

DAWSON COUNTY PLANNING COMMISSION
MEETING Agenda – Tuesday, July 19, 2022
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:

F. APPROVAL OF MINUTES:

June 21, 2022

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 22-15 Jim Callas Huckleberry Lane
2. Presentation of VR 22-16 Jim Callas Sunset Trail

Application for Rezoning and Special Use:

3. Presentation of SU 22-02 Happy Dog Retreat, Inc.
4. Presentation of ZA 22-16 Noah & Rachel Behel
5. Presentation of ZA 22-17 Fred Stowers
6. Presentation of ZA 22-18 East Gate Holdings, LLC

J. UPDATES BY PLANNING & DEVELOPMENT:

K. 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



VR 22-15

Planning Commission Hearing July 19, 2022

Proposal: The applicant is requesting a variance to the Dawson County Land Use Resolution front and side setbacks in a VCR (Vacation Cottage Restricted) by constructing a garage 2.5' off of the front setback and bringing the existing primary residence into zoning compliance.

Applicant	James Callas obo Gay Ziska
The development standards and requirements to be varied from	Dawson County Land Use Resolution
Alternative standards and requirements proposed	N/A
Proposed Use	Attached garage
Zoning	VCR
Acreage	.15
Location	Athens Boat Club: 39 Huckleberry Lane
Commercial Square footage	0
Road Classification	Public
Tax Parcel	L17 171
Commission District	3

Direction	Zoning	Existing Use
North	VCR	Single Family Residence
South	VCR	Single Family Residence

East	VCR	Single Family Residence
West	VCR	Single Family Residence

A variance should be granted only after evidence is presented and accepted that enforcement of all of the required standards on the property in question would render the property useless.

Reasonable conditions may be imposed in connection with a variance as deemed necessary to protect the best interests of the surrounding property or neighborhood, and otherwise secure the purpose and requirements of this article. Guarantees and evidence may be required that such conditions will be and are being complied with.

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

County Agency Comments:

Environmental Health Department: No comments returned as of 7.13.22

Emergency Services: “No comments necessary for this request.”

Etowah Water & Sewer Authority: No comments returned as of 7.13.22

Planning and Development: The primary structure was constructed in 1961 prior to any zoning regulations being adopted by the County. The request for variances within this legacy lake community now numbers over 25 and is not at all uncommon when any type of improvement is made to existing structures or when any new structure is constructed. The addition to the structure would be consistent with area residences.

Public Works Department: No comments necessary at this time.

Criteria for granting variances.

THE PLANNING COMMISSION SHALL MAKE ITS RECOMMENDATIONS BASED ON ALL FOUR EXPRESSLY WRITTEN FINDINGS:

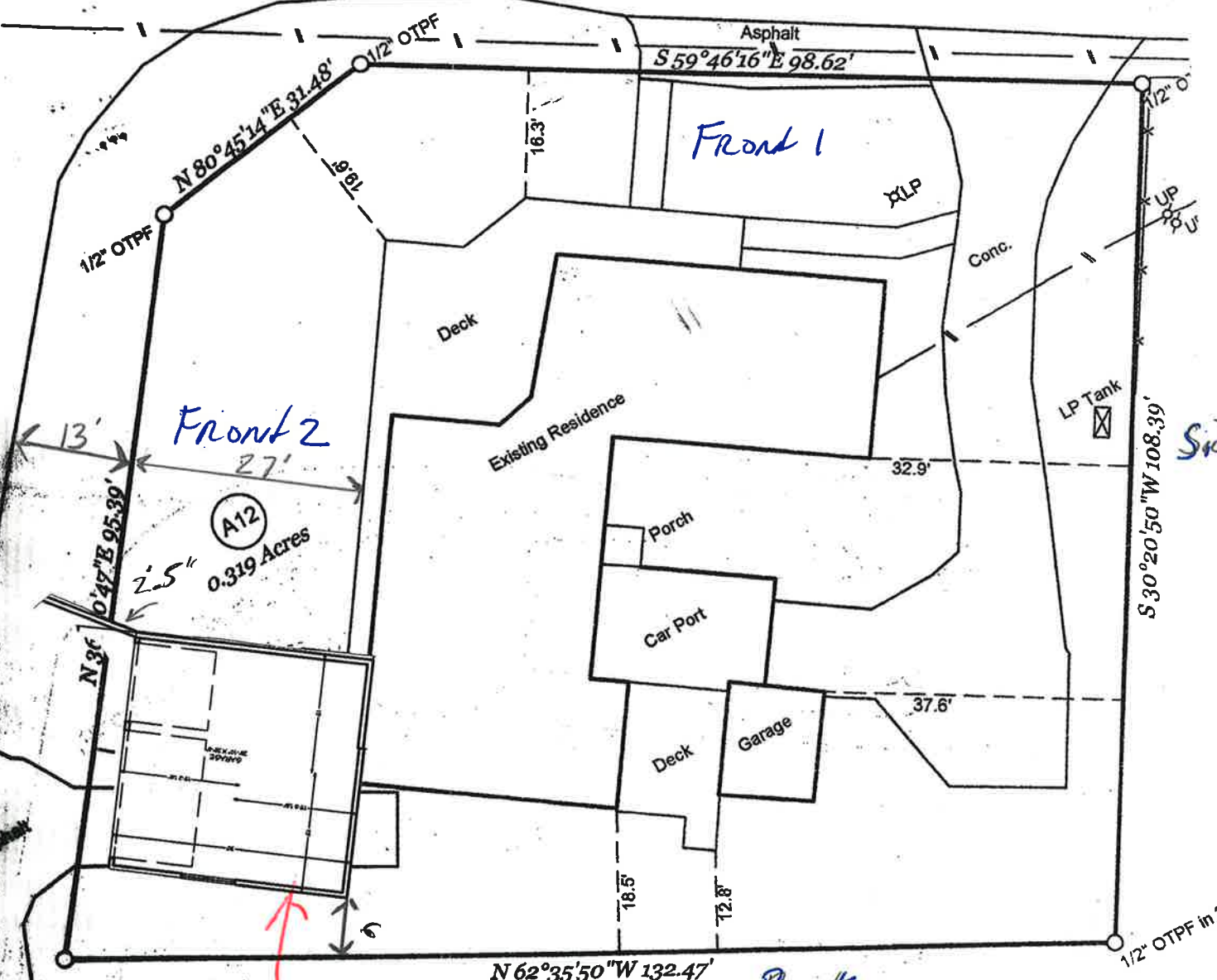
- (1) That a strict or literal interpretation and enforcement of the specified standard or requirement would result in practical difficulty or unnecessary hardship; and
- (2) That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property which do not apply generally to other properties in the same district; and
- (3) That 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 the Land Use Chapter of the code.

Photo of Residence:



HUCKLEBERRY LANE

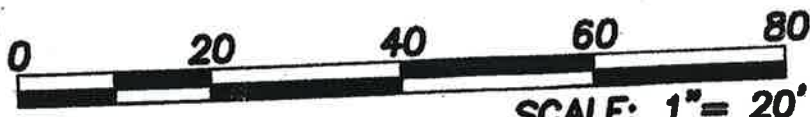
WICKORY TRAIL



New
Proposed

N or F
Athens Boat Club

VARIANCE
Back - 15' is
Front 1 25'
Front 2 38'



... parcel or parcels of land and does
... make any changes to any real
... information of the documents, maps,
... the parcel or parcels are stated
THIS PLAT DOES NOT IMPLY APPROVAL
AVAILABILITY OF PERMITS,
TIONS OR REQUIREMENTS, OR
OF THE LAND.
... that this plat
... surveys in
... Board of
... set

LEGEND

- Open Top Pin Found
- Crimp Top Pin Found
- Top Pin Set
- Rebar Found
- Rebar Set
- Building Line
- Utility Pole
- Now or Formerly Fence
- Overhead Wire
- Not to Scale
- Calculated Point

OTPF

CTPF

CTPS

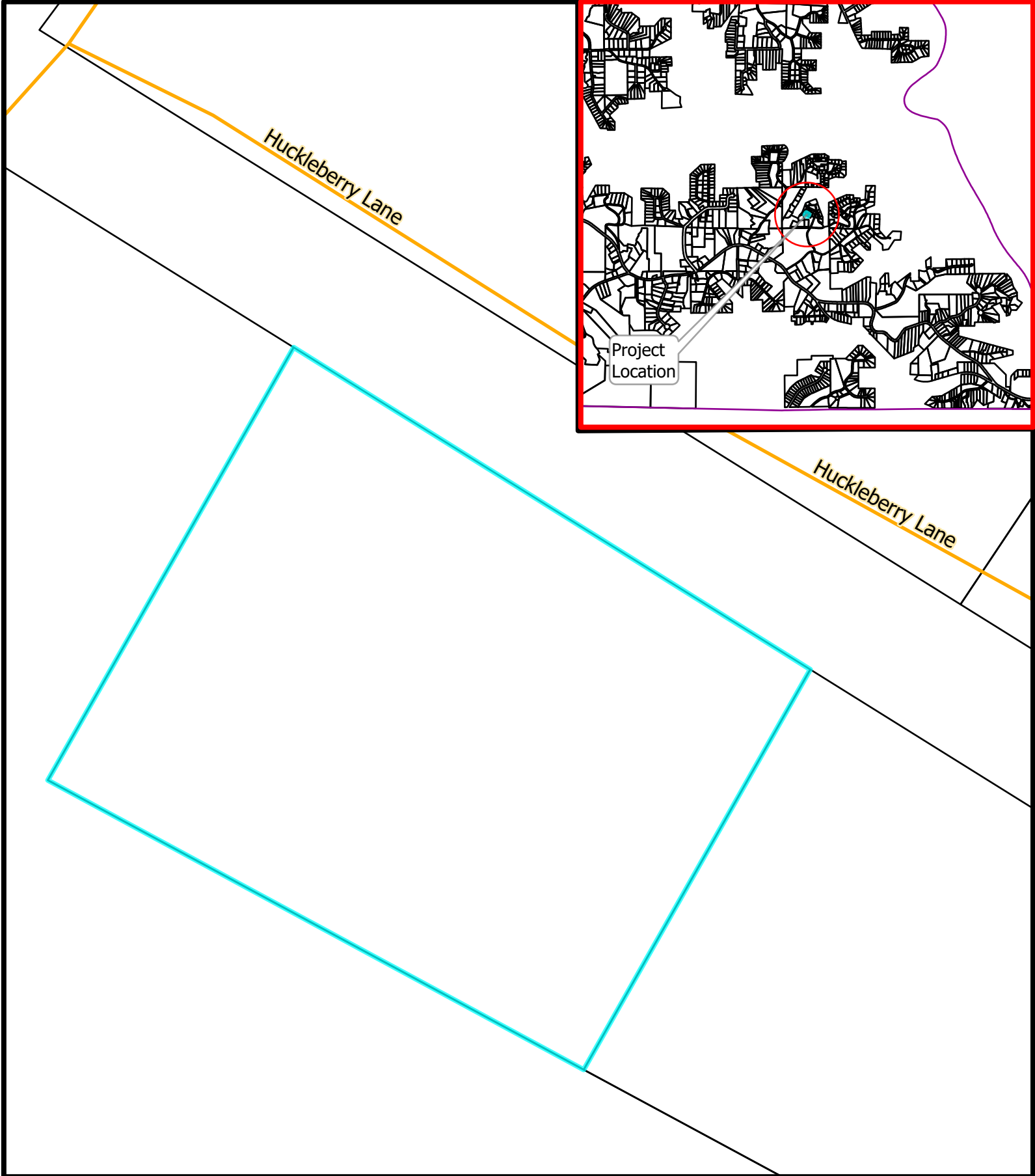
RBF

RBS

B/L

UP

N or F



DAWSON COUNTY
DISCLAIMS ANY
RESPONSIBILITIES,
LIABILITIES OR
DAMAGES FROM THE USE
OF THIS MAP. THIS MAP
IS ONLY FOR DISPLAY
PURPOSES.



Dawson County
Planning and Development
7
Staff Report: Exhibit

Parcel #: L17-171
Current Zoning: VCR
FLU: RL
Application #: VR 22-15



Aerial View

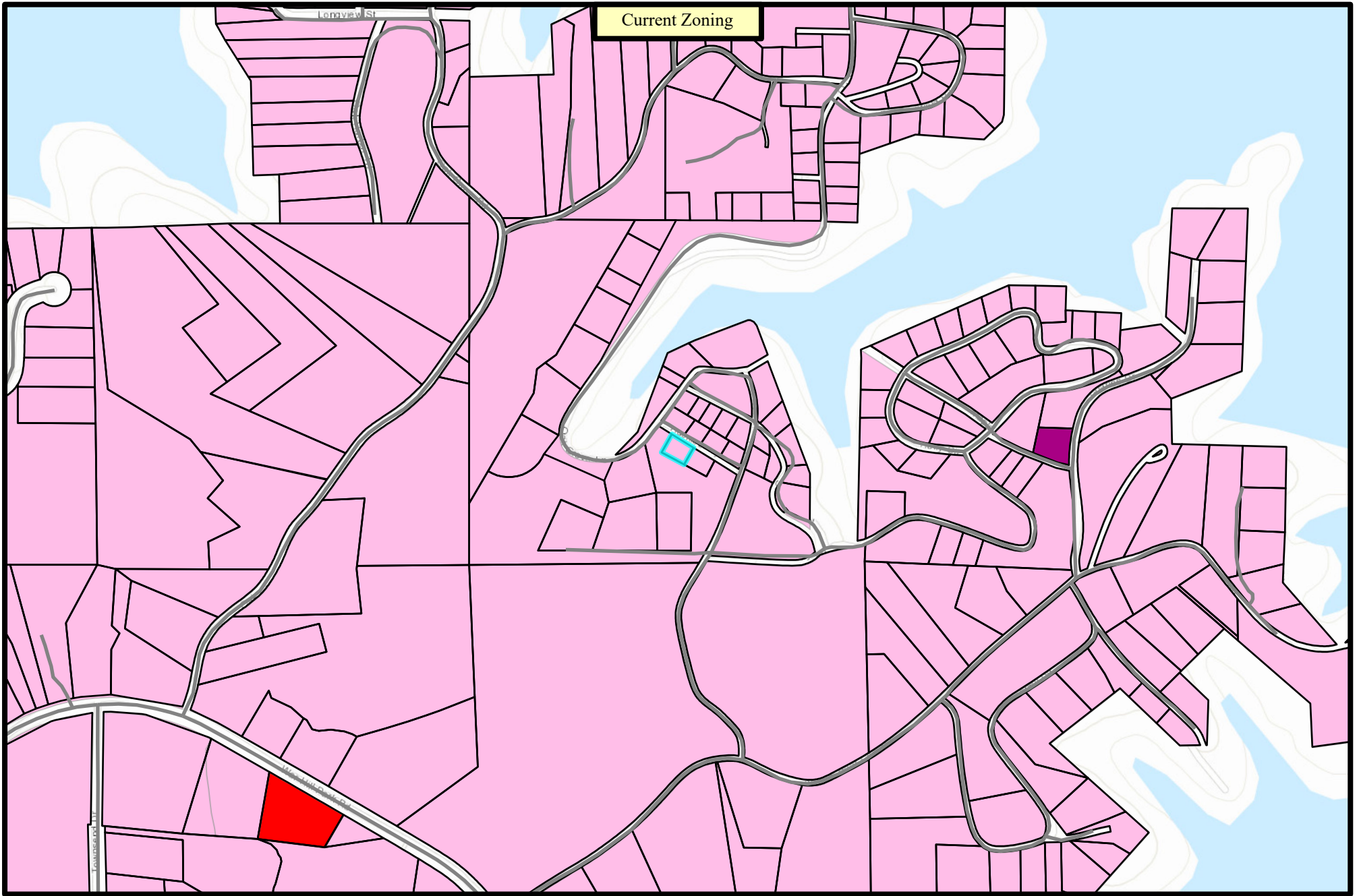


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N
Scale: 1:1,000


Dawson County
Planning and Development
8
Site Report

Parcel #: L17-171
Current Zoning: VCR
FLU: RL
Application #: VR 22-15



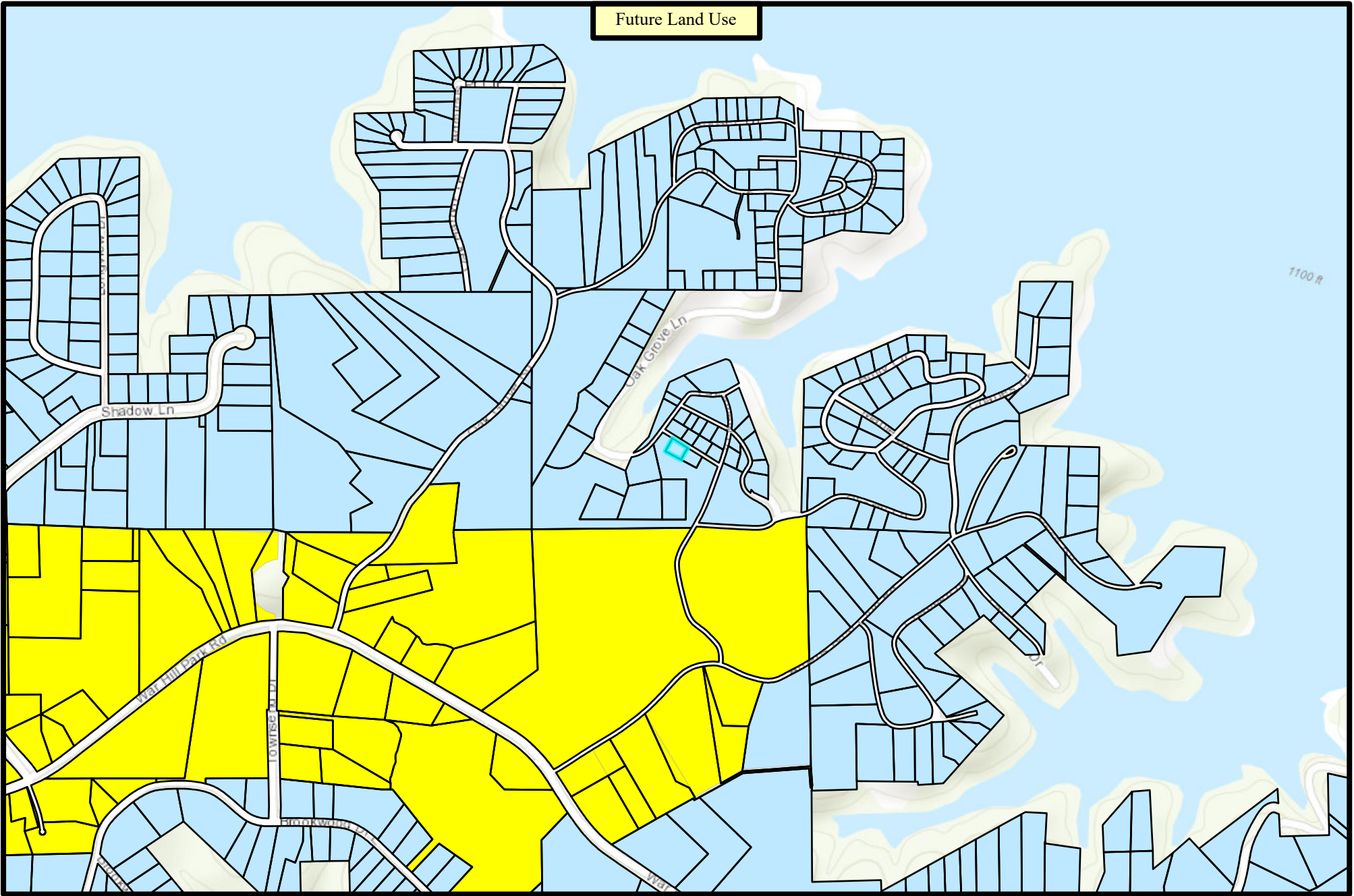
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N

 Scale: 1:6,648


Dawson County
 Planning and Development

 Staff Report


Parcel #: L17-171
 Current Zoning: VCR
 FLU: RL
 Application #: VR 22-15

Future Land Use

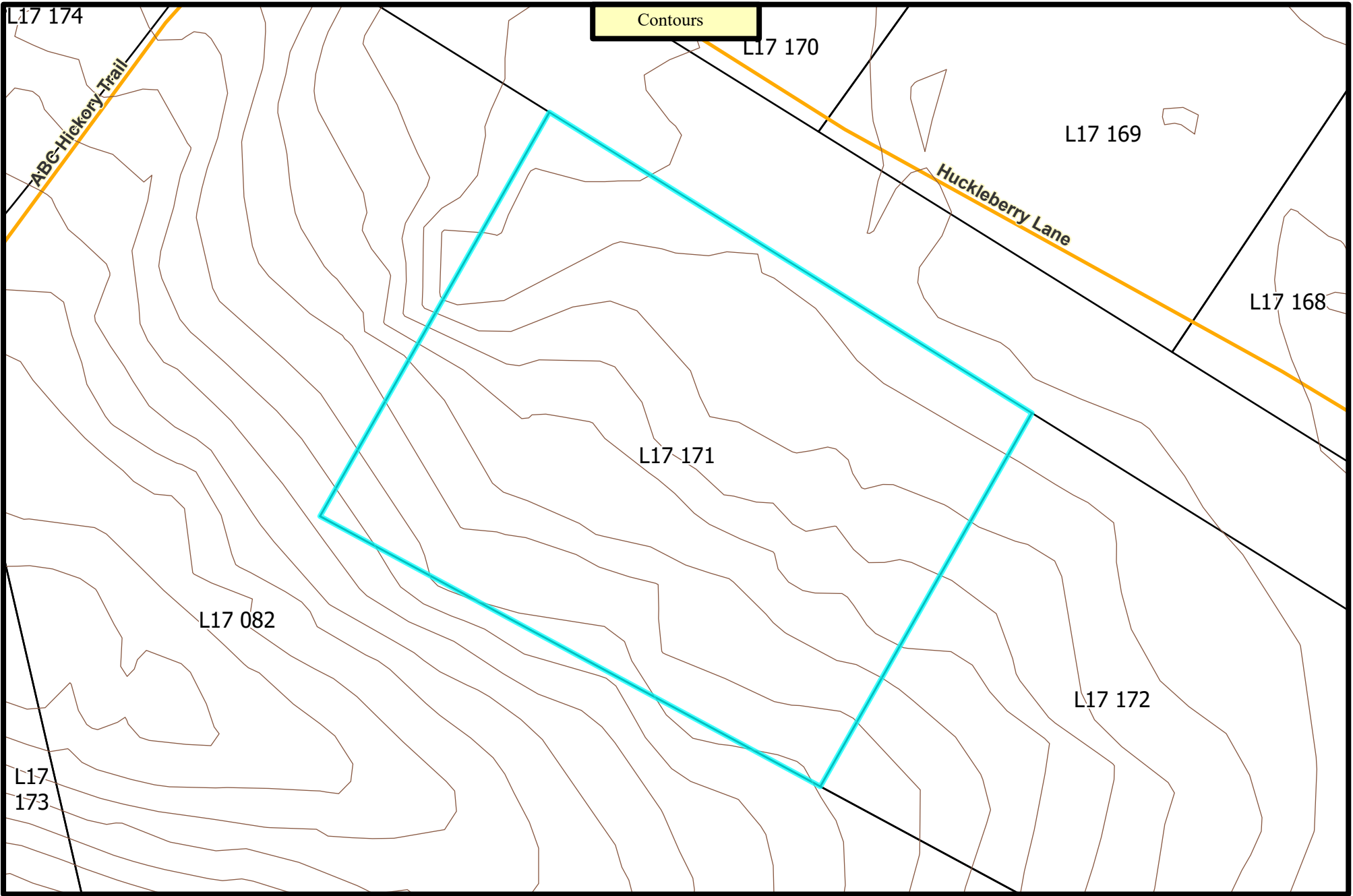


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N

 Scale: 1:9,574

Dawson County
 Planning and Development

 Staff Report

Parcel #: L17-171
 Current Zoning: VCR
 FLU: RL
 Application #: VR 22-15



Contours

Parcel #: L17-171
 Current Zoning: VCR
 FLU: RL
 Application #: VR 22-15



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N

 Scale: 1:300

Dawson County
 Planning and Development
 11
 Staff Report



DAWSON COUNTY VARIANCE APPLICATION

25 Justice Way, Dawsonville, Georgia 30534

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: James CAMAS

Address: _____

Contact Email: _____

Telephone # _____

Status: Owner Authorized Agent Lessee

PROPERTY INFORMATION

Street Address of Property:

39 Huckleberry LN

Land Lot(s): 394 District: 13 Section: 1

Subdivision/Lot: Athens Boat Club 1

Building Permit #: _____ (if applicable)

REQUESTED ACTION

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

^{Front 1} Front Yard setback ^{Front 2} Side Yard setback Rear Yard setback variance of Back 15' feet to Front 1 16.3

allow the structure to: be constructed; remain a distance of _____ feet from the

property line, or other: New - Front 2 - 2' Back 6'

instead of the required distance of Front 45' Back 20' feet as required by the regulations.

Home Occupation Variance: _____

Other (explain request): _____

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

7244101141AM



DAWSON COUNTY VARIANCE APPLICATION

25 Justice Way, Dawsonville, Georgia 30534

Variances to standards and requirements of the Regulations, with respect to setbacks, 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:

Owner has lived in home for years and purchased house as it site. They want to construct a garage on an existing driveway

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

Most Homes in Athens boat club are over the restriction lines. They were built before zoning laws.

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:

Home has been in this spot for over 25 years. New Garage is built over an existing driveway

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

The House has 2 bedrooms - which makes it a VCR

Add extra sheets if necessary

Subject Property

Summary

Parcel Number L17 171
Location 39 HUCKLEBERRY LANE
Address
Legal LL 394 LD 13-1
Description

(Note: Not to be used on legal documents)
Class R1-Residential
(Note: This is for tax purposes only. Not to be used for zoning.)
Tax District UNINCORPORATED (District 01)
Millage Rate 23.663
Acres 0.15
Neighborhood UL - Lake Lanier - Athens Boat Club (289900)
Homestead Exemption Yes (S1)
Landlot/District N/A



[View Map](#)

Owner

ZISKA GAY L
39 HUCKLEBERRY LANE
DAWSONVILLE, GA 30534

Residential Improvement Information

Style One Family (Detached)
Heated Square Feet 2320
Interior Walls Sheetrock
Exterior Walls Wood/Cedar
Foundation Basement
Attic Square Feet 0
Basement Square Feet 1096 - 45% Finished
Year Built 1961
Roof Type Architectural Shingles
Flooring Type Carpet/Hrdwd/Tile
Heating Type Central Heat/AC
Number Of Rooms 5
Number Of Bedrooms 3
Number Of Full Bathrooms 2
Number Of Half Bathrooms 0
Number Of Plumbing Extras 4
Value \$250,300
Condition Average
Fireplaces\Appliances Pre-fab 1 sty 1 Box 1
House Address 39 HUCKLEBERRY LANE

1

Summary

Parcel Number L17 172
Location 23 HUCKLEBERRY LANE
Address
Legal LL 394 LD 13-1
Description

 (Note: Not to be used on legal documents)
Class R1-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
Tax District UNINCORPORATED
 (District 01)
Millage Rate 23.663
Acres 0.13
Neighborhood UL - Lake Lanier - Athens Boat Club (289900)
Homestead Exemption No (S0)
Landlot/District N/A



[View Map](#)

Owner

WESTBROOK DAVID W & KATHY W
105 WHISPER WOOD CT
ROSWELL, GA 30075

mailing add

Mobile Homes

Style	Manufacturer	Model	Year Built	Width Length	Serial Number	Condition	Value
Mobile Homes	STAR	II	1966	10 x 42		Good	\$27,980

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Homesite Imp: 3 Avg	1997	1x0 / 1	1	\$5,000
Canopy	1997	10x42 / 0	1	\$2,300
Paving: Concrete	1995	16x20 / 0	0	\$520

Permits

Permit Date	Permit Number	Type
05/06/2021	5971	WOOD DECK

H#2

Summary

Parcel Number L17 174
 Location 52 ABC HICKORY TRL
 Address
 Legal LL 394 LD 13-1
 Description
 (Note: Not to be used on legal documents)
 Class R1-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Tax District UNINCORPORATED (District 01)
 Millage Rate 23.663
 Acres 0.3
 Neighborhood UL - Lake Lanier - Athens Boat Club (289900)
 Homestead Exemption No (S0)
 Landlot/District N/A



[View Map](#)

Owner

DITMORE LARRY & JANIE
 2585 BAINBRIDGE LANE
 THE VILLAGES, FL 32162

} msil address

Mobile Homes

Style	Manufacturer	Model	Year Built	Width Length	Serial Number	Condition	Value
Mobile Homes	UNKNOWN	UNKNOWN	1968	12 x 46		Average	\$46,740

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Carpport: Pre-Fab No Slab	2014	12x20 / 0	0	\$370
Canopy	1997	12x46 / 0	1	\$3,100
Homesite Imp: 3 Avg	1997	1x0 / 1	1	\$5,000

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
10/9/2013	25		\$104,630	Fair Market Sale (Improved)	BUTLER ROSS & RAE	DITMORE LARRY & JANIE

3

Summary

Parcel Number L17 170
Location 50 HUCKLEBERRY LANE
Address
Legal Description LL 394 LD 13-1 LEASE

 (Note: Not to be used on legal documents)
Class R1-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
Tax District UNINCORPORATED (District 01)
Millage Rate 23.663
Acres 0.14
Neighborhood UL - Lake Lanier - Athens Boat Club (289900)
Homestead Exemption No (S0)
Landlot/District N/A



[View Map](#)

Owner

MIZELL JOSEPH & ELAINE
 3371 LIBERTY LN
 MARIETTA, GA 30062

} marital Address

Mobile Homes

Style	Manufacturer	Model	Year Built	Width Length	Serial Number	Condition	Value
Mobile Homes	UNKNOWN	UNKNOWN	1968	12 x 60		Excellent	\$30,310

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Paving: Asphalt	2011	8x20 / 0	0	\$250
Canopy	2009	12x60 / 0	1	\$6,300
Homesite Imp: 3 Avg	1997	1x0 / 1	1	\$5,000

Permits

Permit Date	Permit Number	Type
10/31/2008	4866	RENOVATIONS
06/03/2008	4593	ROOF

2025-01-14 10:40 AM

#4

Summary

Parcel Number L17 169
 Location 38 HUCKLEBERRY LANE
 Address
 Legal LS LL394 LD 13-1
 Description
 (Note: Not to be used on legal documents)
 Class R1-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Tax District UNINCORPORATED
 (District 01)
 Millage Rate 23.663
 Acres 0.1
 Neighborhood UL - Lake Lanier - Athens Boat Club (289900)
 Homestead No (S0)
 Exemption
 Landlot/District N/A



[View Map](#)

Owner

CLEGG LYN & DAVID
 3571 AARON SOSEBEE RD
 CUMMING, GA 30028

3 mail Address

Mobile Homes

Style	Manufacturer	Model	Year Built	Width Length	Serial Number	Condition	Value
Mobile Homes	UNKNOWN	UNKNOWN	1969	12 x 60		Average	\$13,700

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Canopy	1997	12x60 / 0	1	\$4,000
Homesite Imp: 3 Avg	1997	1x0 / 1	1	\$5,000

Valuation

	2022	2021	2020	2019	2018
Previous Value	\$22,000	\$22,000	\$22,000	\$22,900	\$19,489
Land Value	\$0	\$0	\$0	\$0	\$0
+ Improvement Value	\$13,700	\$13,700	\$13,700	\$13,700	\$14,600
+ Accessory Value	\$9,000	\$8,300	\$8,300	\$8,300	\$8,300
= Current Value	\$22,700	\$22,000	\$22,000	\$22,000	\$22,900

22 JUN 10 11:41 AM

#5

Summary

Parcel Number L17 168
 Location 22 HUCKLEBERRY LANE
 Address
 Legal LL 394 LD 13-1
 Description
 Class (Note: Not to be used on legal documents)
 R1-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Tax District UNINCORPORATED (District 01)
 Millage Rate 23.663
 Acres 0.12
 Neighborhood UL - Lake Lanier - Athens Boat Club (289900)
 Homestead Exemption No (S0)
 Landlot/District N/A



[View Map](#)

Owner

SMITH NORMAN D & DIXIE R
 106 BRISTOL SQUARE # 50
 WOODSTOCK, GA 30188

*3 mnd
 address*

Mobile Homes

Style	Manufacturer	Model	Year Built	Width Length	Serial Number	Condition	Value
Mobile Homes	UNKNOWN	UNKNOWN	1955	8 x 40		Good	\$12,500

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Canopy	1997	8x40 / 0	1	\$1,800
Homesite Imp: 3 Avg	1997	1x0 / 1	1	\$5,000

Valuation

	2022	2021	2020	2019	2018
Previous Value	\$19,000	\$19,000	\$19,000	\$19,400	\$13,999
Land Value	\$0	\$0	\$0	\$0	\$0
+ Improvement Value	\$12,500	\$12,500	\$12,500	\$12,500	\$12,900
+ Accessory Value	\$6,800	\$6,500	\$6,500	\$6,500	\$6,500
= Current Value	\$19,300	\$19,000	\$19,000	\$19,000	\$19,400

#6

Summary

Parcel Number L17 173
Location 95 ABC HICKORY TRL
Address
Legal LL 385 LD 13S-1
Description

 (Note: Not to be used on legal documents)
Class R1-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
Tax District UNINCORPORATED (District 01)
Millage Rate 23.663
Acres 0.55
Neighborhood UL - Lake Lanier - Athens Boat Club (289900)
Homestead Exemption Yes (X9)
Landlot/District N/A



[View Map](#)

Owner

LILES ANGELA
 95 ABC HICKORY TRAIL
 DAWSONVILLE, GA 30534

Mobil sold

Mobile Homes

Style	Manufacturer	Model	Year Built	Width Length	Serial Number	Condition	Value
Mobile Homes	HORTON	* GD	2002	27 x 60	H176315	Average	\$51,400

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Paving: Concrete	2002	16x30 / 0	0	\$1,100
Homesite Imp: 3 Avg	1997	1x0 / 1	1	\$5,000
Paving: Asphalt	1985	10x60 / 0	0	\$240

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
11/25/2012	1052 605		\$0	Quitclaim (non ALT)	MCDUFFEY C WADE & VIRGINIA	LILES ANGELA

7

Summary

Parcel Number L17 082 007
Location 24 REDBUD LANE
Address
Legal Description LEASE

 (Note: Not to be used on legal documents)
Class R1-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
Tax District UNINCORPORATED (District 01)
Millage Rate 23.663
Acres 0.57
Neighborhood UL - Lake Lanier - Athens Boat Club (289900)
Homestead Exemption No (S0)
Landlot/District N/A



[View Map](#)

Owner

ZISKA GAY LYNN & PENNY DALE
 39 HUCKLEBERRY LN
 DAWSONVILLE, GA 30534

msil Add

Mobile Homes

Style	Manufacturer	Model	Year Built	Width Length	Serial Number	Condition	Value
Mobile Homes	HORTON	ECHO	1997	27 x 56	H135701GL&R	Good	\$60,470

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Pole Shed: no Slab	2017	0x0 / 1	0	\$0
Paving: Concrete	2000	12x120 / 0	0	\$3,100
Homesite Imp: 3 Avg	1998	1x0 / 1	1	\$5,000

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
11/30/2012			\$180,000	Mobile Home Included (346)	REPELLA WILLIAM & BILLIE	ZISKA RON & RUTH

#8

Summary

Parcel Number L17 082 006
Location 50 REDBUD LANE
Address
Legal Description ATHENS BOAT CLUB (LEASE)
 (Note: Not to be used on legal documents)
Class R1-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
Tax District UNINCORPORATED (District 01)
Millage Rate 23.663
Acres 0.84
Neighborhood UL - Lake Lanier - Athens Boat Club (289900)
Homestead Exemption No (S0)
Landlot/District N/A



[View Map](#)

Owner

PROBST JEROLD FRANCIS
 50 REDBUD LANE
 DAWSONVILLE, GA 30534

} mnd Add

Residential Improvement Information

Style One Family (Detached)
Heated Square Feet 1914
Interior Walls Sheetrock
Exterior Walls Cement Fiber/Brick/Stone
Foundation Basement
Attic Square Feet 0
Basement Square Feet 1410 - 20% Finished
Year Built 1999
Roof Type Architectural Shingles
Flooring Type Carpet/Hrdwd/Tile
Heating Type Central Heat/AC
Number Of Rooms 5
Number Of Bedrooms 3
Number Of Full Bathrooms 2
Number Of Half Bathrooms 0
Number Of Plumbing Extras 3
Value \$232,500
Condition Average
Fireplaces/Appliances Pre-fab 1 sty 1 Box 1
House Address 50 REDBUD LANE

NO
 11/11/2011
 11:11:11
 11/11/2011
 11:11:11
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 11/11/2011
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DAWSON COUNTY VARIANCE APPLICATION

25 Justice Way, Dawsonville, Georgia 30534

I understand that my request will be acted upon at the Planning Commission 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: *James Colles*
Date: 6-10-22

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.

