

DAWSON COUNTY PLANNING COMMISSION
MEETING Agenda – Tuesday, June 21, 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:

There will be a Planning Commission Meeting on July 19th 2022

F. APPROVAL OF MINUTES:

May 17, 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 22-13 James Callas

Application for Rezoning:

2. Presentation of ZA 22-14 Brian and Diana Lunsford

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 22-13

Planning Commission Hearing June 21, 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 23' off of the front setback and 6' off of the right side of the existing primary residence.

Applicant	James Callas obo Barbara Covington
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	.21
Location	Overlook Subdivision: 56 Lake Terrace Drive
Commercial Square footage	0
Road Classification	Public
Tax Parcel	L10 073
Commission District	3

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

East	VCR	Single Family Residence
West	Army Corps	Lake Lanier

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 6.13.22

Emergency Services: "No comments necessary for this request."

Etowah Water & Sewer Authority: No comments returned as of 6.13.22

Planning and Development: The primary structure was constructed in 1979 prior to any zoning regulations being adopted by the County. The addition to the structure would be consistent with area residences.

Public Works Department: No comments returned as of 6.13.22

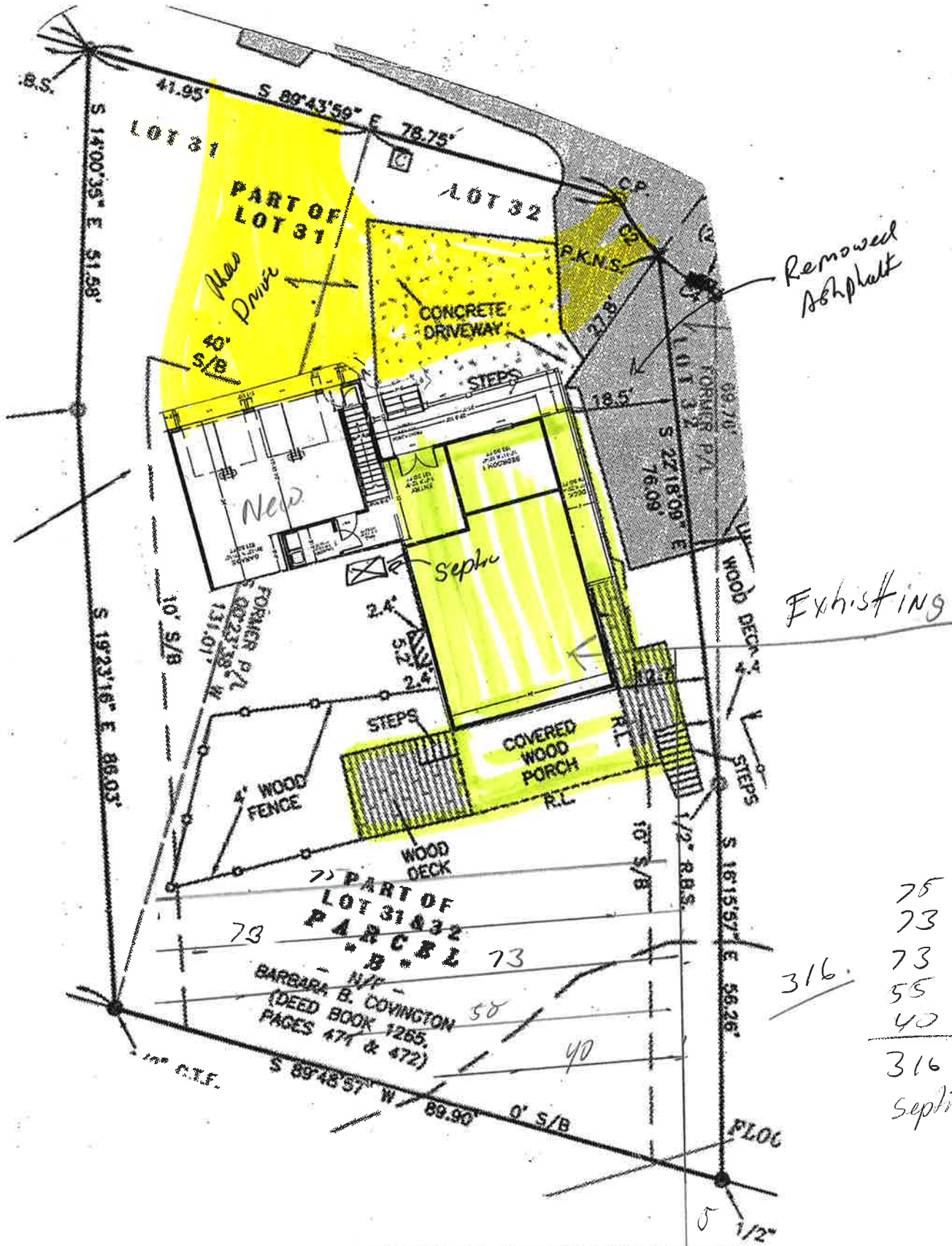
Photo of Residence:



