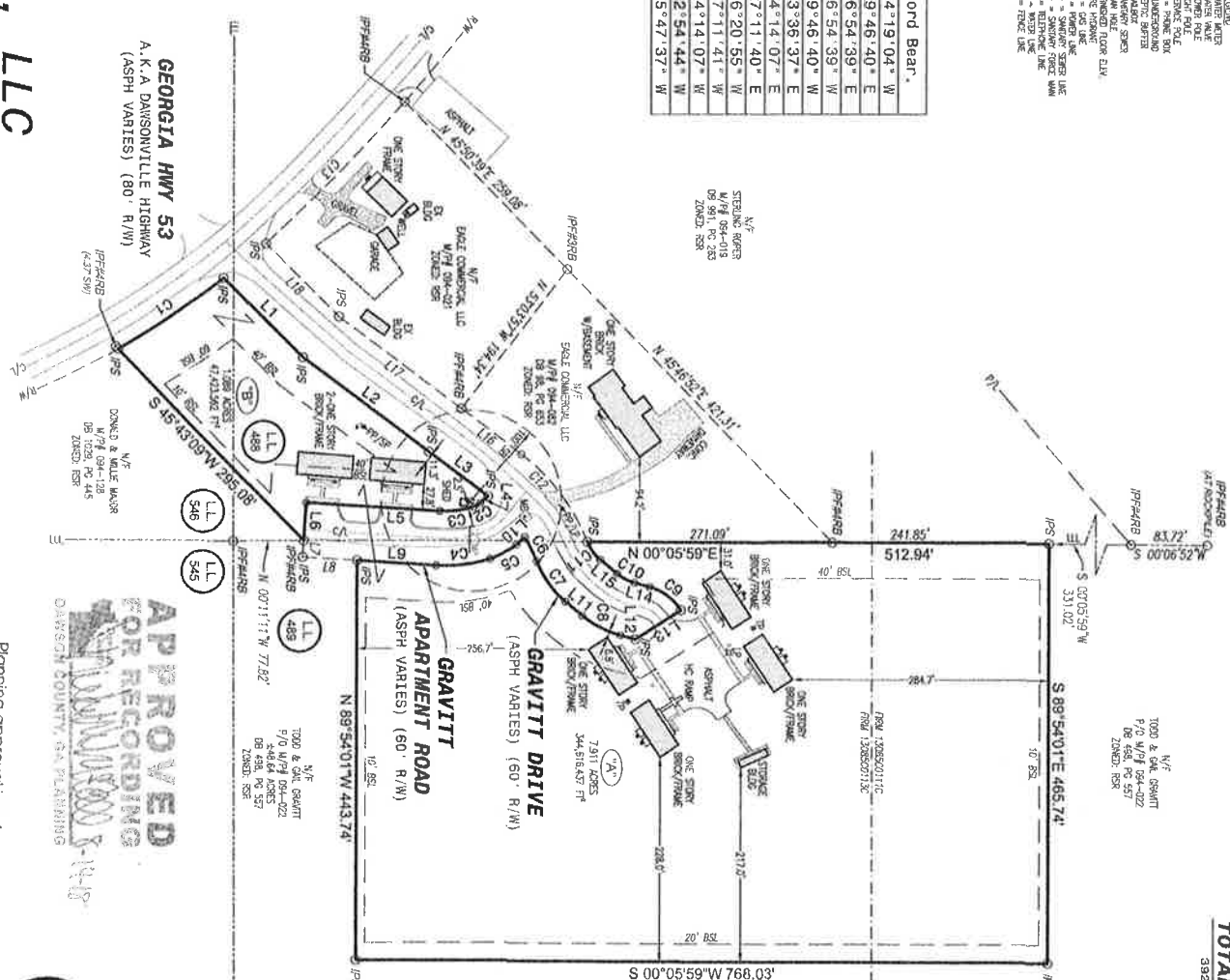
Public: \$0.00 Interest: \$0.00
JUSTIN POWER, Clerk of Superior Court
Dawson County, Georgia

Curve	Radius	Length	Chord	Chord Bear.
C1	933.55'	141.75'	141.61'	N 34°19'04" W
C2	20.00'	8.56'	8.49'	S 29°46'40" E
C3	102.79'	38.08'	37.86'	S 06°54'39" E
C4	162.79'	60.31'	59.96'	N 06°54'39" W
C5	80.00'	34.22'	33.96'	N 29°46'40" W
C6	158.84'	29.68'	29.63'	N 63°36'37" E
C7	107.52'	55.28'	54.67'	N 54°14'07" E
C8	111.13'	47.77'	47.40'	N 27°11'41" W
C9	58.87'	44.11'	43.09'	S 36°20'55" W
C10	51.13'	21.98'	21.81'	S 27°11'41" W
C11	47.52'	24.43'	24.16'	S 54°14'07" W
C12	218.84'	122.61'	121.01'	S 52°54'44" W
C13	2250.00'	220.14'	220.06'	N 45°47'37" W

Course	Bearing	Distance
L1	N 45°09'25" E	124.72'
L2	N 36°51'56" E	174.78'
L3	S 42°01'56" E	81.78'
L4	S 03°42'05" W	11.58'
L5	S 03°42'05" W	148.20'
L6	S 86°17'55" E	41.88'
L7	S 86°17'55" E	18.12'
L8	N 03°42'05" E	60.12'
L9	N 03°42'05" E	88.08'
L10	N 42°01'56" W	12.20'
L11	N 39°30'27" E	24.10'
L12	N 14°52'53" E	17.06'
L13	N 32°36'46" W	60.00'
L14	S 14°52'53" W	17.50'
L15	S 39°30'27" W	24.10'
L16	S 36°51'56" W	82.83'
L17	S 36°51'56" W	170.42'
L18	S 45°09'25" W	114.56'

EAGLE COMMERCIAL, LLC

SURVEY FOR:
LAND LOTS 488, 489, 545, & 546
NORTH 1/2 13TH DISTRICT
1ST SECTION
DAWSON COUNTY, GEORGIA
PLAT DATE: AUGUST 8, 2018
REVISIONS:



TOTAL = 9,000 ACRES
392,039,496 SQUARE FEET



THE CLERK OF THE SUPERIOR COURT HAS REVIEWED THIS SURVEY AND THE PLAT THEREON AND HAS FOUND THAT THE SURVEY AND PLAT COMPLY WITH THE REQUIREMENTS OF THE GEORGIA SURVEYING ACT AND THE RULES OF THE SUPERIOR COURT. THIS SURVEY IS HEREBY APPROVED FOR RECORDING.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSE PRECISION OF ONE FOOT IN 100,000 FEET AN INSURE PRECISION OF ONE FOOT IN 100,000 FEET. THE PLAT HAS BEEN CALCULATED FOR CLOSE PRECISION TO WITHIN ONE FOOT IN 100,000 FEET.

BEFORE SIGNING THIS PLAT, I HAVE CONDUCTED A VISUAL GENERAL OBSERVATION OF THE SURVEY AND FOUND THAT THE SURVEY AND PLAT COMPLY WITH THE REQUIREMENTS OF THE GEORGIA SURVEYING ACT AND THE RULES OF THE SUPERIOR COURT. I HAVE ALSO REVIEWED THE SURVEY AND PLAT AND FOUND THAT THE SURVEY AND PLAT COMPLY WITH THE REQUIREMENTS OF THE GEORGIA SURVEYING ACT AND THE RULES OF THE SUPERIOR COURT.

NOTES & REFERENCES

1. TAX MAP/PARCEL #P/O 094-022
2. PARCEL IS ZONED RSP
3. FRONT - 60 FEET (STATE HWY)
4. REAR - 10 FEET (OTHER)
5. PLAT BOOK 11 PAGE 121
6. PLAT BOOK 23 PAGE 133
7. PLAT BOOK 33 PAGE 241
8. PLAT BOOK 34 PAGE 84

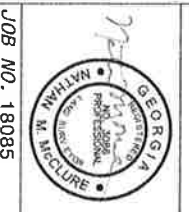
Department: Contact that approval from the Health Department. Planning approval is not required.

Supervisor's Certificate
It is hereby certified that all monuments and improvements shown on this plat are in accordance with the original survey and that the material are correctly shown.

By: *Matthew McClure*
Registered Georgia Land Surveyor No. 2088



MCCLURE SURVEYING, INC.
2505 JOHNSON DRIVE - SUITE C
CUMMING, GA 30004
O: (470) 297-5592 C: (678) 283-8764
NATHAN@MCCLURESURVEYING.COM
WWW.MCCLURESURVEYING.COM



2019 Property Tax Statement

Nicole Stewart
Dawson County Tax Commissioner
 25 Justice Way, Suite 1222
 Dawsonville, GA 30534

Bill Number	Due Date	CURRENT YEAR DUE
51601		\$0.00

Payment Good Through:

Map: P34530
 Last payment made on:
 Location: 37 GRAVITT APT RD

GRAVITT APARTMENTS

Dear Taxpayer,
 This is your current year Ad Valorem Property Tax Statement. This bill must be paid in full by December 1st in order to avoid interest and penalty charges. If payment is made after the due date, please call the office for the current amount due. State law requires all bills be mailed to the owner of record as of January 1st of the tax year. If you have sold this property, please forward this bill to the NEW OWNER and notify our office.
 Thank you for the privilege to serve as your Tax Commissioner.
 Nicole Stewart

RETURN THIS FORM WITH PAYMENT

Nicole Stewart
Dawson County Tax Commissioner
 25 Justice Way, Suite 1222
 Dawsonville, GA 30534



Scan this code with your mobile phone to view or pay this bill

Tax Payer: GRAVITT APARTMENTS
Map Code: P34530
Description: MEFF/
Location: 37 GRAVITT APT RD
Bill Number: 51601
District: 1

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good Through	Exemptions
\$0.00	\$0.00	0	100		7/18/2019		SP

TAXING ENTITY	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX	100	40	40	0	0	0	0	0
COUNTY M&O	100	40	40	0	13.079	0	0	0
SALES TAX ROLLBACK	100	40	40	0	4.99	0	0	0
SCHOOL M&O	100	40	40	0	15.778	0	0	0
TOTALS					33.847			

You can pay your bill in person, by mail, online at www.dawsoncountytax.com , or at the drop box in front of the courthouse at the crosswalk. If postmarked after December 1st, interest at a rate prescribed by law will be added monthly. An additional penalty as prescribed by law will be added every 120 days. If the bill is marked appealed, then this is only 85% of the total bill pending. NO PAYMENT CONTRACTS WILL BE ALLOWED.	Current Due:	\$0.00
	Penalty:	\$0.00
	Interest:	\$0.00
	Other Fees:	\$0.00
	Back Taxes:	\$0.00
	Amount Paid:	\$0.00
	TOTAL DUE:	\$0.00

Owner Information

GRAVITT TODD & SWORD GAIL GRAVITT

Payment Information

Status	Paid
Last Payment Date	10/28/2019
Amount Paid	\$5,972.00

Property Information

Parcel Number	094 022
District	1 DAWSON COUNTY UNINCORPORATED
Acres	61.8
Description	LL 488 489 490 546 13-N
Property Address	37 GRAVITT APT RD
Assessed Value	\$250,220
Appraised Value	\$625,546

Bill Information

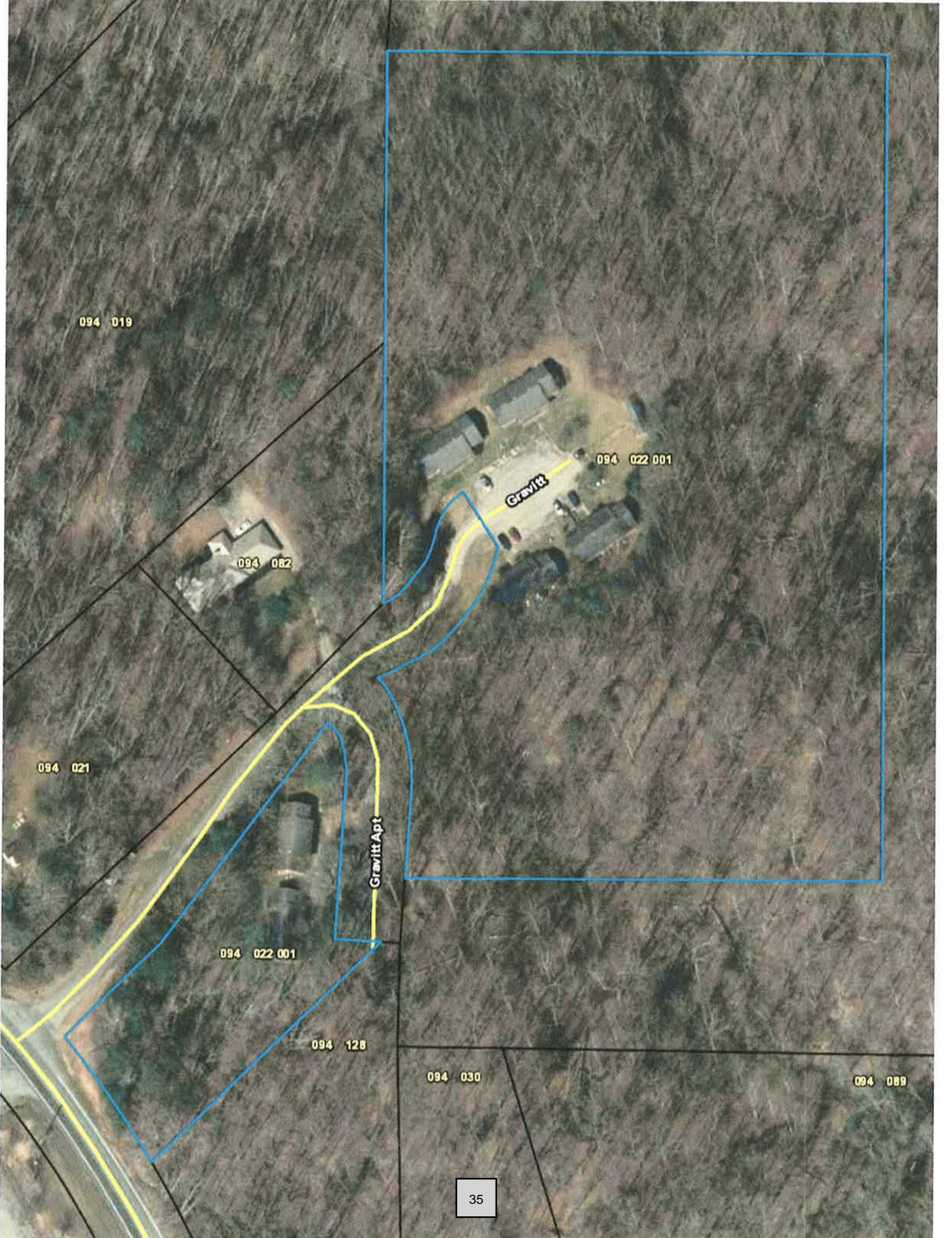
Record Type	Property
Tax Year	2019
Bill Number	5794
Account Number	36385
Due Date	12/01/2019

Taxes

Base Taxes	\$5,972.00
Penalty	\$0.00
Interest	\$0.00
Total Due	\$0.00

Tax Breakdown

Entity	Adjusted FMV	Net Assmt	Exemptions	Taxable Val	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX	625,546	250,220	0	250,220	0	\$0.00	\$0.00	\$0.00
COUNTY M&O	625,546	250,220	0	250,220	13.079	\$3,272.63	\$0.00	\$2,024.03
SALES TAX ROLLBACK	0	0	0	250,220	-4.99	\$0.00	-\$1,248.60	\$0.00
SCHOOL M&O	625,546	250,220	0	250,220	15.778	\$3,947.97	\$0.00	\$3,947.97
Totals					23.867	\$7,220.60	-\$1,248.60	\$5,972.00



094 019

094 062

094 022 001

Gravitt

094 021

Gravitt Apt

094 022 001

094 128

094 030

094 089

Dawson County, Georgia Board of Commissioners
Affidavit for Issuance of a Public Benefit
As Required by the Georgia Illegal Immigration Reform and Enforcement Act of 2011

By executing this affidavit under oath, as an applicant for a Dawson County Business License, Out of County Business Registration, Alcohol License, or other public benefit as referenced in the Georgia Illegal Immigration Reform and Enforcement Act of 2011 [O.C.G.A. § 50-36-1(e)(2)], I am stating the following with respect to my application for such Dawson County public benefit.

- I am a United States citizen.
- I am a legal permanent resident of the United States. *(FOR NON-CITIZENS)*
- I am a qualified alien or non-immigrant under the Federal Immigration and Nationality Act with an alien number issued by the Department of Homeland Security or other federal immigration agency. *(FOR NON-CITIZENS)*

My alien number issued by the Department of Homeland Security or other federal immigration agency is:

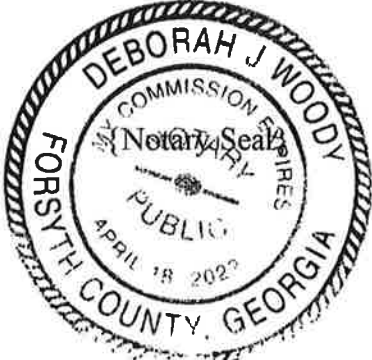
The undersigned applicant also hereby verifies that he or she is 18 years of age or older and has provided at least one **secure and verifiable document**, as required by O.C.G.A. § 50-36-1(e)(1), with this affidavit. *(See reverse side of this affidavit for a list of secure and verifiable documents.)*

The secure and verifiable document provided with this affidavit can best be classified as:
Georgia Driver's License

In making the above representation under oath, I understand that any person who knowingly and willfully makes a false, fictitious, or fraudulent statement or representation in an affidavit shall be guilty of a violation of O.C.G.A. § 16-10-20 and face criminal penalties as allowed by such criminal statute.

Executed in Cumming (city), GA (state)
[Signature] Date 5/28/2020
Signature of Applicant
Printed Name JASON HEARD Name of Business EAGLE COMMERCIAL, LLC

SUBSCRIBED AND SWORN BEFORE ME ON
THIS 28th DAY OF May, 2020
Deborah J Woody Notary Public
My Commission Expires: 4/18-2022



Dawson County, Georgia Board of Commissioners

Affidavit for Issuance of a Public Benefit

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✓ I am a United States citizen.

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My alien number issued by the Department of Homeland Security or other federal immigration agency is:

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Georgia Drivers License

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Executed in Cumming (city), GA (state)

[Signature] 6-4-2020
Signature of Applicant Date

Rex E Gault Eagle Connection, LLC
Printed Name Name of Business

SUBSCRIBED AND SWORN BEFORE ME ON

THIS 4 DAY OF June, 20 20

[Signature] Notary Public

My Commission Expires: 1-9-21

20 JUL 29 11:44 AM



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS
(APPLICANT(S) AND REPRESENTATIVE(S) OF REZONING)

Pursuant to O.C.G.A. Section 36-67 A-3.A, the following disclosure is mandatory when an applicant or any representation of application for rezoning has been made within two (2) years immediately preceding the filing of the applicant's request for rezoning, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application for rezoning.

It shall be the duty of the applicant and the attorney representing the applicant to file a disclosure with the governing authority of the respective local government showing the following:

1. Name of local official to whom campaign contribution was made:

Kevin TAMMER

2. The dollar amount and description of each campaign contribution made by the opponent to the local government official during the two (2) years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.

Amount \$ 1000.00

Date: 4-15-20

Enumeration and description of each gift when the total value of all gifts is \$250.00 or more made to the local government official during the two (2) years immediately preceding the filing of application for rezoning:

ONE GIFT OF \$1000

Signature of Applicant/Representative of Applicant:

 Date: 6-3-20

BY NOT COMPLETING THIS FORM YOU ARE MAKING A STATEMENT THAT NO DISCLOSURE IS REQUIRED

This form may be copied for each applicant. Please attach additional sheets if needed.

Harmony Gee

From: Ringle, Bill <Bill.Ringle@dph.ga.gov>
Sent: Wednesday, July 29, 2020 8:40 AM
To: Jason Heard
Cc: Harmony Gee
Subject: Re: Gravitts Apartments

Jason,

Typically, once the application has been submitted for a zoning request, Harmony Gee in Zoning sends us a comment sheet.

All of the structures on this property have septic systems that were permitted in the 80's and we have had no reports of issues with regard to these systems.

Since we discussed 9 acres, I'm assuming that was the number that I gave you so that the current Dawson County Board of Health minimum lot size requirement is met. This lot size requirement ensures that you have an appropriate area for the future repair of any septic systems.

If you need anything more specific from me, please let me know.

Thank you,
Bill

George W. "Bill" Ringle
Environmental Health Manager
Dawson County Environmental Health
189 Hwy 53 West
Suite 102
Dawsonville, GA 30534
phone 706-265-2930
fax 706-265-7529

From: Jason Heard < >
Sent: Wednesday, July 22, 2020 4:54 PM
To: Ringle, Bill <Bill.Ringle@dph.ga.gov>
Cc: Rex Gravitt
Subject: Gravitts Apartments

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Bill,

I believe you helped us last year when our company was looking at purchasing Gravitt's Apartments. We had asked you

**DAWSON COUNTY PLANNING COMMISSION
PLANNING STAFF REPORT**

Applicant.....Eagle Commercial, LLC

Amendment #ZA 20-09

Request.....Rezone Property from RSR (Residential Sub-Rural) to RMF (Residential Multi-Family)

Proposed UseTo bring an existing non-conforming use into compliance

Current ZoningRSR (Residential Sub-Rural)

Size.....9± acres

Location37 Gravitt Apartment Rd.

Tax Parcel094-022-001

Planning Commission DateSeptember 15, 2020

Board of Commission Date.....October 15, 2020

Applicant Proposal

The applicant is seeking to rezone the property from RSR (Residential Sub Rural) to RMF for the purpose of bringing a non-conforming use into zoning compliance. They do not wish to build any additional structures or make any modifications to the property.

History and Existing Land Uses

The property was developed in 1980 according to the Dawson County Tax Assessors website, six years prior to zoning being adopted by Dawson County. Mr. Heard and his business partner purchased the property approximately one year ago and have made repairs to the property bringing the occupancy from five units to all 12 units.

Adjacent Land Uses	Existing zoning	Existing Use
North	RSR	Vacant
South	RSRMM	State Department of

		Transportation
East	RSR	Vacant
West	RSR	Residential

Development Support and Constraints

Having the land zoned for a Residential Multi-Family would bring a non-conforming use into zoning compliance.

Relationship to the Comprehensive Plan and FLUP (Future Land Use Plan)

According to the Comprehensive Plan and accompanying FLUP (Future Land Use Plan), the subject property is identified as Residential Sub-Rural but does not take into account any existing uses.

Public Facilities/Impacts

Engineering Department –“The property is located off SR 53 and we defer to GDOT.”

Environmental Health Department – No comments returned.

Emergency Services – No comments returned.

Etowah Water & Sewer Authority –No comments returned.

Dawson County Sheriff’s Office – No comments returned.

Board of Education – No facility additions would be necessary.

Georgia Department of Transportation –“No further coordination necessary.”

Analysis

- It does conform to the Future Land Use Map and Comprehensive Plan but does not take into account any existing uses.

The following observations should be noted with respect to this request:

A. The existing uses and classification of nearby property.

Properties surrounding the parcel are zoned residential but are either vacant or a commercial non-conforming use (auto repair/Georgia Department of Transportation/church).

B. The extent to which property values are diminished by the particular land use classification.

There should be no diminishment of property values.

C. The extent to which the destruction of property values of the applicant promotes the health, safety, morals, or general welfare of the public.

There should be no destruction of property values.

D. The relative gain to the public, as compared to the hardship imposed upon the individual property owner.

There should be no gain to the public if approved.

E. The suitability of the subject property for the proposed land use classification.

The property is suitable for the purposed land use classification.

F. The length of time the property has been vacant under the present classification, considered in the context of land development in the area in the vicinity of the property.

The parcel has operated as a commercial use since its construction in 1980.

G. The specific, unusual, or unique facts of each case, which give rise to special hardships, incurred by the applicant and/or surrounding property owners.

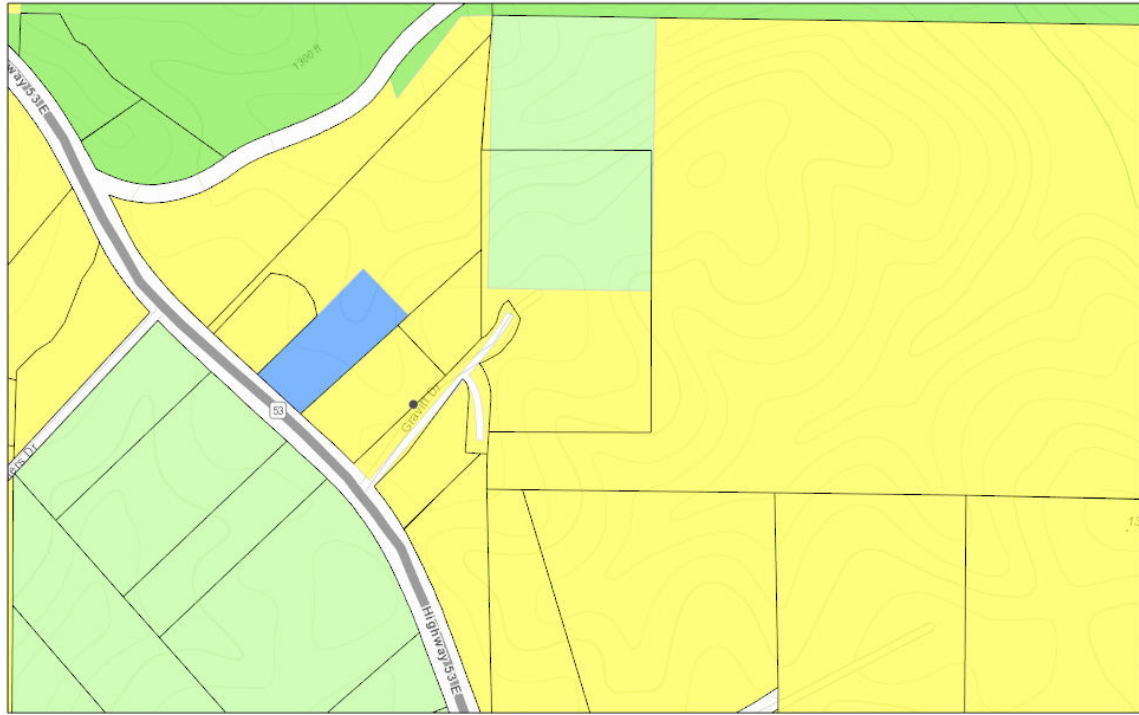
The applicant is seeking to rezone the property from RSR (Residential Sub Rural) to RMF for the purpose of bringing a non-conforming use into zoning compliance. They do not wish to build any additional structures or make any modifications to the property.

Pictures of Property:



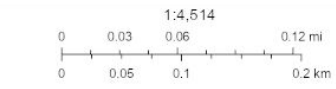
Current Zoning Map:

Current Zoning



9/9/2020, 3:34:20 PM

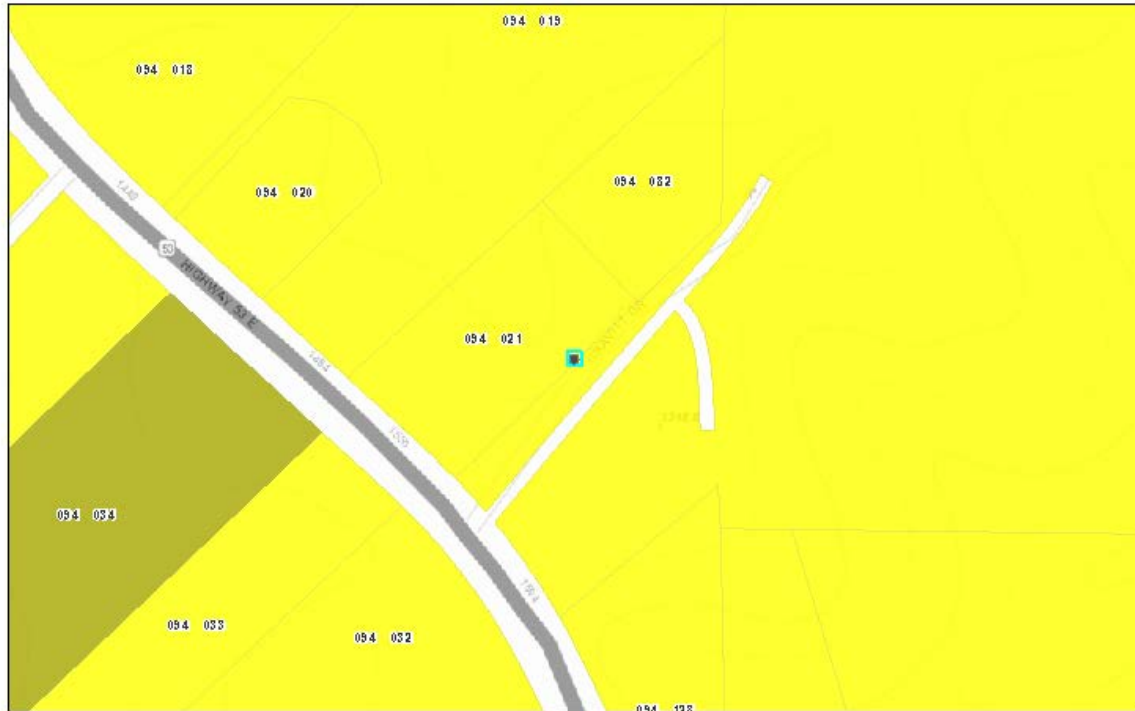
- Parcels
- Zoning
- RSR
- C-01
- RA
- RSRMM



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA | Planning and Development

Future Land Use Map:

Future Land Use Map

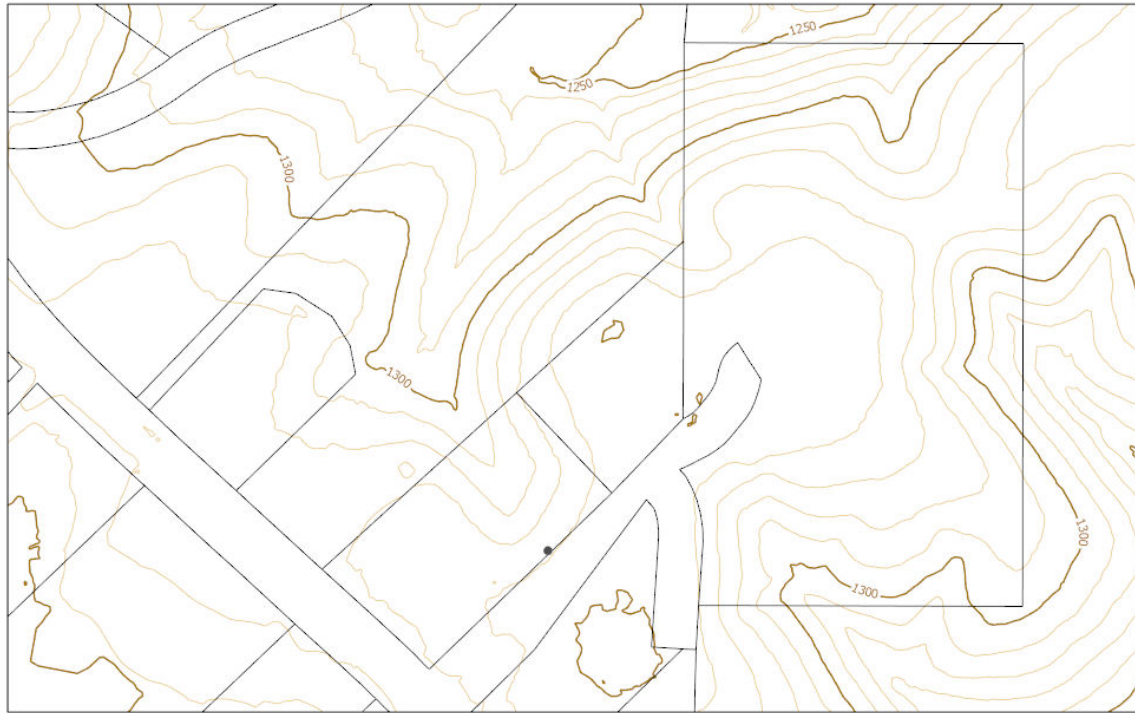


September 9, 2020
FLU PI
 SRR

1:2,257
0 0.01 0.03 0.06 mi
0 0.03 0.06 0.1 km
Source: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS

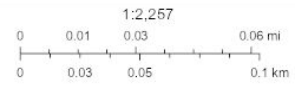
Topography:

Topo Map



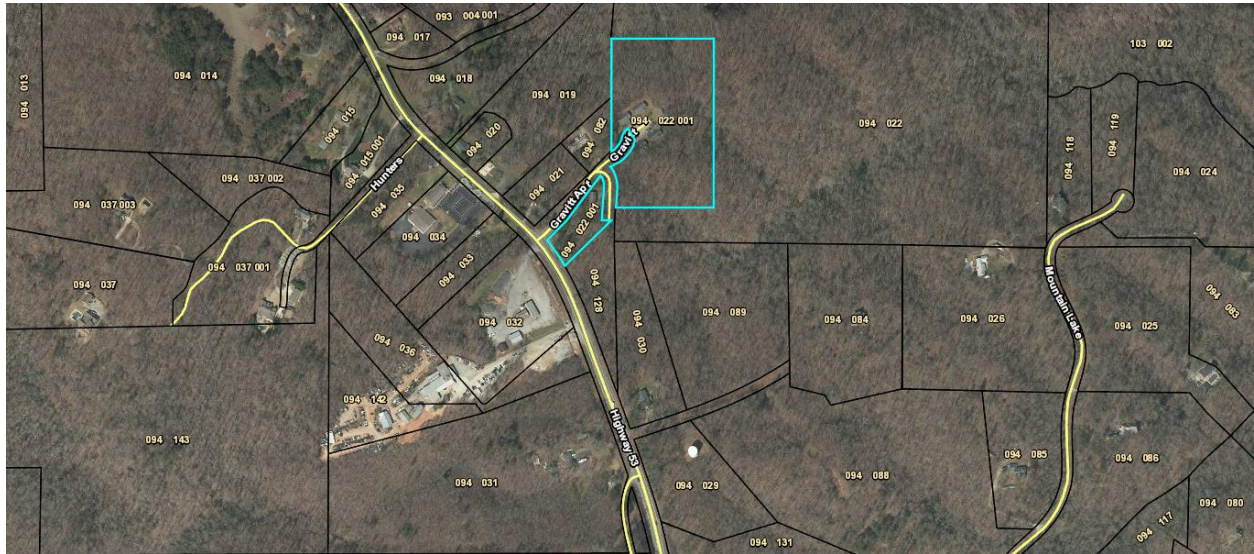
9/10/2020, 9:04:02 AM

Parcels



Dawson County
The information on this map (or data product) is from a computer database accessed using a Geographic Information System (GIS). Dawson County Public Works cannot guarantee the accuracy of the information contained on this map. Each user of this map is

Aerial:



DAWSON COUNTY REZONING APPLICATION

This portion to be completed by Zoning Administrator

ZA 20-10 Tax Map & Parcel # (TMP): 040-009
Submittal Date: 8-10-2020 Time: 11:10 am pm Received by: Chay (staff initials)
Fees Assessed: \$300 Paid: check Commission District: 1
Planning Commission Meeting Date: September 15
Board of Commissioners Meeting Date: October 15

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Athena Reynolds
Address: _____
Phone: Listed Unlisted Email: Business Personal
Status: [] Owner Authorized Agent [] Lessee [] Option to purchase

Notice: If applicant is other than owner, enclosed Property Owner Authorization form must be completed.