THIS SECTION TO BE COMPLETED BY STAFF.

VR 22- _____ Tax Map & Parcel# _____

Zoning: _____ Commission District #: _____

Submittal Date: _____ Time: am/pm Received by: _____ (staff initials)

Fee Paid: _____ Planning Commission Meeting Date: ____/____/ 2022

2022 JUN 10 10:54 AM

Dawson County Department of Planning & Development

Variances

Property Owner Authorization Form

This form must be signed by the owner(s) as listed on the deed of record for the subject property. If there is more than one property owner, additional affidavits must be provided. **Only an owner or an authorized agent may speak on behalf of the variance at the public hearing.**

Owner's Name: GAY Ziska

Mailing Address: 39 Huckleberry LN
DAWSONVILLE, GA 30534

Signature of Owner: Gay Ziska Date: 6/9/22

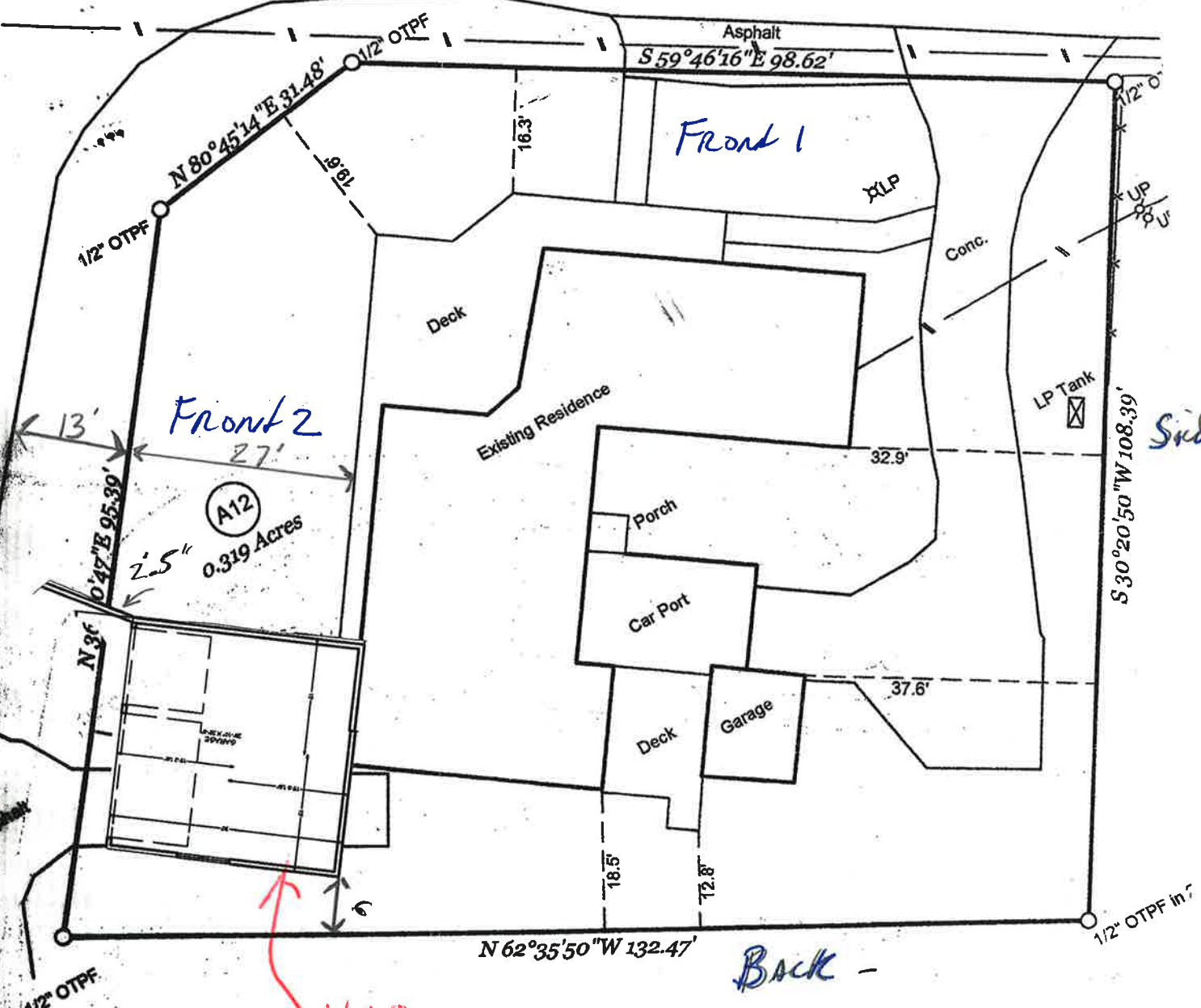
Signature of Notary: Wendy Giglia Date: 6/9/2022 Notary Stamp



2025/10/14/20

HUCKLEBERRY LANE

WICKORY TRAIL



New Proposed

N or F
Athens Boat Club

VARIANCE

Back - 15' is

Front 1 25'

Front 2 38'



SCALE: 1" = 20'

... of parcels of land and does
... any changes to any real
... information of the documents, maps,
... the parcel or parcels are stated
THIS PLAT DOES NOT IMPLY APPROVAL
AVAILABILITY OF PERMITS,
TIONS OR REQUIREMENTS, OR
OF THE LAND.
... that this plat
... surveys in
... Board of
... set

2023

LEGEND

- Open Top Pin Found
- Crimp Top Pin Found
- Top Pin Set
- Crimp Rebar Found
- Rebar Set
- Building Line
- Utility Pole
- Now or Formerly Fence
- Overhead Wire
- Not to Scale
- Calculated Point

OTPF

CTPF

CTPS

RBF

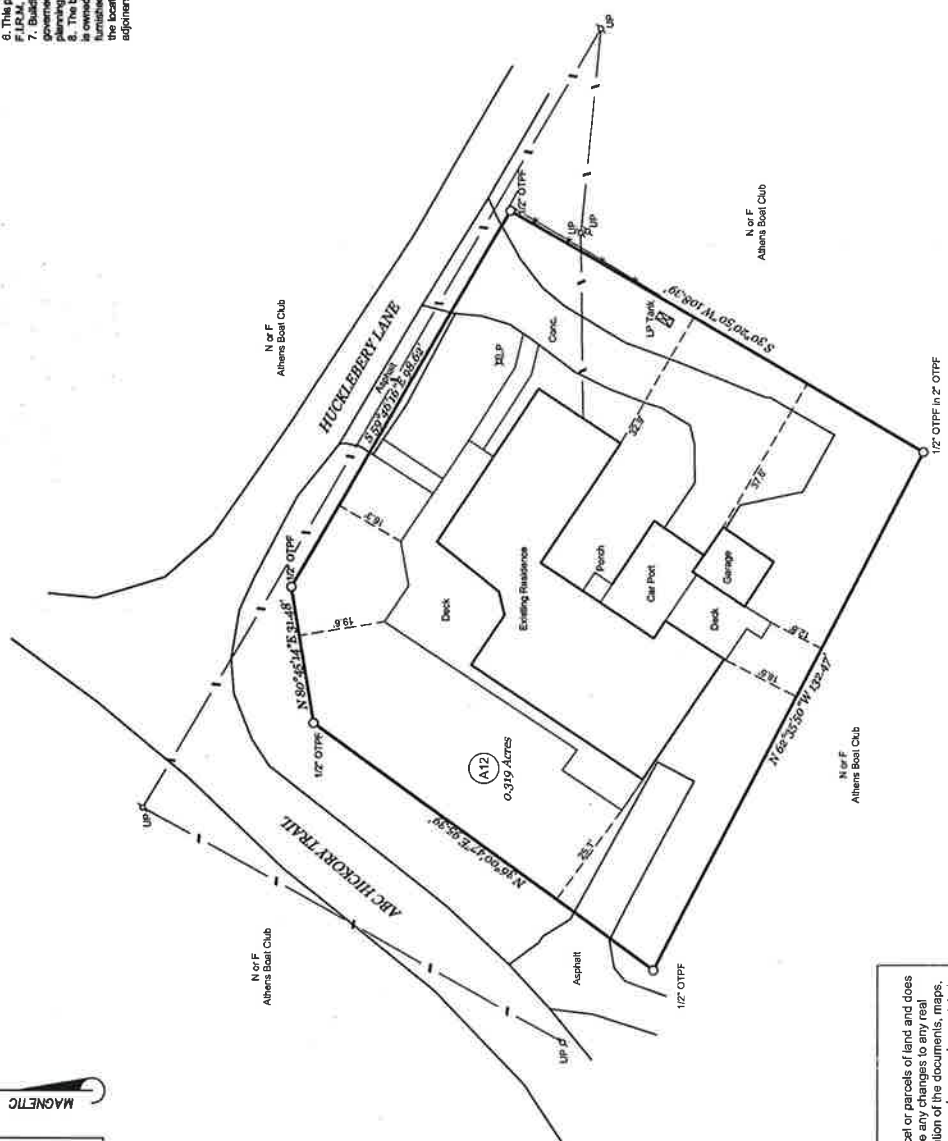
RBS

B/L

UP

N or F

- NOTES:
1. Field Data: Closure Precision - 1/10,047; Angular Error - 32" NETA; Bearings are based on the Connecticut State Plane, NAD 83, Zone 18T, and were balanced using the Compass Rule.
 2. Bearings are based on Magnetic North.
 3. Plot Precision: 1/124,988.
 4. The public records referenced herein reflect only those records necessary to establish the boundaries herein, and reference to the same does not and is not intended to constitute a title search or title opinion.
 5. This property is not located in a Flood Hazard Area as indicated on F.I.R.M. No. 13085C0250C, dated 04-04-2018.
 6. Building setbacks and buffers may not be shown herein. They are governed by the local jurisdiction and should be confirmed prior to land development.
 7. The boundary lines shown herein are lease lines. The total property is owned by Athens Boat Club. The description of this lease line was furnished to the firm by the site builder. This survey does not certify the location of this leased property nor was the lease legal for the adjoining property.



LEGEND

OTPF	Open Top Pin Found
OTPF	Closed Top Pin Found
CTPS	Close Top Pin Set
RFB	Rebar Found
UP	Utility Pole
N or F	Now or Formerly
—	Overhead Wire
—	Not to Scale
△	Calculated Point



SURVEYOR'S CERTIFICATE:
 I, the undersigned, being a duly licensed and qualified land surveyor, have surveyed the above described parcel or parcels of land and does not subscribe to any of the provisions of the Georgia Surveying Act, Chapter 20 of the Official Code of Georgia Annotated, relating to the recording of property boundaries. The recording information of this plat, maps, plans, or other instruments which created the parcel or parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND.
 Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Neil A. McWhorter
 Neil A. McWhorter, GA RLS # 2844
 K.E.O., Inc. Certificate of Authorization Number LSF000275
 Date: 06-06-2022



Survey of Leased Property of Athens Boat Club, Lot A12, file:
GAY ZISKA
 Land Lot 394, 13th Dist., 1st Sect.
 Dawson County, Georgia
 06-06-2022

McWhorter & Anderson
 LAND SURVEYING & CIVIL ENGINEERING
 416 Pirkle Ferry Road
 Building H, Unit 300
 Cumming, GA 30040
 (770) 889-9430
 www.mga-se.com
 © K.E.O., Inc. 2022
 FILE: 12124.39HUCK

Statement of Hardship.

This home has been on this lot for a long time. It was built back before Dawson County had the zoning restrictions. It is in Athens Boat Club which is a Leased property which was formed before the zoning of VCR. Because it is a leased property there were not lot lines recorded and lots were marked by an acting board member at the time. This was done by driving a pin in the ground and measuring with a tape. At the time they did not go by any zoning restrictions, as there were none. This puts a hardship on the owners currently, so to help bring them up to the current zoning requirements the only option they have is to ask for variances in the requirements. They are doing surveys by a certified surveyor and having it recorded so that they county and Athens Boat Club will have a record of the property. This has been a great help to clear up each lot and to give everyone a chance to improve their property. This homeowner is asking to be able to add a garage in the already existing driveway to protect their automobiles.

29

Existing On-site Sewage Management System Performance Evaluation Report Form

Applicant: <u>JAMES CALLAS</u>		Reason for Existing Sewage System Evaluation: (1) Loan Closing for Home Sale (2) Refinance <input checked="" type="radio"/> (3) Home Addition (Non-bedroom) Type: <u>Garage</u> (4) Swimming Pool Construction (5) Structure Addition to Property Type: _____ (6) Mobile Home Relocation	
Property/System Address: <u>39 HUCKLEBERRY LN DAWSONVILLE, GA 30534</u>			
Subdivision Name: <u>ATHENS BOAT CLUB</u>	Lot: _____		Block: _____
Existing System Information: Water Supply (circle)			Number of Bedrooms/GPD: _____
<input checked="" type="radio"/> (1) Public <input type="radio"/> (2) Private Well <input type="radio"/> (3) Community			Garbage Grinder: (circle) <input type="radio"/> (1) Yes <input checked="" type="radio"/> (2) No

*** One of Section A, B, or C should be Completed ***

SECTION A - System on Record

(1) Yes (2) No	Existing On-site Sewage Management System inspection records indicate that all components of the system were properly constructed and installed at the time of the original inspection.	Comments: Verify this data to be correct at the time of the evaluation. This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by malfunction.
(1) Yes (2) No	A copy of the original On-site Sewage Management System Inspection Report is attached.	
(1) Yes (2) No	Maintenance records indicate that the system has been pumped out or serviced within the last five (5) years or the system was installed within that time frame.	
(1) Yes (2) No	A site evaluation of the system on this date revealed no evidence of system failure or of conditions which would adversely affect the functioning of the system.	
Evaluating Environmentalist		Title: _____ Date: _____

SECTION B - System Not on Record

<input checked="" type="radio"/> Yes	No inspection records are on file showing the On-site Sewage Management System was inspected and approved at the time of the installation	Comments: The proposed garage must stay a minimum of 5' from the existing drainfield. There is reserve area located at the uppermost part of the lot. See sketch on the back of this page.
(1) Yes (2) No	The septic tank was uncovered at the time of the evaluation and it appears to meet the required design, construction and installation criteria.	
(1) Yes (2) No	Documentation from a Georgia Certified Installer has been provided as to the condition of the septic tank and its respective components, certifying its design, construction, and installation criteria. A copy is attached.	
(1) Yes (2) No	Maintenance records indicate that the system has been pumped out or serviced within the last five (5) years or the system was installed within that time frame.	
<input checked="" type="radio"/> Yes (2) No	A site evaluation of the system on this date revealed no evidence of system failure or of conditions which would adversely affect the functioning of the system; however, appropriateness of the sizing and installation cannot be verified since no initial inspection records exist.	
Evaluating Environmentalist		Title: _____ Date: _____ <u>Henry W. L. [Signature]</u> Environmental Health Specialist IV 28-Apr-22

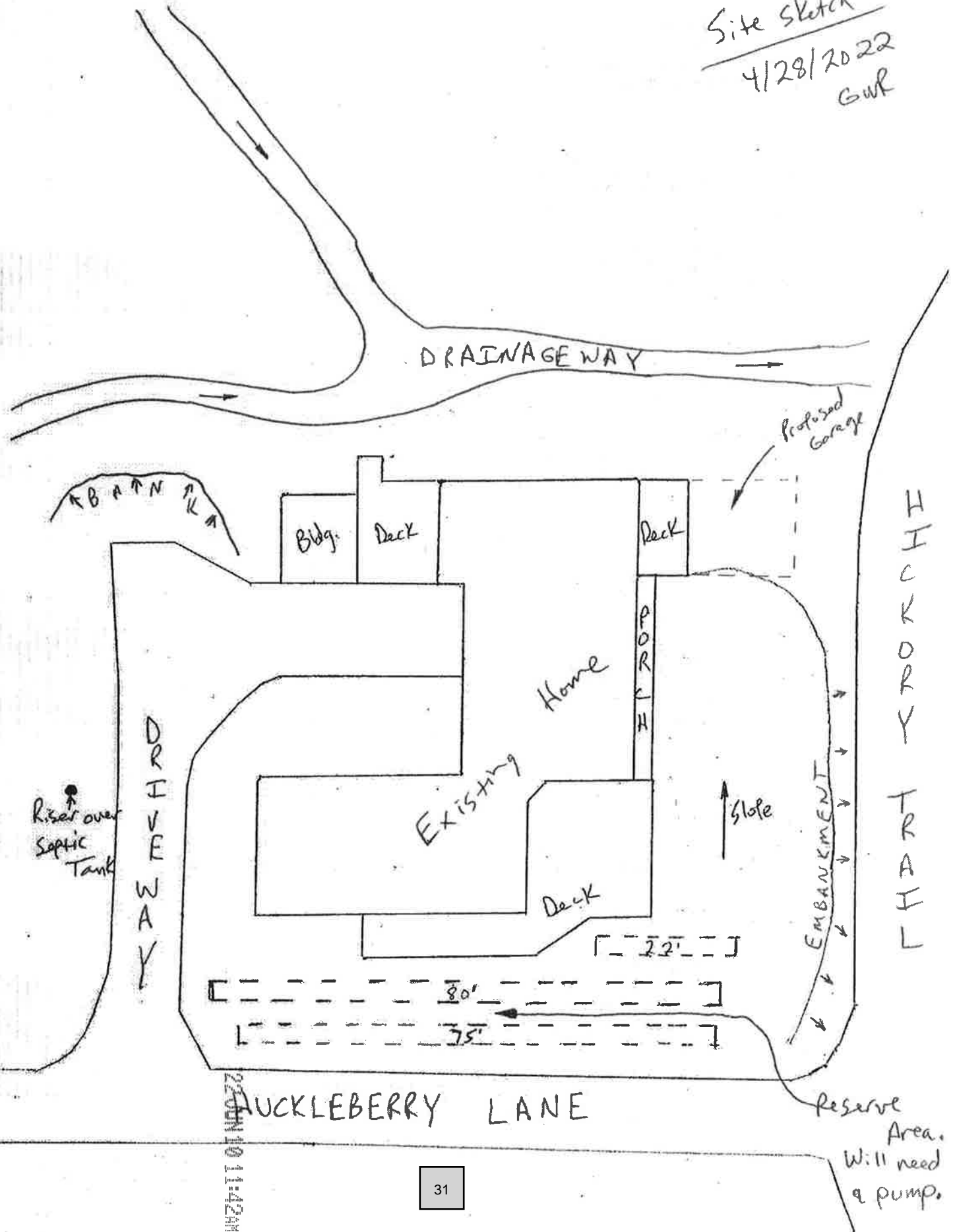
SECTION C - System Not Approved

(1) Yes (2) No	The On-site Sewage Management System was disapproved at the time of the initial and is thus not considered an approved system.	Comments: Verify this data to be correct at the time of the evaluation. This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by malfunction.
(1) Yes (2) No	Evaluation of the system revealed evidence of system failure or malfunction, and will therefore require corrective action in order to obtain approval of the system.	
(1) Yes (2) No	Evaluation of the system revealed conditions which would adversely affect the proper functioning of the system, and will therefore require corrective action in order to obtain approval of the system.	
Evaluating Environmentalist		Title: _____ Date: _____

SECTION D - Addition to Property or Relocation of Home (section completed in conjunction with A, B, or C above)

<input checked="" type="radio"/> Yes (2) No	An existing On-site Sewage Management System is located on the property listed above and has been evaluated in accordance with Section A or B above.	Comments: See comments in Section B. No bedroom addition.	
<input checked="" type="radio"/> Yes (2) No	A site evaluation on this date as well as the provided information indicate that the proposed construction to home or property or that the proposed relocation of the home should not adversely affect the proper functioning of the existing system provided that no additional sewage load is added to the system for the listed size home adjacent.	Number of Bedrooms/GPD: <u>2</u>	Garbage Grinder: (circle) <input type="radio"/> (1) Yes <input checked="" type="radio"/> (2) No
Evaluating Environmentalist		Title: _____ Date: _____ <u>Henry W. L. [Signature]</u> Environmental Health Specialist IV 28-Apr-22	

Site sketch
4/28/2022
GWR



222M101142M

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	Transaction Balance
16257 Year-Bill No 2021 - 15833	L17 171 / 001 LL 394 LD 13-1 FMV: \$231,360.00	2,093.81	0.00 Fees 0.00	0.00	2,093.81	2,093.81	0.00
						Paid Date 11/10/2021 09:18:44	Current Due 0.00
Transactions:	16257 - 16258 Totals	2,093.81	0.00	0.00	2,093.81	2,093.81	0.00

Paid By :

ZISKA GAY L

ZISKA GAY L
 39 HUCKLEBERRY LANE
 DAWSONVILLE, GA 30534

Cash Amt: 0.00
 Check Amt: 0.00
 Charge Amt: 0.00
 Change Amt: 0.00
 Refund Amt: 0.00
 Overpay Amt: 0.00

Check No
 Charge Acct

11/10/2021 09:18:44



VR 22-16

Planning Commission Hearing July 19, 2022

Proposal: The applicant is requesting a variance to the Dawson County Land Use Resolution front and side setbacks in a VCR (Vacation Cottage Restricted) by constructing a car port 1’ off of the front setback and bringing the existing primary residence into zoning compliance.

Applicant	James Callas obo Kenneth Ruffner
The development standards and requirements to be varied from	Dawson County Land Use Resolution
Alternative standards and requirements proposed	N/A
Proposed Use	Construction of a carport and home addition
Zoning	VCR
Acreage	.21
Location	Athens Boat Club: 107 Sunset Trail
Commercial Square footage	0
Road Classification	Public
Tax Parcel	L17 061
Commission District	3

Direction	Zoning	Existing Use
North	VCR	Single Family Residence
South	VCR	Single Family Residence

East	VCR	Single Family Residence
West	VCR	Single Family Residence

A variance should be granted only after evidence is presented and accepted that enforcement of all of the required standards on the property in question would render the property useless.

Reasonable conditions may be imposed in connection with a variance as deemed necessary to protect the best interests of the surrounding property or neighborhood, and otherwise secure the purpose and requirements of this article. Guarantees and evidence may be required that such conditions will be and are being complied with.

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

County Agency Comments:

Environmental Health Department: No comments returned as of 7.13.22

Emergency Services: “No comments necessary for this request.”

Etowah Water & Sewer Authority: No comments returned as of 7.13.22

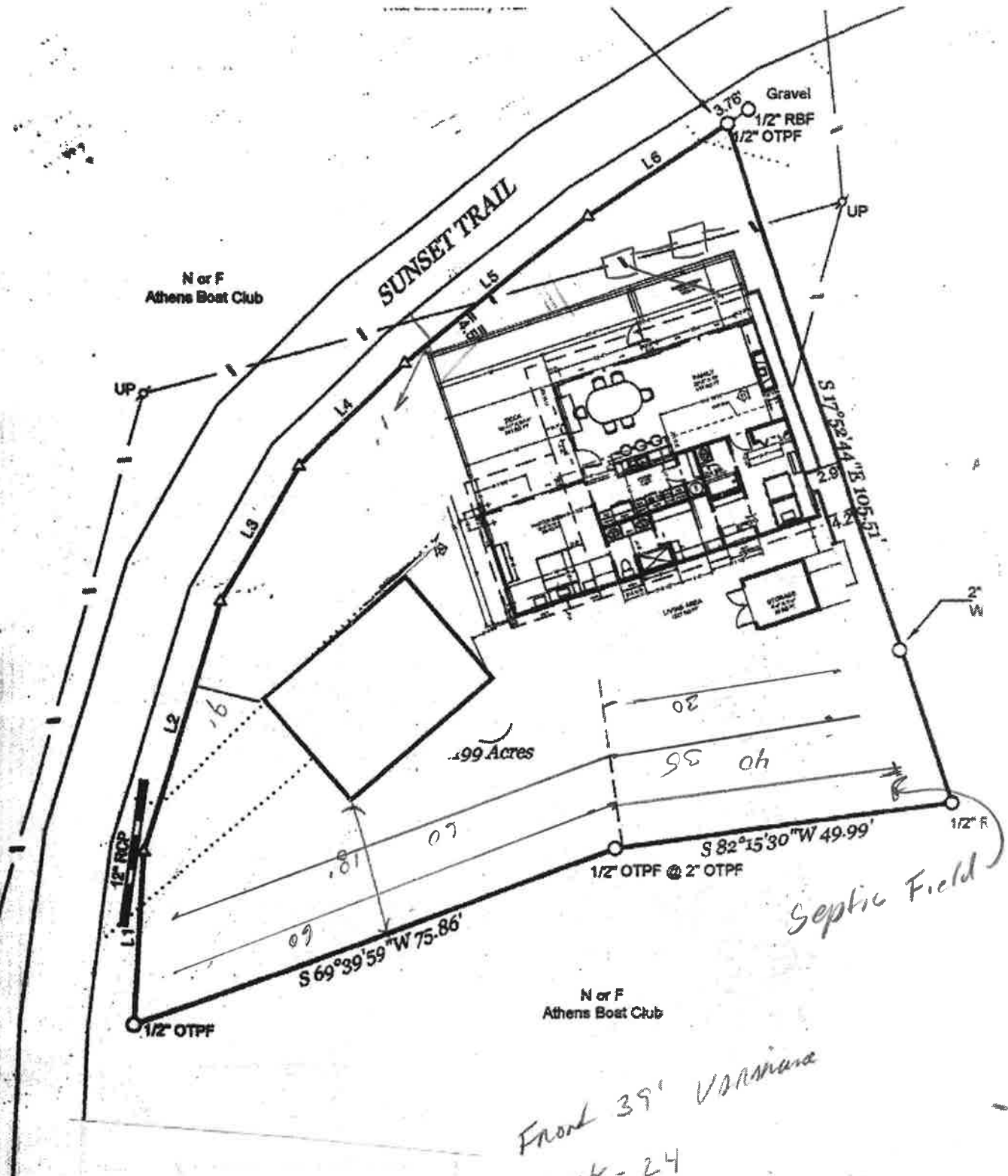
Planning and Development: The primary structure was constructed in 1954 prior to any zoning regulations being adopted by the County. The request for variances within this legacy lake community now numbers over 25 and is not at all uncommon when any type of improvements is made to existing structures or any new structure is constructed. The addition to the structure would be consistent with area residences.

Public Works Department: No comments necessary.

Criteria for granting variances.

THE PLANNING COMMISSION SHALL MAKE ITS RECOMMENDATIONS BASED ON ALL FOUR EXPRESSLY WRITTEN FINDINGS:

- (1) That a strict or literal interpretation and enforcement of the specified standard or requirement would result in practical difficulty or unnecessary hardship; and
- (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; and
- (3) That 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 the Land Use Chapter of the code.



N or F
Athens Boat Club

SUNSET TRAIL

Gravel
1/2" RBF
1/2" OTPF

S 17° 52' 44" E 105.51'

.99 Acres

S 82° 15' 30" W 49.99'

S 69° 39' 59" W 75.86'

N or F
Athens Boat Club

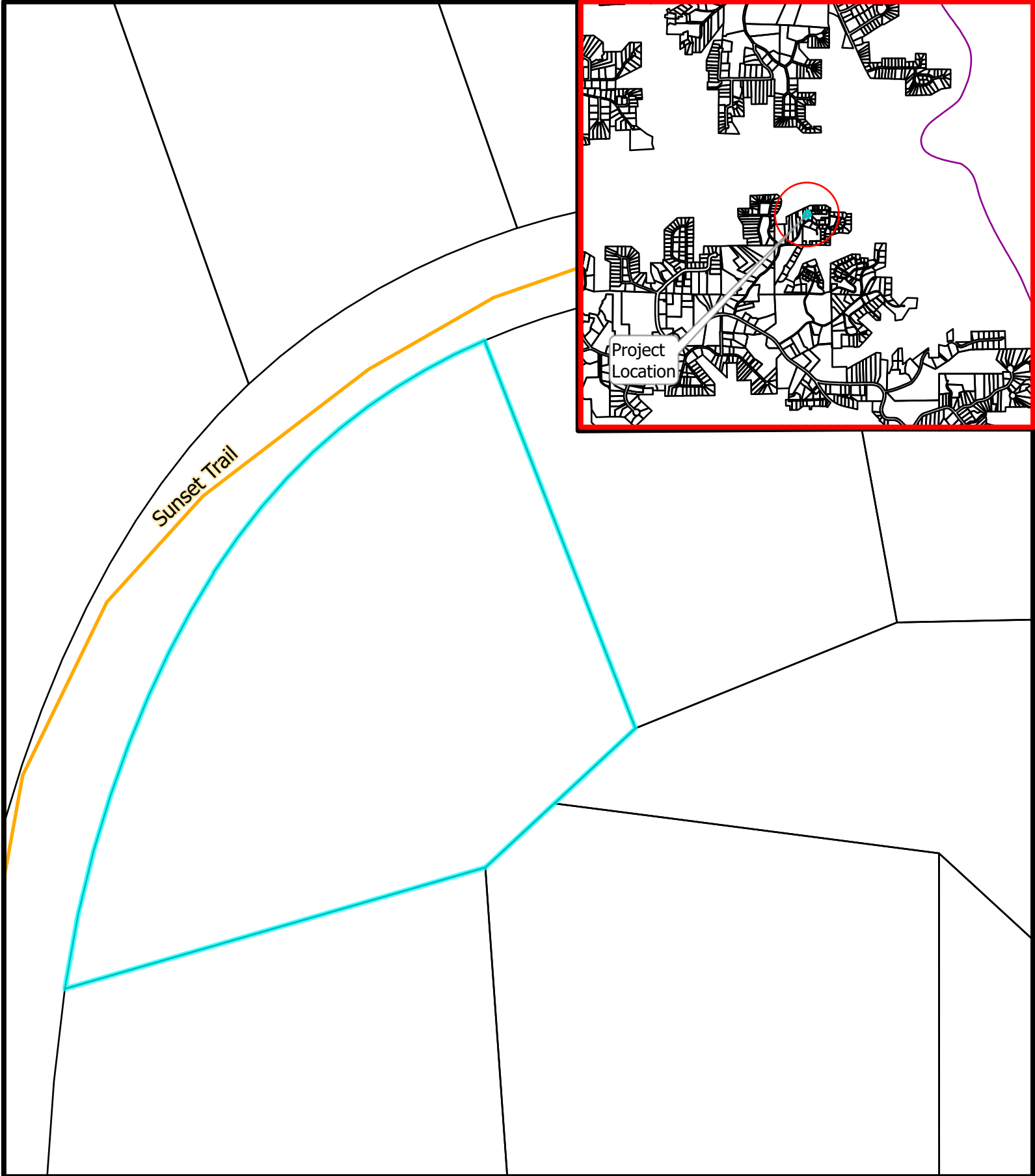
Septic Field

Front 39' variance
Back - 24'
Side 8'



LEGEND
OTPF Open Top Pin Found

2025 JUN 15 10 52 AM '22



DAWSON COUNTY
DISCLAIMS ANY
RESPONSIBILITIES,
LIABILITIES OR
DAMAGES FROM THE USE
OF THIS MAP. THIS MAP
IS ONLY FOR DISPLAY
PURPOSES.