Criteria for granting variances.

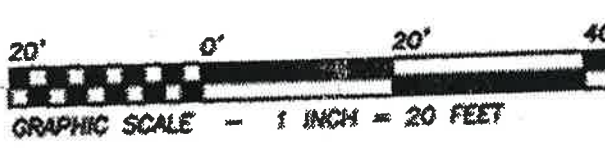
THE PLANNING COMMISSION SHALL MAKE ITS RECOMMENDATIONS BASED ON ALL FOUR EXPRESSLY WRITTEN FINDINGS:

- (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.**



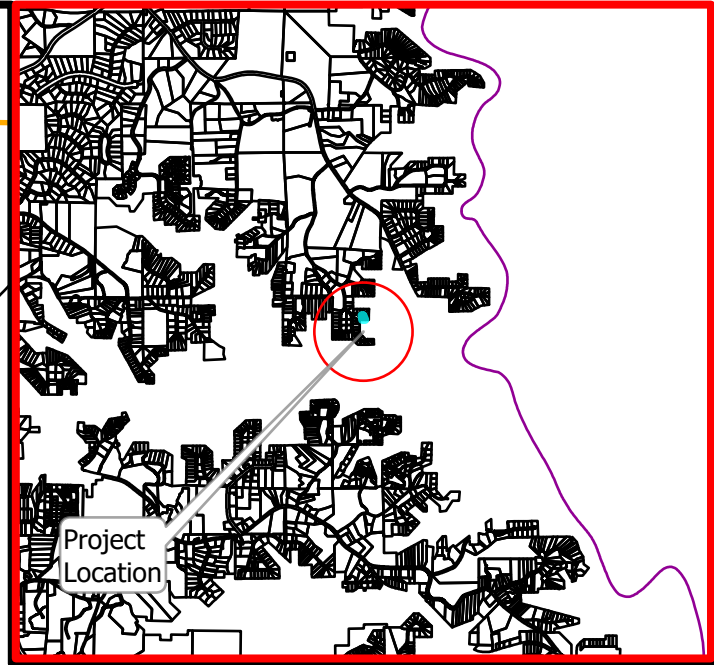
75
 73
 73
 55
 40

 316'
 Septic



Site plan

Lake Terrace Drive



DAWSON COUNTY
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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 #: L10-073
Current Zoning: VCR
FLU: RL
Application #: VR 22-13