I have ___/have not participated in a Pre-application meeting with Planning Staff.
If not, I agree ___/disagree ___ to schedule a meeting the week following the submittal deadline.
Meeting Date: _____ Applicant Signature: Athena Reynolds

PROPERTY OWNER/PROPERTY INFORMATION

Name: Eula Jean Reynolds
Street Address of Property being rezoned: 3159 Cowart Rd, Dawsonville, GA 30534

Rezoning from: BA to: BSRmm Total acreage being rezoned: 12.78

Directions to Property: Hwy 53 West to Cowart Road on left. Stay on Cowart Rd to 4-way stop, continue straight thru 4-way for about 1/2 mile on the left.

2020/09/11 11:58 AM

Subdivision Name (if applicable): N/A Lot(s) #: 1

Current Use of Property: Residential (Primary Home)

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

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

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

If yes, what section? _____

SURROUNDING PROPERTY ZONING CLASSIFICATION:

North _____ South _____ East _____ West _____

Future Land Use Map Designation: _____

Access to the development will be provided from:

Road Name: _____ Type of Surface: _____

REQUESTED ACTION & DETAILS OF PROPOSED USE

Rezoning to: BSRmm [] Special Use Permit for: _____

Proposed Use: Build a house.

Existing Utilities: [] Water [] Sewer [] Gas Electric

Proposed Utilities: [] Water [] Sewer [] Gas [] Electric

RESIDENTIAL

No. of Lots: _____ Minimum Lot Size: _____ (acres) No. of Units: _____

Minimum Heated Floor Area: _____ sq. ft. Density/Acre: _____

Type: [] Apartments [] Condominiums [] Townhomes [] Single-family [] Other

Is an Amenity Area proposed: _____; if yes, what? _____

COMMERCIAL & INDUSTRIAL

Building area: _____ No. of Parking Spaces: _____

20 AUG 10 11:10 AM

APPLICANT CERTIFICATION

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

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

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

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

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

Signature Athena Reynolds

Date 08/05/2020

Witness Jennifer E Anthony

Date 8/5/2020

WITHDRAWAL

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

I hereby withdraw application # _____

Signature _____

Date _____

Withdrawal of Application:

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

20 AUG 10 11:10 AM

List of Adjacent Property Owners

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

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

Name

Address

- TMP 039 002 1. Jonathan G. Price P.O. Box 123, Marble Hill, GA 30148
- TMP 040 015 2. Juanita Robinson 3225 Cowart Rd, Dawsonville, GA 30534
- TMP 039 012 008 3. FDB Associates Limited Partnership 30 Overby Lane, Atlanta, GA 30327
- TMP 040 008 4. Jason Cowart 3190 Cowart Rd, Dawsonville, GA 30534
FDB Associates Limited Partnership
- TMP 040 019 5. c/o Edward McClain Bradley Executive mgr 30 Overby Ln, Atlanta, GA 30327
- TMP _____ 6. _____
- TMP _____ 7. _____
- TMP _____ 8. _____
- TMP _____ 9. _____
- TMP _____ 10. _____
- TMP _____ 11. _____
- TMP _____ 12. _____
- TMP _____ 13. _____
- TMP _____ 14. _____
- TMP _____ 15. _____

Use additional sheets if necessary.

20 AUG 10 11:10 AM

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

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

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

This notice and acknowledgement shall be public record.

Applicant Signature: Athena Reynolds

Applicant Printed Name: Athena Reynolds

Application Number: 2A 20-10

Date Signed: 08/05/2020

Sworn and subscribed before me

this 5th day of AUGUST, 2020.

Merry Sheffield
Notary Public

My Commission Expires: 10-10-2023



20 AUG 10 11:11 AM

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS
(APPLICANT(S) AND REPRESENTATIVE(S) OF REZONING)

Pursuant to O.C.G.A. Section 36-67 A-3.A, the following disclosure is mandatory when an applicant or any representation of application for rezoning has been made within two (2) years immediately preceding the filing of the applicant's request for rezoning, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application for rezoning.

It shall be the duty of the applicant and the attorney representing the applicant to file a disclosure with the governing authority of the respective local government showing the following:

1. Name of local official to whom campaign contribution was made:

2. The dollar amount and description of each campaign contribution made by the opponent to the local government official during the two (2) years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.

Amount \$ _____ Date: _____

Enumeration and description of each gift when the total value of all gifts is \$250.00 or more made to the local government official during the two (2) years immediately preceding the filing of application for rezoning:

Signature of Applicant/Representative of Applicant:

_____ Date: _____

**BY NOT COMPLETING THIS FORM YOU ARE MAKING A STATEMENT THAT NO
DISCLOSURE IS REQUIRED**

This form may be copied for each applicant. Please attach additional sheets if needed.

20150111AM

PROPERTY OWNER AUTHORIZATION

I/we, Eula Jean Reynolds, hereby swear that I/we own the property located at (fill in address and/or tax map & parcel #):

3159 Cowart Rd, Dawsonville, GA 30534

TMP # 040 009

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

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

Printed Name of applicant or agent: Athena Reynolds

Signature of applicant or agent: Athena Reynolds Date: 08/05/2020

Printed Name of Owner(s): Eula Jean Reynolds

Signature of Owner(s): Eula Jean Reynolds Date: 08/05/2020

Mailing address: 3159 Cowart Rd,

City, State, Zip: Dawsonville, GA 30534

Telephone Number: Listed (706)531-6158
Unlisted

Sworn and subscribed before me this 5th day of AUGUST, 2020.

Merry Sheffield
Notary Public

My Commission Expires: 10-10-2023



(The complete names of all owners must be listed; if the owner is a partnership, the names of all partners must be listed; if a joint venture, the names of all members must be listed. If a separate sheet is needed to list all names, please identify as applicant or owner and have the additional sheet notarized also.)

20 AUG 10 11:11 AM

Dawson County, Georgia Board of Commissioners

Affidavit for Issuance of a Public Benefit

As Required by the Georgia Illegal Immigration Reform and Enforcement Act of 2011

By executing this affidavit under oath, as an applicant for a Dawson County Business License, Out of County Business Registration, Alcohol License, or other public benefit as referenced in the Georgia Illegal Immigration Reform and Enforcement Act of 2011 [O.C.G.A. § 50-36-1(e)(2)], I am stating the following with respect to my application for such Dawson County public benefit.

I am a United States citizen.

I am a legal permanent resident of the United States. (FOR NON-CITIZENS)

I am a qualified alien or non-immigrant under the Federal Immigration and Nationality Act with an alien number issued by the Department of Homeland Security or other federal immigration agency. (FOR NON-CITIZENS)

My alien number issued by the Department of Homeland Security or other federal immigration agency is:

The undersigned applicant also hereby verifies that he or she is 18 years of age or older and has provided at least one **secure and verifiable document**, as required by O.C.G.A. § 50-36-1(e)(1), with this affidavit. (See reverse side of this affidavit for a list of secure and verifiable documents.)

The secure and verifiable document provided with this affidavit can best be classified as:

Georgia Drivers License

In making the above representation under oath, I understand that any person who knowingly and willfully makes a false, fictitious, or fraudulent statement or representation in an affidavit shall be guilty of a violation of O.C.G.A. § 16-10-20 and face criminal penalties as allowed by such criminal statute.

Executed in Cumming (city), GEORGIA (state)

Athena Reynolds
Signature of Applicant

08/05/2020
Date

Athena Reynolds
Printed Name

N/A
Name of Business

SUBSCRIBED AND SWORN BEFORE ME ON

THIS 5th DAY OF AUGUST, 20 20

Merry Sheffield Notary Public

My Commission Expires: 10-10-2023



20 AUG 10 11:11 AM

Secure and Verifiable Documents Under O.C.G.A. § 50-36-2

The following list of secure and verifiable documents, published under the authority of O.C.G.A. § 50-36-2, contains documents that are verifiable for identification purposes, and documents on this list may not necessarily be indicative of residency or immigration status.

- A **United States Passport or Passport Card** [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **United States Military Identification card** [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **Driver's License** issued by one of the United States, the District of Columbia, the Commonwealth of Puerto Rico, Guam, the Commonwealth of the Northern Marianas Islands, the United States Virgin Island, American Samoa, or the Swain Islands, provided that it contains a photograph of the bearer or lists sufficient identifying information regarding the bearer, such as name, date of birth, gender, height, eye color, and address to enable the identification of the bearer [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- An **Identification Card** issued by one of the United States, the District of Columbia, the Commonwealth of Puerto Rico, Guam, the Commonwealth of the Northern Marianas Islands, the United States Virgin Island, American Samoa, or the Swain Islands, provided that it contains a photograph of the bearer or lists sufficient identifying information regarding the bearer, such as name, date of birth, gender, height, eye color, and address to enable the identification of the bearer [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **Tribal Identification Card** of a federally recognized Native American tribe, provided that it contains a photograph of the bearer or lists sufficient identifying information regarding the bearer, such as name, date of birth, gender, height, eye color, and address to enable the identification of the bearer. A listing of federally recognized Native American tribes may be found at:
<http://www.bia.gov/WhoWeAre/BIA/OIS/TribalGovernmentServices/TribalDirectory/index.htm>
[O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **United States Permanent Resident Card or Alien Registration Receipt Card** [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- An **Employment Authorization Document** that contains a photograph of the bearer [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **Passport Issued by a Foreign Government** [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **Merchant Mariner Document or Merchant Mariner Credential** issued by the United States Coast Guard [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **Free and Secure Trade (FAST) card** [O.C.G.A. § 50-36-2(b)(3); 22 CFR § 41.2]
- A **NEXUS Card** [O.C.G.A. § 50-36-2(b)(3); 22 CFR § 41.2]
- A **Secure Electronic Network for Travelers Rapid Inspection (SENTRI) card** [O.C.G.A. § 50-36-2(b)(3); 22 CFR § 41.2]
- A **Driver's License issued by a Canadian Government Authority** [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **Certificate of Citizenship** issued by the United States Department of Citizenship and Immigration Services (USCIS) (Form N-560 or Form N-561) [O.C.G.A. § 50-36-2(b)(3); 6 CFR § 37.11]
- A **Certificate of Naturalization** issued by the United States Department of Citizenship and Immigration Services USCIS) (Form N-550 or Form N-570) [O.C.G.A. § 50-36-2(b)(3); 6 CFR § 37.11]

20AUG10 11:11AM

August 5, 2020

Athena Reynolds
3159 Cowart Road
Dawsonville, GA 30534

RE: Letter of Intent for the Rezoning of TMP #040 009 located at 3159 Cowart Rd.

To Whom It May Concern:

I am requesting that the property located at 3159 Cowart Rd, Dawsonville, GA 30534 be rezoned to RSRMM. It is currently zoned as RA. The reasons for submitting this request are listed below.

1. My mother (the current owner of the property) has agreed to sign some of her property over to me to build a house. However, I do not want to tie up 5 acres in a home loan. We will be removing the existing mobile home that we live in to build the house there. Building a new home for my mother, my significant other and myself to live in is my primary focus. The mobile home that we live in now is in need of major repair.
2. By rezoning the property as RSRMM, I will have the option to put a new mobile home on the 1.5 acres my mother will be signing over to me. (Just in case, I do not qualify for a traditional mortgage.)
3. Lastly, I am submitting this request for my siblings in the future. My mother has three children. She does not have enough property for each of us to inherit 5 acres each. Therefore, if we all inherited equal shares of the property, none of us would be able to build a house or put a mobile home on our share with it currently being zoned as RA.

I appreciated your consideration in this matter.

Respectfully Submitted,



Athena Reynolds

20 AUG 10 11:11 AM

Athena Reynolds

From: Wentworth, Laurie <Laurie.Wentworth@dph.ga.gov>
Sent: Thursday, July 23, 2020 10:53 AM
To: Harmony Gee
Cc: Athena Reynolds
Subject: 3159 Cowart Rd

Warning - External Email

Hello Harmony,

I am contacting you regarding a rezoning request we received for the above address. There is currently a home on this property for which a septic permit cannot be located. We have no objections to the rezoning of this property. If the property is to be subdivided in the future, the Dawson County Board of Health has a minimum lot size based on the type of water service at the property:

Private Water Supply - 1.5 acres

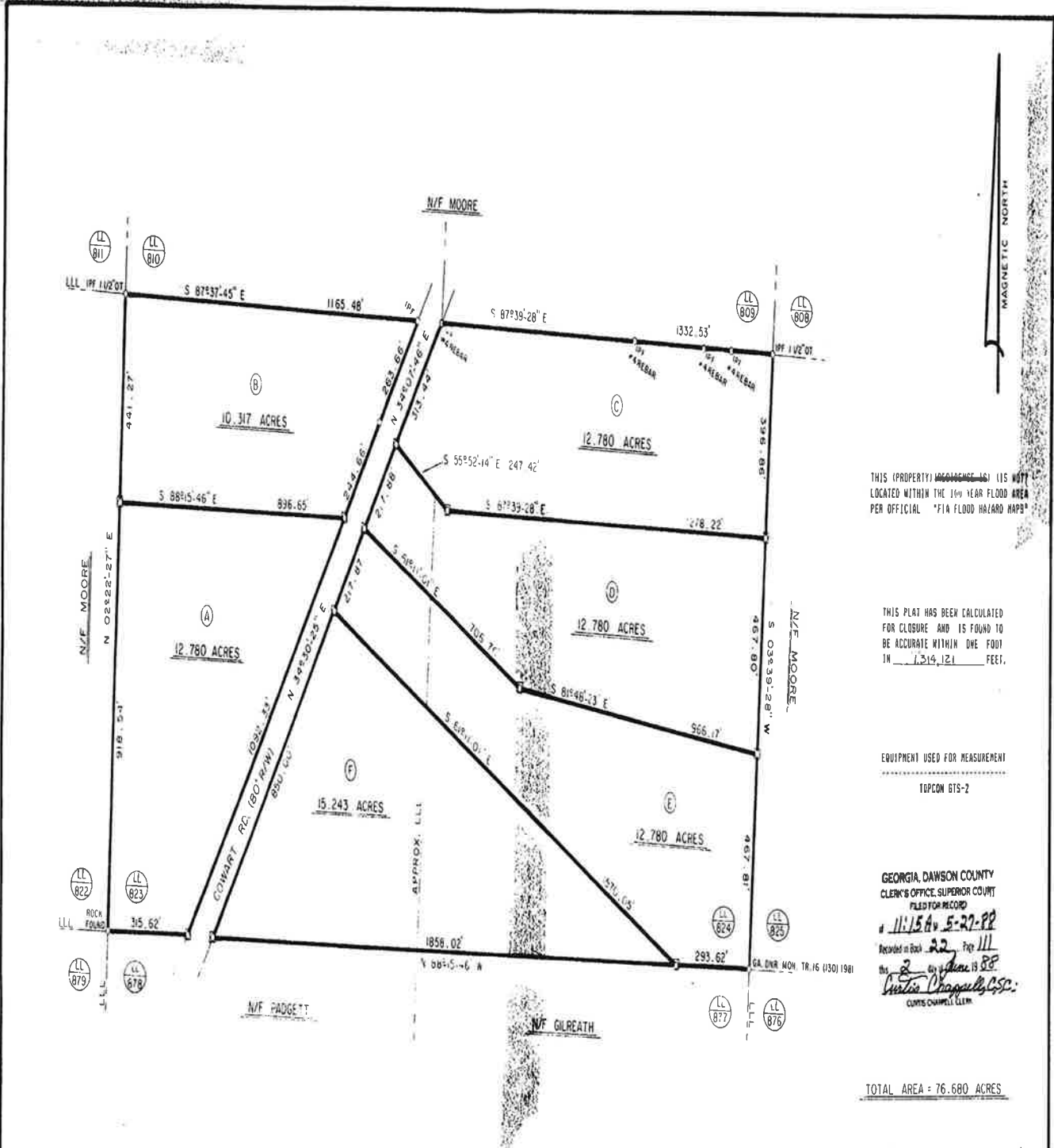
Public water Supply - .75 acres

Any proposed development that requires an on-site sewage management system (a septic system) must be evaluated by our office prior to the project being permitted by the Planning and Development Office.

Thanks,

Laurie J. Wentworth
Environmental Health Specialist
Dawson County Environmental Health Department
189 Highway 53 West, Suite 102
Dawsonville, GA 30534
(706) 265-2930
(706) 265-7529 (fax)
Laurie.Wentworth@dph.ga.gov

20 AUG 10 11:11 AM



THIS (PROPERTY) IS NOT LOCATED WITHIN THE 100 YEAR FLOOD AREA PER OFFICIAL "FIA FLOOD HAZARD MAPS"

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,314.121 FEET.

EQUIPMENT USED FOR MEASUREMENT
TOPCON GTS-2

GEORGIA, DAWSON COUNTY CLERK'S OFFICE, SUPERIOR COURT FILED FOR RECORD
11-154 v. 5-27-88
Recorded on Book 22, Page 111
this 2 day of June 19 88
Justin Chappell, C.S.C.
CLERK OF SUPERIOR COURT

TOTAL AREA = 76.680 ACRES



- LEGEND
- 1. IPF = IRON PIN FOUND
 - 2. IPS = IRON PIN SET
 - 3. C.T. = CRIMP TOP
 - 4. O.T. = OPEN TOP
 - 5. R/W = RIGHT OF WAY
 - 6. C = CENTER LINE
 - 7. P.L. = PROPERTY LINE
 - 8. L.L. = LAND LOT LINE
 - 9. P.P. = POWER POLE
 - 10. N/F = NON OR FORMERLY
 - 11. LL = LAND LOT
 - 12. N.T.S. = NOT TO SCALE
 - 13. R.C.P. = REINF. CONC. PIPE
 - 14. C.M.P. = CORRUGATED METAL PIPE
 - 15. --- = POWER LINE
 - 16. --- = WATER LINE
 - 17. --- = GAS LINE
 - 18. -|-|- = FENCE

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 5280 FEET AND AN ANGULAR ERROR OF 26" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.

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 LAW.

Frederick E. Youngman
FREDERICK E. YOUNGMAN

- FABICAL A - BARBARA ANN PETTIGREW
B - LOVE E. CUMARI
C - EULA JEAN HYNULDS
D - NINA DELL CUMARI
E - JUANITA J. RUBINSUN
F - BRENDA E. CUMARI

YOUNGMAN ASSOCIATES PROFESSIONAL LAND SURVEYORS/ENGINEERS
P.O. Box 504, Dawsonville, GA 30634
(404) 265-8835

1st DISTRICT of

EFFORD COWART

LAND LOT: 023 & 024 98042

DISTRICT: 4TH SECTION: 31

COUNTY: DAWSON STATE: GEORGIA

SCALE: 1"=200' DATE: 5/3/88

Printed: 7/7/2020 11:44:37 AM



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

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

Trans No	Property ID / District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2019 - 11539	040 009 / 1 LL 823 LD 4-1 FMV: 184568	\$179.35	\$0.00 Fees: \$0.00 \$0.00	\$0.00	\$179.35	\$0.00
Totals:		\$179.35	\$0.00	\$0.00	\$179.35	\$0.00

Paid Date: 11/1/2019

Charge Amount: \$179.35

REYNOLDS ELLA JEAN

\$



Scan this code with your
 mobile phone to view this
 bill

20 AUG 10 11:11 AM

Owner Information

REYNOLDS EULA JIFAN

Payment Information

Status	Paid
Last Payment Date	11/01/2019
Amount Paid	\$179.35

Property Information

Parcel Number	040 009
District	1 DAWSON COUNTY UNINCORPORATED
Acres	12.78
Description	LL 823 LD 4-1
Property Address	3159 COWART RD
Assessed Value	\$73,827
Appraised Value	\$184,568

Bill Information

Record Type	Property
Tax Year	2019
Bill Number	11539
Account Number	34511
Due Date	12/01/2019

Taxes

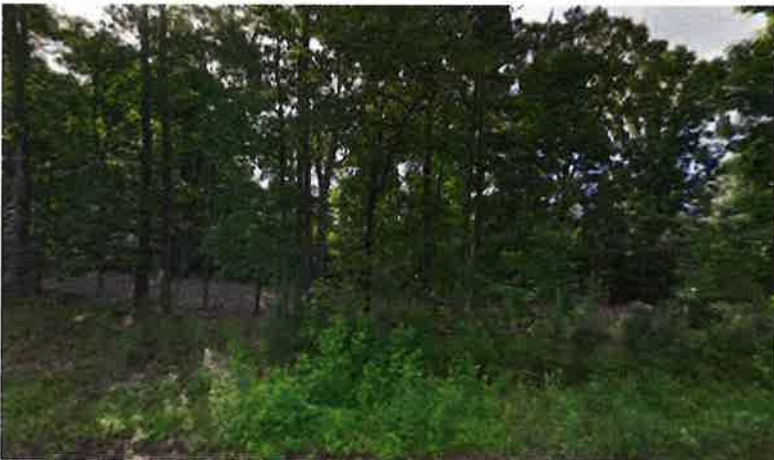
Base Taxes	\$179.35
Penalty	\$0.00
Interest	\$0.00
Total Due	\$0.00

20AUG10 11:11 AM

3159 Cowart Rd



Imagery ©2020 Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency, Map data ©2020 100 ft



3159 Cowart Rd

Dawsonville, GA 30534



Directions



Save



Nearby



Send to your phone



Share



9QJG+23 Dawsonville, Georgia

Photos

**DAWSON COUNTY PLANNING COMMISSION
PLANNING STAFF REPORT**

Applicant.....Athena Reynolds

Amendment #ZA 20-10

Request.....Rezone Property from R-A (Residential Agriculture) to RSRMM (Residential Sub-Rural Manufactured Moved)

Proposed UseRezone property for the purpose of building a residence

Current ZoningR-A (Residential Agriculture)

Size.....12.78± acres

LocationCowart Road

Tax Parcel040-009

Planning Commission DateSeptember 15, 2020

Board of Commission Date.....October 15, 2020

Applicant Proposal

The applicant is seeking to rezone the property from R-A (Residential Agriculture) to RSR (Residential Sub Rural) for the purpose of building a permanent residence. The existing mobile home would be demoed to make room for the new residence. Miss Reynolds does not want to tie up five acres into a home loan as the land is currently zoned with the uncertainty of her qualifying for a traditional mortgage. She also has two siblings that, as it currently stands, if her mother was to pass away, the property would not be able to be divided equally.

History and Existing Land Uses

The parcel has been owned by Miss Reynolds mother for over 30 years where she currently has a mobile home that is in major repair.

Adjacent Land Uses	Existing zoning	Existing Use
North	R-A	Residential
South	R-A	Residential

East	R-A	Vacant
West	RPC	Residential Planned Community

Development Support and Constraints

Having the land zoned for a Residential Sub-Rural Manufactured Moved would allow the owner to either build/move a permanent residence on a smaller parcel and allow for her siblings to have access to do the same should they so choose.

Relationship to the Comprehensive Plan and FLUP (Future Land Use Plan)

According to the Comprehensive Plan and accompanying FLUP (Future Land Use Plan), the subject property is identified as Rural Residential, even though it does not meet the Future Land Use Map, it does fall in with the general character of the area.

Public Facilities/Impacts

Engineering Department – “Asphalt surface, wearing surface is degraded significant load cracking and block cracking. Horizontal & vertical alignment are adequate. Adequate sight distance. Moderate traffic flow, no significant geometric issues noted. Road will be reclaimed by Dawson County at a later date. Scope is undetermined at this time.”

Environmental Health Department – No comments returned.

Emergency Services – No comments necessary.

Etowah Water & Sewer Authority – No comments returned.

Dawson County Sheriff’s Office – No comments returned.

Board of Education – No facility additions would be necessary

Analysis

- It does not conform to the Future Land Use Map and Comprehensive Plan but does meet the general character of the area with existing uses.

The following observations should be noted with respect to this request:

A. The existing uses and classification of nearby property.

Properties surrounding the parcel are zoned residential (R-A & RPC) with residential homes both stick-built and manufactured. Crystal Falls is located just west of the parcel.

B. The extent to which property values are diminished by the particular land use classification.

There should be no diminishment of property values.

C. The extent to which the destruction of property values of the applicant promotes the health, safety, morals, or general welfare of the public.

There should be no destruction of property values.

D. The relative gain to the public, as compared to the hardship imposed upon the individual property owner.

There should be no gain to the public if approved.

E. The suitability of the subject property for the proposed land use classification.

The property is suitable for the purposed land use classification even though it does not meet FLU, it falls within the general character of the area.

F. The length of time the property has been vacant under the present classification, considered in the context of land development in the area in the vicinity of the property.

It is not vacant.

G. The specific, unusual, or unique facts of each case, which give rise to special hardships, incurred by the applicant and/or surrounding property owners.

Her mother (the current owner of the property) has agreed to sign some of her property over to the applicant (deed over) to build a house. However, the applicant does not want to tie up 5 acres in a home loan. The applicant will be removing the existing mobile home that they reside in to build the house there.

Building a new home for her mother, her significant other and herself to live in is the primary focus of the applicant. The mobile home that they live in now is in need of major repair.

By rezoning the property as RSRMM, the applicant will have the option to put a new mobile home on the 1.5 acres her mother will be signing over to her. (Just in case, she do not qualify for a traditional mortgage.)

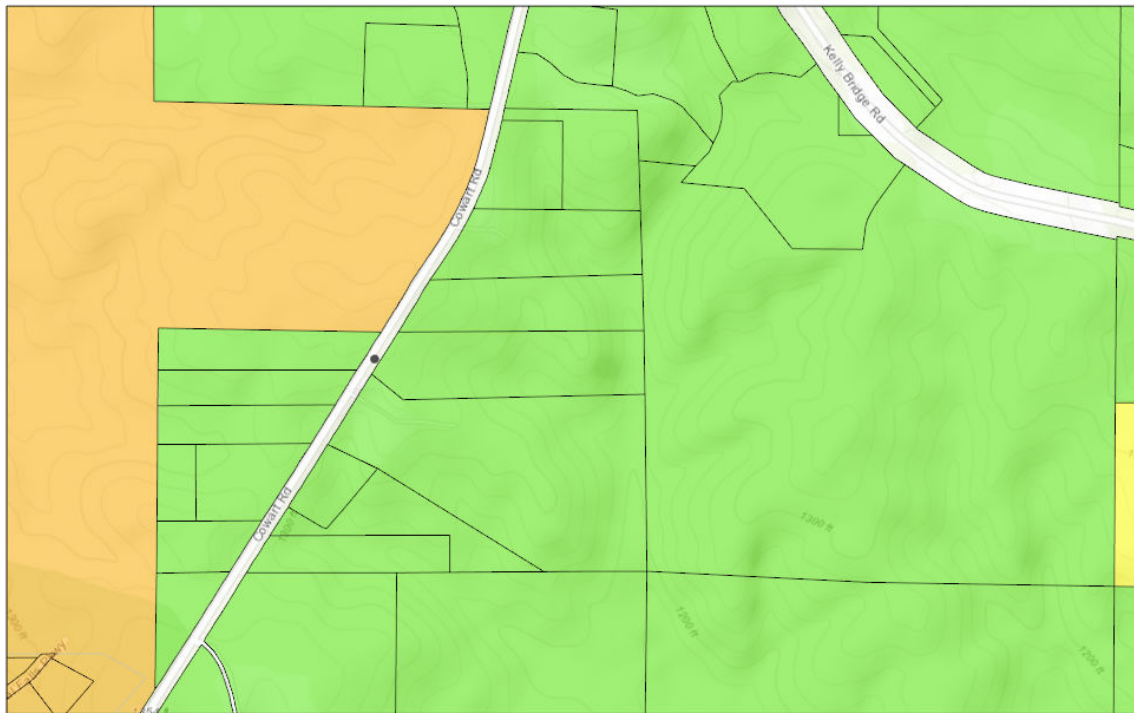
Lastly, the applicant is submitting the request for her siblings in the future. Her mother has three children. She does not have enough property for each of them to inherit 5 acres a piece. Therefore, if they all inherited equal shares of the property, none of them would be able to build a house or put a mobile home on their share with it currently being zoned as R-A.