Dawson County
Planning and Development
Staff Report: Exhibit

38

Parcel #: L17-061
Current Zoning: VCR
FLU: RL
Application #: VR 22-16

Aerial View



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N



Scale: 1:1,000

Dawson County

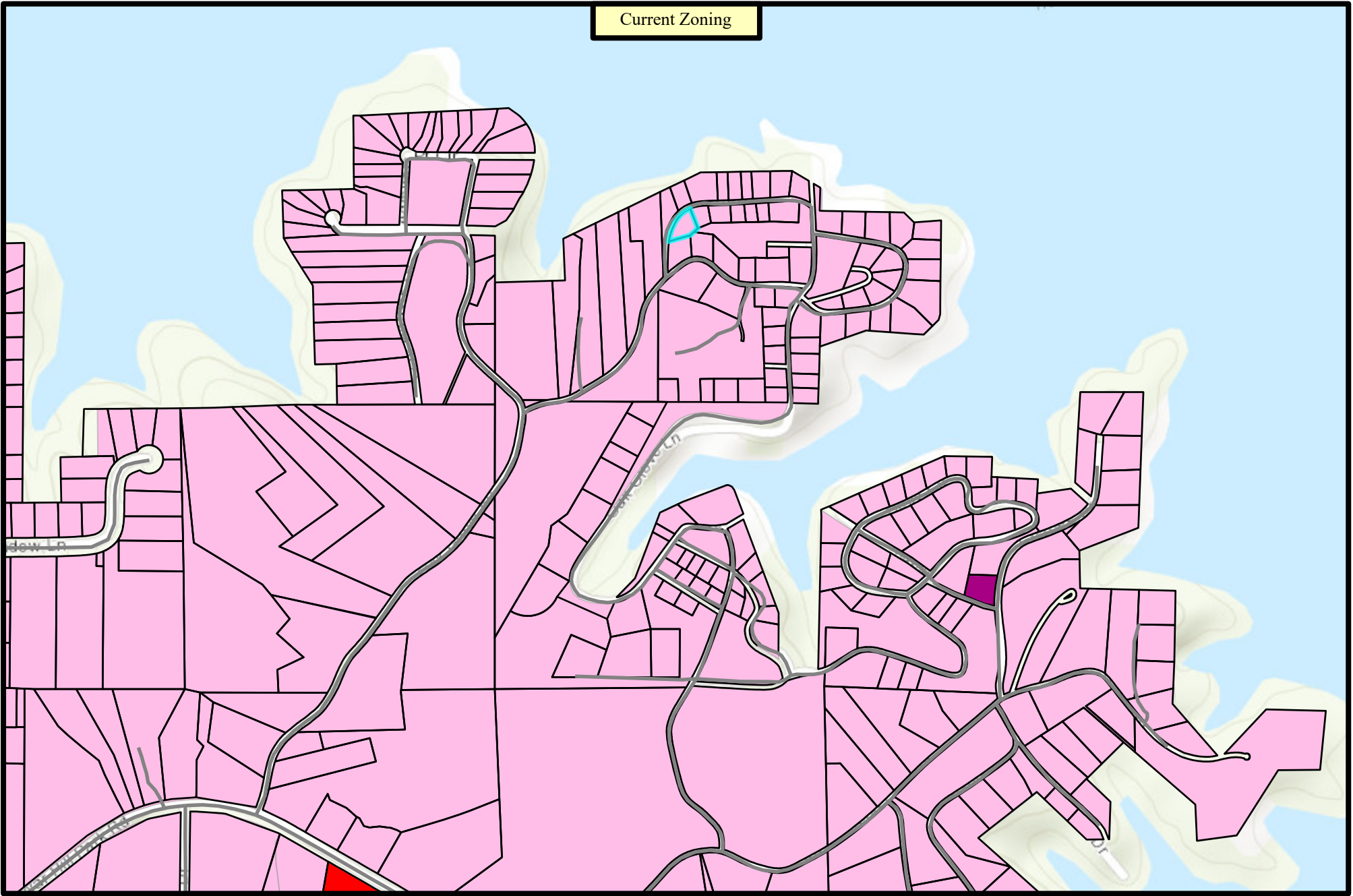
Planning and Development

39

Site Report

Parcel #:L17-061
Current Zoning: VCR
FLU: RL
Application #:VR 22-16

Current Zoning



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N



Scale: 1:7,978

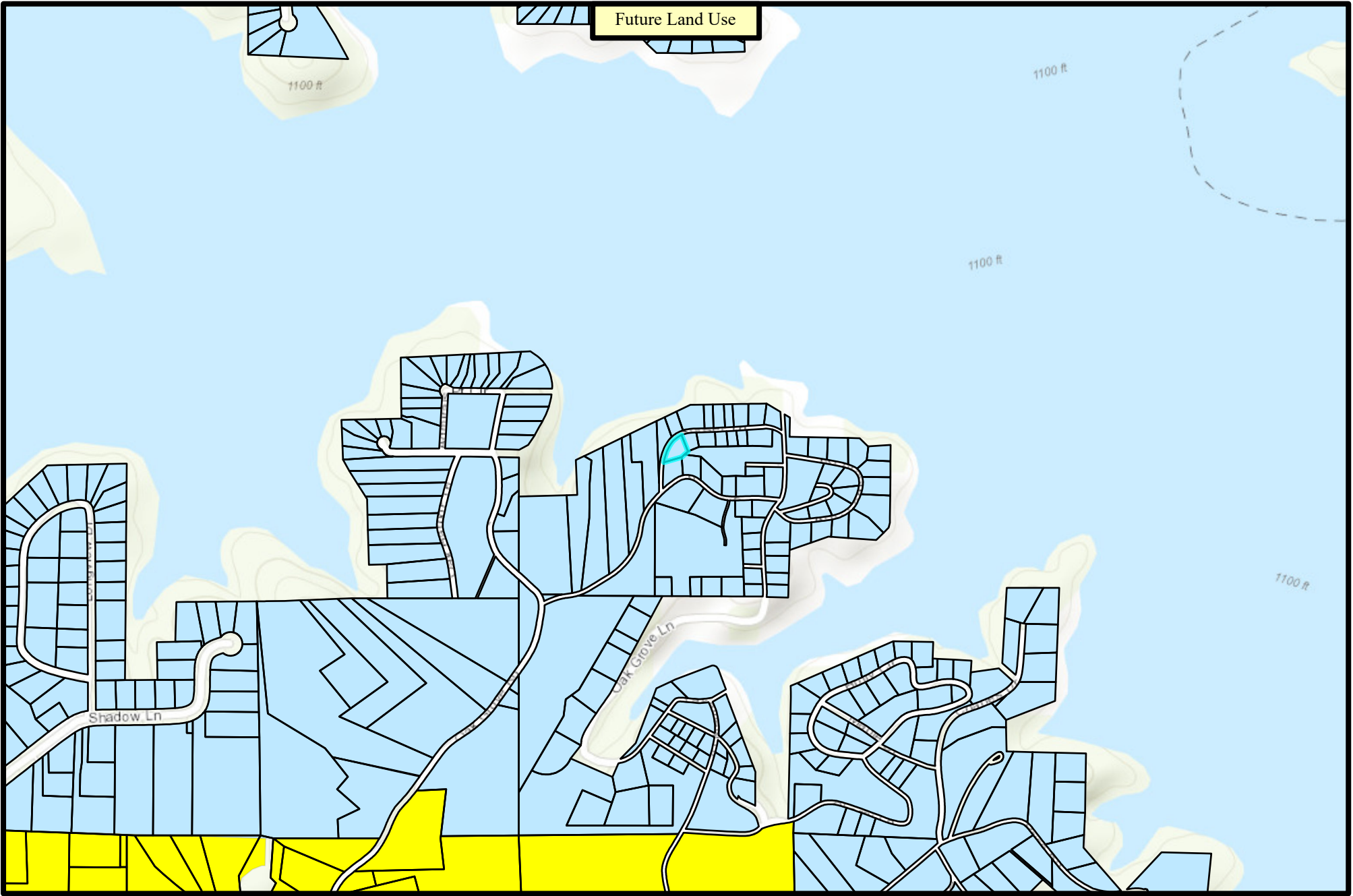
Dawson County

Planning and Development


40


Site Report

Parcel #:L17-061
 Current Zoning: VCR
 FLU: RL
 Application #:VR 22-16

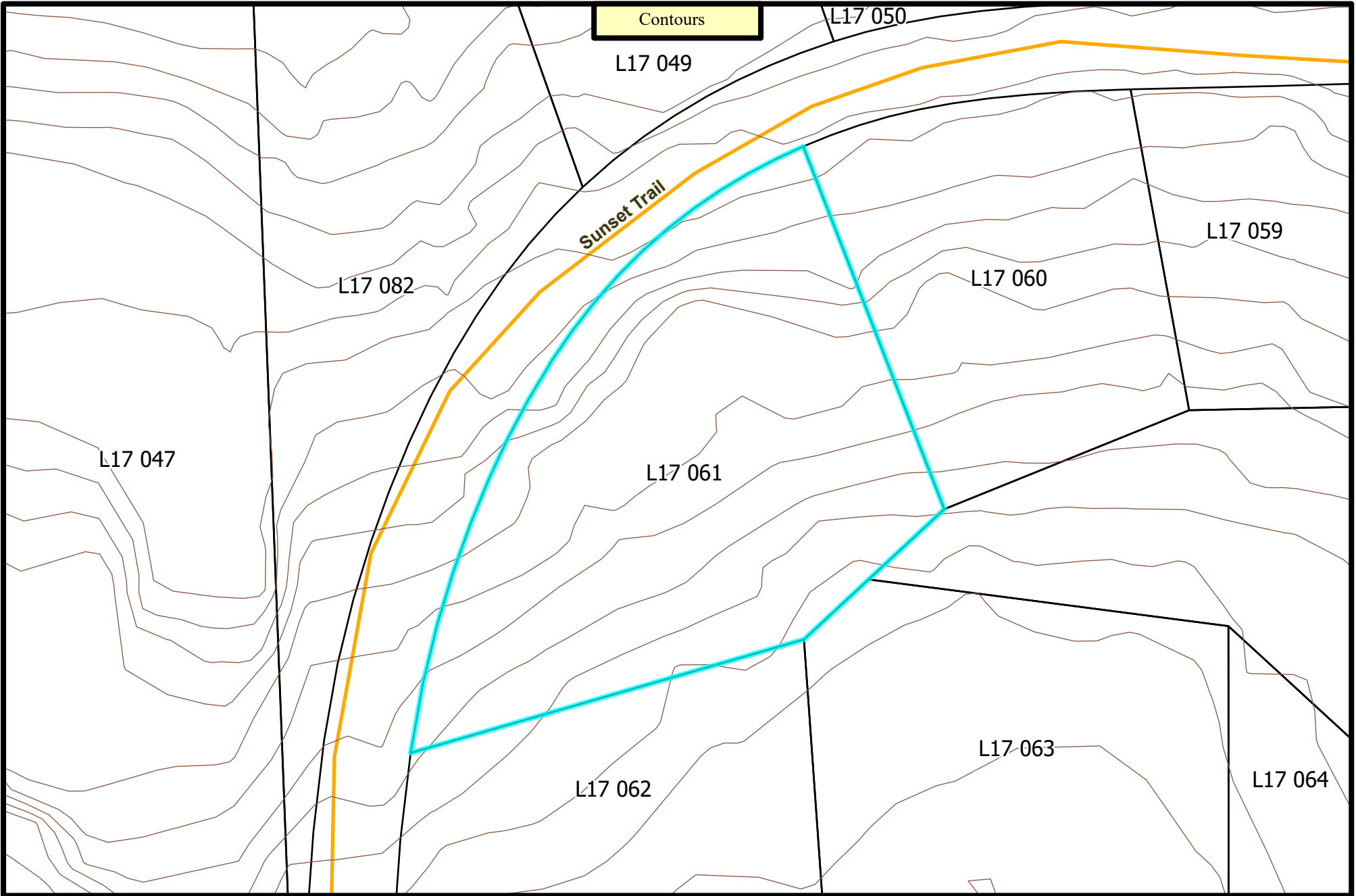


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N

 Scale: 1:9,574

Dawson County
 Planning and Development

 Staff Report

Parcel #: L17-061
 Current Zoning: VCR
 FLU: RL
 Application #: VR 22-16



Contours

L17 049

L17 050

Sunset Trail

L17 059

L17 082

L17 060

L17 047

L17 061

L17-063

L17 062

L17 064



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N



Scale: 1:432

Dawson County

Planning and Development

42

Site Report

Parcel #:L17-061
 Current Zoning: VCR
 FLU: RL
 Application #:VR 22-16



DAWSON COUNTY VARIANCE APPLICATION

25 Justice Way, Dawsonville, Georgia 30534

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: JAMES CAINAS

Address: _____

Contact Email: _____ Telephone # _____

Status: Owner Authorized Agent Lessee

PROPERTY INFORMATION

Street Address of Property:

107 Sunset Trail Dawsonville,

Land Lot(s): 385 District: 13 Section: 1

Subdivision/Lot: Athens boat Club 1

Building Permit #: _____ (if applicable)

REQUESTED ACTION

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

Front Yard setback Side Yard setback Rear Yard setback variance of FRONT 39' feet to allow the structure to: be constructed; remain a distance of 2 Side feet from the property line, or other: FRONT 39' BACK 24'

instead of the required distance of 40 Front + Back 20 feet as required by the regulations.

Home Occupation Variance: _____

Other (explain request): _____

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

NONE

2025



DAWSON COUNTY VARIANCE APPLICATION

25 Justice Way, Dawsonville, Georgia 30534

Variations to standards and requirements of the Regulations, with respect to setbacks, 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:

Homes built before set back & zoning restrictions
Home would have to be removed.

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

most homes in Athens boat club are set
over building lines

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:

This home has been in this location from time of
placement which is over 60 years +/-

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

It would allow homeowner to have a garage/
carport and to remove older trailer and replace
with stick built home, making the neighborhood
a nicer place to live.

Add extra sheets if necessary.

2025 JAN 15 10:30 AM



DAWSON COUNTY VARIANCE APPLICATION

25 Justice Way, Dawsonville, Georgia 30534

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 of any parcel(s) adjoining or adjacent to parcel where variance or zoning is being requested. Please add additional sheets if necessary.

	Name	Address
TMP <u>L-17</u> - <u>060</u>	1. Lance Brady	91 ABC Sunset Trail - see note:
TMP <u>L-17</u> - <u>059</u>	2. Linda Sassen	73 ABC sunset Trail see note:
TMP <u>L-17</u> - <u>050</u>	3. Keith + Linda Kessler	80 ABC sunset trail
TMP <u>L17</u> - <u>049</u>	4. JACK Eckles	100 ABC Sunset Trail - see notes
TMP <u>L17</u> - <u>062</u>	5. owner	By Athens boat club
TMP <u>L17</u> - <u>062</u>	6. Murphy Gerai	102 Sun Rise Drive see notes
TMP <u>L-17</u> - <u>060</u>	7. Kennitt Powalowski	88 Sunrise Dr.
TMP _____ - _____	8.	_____
TMP _____ - _____	9.	_____

Note - Seperate mailing Address

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 the Planning Commission agenda 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.

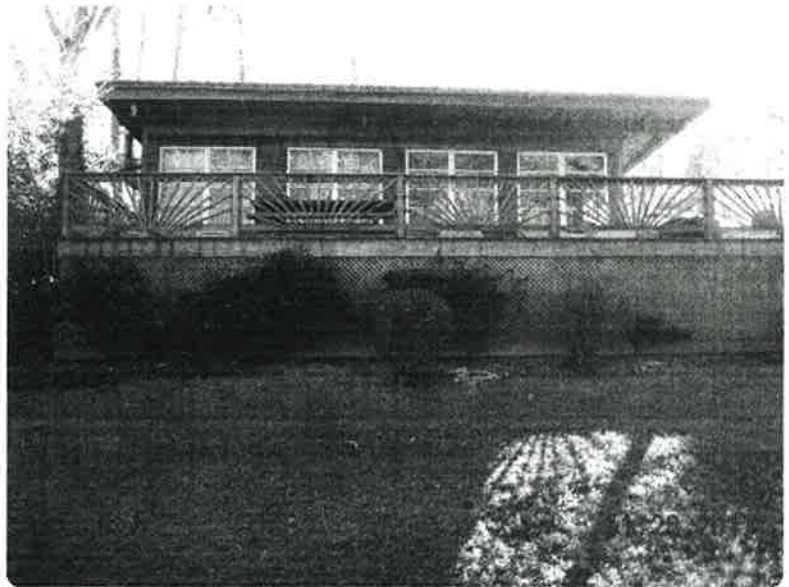
I understand that I have the obligation to present all data necessary and required by statute to enable the Planning Commission and Board of Commissioners to make an informed determination on my request. I may seek the advice of a land use professional if I am not familiar with the zoning and land use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

PLANNING & DEVELOPMENT DEPARTMENT

Subject Property

Summary

Parcel Number L17 061
Location Address 107 SUNSET TRAIL
Legal Description LEASE LL 385 LD 13-1
Class R1-Residential
 (Note: Not to be used on legal documents)
 (Note: This is for tax purposes only. Not to be used for zoning.)
Tax District UNINCORPORATED
 (District 01)
Millage Rate 23.663
Acres 0.21
Neighborhood UL - Lake Lanier - Athens Boat Club (289900)
Homestead Exemption No (S0)
Landlot/District N/A



[View Map](#)

Owner

RUFFNER KENNETH L
 202 PADDOCK PLACE
 DAWSONVILLE, GA 30534

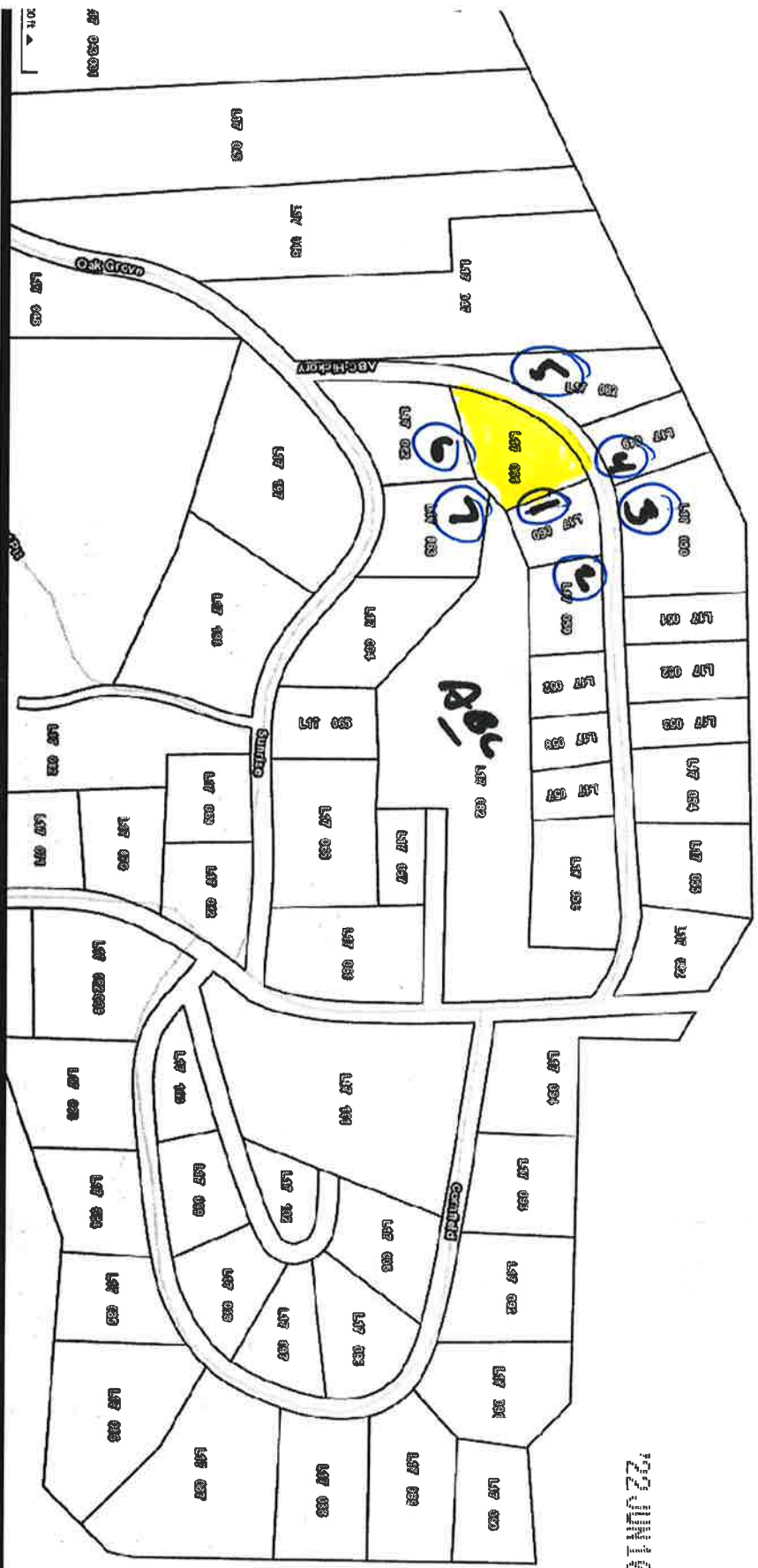
Mobile Homes

Style	Manufacturer	Model	Year Built	Width Length	Serial Number	Condition	Value
Mobile Homes	UNKNOWN	UNKNOWN	1954	8 x 38		Good	\$12,900

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Canopy	1997	8x35 / 280	1	\$1,500
Homesite Imp: 3 Avg	1997	1x0 / 1	1	\$5,000
Dock: Swim/Platform-1 PR	1993	10x20 / 0	0	\$440
Storage Building: Frame	1985	8x12 / 0	1	\$260
Lean-To: No-Slab	1985	6x12 / 0	0	\$50

2025 SEP 22 10 59 AM



22 JUN 2011 11:45 AM

KIM RUTHER

Pl 1

#1

Summary

Parcel Number L17 060
Location Address 91 SUNSET TRAIL
Legal Description LL 385 LD 13-1
 (Note: Not to be used on legal documents)
Class R1-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
Tax District UNINCORPORATED (District 01)
Millage Rate 23.663
Acres 0.13
Neighborhood UL - Lake Lanier - Athens Boat Club (289900)
Homestead Exemption No (S0)
Landlot/District N/A



[View Map](#)

Owner

BRADY LANCE
 589 DEVEON BROOK DR
 WOODSTOCK, GA 30188

Mobile Homes

Style	Manufacturer	Model	Year Built	Width Length	Serial Number	Condition	Value
Mobile Homes	UNKNOWN	UNKNOWN	1960	10 x 50		Good	\$16,700

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Homesite Imp: 3 Avg	1997	1x0 / 1	1	\$5,000
Canopy	1997	10x50 / 0	0	\$2,800

Permits

Permit Date	Permit Number	Type
07/09/2021	16219	ADDITION

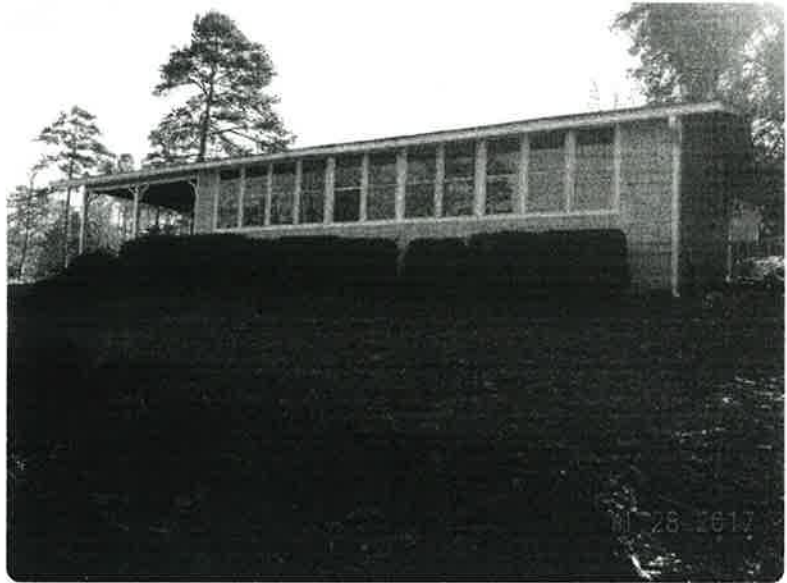
22 JUN 10 1:45 AM

#2

Summary

Parcel Number L17 059
Location 73 SUNSET TRAIL
Address
Legal Description LEASE LL 385 LD 13-1

 (Note: Not to be used on legal documents)
Class R1-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
Tax District UNINCORPORATED (District 01)
Millage Rate 23.663
Acres 0.15
Neighborhood UL - Lake Lanier - Athens Boat Club (289900)
Homestead Exemption No (S0)
Landlot/District N/A



[View Map](#)

Owner

SASSER LINDA
 605 WOODLAND CIR
 DAWSONVILLE, GA 30534

Mobile Homes

Style	Manufacturer	Model	Year Built	Width Length	Serial Number	Condition	Value
Mobile Homes	VINTAGE	HOMEMAKE	1967	12 x 56		Good	\$27,100

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Storage Building: Frame	2017	8x8 / 1	0	\$0
Homesite Imp: 3 Avg	1997	0x0 / 1	1	\$5,000
Canopy	1997	12x54 / 0	1	\$3,600
Paving: Concrete	1983	10x100 / 0	1	\$800

2024-09-14 5:01:45 AM

3

Summary

Parcel Number L17 050
Location 80 SUNSET TRAIL
Address
Legal BLDG LL 385 LD 13-1
Description
 (Note: Not to be used on legal documents)
Class R1-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
Tax District UNINCORPORATED (District 01)
Millage Rate 23.663
Acres 0.34
Neighborhood UL - Lake Lanier - Athens Boat Club (289900)
Homestead Exemption Yes (X24)
Landlot/District N/A



[View Map](#)

Owner

KESSLER KEITH & LINDA
 80 SUNSET TRL
 DAWSONVILLE, GA 30534

Residential Improvement Information

Style One Family (Detached)
Heated Square Feet 1948
Interior Walls Sheetrock
Exterior Walls Cement Fiber/Brick/Stone
Foundation Basement
Attic Square Feet 0
Basement Square Feet 1336 Unfinished
Year Built 2016
Roof Type Architectural Shingles
Flooring Type Carpet/Hrdwd/Tile
Heating Type Central Heat/AC
Number Of Rooms 5
Number Of Bedrooms 2
Number Of Full Bathrooms 2
Number Of Half Bathrooms 0
Number Of Plumbing Extras 4
Value \$316,100
Condition Average
Fireplaces/Appliances Pre-fab 1 sty 1 Box 1
House Address 80 SUNSET TRAIL

Pg 4

4

Summary

Parcel Number L17 049
Location 100 SUNSET TRAIL
Address
Legal LL 385 LD 13-1S
Description
 (Note: Not to be used on legal documents)
Class R1-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
Tax District UNINCORPORATED (District 01)
Millage Rate 23.663
Acres 0.15
Neighborhood UL - Lake Lanier - Athens Boat Club (289900)
Homestead Exemption No (S0)
Landlot/District N/A



[View Map](#)

Owner

ECKLES JACK
ECKLES MICHAEL
218 WALTON ST
MONROE, GA 30655

Mobile Homes

Style	Manufacturer	Model	Year Built	Width Length	Serial Number	Condition	Value
Mobile Homes	ZIMMER	UNKNOWN	1955	8 x 44		Good	\$11,880

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Dock: Swim/Platform-2 FR	2005	14x20 / 0	0	\$1,400
Homesite Imp: 3 Avg	1997	1x0 / 1	1	\$5,000
Storage Building: Frame	1997	0x0 / 1	1	\$0

51

Pg 5

#6

Summary

Parcel Number L17 062
Location 102 SUNRISE DR
Address
Legal Description LL385 LD13 S-1 LS

 (Note: Not to be used on legal documents)
Class R1-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
Tax District UNINCORPORATED (District 01)
Millage Rate 23.663
Acres 0.24
Neighborhood UL - Lake Lanier - Athens Boat Club (289900)
Homestead Exemption No (S0)
Landlot/District N/A



[View Map](#)

Owner

MURPHY GERRI
 600 RIVER COVE RD
 SOCIAL CIRCLE, GA 30279

Mobile Homes

Style	Manufacturer	Model	Year Built	Width Length	Serial Number	Condition	Value
Mobile Homes	UNKNOWN	UNKNOWN	1972	12 x 61		Good	\$27,540

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Homesite Imp: 3 Avg	1997	0x0 / 1	1	\$5,000
Canopy	1997	12x60 / 0	1	\$4,000
Storage Building: Frame	1997	8x12 / 0	1	\$560

Valuation

	2022	2021	2020	2019	2018
Previous Value	\$36,320	\$36,320	\$36,320	\$37,920	\$33,175
Land Value	\$0	\$0	\$0	\$0	\$0
+ Improvement Value	\$27,540	\$27,540	\$27,540	\$27,540	\$29,140
+ Accessory Value	\$9,560	\$8,780	\$8,780	\$8,780	\$8,780
= Current Value	\$37,100	\$36,320	\$36,320	\$36,320	\$37,920

PS 6

7

Summary

Parcel Number L17 063
Location Address 88 SUNRISE DR
Legal Description LL 385 LD 13-S

Class R1-Residential
 (Note: Not to be used on legal documents)
 (Note: This is for tax purposes only. Not to be used for zoning.)
Tax District UNINCORPORATED (District 01)
Millage Rate 23.663
Acres 0.23
Neighborhood UL - Lake Lanier - Athens Boat Club (289900)
Homestead Exemption Yes (S1)
Landlot/District 385 /



[View Map](#)

Owner

POWALOWSKI KENNETH A & JACQUELINE C
 88 SUNRISE DR
 DAWSONVILLE, GA 30534

Residential Improvement Information

Style One Family (Detached)
Heated Square Feet 2632
Interior Walls Sheetrock
Exterior Walls Cement Fiber/Brick/Stone
Foundation Basement
Attic Square Feet 0
Basement Square Feet 2743 - 60% Finished
Year Built 2021
Roof Type Architectural Shingles
Flooring Type Carpet/Hrdwd/Tile
Heating Type Central Heat/AC
Number Of Rooms 0
Number Of Bedrooms 0
Number Of Full Bathrooms 4
Number Of Half Bathrooms 1
Number Of Plumbing Extras 13
Value \$543,600
Condition Average
Fireplaces/Appliances Pre-fab 2 sty 1 Box 1
House Address 88 SUNRISE DR

22 JUN 2023 10:55 AM

PG 7



DAWSON COUNTY VARIANCE APPLICATION

25 Justice Way, Dawsonville, Georgia 30534

I understand that my request will be acted upon at the Planning Commission 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: _____

James Cullas

Date: 6-8-22

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.

THIS SECTION TO BE COMPLETED BY STAFF.

VR 22- _____ Tax Map & Parcel# _____

Zoning: _____ Commission District #: _____

Submittal Date: _____ Time: am/pm Received by: _____ (staff initials)

Fee Paid: _____ Planning Commission Meeting Date: ____/____/2022

22 JUN 15 11 45 AM

Variances

Property Owner Authorization Form

This form must be signed by the owner(s) as listed on the deed of record for the subject property. If there is more than one property owner, additional affidavits must be provided. **Only an owner or an authorized agent may speak on behalf of the variance at the public hearing.**

Owner's Name: KENNETH L. RUFFNER

Mailing Address: 107 SUNSET TRAIL
DAWSONVILLE, GA. 30534

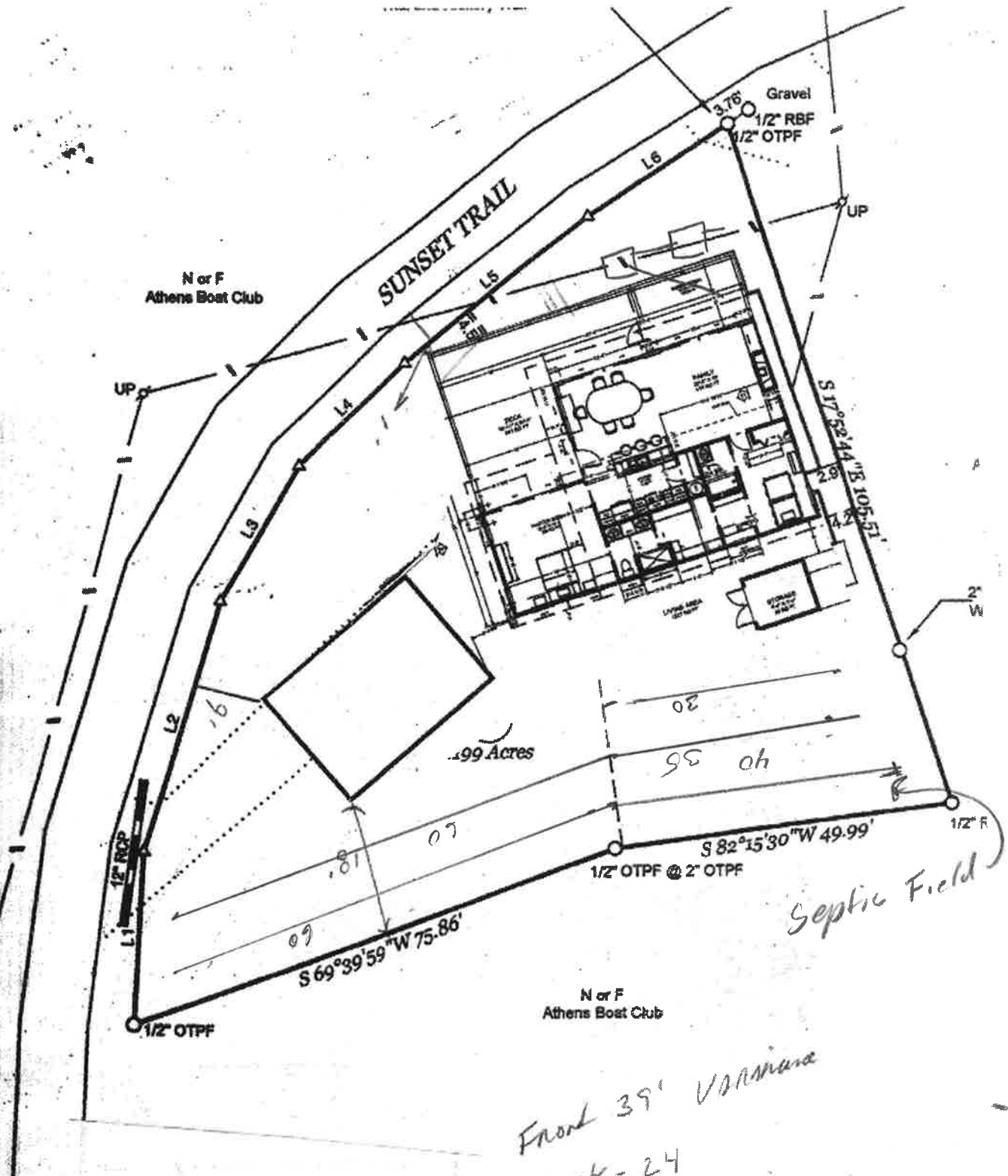
Signature of Owner: *Kenneth L. Ruffner* Date: 6-9-2022

Signature of Notary: *J. G. Giglia* Date: 09 JUNE 2022

Notary
Stamp



22 JUN 10 11:45 AM



N or F
Athens Boat Club

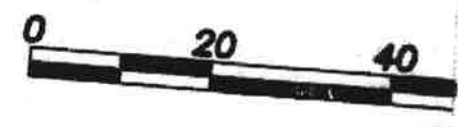
SUNSET TRAIL

.99 Acres

Septic Field

N or F
Athens Boat Club

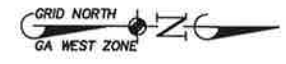
Front 39' variance
Back - 24'
Side 8'



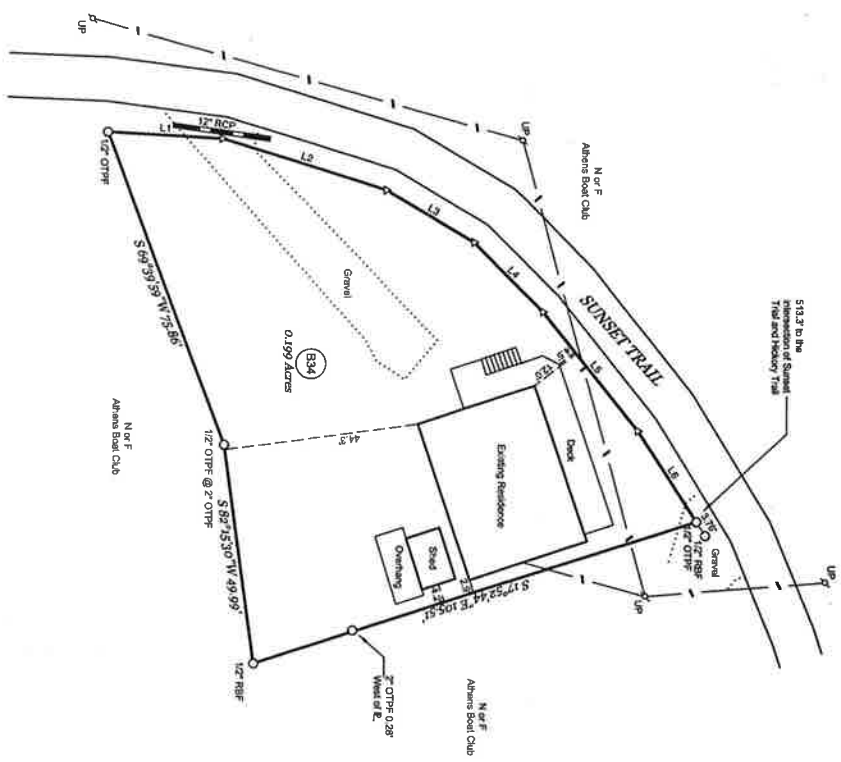
LEGEND	
OTPF	Open Top Pin Found

225 JUN 1952

CLERK OF THE COURT FILING INFORMATION



Course	Bearing	Distance
L1	N 02° 25' 27" E	25.72'
L2	N 17° 03' 07" E	39.09'
L3	N 30° 20' 42" E	23.25'
L4	N 51° 42' 28" E	54.72'
L5	N 58° 56' 44" E	24.53'



SURVEYORS CERTIFICATE.
 As required by subsection (f) of O.C.G.A. Section 15-6-67, this plat has been prepared and approved by the Surveyors and the State Board of Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Neil A. McWhorter
 Neil A. McWhorter, GA RLS # 2644
 K.E.O., Inc. Certificate of Authorization Number: LSF000275
 Date: 06-06-2022



LEGEND

OTPF	Open Top Pin Found
CTPS	Chump Top Pin Found
RSP	Rebar Found
UP	Unknown Point
N or F	North or False
—	Boundary Line
—	Overhead Fence
—	Met to Scale
△	Calculated Point

- NOTES:**
1. Field Data: Closure Precision - 1/35,412; Angular Error - 4.15874.
 2. Bearings are based on Grid North, Georgia West Zone, NAD 83 and were balanced using the Compass Rule.
 3. Bearings are based on Grid North, Georgia West Zone, NAD 83 and established using a Leica CS 14, using SmartNet GPS Network.
 4. Plat Precision: 1/25,117.
 5. The public records referenced herein reflect only those records known to the firm and do not constitute a warranty of the accuracy of the same and are not intended to constitute a title search or title opinion.
 6. This property is not located in a Flood Hazard Area as indicated on F.I.R.M. No. 13065C0259C, dated 04-04-2016.
 7. Building setbacks and markers may not be shown herein. They are planning or construction activities and should be confirmed prior to land clearing or construction activities.
 8. The boundary lines shown herein are lease lines. The total property is owned by Athens Boat Club. The description of this lease line was furnished to the firm by the site builder. This survey does not certify to the location of this leased property nor was the lease legal for the purposes provided.