Aerial View



Lake Terrace Drive



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Scale: 1:1,000

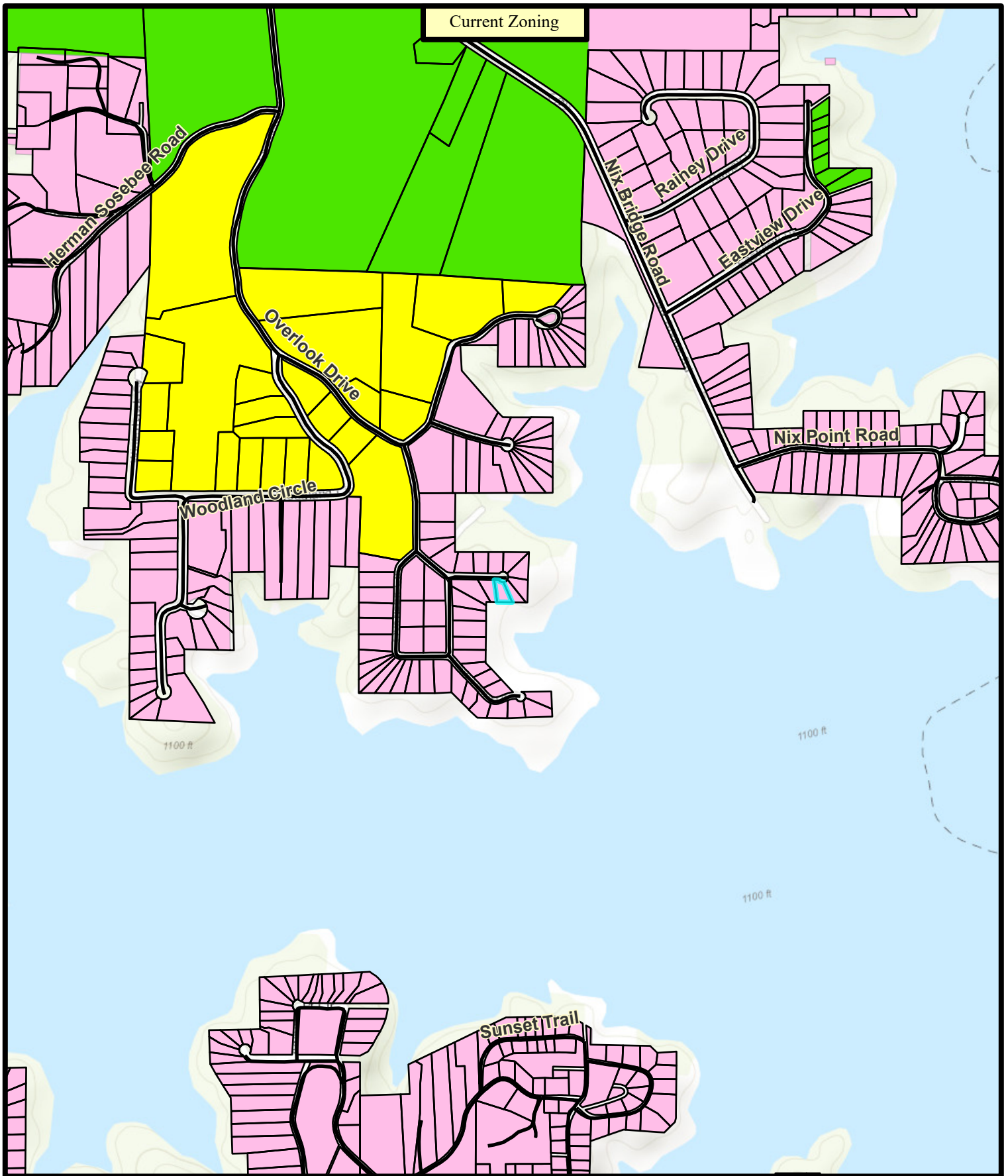
Dawson County

Planning and Development

8

Site Report

Parcel #: L10-073
Current Zoning: VCR
FLU: RL
Application #: VR 22-13