Pictures of Property:



Current Zoning Map:

Current Zoning



9/10/2020, 12:42:31 PM

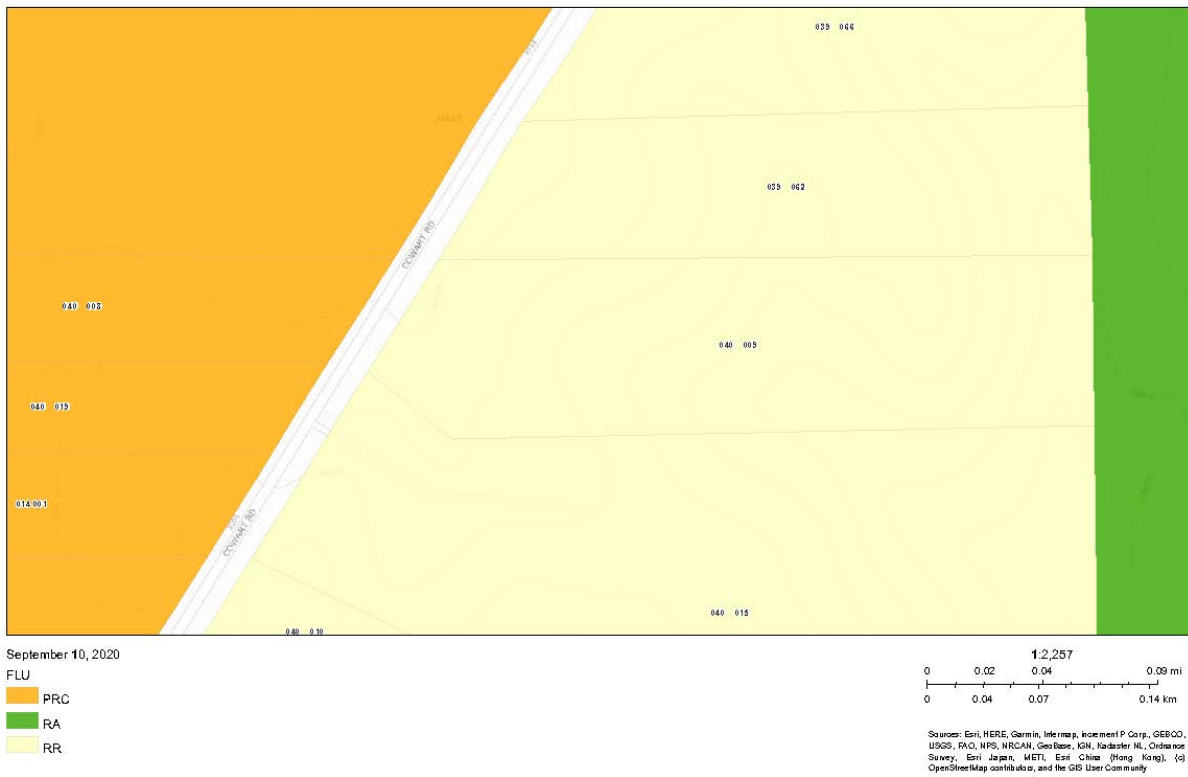
Parcels Zoning RSR RPC RA

1:9,028
0 0.05 0.1 0.2 mi
0 0.1 0.2 0.4 km

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, Planning and Development
Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA |

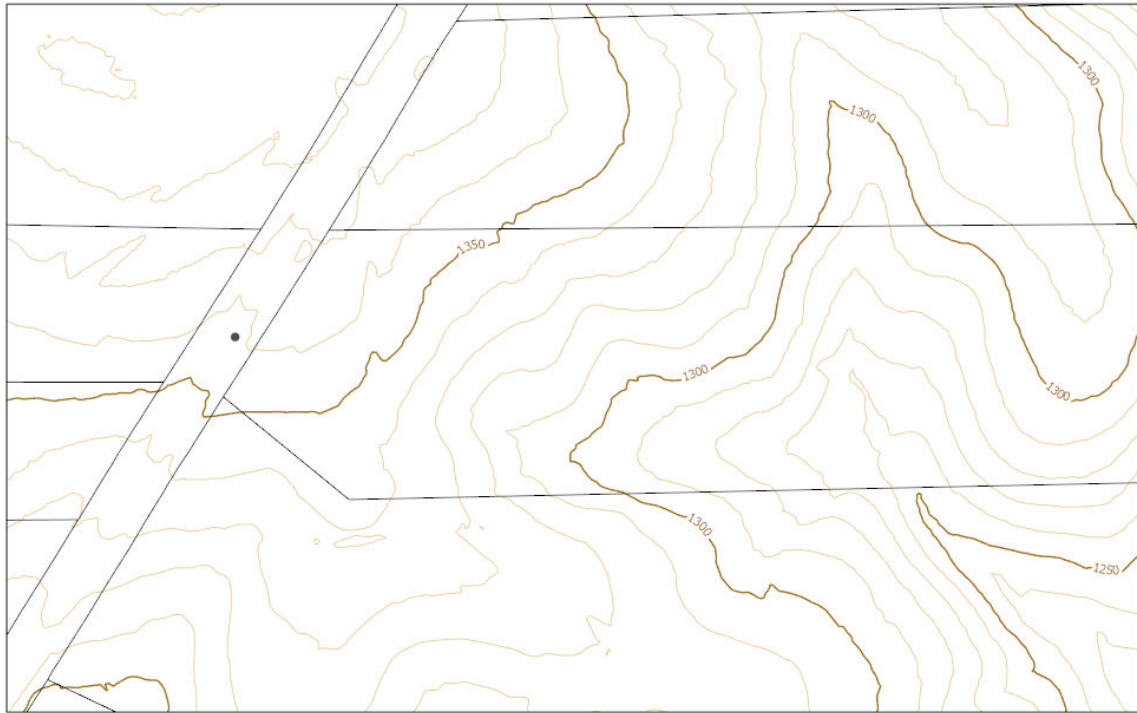
Future Land Use Map:

Future Land Use Map



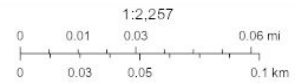
Topography:

Topo Map



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□ Parcels



Dawson County
The information on this map (or data product) is from a computer database accessed using a Geographic Information System (GIS). Dawson County Public Works cannot guarantee the accuracy of the information contained on this map. Each user of this map is

Aerial:



**DAWSON COUNTY PLANNING COMMISSION
PLANNING STAFF REPORT**

Applicant.....Cameron Koch

Amendment #ZA 20-11

Request.....Rezone Property from R-A (Residential Agriculture) to RSR (Residential Sub-Rural)

Proposed UseRezone property for the purpose of building a residence

Current ZoningR-A (Residential Agriculture)

Size.....1.774± acres

LocationKelly Bridge Road

Tax Parcel076-040

Planning Commission DateSeptember 15, 2020

Board of Commission Date.....October 15, 2020

Applicant Proposal

The applicant is seeking to rezone the property from R-A (Residential Agriculture) to RSR (Residential Sub Rural) for the purpose of building a permanent residence approximately 2000 square feet in size. The applicant is in the process of purchasing 1.774 acres of a 3.48 acre tract located off of Kelly Bridge Road.

History and Existing Land Uses

The parcel has been owned by the current owner, Corrine Cook since 2018. Ms. Cook has had the property for sale for several months. It is vacant land with the exception of an abandoned cemetery and garage/storage building.

Adjacent Land Uses	Existing zoning	Existing Use
North	RSRMM	Residential
South	Unknown	Forsyth County
East	R-A	Residential

West	RSRMM	Residential
------	-------	-------------

Development Support and Constraints

Having the land zoned for a Residential Sub-Rural would allow the applicant to build his permanent residence on a smaller parcel.

Relationship to the Comprehensive Plan and FLUP (Future Land Use Plan)

According to the Comprehensive Plan and accompanying FLUP (Future Land Use Plan), the subject property is identified as Rural Residential, even though it does not meet the Future Land Use Map, it does fall in with the general character of the area.

Public Facilities/Impacts

Engineering Department – “Asphalt surface, wearing surface was reclaimed (FDR) in 2019. Horizontal and vertical alignment are adequate. Adequate sight distance. Moderate traffic flow, no significant geometric issues noted.”

Environmental Health Department – Meets minimum lot size requirement for on-site sewage management but will need to be evaluated by Environmental Health before permitting.”

Emergency Services – No comments necessary.

Etowah Water & Sewer Authority – No comments returned.

Dawson County Sheriff’s Office – No comments returned.

Board of Education – No facility additions would be necessary

Analysis

- It does not conform to the Future Land Use Map and Comprehensive Plan but does meet the general character of the area with existing uses.

The following observations should be noted with respect to this request:

A. The existing uses and classification of nearby property.

Properties surrounding the parcel are zoned residential (R-A & RSRMM) with residential homes both stick-built and manufactured.

B. The extent to which property values are diminished by the particular land use classification.

There should be no diminishment of property values.

C. The extent to which the destruction of property values of the applicant promotes the health, safety, morals, or general welfare of the public.

There should be no destruction of property values.

D. The relative gain to the public, as compared to the hardship imposed upon the individual property owner.

There should be no gain to the public if approved.

E. The suitability of the subject property for the proposed land use classification.

The property is suitable for the purposed land use classification even though it does not meet FLU, it falls within the general character of the area.

F. The length of time the property has been vacant under the present classification, considered in the context of land development in the area in the vicinity of the property.

It is not occupied at this time but it not vacant land.

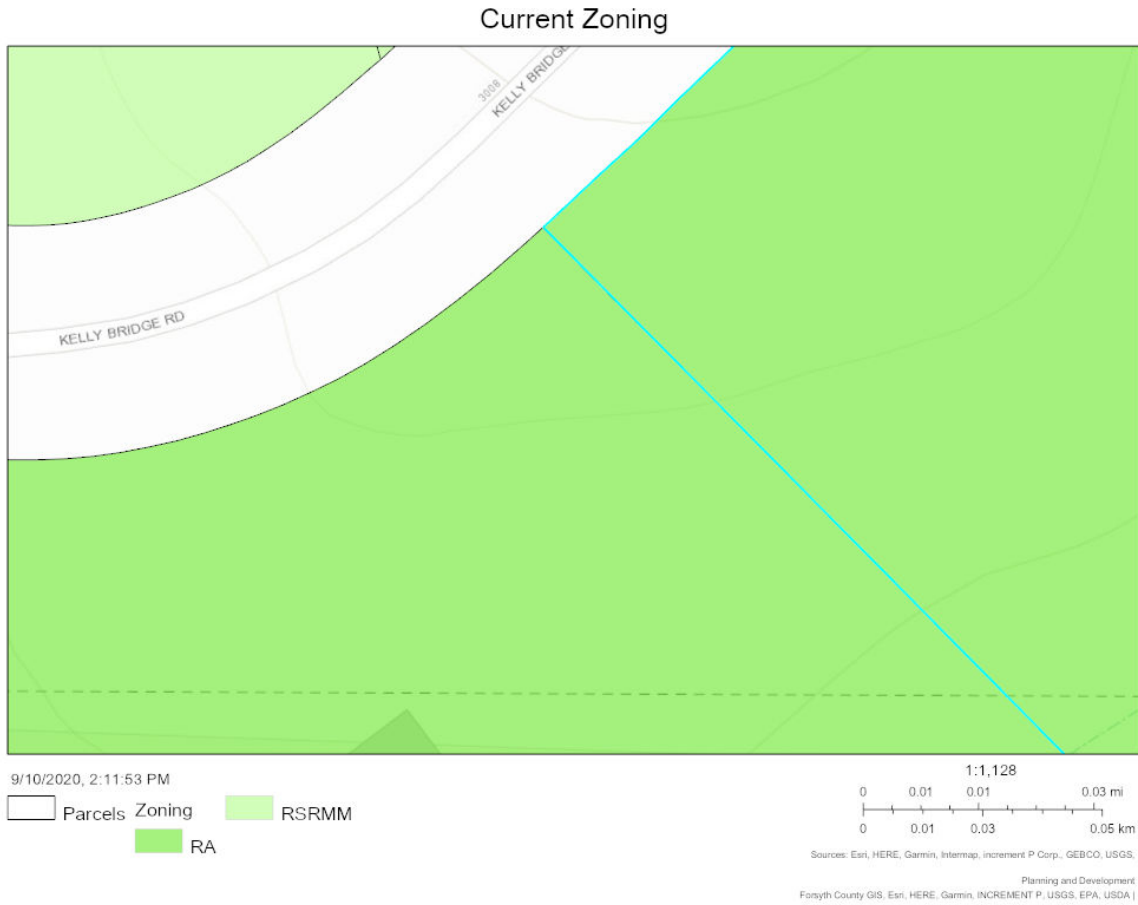
G. The specific, unusual, or unique facts of each case, which give rise to special hardships, incurred by the applicant and/or surrounding property owners.

The applicant would like to build his permanent residence on a 1.774 portion of the parent parcel of 3.48 acres.

Pictures of Property:



Current Zoning Map:



Future Land Use Map:

Future Land Use Map



September 10, 2020

FLU

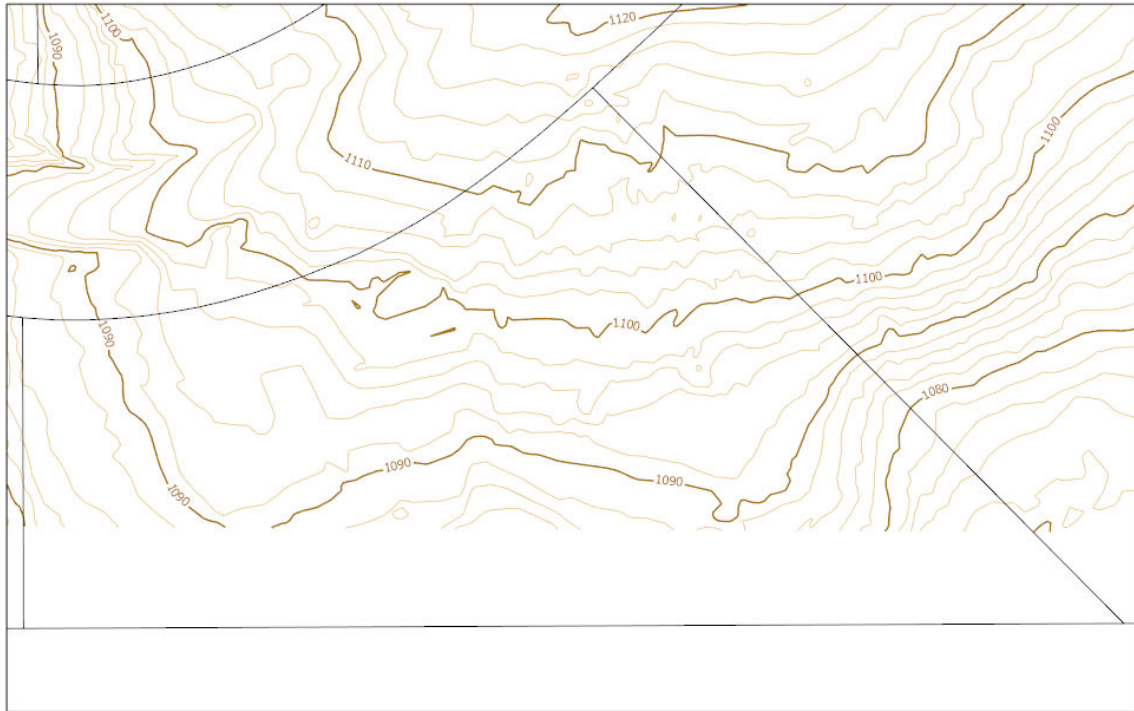
RR

1:1,128
0 0.01 0.02 0.04 mi
0 0.02 0.04 0.07 km

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoEye, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), Swisstopo, OpenStreetMap contributors, and the GIS User Community

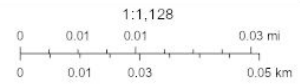
Topography:

Topo Map



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□ Parcels

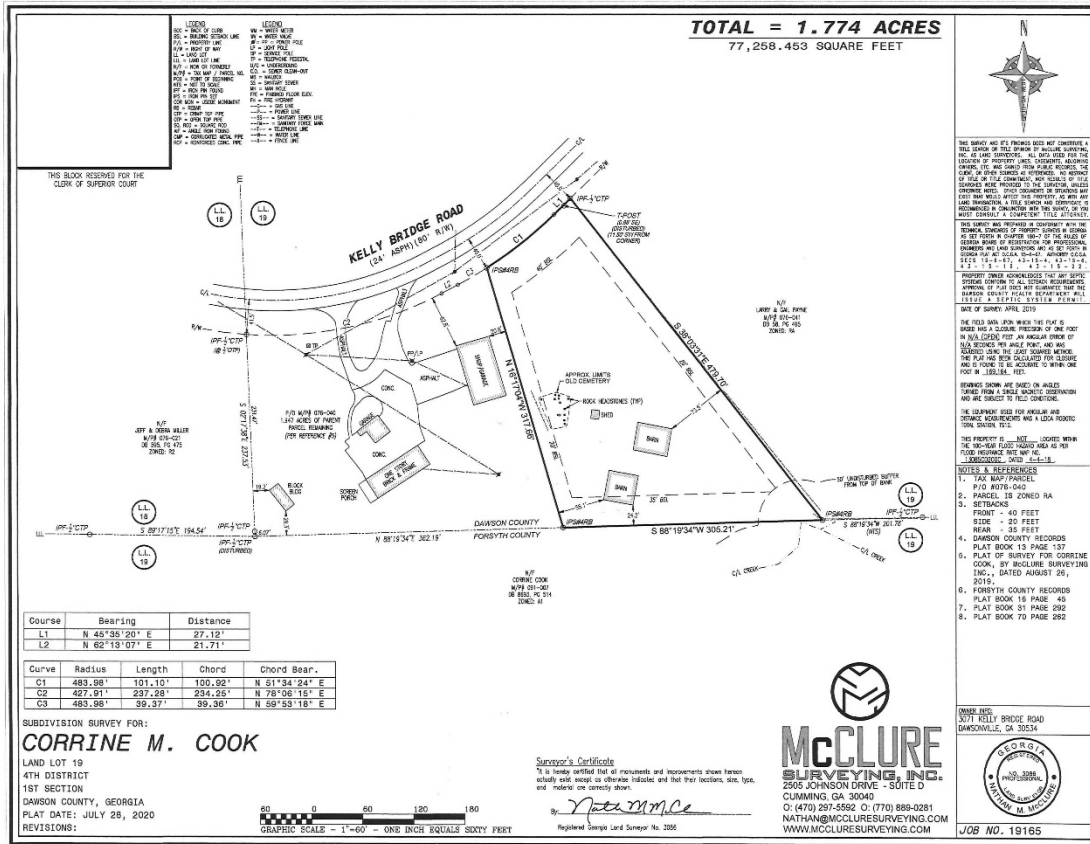


Dawson County
The information on this map (or data product) is from a computer database accessed using a Geographic Information System (GIS). Dawson County Public Works cannot guarantee the accuracy of the information contained on this map. Each user of this map is

Aerial:



Site Plan:



DAWSON COUNTY REZONING APPLICATION

This portion to be completed by Zoning Administrator

ZA 20-110 Tax Map & Parcel # (TMP): 076-040
 Submittal Date: 8-11-2020 Time: 10:09 am/pm Received by: chg (staff initials)
 Fees Assessed: 300- Paid: check Commission District: 4
 Planning Commission Meeting Date: September 15, 2020
 Board of Commissioners Meeting Date: October 15, 2020

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Cameron Koch

Address: _____

Phone: Listed _____ Email: Business _____
Unlisted _____ Personal _____

Status: [] Owner [] Authorized Agent [] Lessee [] Option to purchase

Notice: If applicant is other than owner, enclosed Property Owner Authorization form must be completed.

I have _____ /have not participated in a Pre-application meeting with Planning Staff.

If not, I agree /disagree _____ to schedule a meeting the week following the submittal deadline.

Meeting Date: 8/11/20 Applicant Signature: [Signature]

PROPERTY OWNER/PROPERTY INFORMATION

Name: Corrine Cook

Street Address of Property being rezoned: 3071 Kelly Bridge Rd Dawsonville, GA. 30534

Rezoning from: RA to: _____ Total acreage being rezoned: 1.774

Directions to Property: Hwy 9 to A.T Moore Rd Follow A.T Moore until it turns into Kelly Bridge Rd. Lot is aprox. 6 miles down Kelly Bridge on left

Subdivision Name (if applicable): _____ Lot(s) #: _____

Current Use of Property: Vacant lot with storage garage

Any prior rezoning requests for property? _____ if yes, please provide rezoning case #: ZA _____

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

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

If yes, what section? _____

SURROUNDING PROPERTY ZONING CLASSIFICATION:

North _____ South _____ East _____ West _____

Future Land Use Map Designation: _____

Access to the development will be provided from:

Road Name: _____ Type of Surface: _____

REQUESTED ACTION & DETAILS OF PROPOSED USE

[] Rezoning to: RSR [] Special Use Permit for: _____

Proposed Use: would like to build a single family residence

Existing Utilities: [] Water [] Sewer [] Gas [] Electric

Proposed Utilities: [] Water [] Sewer [] Gas [] Electric

RESIDENTIAL

No. of Lots: 1 Minimum Lot Size: 1.77 (acres) No. of Units: 1

Minimum Heated Floor Area: 1900 sq. ft. Density/Acre: _____

Type: [] Apartments [] Condominiums [] Townhomes [] Single-family [] Other

Is an Amenity Area proposed: _____; if yes, what? _____

COMMERCIAL & INDUSTRIAL

Building area: _____ No. of Parking Spaces: _____

APPLICANT CERTIFICATION



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

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

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

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

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

Signature  Date 7/30/2020
Witness  Date _____

WITHDRAWAL

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

I hereby withdraw application # _____

Signature _____ Date _____

Withdrawal of Application:

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

ZA 20-11

TMP#: 076040

List of Adjacent Property Owners

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

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

	<u>Name</u>	<u>Address</u>
TMP <u>076021</u>	1. <u>Jeff/Debra Miller</u>	<u>55 Needham Rd</u>
TMP <u>076040</u>	2. <u>Corrine Cook</u>	<u>3071 Kelly Bridge Rd</u>
TMP <u>076041</u>	3. <u>Larry/Gail Payne</u>	<u>2965 Kelly Bridge Rd</u>
TMP <u>076038</u>	4. <u>Rita Sosebee</u>	<u>3070 Kelly Bridge Rd</u>
TMP _____	5. _____	_____
TMP _____	6. _____	_____
TMP _____	7. _____	_____
TMP _____	8. _____	_____
TMP _____	9. _____	_____
TMP _____	10. _____	_____
TMP _____	11. _____	_____
TMP _____	12. _____	_____
TMP _____	13. _____	_____
TMP _____	14. _____	_____
TMP _____	15. _____	_____

Use additional sheets if necessary.

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

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

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

This notice and acknowledgement shall be public record.

Applicant Signature: *C.K.K.*

Applicant Printed Name: Cameron Koch

Application Number: 20-11

Date Signed: 8/11/2020

Sworn and subscribed before me

11 day of August, 2020.

Harmony F GEE
Notary Public

My Commission Expires: August 9, 2022

{
Notary Public Seal
}

HARMONY F GEE
Notary Public - State of Georgia
Dawson County
My Commission Expires Aug 9, 2022

NIA

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS
(APPLICANT(S) AND REPRESENTATIVE(S) OF REZONING)

Pursuant to O.C.G.A. Section 36-67 A-3.A, the following disclosure is mandatory when an applicant or any representation of application for rezoning has been made within two (2) years immediately preceding the filing of the applicant's request for rezoning, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application for rezoning.

It shall be the duty of the applicant and the attorney representing the applicant to file a disclosure with the governing authority of the respective local government showing the following:

- 1. Name of local official to whom campaign contribution was made:

- 2. The dollar amount and description of each campaign contribution made by the opponent to the local government official during the two (2) years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.

Amount \$ _____ Date: _____

Enumeration and description of each gift when the total value of all gifts is \$250.00 or more made to the local government official during the two (2) years immediately preceding the filing of application for rezoning:

Signature of Applicant/Representative of Applicant:

_____ Date: _____

BY NOT COMPLETING THIS FORM YOU ARE MAKING A STATEMENT THAT NO DISCLOSURE IS REQUIRED

This form may be copied for each applicant. Please attach additional sheets if needed.

PROPERTY OWNER AUTHORIZATION

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

3071 Kelly Bridge Rd. Dawsonville, GA 30534

Tax map/parcel # 076-040
as shown in the tax maps and/or deed records of Dawson County, Georgia, and which parcel will be affected by this request.

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

Printed Name of applicant or agent: Cameron Koch

Signature of applicant or agent: [Signature] Date: 7/31/20

Printed Name of Owner(s): Corrine M Cook

Signature of Owner(s): [Signature] Date: 8/5/2020

Mailing address: _____

City, State, Zip: _____

Telephone Number: Listed / Unlisted _____

Sworn and subscribed before me this 5th day of August, 2020.

[Signature]
Notary Public

My Commission Expires: May 3, 2024

ALITA M. LOUDERMILK
NOTARY PUBLIC
Forsyth County
State of Georgia
My Comm. Expires May 3, 2024

{Notary Seal}

(The complete names of all owners must be listed; if the owner is a partnership, the names of all partners must be listed; if a joint venture, the names of all members must be listed. If a separate sheet is needed to list all names, please identify as applicant or owner and have the additional sheet notarized also.)

August 6, 2020

To Whom it May Concern:

I, Cameron Koch, am requesting rezoning for a 1.774 acre property that I am interested in purchasing at 3071 Kelly Bridge Road Dawsonville, GA 30534. According to a recent survey, the property is currently zoned RA. I would like to purchase this property to build a single family home of approximately 2000 square feet, so I am requesting the property be rezoned to RSR. I am not the current owner of the property, but the owner, Corrine Cook, has given me permission to submit for this rezoning before purchasing the above mentioned property. Thank you for your time and consideration.

Sincerely,

Cameron Koch

3071 Kelly Bridge Rd/ Parcel # 076 040

From: Wentworth, Laurie (laurie.wentworth@dph.ga.gov)

To: hgee@dawsoncounty.org

Cc:

Date: Monday, August 10, 2020, 05:48 PM EDT

Hello Harmony,

It is our understanding that this property is to be split into 2 parcels. The total acreage appears to be 3.48 acres. Per Mr. Koch, the parcel he will be purchasing is 1.77 acres. This parcel size meets the minimum lot size for structures using on-site sewage management systems established by the Dawson County Board of Health and based on the type of water service at the property:

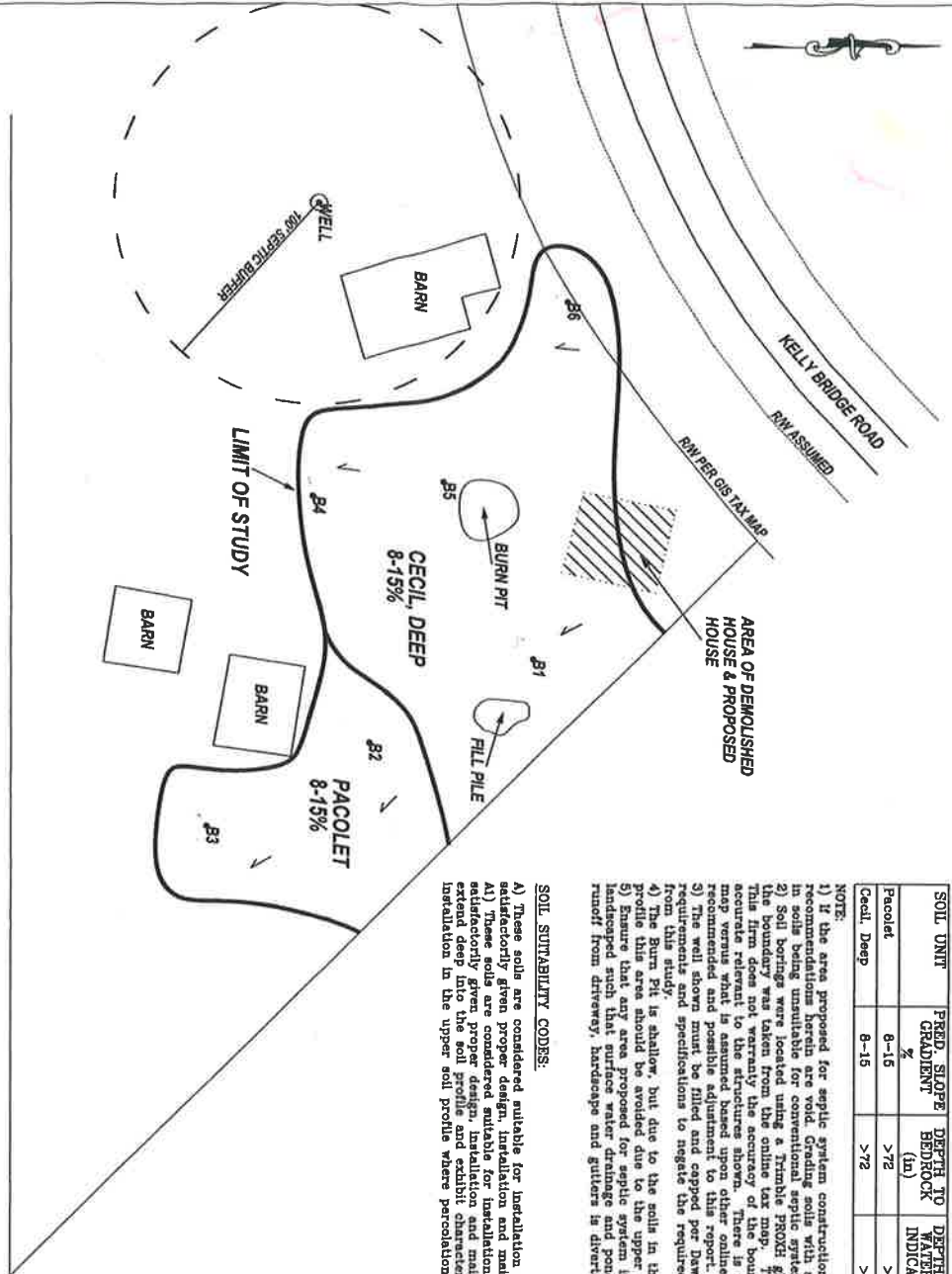
Private Water Supply - 1.5 acres

Public water Supply - .75 acres

Any proposed development that requires an on-site sewage management system (a septic system) must be evaluated by our office prior to the project being permitted by the Planning and Development Office.

Thanks,

Laurie J. Wentworth
Environmental Health Specialist
Dawson County Environmental Health Department
189 Highway 53 West, Suite 102
Dawsonville, GA 30534
(706) 265-2930
(706) 265-7529 (fax)
Laurie.Wentworth@dph.ga.gov



SOIL UNIT	PRED. SLOPE GRADIENT %	DEPTH TO BEDROCK (in)	DEPTH TO HIGH WATER TABLE INDICATORS (in)	INSTALLATION ZONE (in)	ESTIMATED PERC RATE (in./in)	SOIL SUITABILITY CODE
Pacolet	8-15	>72	>72	40-62	45	A
Cecil Deep	8-15	>72	>72	18-30	70	A1

NOTE: 1) If the area proposed for septic system construction is graded or filled to any extent, this report and the recommendations herein are void. Grading soils with shallow recommended installation depths could result in soils being unsuitable for conventional septic system installation.

- 2) Soil borings were located using a Trimble PROX3 global positioning system. The base map used to depict the boundary was taken from the online tax map. There was no survey available at the time of this study. This firm does not vouch for the accuracy of the boundary information shown here. All boring locations are accurate relevant to the structures shown. There is a discrepancy in the right-of-way shown on the tax map versus what is assumed based upon other online sources and site observations. A survey is recommended to establish and possible adjustment to this report.
- 3) The soil data and possible adjustment to this report.
- 4) The Burn Pit is shallow, but due to the soils in this area requiring shallow installation in the upper soil profile this area should be avoided due to the upper soil profile being removed.
- 5) Ensure that any area proposed for septic system installation, including future reserve area, is properly landscaped such that surface water drainage and ponding does not occur. This includes ensuring that runoff from driveways, hardscape and gutters is diverted away from any component of the septic system.

SOIL SUITABILITY CODES:

A) These soils are considered suitable for installation of a conventional septic system and should function satisfactorily given proper design, installation and maintenance.
 A1) These soils are considered suitable for installation of a conventional septic system and should function satisfactorily given proper design, installation and maintenance. However, these soils have clay layers that extend deep into the soil profile and which may inhibit or reduce percolation with depth. These soils require installation in the upper soil profile where percolation characteristics are more favorable.