Survey of Leased Property of Athens Boat Club, Lot 234, 164' x 461'

KENNETH L. RUFFNER
 Land Lot 305, 18th Dist., 1st Sect.
 DeKalb County, Georgia
 06-06-2022

McWhorter & Anderson
 LAND SURVEYING & CIVIL ENGINEERING

416 Pringle Ferry Road
 Building 140, P.O. Box 330
 Columbus, GA 31906
 (770) 889-9430
 www.mwa-a.com
 © K.E.O., Inc. 2022
 File # 12124.107SUN

Statement of Hardship.

This home has been on this lot for a long time. It was built back before Dawson County had the zoning restrictions. It is in Athens Boat Club which is a Leased property which was formed before the zoning of VCR. Because it is a leased property there were not lot lines recorded and lots were marked by an acting board member at the time. This was done by driving a pin in the ground and measuring with a tape. At the time they did not go by any zoning restrictions, as there were none. This puts a hardship on the owners currently, so to help bring them up to the current zoning requirements the only option they have is to ask for variances in the requirements. They are doing surveys by a certified surveyor and having it recorded so that they county and Athens Boat Club will have a record of the property. This has been a great help to clear up each lot and to give everyone a chance to improve their property. This homeowner is asking to be able to add a carport in the already existing driveway to protect their automobiles. They are also wanting to remove part of their home, and rebuild to meet building codes and make it a more livable home.

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

COUNTY: Dawson	SUBMISSION: ATHENS BOAT CLUB	LOT NUMBER: 121-123	BLOCK:
PROPERTY LOCATION (ADDRESS/DIRECTION): 107 SUNSET TRL DAWSONVILLE, GA 30534 Hwy 53 east, cross Hwy 400, left on War Hill Park Road, left on Dogwood Drive, left on Hickory Trail, left on Sunrise Drive, right on Sunset Trail, property on the right.			
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: 06/09/2022	
PROPERTY OWNER'S NAME: Kenneth L. Ruffner	PHONE NUMBER: (678) 617-7265	ALTERNATE PHONE NUMBER:	
PROPERTY OWNER'S ADDRESS: 107 SUNSET TRL DAWSONVILLE, GA 30534			
AUTHORIZED AGENT'S NAME (IF OTHER THAN OWNER): James Callas	PHONE NUMBER: (678) 300-4980	RELATIONSHIP TO OWNER: BUILDER	

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:
3. SEWAGE SYSTEM TO BE PERMITTED: (1) New (2) Repair (3) Addition	7. NO. OF BEDROOMS / GPD: 2	11. RESTRICTIVE SOIL HORIZON DEPTH (INCHES):
4. LOT SIZE (SQUARE FEET / ACRES): 1 9	8. LEVEL OF PLUMBING OUTLET: (1) Ground Level (2) Basement (3) Above ground level	12. SOIL TEST PERFORMED BY:

Section B — Primary / Pretreatment

1. DISPOSAL METHOD: Existing Septic Tank	2. GARBAGE DISPOSAL: (1) Yes (2) No	3. SEPTIC TANK CAPACITY (GALLONS): 750	4. ATU Capacity: 0	5. DOSING TANK CAPACITY (GALLONS): 450	6. GREASE TRAP CAPACITY (GALLONS):
--	---	--	------------------------------	--	------------------------------------

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: 3 9 0	7. NUMBER OF ABSORPTION TRENCHES:
2. ABSORPTION FIELD PRODUCT: Quick 4 High Capacity -16in	5. TOTAL ABSORPTION FIELD LINEAR FEET REQUIRED: 1 3 0	8. SPECIFIED LENGTH OF ABSORPTION TRENCHES:
3. AGGREGATE DEPTH (inches):	6. DEPTH OF ABSORPTION TRENCHES (range in inches): 3 6 — 4 0	9. Distance Between Absorption Trenches:

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.

APPROVING ENVIRONMENTALIST: 	TITLE: Environmental Health Specialist IV	DATE: 06/09/2022	CONSTRUCTION PERMIT NUMBER: OSC04201306
--	---	----------------------------	---

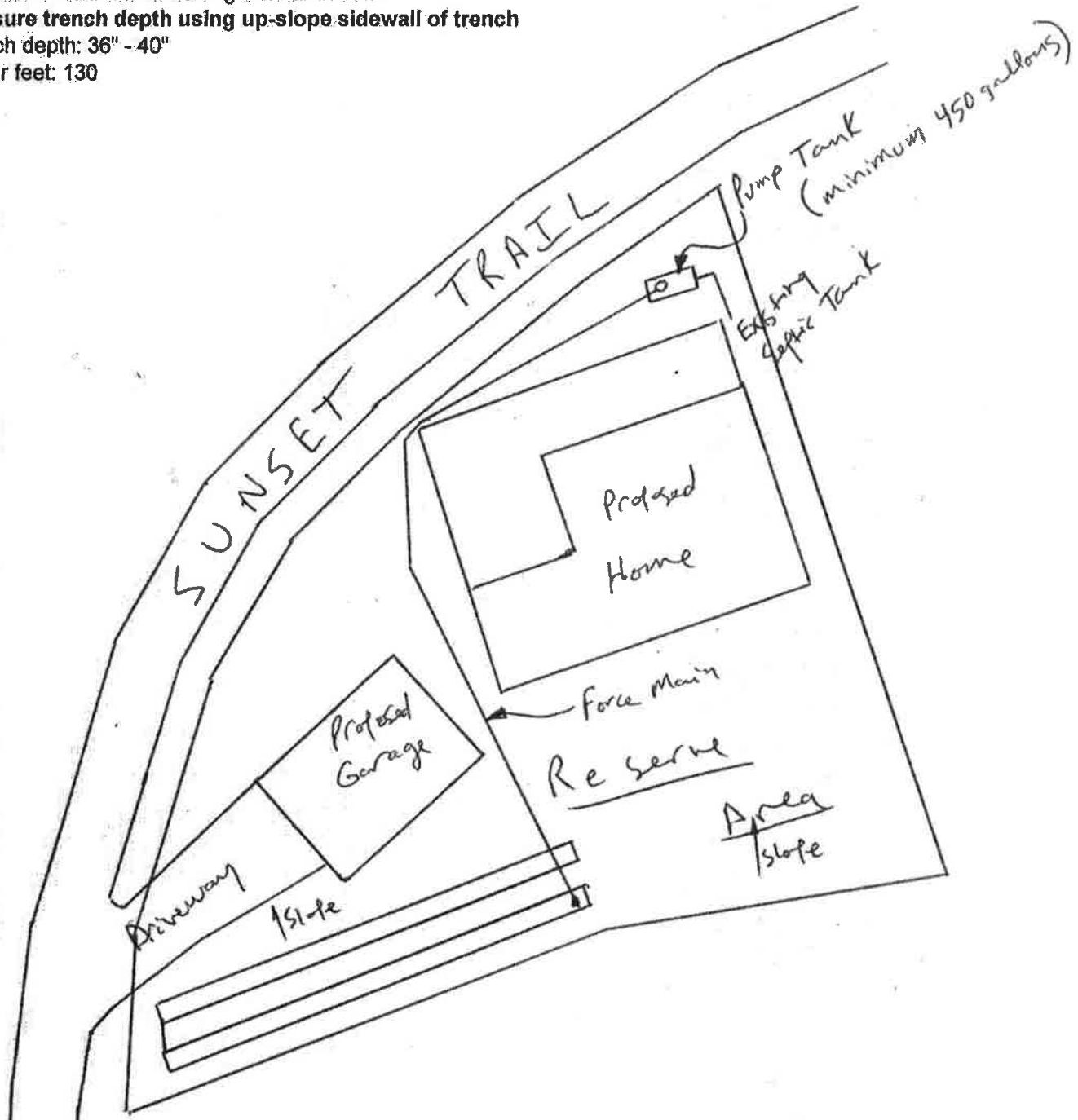
1. SITE APPROVED AS SPECIFIED ABOVE:

(1) Yes (2) No

Notes:

- 7' center to center minimum
- Install drainfield lines following natural contour
- Measure trench depth using up-slope sidewall of trench
- Trench depth: 36" - 40"
- Linear feet: 130

Owner: Ken Ruffner
Permit # OSC04201306



Issued by: George W. "Bill" Ringle *Carl*
Dawson County Environmental Health

Date: June 9, 2022

2022 JUN 10 10 52 AM

According to the Comprehensive Plan and accompanying Future Land Use Plan, the subject property is identified as Rural Residential – 130,680 square feet (3 Acre) the Rural Residential category seeks to preserve the pastoral landscape of the west of the county, limiting the need for public improvements and celebrating the natural landscape that remains both a scenic value to the community and a critical facet of supporting the environment and natural resources. This future land use category corresponds to lands west of the forest greenbelt which runs west of Dawsonville’s proposed developed area. This area currently includes exurban and rural residences, farms, and forests. A three-acre lot size ensures that this area remains rural and very low density residential, so as to prevent the need to extend facilities and services to that area. It is desirable that conservation subdivision principles be followed in this area in order to encourage the set-asides of open space or retention of farm and forest lands.

The only zoning district designated for this land use is Residential Agriculture (RA)

County Agency Comments:

Environmental Health Department: “We do not see the need to perform a site visit for this project.”

Emergency Services: No comments returned as of 7.11.2022.

Etowah Water & Sewer Authority: No comments returned as of 7.11.2022

Public Works Department: “No remarks at this time.”

THE PLANNING COMMISSION SHALL MAKE ITS RECOMMENDATIONS BASED ON THE FOLLOWING CRITERIA:

- (1) The existing uses and classification of nearby property;
- (2) The extent to which property values are diminished by the particular land use classification;
- (3) The extent to which the destruction of property values of the applicant promotes the health, safety, morals, or general welfare of the public;
- (4) The relative gain to the public, as compared to the hardship imposed upon the individual property owner;
- (5) The suitability of the subject property for the proposed land use classification;

(6) 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; and

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

RESTRICTIONS ON PARTICULAR USES.

Kennels require approval as a special use with due consideration given to all relevant data relating to public health, safety and welfare including:

- (1) Noise factors that may impact adjacent residential areas.
- (2) Isolating factors, such as topography or buffers, and
- (3) Noxious odors affecting adjacent properties.

STAFF RECOMMENDED STIPULATIONS FOR CONSIDERATION:

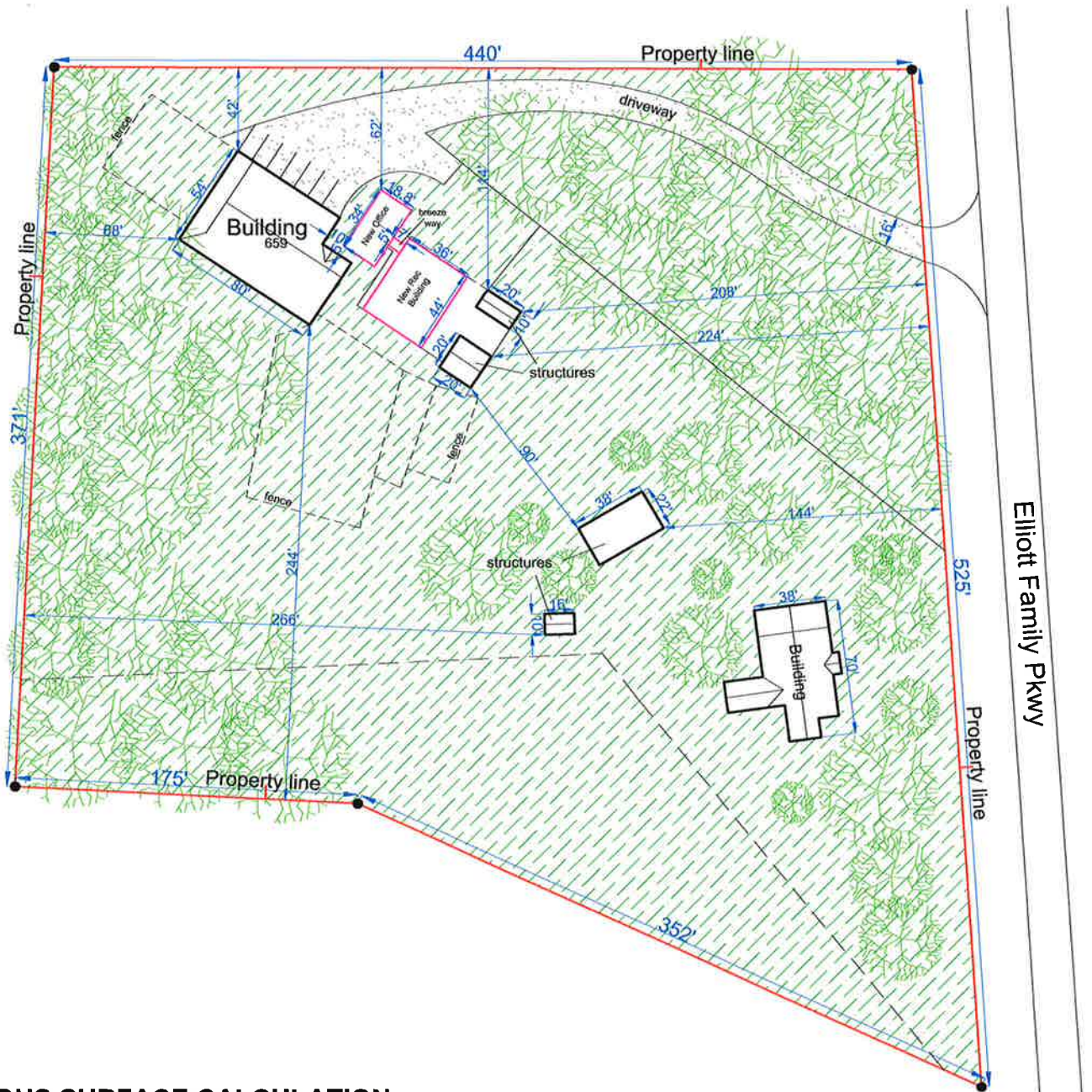
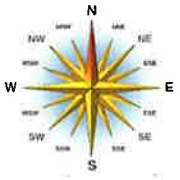
- 1. All animal service and confinement areas shall be in air conditioned.
- 2. The building shall be design and certified sound attenuated.
- 3. The maximum dogs on premise shall be limited to thirty (30)
- 4. There shall be a 150-foot setback from property lines for all new structures.
- 5. Any outdoor areas created for dog activities separate from the facility shall be a minimum of 200 feet from adjacent property boundaries.
- 6. A 10-foot buffer of Evergreen plants shall be established and maintained along Tax Map Parcel 070-049 & 070-005; existing trees shall not be removed to establish the buffer.

Photo of Property:



SITE PLAN

Address: 659 Elliott Family Pkwy
 City, State, ZIP: Dawsonville, GA 30534
 Country: USA
 Scale 1":80'

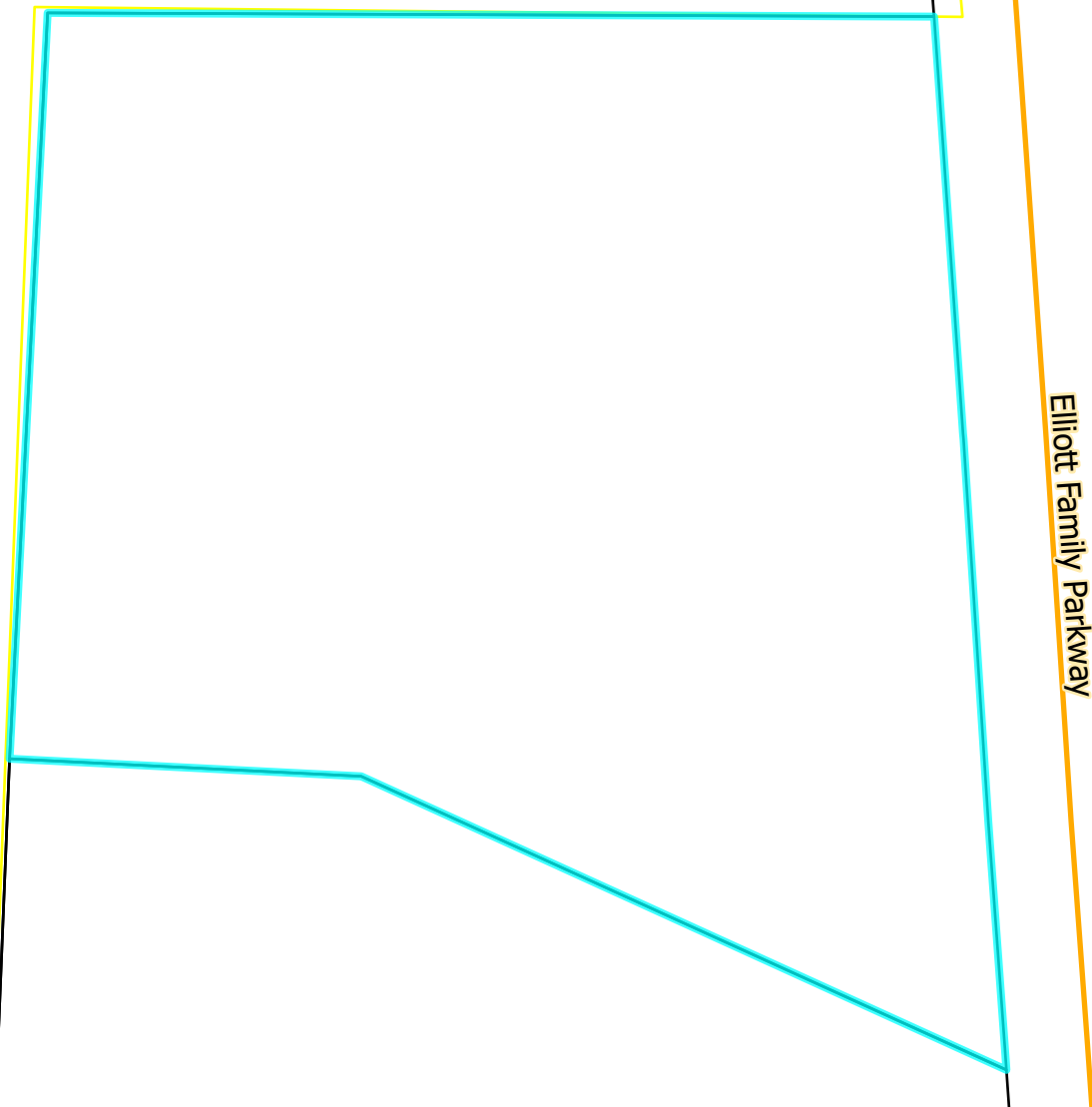
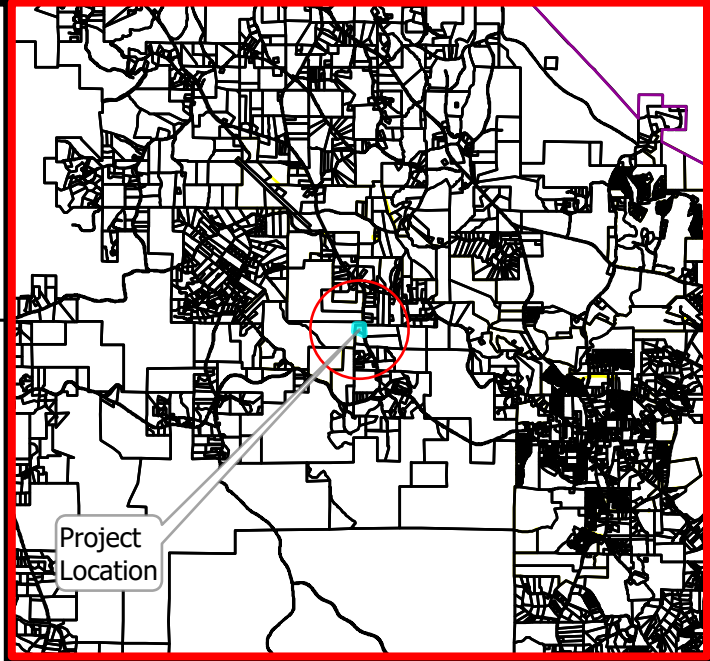


IMPERVIOUS SURFACE CALCULATION

Total Surface - Lot area: 196,985 sq.ft. (4.522 ACRES)
 Total Impervious Surface: 21,174 sq. ft. (0.144 ACRES)

Impervious Surface = $21,174 / 196,985 = 0.10749 = 10.749\%$

22.241 7 4000



DAWSON COUNTY
DISCLAIMS ANY
RESPONSIBILITIES,
LIABILITIES OR
DAMAGES FROM THE USE
OF THIS MAP. THIS MAP
IS ONLY FOR DISPLAY
PURPOSES.



Dawson County
Planning and Development
Staff Report: Exhibit

67

Parcel #: 070-005-001
Current Zoning: RA
FLU: RR
Application #:SU 22-02

Aerial View



Elliott Family Parkway



DAWSON COUNTY DISCLAIMS ANY RESPONSIBILITIES, LIABILITIES OR DAMAGES FROM THE USE OF THIS MAP. THIS MAP IS ONLY FOR DISPLAY PURPOSES.

N



Scale: 1:1,224

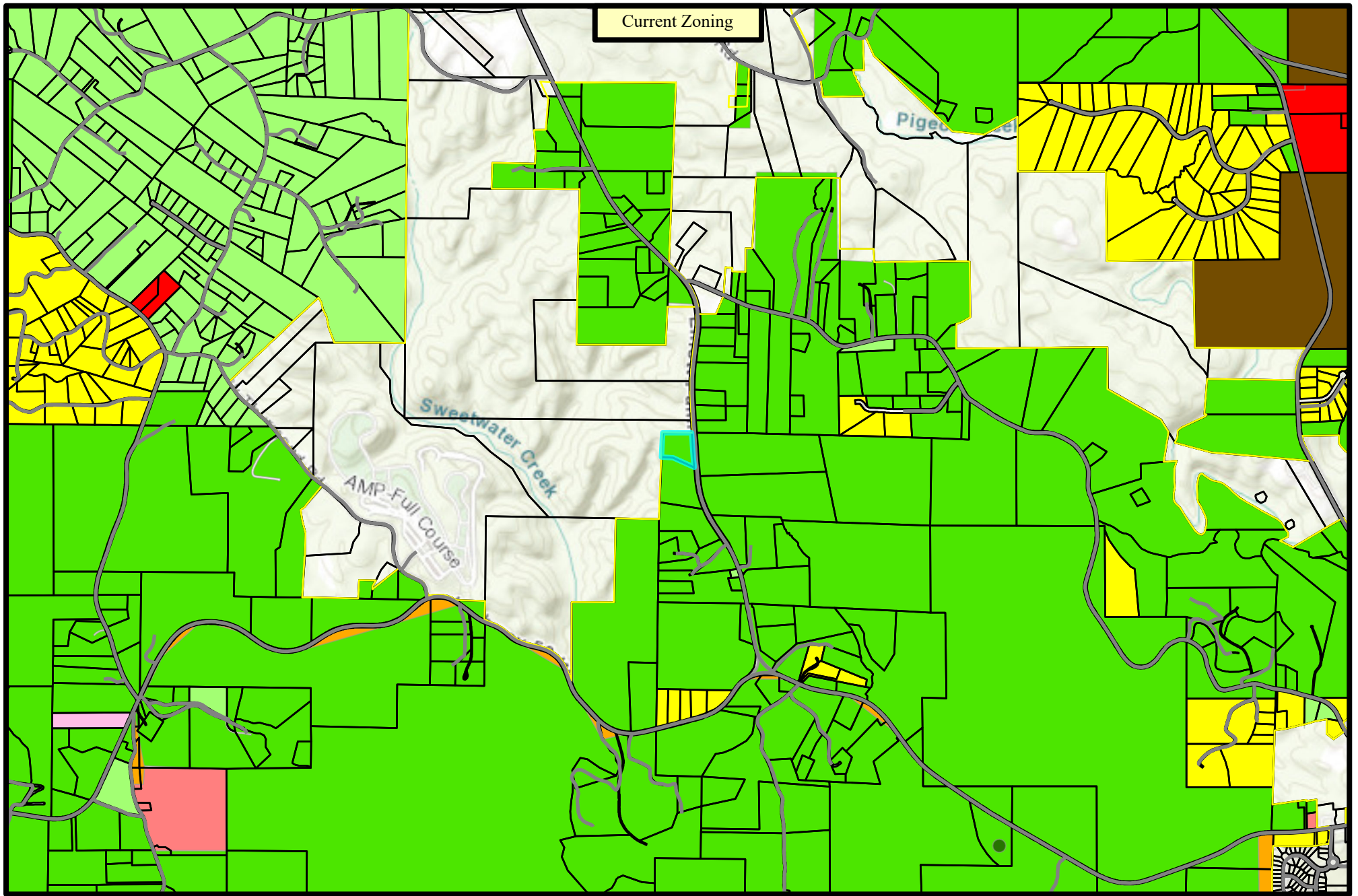
Dawson County

Planning and Development

68

Site Report

Parcel #:070-005-001
Current Zoning: RA
FLU: RR
Application #:SU 22-02



Current Zoning



DAWSON COUNTY DISCLAIMS ANY RESPONSIBILITIES, LIABILITIES OR DAMAGES FROM THE USE OF THIS MAP. THIS MAP IS ONLY FOR DISPLAY PURPOSES.

N



Scale: 1:28,587

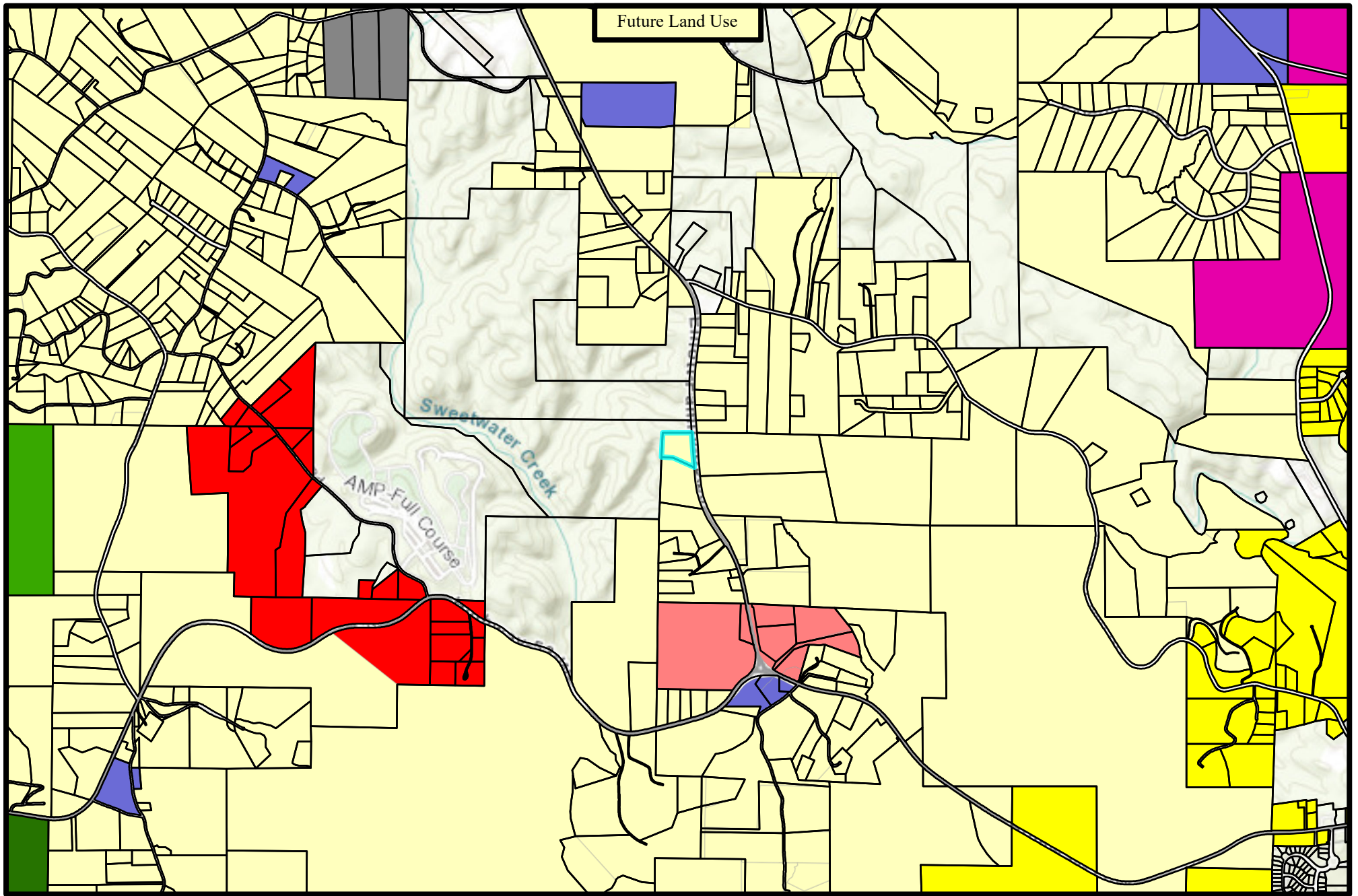
Dawson County

Planning and Development


69


Site Report

Parcel #:070-005-001
 Current Zoning: RA
 FLU: RR
 Application #:SU 22-02

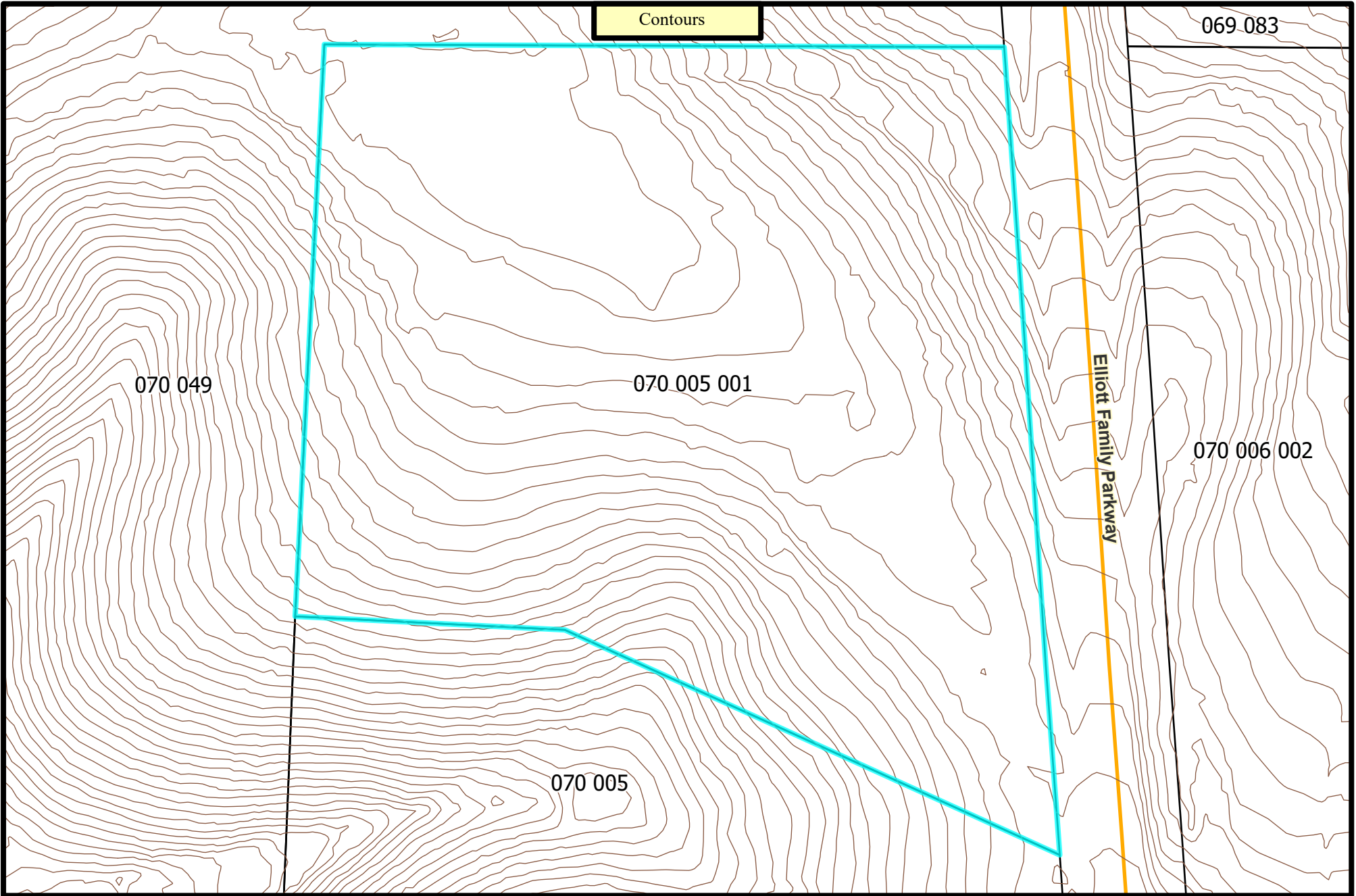


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N

 Scale: 1:28,587

Dawson County
 Planning and Development

 70
 Staff Report

Parcel #:070-005-001
 Current Zoning: RA
 FLU: RR
 Application #:SU 22-02



Contours

069-083

070 049

070 005 001

070 006 002

Elliott Family Parkway

070 005



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N



Scale: 1:1,224

Dawson County

Planning and Development

71

Site Report

Parcel #:070-005-001
 Current Zoning: RA
 FLU: RR
 Application #:SU 22-02

Dawson County
Rezoning Application
(AMENDMENT TO DISTRICT MAP)

FOR STAFF USE ONLY DATE & TIME STAMP

'22 JUN 7 11:02AM

APPLICANT INFORMATION (or Authorized Representative)

If applicant is other than owner, the Property Owner Authorization form must be completed.

Printed Name: Laura Manner

Address: 659 Elliott Family Parkway, Dawsonville GA 30534

Phone (Listed/Unlisted):

Email (Business/Personal):

Status: Owner Authorized Agent Lessee Option to purchase

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: _____

REQUESTED ACTION & DETAILS OF PROPOSED USE

Rezoning to: _____ Special Use Permit for: Expansion of Kennel Facility

Proposed Use: Recreation Bldg. + New Office + 4 private dog rooms

Existing Utilities: ^{well} Water ^{septic LP} 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: 43'4" x 36'4" (Rec Bldg) No. of Parking Spaces: 6 now 5 after build

34'6" x 18'8" (Office 4 spaces)

Property Owner/ Property Information

Name: Laura Manner

Street Address of Property being rezoned: 659 Elliott Family Pkwy

Rezoning from: R-A to: Special Use Total acreage being rezoned: 4 1/2

Directions to Property (if no address):

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

Current Use of Property: Kenel / Residential

Does this proposal reach DRI thresholds? NO If yes, the application will require a transportation study and additional review by the Georgia Mountains Regional Planning Commission. This adds several weeks to the review and processing.

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? North South

SURROUNDING PROPERTY ZONING CLASSIFICATION:

North City Global ID South R/A East R/A West City Global ID

Future Land Use Map Designation: _____

Access to the development will be provided from:

Road Name: _____ Type of Surface: _____

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 or a land use professional 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 6/7/22

Witness 

Date June 7, 2022



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

**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.

75

75

Property Owner Authorization

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

Street Address of Property being rezoned: 659 Elliott Family Pkwy
Dawsonville, GA 30534

TMP#: 070 005 001

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: _____

Signature of applicant or agent: _____ Date: _____

Printed Name of Owner(s): Laura L. Manner

Signature of Owner(s): _____ Date: _____

Mailing address: 659 Elliott Family Pkwy.