Current Zoning

Herman Sosebee Road

Overlook Drive

Woodland Circle

Sunset Trail

Nix Bridgel Road

Rainey Drive

Eastview Drive

Nix Point Road

1100 ft

1100 ft

1100 ft



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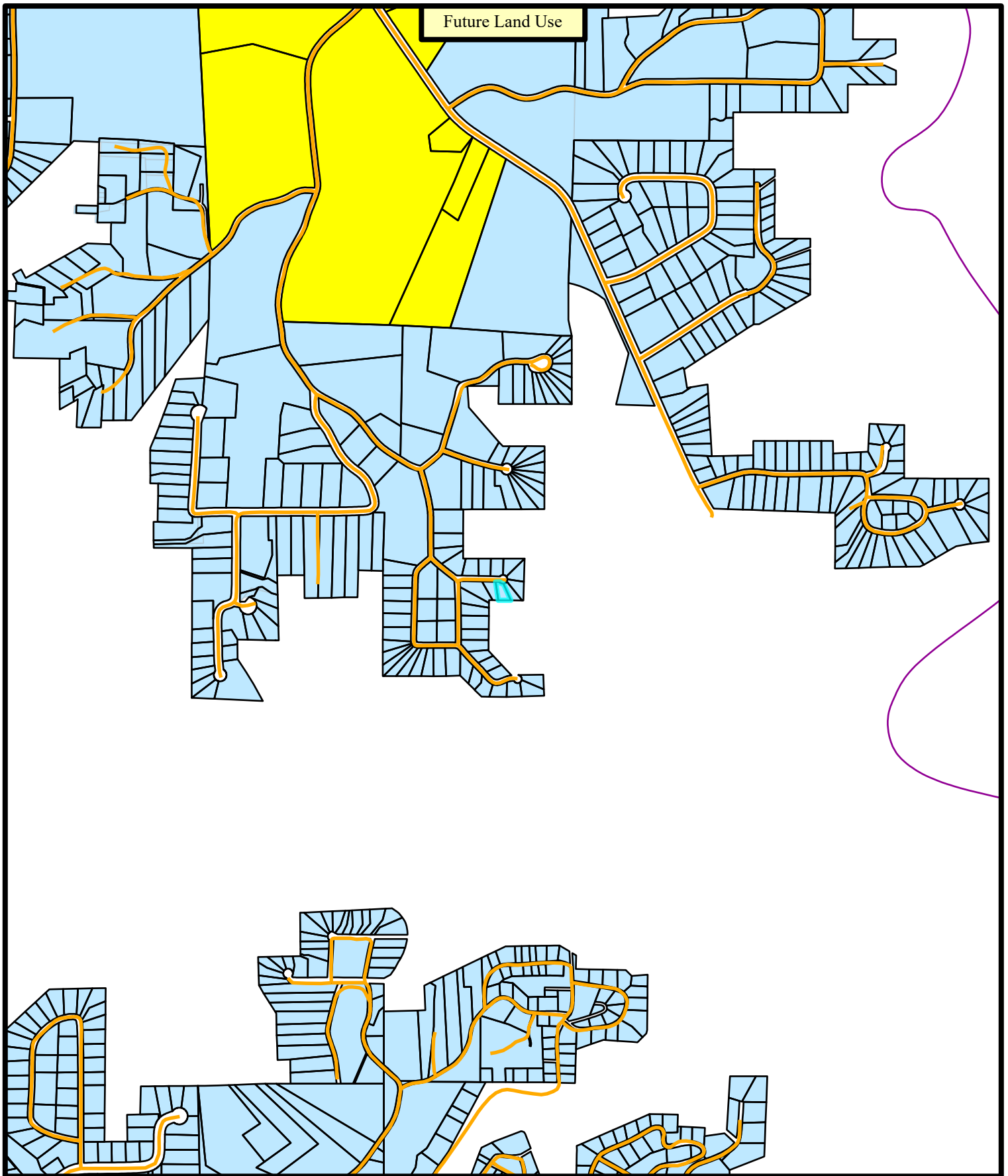
Dawson County