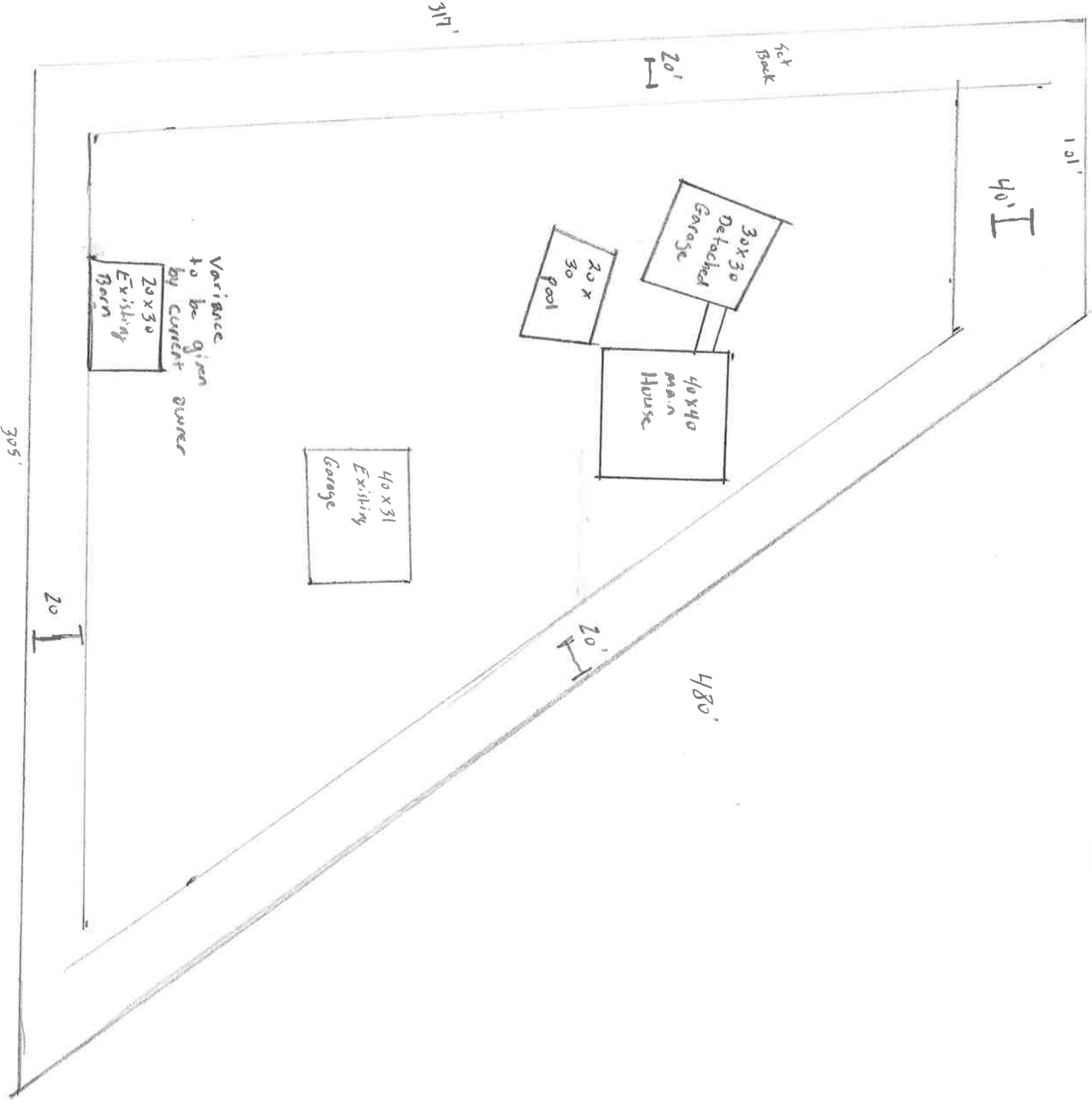
SOIL INVESTIGATION-LEVEL III
 3.48 ACRES
 3701 KELLY BRIDGE ROAD
 L.L. 19, 4TH DISTRICT
 DAWSON COUNTY, GEORGIA
 FOR JOHN COOK

SCALE: 1" = 60'
 SHEET 1 OF 1
 CHECKED BY: KWH
 DRAWN BY: KWH
 REVIEWED BY: KWH
 APRIL 17, 2019

HORIZON ENVIRONMENTAL, INC.
 4530 BLOOMING WAY
 FLOWERY BRANCH, GEORGIA 30542
 KEVIN W. HERNDON, GA SOIL CLASSIFIER
 (404) 444-0259 - kherndon@charter.net

Soil test

1" = 40'



Owner Information

COOK CORRINE M

Payment Information

Status	Paid
Last Payment Date	01/21/2020
Amount Paid	\$716.48

Property Information

Parcel Number	076 040
District	1 DAWSON COUNTY UNINCORPORATED
Acres	3.48
Description	LL 19 LD 4
Property Address	3071 KELLY BRIDGE RD
Assessed Value	\$29,601
Appraised Value	\$74,000

Bill Information

Record Type	Property
Tax Year	2019
Bill Number	2923
Account Number	35573
Due Date	12/01/2019

Taxes

Base Taxes	\$706.48
Penalty	\$0.00
Interest	\$10.00
Total Due	\$0.00

3071 Kelly Bridge Rd



Dawson County, Georgia Board of Commissioners
Affidavit for Issuance of a Public Benefit
As Required by the Georgia Illegal Immigration Reform and Enforcement Act of 2011

By executing this affidavit under oath, as an applicant for a Dawson County Business License, Out of County Business Registration, Alcohol License, or other public benefit as referenced in the Georgia Illegal Immigration Reform and Enforcement Act of 2011 [O.C.G.A. § 50-36-1(e)(2)], I am stating the following with respect to my application for such Dawson County public benefit.

 X

I am a United States citizen.

I am a legal permanent resident of the United States. *(FOR NON-CITIZENS)*

I am a qualified alien or non-immigrant under the Federal Immigration and Nationality Act with an alien number issued by the Department of Homeland Security or other federal immigration agency. *(FOR NON-CITIZENS)*

My alien number issued by the Department of Homeland Security or other federal immigration agency is:

The undersigned applicant also hereby verifies that he or she is 18 years of age or older and has provided at least one secure and verifiable document, as required by O.C.G.A. § 50-36-1(e)(1), with this affidavit. *(See reverse side of this affidavit for a list of secure and verifiable documents.)*

The secure and verifiable document provided with this affidavit can best be classified as:

In making the above representation under oath, I understand that any person who knowingly and willfully makes a false, fictitious, or fraudulent statement or representation in an affidavit shall be guilty of a violation of O.C.G.A. § 16-10-20 and face criminal penalties as allowed by such criminal statute.

Executed in Dawsonville (city), Georgia (state)

[Signature]
Signature of Applicant

8/4/20
Date

Cameron Koch
Printed Name

Name of Business

SUBSCRIBED AND SWORN BEFORE ME ON

THIS 4 DAY OF August, 2020

[Signature] Notary Public
My Commission Expires August 9, 2022

HARMONY F GEE
Notary Public - State of Georgia
Dawson County
My Commission Expires Aug 9, 2022

{Notary Seal}

Secure and Verifiable Documents Under O.C.G.A. § 50-36-2

The following list of secure and verifiable documents, published under the authority of O.C.G.A. § 50-36-2, contains documents that are verifiable for identification purposes, and documents on this list may not necessarily be indicative of residency or immigration status.

- A **United States Passport or Passport Card** [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **United States Military Identification card** [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **Driver's License** issued by one of the United States, the District of Columbia, the Commonwealth of Puerto Rico, Guam, the Commonwealth of the Northern Marianas Islands, the United States Virgin Island, American Samoa, or the Swain Islands, provided that it contains a photograph of the bearer or lists sufficient identifying information regarding the bearer, such as name, date of birth, gender, height, eye color, and address to enable the identification of the bearer [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- An **Identification Card** issued by one of the United States, the District of Columbia, the Commonwealth of Puerto Rico, Guam, the Commonwealth of the Northern Marianas Islands, the United States Virgin Island, American Samoa, or the Swain Islands, provided that it contains a photograph of the bearer or lists sufficient identifying information regarding the bearer, such as name, date of birth, gender, height, eye color, and address to enable the identification of the bearer [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **Tribal Identification Card** of a federally recognized Native American tribe, provided that it contains a photograph of the bearer or lists sufficient identifying information regarding the bearer, such as name, date of birth, gender, height, eye color, and address to enable the identification of the bearer. A listing of federally recognized Native American tribes may be found at:
<http://www.bia.gov/WhoWeAre/BIA/OIS/TribalGovernmentServices/TribalDirectory/index.htm>
[O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **United States Permanent Resident Card or Alien Registration Receipt Card** [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- An **Employment Authorization Document** that contains a photograph of the bearer [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **Passport Issued by a Foreign Government** [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **Merchant Mariner Document or Merchant Mariner Credential** issued by the United States Coast Guard [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **Free and Secure Trade (FAST) card** [O.C.G.A. § 50-36-2(b)(3); 22 CFR § 41.2]
- A **NEXUS Card** [O.C.G.A. § 50-36-2(b)(3); 22 CFR § 41.2]
- A **Secure Electronic Network for Travelers Rapid Inspection (SENTRI) card** [O.C.G.A. § 50-36-2(b)(3); 22 CFR § 41.2]
- A **Driver's License issued by a Canadian Government Authority** [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **Certificate of Citizenship** issued by the United States Department of Citizenship and Immigration Services (USCIS) (Form N-560 or Form N-561) [O.C.G.A. § 50-36-2(b)(3); 6 CFR § 37.11]
- A **Certificate of Naturalization** issued by the United States Department of Citizenship and Immigration Services USCIS) (Form N-550 or Form N-570) [O.C.G.A. § 50-36-2(b)(3); 6 CFR § 37.11]

DAWSON COUNTY REZONING APPLICATION

This portion to be completed by Zoning Administrator

ZA 20-17 Tax Map & Parcel # (TMP) D33.016.001
Submittal Date: Aug. 11 2020 Time: 4:44 am/pm (pm) Received by: Choke (staff initials)
Fees Assessed: 250.00 Paid: CC Commission District: 1
Planning Commission Meeting Date: September 15, 2020
Board of Commissioners Meeting Date: October 15, 2020

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Heather Hensley

Address: _____

Phone: Listed _____ Email: Business _____
 Unlisted _____ Personal _____

Status: Owner Authorized Agent Lessee Option to purchase

Notice: If applicant is other than owner, enclosed Property Owner Authorization form must be completed.

I have _____ /have not participated in a Pre-application meeting with Planning Staff.

If not, I agree /disagree _____ to schedule a meeting the week following the submittal deadline.

Meeting Date: _____ Applicant Signature: _____

PROPERTY OWNER/PROPERTY INFORMATION

Name: Heather Hensley

Street Address of Property being rezoned: 3815 Afton RD. Marble Hill, GA 30148

Rezoning from: RA to: RA-C1.5 Total acreage being rezoned: 1.973

Directions to Property: Take Highway 53 West, turn right onto Steve Tate Highway, go straight through the roundabout. Afton Rd

will be on the right after the North Gate of big canoe. Property will be about 2 miles on the right.

20 AUG 11 4:44 PM

Subdivision Name (if applicable): N/A Lot(s) #: _____

Current Use of Property: No current use

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

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

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

If yes, what section? _____

SURROUNDING PROPERTY ZONING CLASSIFICATION:

North X South _____ East _____ West X

Future Land Use Map Designation: All the tract of parcel of land lying in Land Lot 1157 of the 5th District, 1st Section of Dawson County

Access to the development will be provided from:

Road Name: Afton Rd Type of Surface: Gravel

REQUESTED ACTION & DETAILS OF PROPOSED USE

[] Rezoning to: RA-C1.5 [] Special Use Permit for: _____

Proposed Use:

Build Single Family Home

Existing Utilities: [] Water [] Sewer [] Gas [] Electric

Proposed Utilities: [] Water [] Sewer [] Gas [] Electric

RESIDENTIAL

No. of Lots: 1 Minimum Lot Size: 1.973 (acres) No. of Units: _____

Minimum Heated Floor Area: 2300 sq. ft. Density/Acre: ? .75 Acres

Type: [] Apartments [] Condominiums [] Townhomes [] Single-family [] Other

Is an Amenity Area proposed: No; if yes, what? _____

COMMERCIAL & INDUSTRIAL

Building area: _____ No. of Parking Spaces: _____

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APPLICANT CERTIFICATION

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

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

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

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

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

Signature Heather Kinsley Date 8/10/2020
Witness Chris Herby Date 8/10/2020

WITHDRAWAL

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

I hereby withdraw application # _____

Signature _____ Date _____

Withdrawal of Application:

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

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ZA 20.12

TMP#: 033-016-001

List of Adjacent Property Owners

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

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

Name

Address

TMP	<u>033-01601</u>	1. <u>Portia Hensley</u>	<u>123 Lovelady Rd, Ballground, GA 30107</u>
TMP		2. <u>Devin Davis</u>	<u>3805 Afton RD, Marble Hill, GA 30148</u>
TMP		3. <u>James Keown</u>	<u>Blue Ridge Address</u>
TMP		4. _____	_____
TMP		5. _____	_____
TMP		6. _____	_____
TMP		7. _____	_____
TMP		8. _____	_____
TMP		9. _____	_____
TMP		10. _____	_____
TMP		11. _____	_____
TMP		12. _____	_____
TMP		13. _____	_____
TMP		14. _____	_____
TMP		15. _____	_____

Use additional sheets if necessary.

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

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

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

This notice and acknowledgement shall be public record.

Applicant Signature: Heather Hensley

Applicant Printed Name: Heather Hensley

Application Number: 2012

Date Signed: August 11, 2020

Sworn and subscribed before me

this 11 day of August, 2020.

Robin McAllister
Notary Public

My Commission Expires: February 4, 2024



20 AUG 11 4:45 PM

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS
(APPLICANT(S) AND REPRESENTATIVE(S) OF REZONING)

Pursuant to O.C.G.A. Section 36-67 A-3.A, the following disclosure is mandatory when an applicant or any representation of application for rezoning has been made within two (2) years immediately preceding the filing of the applicant's request for rezoning, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application for rezoning.

It shall be the duty of the applicant and the attorney representing the applicant to file a disclosure with the governing authority of the respective local government showing the following:

1. Name of local official to whom campaign contribution was made:

2. The dollar amount and description of each campaign contribution made by the opponent to the local government official during the two (2) years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.

Amount \$ _____ Date: _____

Enumeration and description of each gift when the total value of all gifts is \$250.00 or more made to the local government official during the two (2) years immediately preceding the filing of application for rezoning:

Signature of Applicant/Representative of Applicant:

_____ Date: _____

**BY NOT COMPLETING THIS FORM YOU ARE MAKING A STATEMENT THAT NO
DISCLOSURE IS REQUIRED**

This form may be copied for each applicant. Please attach additional sheets if needed.

20 AUG 11 4:45 PM

PROPERTY OWNER AUTHORIZATION

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

3815 Afton Rd. Marble Hill, GA 30148

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

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

Printed Name of applicant or agent: Heather Hensley

Signature of applicant or agent: _____ Date: _____

Printed Name of Owner(s): Heather Hensley

Signature of Owner(s): Heather Hensley Date: _____

Mailing address: _____

City, State, Zip: _____

Telephone Number: Listed Unlisted

Sworn and subscribed before me this 11 day of August, 2020.

Robin McAllister
Notary Public

My Commission Expires: February 4, 2024



(The complete names of all owners must be listed; if the owner is a partnership, the names of all partners must be listed; if a joint venture, the names of all members must be listed. If a separate sheet is needed to list all names, please identify as applicant or owner and have the additional sheet notarized also.)

20 AUG 11 4:45 PM

Dawson County, Georgia Board of Commissioners
Affidavit for Issuance of a Public Benefit
As Required by the Georgia Illegal Immigration Reform and Enforcement Act of 2011

By executing this affidavit under oath, as an applicant for a Dawson County Business License, Out of County Business Registration, Alcohol License, or other public benefit as referenced in the Georgia Illegal Immigration Reform and Enforcement Act of 2011 [O.C.G.A. § 50-36-1(e)(2)], I am stating the following with respect to my application for such Dawson County public benefit.

- I am a United States citizen.
- I am a legal permanent resident of the United States. (FOR NON-CITIZENS)
- I am a qualified alien or non-immigrant under the Federal Immigration and Nationality Act with an alien number issued by the Department of Homeland Security or other federal immigration agency. (FOR NON-CITIZENS)

My alien number issued by the Department of Homeland Security or other federal immigration agency is:

The undersigned applicant also hereby verifies that he or she is 18 years of age or older and has provided at least one **secure and verifiable document**, as required by O.C.G.A. § 50-36-1(e)(1), with this affidavit. (See reverse side of this affidavit for a list of secure and verifiable documents.)

The secure and verifiable document provided with this affidavit can best be classified as:

In making the above representation under oath, I understand that any person who knowingly and willfully makes a false, fictitious, or fraudulent statement or representation in an affidavit shall be guilty of a violation of O.C.G.A. § 16-10-20 and face criminal penalties as allowed by such criminal statute.

Executed in Dawson (city), Georgia (state)
Heather Hershey
Signature of Applicant August 11, 2020
Date
Heather Hershey
Printed Name

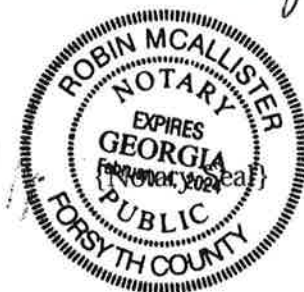
Name of Business

SUBSCRIBED AND SWORN BEFORE ME ON

THIS 11 DAY OF August, 20 20

Robin McAllister Notary Public

My Commission Expires: February 4, 2024



20 AUG 11 4:45 PM

Secure and Verifiable Documents Under O.C.G.A. § 50-36-2

The following list of secure and verifiable documents, published under the authority of O.C.G.A. § 50-36-2, contains documents that are verifiable for identification purposes, and documents on this list may not necessarily be indicative of residency or immigration status.

- A **United States Passport or Passport Card** [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **United States Military Identification card** [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **Driver's License** issued by one of the United States, the District of Columbia, the Commonwealth of Puerto Rico, Guam, the Commonwealth of the Northern Marianas Islands, the United States Virgin Island, American Samoa, or the Swain Islands, provided that it contains a photograph of the bearer or lists sufficient identifying information regarding the bearer, such as name, date of birth, gender, height, eye color, and address to enable the identification of the bearer [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- An **Identification Card** issued by one of the United States, the District of Columbia, the Commonwealth of Puerto Rico, Guam, the Commonwealth of the Northern Marianas Islands, the United States Virgin Island, American Samoa, or the Swain Islands, provided that it contains a photograph of the bearer or lists sufficient identifying information regarding the bearer, such as name, date of birth, gender, height, eye color, and address to enable the identification of the bearer [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **Tribal Identification Card** of a federally recognized Native American tribe, provided that it contains a photograph of the bearer or lists sufficient identifying information regarding the bearer, such as name, date of birth, gender, height, eye color, and address to enable the identification of the bearer. A listing of federally recognized Native American tribes may be found at:
<http://www.bia.gov/WhoWeAre/BIA/OIS/TribalGovernmentServices/TribalDirectory/index.htm>
[O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **United States Permanent Resident Card or Alien Registration Receipt Card** [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- An **Employment Authorization Document** that contains a photograph of the bearer [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **Passport Issued by a Foreign Government** [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **Merchant Mariner Document or Merchant Mariner Credential** issued by the United States Coast Guard [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **Free and Secure Trade (FAST) card** [O.C.G.A. § 50-36-2(b)(3); 22 CFR § 41.2]
- A **NEXUS Card** [O.C.G.A. § 50-36-2(b)(3); 22 CFR § 41.2]
- A **Secure Electronic Network for Travelers Rapid Inspection (SENTRI) card** [O.C.G.A. § 50-36-2(b)(3); 22 CFR § 41.2]
- A **Driver's License issued by a Canadian Government Authority** [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **Certificate of Citizenship** issued by the United States Department of Citizenship and Immigration Services (USCIS) (Form N-560 or Form N-561) [O.C.G.A. § 50-36-2(b)(3); 6 CFR § 37.11]
- A **Certificate of Naturalization** issued by the United States Department of Citizenship and Immigration Services (USCIS) (Form N-550 or Form N-570) [O.C.G.A. § 50-36-2(b)(3); 6 CFR § 37.11]

20 AUG 11 4:45 PM

THE DATA ON WHICH THIS PLAN IS BASED WAS A CLOSE REPRODUCTION OF ONE FOOT PLATS AND RECORDS. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PLATS AND RECORDS AND HAS FOUND THEM TO BE ACCURATE. THIS PLAN IS NOT TO BE CONSIDERED AS A GUARANTEE OF ACCURACY. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PLATS AND RECORDS AND HAS FOUND THEM TO BE ACCURATE. THIS PLAN IS NOT TO BE CONSIDERED AS A GUARANTEE OF ACCURACY.

TOTAL = 1.973 ACRES
85,943.88 SQUARE FEET
ZONED - RA
PART OF PARCEL - 033 016 001

Course	Bearing	Distance
L1	N 32°08'03" E	38.43'
L2	N 38°24'49" E	24.04'
L3	N 41°52'47" E	51.83'

THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PLATS AND RECORDS AND HAS FOUND THEM TO BE ACCURATE. THIS PLAN IS NOT TO BE CONSIDERED AS A GUARANTEE OF ACCURACY.

- ABC - BACK OF CURB
- BLD - BUILDING
- CL - CEMENT LINE
- CON - CONCRETE
- CP - CEMENT PAVEMENT
- CR - CEMENT ROAD
- CS - CEMENT SIDEWALK
- CU - CEMENT UNDERGROUND
- DA - DRIVE
- DB - DRIVE BRIDGE
- DC - DRIVE CURB
- DD - DRIVE DRIVE
- DE - DRIVE DRIVE
- DF - DRIVE DRIVE
- DG - DRIVE DRIVE
- DH - DRIVE DRIVE
- DI - DRIVE DRIVE
- DJ - DRIVE DRIVE
- DK - DRIVE DRIVE
- DL - DRIVE DRIVE
- DM - DRIVE DRIVE
- DN - DRIVE DRIVE
- DO - DRIVE DRIVE
- DP - DRIVE DRIVE
- DQ - DRIVE DRIVE
- DR - DRIVE DRIVE
- DS - DRIVE DRIVE
- DT - DRIVE DRIVE
- DU - DRIVE DRIVE
- DV - DRIVE DRIVE
- DW - DRIVE DRIVE
- DX - DRIVE DRIVE
- DY - DRIVE DRIVE
- DZ - DRIVE DRIVE
- EA - EAST
- EB - EAST
- EC - EAST
- ED - EAST
- EE - EAST
- EF - EAST
- EG - EAST
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- HV - HALL
- HW - HALL
- HX - HALL
- HY - HALL
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- IA - IRRIGATION
- IB - IRRIGATION
- IC - IRRIGATION
- ID - IRRIGATION
- IE - IRRIGATION
- IF - IRRIGATION
- IG - IRRIGATION
- IH - IRRIGATION
- II - IRRIGATION
- IJ - IRRIGATION
- IK - IRRIGATION
- IL - IRRIGATION
- IM - IRRIGATION
- IN - IRRIGATION
- IO - IRRIGATION
- IP - IRRIGATION
- IQ - IRRIGATION
- IR - IRRIGATION
- IS - IRRIGATION
- IT - IRRIGATION
- IU - IRRIGATION
- IV - IRRIGATION
- IW - IRRIGATION
- IX - IRRIGATION
- IY - IRRIGATION
- IZ - IRRIGATION
- JA - JAIL
- JB - JAIL
- JC - JAIL
- JD - JAIL
- JE - JAIL
- JF - JAIL
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- JH - JAIL
- JI - JAIL
- JJ - JAIL
- JK - JAIL
- JL - JAIL
- JM - JAIL
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- JO - JAIL
- JP - JAIL
- JQ - JAIL
- JR - JAIL
- JS - JAIL
- JT - JAIL
- JU - JAIL
- JV - JAIL
- JW - JAIL
- JX - JAIL
- JY - JAIL
- JZ - JAIL
- KA - KITCHEN
- KB - KITCHEN
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- LJ - LAWN
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- LL - LAWN
- LM - LAWN
- LN - LAWN
- LO - LAWN
- LP - LAWN
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- LR - LAWN
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- NV - NAIL
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- OH - OAK
- OI - OAK
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- OL - OAK
- OM - OAK
- ON - OAK
- OO - OAK
- OP - OAK
- OQ - OAK
- OR - OAK
- OS - OAK
- OT - OAK
- OU - OAK
- OV - OAK
- OW - OAK
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- OY - OAK
- OZ - OAK
- PA - PAVEMENT
- PB - PAVEMENT
- PC - PAVEMENT
- PD - PAVEMENT
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- PG - PAVEMENT
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- RA - RAILROAD
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- RX - RAILROAD
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- SA - SAND
- SB - SAND
- SC - SAND
- SD - SAND
- SE - SAND
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- SH - SAND
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- SJ - SAND
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- TS - TANK
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- TU - TANK
- TV - TANK
- TW - TANK
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- TY - TANK
- TZ - TANK
- UA - UNDERGROUND
- UB - UNDERGROUND
- UC - UNDERGROUND
- UD - UNDERGROUND
- UE - UNDERGROUND
- UF - UNDERGROUND
- UG - UNDERGROUND
- UH - UNDERGROUND
- UI - UNDERGROUND
- UJ - UNDERGROUND
- UK - UNDERGROUND
- UL - UNDERGROUND
- UM - UNDERGROUND
- UN - UNDERGROUND
- UO - UNDERGROUND
- UP - UNDERGROUND
- UQ - UNDERGROUND
- UR - UNDERGROUND
- US - UNDERGROUND
- UT - UNDERGROUND
- UU - UNDERGROUND
- UV - UNDERGROUND
- UW - UNDERGROUND
- UX - UNDERGROUND
- UY - UNDERGROUND
- UZ - UNDERGROUND
- VA - VALVE
- VB - VALVE
- VC - VALVE
- VD - VALVE
- VE - VALVE
- VF - VALVE
- VG - VALVE
- VH - VALVE
- VI - VALVE
- VJ - VALVE
- VK - VALVE
- VL - VALVE
- VM - VALVE
- VO - VALVE
- VP - VALVE
- VQ - VALVE
- VR - VALVE
- VS - VALVE
- VT - VALVE
- VU - VALVE
- VV - VALVE
- VW - VALVE
- VX - VALVE
- VY - VALVE
- VZ - VALVE
- WA - WALL
- WB - WALL
- WC - WALL
- WD - WALL
- WE - WALL
- WF - WALL
- WG - WALL
- WH - WALL
- WI - WALL
- WJ - WALL
- WK - WALL
- WL - WALL
- WM - WALL
- WO - WALL
- WP - WALL
- WQ - WALL
- WR - WALL
- WS - WALL
- WT - WALL
- WU - WALL
- WV - WALL
- WW - WALL
- WX - WALL
- WY - WALL
- WZ - WALL
- XA - X-RAY
- XB - X-RAY
- XC - X-RAY
- XD - X-RAY
- XE - X-RAY
- XF - X-RAY
- YG - YARD
- YH - YARD
- YI - YARD
- YJ - YARD
- YK - YARD
- YL - YARD
- YM - YARD
- YN - YARD
- YO - YARD
- YP - YARD
- YQ - YARD
- YR - YARD
- YS - YARD
- YT - YARD
- YU - YARD
- YV - YARD
- YW - YARD
- YZ - YARD
- ZA - ZONE
- ZB - ZONE
- ZC - ZONE
- ZD - ZONE
- ZE - ZONE
- ZF - ZONE
- ZG - ZONE
- ZH - ZONE
- ZI - ZONE
- ZJ - ZONE
- ZK - ZONE
- ZL - ZONE
- ZM - ZONE
- ZN - ZONE
- ZO - ZONE
- ZP - ZONE
- ZQ - ZONE
- ZR - ZONE
- ZS - ZONE
- ZT - ZONE
- ZU - ZONE
- ZV - ZONE
- ZW - ZONE
- ZX - ZONE
- ZY - ZONE
- ZZ - ZONE

NOTES & REFERENCES

PLAT FOR DAVID D. GOODE BY L. STEWART SULLIVAN
 DATED 4/23/79.
 PLAT FOR WILLIAM COX BY T. M. PATTON & ASSOC.
 DATED 2/21/81.
 THIS SURVEY IS NOT TO BE CONSIDERED AS A GUARANTEE OF ACCURACY.

SURVEY FOR
HEATHER HENSLEY
AND LOT 1157
TH DISTRICT 1ST SECTION
AWSON COUNTY, GEORGIA
APRIL 16, 2020

N/F
 PORTIA HENSLEY
 ZONED RA
 PART OF PARCEL
 033 016 001

N/F
 CABIN CREEK
 AFTON, LLC
 ZONED RA
 PARCEL 033 016

N/F
 CABIN CREEK AFTON,
 LLC
 ZONED RA
 PARCEL 033 004 001

As required by subsection (c) of O.C.G.A. Section 15-6-67, this map of plat has been prepared and issued for submission and approval by the local jurisdiction as is evidenced by the approval certificates, signatures, stamps, or statements hereon. Such approvals or signatures should be confirmed with the appropriate governmental bodies by any purchaser or user of the survey or map as to intended use of any parcel. Further, the undersigned land surveyor certifies that this map, plat, or plan complies with the minimum technical standards for property surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act OCGA 15-6-67.

Richard J. Webb RLS 2507

Richard J. Webb



TECHNICAL LAND SERVICES, INC. A/E/C
RICHARD WEBB & ASSOCIATES
 Land Surveying Consultants
 P.O. BOX 551, CUMMING, GA. 30028 (770)-844-4103
 100 KELLY HILL ROAD, CUMMING, GA. 30040
 Email: rwebb@tshservices.com

JOB NO.
W2008

Filed in Office: 07/08/2020 03:15PM
Deed Doc: WD
Bk 01421 Pg 0048-0049
Georgia Transfer Tax Paid \$0.00
Justin Power Clerk of Court
Dawson County
0422020001021

Return to:
Ashway Law Firm
312 West Main Street
Cumming, GA 30040
Draw Deed Only

WARRANTY DEED

STATE OF GEORGIA,
COUNTY OF FORSYTH

THIS INDENTURE, made this 7TH day of July, 2020, by and between Portia Hensley, of the County of Dawson and the State of Georgia, hereinafter referred to as GRANTOR; and Heather Hensley, of the County of Dawson and the State of Georgia, hereinafter referred to as GRANTEE.

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars 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 and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee and Grantee's heirs and assigns, all the following described property, to wit:

See the attached Exhibit "A."

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 behold of Grantee herein Grantee's heirs and assigns, forever in Fee Simple.

And the said Grantor, for Grantor's heirs, executors and administrators, will warrant and forever defend the right and title to the above described property unto the said Grantee, Grantee's heirs and assigns, against the claims of all persons whomsoever.

"Grantor" and "Grantee" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hand and seal, the day and year first above written.

Signed, sealed and delivered in the presence of:

Maria Burnett
Witness

Robin McAllister
Notary Public

Portia Hensley (Seal)
Portia Hensley



20 AUG 11 4:45 PM

S. 00°01'41"W 183.79'

**EXHIBIT "A"
LEGAL DESCRIPTION**

All that tract or parcel of land lying in Land Lot 1157 of the 5th District, 1st Section of Dawson County, Georgia being as per a survey for Heather Hensley by Richard Webb & Associates dated April 16, 2020, being more fully described as follows:

To find the True Point of Beginning commence at an IPF Govt. Mon. TR.7 at the corner common to Land Lots 1157, 1158, 1223 & 1224; Thence along the eastern Land Lot Line of Land Lot 1157 N00°01'41"E a distance of 330.09' to an IPS #4RB; Said IPS #4RB being the True Point of Beginning;

With the True Point of Beginning being established
Thence leaving said Land Lot Line
N88°53'45"W a distance of 355.58' to an IPS #4RB;
Thence N42°10'38"W a distance of 312.36' to an IPS #4RB on the southeastern R/W of Afton Road (80' R/W);
Thence along said R/W
N32°08'03"E a distance of 39.43' to a Point;
Thence N38°24'48"E a distance of 24.04' to an IPS #4RB;
Thence leaving said R/W
S45°13'35"E a distance of 196.44' to an IPF 1"O.T.;
Thence N41°52'47"E a distance of 51.63' to an IPS #4RB;
Thence S88°53'45"E a distance of 355.58' to an IPS #4RB on the eastern Land Lot Line of Land Lot 1157;
Thence S00°01'41"W a distance of 183.79' to an IPS #4RB;
Thus being the True Point of Beginning,

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 85,943.88 Square Feet, 1.973 Acres

20 AUG 11 4:45 PM



**GEORGIA DEPARTMENT OF PUBLIC HEALTH
CONSTRUCTION PERMIT AND SITE APPROVAL
For On-Site Sewage Management System**

COUNTY: Dawson	SUBDIVISION:	LOT NUMBER:	BLOCK:
--------------------------	--------------	-------------	--------

PROPERTY LOCATION (ADDRESS/DIRECTIONS):8

I hereby apply for a construction permit to install an On-Site Sewage Management System and agree that the system will be installed to conform to the requirements of the rules of the Georgia Department of Public Health, Chapter 511-3-1. By my signature, I understand that final inspection is required and will notify the County Health Department upon completion of construction and before applying final cover material to the system.