City, State, Zip. Dawsonville, GA 30534

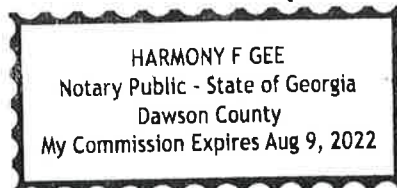
Phone (Listed/Unlisted): _

Sworn and subscribed before me
this 4 day of June, 2020.

Jimmy Lee
Notary Public

My Commission Expires: August 9, 2022

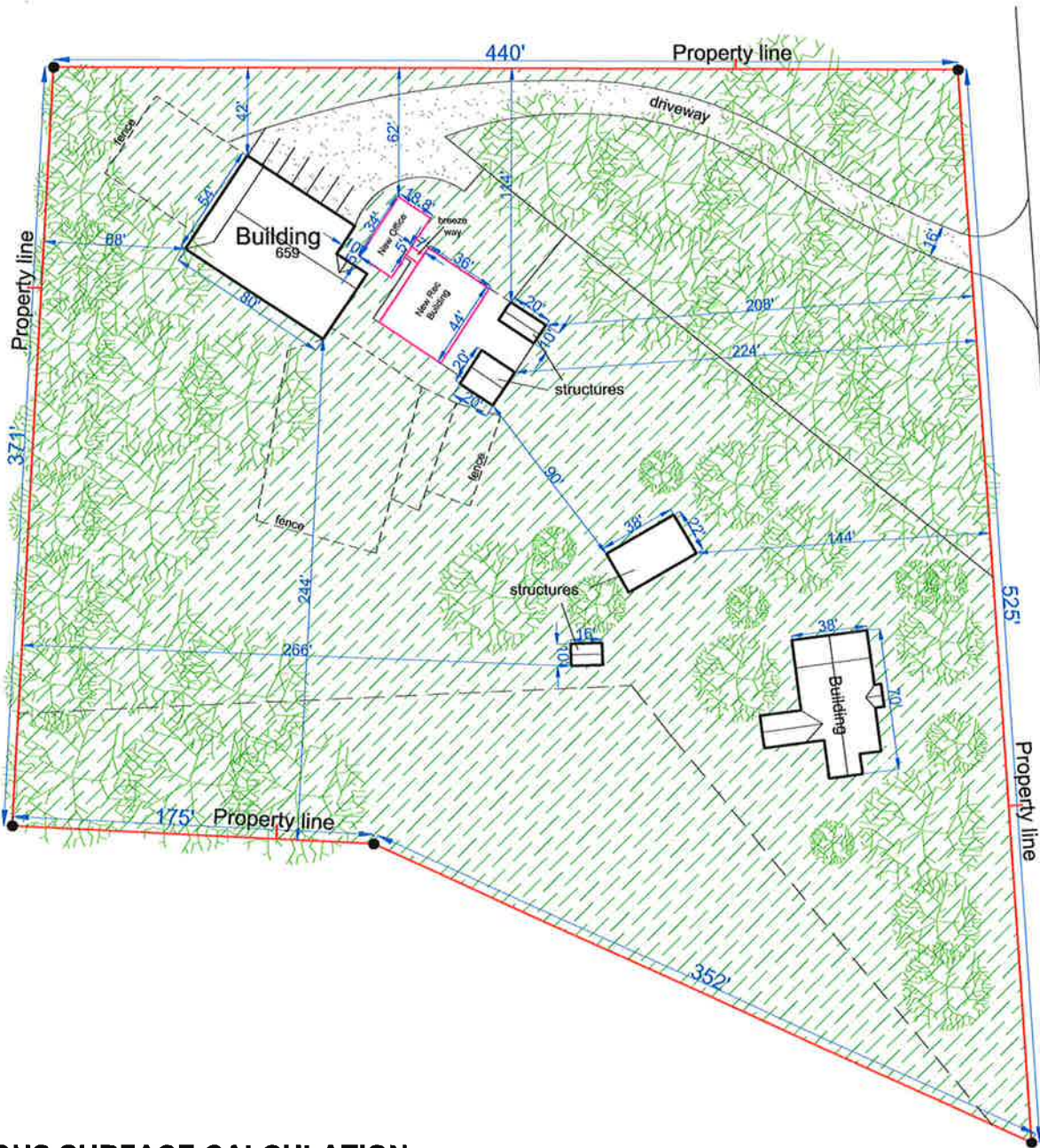
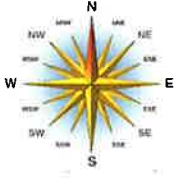
{Notary Seal}



(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.)

SITE PLAN

Address: 659 Elliott Family Pkwy
 City, State, ZIP: Dawsonville, GA 30534
 Country: USA
 Scale 1":80'



Elliott Family Pkwy

IMPERVIOUS SURFACE CALCULATION

Total Surface - Lot area: 196,985 sq.ft. (4.522 ACRES)

Total Impervious Surface: 21,174 sq. ft. (0.144 ACRES)

Impervious Surface = $21,174 / 196,985 = 0.10749 = 10.749\%$

78

5%

22 2/3 1 4000

From: Ringle, Bill <Bill.Ringle@dph.ga.gov>
Sent: Tuesday, June 7, 2022 2:42 PM
To: Harmony Gee
Cc: Lacey Edwards; dcallahan@dawsoncounty.org;
Subject: Happy Dog and Fat Cat Kennels

Harmony,

The owner of the subject business at 733 Elliott Family Parkway is proposing to build a couple of buildings at the kennel. From the site plan that I have seen, neither one of these buildings will encroach upon the two septic systems (permit # 710, installed 11/19/1997; and permit # S-042-2000-00079, installed 3/24/2000) that are currently associated with the kennels.

There is no proposed restroom associated with either new building. An existing restroom is located within approximately 50' of the proposed office building.

We do not see the need to perform a site visit for this project. Do not hesitate to contact me if you have any questions.

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





ZA 22-16

Planning Commission Meeting July 19, 2022
Board of Commission Hearing August 18, 2022

Applicant Proposal

The applicant is seeking to zone the property from R-A (Residential Agriculture) to RSR (Residential Sub-Rural) to reconfigure the parcels into two for the purpose of building two single family residences.

Applicant	Noah & Rachel Behel
Amendment #	ZA 22-16
Request	Rezone Property from R-A to RSR
Proposed Use	Two Single Family Residences
Current Zoning	R-A
Future Land Use	Sub-Rural Residential
Acreage	9.597 acres
Location	Hwy 9 North
Commercial Square footage	0
Road Classification	State Route
Tax Parcel	092-047 & 092-047-001
Dawson Trail Segment	n/a
Commission District	2
DRI	No
Planning Commission Recommendation	

Direction	Existing Zoning	Existing Use
North	RSR	Single Family Residential
South	R-A	Single Family Residential
East	RSR	Single Family Residential
West	R-A	Single Family Residential

According to the Comprehensive Plan and accompanying Future Land Use Plan, the subject property is identified as Sub-Rural Residential. The primary area of unincorporated Dawson County designed as Sub-Rural Residential is bounded by the forest belt and Dawson Forest on the west, Lumpkin County line on the north, and the agricultural belt to the south and east. In the southern part of this area, there is extensive residential development, but the northern part of this area is mostly undeveloped.

Though this area may receive new development at gross densities of up to 0.67 unit per acre (1.0 acre with public water), it is not targeted for major development. Public water service may be extended into much of this area, particularly the southern half, during the planning horizon (year 2028). It is desirable that conservation subdivision principles be followed in this area in order to encourage the permanent protections of open space or retention of farm and forest lands.

There is a second **area designated as Sub-rural Residential by the future land use plan map**, east of Georgia 400 and lakefront residential uses along Lake Lanier. Development in this area must be sensitive to the Lake Lanier watershed, and as a result, densities are proposed to be kept low (0.67 unit per acre) in this area. The desired development pattern should seek to:

- Permit rural cluster or conservation subdivision design that incorporates significant amount of open space
- Limit extension of public utilities in these areas
- Limit parking in front of properties
- Connect to regional network of greenspace and trails, available to pedestrians, bicyclists, and equestrians for both tourism and recreational purposes
- Consider the use of drainage swales on paved roads in lieu of curb and gutter
- Ensure safe and direct access to major thoroughfares
- Provide at least one access point from a county road for a minimum number of homes
- Allow unpaved roads and shared driveways that provide access for up to six residences
- Support and encourage agricultural industries

County Agency Comments:

Environmental Health Department: No comments returned as of 7.11.2022

Emergency Services: No comments returned as of 7.11.2022

Etowah Water & Sewer Authority: No comments returned as of 7.11.2022

Planning and Development: The proposed zoning meets Future Land Use and is consistent with the character of the area. The parcels were platted as a combined 9.5 acres and recorded with the Clerk of Court as of 2.24.2022. Previously, the separated parcels were grandfathered as non-conforming R-A zoned parcels with no recorded plat that would need to be brought into zoning compliance to obtain any type of building permit.

Public Works Department: "No remarks at this time."

THE PLANNING COMMISSION SHALL MAKE ITS RECOMMENDATIONS BASED ON THE FOLLOWING CRITERIA:

- (1) The existing uses and classification of nearby property;
- (2) The extent to which property values are diminished by the particular land use classification;
- (3) The extent to which the destruction of property values of the applicant promotes the health, safety, morals, or general welfare of the public;
- (4) The relative gain to the public, as compared to the hardship imposed upon the individual property owner;
- (5) The suitability of the subject property for the proposed land use classification;
- (6) 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; and
- (7) The specific, unusual, or unique facts of each case, which give rise to special hardships, incurred by the applicant and/or surrounding property owners.

Photo of Property:



SLAVEY NOTES:

- 1) FIELD DATA
- 2) THE SURVEYORS' SIGNAL ACQUISITION DATE
- 3) THE SURVEYORS WERE TAKEN WITH A CARSON BRV5+ RECEIVER USING RTK METHODS PROCESSED WITH uSRS NETWORK.
- 4) THE PLAN PRECISION - 1/2985.291'
- 5) THE PLAN HAS BEEN APPROVED FOR THE USE AND PURPOSE OF THE CLIENT ASSIGNED AND CONTRACTED WITH BELOW. ALL OTHER PARTIES ARE SUBSEQUENTLY PUT ON NOTICE AS TO THE ACCURACY AND DEGREE OF RELIANCE UPON THIS PLAN BY THIRD PARTIES.
- 6) THE PUBLIC RECORDS REFERENCED HEREIN REFLECT THOSE RECORDS NECESSARY TO THE BOUNDARY OF THE PROPERTY. THE SURVEYORS HAVE CONDUCTED A SEARCH OF THE PUBLIC RECORDS NECESSARY TO THE BOUNDARY OF THE SEARCH. PROPERTY IS SUBJECT TO ALL RIGHT OF WAYS, EASEMENTS, AND RESTRICTIONS OF RECORD.
- 7) THE NORTH MERIDIAN SHOWN HEREON IS BASED ON NAD 83 WITH A MERIDIAN CORRECTION OF 0.05' PER ARC MINUTE.
- 8) THE NORTH MERIDIAN SHOWN HEREON IS BASED ON NAD 83 WITH A MERIDIAN CORRECTION OF 0.05' PER ARC MINUTE.

NO SIDE OR REAR STRIBACK MAY BE REQUIRED WHEN THE ADJACENT PROPERTY IS COMMERCIAL AND THERE IS NO FIRE ADJUTING. THE RESIDENTIAL DISTRICT IS 50 FEET. WHERE THE ADJACENT PROPERTY IS A RESIDENTIAL DISTRICT, AN ADDITIONAL 10 FEET STRIBACK MAY BE REQUIRED IN ORDER TO MAINTAIN THE DISTRICT CHARACTER. THE DISTRICT CHARACTER COMMISSIONERS TO REDUCE OR ELIMINATE NOTICE FACTORS, DISCRETION OF THE PLANNING COMMISSION OR BOARD OF COMMISSIONERS TO REDUCE OR ELIMINATE NOTICE FACTORS THAT MAY NEGATIVELY IMPACT THE ADJACENT RESIDENTIAL AREA. DAWSON COUNTY LAND DEVELOPMENT ORDINANCES CHAPTER 121-ARTICLE IV-SEC. 121-102.

LEGEND:

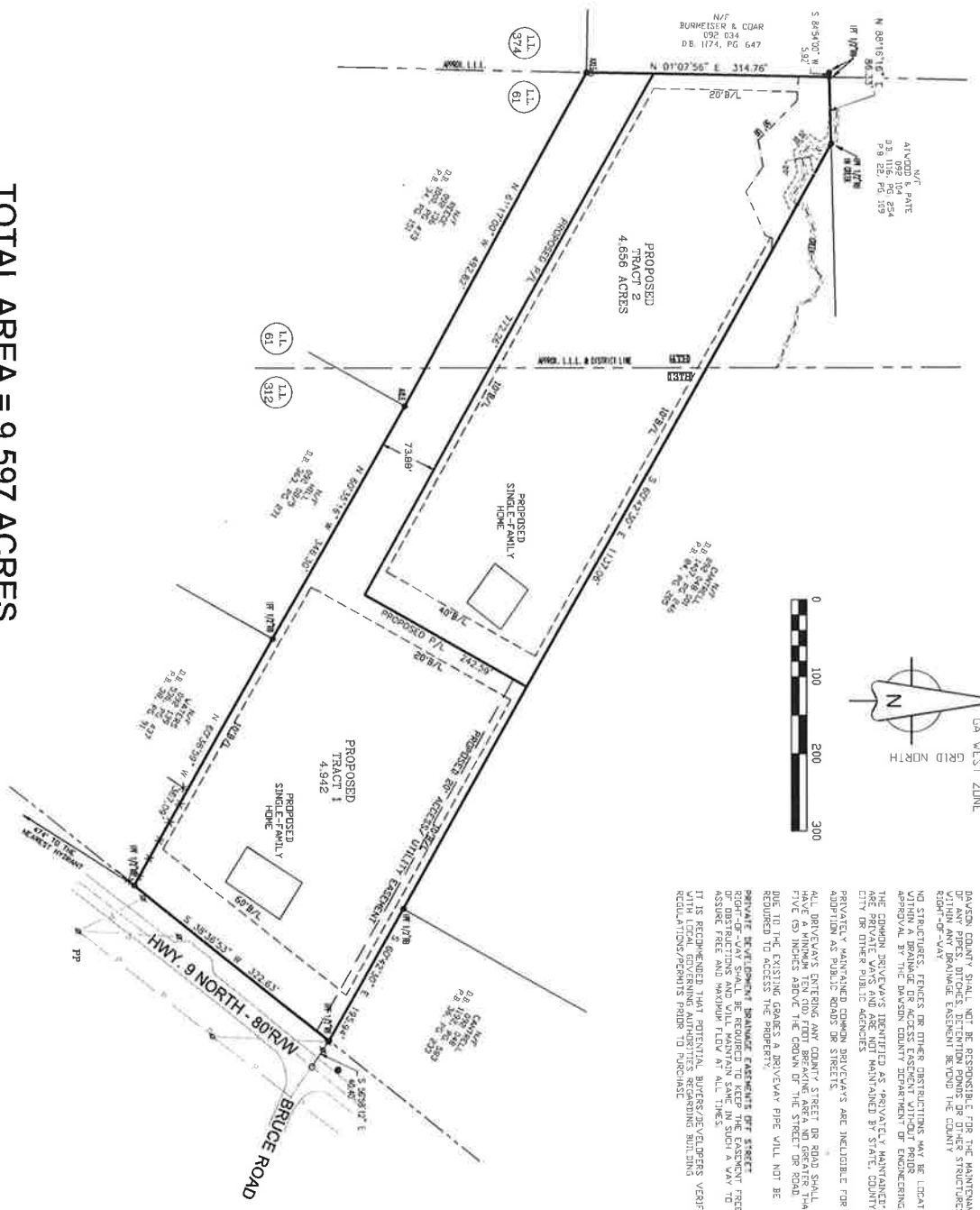
- I.P.F. IRON PIN FOUND
- R.B. RE-BAR
- R/W RIGHT OF WAY
- C/L CENTER LINE
- B.L. BUILDING LINE
- L.L. LAND LOT LINE
- P.L. POWER LINE
- N/F NOW OR FORMERLY
- D.B. DEED BOOK
- P.B. PLAT BOOK
- P.C. POINT OF COMMENCEMENT
- S.O.B. 50' UNDEVELOPED BUFFER

APPROPRIATES:

- 1) PLAT BOOK 1, PAGE 35
- 2) PLAT BOOK 6, PAGE 222
- 3) PLAT BOOK 22, PAGE 109
- 4) PLAT BOOK 34, PAGE 151
- 5) PLAT BOOK 36, PAGE 235
- 6) PLAT BOOK 40, PAGE 311
- 7) PLAT 84, PAGE 208

MAP PARCEL # 092 047
 & 092 047 001

PROPOSED ZONING RS
 SETBACKS
 FRONT - 60'
 SIDES - 10'
 REAR - 20'



TOTAL AREA = 9.597 ACRES

SLAVEY NOTES:

THIS PLAN HAS BEEN PREPARED FOR THE EXCLUSIVE USE AND PURPOSE OF THE PERSON PERSONS OR ENTITY NAMED HEREON, SAID PERSONS, PERSONS, DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT THE SURVEYORS' WRITTEN CONSENT. THE SURVEYORS' LIABILITY IS LIMITED TO THE SERVICE PROVIDED BY THEM AND DOES NOT INCLUDE THE DESIGN OF ANY STRUCTURES OR THE CONSTRUCTION OF ANY STRUCTURES. THE SURVEYORS' LIABILITY IS LIMITED TO THE SERVICE PROVIDED BY THEM AND DOES NOT INCLUDE THE DESIGN OF ANY STRUCTURES OR THE CONSTRUCTION OF ANY STRUCTURES.

DAWSON COUNTY SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF ANY PIPES, DITCHES, DETENTION POUNDS OR OTHER STRUCTURES RIGHT-OF-WAY OR DRAINAGE EASEMENT BEYOND THE COUNTY BOUNDARIES. THE SURVEYORS' LIABILITY IS LIMITED TO THE SERVICE PROVIDED BY THEM AND DOES NOT INCLUDE THE DESIGN OF ANY STRUCTURES OR THE CONSTRUCTION OF ANY STRUCTURES.

THIS SURVEY WAS PREPARED IN CONFORMANCE WITH THE SURVEYING ACT OF 1985, AS AMENDED, AND THE RULES OF THE BOARD OF SURVEYORS AND LAND SURVEYORS AND AS SET FORTH IN D.C.C.A. SECTIONS 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

SITE PLAN FOR:

RACHEL & NOAH BEHEL

STATE	GEORGIA	SCALE	1" = 100'	JOB #	22083	FIELD DATE:	FEBRUARY 8, 2022
COUNTY	DAWSON	LAND LOT DIST	61-4th	LAND LOT DIST	312-13th	SEC:	1st
						PLAT DATE:	MAY 6, 2022

Surveyed by:

ROBBIE HENDERSON
 Surveying & Planning

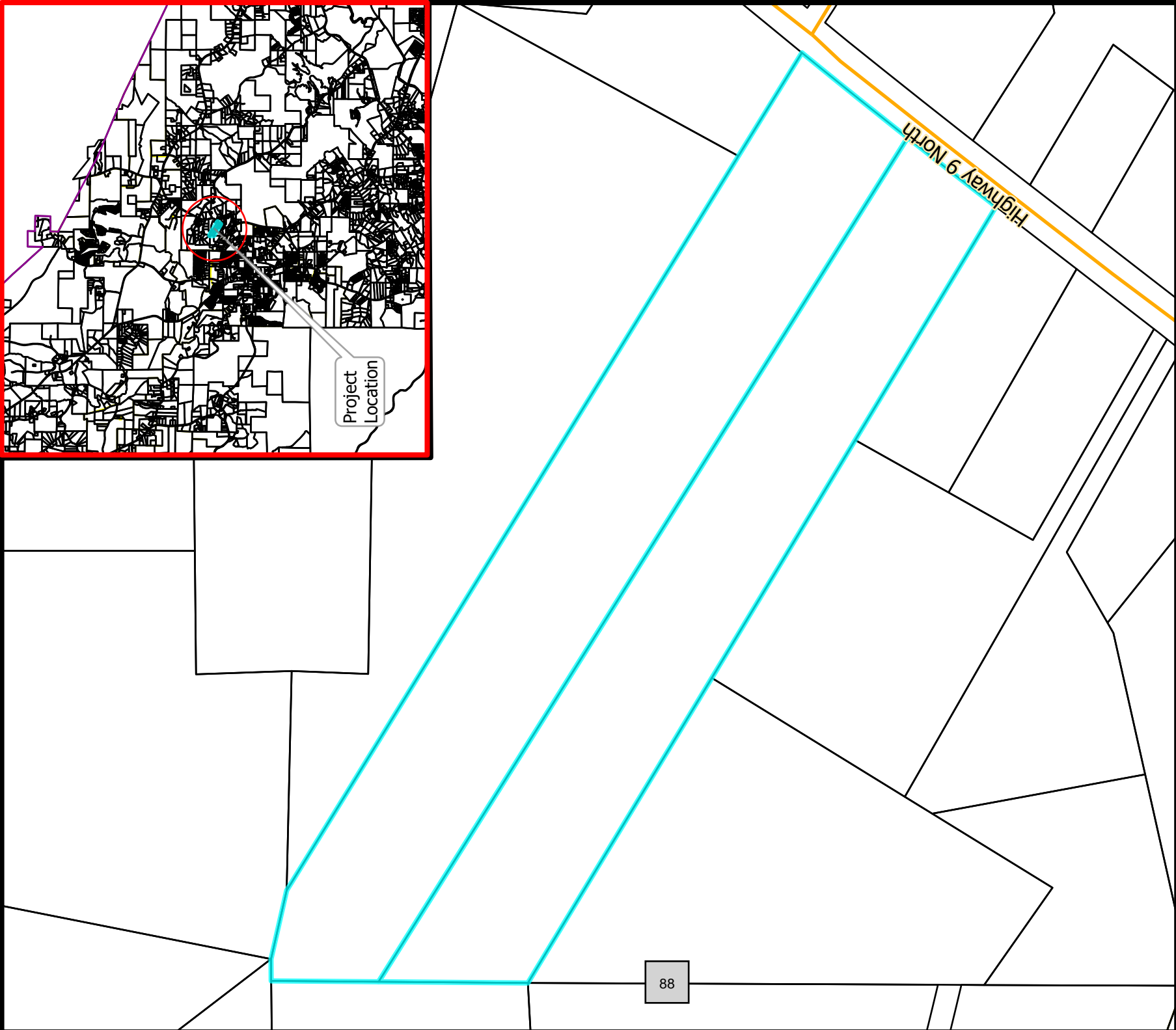
2450 FREEDOM PARKWAY, SUITE 111
 CUMMING, GA 30041
 PH: 706-654-2015
 COA LSP #001242

Thou shall not remove thy neighbor's landmark, which they of old time have set in thine inheritance, which thou shall inherit in the land that the Lord thy God giveth thee to possess it.

Deuteronomy 19:14



SH.1 OF 1



88



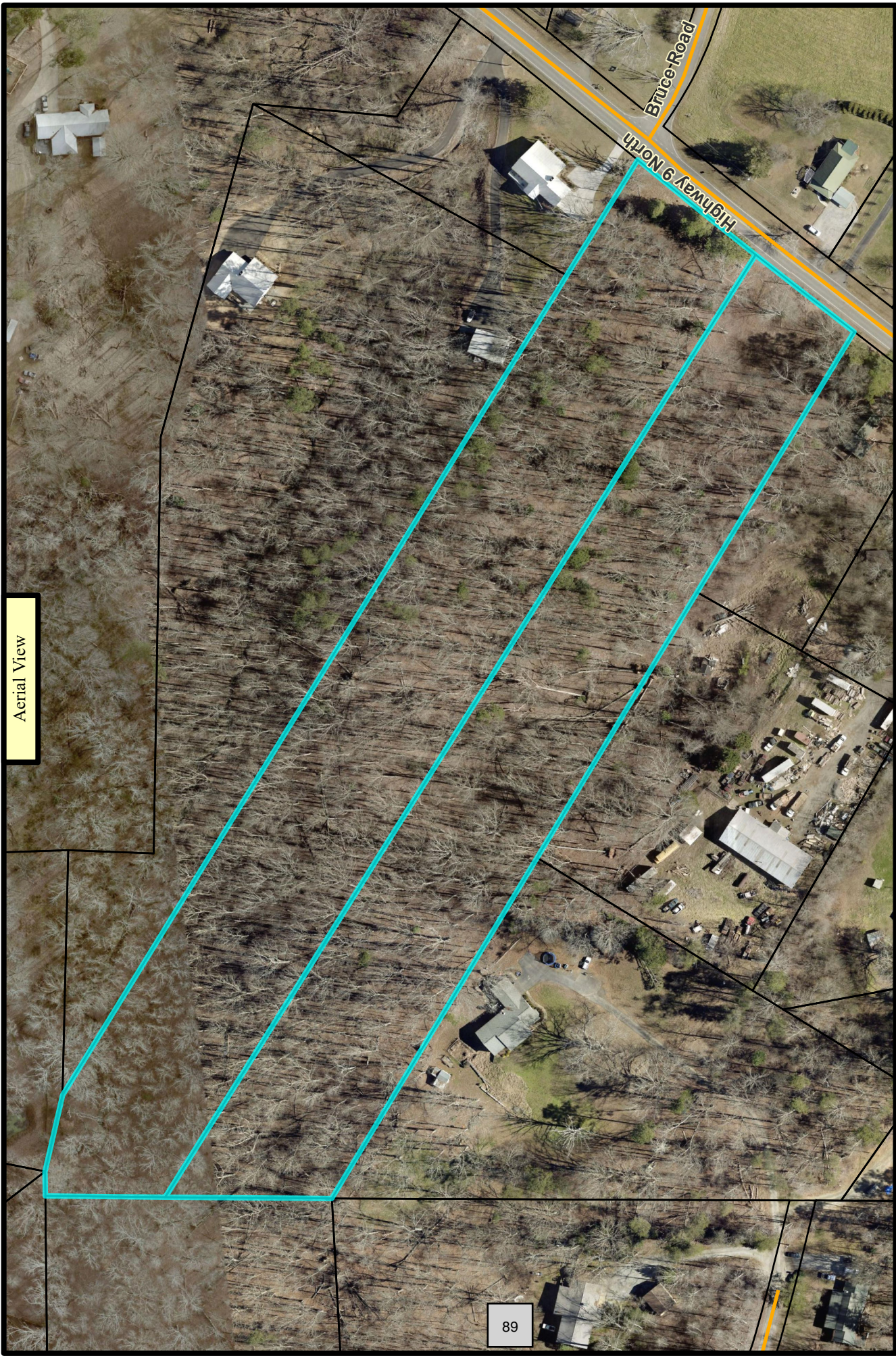
DAWSON COUNTY
DISCLAIMS ANY
RESPONSIBILITIES,
LIABILITIES OR
DAMAGES FROM THE USE
OF THIS MAP. THIS MAP
IS ONLY FOR DISPLAY
PURPOSES.



Dawson County
Planning and Development
Staff Report: Exhibit

Parcel #: 092-047 &
092-047-001
Current Zoning: RA
FLU: SRR
Application #: ZA 22-16

Aerial View



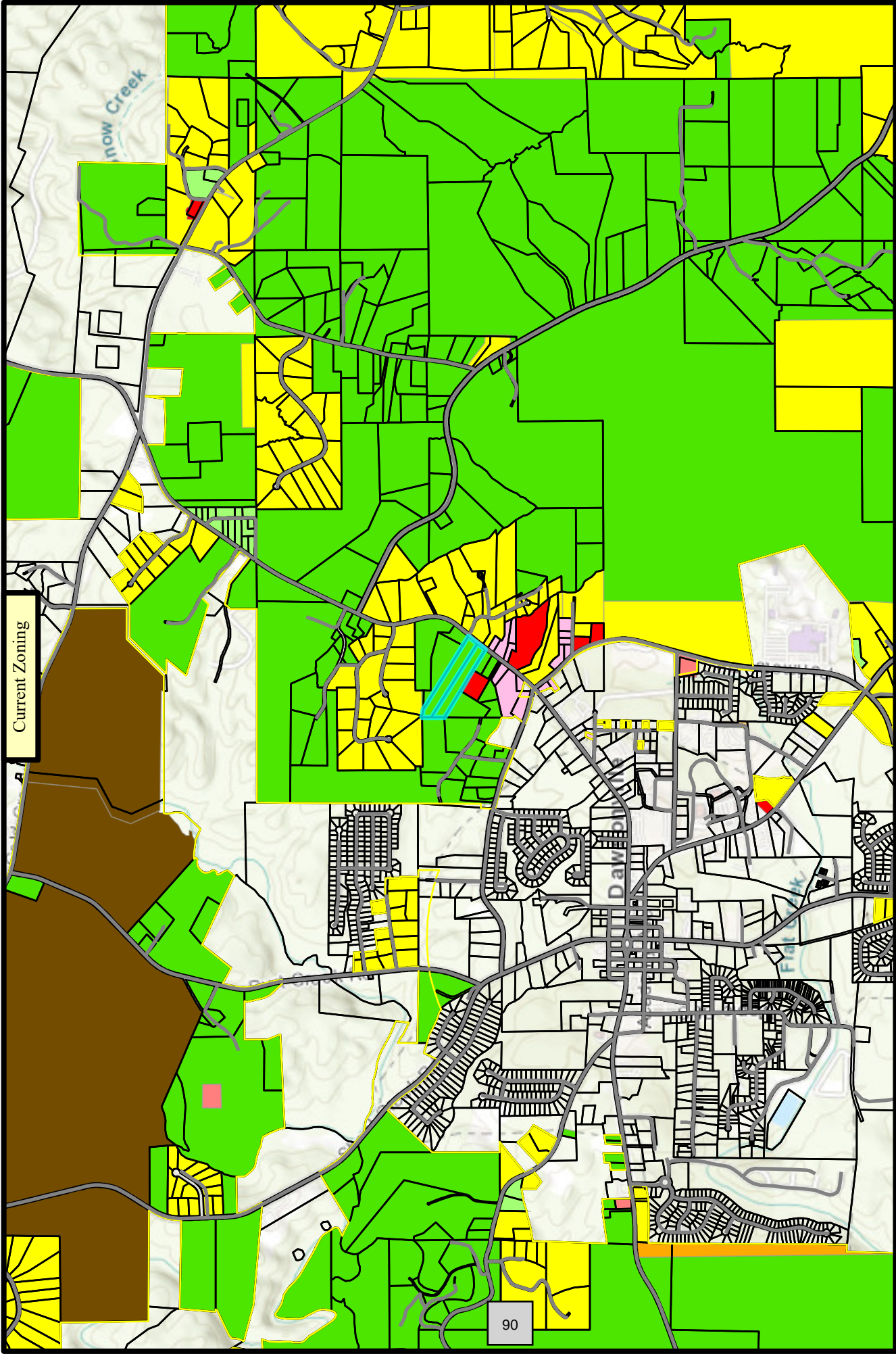
DAWSON COUNTY DISCLAIMS ANY RESPONSIBILITIES, LIABILITIES OR DAMAGES FROM THE USE OF THIS MAP. THIS MAP IS ONLY FOR DISPLAY PURPOSES.



Dawson County
Planning and Development
Staff Report

Scale: 1:2,229

Parcel #: 092-047 &
092-047-001
Current Zoning: RA
FLU: SRR
Application #: ZA 22-16



Current Zoning

Snow Creek

90

Dawsonville

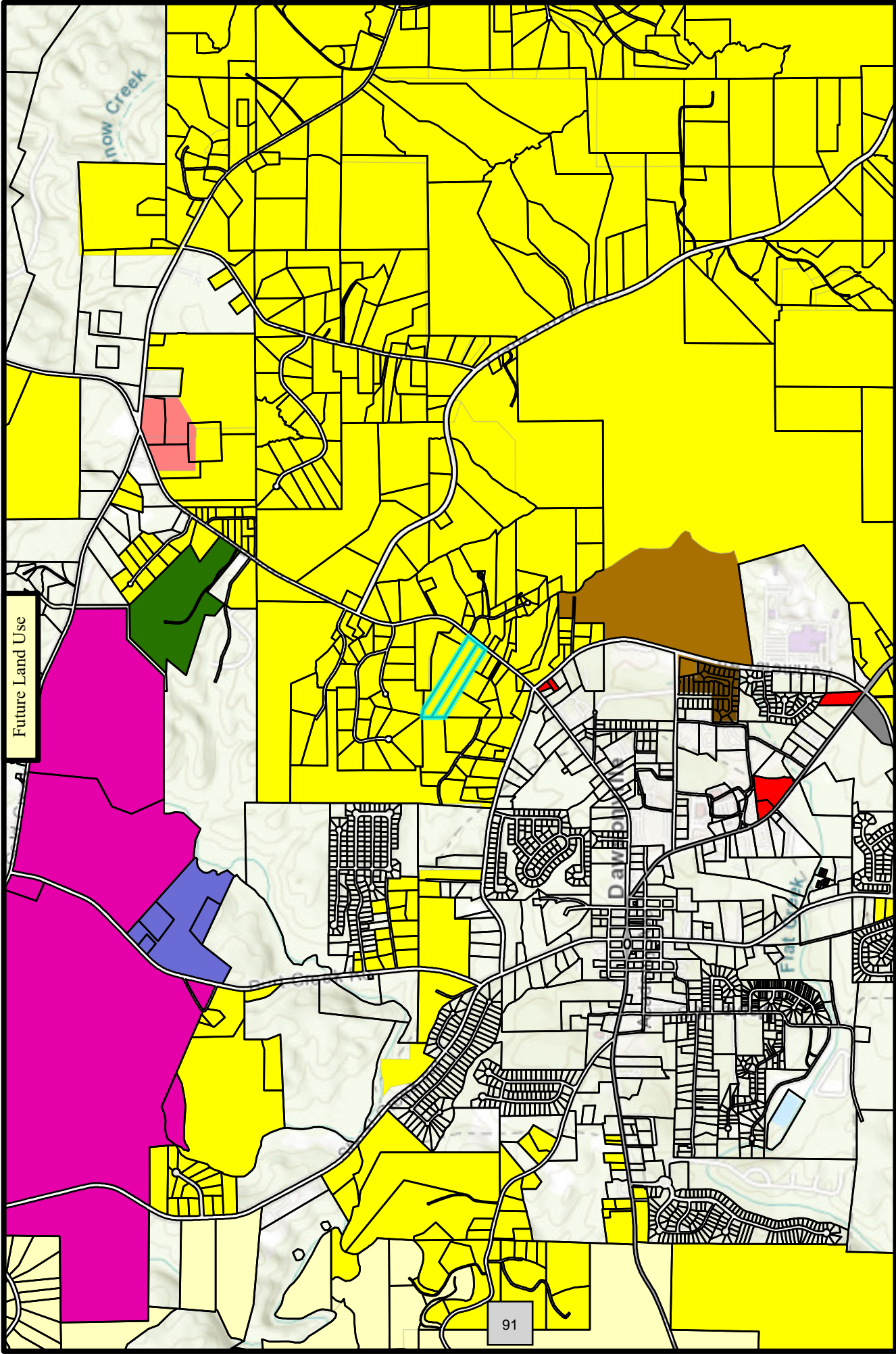
Parcel #: 092-047 &
092-047-001
Current Zoning: RA
FLU: SRR
Application #: ZA 22-16

Dawson County
Planning and Development
Staff Report

N
Scale: 1:28,587

DAWSON COUNTY DISCLAIMS
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LIABILITIES OR DAMAGES
FROM THE USE OF THIS MAP.
THIS MAP IS ONLY FOR
DISPLAY PURPOSES.