Planning and Development

9

Site Report

Parcel #: L10-073
Current Zoning: VCR
FLU: RL
Application #: VR 22-13



Future Land Use



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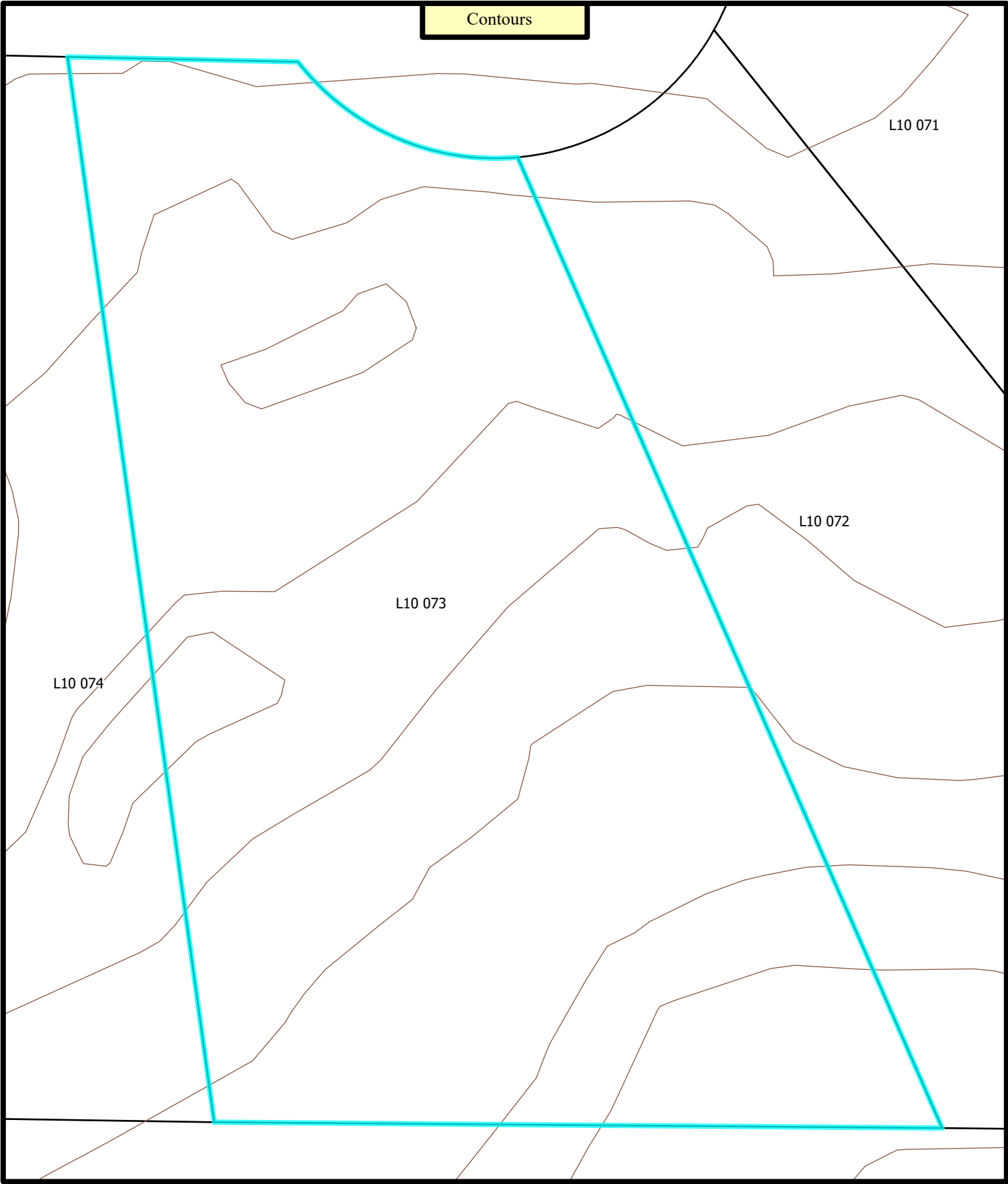


Scale: 1:13,257

Dawson County
Planning and Development
10
Report

Parcel #: L10-073
Current Zoning: VCR
FLU: RL
Application #: VR 22-13

Contours



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Scale: 1:230

Dawson County

Planning and Development

11

Report

Parcel #: L10-073
Current Zoning: VCR
FLU: RL
Application #: VR 22-13



DAWSON COUNTY VARIANCE APPLICATION

25 Justice Way, Dawsonville, Georgia 30534

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: James Callis

Address: _____

Contact Email: _____ Telephone # _____

Status: Owner Authorized Agent Lessee

PROPERTY INFORMATION

Street Address of Property:

56 Lake Terrace Drive Dawsonville, Ga.

Land Lot(s): 325 District: _____ Section: _____

Subdivision/Lot: Overlook 1 32 Parcel C10 073

Building Permit #: _____ (if applicable) Zoning - UCR

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 3' Side 6' feet to allow the structure to: be constructed; remain a distance of _____ feet from the property line, or other: Street Set Back

instead of the required distance of 40' 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:

ZONING 5 352PM



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:

Would make having a Garage NOT doable, and original House is over building lines which were set before after home was built.