PROPERTY OWNER'S/AUTHORIZED AGENT'S SIGNATURE:	DATE: 05/25/2020
--	----------------------------

PROPERTY OWNER'S NAME: HEATHER HENSLEY	PHONE NUMBER:	ALTERNATE PHONE NUMBER:
--	---------------	-------------------------

PROPERTY OWNER'S ADDRESS:

AUTHORIZED AGENT'S NAME (IF OTHER THAN OWNER): CHRIS HENSLEY	PHONE NUMBER: (RELATIONSHIP TO OWNER:
--	--------------------	------------------------

Section A — General Information

1. REQUIRED SETBACK FROM RECEIVING BODIES (wells, lakes, sinkholes, streams, etc.) EVALUATED: (1) Yes (2) No	6. TYPE OF STRUCTURE (single/multi-family residence, commercial, restaurant, etc.): Single-Family Residence	9. SOIL SERIES (e.g. Pacolet, Orangeburg, etc.):						
2. WATER SUPPLY: (1) Public (2) Private (3) Community	7. NO. OF BEDROOMS / OPD: Bedroom Numbers	10. PERCOLATION RATE / HYDRAULIC LOADING RATE: <table border="1"><tr><td></td><td></td><td></td><td></td><td>5</td><td>0</td></tr></table>					5	0
				5	0			
3. SEWAGE SYSTEM TO BE PERMITTED: (1) New (2) Repair (3) Addition	8. LEVEL OF PLUMBING OUTLET: (1) Ground Level (2) Basement (3) Above ground level	11. RESTRICTIVE SOIL HORIZON DEPTH (INCHES): <table border="1"><tr><td></td><td></td><td></td><td></td><td>7</td><td>2</td></tr></table>					7	2
				7	2			
4. LOT SIZE (SQUARE FEET / ACRES): <table border="1"><tr><td></td><td></td><td></td><td>2</td><td></td><td>0</td></tr></table>				2		0	12. SOIL TEST PERFORMED BY: Fox, Josh	
			2		0			

Section B — Primary / Pretreatment

1. DISPOSAL METHOD: Septic Tank	2. GARBAGE DISPOSAL: (1) Yes (2) No	3. SEPTIC TANK CAPACITY (GALLONS): 1000	4. ATU Capacity: 0	5. DOSING TANK CAPACITY (GALLONS):	6. GREASE TRAP CAPACITY (GALLONS):
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Section C — Secondary Treatment

1. ABSORPTION FIELD DESIGN: (1) Level Field (2) Serial (3) Drip (4) Bed (5) Distribution Box (6) Mound/Area Fill (7) Other	4. TOTAL ABSORPTION FIELD SQUARE FEET REQUIRED: <table border="1"><tr><td></td><td></td><td></td><td>6</td><td>1</td><td>2</td></tr></table>				6	1	2	7. NUMBER OF ABSORPTION TRENCHES: <table border="1"><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr></table>						
			6	1	2									
2. ABSORPTION FIELD PRODUCT: Quick 4 High Capacity -16in	5. TOTAL ABSORPTION FIELD LINEAR FEET REQUIRED: <table border="1"><tr><td></td><td></td><td>2</td><td>0</td><td>4</td></tr></table>			2	0	4	8. SPECIFIED LENGTH OF ABSORPTION TRENCHES: <table border="1"><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr></table>							
		2	0	4										
3. AGGREGATE DEPTH (inches):	6. DEPTH OF ABSORPTION TRENCHES (range in inches): <table border="1"><tr><td></td><td>2</td><td>4</td><td>-</td><td>4</td><td>0</td></tr></table>		2	4	-	4	0	9. Distance Between Absorption Trenches: <table border="1"><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr></table>						
	2	4	-	4	0									

Permit

A PERMIT IS HEREBY GRANTED TO INSTALL THE ON-SITE SEWAGE MANAGEMENT SYSTEM DESCRIBED ABOVE. THIS PERMIT IS NOT VALID UNLESS PROPERLY SIGNED BELOW. THIS PERMIT EXPIRES TWELVE (12) MONTHS FROM DATE OF ISSUANCE.

ANY GRADING, FILLING, OR OTHER LANDSCAPING SUBSEQUENT TO ISSUANCE OF A PERMIT MAY RENDER PERMIT

VOID, FAILURE TO FOLLOW SITE PLAN MAY RENDER PERMIT VOID. ANY GRADING, FILLING, OR OTHER LANDSCAPING SUBSEQUENT TO FINAL INSPECTION BY COUNTY HEALTH DEPARTMENT, WHICH ADVERSELY AFFECTS THE FUNCTION OF THE ON-SITE SEWAGE MANAGEMENT SYSTEM, MAY RENDER APPROVAL VOID. INSTALLATION CONTRACTOR IS RESPONSIBLE FOR LOCATING PROPER DISTANCES FROM BUILDINGS, WELLS, PROPERTY LINES, ETC.

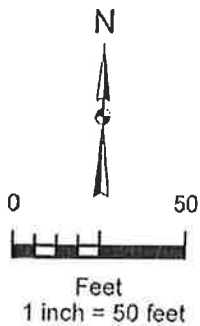
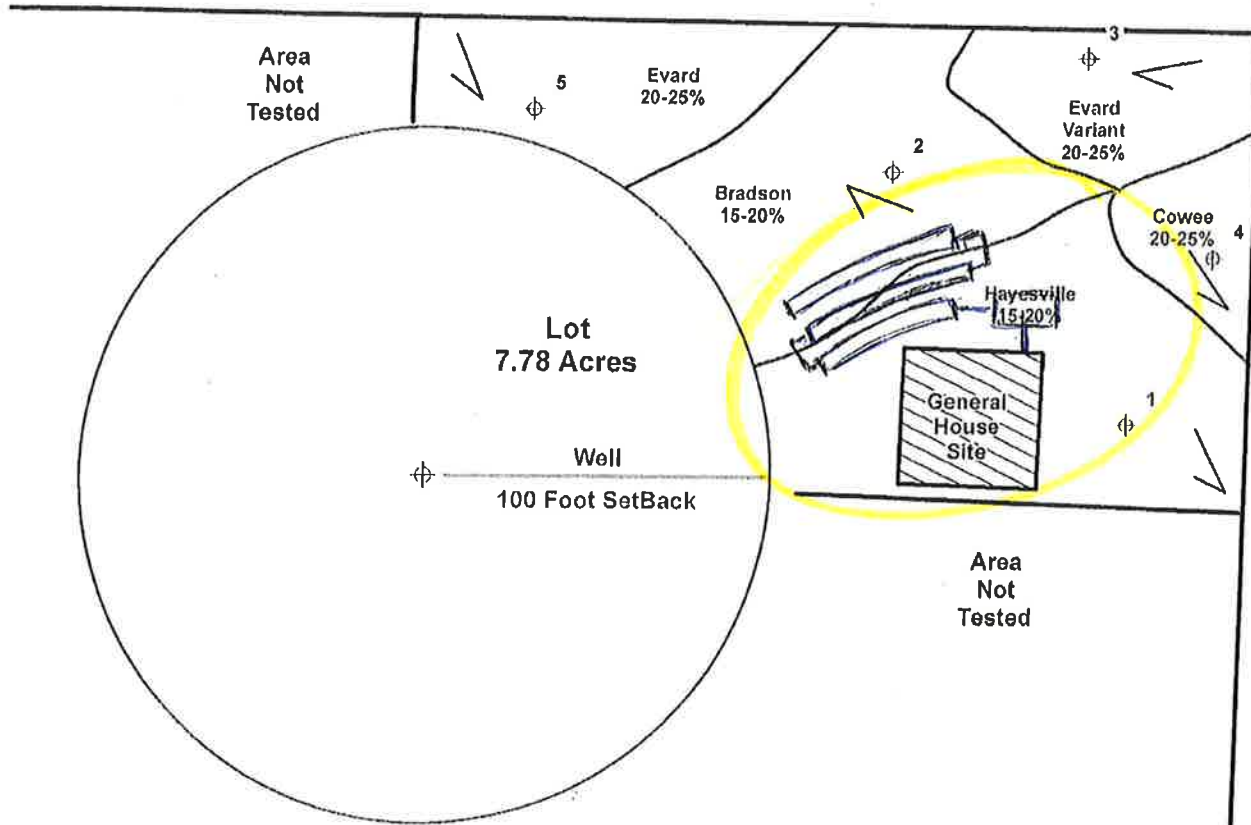
ISSUANCE OF A CONSTRUCTION PERMIT FOR AN ON-SITE SEWAGE MANAGEMENT SYSTEM, AND SUBSEQUENT APPROVAL OF SAME BY REPRESENTATIVE OF THE GEORGIA DEPARTMENT OF PUBLIC HEALTH OR COUNTY BOARD OF HEALTH SHALL NOT BE CONSTRUED AS A GUARANTEE THAT SUCH SYSTEMS WILL FUNCTION SATISFACTORILY FOR A GIVEN PERIOD OF TIME; FURTHERMORE, SAID REPRESENTATIVE(S) DO NOT, BY ANY ACTION TAKEN IN EFFECTING COMPLIANCE WITH THESE RULES, ASSUME ANY LIABILITY FOR DAMAGES WHICH ARE CAUSED, OR WHICH MAY BE CAUSED, BY THE MALFUNCTION OF SUCH SYSTEM.

1. SITE APPROVED AS SPECIFIED ABOVE: (1) Yes (2) No

APPROVING ENVIRONMENTALIST: 	TITLE: Environmental Health Specialist IV	DATE: 06/05/2020	CONSTRUCTION PERMIT NUMBER: OSC04200796
---	---	----------------------------	---

**GEORGIA DEPARTMENT OF PUBLIC HEALTH
CONSTRUCTION PERMIT AND SITE APPROVAL
For On-Site Sewage Management System**

Level 3 Soil Survey



Soil Survey By:
 Appalachian Soil, INC
 Ellijay, GA

- --Shows Slope Direction
- --Points mapped with GPS
- --All points marked with orange flagging tape

Date: 5/20/2020

Letter of Intent

To Whom it may concern:

I am requesting to be rezoned into the Agricultural (RA) Corrective zone in order to build a single-family dwelling. There is 1.9 acres, which is in the approved 1.5 to less than 5 acres.

Thank you for your consideration,

Heather Hensley

Official Tax Receipt
Nicole Stewart
DAWSON COUNTY Tax Commissioner
 25 Justice Way Suite 1222
 Dawsonville, GA 30534

Trans No	Property ID/District Description	Original Due	Interest & Penalty	Prev Paid	Amount Due	Amount Paid	Balance	
23055 Year-Bill No 2019 - 51971	P34567 / 001 MEFF/ FMV: \$8,405.00	80.24	0.00 Fees 0.00	0.00	80.24	80.24	0.00	
						Paid Date 11/25/2019 14:33:16	Current Due 0.00	
23056 Year-Bill No 2019 - 6549	035 045 / 001 LT 34 DEER RUN ESTATES FMV: \$195,030.00	1,814.18	0.00 Fees 0.00	0.00	1,814.18	1,814.18	0.00	
						Paid Date 11/25/2019 14:33:16	Current Due 0.00	
23057 Year-Bill No 2019 - 6548	035 044 / 001 LOT 33 LL 137 LD 4-1 DEER RUN ESTATES FMV: \$30,100.00	287.36	0.00 Fees 0.00	0.00	287.36	287.36	0.00	
						Paid Date 11/25/2019 14:33:16	Current Due 0.00	
23058 Year-Bill No 2019 - 6553	033 016 001 / 001 LL 1157 LD 5-1 FMV: \$97,280.00	928.71	0.00 Fees 0.00	0.00	928.71	928.71	0.00	
						Paid Date 11/25/2019 14:33:16	Current Due 0.00	
Transactions:	23055 - 23058	Totals	3,110.49	0.00	0.00	3,110.49	3,110.49	0.00

JAMES C HENSLEY CONSTRUCTION

Paid By:
 HENSLEY TRACY

Check No
 Charge Acct

Cash Amt: 3,111.00
 Check Amt: 0.00
 Charge Amt: 1.00
 Change Amt: 0.51
 Refund Amt: 0.00
 Overpay Amt: 0.00

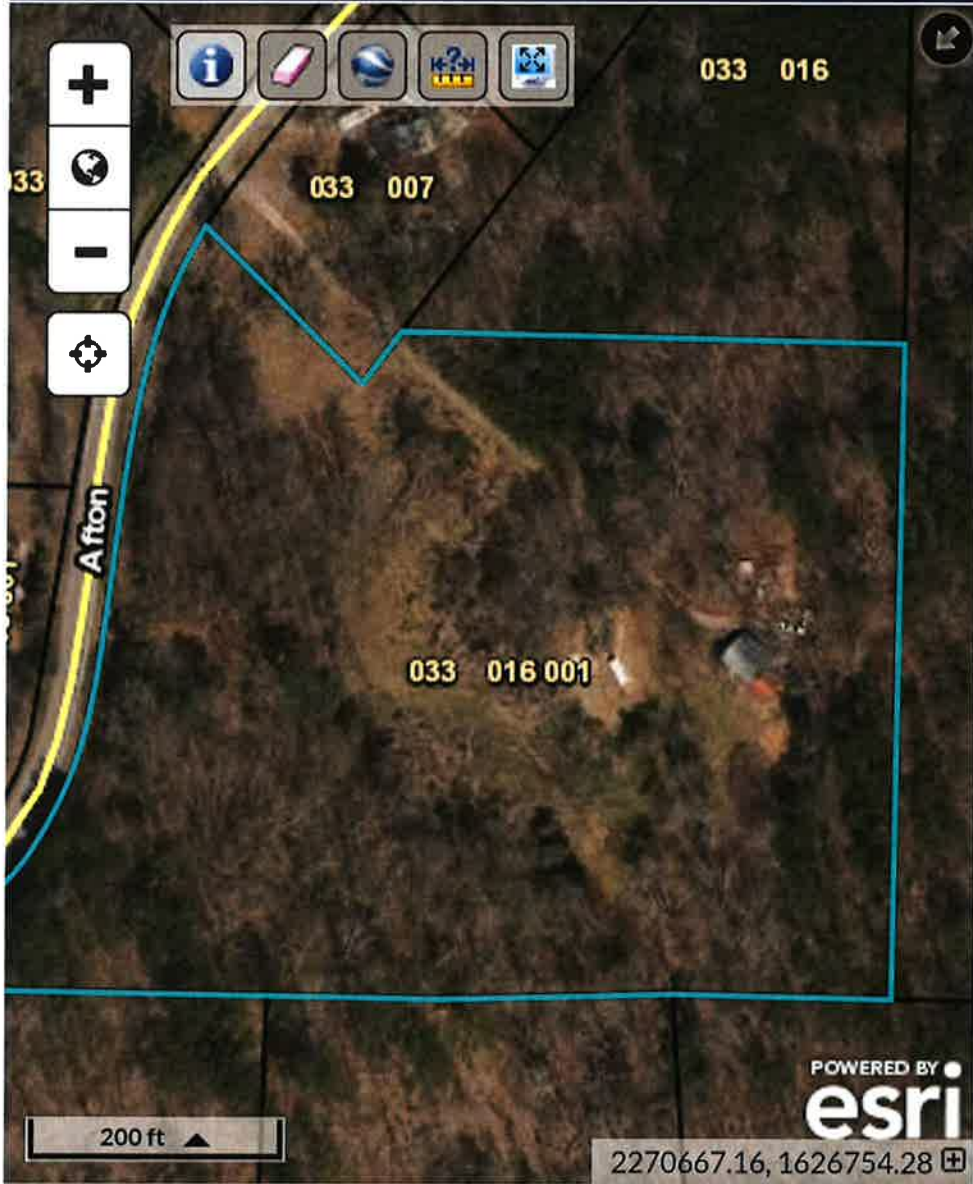


Dawson County, GA



Map

More ▾



Owner: HENSLEY PORTIA
 Acres: 7.78
 Assessed Value: \$105980

View: [Report](#) | [Field Definitions](#)



**DAWSON COUNTY PLANNING COMMISSION
PLANNING STAFF REPORT**

Applicant.....Heather Hensley

Amendment #ZA 20-12

Request.....Rezone Property from R-A (Residential Agriculture) to R-AC (Residential Agriculture Corrective)

Proposed UseBuild a primary residence in a deeded, unplatted parcel that is less than 5 acres in R-A

Current ZoningR-A (Residential Agriculture)

Size.....1.973± acres

Location3815 Afton Rd. Marble Hill, GA

Tax Parcel033-016-001

Planning Commission DateSeptember 15, 2020

Board of Commission Date.....October 15, 2020

Applicant Proposal

The applicant is seeking to rezone her parcel to the newly created zoning classification for the purpose of having a plat recorded so that the portion that she is seeking to build on may be parceled out.

History and Existing Land Uses

The land was purchased in 2002 by the applicant’s family and the deeded portion that they are seeking to rezone was deeded in July 2020.

Adjacent Land Uses	Existing zoning	Existing Use
North	R-A	Residential/Vacant
South	R-A	Residential/Vacant
East	R-A	Residential/Vacant
West	R-A	Residential/Vacant

Development Support and Constraints

The parcel is surrounded by R-A zoned properties.

Relationship to the Comprehensive Plan and FLUP (Future Land Use Plan)

According to the Comprehensive Plan and accompanying FLUP (Future Land Use Plan), the subject property is identified as Rural Residential.

Public Facilities/Impacts

Engineering Department – “Asphalt surface, wearing surface is slightly degraded, load cracking and block cracking noted, edge loss. Horizontal and vertical alignment are adequate. Adequate sight distance. Moderate traffic flow, no significant geometric issues noted.”

Environmental Health Department – The site has already been given a septic and well permit for the building permit.

Emergency Services – No comments necessary.

Etowah Water & Sewer Authority – “There are no plans for expansion at this point. A well is the only system. No sanitary sewer, septic only.”

Dawson County Sheriff’s Office – No comments necessary.

Board of Education – No facility additions would be necessary.

Georgia Department of Transportation –No comments necessary.

Analysis

- It does not conform to the Future Land Use Map and Comprehensive Plan but the new zoning classification is not included.

The following observations should be noted with respect to this request:

A. The existing uses and classification of nearby property.

Properties surrounding the parcel are zoned residential (R-A) several of which are larger tracts with single family residences or vacant land to the North, East, South, and West.

B. The extent to which property values are diminished by the particular land use classification.

There should be no diminishment of property values.

C. The extent to which the destruction of property values of the applicant promotes the health, safety, morals, or general welfare of the public.

There should be no destruction of property values.

D. The relative gain to the public, as compared to the hardship imposed upon the individual property owner.

There should be no gain to the public if approved.

E. The suitability of the subject property for the proposed land use classification.

The property is suitable for the purposed land use classification.

F. The length of time the property has been vacant under the present classification, considered in the context of land development in the area in the vicinity of the property.

It is currently being built upon by the applicant.

G. The specific, unusual, or unique facts of each case, which give rise to special hardships, incurred by the applicant and/or surrounding property owners.

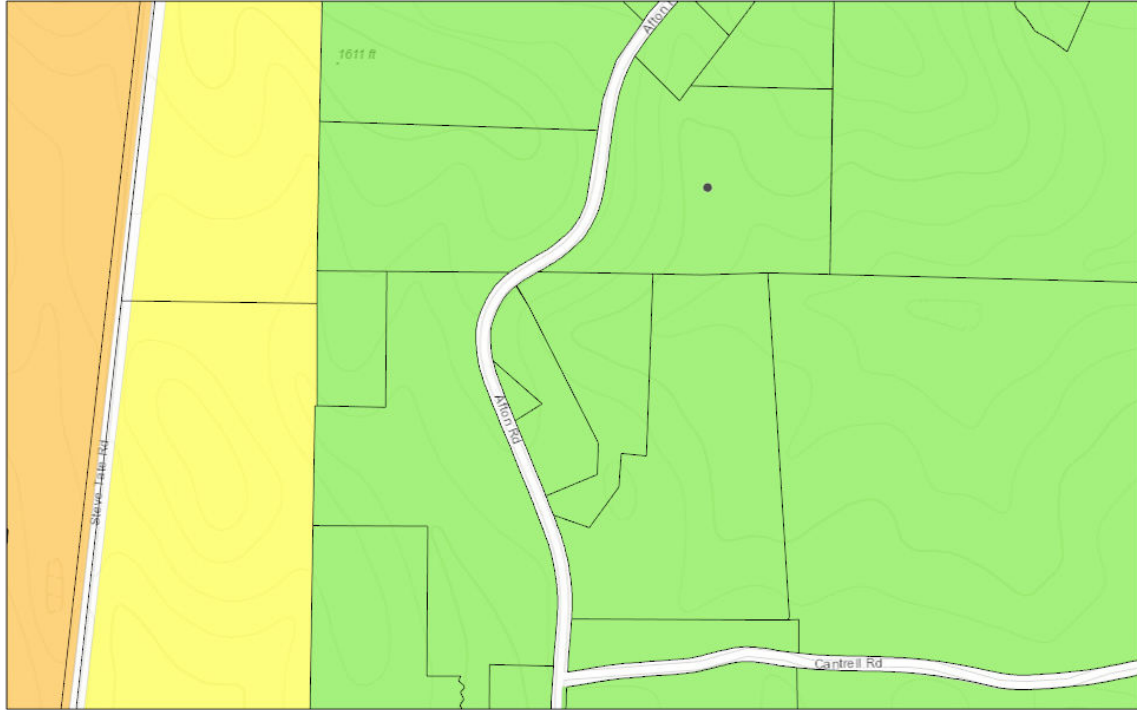
The applicant is seeking to be able to record a plat that is smaller than the required 5 acre minimum within the R-A zoning classification and qualifies for the new zoning classification.

Pictures of Property:



Current Zoning Map:

Current Zoning



9/10/2020, 5:09:08 PM

Parcels Zoning
RPC
RSR
RA

1:4,514
0 0.03 0.06 0.12 mi
0 0.05 0.1 0.2 km

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS,
Planning and Development,
Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA |

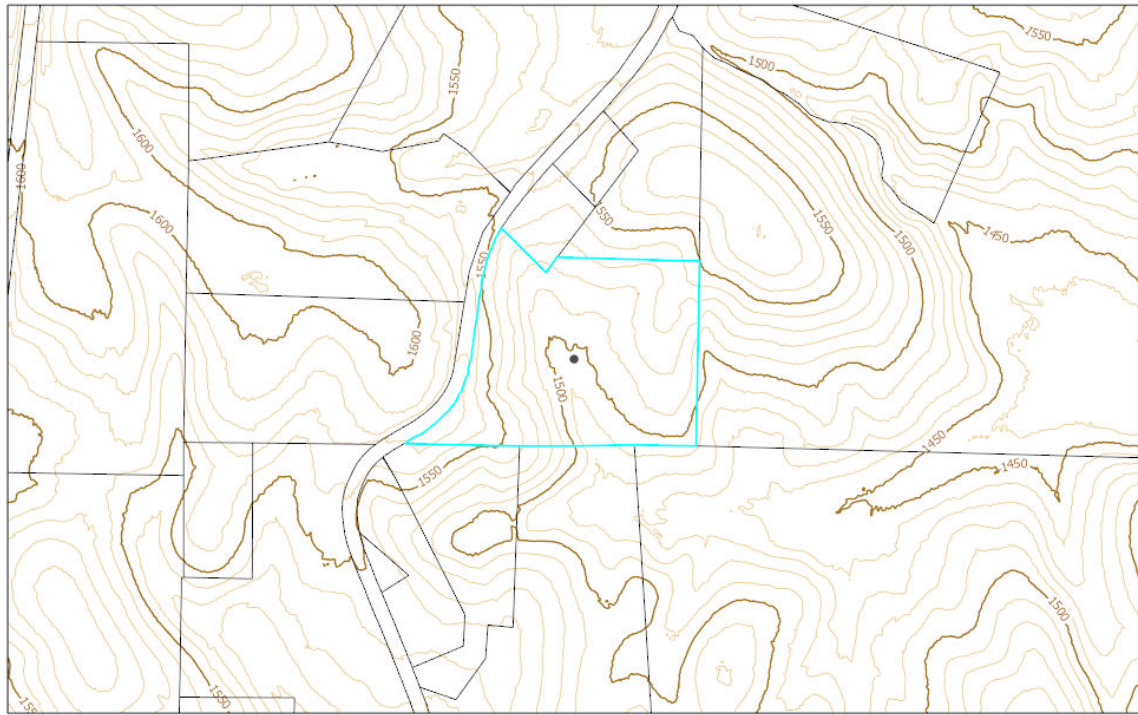
Future Land Use Map:

Future Land Use Map



Topography:

Topo Map



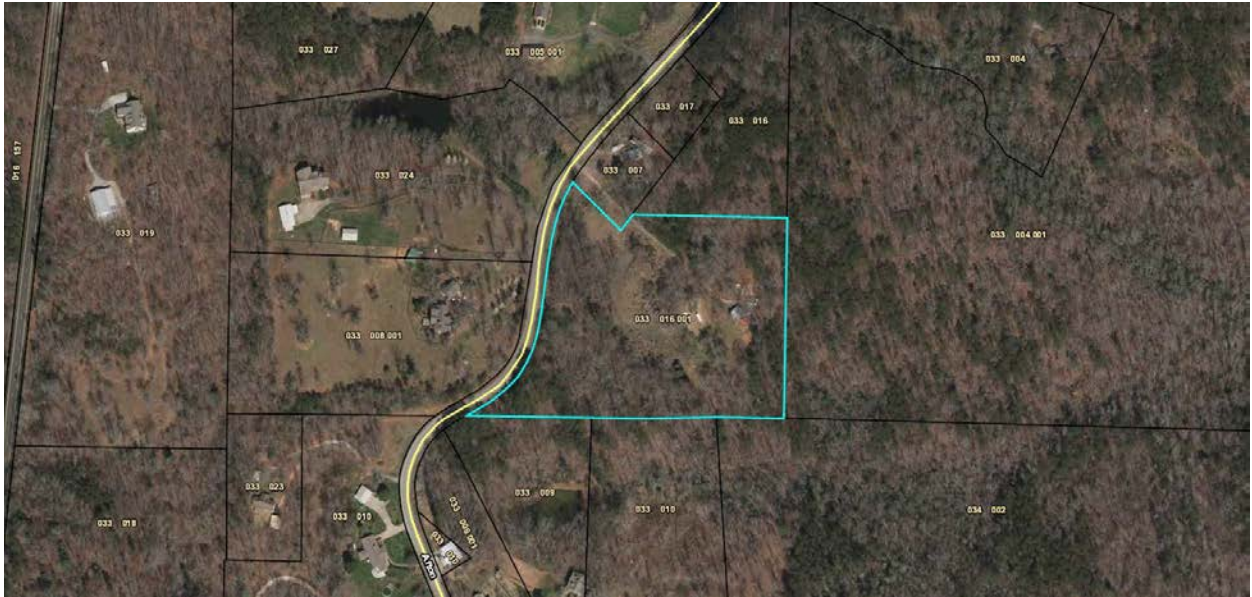
9/10/2020, 5:11:14 PM

Parcels

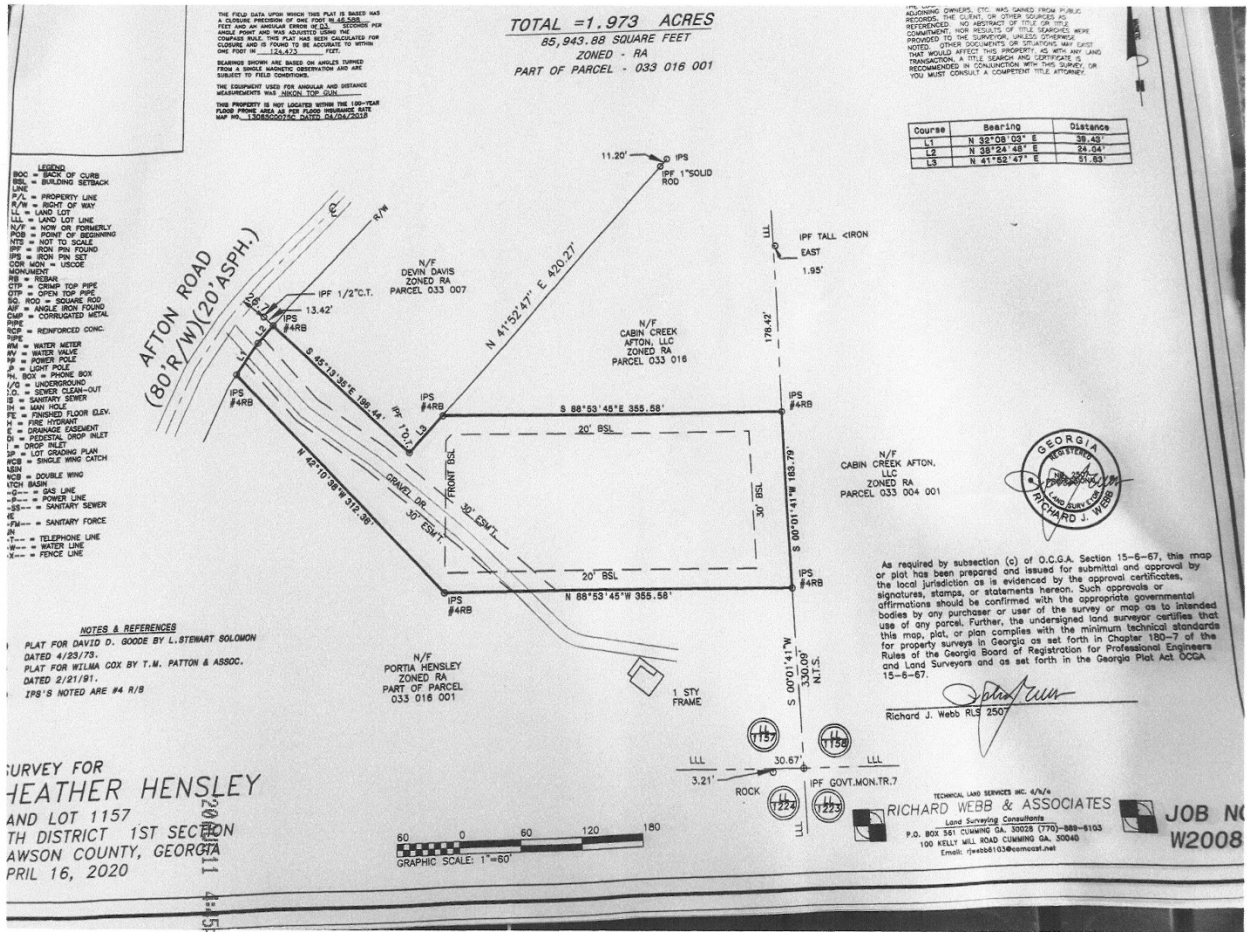
1:4,514
0 0.03 0.06 0.12 mi
0 0.05 0.1 0.2 km

The information on this map (or data product) is from a computer database accessed using a Geographic Information System (GIS). Dawson County Public Works cannot guarantee the accuracy of the information contained on this map. Each user of this map is

Aerial:



Site Plan:



DAWSON COUNTY REZONING APPLICATION

This portion to be completed by Zoning Administrator

ZA 2013 Tax Map & Parcel # (TMP): 037-076-006
Submittal Date: 8-13-2020 Time: 9:14 0 am/pm Received by: Uroge (staff initials)
Fees Assessed: 250- Paid: check Commission District: _____
Planning Commission Meeting Date: September 15
Board of Commissioners Meeting Date: October 15

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Mitchell B. Mullins
Address: _____
Phone: Listed Unlisted Email: Business Personal
Status: Owner Authorized Agent Lessee Option to purchase

Notice: If applicant is other than owner, enclosed Property Owner Authorization form must be completed.