Parcel #: 092-047 &
 092-047-001
 Current Zoning: RA
 FLU: SRR
 Application #: ZA 22-16

Dawson County

Planning and Development

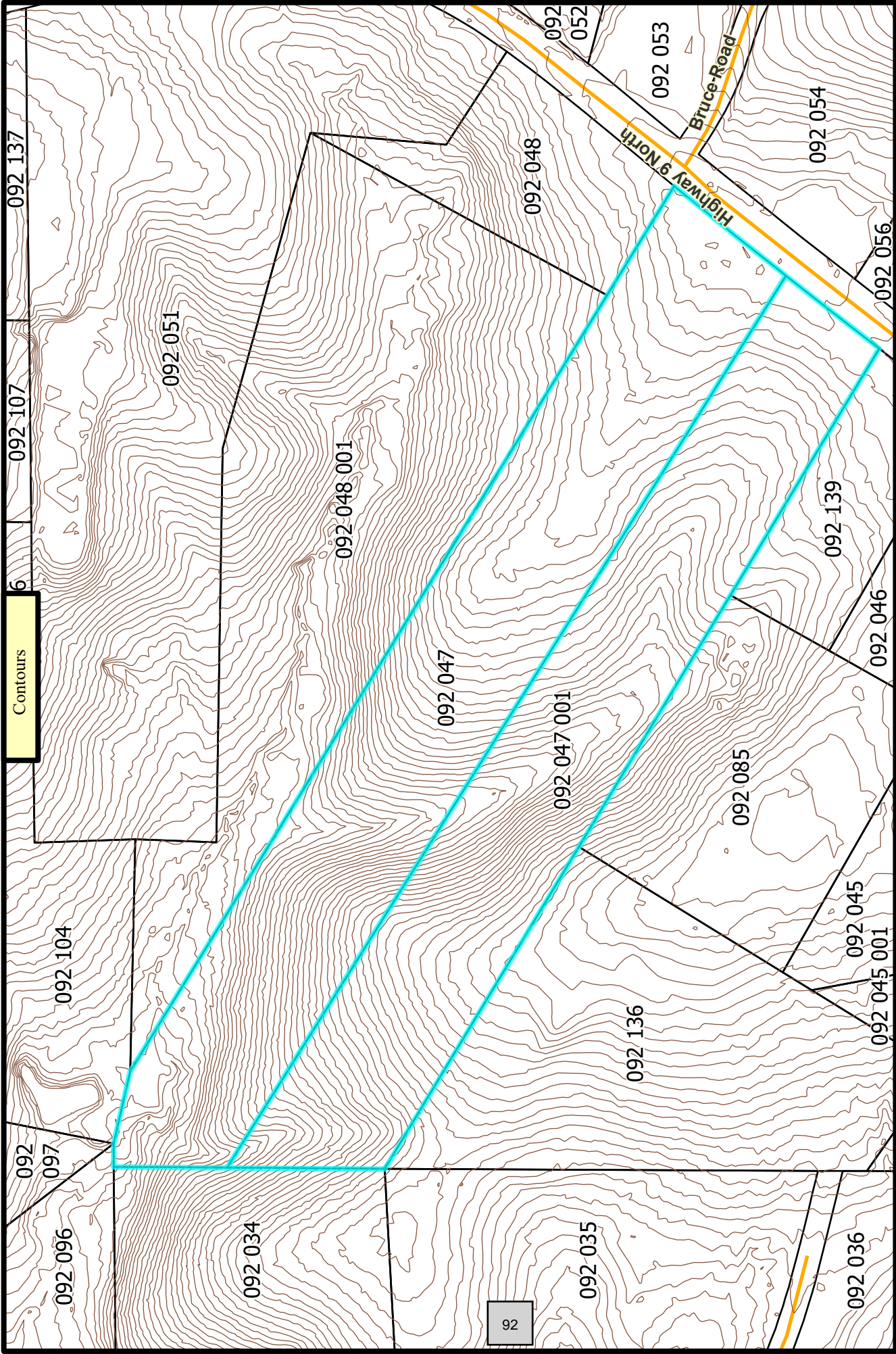
Staff Report



Scale: 1:28,587

DAWSON COUNTY DISCLAIMS
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Parcel #: 092-047 &
 092-047-001
 Current Zoning: RA
 FLU: SRR
 Application #: ZA 22-16

Contours

Dawson County

Planning and Development

Staff Report



Scale: 1:2,356

DAWSON COUNTY DISCLAIMS
 ANY RESPONSIBILITIES,
 LIABILITIES OR DAMAGES
 FROM THE USE OF THIS MAP.
 THIS MAP IS ONLY FOR
 DISPLAY PURPOSES.



92

**Dawson County
Rezoning Application
(AMENDMENT TO DISTRICT MAP)**

FOR STAFF USE ONLY
DATE & TIME STAMP

APPLICANT INFORMATION (or Authorized Representative)

If applicant is other than owner, the Property Owner Authorization form must be completed.

Printed Name: Rachel & Noah Behel

Address: _____

Phone (Listed/Unlisted): _____

Email (Business/Personal): _____

Status: Owner Authorized Agent Lessee Option to purchase

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: _____

REQUESTED ACTION & DETAILS OF PROPOSED USE

Rezoning to: RS Special Use Permit for: _____

Proposed Use: to subdivide into two parcels for single family homes

Existing Utilities: Water Sewer Gas Electric

Proposed Utilities: Water Sewer Gas Electric

RESIDENTIAL

No. of Lots: 2 Minimum Lot Size: 1.5 (acres) No. of Units: 2

Minimum Heated Floor Area: n/a sq. ft. Density/Acre: 0.21

Type: Apartments Condominiums Townhomes Single-family Other

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

COMMERCIAL & INDUSTRIAL

Building area: _____ No. of Parking Spaces: _____

2025

Property Owner/ Property Information

Name: Rachel & Noah Behel

Street Address of Property being rezoned: 1009 & 1029 Hwy 9 N

Rezoning from: RA to: RS Total acreage being rezoned: 9.597

Directions to Property (if no address):

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

Current Use of Property: vacant

Does this proposal reach DRI thresholds? no If yes, the application will require a transportation study and additional review by the Georgia Mountains Regional Planning Commission. This adds several weeks to the review and processing.

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? North South

SURROUNDING PROPERTY ZONING CLASSIFICATION:

North RA South RA & C-HB East RSR West RA

Future Land Use Map Designation: SRR

Access to the development will be provided from:

Road Name: HWY 9 N Type of Surface: Paved

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 \$ N/A 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:

N/A

Rachel Bevel

Signature of Applicant/Representative of Applicant

5/13/2022

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.

2022 5 13 PM 2:55

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: Rachel Behel

Applicant Printed Name: Rachel Behel

Application Number: _____

Date Signed: 5/13/2022

Sworn and subscribed before me
this 13th day of May, 2022.

Heather E Mckeldin
Notary Public

My Commission Expires: 8/14/2024



2024
5
13

Property Owner Authorization

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

Street Address of Property being rezoned: 1009 & 1029 Hwy 9 N

TMP#: 092 047+092 047 001

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 rezoning granted, and/or conditions or stipulations placed on the property will be binding upon the property regardless of ownership. The undersigned below is authorized to make this application. The undersigned 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: Rachel Behel

Signature of applicant or agent: Rachel Behel Date: 5/13/2022

Printed Name of Owner(s): _____

Signature of Owner(s): Rachel Behel Date: 5/13/2022

Mailing address: _____

City, State, Zip: _____

Phone (Listed/Unlisted): _____

Sworn and subscribed before me this 13th day of May, 2022

Heather E. McKeldin
Notary Public

My Commission Expires: 8/14/2024



{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.)

97

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 or a land use professional 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 Rachel Belhel Date 5/13/2022

Witness Debra A. Jones Date 5/13/2022

22 MAY 11 03 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:

_____ GA DL _____

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)

Rachel Behel _____ 5/13/2022 _____
Signature of Applicant Date

Rachel Behel _____ _____
Printed Name Name of Business



SUBSCRIBED AND SWORN BEFORE ME ON
THIS 13th DAY OF May, 20 22

Heather E. McKeldin Notary Public

My Commission Expires: 8/14/2024

*This affidavit is a State of Georgia requirement that must be completed for **initial** applications and **renewal** applications for public benefits as referenced in O.C.G.A § 50-36-1(a)(3). The person who has made application for access to public benefits on behalf of an individual, business, corporation, partnership or other private entity must complete and sign the affidavit and provide a secure and verifiable document.*



**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
2021 - 8363	092 047 001 / 1 LL 61 LD 4-1 LL 312 LD 13-N FMV: 93800	\$848.89	\$0.00 Fees: \$0.00 \$0.00	\$0.00	\$848.89	\$0.00
Totals:		\$848.89	\$0.00	\$0.00	\$848.89	\$0.00

Paid Date: 10/4/2021

Charge Amount: \$848.89

LEE LISA L



Scan this code with your mobile phone to view this bill

2022 044422



**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
2021 - 6362	092 047 / 1 LL 61 LD 4-1 LL 312 13-N FMV: 113000	\$1022.65	\$0.00 Fees: \$0.00 \$0.00	\$0.00	\$1022.65	\$0.00
Totals:		\$1022.65	\$0.00	\$0.00	\$1022.65	\$0.00

Paid Date: 10/4/2021

Charge Amount: \$1022.65

LEE LISA L



Scan this code with your mobile phone to view this bill

22 MAY 13 3:36 PM

Robbie Henderson Surveying & Planning
2450 Freedom Pkwy Suite 111
Cumming, GA 30041
706-654-2015
info@rhs.llc



MAY 11TH, 2022

Dawson County
Zoning Department
25 Justice Way Suite 2322
Dawsonville, GA 30534

RE: Letter of Intent – 1009 & 1029 Hwy 9 N, TMP 092 047 & 092 047 001

To whom it may concern,

Rachel and Noah Behel are submitting an application for rezoning for a property of which they own.

The property is currently zoned RA – Residential Exurban/Agricultural. The request is to rezone a portion of the property to RS – Residential Suburban to allow for the property to be subdivided into two (2) parcels for two (2) single family homes. The request is in line with future land use map and the character of the surrounding area.

If you have any questions about the proposal, please don't hesitate to contact the applicants, Rachel and Noah, or our office, as we have prepared the site plan for the rezoning application.

Respectfully,

A handwritten signature in black ink, appearing to read "Heather McKeldin", is written over a horizontal line.

Heather McKeldin | Survey Technician
Robbie Henderson Surveying and Planning
Heather@rhs.llc | (706) 654-2015

MAY 13 3:56 PM

FIELD DATA:
 APPROX. 00% HORIZONTAL SIGNAL ACCURACY. 0.00% VERTICAL ACCURACY.
 REVISIONS: NONE
 PENALTY: \$100 Interest, \$20.00
 PARTICIPANTS: 1382000988
 JUSTIN POWERS, Clerk of Superior
 DAWSON COUNTY, Georgia

LEGEND:
 I.P.F. = IRON PIN FOUND
 H.P. = HARD PINE
 R/W = RIGHT OF WAY
 P/L = PROPERTY LINE
 G.L. = GENERAL LINE
 L.L. = LAND LOT
 L.L.L. = LAND LOT LINE
 P.P. = POWER POLE
 N/F = NOW OR FORMERLY
 O.B. = DEED BOOK
 P.B. = PLAT BOOK
 P.C. = POINT OF COMMENCEMENT
 S.O.B. = SURVEY ORIGINATED BY OTHER METHODS

ADJACENT PROPERTY:
 NO SIDE OR REAR STRUCK MAY BE REQUIRED WHEN THE ADJACENT PROPERTY IS COMMERCIAL AND THERE IS NO FIRE HAZARD CREATED BY LACK OF STRUCK. REAR STRUCK WHEN ADJACENT PROPERTY IS RESIDENTIAL.
 ADDITIONAL TO THE STRUCK MAY BE REQUIRED IN ORDER TO DISCRETION OF THE PLANNING COMMISSION OR BOARD OF COMMISSIONERS TO REDUCE OR ELIMINATE HOUSE FACTORS THAT MAY NEGATIVELY IMPACT THE ADJACENT RESIDENTIAL AREA.
 DAWSON COUNTY LAND DEVELOPMENT ORDINANCES CHAPTER 121-ARTICLE 11-SEC. 121-102.

SHORTLY AFTER:
 THIS PARCEL HAS BEEN REOPENED FOR THE EXCLUSIVE USE AND ENJOYMENT OF THE PERSONS WHOSE NAMES ARE SAID IN THIS CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RECDERIFICATION BY THE SURVEYOR.
 THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS, R/W'S, RIGHTS, AND INTERESTS OF RECORD OR BELOW RECORDS.
 THE PUBLIC RECORDS REFERENCED HEREON REFLECT ONLY THOSE RECORDS NECESSARY TO ESTABLISH THE BOUNDARIES SHOWN HEREON AND DOES NOT CONSTITUTE A TITLE OPINION.
 ACCORDING TO FIELD AND NO 12986 GIVE DATED 04/04/2008 AND 12986 GIVE DATED 04/04/2008 THIS PROPERTY IS LOCATED WITHIN ZONE X.

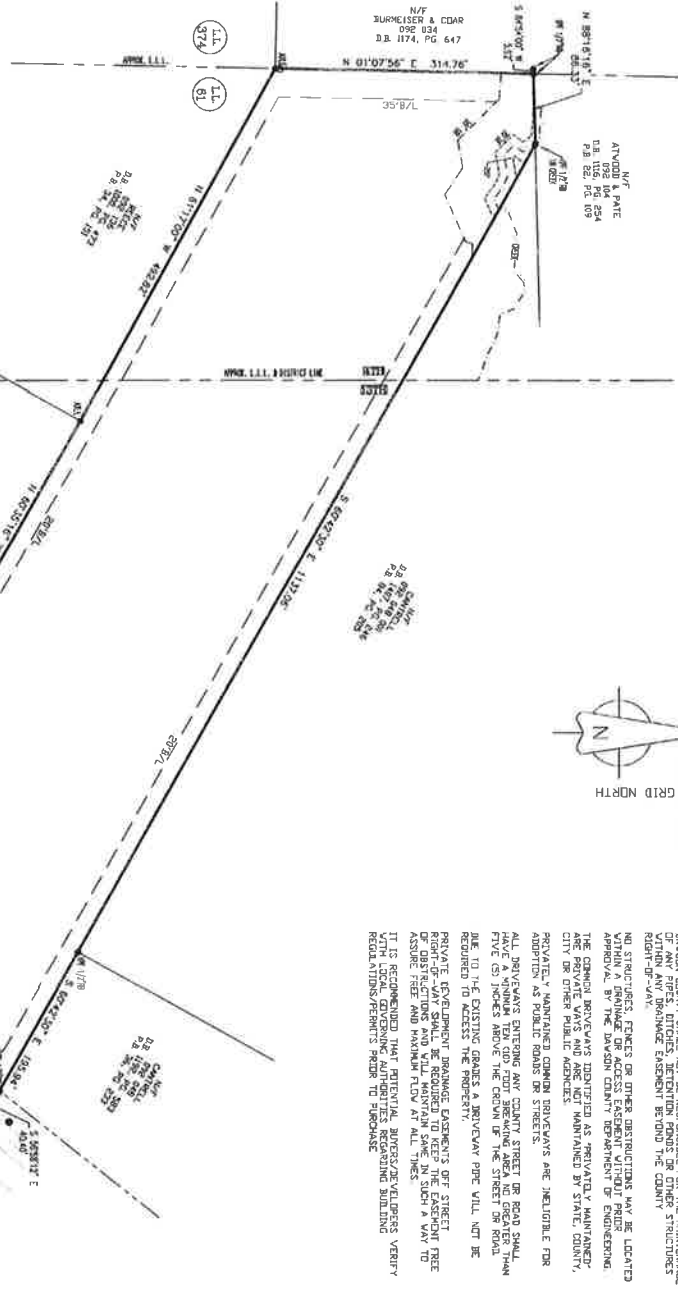
APPROVED FOR RECORDING
 DAWSON COUNTY GA PLANNING

- APPREXIMATES:**
 1) PLAT BOOK 1, PAGE 35.
 2) PLAT BOOK 6, PAGE 222.
 3) PLAT BOOK 21, PAGE 158.
 4) PLAT BOOK 22, PAGE 158.
 5) PLAT BOOK 23, PAGE 211.
 6) PLAT BOOK 28, PAGE 91.
 7) PLAT 94, PAGE 205.

SURVEYOR'S CERTIFICATE

As required by subsection (c) of O.C.G.A. Section 15-6-67, this map or plat has been prepared with the use of a surveying instrument of known accuracy and the surveyor has been duly licensed and qualified by the State of Georgia. The surveyor has personally supervised the survey and the measurements thereon and has caused the same to be correctly and truthfully reduced to writing and has caused the same to be correctly and truthfully plotted on this map or plat. The surveyor has caused the same to be correctly and truthfully reduced to writing and has caused the same to be correctly and truthfully plotted on this map or plat. The surveyor has caused the same to be correctly and truthfully reduced to writing and has caused the same to be correctly and truthfully plotted on this map or plat.

It is hereby certified that all measurements and computations were made in accordance with the laws of the State of Georgia and that the same are correct and true and that the same are correctly and truthfully reduced to writing and that the same are correctly and truthfully plotted on this map or plat.



TOTAL AREA = 9.597 ACRES



THIS SURVEY WAS CONDUCTED IN CONFORMANCE WITH THE PROFESSIONAL SURVEYING ACT OF THE STATE OF GEORGIA AS SET FORTH IN CHAPTER 156-4 OF THE RULES OF THE OFFICE OF PROFESSIONAL SURVEYING AND MAPPING. THE SURVEYOR HAS PERSONALLY SUPERVISED THE SURVEY AND THE MEASUREMENTS THEREON AND HAS CAUSED THE SAME TO BE CORRECTLY AND TRUTHFULLY REDUCED TO WRITING AND PLOTTED ON THIS MAP OR PLAT. THE SURVEYOR HAS CAUSED THE SAME TO BE CORRECTLY AND TRUTHFULLY REDUCED TO WRITING AND PLOTTED ON THIS MAP OR PLAT.

SH.1 OF 1

Deuteronomy 19:14
 Thou shall not remove thy neighbor's landmark, which they of old time have set: for thou shalt inherit in the land that the Lord thy God giveth thee to possess it.

Surveyed by:
ROBBIE HENDERSON
 Surveying & Planning
 2450 FREEDOM PARKWAY, SUITE 111
 CUMMING, GA 30041
 PH: 708-654-2015
 COALSF #001242

SURVEY TO COMBINE FOR:

LISA LEE

STATE	GEORGIA	SCALE	1" = 100'	JOB #	22027	FIELD DATE:	FEBRUARY 8, 2022
COUNTY	DAWSON	LAND LOT	61-4th	LAND LOT	312-13th	SECT.	1st
						PLAT DATE:	FEBRUARY 23, 2022

SLURRY NOTES:

- 1) FIELD DATA
- 2) THE SURVEYORS' SIGNAL ACQUISITION DATA
- 3) THE SURVEYORS WERE TARGETED WITH A CARSON BRYS+ RECEIVER USING RTK METHODS PROCESSED WITH uPDS NETWORK
- 4) THE PRECISION - 1/2865, 291'
- 5) THE PLANS HAVE BEEN APPROVED FOR THE USE AND PURPOSE OF THE CLIENT ASSIGNED AND CONTRACTED WITH BELOW OF ALL OTHER PARTIES ARE SUBSEQUENTLY PUT ON NOTICE AS THIRD PARTIES
- 6) THE PUBLIC RECORDS REFERENCED HEREON REFLECT THOSE RECORDS NECESSARY TO THE BOUNDARY OF THE TRACT AND NOT NECESSARY TO THE BOUNDARY OF THE SEARCH, PROPERTY IS SUBJECT TO ALL RIGHT OF WAIVES, EASEMENTS, AND RESTRICTIONS OF RECORD.
- 7) THE NORTH MERIDIAN SHOWN HEREON IS BASED ON 60.0 THE NORTH MERIDIAN OBSERVED BY GPS FIX METHODS

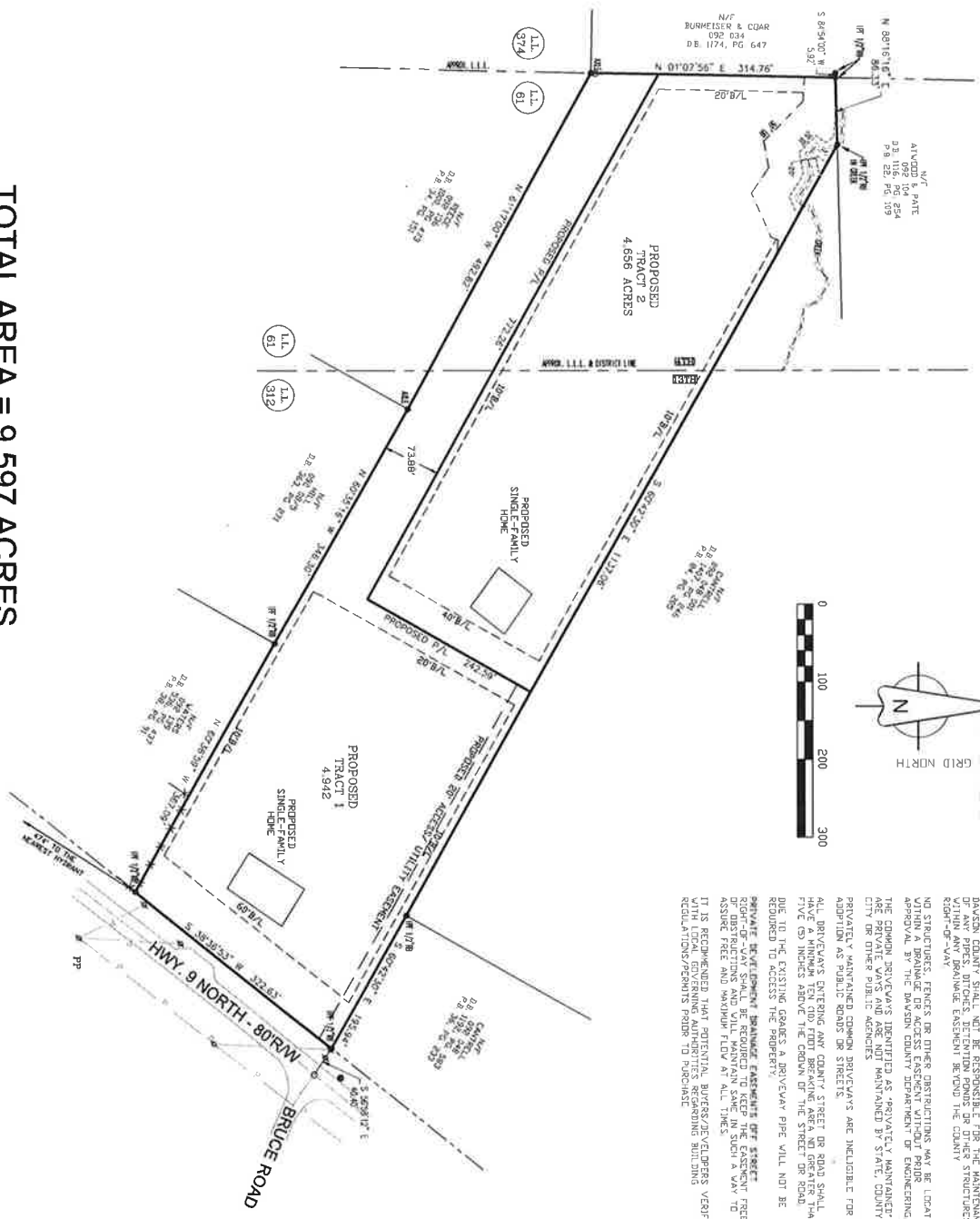
NO SIDE OR REAR STRIBACK MAY BE REQUIRED WHEN THE ADJACENT PROPERTY IS COMMERCIAL AND THERE IS NO FIRE ABUTTING. THE RESIDENTIAL DISTRICT IS 50 FEET, WHERE THE COMMERCIAL DISTRICT ADJUTS A RESIDENTIAL DISTRICT AN ADDITIONAL 10 FEET STRIBACK MAY BE REQUIRED IN ORDER TO DISCRETION OF THE PLANNING COMMISSION OR BOARD OF COMMISSIONERS TO REDUCE OR ELIMINATE NOTICE FACTORS. THE PUBLIC RECORDS REFERENCED HEREON REFLECT THOSE RECORDS NECESSARY TO THE BOUNDARY OF THE TRACT AND NOT NECESSARY TO THE BOUNDARY OF THE SEARCH, PROPERTY IS SUBJECT TO ALL RIGHT OF WAIVES, EASEMENTS, AND RESTRICTIONS OF RECORD. DAWSON COUNTY LAND DEVELOPMENT ORDINANCES CHAPTER 121-ARTICLE IV-SEC. 121-102.

- LEGEND:**
- I.P.F. IRON PIN FOUND
 - R.B. RE-BAR
 - R/W RIGHT OF WAY
 - C/L CENTERLINE
 - B.L. BUILDING LINE
 - L.L. LAND LOT LINE
 - P.L. POWER LINE
 - N/F NOW OR FORMERLY
 - D.B. DEED BOOK
 - P.C. POINT OF COMMENCEMENT
 - SUBS. SURVEYED BATHY

- APPROPRIATES:**
- 1) PLAT BOOK 1, PAGE 25
 - 2) PLAT BOOK 6, PAGE 222
 - 3) PLAT BOOK 22, PAGE 109
 - 4) PLAT BOOK 34, PAGE 151
 - 5) PLAT BOOK 36, PAGE 232
 - 6) PLAT BOOK 40, PAGE 311
 - 7) PLAT 84, PAGE 208

MAP PARCEL # 092 047
 & 092 047 001
 PROPOSED ZONING RS
 SETBACKS
 FRONT - 60'
 SIDES - 10'
 REAR - 20'

TOTAL AREA = 9.597 ACRES



OWNER NOTES:

THIS PLAN HAS BEEN PREPARED FOR THE EXCLUSIVE USE AND PURPOSE OF THE PERSON PERSONS OR ENTITY NAMED HEREON, SAID DESCRIPTION DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT HIS OR HER WRITTEN CONSENT. THE SURVEYOR'S LIABILITY IS LIMITED TO THE SERVICE PROVIDED BY THE SURVEYOR. THE PUBLIC RECORDS REFERENCED HEREON REFLECT ONLY THOSE RECORDS NECESSARY TO ESTABLISH THE BOUNDARIES SHOWN HEREON, AND REFERENCE TO THE SAME DOES NOT AND SHOULD NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE SURVEYOR'S LIABILITY IS LIMITED TO THE SERVICE PROVIDED BY THE SURVEYOR.

DAWSON COUNTY SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF ANY PIPES, DITCHES, DETENTION PONDS OR OTHER STRUCTURES RIGHT-OF-WAY OR DRAINAGE EASEMENT BEYOND THE COUNTY BOUNDARIES. EASEMENTS OR OTHER RESTRICTIONS MAY BE LOCATED WITHIN A BOUNDARY OR ACCESS EASEMENT WITHOUT PRIOR APPROVAL BY THE DAWSON COUNTY DEPARTMENT OF ENGINEERING. THE COMMON DRIVEWAYS IDENTIFIED AS 'PRIVATELY MAINTAINED' ARE PRIVATE VANS AND ARE NOT MAINTAINED BY STATE, COUNTY, CITY OR OTHER PUBLIC AGENCIES. PRIVATELY MAINTAINED COMMON DRIVEWAYS ARE INCLUSIVE FOR ADAPTATION AS PUBLIC ROADS OR STREETS. ALL DRIVEWAYS ENTERING ANY COUNTY STREET OR ROAD SHALL BE MAINTAINED BY THE OWNER OF THE DRIVEWAY. THE SURVEYOR'S LIABILITY IS LIMITED TO THE SERVICE PROVIDED BY THE SURVEYOR. IT IS RECOMMENDED THAT POTENTIAL BUYERS/DEVELOPERS VERIFY RECORDATIONS/REPORTS PRIOR TO PURCHASE.

THIS SURVEY WAS PREPARED IN CONFORMANCE WITH THE SURVEYING ACT OF 1907, AS AMENDED, AND THE RULES OF THE BOARD OF SURVEYORS AND LAND SURVEYORS AND AS SET FORTH IN D.C.C.A. SECTIONS 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

SITE PLAN FOR:

RACHEL & NOAH BEHEL

STATE	GEORGIA	SCALE	1" = 100'	JOB #	22083	FIELD DATE:	FEBRUARY 8, 2022
COUNTY	DAWSON	LAND LOT DIST	61-4th	LAND LOT DIST	312-13th	SEC:	1st
						PLAT DATE:	MAY 6, 2022

Surveyed by:

ROBBIE HENDERSON

Surveying & Planning

2450 FREEDOM PARKWAY, SUITE 111
 CUMMING, GA 30041
 PH: 706-654-2015
 COA LSP #001242



Thou shall not remove thy neighbor's landmark, which they of old time have set in thine inheritance, which thou shall inherit in the land that the Lord thy God giveth thee to possess it.

Deuteronomy 19:14

SH.1 OF 1



ZA 22-17

Planning Commission Meeting July 19, 2022
Board of Commission Hearing August 18, 2022

Applicant Proposal

The applicant is seeking to zone the property from RSR (Residential Sub-Rural) to R-A (Residential Agriculture) for agricultural purposes.

Applicant	Fred Stowers
Amendment #	ZA 22-17
Request	Rezone Property from RSR to R-A
Proposed Use	Agriculture Use
Current Zoning	RSR (Residential Sub-Rural)
Future Land Use	Sub-Rural Residential
Acreage	97.5 acres
Location	Stowers Road West
Commercial Square footage	n/a
Road Classification	Local
Tax Parcel	111 036
Dawson Trail Segment	n/a
Commission District	3
DRI	No
Planning Commission Recommendation	

Direction	Existing Zoning	Existing Use
North	R-A & RSR	Residential and Vacant
South	C-IR & R-A	Residential and Vacant
East	RSR	Residential
West	RSR & R-A	Residential and Vacant

According to the Comprehensive Plan and accompanying Future Land Use Plan, the subject property is identified as Sub-Rural Residential. The primary area of unincorporated Dawson County designed as Sub-Rural Residential is bounded by the forest belt and Dawson Forest on the west, Lumpkin County line on the north, and the agricultural belt to the south and east. In the southern part of this area, there is extensive residential development, but the northern part of this area is mostly undeveloped.

Though this area may receive new development at gross densities of up to 0.67 unit per acre (1.0 acre with public water), it is not targeted for major development. Public water service may be extended into much of this area, particularly the southern half, during the planning horizon (year 2028). It is desirable that conservation subdivision principles be followed in this area in order to encourage the permanent protections of open space or retention of farm and forest lands.

There is a second **area designated as Sub-rural Residential by the future land use plan map**, east of Georgia 400 and lakefront residential uses along Lake Lanier. Development in this area must be sensitive to the Lake Lanier watershed, and as a result, densities are proposed to be kept low (0.67 unit per acre) in this area. The desired development pattern should seek to:

- Permit rural cluster or conservation subdivision design that incorporates significant amount of open space
- Limit extension of public utilities in these areas
- Limit parking in front of properties
- Connect to regional network of greenspace and trails, available to pedestrians, bicyclists, and equestrians for both tourism and recreational purposes
- Consider the use of drainage swales on paved roads in lieu of curb and gutter
- Ensure safe and direct access to major thoroughfares
- Provide at least one access point from a county road for a minimum number of homes
- Allow unpaved roads and shared driveways that provide access for up to six residences
- Support and encourage agricultural industries

County Agency Comments:

Environmental Health Department: No comments returned as of 7.11.2022

Emergency Services: No comments returned as of 7.11.2022

Etowah Water & Sewer Authority: No comments returned as of 7.11.2022

Planning and Development: Even though this request does not fall in line with the Future Land Use designation, the request is lesser in intensity than its current zoning. The applicant wishes to have the downzone of the parcel for agricultural purposes that otherwise would not be available in the current zoning. The parcel is located off of Georgia 400 it is rural in nature, a larger tract of land that has pastures and farm structures and has been in the applicant's family for many generations.

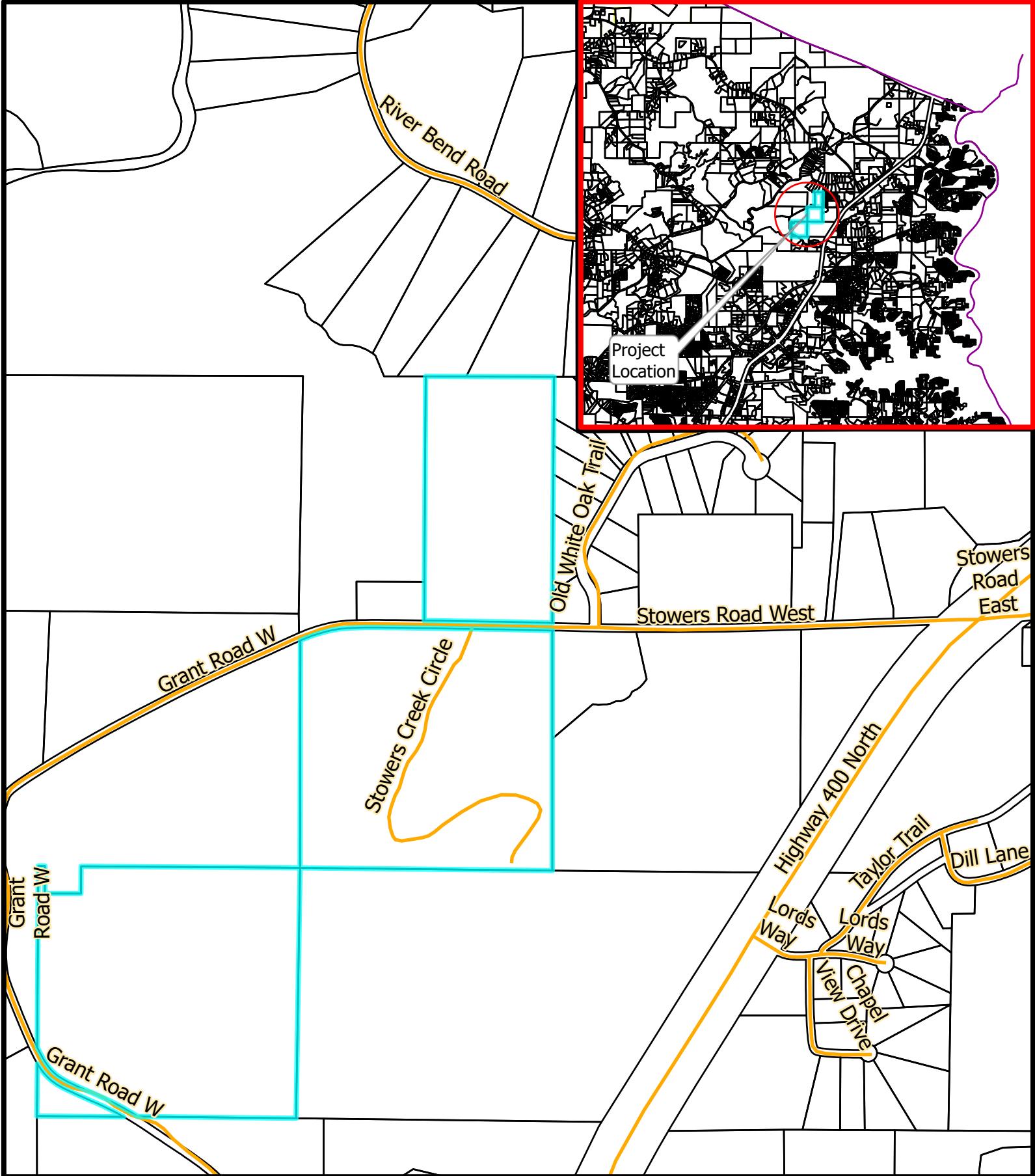
Public Works Department: "No comments at this time"

THE PLANNING COMMISSION SHALL MAKE ITS RECOMMENDATIONS BASED ON THE FOLLOWING CRITERIA:

- (1) The existing uses and classification of nearby property;
- (2) The extent to which property values are diminished by the particular land use classification;
- (3) The extent to which the destruction of property values of the applicant promotes the health, safety, morals, or general welfare of the public;
- (4) The relative gain to the public, as compared to the hardship imposed upon the individual property owner;
- (5) The suitability of the subject property for the proposed land use classification;
- (6) 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; and
- (7) The specific, unusual, or unique facts of each case, which give rise to special hardships, incurred by the applicant and/or surrounding property owners.