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

Homes built after setback lines were set by county would be to the setback rules Because this home was built before the setback rules applied.

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:

Variance would be consistent with other homes on the same street.

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

I would not expect any objections from neighbors.

Add extra sheets if necessary.



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 _____ - _____	1. <u>House Removed owned By #8</u>	<u>Lot 31</u>
TMP _____ - _____	2. <u>David + Pearlina FRANCO</u>	<u>64 LAKE Terrace Dr Lt 33</u>
TMP _____ - _____	3. <u>Asher-Robert Lee</u>	<u>68 Lake Terrace Dr Lot 34</u>
TMP _____ - _____	4. <u>Michael Kraft</u>	<u>69 LAKE Terrace Dr Lt 35</u>
TMP _____ - _____	5. <u>James-Suzanne Stephenson</u>	<u>65 LAKE Terrace Dr Lt 36</u>
TMP _____ - _____	6. <u>Ronald Glass</u>	<u>47 LAKE Terrace Dr Lt. 37</u>
TMP _____ - _____	7. <u>Stoehemany Helvick</u>	<u>31 LAKE Terrace Dr. Lt 38</u>
TMP _____ - _____	8. <u>Deborah Matz</u>	<u>30 LAKE Terrace Dr Lt 30</u>
TMP _____ - _____	9. <u>Cathy Cox</u>	<u>21 LAKE Terrace Dr Lt 39</u>

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.

DAWSON COUNTY



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 Callis
Date: _____

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- 13 Tax Map & Parcel# L10-073
Zoning: VCA Commission District #: 3
Submittal Date: 5.5.22 Time am pm 3:30 Received by: uhg (staff initials)
Fee Paid: 350- Planning Commission Meeting Date: 6/21 / 2022