I have _____ /have not participated in a Pre-application meeting with Planning Staff.
If not, I agree /disagree _____ to schedule a meeting the week following the submittal deadline.
Meeting Date: May 19, 2020 Applicant Signature: Mitchell Mullins

PROPERTY OWNER/PROPERTY INFORMATION

Name: Mitchell B. Mullins
Street Address of Property being rezoned: Cowart Rd. Dawsonville GA 30534
(parcel # 037026006 - description says Hwy. 53 W)
Rezoning from: RA to: ROR^(mm) RAC Total acreage being rezoned: 2.04 ac
Directions to Property: Hwy. 53 to roundabout w/183, left onto Hwy. 53 W, in 5.2 miles, turn left onto Cowart Rd. Property will be second driveway on left just after mailbox # 309. and just before mailbox # 401

720 AUG 13 9:14 AM

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

Current Use of Property: raw, clear cut, land

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

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

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

If yes, what section? N/A

SURROUNDING PROPERTY ZONING CLASSIFICATION:

North R4 South R4 East A4 West R4

Future Land Use Map Designation: RA

Access to the development will be provided from:

Road Name: Cowart Road Type of Surface: Asphalt

REQUESTED ACTION & DETAILS OF PROPOSED USE

[] Rezoning to: RAC [] Special Use Permit for: _____

Proposed Use: Single Family Home

Existing Utilities: [] Water [] Sewer [] Gas [] Electric

Proposed Utilities: [] Water [] Sewer [] Gas [] Electric

RESIDENTIAL

No. of Lots: 1 Minimum Lot Size: 2.04 (acres) No. of Units: 1

Minimum Heated Floor Area: 1,360 sq. ft. Density/Acre: 1 unit / 2.04 ac

Type: [] Apartments [] Condominiums [] Townhomes [] Single-family [] Other

Is an Amenity Area proposed: No; if yes, what? n/a

COMMERCIAL & INDUSTRIAL

Building area: N/A No. of Parking Spaces: -

20 AUG 13 9:14 AM

APPLICANT CERTIFICATION

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

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

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

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

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

Signature Mitchell Mull

Date 8/12/2020

Witness [Signature]

Date 08-12-2020

WITHDRAWAL

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

I hereby withdraw application # _____

Signature _____

Date _____

Withdrawal of Application:

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

2020 AUG 13 9:14 AM

ZA 20.13

TMP#: 037 026 006

List of Adjacent Property Owners

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

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

*D'ville = Dawsonville

Name

Address

- TMP 037026005 1. William Strayhorn, Jr. 401 Cowart Rd. D'ville GA 30534
- TMP 037026001 2. Jody DeMone 309 Cowart Rd. D'ville GA 30534
- TMP 037114001 3. Tommy Tallant (Thomas) 578 Cowart Rd. D'ville GA 30534
037114
- TMP 037104036 4. Wanda Grice 510 Cowart Rd. D'ville GA 30534
037104 037036
- TMP 037023A x5. Donald Gilreath 116 Cowart Rd. D'ville GA 30534
- TMP 0370260370268 6. Charles Hill 7685 Hwy. 53 W. D'ville GA 30534
037026 0370268
- TMP 037102 7. Andrea M. Phillips 448 Cowart Rd. D'ville GA 30534
037101
- TMP 037033 8. Debbie Rowell 334 Cowart Rd. D'ville GA 30534
- TMP 037024 9. Kelly Sherry Rowell 296 Cowart Rd. D'ville GA 30534
- TMP 037025 x10. Donald Gilreath 7791 Hwy. 53 W. D'ville GA 30534
- TMP 037102001 11. John & Eulalie Philyaw 510 Cowart Rd. D'ville GA 30534
037103
- TMP 037026003 12. Sabusa Mohamadtaki & Momin Alilshah 57 Millstone Dr. D'ville GA 30534
- TMP _____ 13. _____
- TMP _____ 14. _____
- TMP _____ 15. _____

Use additional sheets if necessary.

20 AUG 13 9:14 AM

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

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

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

This notice and acknowledgement shall be public record.

Applicant Signature: Mitchell B. Mullins

Applicant Printed Name: Mitchell B. Mullins

Application Number: 20-13

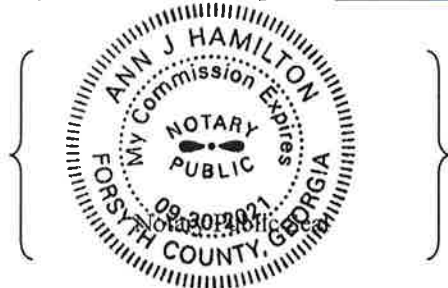
Date Signed: 5/1/2020

Sworn and subscribed before me

this 1 day of May, 2020

[Signature]
Notary Public

My Commission Expires: 9-31-21



20 AUG 13 9:14 AM

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS
(APPLICANT(S) AND REPRESENTATIVE(S) OF REZONING)

Pursuant to O.C.G.A. Section 36-67 A-3.A, the following disclosure is mandatory when an applicant or any representation of application for rezoning has been made within two (2) years immediately preceding the filing of the applicant's request for rezoning, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application for rezoning.

It shall be the duty of the applicant and the attorney representing the applicant to file a disclosure with the governing authority of the respective local government showing the following:

1. Name of local official to whom campaign contribution was made:

2. The dollar amount and description of each campaign contribution made by the opponent to the local government official during the two (2) years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.

Amount \$ _____ Date: _____

Enumeration and description of each gift when the total value of all gifts is \$250.00 or more made to the local government official during the two (2) years immediately preceding the filing of application for rezoning:

Signature of Applicant/Representative of Applicant:

_____ Date: _____

**BY NOT COMPLETING THIS FORM YOU ARE MAKING A STATEMENT THAT NO
DISCLOSURE IS REQUIRED**

This form may be copied for each applicant. Please attach additional sheets if needed.

20 AUG 13 9:14 AM

8/12/2020
04.22.2020

Dawson County Planning & Development
25 Justice Way, Suite 2322
Dawsonville, Georgia 30534

RE: 2.04 acres on Cowart Road
TMP 037 026 006
Rezoning

To Whom It May Concern,

I am respectfully requesting to rezone 2.04 acres from RA to ^{R.A.C.}RSR. The property is located on Cowart Road between the addresses of 309 and 401 Cowart Road, Dawsonville, Georgia 30534. This property consists of One tax parcel numbered 037 026 006. I am proposing a single family residence of 1225 sq ft heated space.

I purchased this property on 08.29.2018 with the intention of building a single family home where we plan on living the rest of our lives. My wife Stacey, has many family members in this area. Her great grandparents, and other family, owned land on Cowart Road until their passing, her existing family still owns the property today. I was unaware that I was required to record my property plat myself and assumed incorrectly that it would be recorded by Mr. Kelly upon completion. When the land was purchased we were told there was no issue with being allowed to build a single family residence on this property. According to the property plat the property that touches mine both north and south, is marked a RA zoning so I did not see an issue. We were unaware that the Land Use Resolution was amended to disallow residential building sites on property under 5 acres zoned RA and how this would affect our plans or we would have requested a rezoning hearing at an earlier date. We have our house plan which was designed by Architect Louis Yuan at The Y Studio on 04.25.2019. Those plans are available for viewing as well.

In 2019 I met with Atlanta Gas Light and had the property marked then had a driveway and pipe installed according to county specifications. We have cleared the property of overgrowth, improving the curb appeal and marked the site where the residence is proposed to be built. We have a set appointment with Dawson County Environmental Health for a septic placement inspection on Friday, 04.24.2020. Furthermore, I have included with my paperwork, a Soil Investigation Report which shows the property is suitable for installation of on-site systems.

I would like to thank you for time and consideration and respectfully request your approval of the rezoning application.

Sincerely,


Mitchell B. Mullins

20
AUG 13
9:14AM

**GEORGIA DEPARTMENT OF PUBLIC HEALTH
APPLICATION FOR CONSTRUCTION PERMIT AND SITE APPROVAL
For On-Site Sewage Management System**

COUNTY: Dawson	SUBDIVISION:	LOT NUMBER:	BLOCK:
PROPERTY LOCATION (ADDRESS/DIRECTIONS): COWART RD DAWSONVILLE, GA 30534			

I hereby apply for a construction permit to install an On-Site Sewage Management System and agree that the system will be installed to conform to the requirements of the rules of the Georgia Department of Public Health, Chapter 511-3-1. By my signature, I understand that final inspection is required and will notify the County Health Department upon completion of construction and before applying final cover material to the system.

PROPERTY OWNER'S/AUTHORIZED AGENT'S SIGNATURE:	DATE: 04/21/2020	
PROPERTY OWNER'S NAME: MITCHELL MULLINS	PHONE NUMBER:	ALTERNATE PHONE NUMBER:
PROPERTY OWNER'S ADDRESS:		
AUTHORIZED AGENT'S NAME (IF OTHER THAN OWNER):	PHONE NUMBER:	RELATIONSHIP TO OWNER:

Section A — General Information

1. REQUIRED SETBACK FROM RECEIVING BODIES (wells, lakes, sinkholes, streams, etc.) EVALUATED: (1) Yes (2) No	5. TYPE OF STRUCTURE (single/multi-family residence, commercial, restaurant, etc.): Single-Family Residence	9. SOIL SERIES (e.g. Pacolet, Orangeburg, etc.):										
2. WATER SUPPLY: (1) Public (2) Private (3) Community	6. WATER USAGE BY: Bedroom Numbers	10. PERCOLATION RATE / HYDRAULIC LOADING RATE: <table border="1"><tr><td></td><td></td><td></td><td>4</td><td>5</td></tr></table>				4	5					
			4	5								
3. SEWAGE SYSTEM TO BE PERMITTED: (1) New (2) Repair (3) Addition	7. NO. OF BEDROOMS / GPD: <table border="1"><tr><td></td><td></td><td></td><td></td><td>2</td></tr></table>					2	11. RESTRICTIVE SOIL HORIZON/ DEPTH (INCHES): <table border="1"><tr><td></td><td></td><td></td><td>7</td><td>2</td></tr></table>				7	2
				2								
			7	2								
4. LOT SIZE (SQUARE FEET / ACRES): <table border="1"><tr><td></td><td>2</td><td>0</td><td>4</td></tr></table>		2	0	4	8. LEVEL OF PLUMBING OUTLET: (1) Ground Level (2) Basement (3) Above ground level	12. SOIL TEST PERFORMED BY: Reed, Joshua						
	2	0	4									

Section B — Primary / Pretreatment

1. DISPOSAL METHOD: Septic Tank	2. GARBAGE DISPOSAL: (1) Yes (2) No	3. SEPTIC TANK CAPACITY (GALLONS): 1000	4. ATU Capacity: 0	5. DOSING TANK CAPACITY (GALLONS):	6. GREASE TRAP CAPACITY (GALLONS):
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Section C — Secondary Treatment

1. ABSORPTION FIELD DESIGN: (1) Level Field (2) Serial (3) Drip (4) Bed (5) Distribution Box (6) Mound/Area Fill (7) Other	4. TOTAL ABSORPTION FIELD SQUARE FEET REQUIRED: <table border="1"><tr><td></td><td>2</td><td>6</td><td>0</td></tr></table>		2	6	0	7. NUMBER OF ABSORPTION TRENCHES:	
	2	6	0				
2. ABSORPTION FIELD PRODUCT: Quick 4 High Capacity -16in	5. TOTAL ABSORPTION FIELD LINEAR FEET REQUIRED: <table border="1"><tr><td></td><td>1</td><td>3</td><td>0</td></tr></table>		1	3	0	8. SPECIFIED LENGTH OF ABSORPTION TRENCHES:	
	1	3	0				
3. AGGREGATE DEPTH (Inches):	6. DEPTH OF ABSORPTION TRENCHES (range in inches): <table border="1"><tr><td>2</td><td>4</td><td>—</td><td>4</td><td>8</td></tr></table>	2	4	—	4	8	9. Distance Between Absorption Trenches:
2	4	—	4	8			

Permit

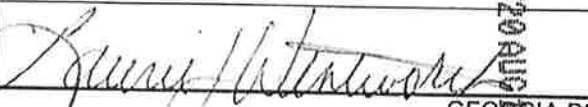
A PERMIT IS HEREBY GRANTED TO INSTALL THE ON-SITE SEWAGE MANAGEMENT SYSTEM DESCRIBED ABOVE. THIS PERMIT IS NOT VALID UNLESS PROPERLY SIGNED BELOW. THIS PERMIT EXPIRES TWELVE (12) MONTHS FROM DATE OF ISSUANCE.

ANY GRADING, FILLING, OR OTHER LANDSCAPING SUBSEQUENT TO ISSUANCE OF A PERMIT MAY RENDER PERMIT VOID.

VOID, FAILURE TO FOLLOW SITE PLAN MAY RENDER PERMIT VOID. ANY GRADING, FILLING, OR OTHER LANDSCAPING SUBSEQUENT TO FINAL INSPECTION BY COUNTY HEALTH DEPARTMENT, WHICH ADVERSELY AFFECTS THE FUNCTION OF THE ON-SITE SEWAGE MANAGEMENT SYSTEM, MAY RENDER APPROVAL VOID. INSTALLATION CONTRACTOR IS RESPONSIBLE FOR LOCATING PROPER DISTANCES FROM BUILDINGS, WELLS, PROPERTY LINES, ETC.

ISSUANCE OF A CONSTRUCTION PERMIT FOR AN ON-SITE SEWAGE MANAGEMENT SYSTEM, AND SUBSEQUENT APPROVAL OF SAME BY REPRESENTATIVE OF THE GEORGIA DEPARTMENT OF PUBLIC HEALTH OR COUNTY BOARD OF HEALTH SHALL NOT BE CONSTRUED AS A GUARANTEE THAT SUCH SYSTEMS WILL FUNCTION SATISFACTORILY FOR A GIVEN PERIOD OF TIME; FURTHERMORE, SAID REPRESENTATIVE(S) DO NOT, BY ANY ACTION TAKEN IN EFFECTING COMPLIANCE WITH THESE RULES, ASSUME ANY LIABILITY FOR DAMAGES WHICH ARE CAUSED, OR WHICH MAY BE CAUSED, BY THE MALFUNCTION OF SUCH SYSTEM.

1. SITE APPROVED AS SPECIFIED ABOVE: (1) Yes (2) No

APPROVING ENVIRONMENTALIST: 	TITLE: Environmental Health Specialist IV	DATE: 04/27/2020	CONSTRUCTION PERMIT NUMBER: OSC04200784
---	---	----------------------------	---

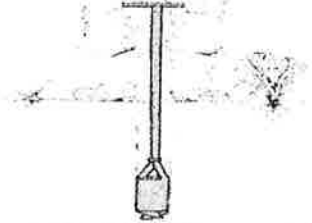
EnviroSoil

Soil and Environmental Consultants

PO Box 373681 Decatur, GA 30037

PH: 678-815-8970

Envirosoilse@gmail.com



Soil Investigation Report

Report Date: 8/13/18 Field Investigation Date: 8/11/18 Level of Study: III

Site COWART RD, DAWSONVILLE, GA 30534 Job No. 18179

Client/Owner/Sponsor: MITCHELL MULLINS Phone: _____

County: DAWSON Land lot: 471 District: 4TH Subdivision: _____

Certified by: Joshua Reed Georgia DPH Certified Soil Classifier #500

SOIL INTERPRETIVE DATA ON-SITE SYSTEM MANAGEMENT

Soil Units	Slope %	Depth to Bedrock (in)	Depth to SHWT* (in)	Adsorption Rate (Min/in) @ Trench Depth	Recommend/ Optimum Trench Depth (in)	Soil Suitability Code
HAYESVILLE	2-8	>72	>72	45	24-48	A
BRADDOCK	2-6	>72	>72	50	24-48	A

- AUGER REFUSAL DEPTH

Soil Notes

The recommendations set forth in this report are based on site/soil conditions at the time of this study & professional judgement of soil scientist/classifier. They are merely professional opinions & imply no guarantee or warrantee of performance of any particular system installed.

Soil Suitability Legend

A_ These soils are suitable for installation of on-site systems with proper system design, installation, and maintenance. Position of the site or other soil and landscape considerations may require the drain field area to be greater than the minimum and/or field installation. The drain field design to require equal distribution or level

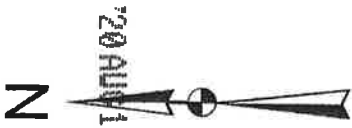


Certified Professional Soil Scientist
JOSHUA AKEEM REED
37089

General Notes:

- All Gutters and Surface water Flow shall/should be directed away from the septic tank(s) and Drain field systems
- All Borings are located with Trimble GEOXT Handheld.
- The boundary is produced from tax record or client; so the lot size may vary due to GPS locating devices.

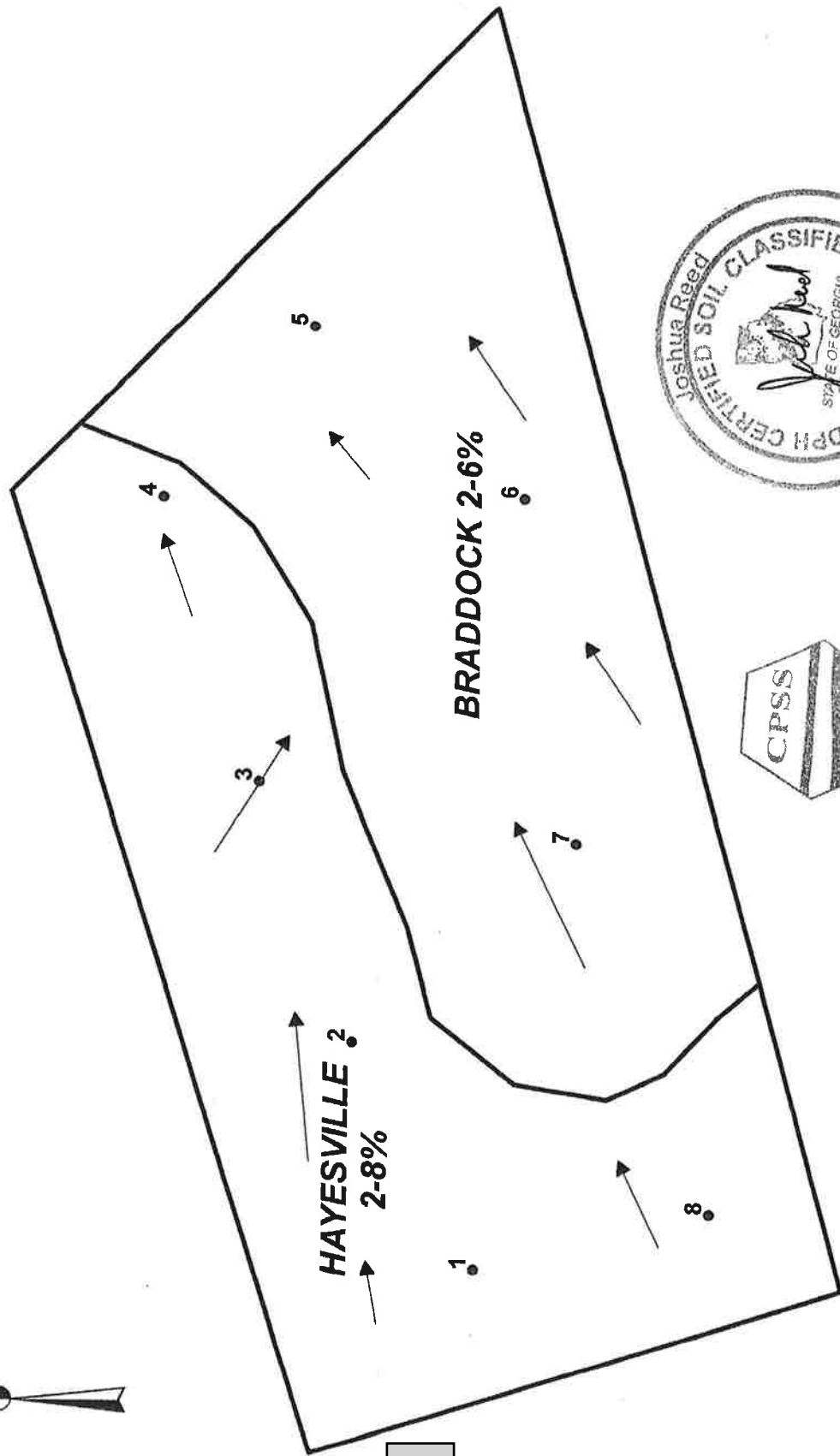
20 AUG 13 9:14 AM



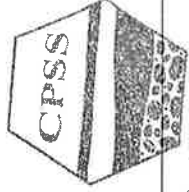
DATE: 12/13/07

Legend

- COWARTBORINGS
- COWARTSLOPE
- cowart



131



Certified Professional
Soil Scientist
JOSHUA AKEEM REED
37069

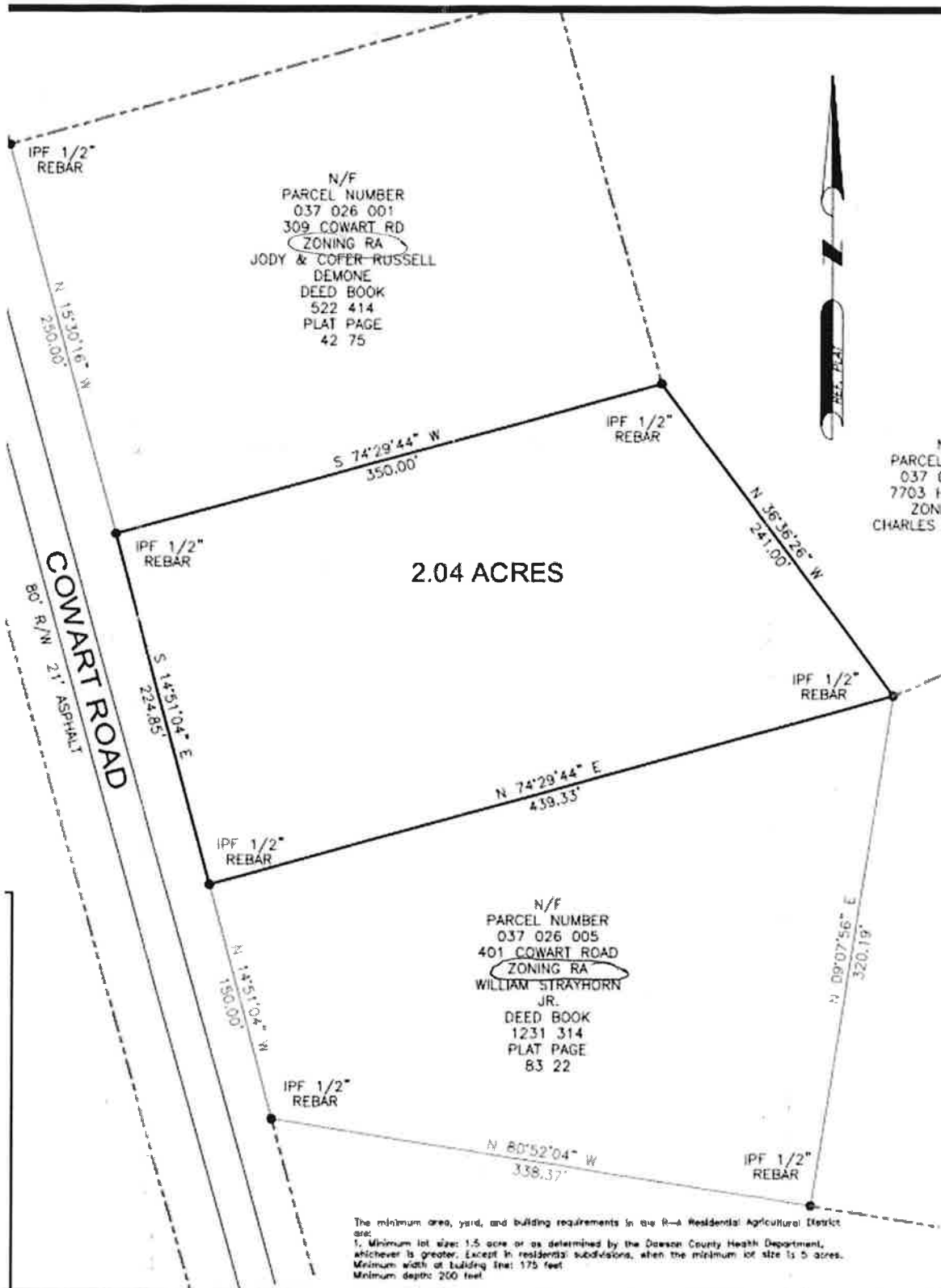
1 INCH = 80 FEET

COWART RD
DAWSONVILLE, GA 30534
LL 471 DIST 4TH
DAWSON COUNTY, GEORGIA

ENVIROSOIL
1191 BERRYHILL DR
LITHONIA, GA 30058

Done

2 of 2



20AUG13 9:15AM



Site Plan

House is 37x35
with reversed porch
all the way around
on an unfinished basement

2.04 ACRES

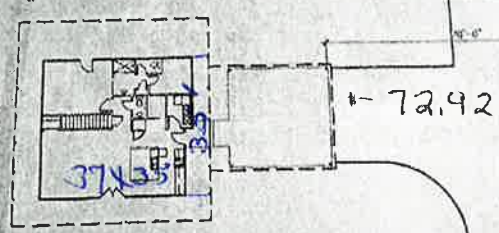
S 74°29'44" W
350.00'

N 74°29'44" E
439.33'

180' →
←

72.92

72.92



125
¢

135 feet
from Rd.

IPF 1/2"
REBAR

IPF 1/2"
REBAR

S 14°51'04" E
224.85'

COWART ROAD

20 AUG 13 9 54 AM

Owner Information

MULLINS MITCHELL

Payment Information

Status	Paid
Last Payment Date	02/04/2020
Amount Paid	\$323.50

Property Information

Parcel Number	037 026 006
District	1 DAWSON COUNTY UNINCORPORATED
Acres	2.04
Description	LL 471 LD 4-1
Property Address	HWY 53 W
Assessed Value	\$13,280
Appraised Value	\$33,200

Bill Information

Record Type	Property
Tax Year	2019
Bill Number	9895
Account Number	59563
Due Date	12/01/2019

Taxes

Base Taxes	\$316.95
Penalty	\$0.00
Interest	\$6.55
Total Due	\$0.00

Tax Breakdown

Entity	Adjusted FMV	Net Assmt	Exemptions	Taxable Val	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX	33,200	13,280	0	13,280	0	\$0.00	\$0.00	\$0.00
COUNTY M&O	33,200	13,280	0	13,280	13.079	\$173.69	\$0.00	\$107.42
SALES TAX ROLLBACK	0	0	0	13,280	-4.99	\$0.00	-\$66.27	\$0.00
SCHOOL M&O	33,200	13,280	0	13,280	15.778	\$209.53	\$0.00	\$209.53
Totals					23.867	\$383.22	-\$66.27	\$316.95

20 AUG 13 9:15AM

Aerial map

YELLOW HIGHLIGHTED AREA IS LOT LOCATION, SIZE NOT TO SCALE, 2.04 AC MITCHELL B. MULLINS

4/23/2020 8:47 AM



Dawson County, Georgia Board of Commissioners
Affidavit for Issuance of a Public Benefit
As Required by the Georgia Illegal Immigration Reform and Enforcement Act of 2011

By executing this affidavit under oath, as an applicant for a Dawson County Business License, Out of County Business Registration, Alcohol License, or other public benefit as referenced in the Georgia Illegal Immigration Reform and Enforcement Act of 2011 [O.C.G.A. § 50-36-1(e)(2)], I am stating the following with respect to my application for such Dawson County public benefit.

- ✓ [Signature] I am a United States citizen.
- _____ I am a legal permanent resident of the United States. *(FOR NON-CITIZENS)*
- _____ I am a qualified alien or non-immigrant under the Federal Immigration and Nationality Act with an alien number issued by the Department of Homeland Security or other federal immigration agency. *(FOR NON-CITIZENS)*

My alien number issued by the Department of Homeland Security or other federal immigration agency is:

The undersigned applicant also hereby verifies that he or she is 18 years of age or older and has provided at least one **secure and verifiable document**, as required by O.C.G.A. § 50-36-1(e)(1), with this affidavit. *(See reverse side of this affidavit for a list of secure and verifiable documents.)*

The secure and verifiable document provided with this affidavit can best be classified as:

In making the above representation under oath, I understand that any person who knowingly and willfully makes a false, fictitious, or fraudulent statement or representation in an affidavit shall be guilty of a violation of O.C.G.A. § 16-10-20 and face criminal penalties as allowed by such criminal statute.

Executed in Cumming (city), GA (state)
[Signature] _____
Signature of Applicant Date

Mitchell B. Mullins _____
Printed Name Name of Business

SUBSCRIBED AND SWORN BEFORE ME ON
THIS 4 DAY OF May, 2020
[Signature] Notary Public
My Commission Expires: 9-30-21



20 AUG 13 9:15 AM

**DAWSON COUNTY PLANNING COMMISSION
PLANNING STAFF REPORT**

Applicant.....Mitchell Mullins

Amendment #ZA 20-13

Request.....Rezone Property from R-A (Residential Agriculture) to R-AC (Residential Agriculture Corrective)

Proposed UseBuild a primary residence in a deeded, unplatted parcel that is less than 5 acres in R-A

Current ZoningR-A (Residential Agriculture)

Size.....2.04± acres

LocationCowart Rd.

Tax Parcel037-026-006

Planning Commission DateSeptember 15, 2020

Board of Commission Date.....October 15, 2020

Applicant Proposal

The applicant is seeking to rezone his parcel to the newly created zoning classification for the purpose of having a plat recorded to build a primary residence.

History and Existing Land Uses

The land was purchased in 2018 by the applicant with the intent of building a primary residence at a later date. The parcel was surveyed in 2018 but the plat was not recorded at that time. The applicant discovered earlier this year that he would be unable to build the residence without a recorded plat.

Adjacent Land Uses	Existing zoning	Existing Use
North	R-A	Residential/Vacant
South	R-A	Residential/Vacant
East	R-A	Residential/Vacant
West	R-A	Residential/Vacant

Development Support and Constraints

The parcel is surrounded by R-A zoned properties.

Relationship to the Comprehensive Plan and FLUP (Future Land Use Plan)

According to the Comprehensive Plan and accompanying FLUP (Future Land Use Plan), the subject property is identified as Rural Residential.

Public Facilities/Impacts

Engineering Department – “Asphalt surface, wearing surface is slightly degraded, load cracking and block cracking noted, edge loss. Horizontal and vertical alignment are adequate. Adequate sight distance. Moderate traffic flow, no significant geometric issues noted.”

Environmental Health Department – The site has already been given a septic and well permit.

Emergency Services – No comments necessary.

Etowah Water & Sewer Authority – “There are no plans for expansion at this point. A well is the only system. No sanitary sewer, septic only.”

Dawson County Sheriff’s Office – No comments necessary.

Board of Education – No facility additions would be necessary.

Georgia Department of Transportation –No comments necessary.

Analysis

- It does not conform to the Future Land Use Map and Comprehensive Plan but the new zoning classification is not included.

The following observations should be noted with respect to this request:

A. The existing uses and classification of nearby property.

Properties surrounding the parcel are zoned residential (R-A) several of which are larger tracts with single family residences or vacant land to the North, East, South, and West.

B. The extent to which property values are diminished by the particular land use classification.

There should be no diminishment of property values.

C. The extent to which the destruction of property values of the applicant promotes the health, safety, morals, or general welfare of the public.

There should be no destruction of property values.

D. The relative gain to the public, as compared to the hardship imposed upon the individual property owner.

There should be no gain to the public if approved.

E. The suitability of the subject property for the proposed land use classification.

The property is suitable for the purposed land use classification.

F. The length of time the property has been vacant under the present classification, considered in the context of land development in the area in the vicinity of the property.

It is currently being built upon by the applicant.

G. The specific, unusual, or unique facts of each case, which give rise to special hardships, incurred by the applicant and/or surrounding property owners.