Photo of Property:





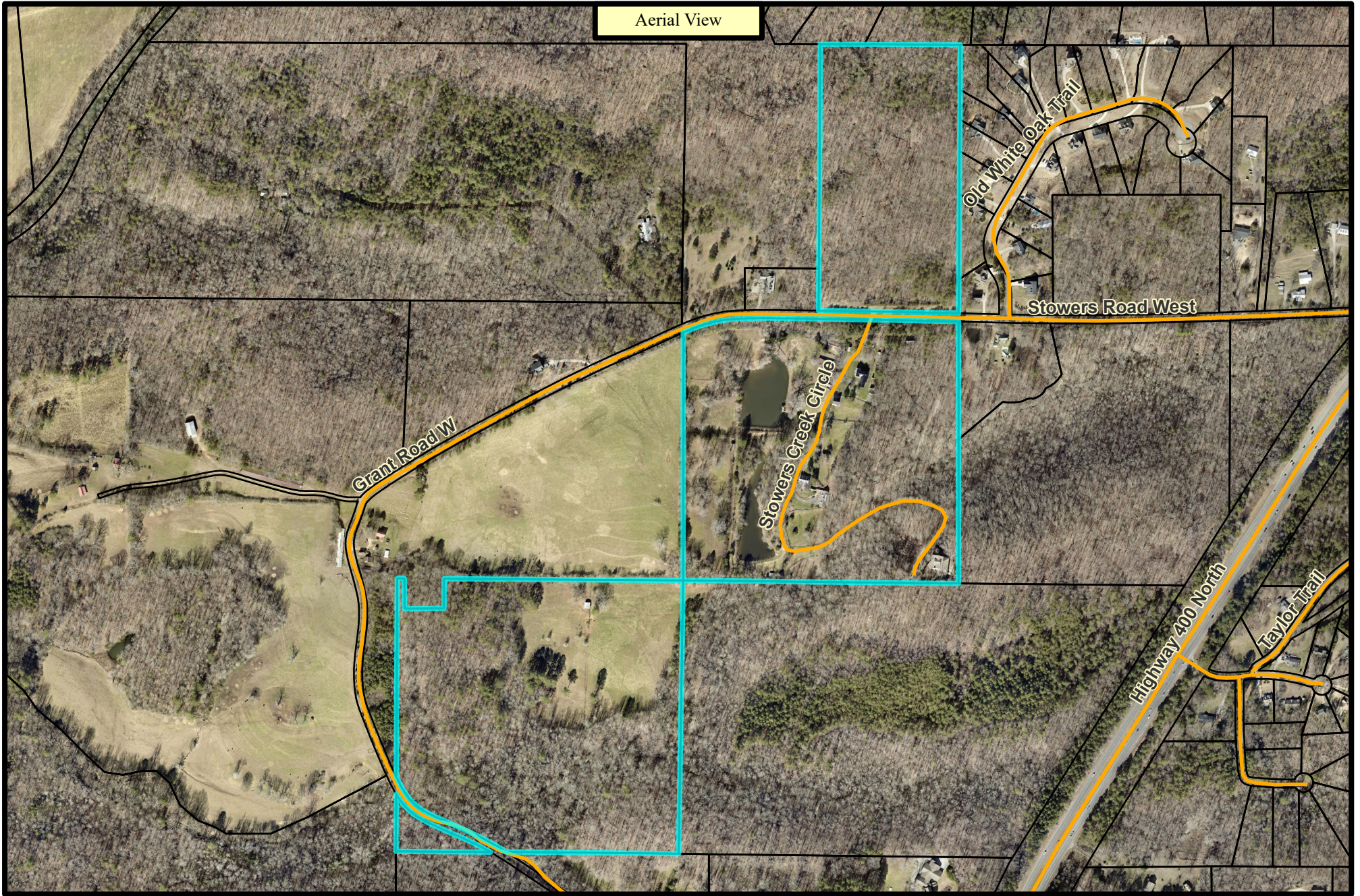
DAWSON COUNTY
DISCLAIMS ANY
RESPONSIBILITIES,
LIABILITIES OR
DAMAGES FROM THE USE
OF THIS MAP. THIS MAP
IS ONLY FOR DISPLAY
PURPOSES.



Dawson County
Planning and Development
109
Staff Report: Exhibit

Parcel #: 111-036
Current Zoning: RSR
FLU: SRR
Application #: ZA 22-17

Aerial View



DAWSON COUNTY DISCLAIMS ANY RESPONSIBILITIES, LIABILITIES OR DAMAGES FROM THE USE OF THIS MAP. THIS MAP IS ONLY FOR DISPLAY PURPOSES.

N



Scale: 1:9,093

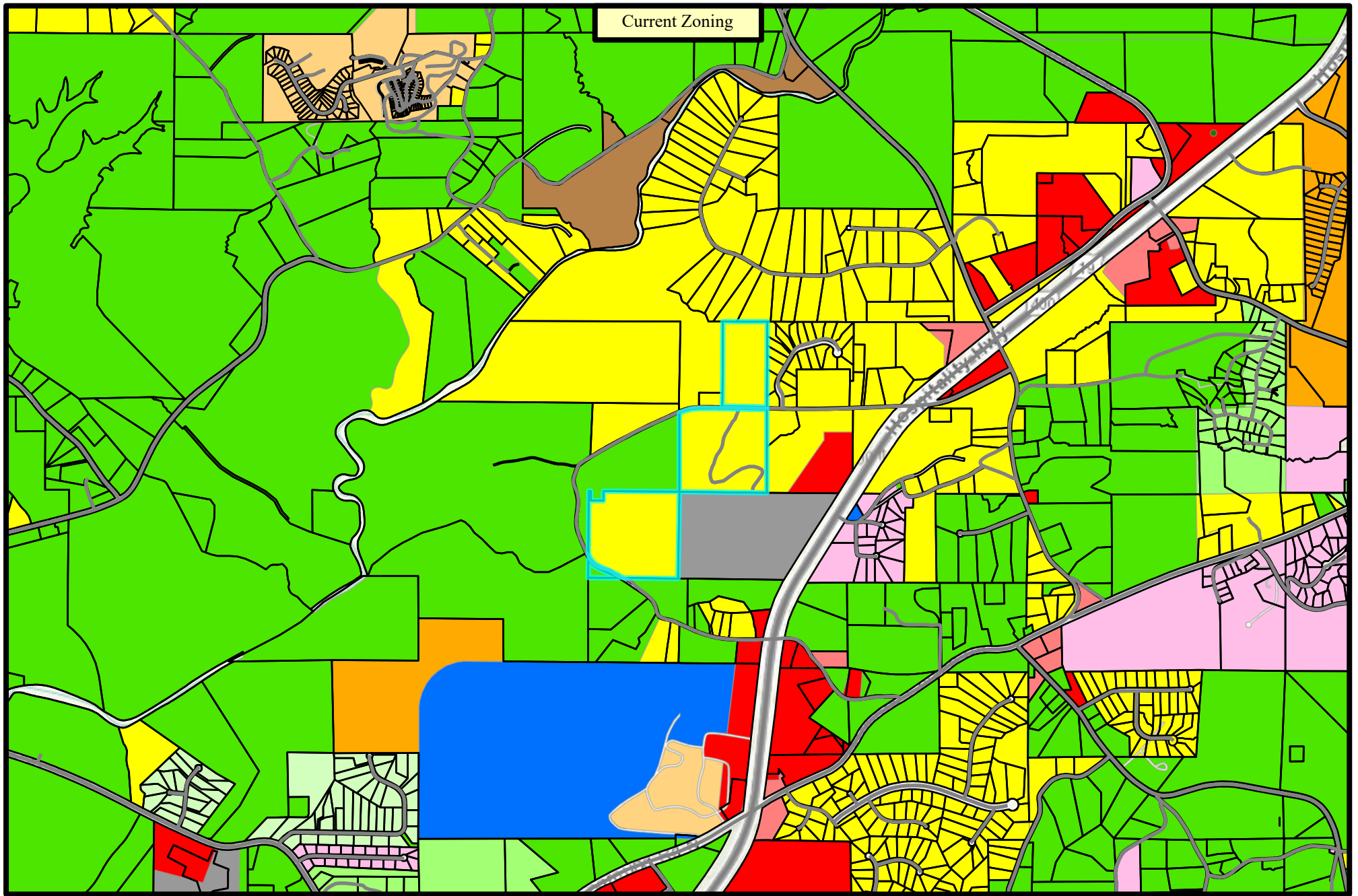
Dawson County

Planning and Development

110

Site Report

Parcel #: 111-036
Current Zoning: RSR
FLU: SRR
Application #: ZA 22-17



Current Zoning



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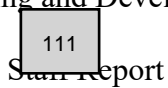
N



Scale: 1:28,587

Dawson County

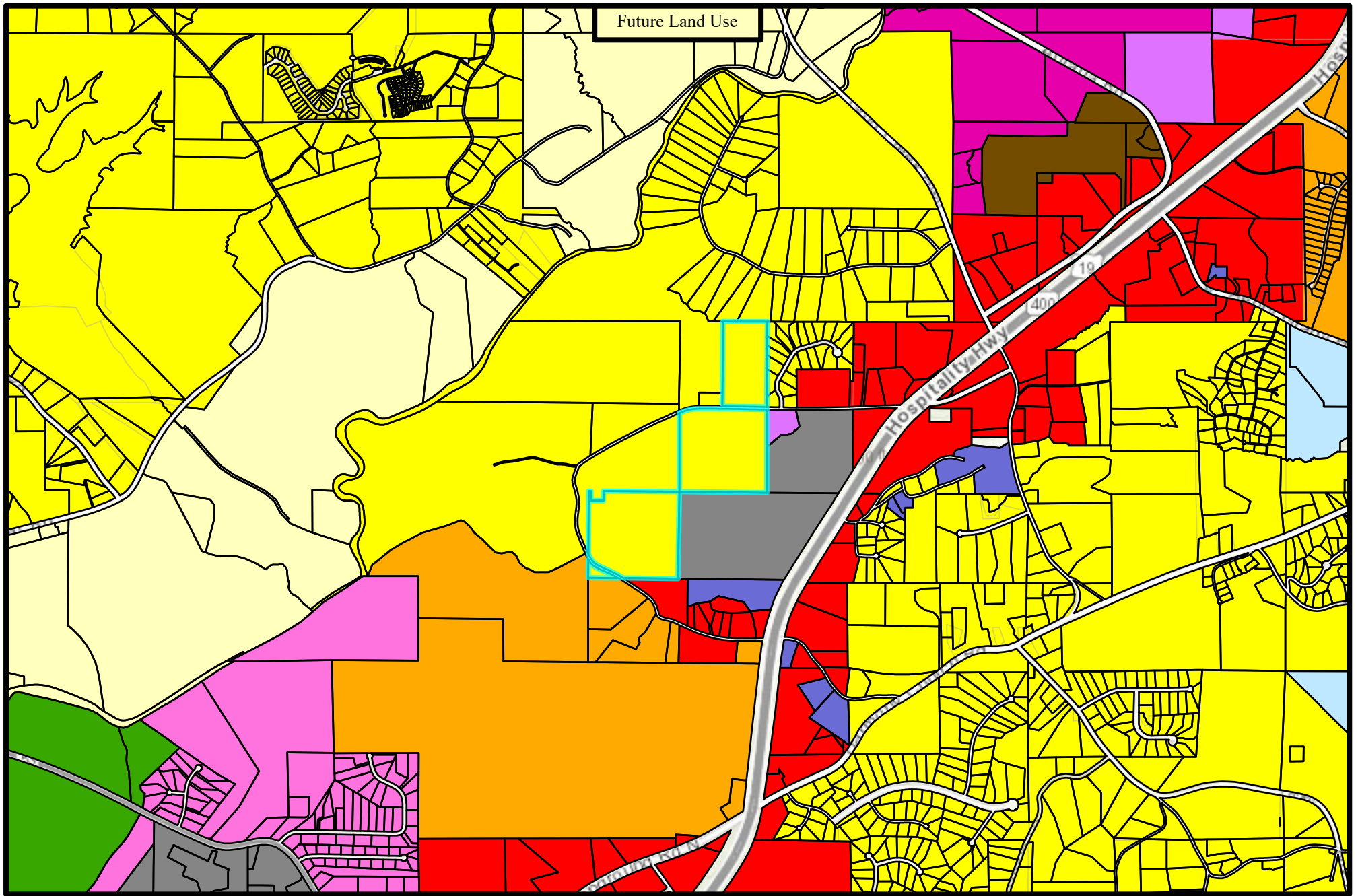
Planning and Development




111


Site Report

Parcel #: 111-036
 Current Zoning: RSR
 FLU: SRR
 Application #: ZA 22-17

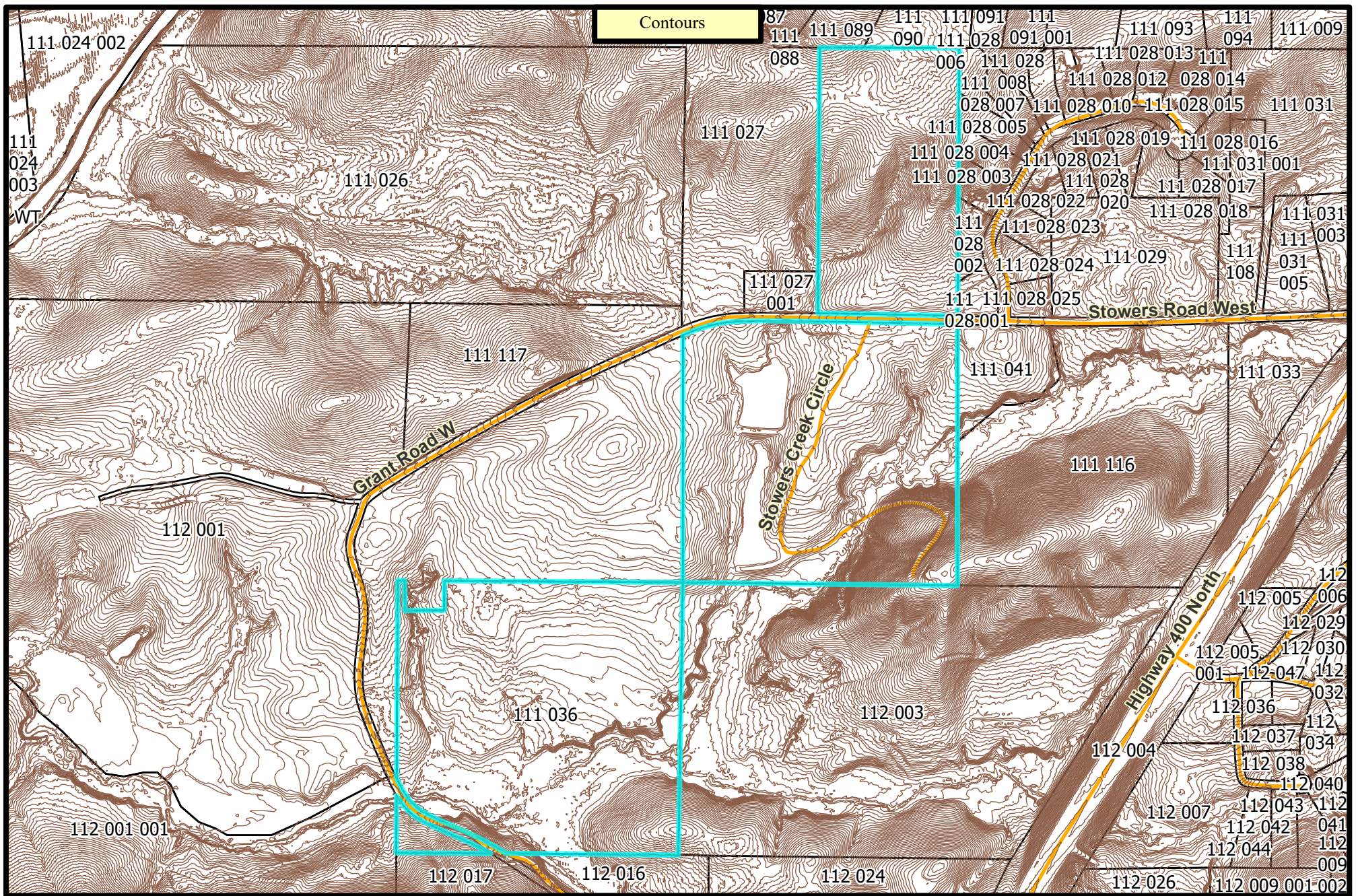


DAWSON COUNTY DISCLAIMS ANY RESPONSIBILITIES, LIABILITIES OR DAMAGES FROM THE USE OF THIS MAP. THIS MAP IS ONLY FOR DISPLAY PURPOSES.

N

 Scale: 1:28,587

Dawson County
 Planning and Development

 Staff Report

Parcel #: 111-036
 Current Zoning: RSR
 FLU: SRR
 Application #: ZA 22-17



Contours

111 024 002

111
024
003
WT

111 026

111 027

111 027
001

111 117

Grant Road W

112 001

Stowers Creek Circle

111 041

111 116

111 033

Stowers Road West

Highway 400 North

111 036

112 003

112 004

112 001 001

112 017

112 016

112 024

112 026

112 009.001 002



DAWSON COUNTY DISCLAIMS ANY RESPONSIBILITIES, LIABILITIES OR DAMAGES FROM THE USE OF THIS MAP. THIS MAP IS ONLY FOR DISPLAY PURPOSES.

N
Scale: 1:9,093

Dawson County
Planning and Development
113
Site Report

Parcel #: 111-036
Current Zoning: RSR
FLU: SRR
Application #: ZA 22-17

Dawson County
Rezoning Application
(AMENDMENT TO DISTRICT MAP)

FOR STAFF USE ONLY
DATE & TIME STAMP

APPLICANT INFORMATION (or Authorized Representative)

If applicant is other than owner, the Property Owner Authorization form must be completed.

Printed Name: FRED STOWERS

Address: _____

Phone (Listed/Unlisted): _____

Email (Business/Personal): _____

Status: Owner Authorized Agent Lessee Option to purchase

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: 6.6.2022 Applicant Signature: [Signature]

REQUESTED ACTION & DETAILS OF PROPOSED USE

Rezoning to: RA Special Use Permit for: _____

Proposed Use: TO RETURN TO PREVIOUS ZONING - NO DEVELOPMENT

Existing Utilities: Water Sewer Gas Electric

Proposed Utilities: Water Sewer Gas Electric

RESIDENTIAL N/A

No. of Lots: N/A 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 N/A

Building area: _____ No. of Parking Spaces: _____

Property Owner/ Property Information

Name: FRED STOWERS

Street Address of Property being rezoned: 501 STOWERS Rd. W.

Rezoning from: RSR to: RA Total acreage being rezoned: 97.5

Directions to Property (if no address):

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

Current Use of Property: FARMING AND RESIDENTIAL

Does this proposal reach DRI thresholds? NO If yes, the application will require a transportation study and additional review by the Georgia Mountains Regional Planning Commission. This adds several weeks to the review and processing.

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? North South

SURROUNDING PROPERTY ZONING CLASSIFICATION:

See Attachment "A"
North _____ South _____ East _____ West _____

Future Land Use Map Designation: _____

Access to the development will be provided from: NO

Road Name: STOWERS Rd W Type of Surface: PAVED & DIRT

Applicant Certification


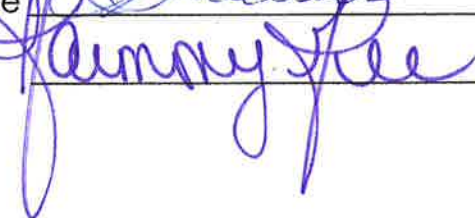
I hereby request the action contained within this application relative to the property shown on the attached plats and site plan and further request that this item be placed on both the Planning Commission and Board of Commissioners agenda(s) for a public hearing.

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 or a land use professional 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 6-6-22
Witness  Date 6.6.2022

2022

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:

NONE


Signature of Applicant/Representative of Applicant

6-6-22
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.

2025 APR 22 10:30 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: *Fred Stowers*

Applicant Printed Name: FRED STOWERS

Application Number: _____

Date Signed: 6-6-22

Sworn and subscribed before me

this 6 day of June, 2022.

Anthony J. Lee
Notary Public

My Commission Expires: August 9, 2028

{Notary Seal}

2022 JUN 6 10:22 AM

Property Owner Authorization

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

Street Address of Property being rezoned: 501 STOWERS RD W,

TMP#: 111 036

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: _____

Signature of applicant or agent: _____ Date: _____

Printed Name of Owner(s): FRED STOWERS

Signature of Owner(s): [Signature] Date: _____

Mailing address: _____

City, State, Zip. _____

Phone (Listed/Unli _____

Sworn and subscribed before me
this 6 day of JUNE, 2021

{Notary Seal}

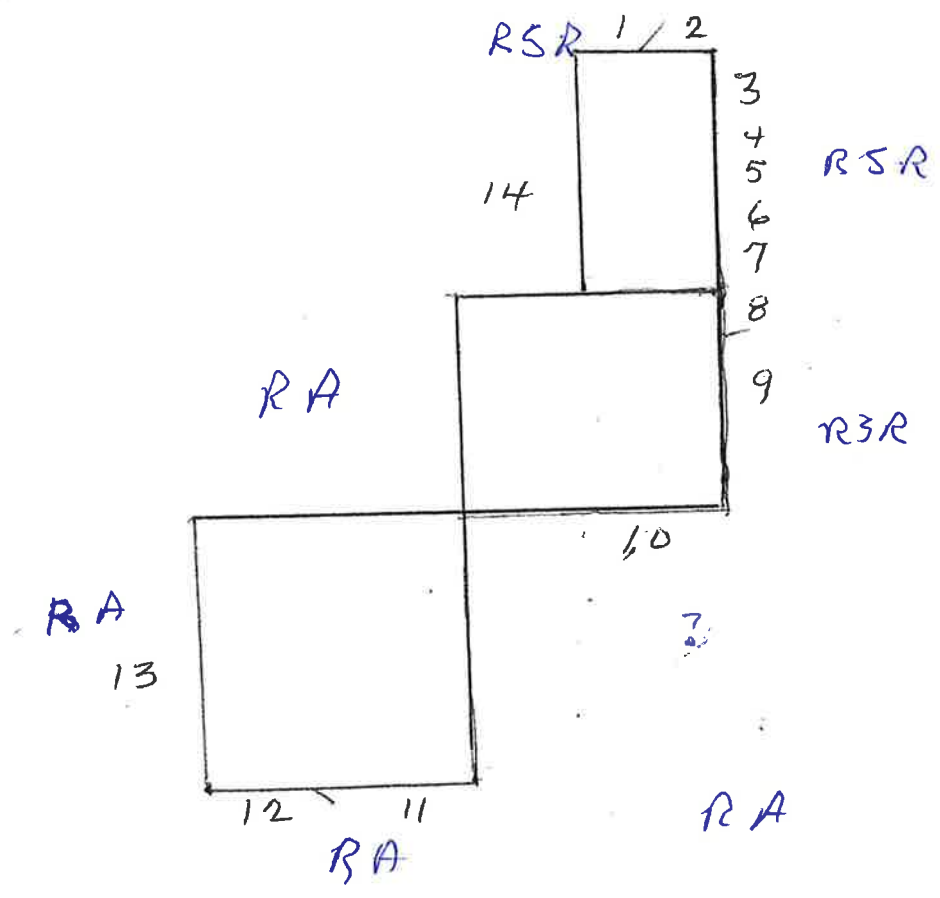
[Signature]
Notary Public

My Commission Expires: August 9, 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.)

ATTACHMENT "A"

SKETCH OF LANDOWNERS ADJACENT



SEE INDEX ATTACHED

22 JUN 6 3:26 PM

- 1 - WOMACK, BRIAN
111 089
607 River Bend Rd
Dawsonville
- 2 - WATKINS, RANDY & SHEILA
111 090
1155 Sunrise Rd
Blue Ridge, GA 30513
- 3 - WALLACE, SCOTT & TANYA
111 028 006 AND 111 028 005
173 Old White OAK TRAIL
Dawsonville, GA
- 4 - SMITH, Kenneth & Elizabeth
111 028 004
153 Old White, oak TRAIL
Dawsonville
- 5 - GRABOWSKI, MICHAËLE & MICHAEL
111 028 003
125 Old White oak TRAIL
Dawsonville
- 6 - MADDOX, JOHNE & MARCIA
111 028.002
81 Old White oak TRAIL
Dawsonville
- 7 - COPELAND, CHARLES & LONNA
111 028 001
27 Old White oak TRAIL
Dawsonville

2025 9 11 10 53 AM

P # 2 - owners surrounding

8. MULDOON, DAVID & Michelle

111 041

389 STOWERS Rd W
DAWSONVILLE

9. Deer Run PARTNERS, LLC

111 116

131 Prominence CT
STE 230

DAWSONVILLE

10. ~~THE~~ KHETPAL, VIKRAM

112 003

10717 Polly Taylor Rd
JOHNS CREEK, GA 30097

11. KITTLE, DEBORAH

112 016

264 GRANT Rd W
DAWSONVILLE

12. BEHRMANN, TODD & HEIDI

112 017

1036 LAKE AVOCA DR
TARPON SPRINGS,
FLORIDA 34689

13. C. N. McCune

112 - 001

772 STOWERS Rd W
DAWSONVILLE

14. Powell, Douglas & Mary

111 027

604 Stowers Rd W
DAWSONVILLE

22 JUN 6 3 26 PM

LETTER OF INTENT

June ,2022

Ladies and Gentlemen,

Applicant: Fred Stowers

Property: 97.5 acres on Stowers Road West

Current Zoning: SRS

Proposed Zoning: RA Residential and Agricultural

Proposed Use: As is, residential and agricultural—no development

Utility Services Company Application: No change in utility services requested

Applicant is returning the property to its previous zoning. The property was rezoned without notice or discussions with Applicant sometime within the past 40 years of ownership.

Respectfully submitted,



Fred Stowers

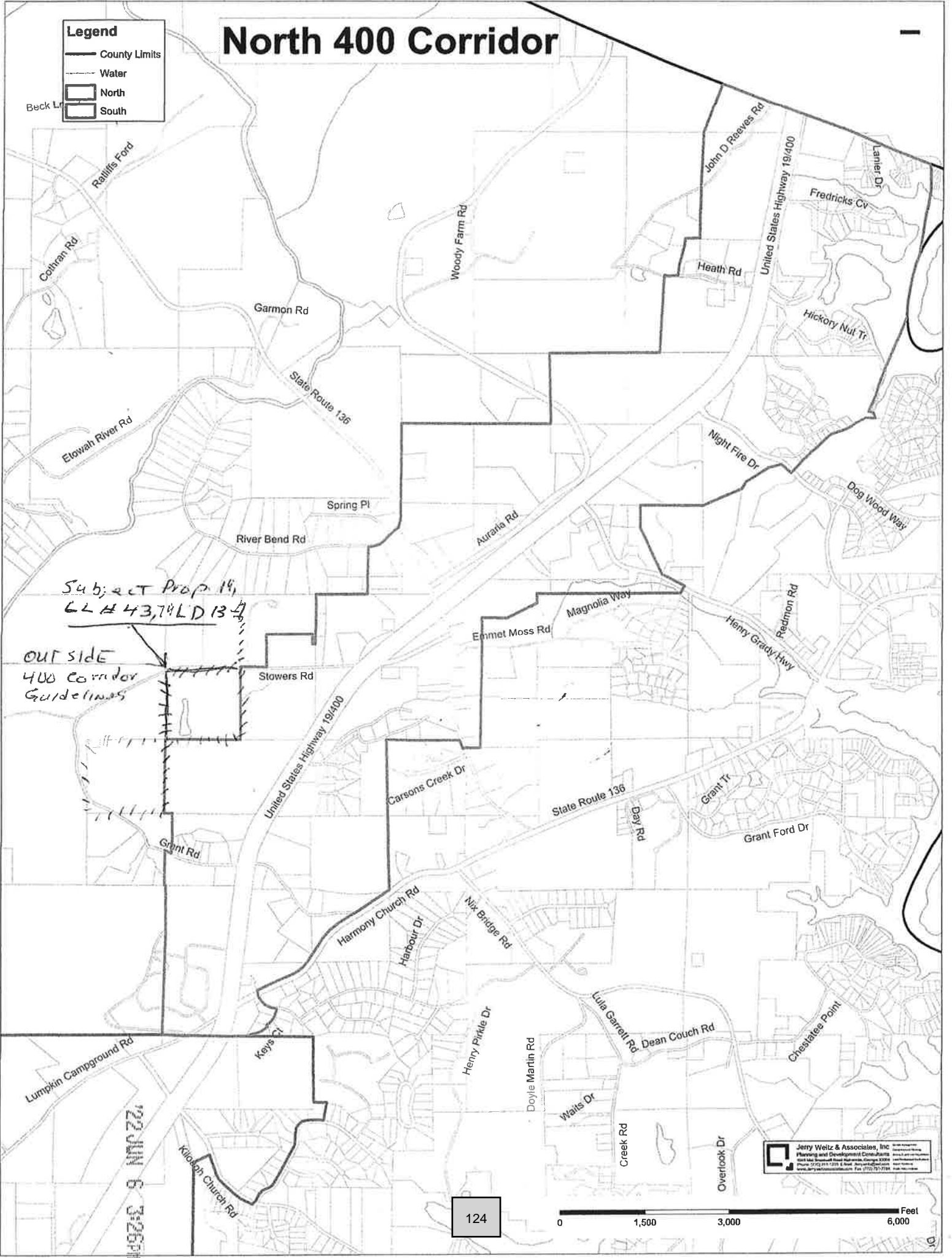
2025 JUN 23 10:23 AM

North 400 Corridor

Legend

- County Limits
- Water
- North
- South

Beck Lr



Subject Prop 14,
62#4374LD134

OUTSIDE
400 Corridor
Guidelines

124

Jerry Weitz & Associates, Inc.
Planning and Development Consultants
2000 West Street, Suite 100, Marietta, Georgia 30066
Phone: 770.241.1200 E-Mail: jerry@jerryweitz.com
www.jerryweitz.com Fax: 770.251-7181

0 1,500 3,000 6,000 Feet

22 JUN 6 3:26 PM

Owner Information

STOWERS FRED G

Payment Information

Status	Paid
Last Payment Date	11/23/2021
Amount Paid	\$13,575.86

Property Information

Parcel Number	111 036
District	1 DAWSON COUNTY UNINCORPORATED
Acres	97.5
Description	LL 19 43 79 LD 13-1
Property Address	501 STOWERS RD W
Assessed Value	\$1,016,924
Appraised Value	\$2,542,310

Bill Information

Record Type	Property
Tax Year	2021
Bill Number	13621
Account Number	37990
Due Date	12/01/2021

Taxes

Base Taxes	\$13,575.86
Penalty	\$0.00
Interest	\$0.00
Total Due	\$0.00

2021

A PLAT OF PROPERTY FOR FRED STOWERS IN LAND LOTS 17, 47, 177 SO HALF 13ND DIST., T. 121 SEC DAWSON COUNTY, GEORGIA.



Check Map
GARY W. WALKER, SURVEYOR
WHITE BROTHERS, INC.
CUMMING, GEORGIA

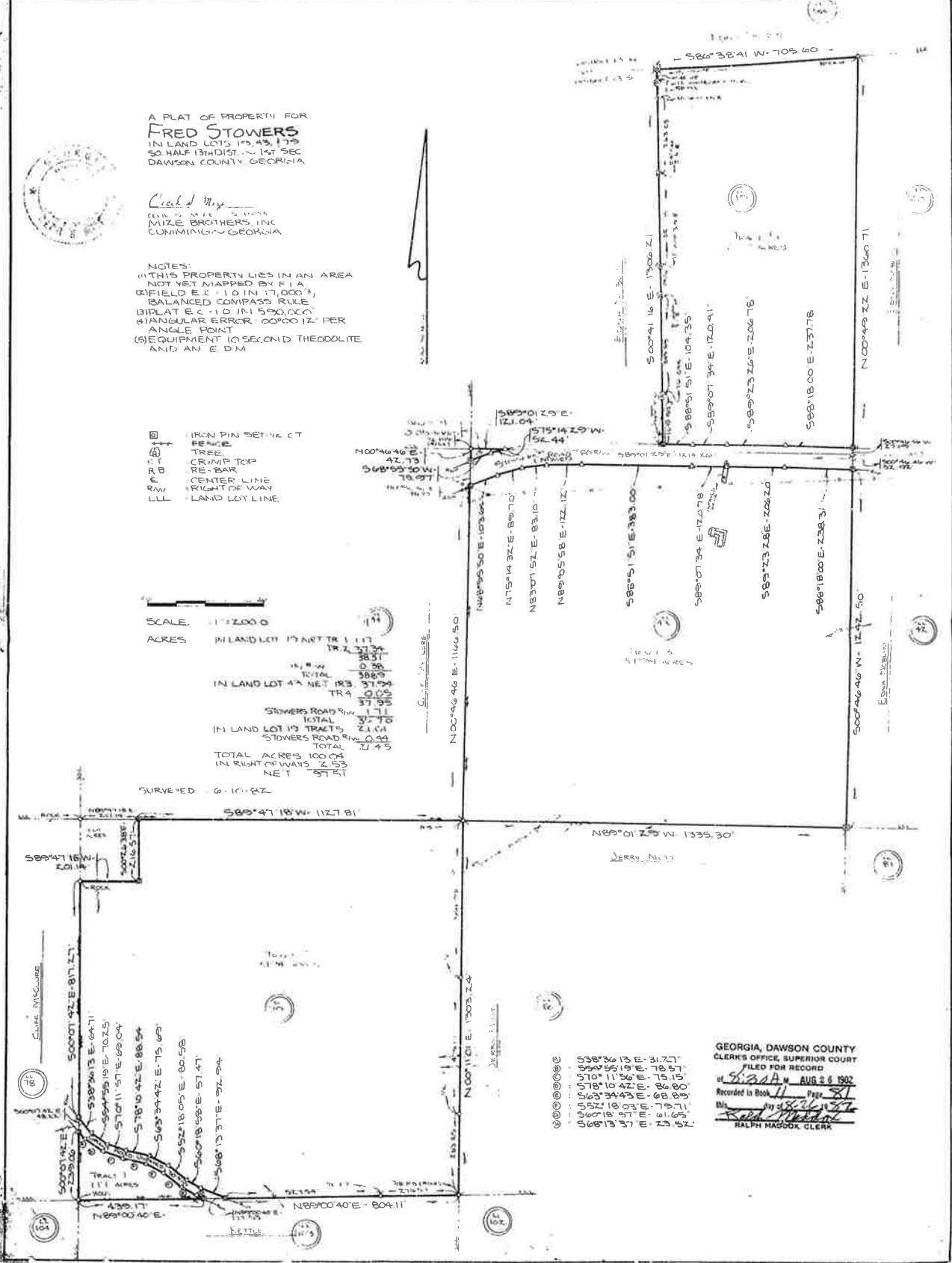
- NOTES:
- (1) THIS PROPERTY LIES IN AN AREA NOT YET MAPPED BY F.I.A.
 - (2) FIELD E.C. 1.0 IN 17,000 F.
 - (3) BALANCED COMPASS RULE
 - (4) PLAT E.C. 1.0 IN 590,000
 - (5) ANGULAR ERROR .0000 12" PER ANGLE POINT
 - (6) EQUIPMENT 10 SECOND THEODOLITE AND AN E.D.M.

- ⊕ IRON PIN SET 1/4 CT
- ⊕ BE-AGE
- ⊕ TREE
- ⊕ CRIMP TOP
- ⊕ RE-BAR
- ⊕ E
- ⊕ CENTER LINE
- ⊕ R/W
- ⊕ RIGHT OF WAY
- ⊕ LAND LOT LINE

SCALE 1" = 200.0'

ACRES	IN LAND LOT 17 NET TR 1.17
	TR 2.3734
	15.84
	TOTAL 588.9
	IN LAND LOT 47A NET TR 37.94
	TR 4.002
	37.95
	STOWERS ROAD R/W
	TOTAL 37.70
	IN LAND LOT 177 TRACTS 21.61
	STOWERS ROAD R/W 0.50
	TOTAL 22.11
	TOTAL ACRES 100.04
	IN RIGHT OF WAYS 2.53
	NET 97.51

SURVEYED - 6-10-62



GEORGIA, DAWSON COUNTY
CLERK'S OFFICE, SUPERIOR COURT
FILED FOR RECORD
of 5132A W. AUG 26 1902
Recorded in Book 11 Page 37
City of Atlanta
Ralph Magood, Clerk

CLYDE CASTLEBERRY CO., WINNEBAGO, GA. 30209



ZA 22-18

Planning Commission Meeting July 19, 2022
Board of Commission Hearing August 18, 2022

Applicant Proposal

The applicant is seeking to zone the property from R-A (Residential Agriculture) to C-IR (Commercial Industrial Restricted)

Applicant	East Gate Holdings, LLC
Amendment #	ZA 22-18
Request	Rezone Property from R-A to C-IR
Proposed Use	To develop office/warehouse flex space ranging in size from 5,000 square feet to 10,000 square feet in size.
Current Zoning	R-A (Residential Agriculture)
Future Land Use	C-IR (Commercial Industrial Restricted)
Acreage	6.387 acres
Location	Lumpkin Campground Road South and Grizzle Road
Commercial Square footage	40,000
Road Classification	Collector
Tax Parcel	106 214
Dawson Trail Segment	n/a
Commission District	4
DRI	No

Planning Commission Recommendation

Direction	Zoning	Existing Use
North	C-IR	Industrial Warehouse
South	C_IR	Industrial
East	C-HB & C-IR	Industrial and Highway Business
West	C-IR	Industrial

According to the Comprehensive Plan and accompanying Future Land Use Plan, the subject property is identified as Commercial Light Industrial. Industrial districts are established where some light industrial operations such as warehousing and low intensity manufacturing can occur without objectionable impacts such as noise, vibration, smoke, dust, gas, fumes, odors, and radiation and that do not create fire or explosion hazards or other objectionable conditions. They are to be located in areas with close proximity to arterial highways and/or adjacent access roads, with particular attention paid to traffic patterns and schedules for any heavy freight vehicles. Where possible, these uses should include compatible passive use greenspaces and possible pedestrian connections to adjacent development if appropriate.

The desired development pattern should seek to:

- Locate employment centers in areas with ample sewer capacity, with direct access to major arterials
- Provide suitable transitions to surrounding residential uses
- Locate employment centers on land that has good access to GA 400 and other high-capacity highways, utilities and infrastructure
- Create a network of interconnected streets and parking lots
- Incorporate sidewalks, crosswalks and bike paths as appropriate
- Require dedicated right-of-way
- Limit driveway spacing along the highway frontage and align driveways where needed to improve traffic flow
- Encourage shared driveways and inter-parcel access for adjacent commercial uses
- Encourage shared parking lots between uses
- Ensure environmental protection

Land Uses

Light Industrial

- Warehousing
- Research & Development Centers

Zoning Districts

Industrial • Warehouse

County Agency Comments:

Engineering Department: “Lumpkin Campground Rd. South and Grizzle Road are both public paved roads cornering the subject property. There appears to be an access off of Lumpkin Campground Rd. South (there is a private street Plum Street) but not one off of Grizzle Road.”

Environmental Health Department: No comments returned as of 7.11.2022

Emergency Services: No comments returned as of 7.11.2022

Etowah Water & Sewer Authority: No comments returned as of 7.11.2022

Planning and Development: The industries locating in this district are generally more compatible when located adjacent to commercial areas than are heavy manufacturing uses. **CRI** districts are intended to permit only those light industrial and warehouse uses that will not generate nuisances. Commercial Restricted industry is capable of operating in a manner as to control the external effects due to the operations take place within the confines of buildings. “Flex space” is the term is used to refer to light industrial zoned buildings that can be used for both office and warehouse space and can offer multi-functional usage under one roof. There may be “flex office space” or “flex warehouse space”, depending upon which usage has the majority of the total space occupied.

The request is consistent with the Future Land Use designation and the general character of the immediate areas. Staff has concerns regarding the current traffic counts and congestion of the roadway ; the proposed developments traffic will impact local and GDOT intersections. After reviewing all relevant information, should the Planning Commission recommend approval of this rezoning request, staff recommends the attached stipulations.:

THE PLANNING COMMISSION SHALL MAKE ITS RECOMMENDATIONS BASED ON THE FOLLOWING CRITERIA:

- (1) The existing uses and classification of nearby property;
- (2) The extent to which property values are diminished by the particular land use classification;
- (3) The extent to which the destruction of property values of the applicant promotes the health, safety, morals, or general welfare of the public;
- (4) The relative gain to the public, as compared to the hardship imposed upon the individual property owner;
- (5) The suitability of the subject property for the proposed land use classification;
- (6) 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; and
- (7) The specific, unusual, or unique facts of each case, which give rise to special hardships, incurred by the applicant and/or surrounding property owners.

After reviewing all relevant information, should the Board of Commissioners approve this rezoning request, staff recommends the proposed stipulations:

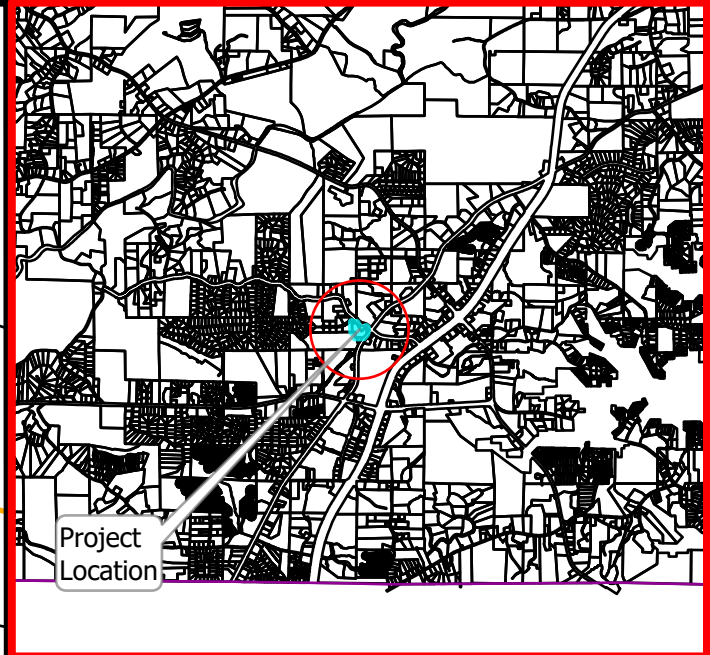
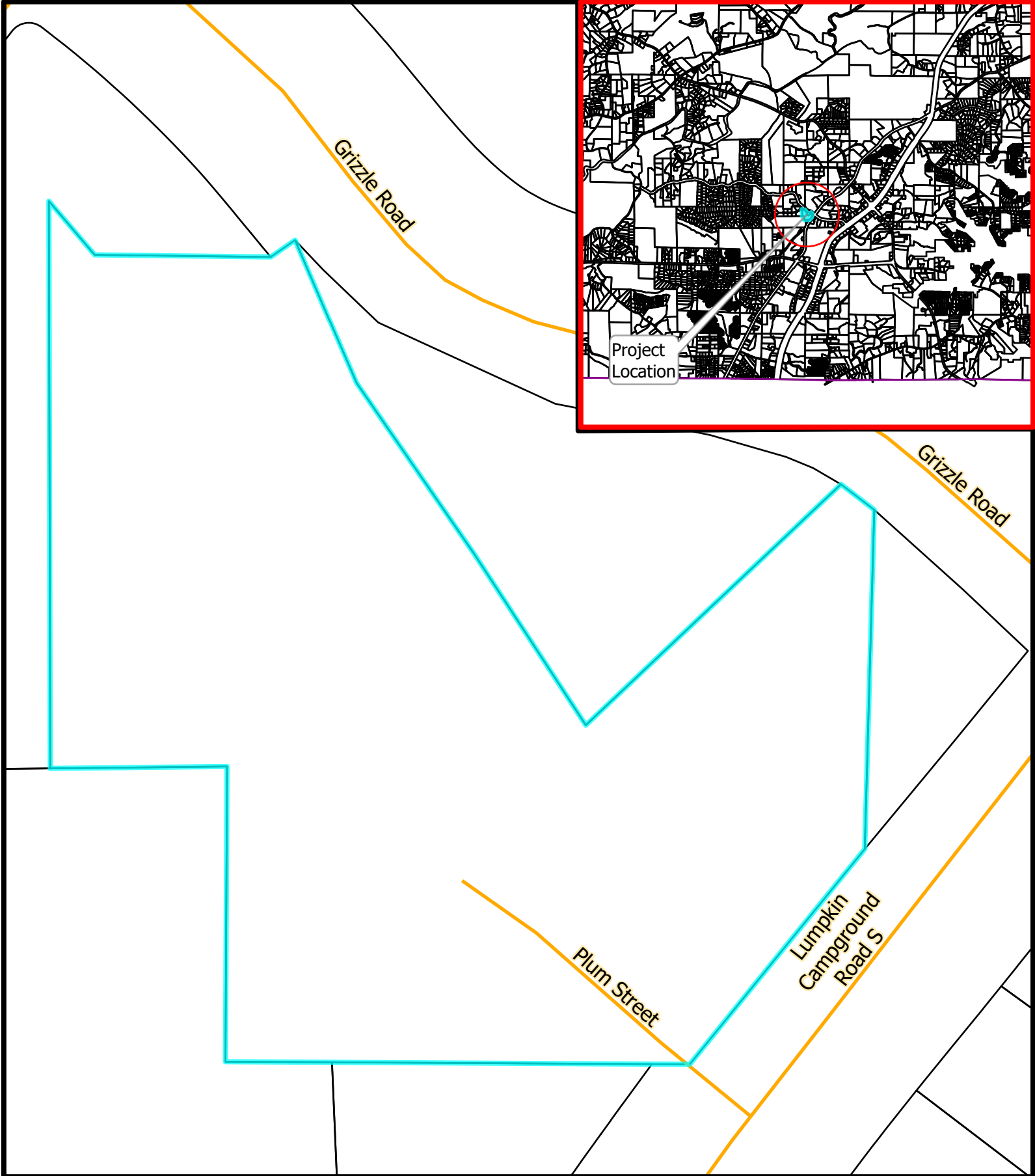
Lumpkin Campground Road is a north-south oriented roadway classified by GDOT as a Major Collector.

1. A traffic study is required prior to submission of a land disturbance permit.
2. Roadway entrances and improvements, including necessary acceleration and/or deceleration lane(s) and left/right turn lanes, shall be designed, installed, and maintained as approved by the state department of transportation, as applicable, or the director of engineering, in accordance with state or county requirements, as applicable and as may be amended from time to time.
3. A minimum of ten (10) feet of additional right of way along Lumpkin Campground Road frontage that is necessary for future road expansion;
4. Loading and unloading areas shall not be located closer than 50 feet from the right-of-way of a public street.

5. A minimum fifteen-foot-wide landscape strip shall be required along all side and rear lot lines, except in cases where access areas are approved. The area surrounding the road entrance(s) to the site or area, front, side, and rear landscape strips, required parking lot landscaping, and all other required landscaping shall be designed and installed according to plans prepared by a professional landscape architect,
6. All landscape design shall incorporate a minimum of forty percent (40%) evergreen plantings (trees, shrubs, and groundcovers). All plant material must be Georgia native.
7. The developer shall employ a third-party erosion control monitoring firm for the project. The firm shall be responsible for inspection of construction sites and implementation of Stormwater and Erosion Control Ordinances.

Photo of Property:



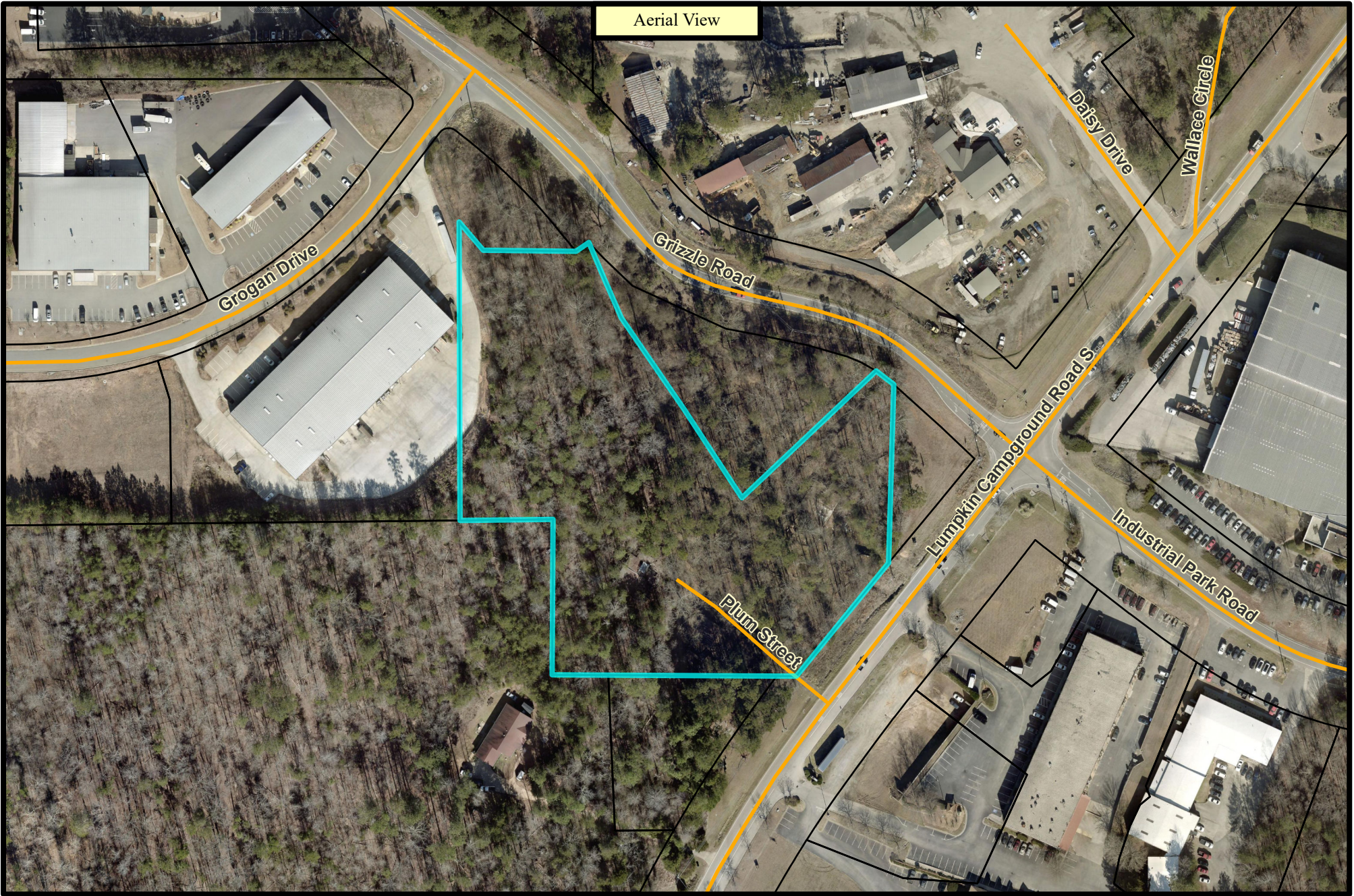


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 PURPOSES.



Dawson County
 Planning and Development
 Staff Report: Exhibit
 134

Parcel #: 106-214
 Current Zoning: RA
 FLU: C-IR
 Application #: ZA 22-18



Aerial View

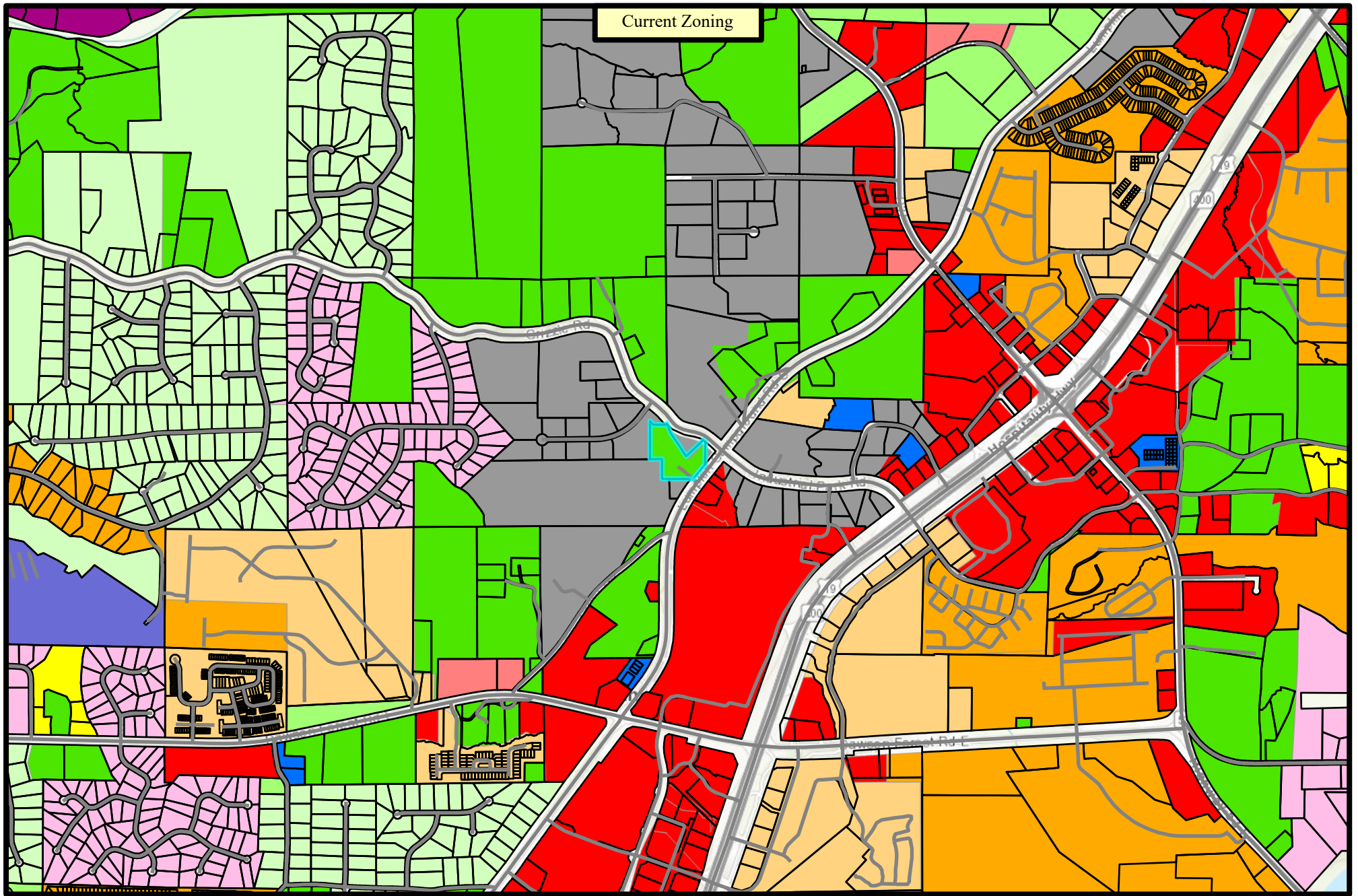


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Scale: 1:2,538

Dawson County
Planning and Development
135
Site Report

Parcel #: 106-214
Current Zoning: RA
FLU: C-IR
Application #: ZA 22-18



Current Zoning



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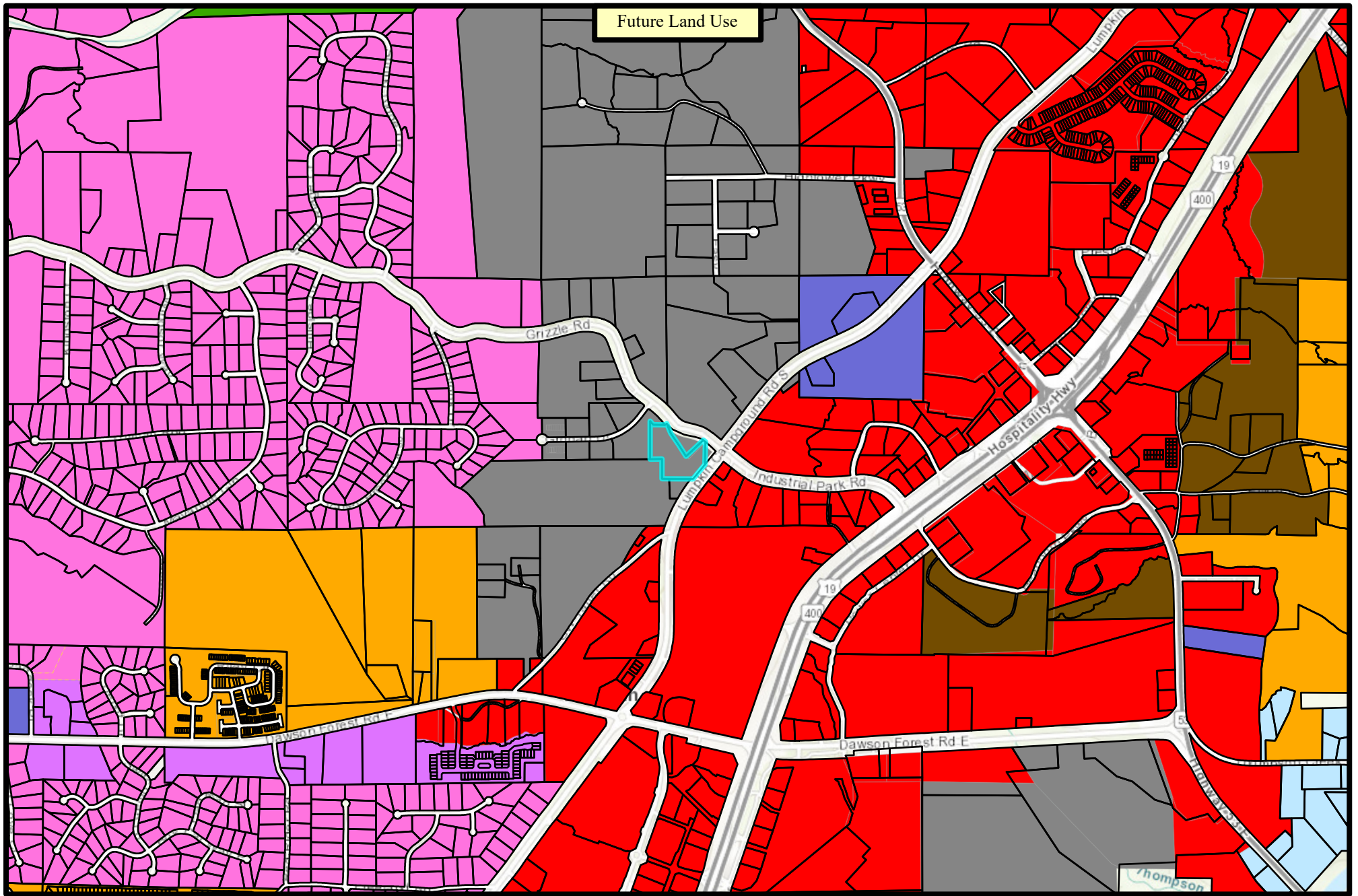
Dawson County

Planning and Development

136

Staff Report

Parcel #: 106-214
 Current Zoning: RA
 FLU: C-IR
 Application #: ZA 22-18



Future Land Use



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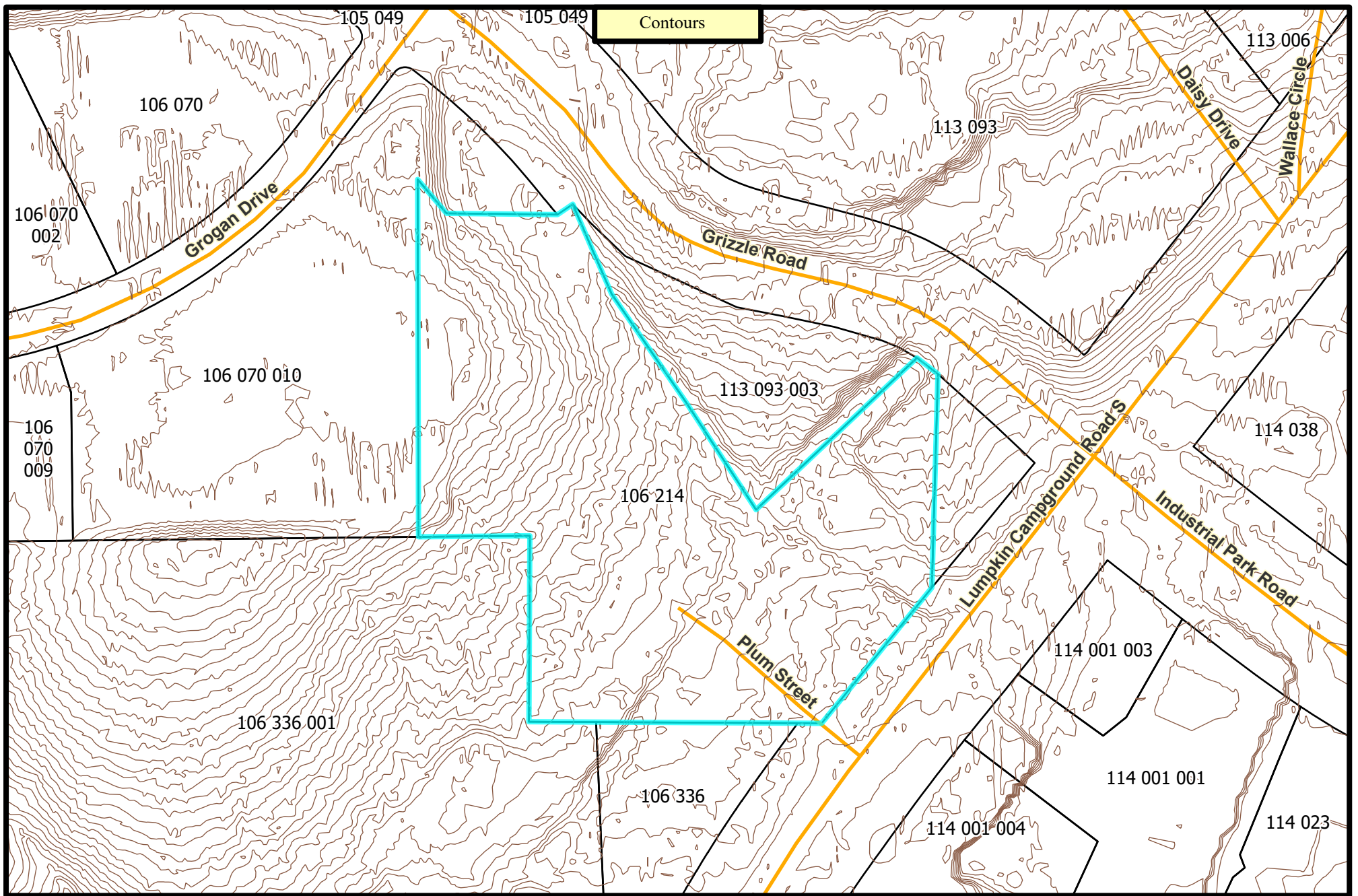
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Dawson County
 Planning and Development

 Staff Report

Parcel #: 106-214
 Current Zoning: RA
 FLU: C-IR
 Application #: ZA 22-18



Contours



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Dawson County
 Planning and Development

138
 Staff Report

Parcel #: 106-214
 Current Zoning: RA
 FLU: C-IR
 Application #: ZA 22-18

DAWSON COUNTY REZONING APPLICATION

This portion to be completed by Zoning Administrator

ZA 22.18 Tax Map & Parcel # (TMP): 106-214
Submittal Date: 6.8.22 Time: 10:28 am/pm Received by: Jge (staff initials)
Fees Assessed: \$3500- Paid: _____ Commission District: 3
Planning Commission Meeting Date: July 19, 2022
Board of Commissioners Meeting Date: August 18, 2022

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: DENNIS GRAVITT

Address: _____

Phone: Listed _____ 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: 6.8.22 Applicant Signature: [Signature]

PROPERTY OWNER/PROPERTY INFORMATION

Name: EASTGATE HOLDINGS LLC

Street Address of Property being rezoned: 606 LUMPKIN CAMPGROUND RD. S

Rezoning from: R-1 to: C-1R Total acreage being rezoned: 6.387 ACRES
Directions to Property (if no address): _____

3
054M

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	<u>6/16/2022</u>
Witness		Date	<u>6/16/2022</u>

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.

2022 JUN 16 PM 3:58

East Gate Holdings. LLC
102 Kelly Mill Road
Cumming, Georgia 30040

June 8, 2022

LETTER OF INTENT

TO: Dawson County Zoning Department
Attention: Harmony Gee Zoning Specialist

Ms. Gee:

This letter is in reference to a recorded plat by McClure Surveying, Inc. for Dennis Gravitt, dated January 3, 2022, in land lots 311 & 312 South Half 13th district, 1st Section, Dawson County, Georgia at the intersection of South Lumpkin Campground Road and Grizzle Road containing 6.387 Acres with a street address of 606 Lumpkin Campground Road.

Our intent is to rezone this property for 5,000 to 10,000 sq foot commercial buildings to be built in the future within the specifications and conditions approved by Dawson County.

There are no immediate plans to build currently.

Thank You,



Jeremy Gravitt
Managing Member, East Gate Holdings, LLC

PROPERTY OWNER AUTHORIZATION

EAST GATE HOLDINGS LLC

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

606 LUMPKIN Campground Road DAWSONVILLE GA
106214, 113093 003

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: DENNIS GRAVITT

Signature of applicant or agent: [Signature] Date: 6-6-2022

Printed Name of Owner(s): JEREMY GRAVITT MANAGING MEMBER

Signature of Owner(s): [Signature] Date: 6/06/2022

Mailing address: _____

City, State, Zip: _____

Telephone Number: Listed _____
Unlisted _____

Sworn and subscribed before me this 14th day of June, 2022.

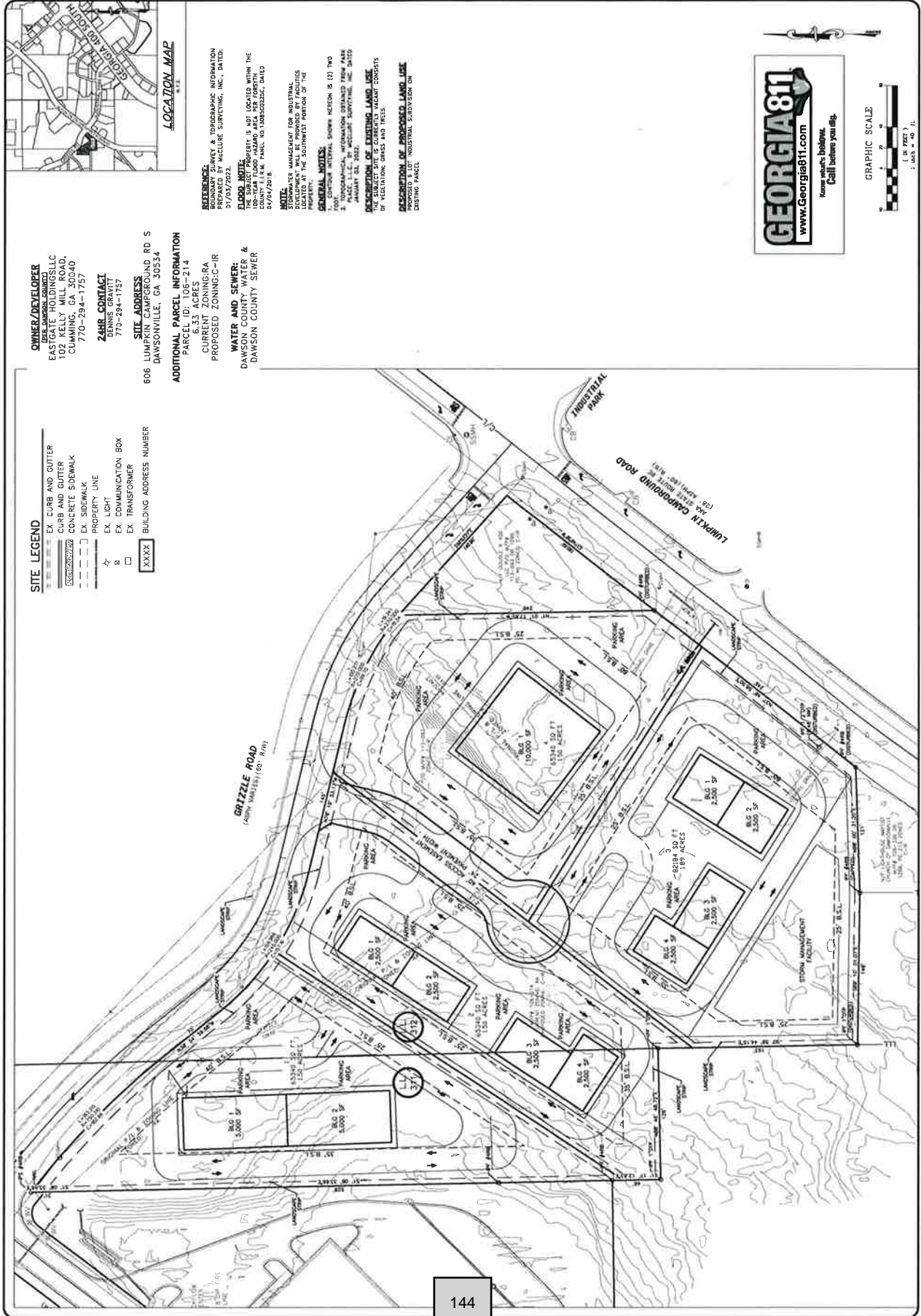
[Signature]
Notary Public



My Commission Expires: _____ {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.)

Proposed Site Plan



B.C. ENGINEERING, INC.
 116 NORTH MAIN ST.
 CUMMING, GA 30040
 PHONE: (770) 205-6181
 FAX: (770) 205-6182
 EMAIL: office@bcengineering-90.com

ZONING SCHEMATIC PLAN
 606 LUMPKIN CAMPGROUND S
 LAND LOT 311 & 312
 1ST DISTRICT, 13TH SECTION
 DAWSON COUNTY, GEORGIA



DATE	REVISION	DESCRIPTION
3/7/22	01	CHECKED BY: MS
	02	DRAWN BY: MC
	03	
	04	
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2022-022
 SHEET NO. 1
 OF 1
 JOB NO.