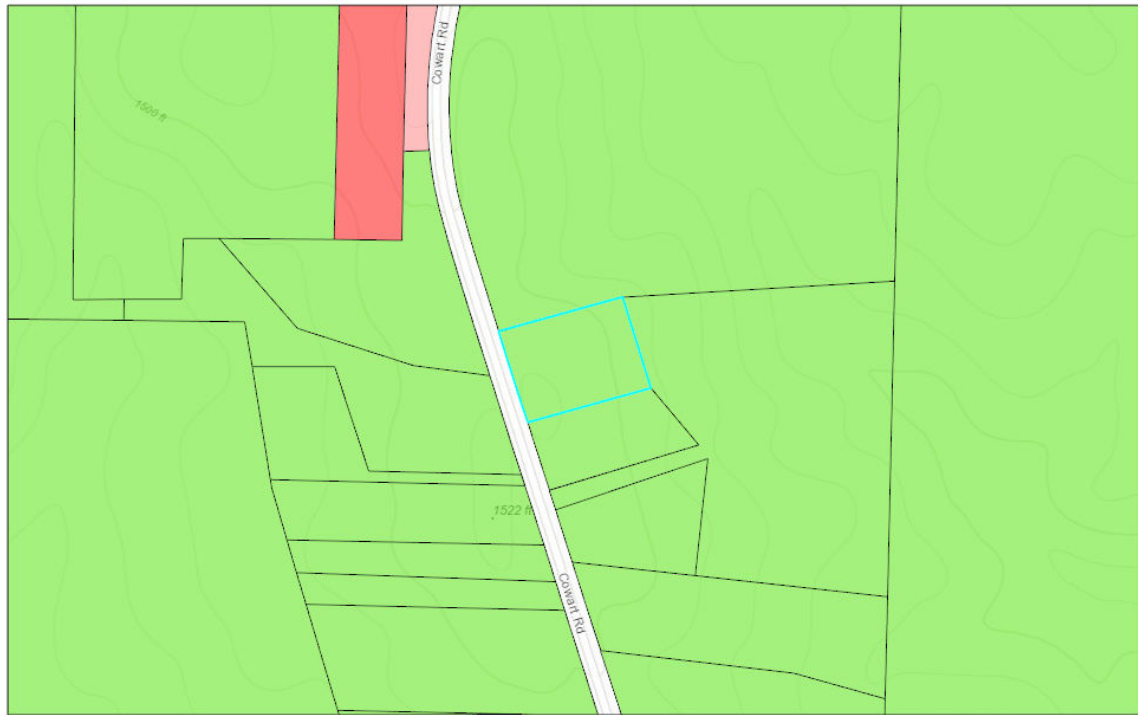
The applicant is seeking to be able to record a plat that is smaller than the required 5-acre minimum within the R-A zoning classification and qualifies for the new zoning classification.

Pictures of Property:



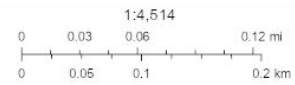
Current Zoning Map:

Dawson County



9/10/2020, 9:07:36 PM

Parcels Zoning
C-HB C-CB
RA



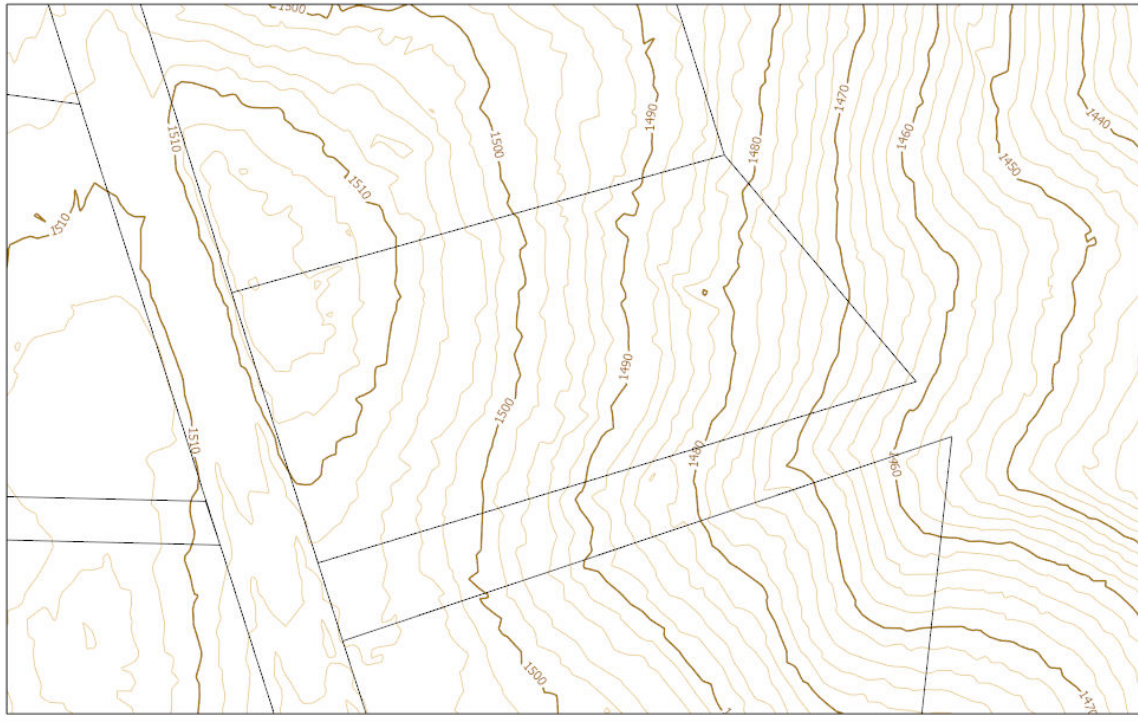
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS,

Planning and Development
Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA |

Future Land Use Map:

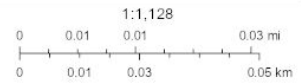
Topography:

Topo Map



9/10/2020, 9:08:55 PM

Parcels



Dawson County
The information on this map (or data product) is from a computer database accessed using a Geographic Information System (GIS). Dawson County Public Works cannot guarantee the accuracy of the information contained on this map. Each user of this map is

Aerial:



DAWSON COUNTY REZONING APPLICATION

This portion to be completed by Zoning Administrator

ZA 20.14 Tax Map & Parcel # (TMP): 115001
Submittal Date: 8.14.2020 Time: 11:39 am/pm Received by: WJG (staff initials)
Fees Assessed: 3900- Paid: Check Commission District: _____
Planning Commission Meeting Date: September 15, 2020
Board of Commissioners Meeting Date: October 15, 2020

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Miles Hansford & Tallant, LLC - J. Ethan Underwood on behalf of LiteFighter Properties

Address: -

Phone: Listed _____ Unlisted _____ Email: Business _____ Personal _____

Status: Owner Authorized Agent Lessee Option to purchase

Notice: If applicant is other than owner, enclosed Property Owner Authorization form must be completed.

I have _____ /have not participated in a Pre-application meeting with Planning Staff.

If not, I agree /disagree _____ to schedule a meeting the week following the submittal deadline.

Meeting Date: TBD Applicant Signature: Ethan Underwood
Digitally signed by Ethan Underwood
DN: cn=Ethan Underwood, o=Miles Hansford & Tallant,
LLC, ou, email=underwood@mhlegal.com, c=US
Date: 2020.08.13 19:28:55 -0400

PROPERTY OWNER/PROPERTY INFORMATION

Name: Asbeco Holdings, Inc.

Street Address of Property being rezoned: 222 Carlisle Road, Dawsonville, GA 30534

Rezoning from: C-IR & RA to: C-IR Total acreage being rezoned: Approximately 15.027 Acres

Directions to Property: Located on the east side of Carlisle Road approximately 900 feet from the intersection of Carlisle Road and SR400.

RECEIVED 8/14/20 11:39AM

Subdivision Name (if applicable): N/A Lot(s) #: _____

Current Use of Property: Undeveloped

Any prior rezoning requests for property? _____ if yes, please provide rezoning case #: ZA _____

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

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

If yes, what section? _____

SURROUNDING PROPERTY ZONING CLASSIFICATION:

North C-IR South C-IR & RA East RA West RA

Future Land Use Map Designation: Light Industrial

Access to the development will be provided from:

Road Name: Carlisle Road Type of Surface: Asphalt

REQUESTED ACTION & DETAILS OF PROPOSED USE

Rezoning to: C-IR [] Special Use Permit for: _____

Proposed Use: **Office Warehouses**

Existing Utilities: Water [] Sewer [] Gas Electric

Proposed Utilities: Water Sewer Gas Electric

RESIDENTIAL

No. of Lots: _____ Minimum Lot Size: _____ (acres) No. of Units: _____

Minimum Heated Floor Area: _____ sq. ft. Density/Acre: _____

Type: [] Apartments [] Condominiums [] Townhomes [] Single-family [] Other

Is an Amenity Area proposed: _____; if yes, what? _____

COMMERCIAL & INDUSTRIAL

Building area: 94,000 sf No. of Parking Spaces: 200

2016 11:39 AM

APPLICANT CERTIFICATION

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

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

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

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

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

Signature 

Date 8/13/20

Witness 

Date 8/13/20

WITHDRAWAL

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

I hereby withdraw application # _____

Signature _____

Date _____

Withdrawal of Application:

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

20 AUG 14 11:39 AM

ZA 20.14

TMP#: 115 001

List of Adjacent Property Owners

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

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

	<u>Name</u>	<u>Address</u>
TMP <u>115 002 001</u>	1. JOHNSON FAMILY GROUP LLC	103 LUMPKIN CAMPGROUND ROAD DAWSONVILLE, GA 30534
TMP <u>115 002 004</u>	2. MESH LEASING LLC	268 SUCCESSFUL WAY DAWSONVILLE, GA 30534
TMP <u>115 018 004</u>	3. ROBERT G & CHRISTINE SADLER	6945 W MOUNTAIN CROSSING CUMMING, GA 30041
TMP <u>115 018 005</u>	4. CHAD DUDLEY	464 SUMMITVIEW COURT DAWSONVILLE, GA 30534
TMP <u>115 018 006</u>	5. STEPHANIE K & DENNIS P FEDORUK	418 SUMMITVIEW CT DAWSONVILLE, GA 30534
TMP <u>115 016</u>	6. JOHN W & MILDRED CARLISLE	615 CARLISLE RD DAWSONVILLE, GA 30534
TMP <u>115 001 002</u>	7. BRANDON ROLAND	1500 SALEM CHURCH RD JASPER, GA 30143
TMP <u>115 003</u>	8. AMY WHITMIRE & ETAL C/O DAWSON WHITMIRE	908 PERIMETER RD DAWSONVILLE, GA 30534
TMP _____	9. _____	_____
TMP _____	10. _____	_____
TMP _____	11. _____	_____
TMP _____	12. _____	_____
TMP _____	13. _____	_____
TMP _____	14. _____	_____
TMP _____	15. _____	_____

Use additional sheets if necessary.

20 AUG 14 11:39 AM

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

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

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

This notice and acknowledgement shall be public record.

Applicant Signature: 

Applicant Printed Name: LiteFighter Properties LLC

Application Number: _____

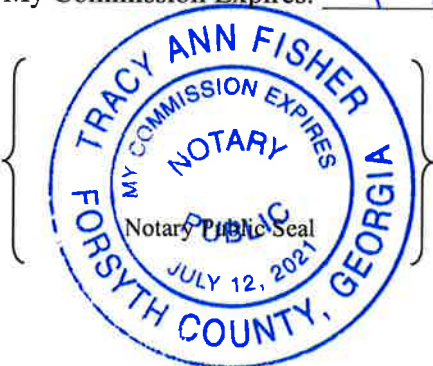
Date Signed: 8/13/20

Sworn and subscribed before me

this 13 day of August, 2020


Notary Public

My Commission Expires: 7/12/21



20 AUG 14 11:39 AM

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS
(APPLICANT(S) AND REPRESENTATIVE(S) OF REZONING)

Pursuant to O.C.G.A. Section 36-67 A-3.A, the following disclosure is mandatory when an applicant or any representation of application for rezoning has been made within two (2) years immediately preceding the filing of the applicant's request for rezoning, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application for rezoning.

It shall be the duty of the applicant and the attorney representing the applicant to file a disclosure with the governing authority of the respective local government showing the following:

1. Name of local official to whom campaign contribution was made:

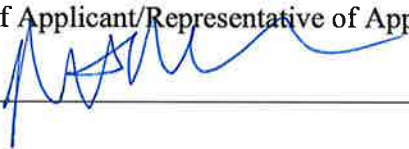
N/A

2. The dollar amount and description of each campaign contribution made by the opponent to the local government official during the two (2) years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.

Amount \$ _____ Date: _____

Enumeration and description of each gift when the total value of all gifts is \$250.00 or more made to the local government official during the two (2) years immediately preceding the filing of application for rezoning:

Signature of Applicant/Representative of Applicant:



Date: 8/13/20

**BY NOT COMPLETING THIS FORM YOU ARE MAKING A STATEMENT THAT NO
DISCLOSURE IS REQUIRED**

This form may be copied for each applicant. Please attach additional sheets if needed.

20 AUG 14 11:39AM

PROPERTY OWNER AUTHORIZATION

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

222 Carlisle Road, Dawsonville, GA 30534 / 115 001

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

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

Printed Name of applicant or agent: LiteFighter Properties

Signature of applicant or agent: [Signature] Date: 8/13/2020

Printed Name of Owner(s): Asbeco Holdings, Inc.

Signature of Owner(s): [Signature] Date: 08/12/2020

Mailing address: _____

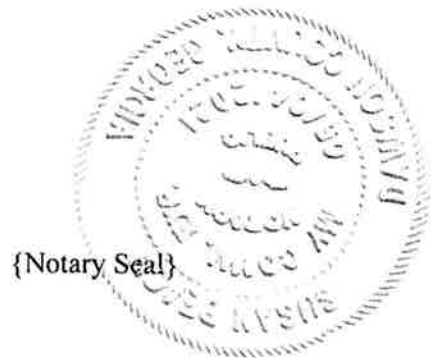
City, State, Zip: _____

Telephone Number: Listed _____
Unlisted _____

Sworn and subscribed before me this 12th day of August, 2020.

[Signature]
Notary Public

My Commission Expires: 5/4/2021



(The complete names of all owners must be listed; if the owner is a partnership, the names of all partners must be listed; if a joint venture, the names of all members must be listed. If a separate sheet is needed to list all names, please identify as applicant or owner and have the additional sheet notarized also.)

20 AUG 14 11:39 AM

J. Ethan Underwood
eunderwood@mhtlegal.com

August 14, 2020

CAMPAIGN DISCLOSURE

Applicant:	LiteFighter Properties, LLC
Subject Property:	Approx. 15.027 Acres Designated as Dawson County Tax Parcel(s): p/o 115-001
Current Zoning:	C-IR – Commercial Industrial Restricted & RA – Residential Exurban/Agricultural
Proposed Zoning:	C-IR – Commercial Industrial Restricted
Proposed Use:	Office Warehouses
ROW Access:	Carlisle Road

Pursuant to O.C.G.A § 36-67A-1, *et seq.*, please be advised that Miles, Hansford & Tallant, LLC, has not given campaign contributions and/or sponsorships to any Dawson County government officials.

This letter constitutes the disclosure of campaign contributions with respect to the above-referenced application and is forms a part of such application.

Sincerely,



Ethan Underwood
Attorney for Applicant

20 AUG 14 11:39 AM

J. Ethan Underwood
eunderwood@mhtlegal.com

RESERVATION OF CONSTITUTIONAL AND OTHER LEGAL RIGHTS

Applicant:	LiteFighter Properties, LLC
Subject Property:	Approx. 15.027 Acres Designated as Dawson County Tax Parcel(s): p/o 115-001
Current Zoning:	C-IR – Commercial Industrial Restricted & RA – Residential Exurban/Agricultural
Proposed Zoning:	C-IR – Commercial Industrial Restricted
Proposed Use:	Office Warehouses
ROW Access:	Carlisle Road

This Reservation of Constitutional and Other Legal Rights (“the Reservation”) is intended to supplement and form a part of the land use application (including any request for zoning, conditional use permit and variances) (collectively, the “Application”) of the Applicant and the owners of the Subject Property and to put the Dawson County Board of Commissioners on notice of the Applicant’s assertion of its constitutional and legal rights.

The Applicant has filed a timely application, has provided all required information and has submitted the appropriate application fees. The Application meets all judicial and statutory requirements for approval.

The Current Zoning of the Subject Property is unconstitutional and deprives the Subject Property and all viable economic use thereof. The Proposed Use is the only viable economic use of the Subject Property, and the County has deemed this Application necessary to allow the Proposed Use. As such, the Applicant and owners file this Application for the purpose of changing the Current Zoning to facilitate the Proposed Use, and to exhaust administrative remedies in the event the Application is denied. The Applicant and owners reserve the right to challenge the Current Zoning and any zoning conditions and other restrictions affecting the Subject Property.

A refusal by the County to approve the Application, as requested by the Applicant, will impose a disproportionate hardship on the Applicant and owners of the Subject Property without benefiting any surrounding property owners. There is no reasonable use of the Subject Property except for development of the Proposed Use as proposed by the Applicant.

Any provisions in the Land Use Resolution of Dawson County (“LUR”) that classify, or may classify, the Subject Property into any of the non-requested zoning or use classifications, including the Proposed Use at a density less than that requested by the Applicant, are unconstitutional in that they constitute a taking of the Applicant’s and Owner’s property rights without first paying fair, adequate, and just compensation for such rights in violation of Article I, Section III, Paragraph I of the Georgia Constitution of 1983, as amended and the Fifth and Fourteenth Amendments to the Constitution of the United States.

The Subject Property is suitable for development as proposed in the Application and it is not suitable for development under any other zoning classification, use, or at a density less than that requested by the Applicant. Failure to approve the Application as requested by the Applicant will constitute an arbitrary and capricious abuse of discretion in violation of Article I, Section I, Paragraph I of the Georgia Constitution of 1983,

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as amended and the Due Process Clause of the Fifth and Fourteenth Amendments to the Constitution of the United States.

A refusal by the Dawson County Board of Commissioners to approve the Application as requested by the Applicant will prohibit the only viable economic use of the Subject Property, will be unconstitutional and will discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and Owner and the owners of similarly situated properties in violation of Article I, Section I, Paragraph II of the Georgia Constitution of 1983, as amended, and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States.

Furthermore, the Board of Commissioners cannot lawfully impose more restrictive standards on the Subject Property's development than are presently set forth in the LUR. To do so not only will constitute a taking of the Subject Property as set forth above, but it will also amount to an unlawful delegation of the Board's authority in response to neighborhood opposition, in violation of Article IX, Section II, Paragraph IV of the Georgia Constitution of 1983, as amended. Any zoning conditions or other restrictions imposed on the Subject Property without the consent of the Applicant and Owner that do not serve to reasonably ameliorate the negative impacts of the development are invalid and void. As such, the Applicant and Owner reserve the right to challenge any such zoning conditions.

Finally, the Applicant and Owner assert that the LUR, Character Area Map, Future Development Map and Comprehensive Plan were not adopted in compliance with the laws or constitutions of the State of Georgia or of the United States, and a denial of the Applicant's request based upon provisions illegally adopted will deprive the Applicant and Owners of due process under the law.

By filing this Reservation, the Applicant reserves all rights and remedies available to it under the United States Constitution, the Georgia Constitution, all applicable federal, state, and local laws and ordinances, and in equity. This Reservation also constitutes an Ante Litem Notice pursuant to O.C.G.A. § 36-11-1, which places the County and all other agents thereof on notice of the Applicant's and owners' intent to seek monetary damages and attorney's fees against the County and any party acting on its behalf for any rezoning action, zoning condition, illegal impact fee and any other unlawful restrictions and exactions that are imposed on the Subject Property, the Applicant and the owners.

The Applicant and Owners respectfully request that the Application be approved as requested by the Applicant and in the manner shown on the Application, which is incorporated herein by reference. This Reservation forms an integral part of the Application, and we ask that this Reservation be included with the Applicant's other application documents. The Applicant and owners reserve the right to amend and supplement this Reservation at any time.

Sincerely,



Ethan Underwood
Attorney for Applicant

20 AUG 14 11:39 AM



J. Ethan Underwood
eunderwood@mhtlegal.com

LETTER OF INTENT REGARDING LAND USE APPLICATION

Applicant:	LiteFighter Properties, LLC
Subject Property:	Approx. 15.027 Acres Designated as Dawson County Tax Parcel(s): p/o 115-001
Current Zoning:	C-IR – Commercial Industrial Restricted & RA – Residential Exurban/Agricultural
Proposed Zoning:	C-IR – Commercial Industrial Restricted
Proposed Use:	Office Warehouses
ROW Access:	Carlisle Road

This statement is intended to comply with the application procedures established by the Land Use Resolution of Dawson County (the “LUR”), Dawson County Application for Rezoning, Use Permit, & Concurrent Variances, and other Dawson County Ordinances and Standards. The Applicant incorporates all statements made in the Application for Rezoning, Use Permit, & Concurrent Variances by the Applicant (the “Application”) as its letter of intent required by Dawson County.

The Applicant intends to develop the Subject Property for the Proposed Use, as more fully described in the Application, incorporated herein by this reference. Any zoning request, conditional use permit, and variance applications submitted concurrently with the Application are also incorporated herein by this reference. The zoning request, conditional use permit, and/or variance applications, along with all supplemental plans and documents are collectively referred to as the “Applicant’s Proposal.”

PROPOSED USE

The Applicant proposes to develop approximately 94,000 square feet of Office Warehouses on the Subject Property. The Subject Property is located on Carlisle Road. The western portion of the Subject Property is zoned C-IR and is currently zoned to allow the Proposed Use. The Applicant seeks to expand the C-IR zoning to include the entire Subject Property. The property is adjoined to the east by residential uses.

COMPREHENSIVE PLAN

The Dawson County Comprehensive Plan and the Future Development Map incorporated therein designates the Subject Property as located within the Light Industrial Character Area. The Proposed Use conforms to the Comprehensive Plan in that it is located in an area with close proximity to arterial highways and adjacent access roads, which will serve as an employment center in an area with ample sewer capacity, with direct access to major arterials. The Applicant will provide adequate buffering and landscaping to provide suitable transitions to surrounding residential uses.

20 AUG 14 11:39 AM

IMPACT ON THE LOCAL POPULATION DENSITY PATTERN AND PUBLIC INFRASTRUCTURE

(A) Public Road System

Permanent access to the development will be from the ROW Access. All of the development's interior streets and driveways will be privately-owned and maintained.

Access and traffic are not anticipated to be a problem as traffic generated from the development will be minimal and the entrance will be at a location where sight distance is sufficient.

All curb cuts shall be coordinated and approved by Dawson County and acceleration and deceleration lanes will be installed as required by applicable standards. All streets and access drives within the development will be constructed to conform to Dawson County standards. Parking will be provided onsite as required by the LUR.

(B) County School System

As the Subject Property will be a light industrial use, any increase to school population would be due to relocation of employees and their families to the Dawson County area.

(C) Water and Waste Water Systems

The development's water and sanitary sewage utilities will be provided by the Etowah Water & Sewer Authority. As sanitary sewage treatment is available to serve the Subject Property.

(D) Utilities

With regard to public utilities, water, sanitary sewer, gas and electricity are available to the Subject Property. The impact on public utilities is anticipated to be minimal. The Applicant will install underground utility lines within the development to serve the project on an as-needed basis.

(E) Environmental Impact

The project should also have a minimal impact on the environment. There should be no negative impact on air quality. Drainage, soil erosion, and sedimentation controls will be extensively utilized on the site after obtaining all required approvals from all applicable regulatory authorities.

The Applicant will submit plans detailing the development for approval by the Dawson County Department of Planning and Development and all other appropriate governmental agencies, based upon conformity with applicable land use and development regulations.

20 AUG 14 11:39 AM

Dawson County, Georgia Board of Commissioners
Affidavit for Issuance of a Public Benefit
As Required by the Georgia Illegal Immigration Reform and Enforcement Act of 2011

By executing this affidavit under oath, as an applicant for a Dawson County Business License, Out of County Business Registration, Alcohol License, or other public benefit as referenced in the Georgia Illegal Immigration Reform and Enforcement Act of 2011 [O.C.G.A. § 50-36-1(e)(2)], I am stating the following with respect to my application for such Dawson County public benefit.

- X I am a United States citizen.
- I am a legal permanent resident of the United States. (FOR NON-CITIZENS)
- I am a qualified alien or non-immigrant under the Federal Immigration and Nationality Act with an alien number issued by the Department of Homeland Security or other federal immigration agency. (FOR NON-CITIZENS)

My alien number issued by the Department of Homeland Security or other federal immigration agency is:

The undersigned applicant also hereby verifies that he or she is 18 years of age or older and has provided at least one **secure and verifiable document**, as required by O.C.G.A. § 50-36-1(e)(1), with this affidavit. (See reverse side of this affidavit for a list of secure and verifiable documents.)

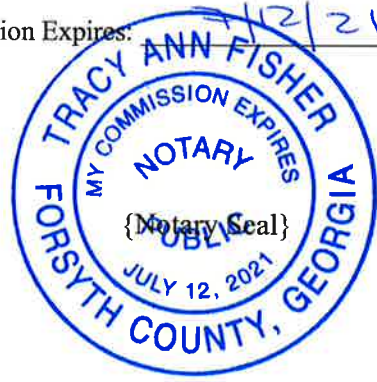
The secure and verifiable document provided with this affidavit can best be classified as:

In making the above representation under oath, I understand that any person who knowingly and willfully makes a false, fictitious, or fraudulent statement or representation in an affidavit shall be guilty of a violation of O.C.G.A. § 16-10-20 and face criminal penalties as allowed by such criminal statute.

Executed in Cumming (city), GA (state)
[Signature] 8/13/20
Signature of Applicant Date
Peter Burkes LiteFighter Properties
Printed Name Name of Business

SUBSCRIBED AND SWORN BEFORE ME ON
THIS 13 DAY OF August, 20 20
[Signature] Notary Public

My Commission Expires: 7/12/21



20 AUG 14 11:40 AM

Secure and Verifiable Documents Under O.C.G.A. § 50-36-2

The following list of secure and verifiable documents, published under the authority of O.C.G.A. § 50-36-2, contains documents that are verifiable for identification purposes, and documents on this list may not necessarily be indicative of residency or immigration status.

- A **United States Passport** or **Passport Card** [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **United States Military Identification card** [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **Driver's License** issued by one of the United States, the District of Columbia, the Commonwealth of Puerto Rico, Guam, the Commonwealth of the Northern Marianas Islands, the United States Virgin Island, American Samoa, or the Swain Islands, provided that it contains a photograph of the bearer or lists sufficient identifying information regarding the bearer, such as name, date of birth, gender, height, eye color, and address to enable the identification of the bearer [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- An **Identification Card** issued by one of the United States, the District of Columbia, the Commonwealth of Puerto Rico, Guam, the Commonwealth of the Northern Marianas Islands, the United States Virgin Island, American Samoa, or the Swain Islands, provided that it contains a photograph of the bearer or lists sufficient identifying information regarding the bearer, such as name, date of birth, gender, height, eye color, and address to enable the identification of the bearer [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **Tribal Identification Card** of a federally recognized Native American tribe, provided that it contains a photograph of the bearer or lists sufficient identifying information regarding the bearer, such as name, date of birth, gender, height, eye color, and address to enable the identification of the bearer. A listing of federally recognized Native American tribes may be found at:
<http://www.bia.gov/WhoWeAre/BIA/OIS/TribalGovernmentServices/TribalDirectory/index.htm>
[O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **United States Permanent Resident Card** or **Alien Registration Receipt Card** [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- An **Employment Authorization Document** that contains a photograph of the bearer [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **Passport Issued by a Foreign Government** [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **Merchant Mariner Document** or **Merchant Mariner Credential** issued by the United States Coast Guard [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **Free and Secure Trade (FAST) card** [O.C.G.A. § 50-36-2(b)(3); 22 CFR § 41.2]
- A **NEXUS Card** [O.C.G.A. § 50-36-2(b)(3); 22 CFR § 41.2]
- A **Secure Electronic Network for Travelers Rapid Inspection (SENTRI) card** [O.C.G.A. § 50-36-2(b)(3); 22 CFR § 41.2]
- A **Driver's License issued by a Canadian Government Authority** [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **Certificate of Citizenship** issued by the United States Department of Citizenship and Immigration Services (USCIS) (Form N-560 or Form N-561) [O.C.G.A. § 50-36-2(b)(3); 6 CFR § 37.11]
- A **Certificate of Naturalization** issued by the United States Department of Citizenship and Immigration Services USCIS) (Form N-550 or Form N-570) [O.C.G.A. § 50-36-2(b)(3); 6 CFR § 37.11]

20 AUG 14 11:40 AM



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

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

Trans No	Property ID / District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2019 - 509	115 001 / 1 LL 472 LD 13-S FMV: 500526	\$4778.41	\$0.00 Fees: \$0.00 \$0.00	\$0.00	\$4778.41	\$0.00
Totals:		\$4778.41	\$0.00	\$0.00	\$4778.41	\$0.00

Paid Date: 9/19/2019

Charge Amount: \$4778.41

ASBECO HOLDINGS INC



Scan this code with your mobile phone to view this bill

20 AUG 14 11:49 AM

qPublic.net™ Dawson County, GA

Summary

Parcel Number 115 001
Location Address 222 CARLISLE RD
Legal Description LL 472 LD 13-5
(Note: Not to be used on legal documents)
Class R4-Residential
(Note: This is for tax purposes only. Not to be used for zoning.)
Tax District UNINCORPORATED (District 01)
Millage Rate 23.867
Acres 24.12
Neighborhood Kilough (00008)
Homestead Exemption No (50)
Landlot/District N/A

[View Map](#)



Owner

ASBECO HOLDINGS INC

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	1	24.12

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
5/12/2015	1153 297		\$0	Title	COULSON BEACH LLLP	ASBECO HOLDINGS INC
12/9/2013	1099 250		\$0	Government	COULSON BEACH LLLP	DAWSON COUNTY GOV
4/16/1999	305 5 28		\$0	Title	COULSON CHARLES & RA	COULSON BEACH LLLP
3/2/1998	263 148	40 81	\$227,470	Fair Market Sale (Vacant)	NOBLE SANTIAGO G	COULSON CHARLES & RA
8/16/1972	18 615		\$78,100	Fair Market Sale (Improved)	KIRBY RALPH &	NOBLE SANTIAGO G
1/10/1969	9 231		\$0	Fire Sale	ROPER CHARLES E	KIRBY RALPH &

Valuation

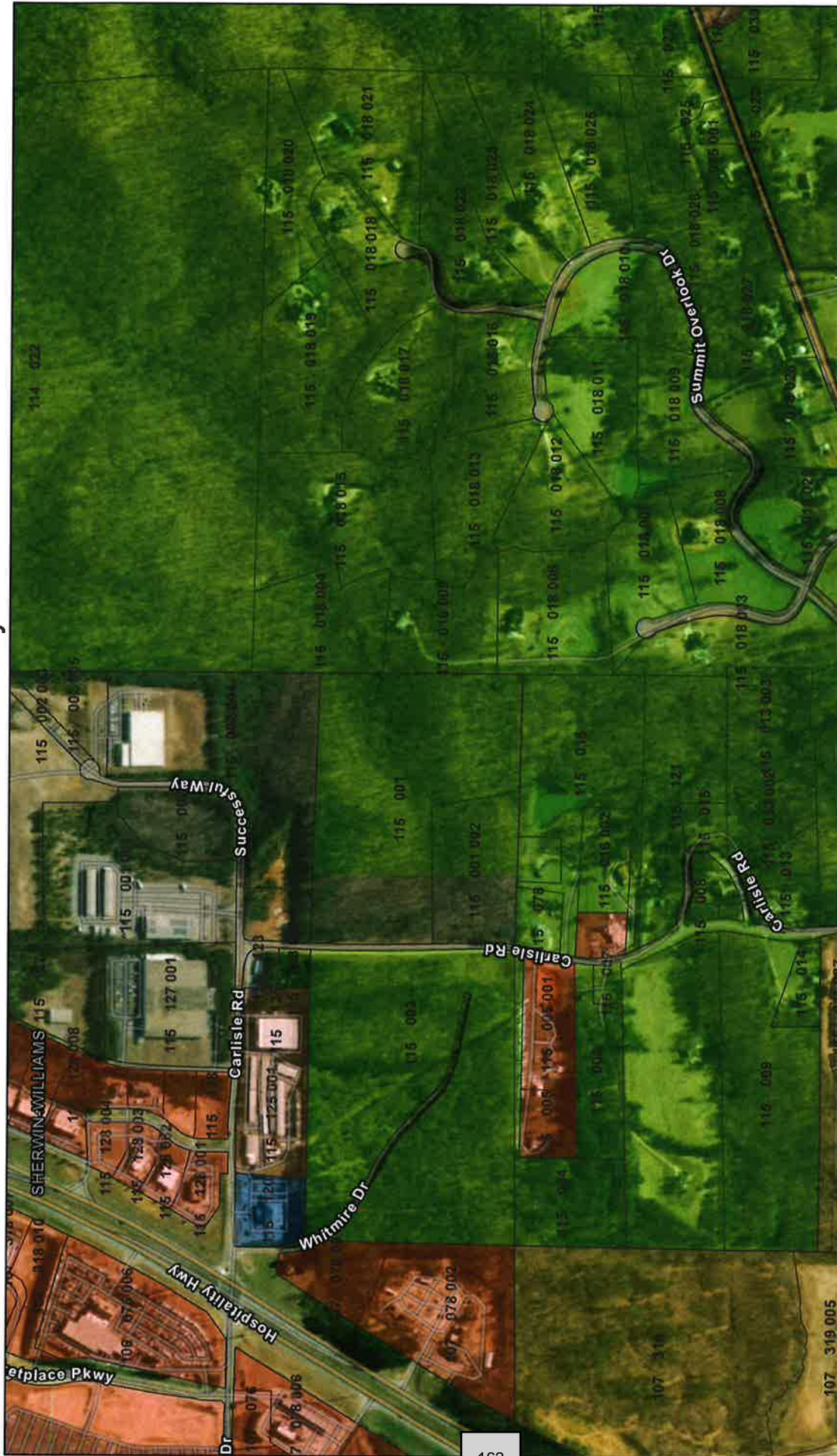
	2020	2019	2018	2017	2016
Previous Value	\$500,526	\$500,526	\$500,526	\$500,526	\$500,526
Land Value	\$460,300	\$500,526	\$500,526	\$500,526	\$500,526
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0	\$0
= Current Value	\$460,300	\$500,526	\$500,526	\$500,526	\$500,526

Photos



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

Dawson County



8/11/2020, 4:32:36 PM

- Zoning
- RA
- C-HB
- C-IR
- C-PCD
- C-CB
- C-OI
- Parcels
- CT

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

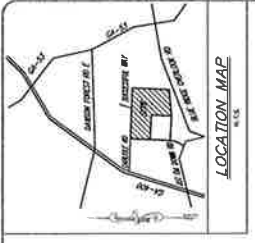
B.C. ENGINEERING, INC.
 116 NORTH MAIN ST.
 CUMMING, GA 30040
 PHONE: (770) 205-6181
 FAX: (770) 205-6162
 EMAIL: office@bcengineering-go.com

SITE PLAN
 LIFE FIGHTERS
 LAND LOT 472
 13TH DISTRICT, 1ST SECTION
 DAWSON COUNTY, GEORGIA
 PREPARED FOR
 BRANDON ROLAND



NO.	DATE	DESCRIPTION
1	7/23/20	FINAL SUBMITTAL

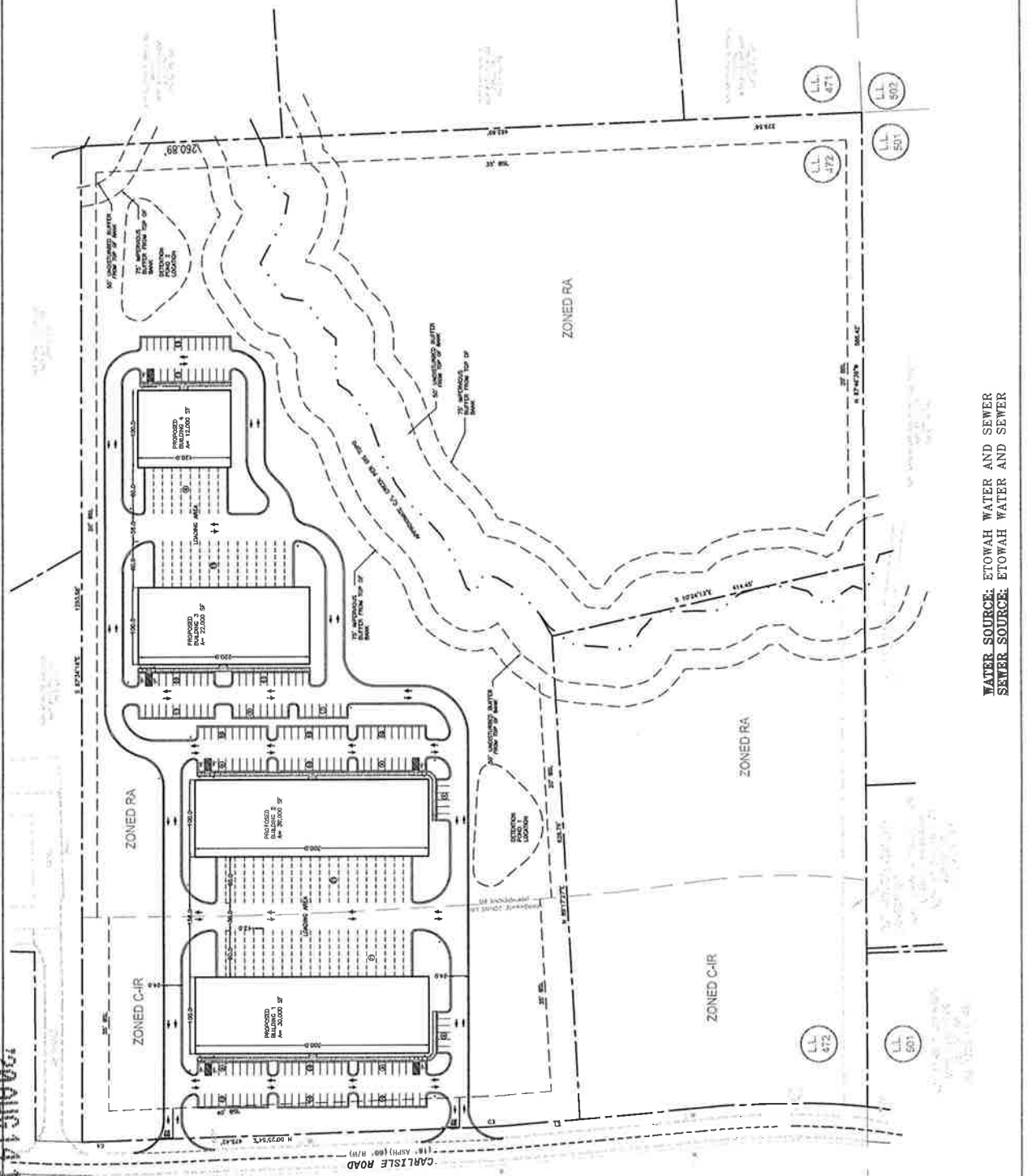
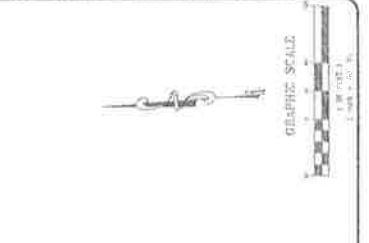
2020-054
 JOB NO.
 SHEET NO. **3**
 OF **23**



GEORGIA811
 www.Georgia811.com
 Know what's below.
 Call before you dig.

- SITE LEGEND**
- EX. CURB AND GUTTER
 - CONCRETE SIDEWALK
 - REINFORCED CONCRETE PAVEMENT
 - HEAVY DUTY ASPHALT PAVEMENT
 - LIGHT DUTY ASPHALT PAVEMENT
 - HEAVY DUTY GRAVEL PAVEMENT
 - EX. SIDEWALK
 - PROPERTY LINE
 - EX. LIGHT
 - EX. COMMUNICATION BOX
 - EX. TRANSFORMER

- SITE DATA**
- PROPERTY SIZE = 15,027 AC
 - TOTAL LOT AREA = 14,000 SF
 - EXIST. ROADWAY = 115'-0" W & 84'-0" E
 - CURRENT ZONING: C-1 & RA
 - PROPOSED ZONING: C-1R & RA
 - PROPOSED USE: OFFICE, WAREHOUSE
 - CURB-SECTIONS:
 - FRONT SETBACK: 45'
 - SIDE SETBACK: 5'
 - REAR SETBACK: 20'
 - RA SETBACKS:
 - FRONT SETBACK: 45'
 - REAR SETBACK: 20'
 - SIDE SETBACK: 20'
 - PARKING: 188 SPACES
 - MIN. ALLOW PARKING: 170-180 = 207 SPACES
 - MAX. ALLOW PARKING: 170-180 = 207 SPACES
 - MANHOLES: 5
 - MANHOLE MARKING: PROVIDED - 5 SPACES
 - TOTAL PARKING PROVIDED: 200 SPACES



**WATER SOURCE: ETOWAH WATER AND SEWER
 SEWER SOURCE: ETOWAH WATER AND SEWER**

170 AUG 14 11:40 AM

**DAWSON COUNTY PLANNING COMMISSION
PLANNING STAFF REPORT**

Applicant.....Miles, Hansford & Tallant obo Litefighter Properties

Amendment #ZA 20-14

Request.....Rezone Property from R-A (Residential Agriculture) to C-IR (Commercial Industrial Restricted)

Proposed UseTo construct a 94,000 square foot office warehouse space

Current ZoningR-A (Residential Agriculture)

Size.....15.027± acres

Location222 Carlisle Rd.

Tax Parcel115-001

Planning Commission DateSeptember 15, 2020

Board of Commission DateOctober 15, 2020

Applicant Proposal

The applicant intends to develop the subject property for the purpose of developing an approximately 94,000 square feet in office warehouses on the parcel. The western portion of the subject property is already zoned C-IR and would allow the proposed use. They are seeking to expand on the existing zoning.

History and Existing Land Uses

The current use of the property is vacant land. A portion of the parcel was rezoned from R-A to C-IR in 1998.

Adjacent Land Uses	Existing zoning	Existing Use
North	C-IR	Industrial Restricted
South	R-A	Residential

East	R-A	Residential
West	R-A	Vacant

Development Support and Constraints

The parcel is adjacent to industrial properties to the North. However, with trucks entering Carlisle Road and GA 400 there will need to be coordination with the Public Works department and possibly GDOT.

Relationship to the Comprehensive Plan and FLUP (Future Land Use Plan)

According to the Comprehensive Plan and accompanying FLUP (Future Land Use Plan), the subject property is identified as Office Institutional.

Public Facilities/Impacts

Engineering Department – “Asphalt curb & gutter, road was rehabilitated in 2015-16 from a dirt access road to an industrial standard. Moderate traffic flow, road provides access to Blue Ridge Overlook to Forsyth County and residential and commercial developments. No geometric issues noted, moderate commercial and residential traffic flow. The access shall meet industrial standards and will be reviewed for approval at the time of plan review and commercial permitting. Driveway width and radius shall also meet all industrial standards.”

Environmental Health Department – All water and sewer to be managed by Etowah Water and Sewer Authority

Emergency Services – “Any building 10k or more sq. ft., 2 or more stories, or with an occupant load of 100 or more persons shall be fully protected throughout with an approved NFPA 13 fire sprinkler system. All fire apparatus access roads shall be in compliance with Dawson County Ord. 22-14 and Appendix D of the 2018 International Fire Code as adopted by reference therein. Minimum fire flow requirements shall be provided in accordance with 22-26”

Etowah Water & Sewer Authority – No comments returned.

Dawson County Sheriff’s Office – No comments returned.

Board of Education – No facility additions would be necessary.

Georgia Department of Transportation – No comments returned.

Analysis

This property has been designated by the county for commercial zoning of Commercial Office Institutional. This does not necessarily conform to the Future Land Use Map and Comprehensive Plan in classification but from a planning stand point, the parcel is contiguous to an existing industrial use. It also stands bring additional jobs to the county.

The following observations should be noted with respect to this request:

- A. The existing uses and classification of nearby property.**
Properties to the North include industrial uses. A residential neighborhood is to the East and to the West is commercially zoned parcels.
- B. The extent to which property values are diminished by the particular land use classification.**
There should be no diminishment of property values.
- C. The extent to which the destruction of property values of the applicant promotes the health, safety, morals, or general welfare of the public.**
There should be no destruction of property values.
- D. The relative gain to the public, as compared to the hardship imposed upon the individual property owner.**
There should be public gain if the project is approved bringing jobs and economic growth to the county.
- E. The suitability of the subject property for the proposed land use classification.**
The property is suitable for the purposed land use classification and is reflected as such within the Future Land Use Map.
- F. The length of time the property has been vacant under the present classification, considered in the context of land development in the area in the vicinity of the property.**
The property is vacant land.
- G. The specific, unusual, or unique facts of each case, which give rise to special hardships, incurred by the applicant and/or surrounding property owners.**
The current Residential Agriculture zoning classification is contiguous to an existing industrial development and part of the parcel is currently zoned industrial. The applicant

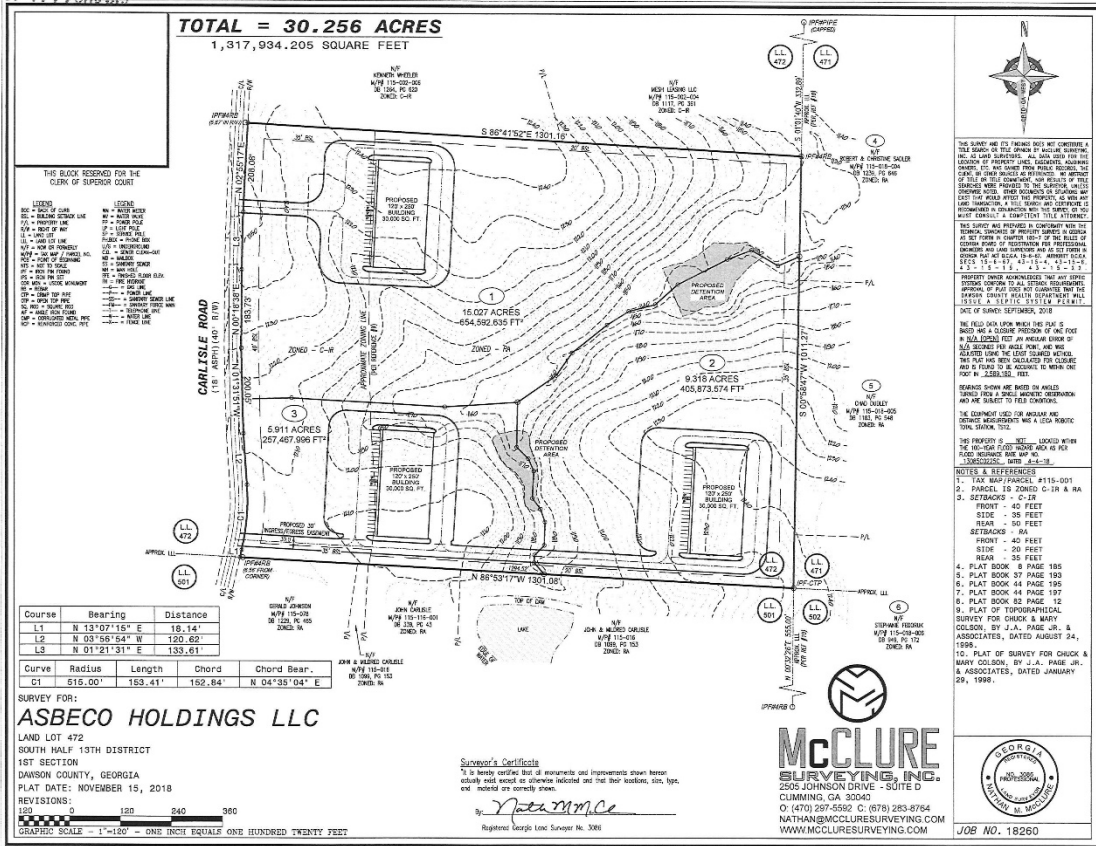
is seeking to bring the rest of the parcel into industrial zoning. The applicant is seeking to bring their existing business to one here within the county bringing with it jobs and commerce to the county.

Pictures of Property:



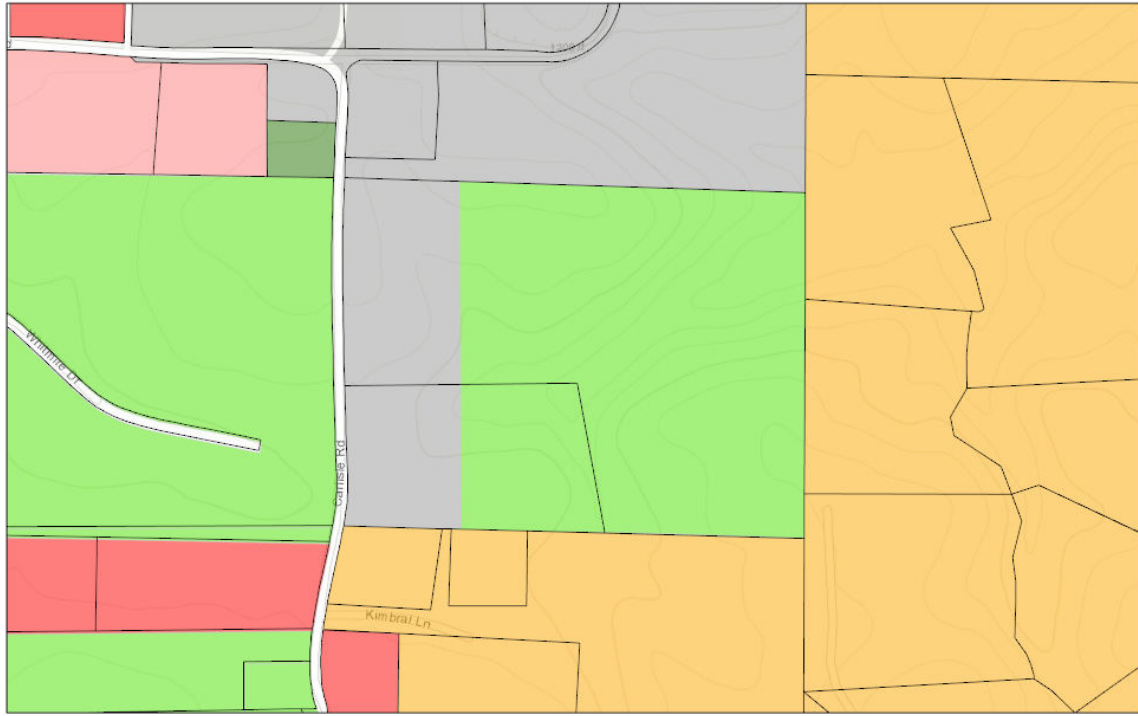
Plat:

NOV 11 10 09 07



Current Zoning Map:

Dawson County



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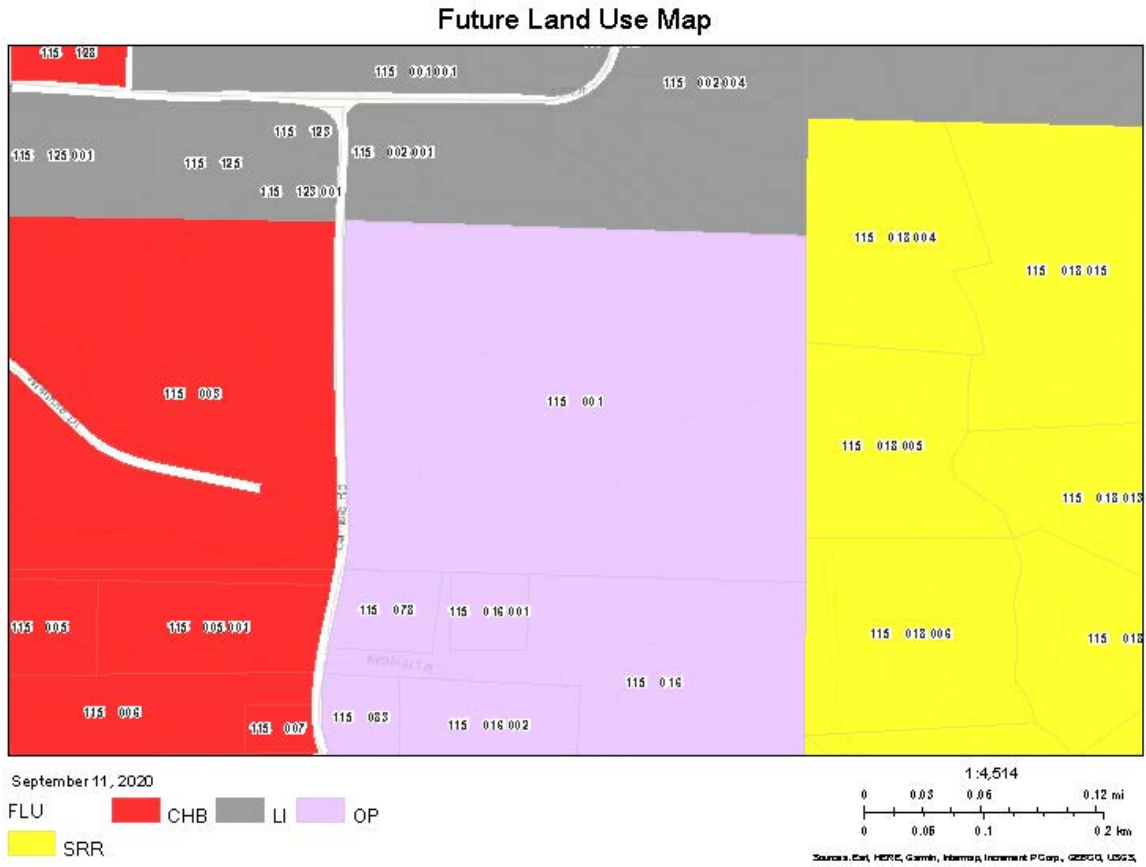
Parcels Zoning C-HB C-IR RMF
RA C-CB CT

1:4,514
0 0.03 0.06 0.12 mi
0 0.05 0.1 0.2 km

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS,

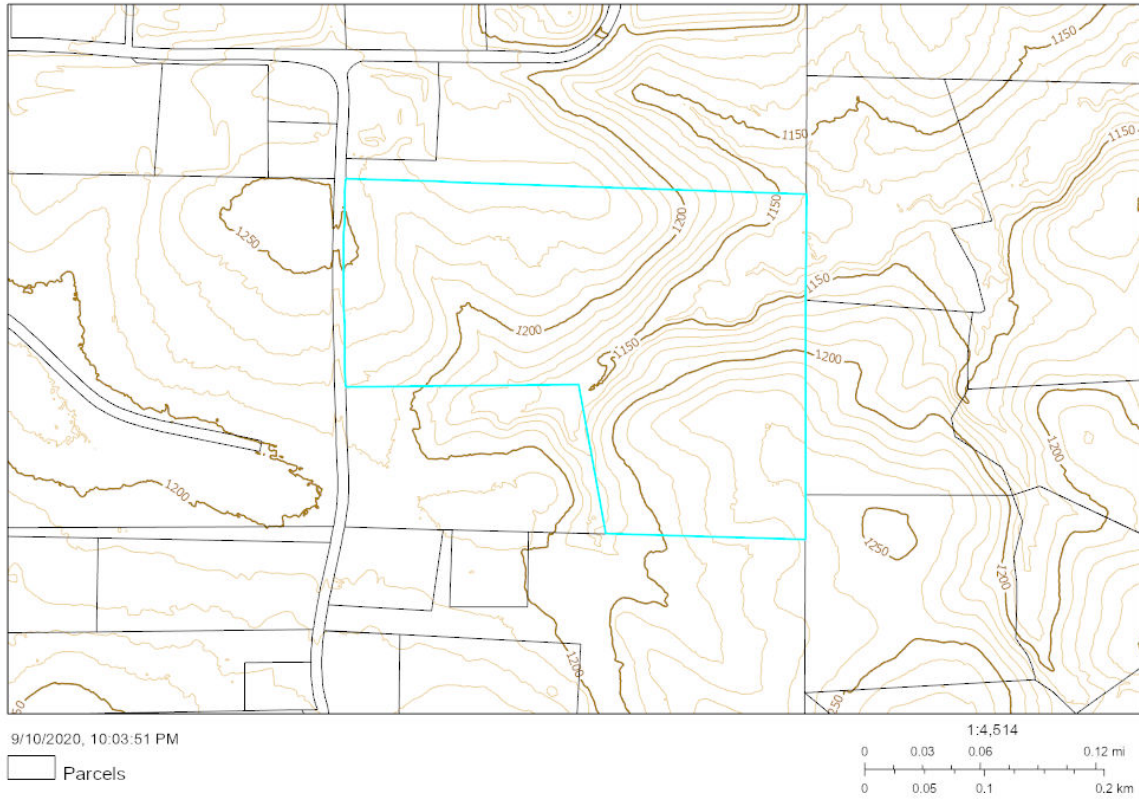
Planning and Development
Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA |

Future Land Use Map:



Topography:

Topo Map



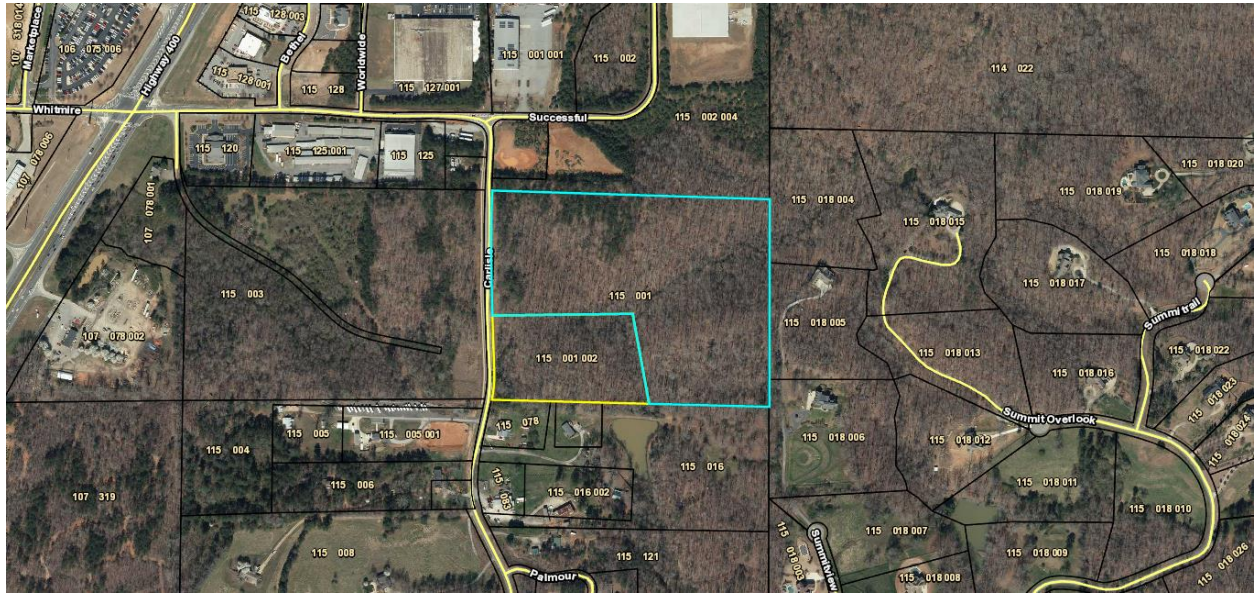
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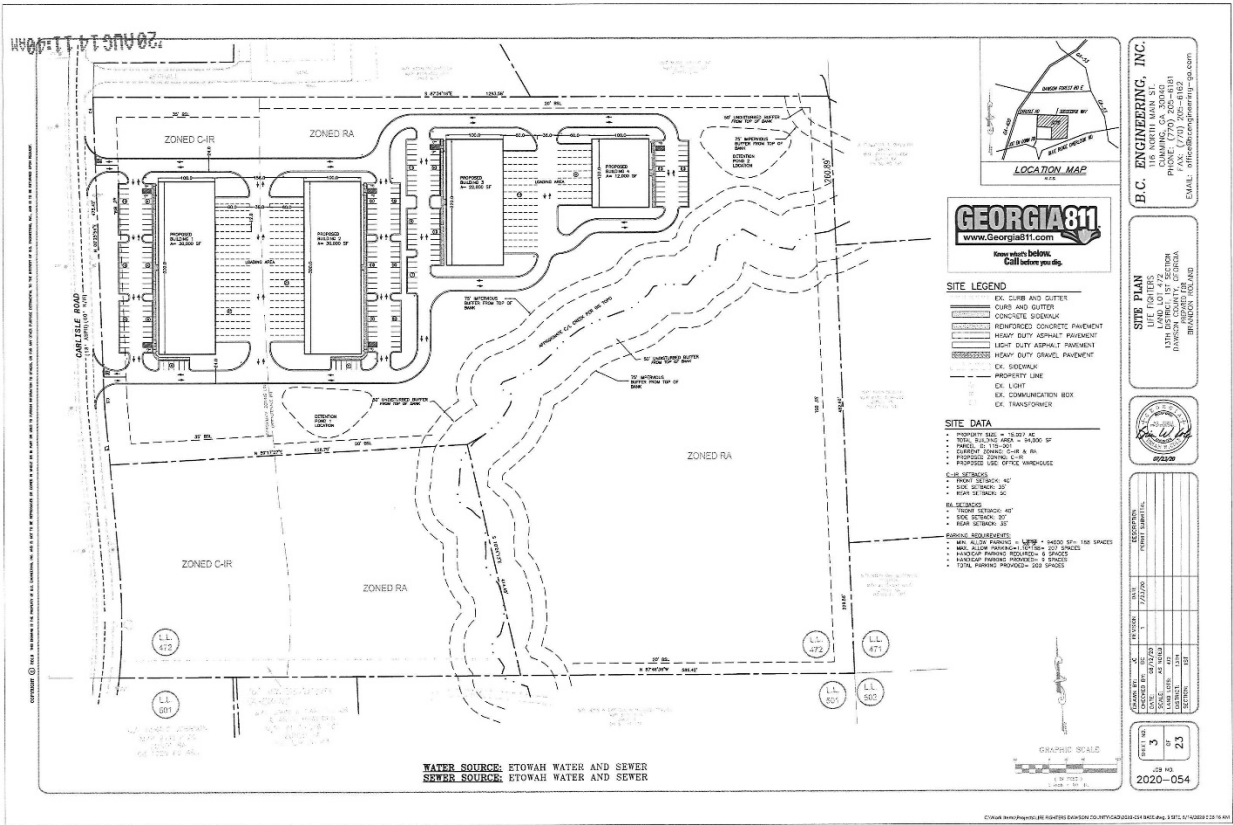
Parcels

1:4,514
0 0.03 0.06 0.12 mi
0 0.05 0.1 0.2 km

Dawson County
The information on this map (or data product) is from a computer database accessed using a Geographic Information System (GIS). Dawson County Public Works cannot guarantee the accuracy of the information contained on this map. Each user of this map is

Aerial:





- SITE LEGEND**
- KK CURB AND GUTTER
 - CG CURB AND GUTTER
 - CC CONCRETE SIDEWALK
 - EC REINFORCED CONCRETE PAVEMENT
 - HA HEAVY DUTY ASPHALT PAVEMENT
 - LA LIGHT DUTY ASPHALT PAVEMENT
 - GA GRASSY DUTY GRAVEL PAVEMENT
 - DK SIDEWALK
 - PL PROPERTY LINE
 - KL LIGHT
 - KB COMMUNICATION BOX
 - TK TRANSFORMER

- SITE DATA**
- PROPERTY SIZE = 10.01 AC
 - TOTAL SURFACE AREA = 430,000 SF
 - PARCELS = 113-30
 - EXISTING BUILDING CODE A & B
 - EXISTING ZONING C-1
 - PROPOSED USE OFFICE WAREHOUSE
- USE SERVICES**
- FIBER NETWORK 48"
 - CABLE NETWORK 36"
 - RAIN NETWORK 36"
- RELIEFS**
- FRONT TERRACE 48"
 - SIDE TERRACE 36"
 - REAR TERRACE 36"
- EXISTING REQUIREMENTS**
- MAX. ALLOW PARKING = 1000 = 1000 SPACES
 - MAX. ALLOW PARKING = 1000 = 1000 SPACES
 - PARKING SPACES REQUIRED = 1000
 - PARKING SPACES PROVIDED = 1000
 - TOTAL PARKING PROVIDED = 1000 SPACES



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 EMAIL: info@bc-engineering.com

SITE PLAN
 116 NORTH MAIN ST.
 SUITE 200
 DISTRICT COUNTY, GEORGIA
 BRANFORD ROAD



NO.	DATE	DESCRIPTION
1	02/20/20	PRELIMINARY
2	02/20/20	FINAL

JOB NO. 2020-054

WATER SOURCE: ETOWAH WATER AND SEWER
SEWER SOURCE: ETOWAH WATER AND SEWER

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