2022 JUN 21 10:58 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: Barbara Courington

Mailing Address: 56 Lake Terrace Dr.
Dawsonville, GA 30534

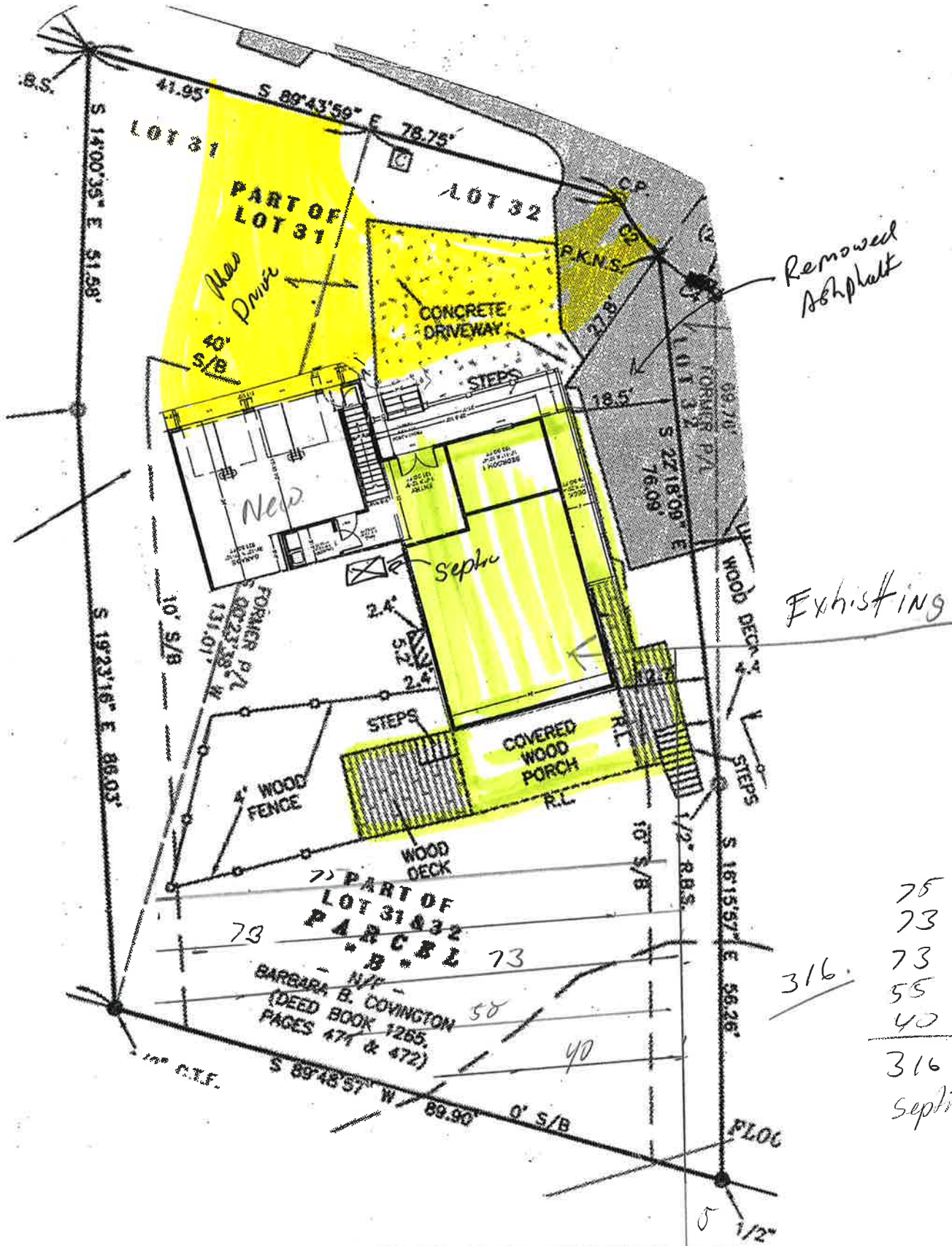
Signature of Owner: [Signature] Date: 4-19-22

Signature of Notary: [Signature] Date: 4/19/22

Notary
Stamp

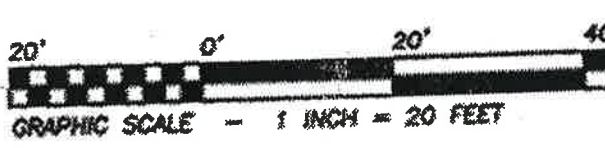
JONATHAN GUTIERREZ
NOTARY PUBLIC
Hall County
State of Georgia
My Comm. Expires Dec. 15, 2024

2024 APR 19 10:53 AM



75
 73
 73
 55
 40

 316'
 Septic



Site plan

Existing On-site Sewage Management System Performance Evaluation Report Form

Applicant: <u>BARBARA COVINGTON</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>56 LAKE TERRACE DR DAWSONVILLE, GA 30534</u>			
Subdivision Name: _____	Lot: _____		Block: _____
Overlook _____	32		1
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		2/0	(1) Yes <input checked="" type="radio"/> (2) No

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

SECTION A - System on Record

<input checked="" type="radio"/> (1) Yes <input type="radio"/> (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: The proposed garage addition to the property will not encroach upon the existing septic system. The septic system was permitted for a two-bedroom home with reserve area between the house and the U.S. Corps of Engineers Line.
<input checked="" type="radio"/> (1) Yes <input type="radio"/> (2) No	A copy of the original On-site Sewage Management System Inspection Report is attached.	
(1) Yes <input checked="" type="radio"/> (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"/> (1) Yes <input type="radio"/> (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: <u>[Signature]</u>		Title: _____
		Date: <u>28-Apr-22</u>
I 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.		

SECTION B - System Not on Record

<input type="radio"/> (1) 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: _____ _____ _____ _____ _____
<input type="radio"/> (1) Yes <input type="radio"/> (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.	
<input type="radio"/> (1) Yes <input type="radio"/> (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.	
<input type="radio"/> (1) Yes <input type="radio"/> (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 type="radio"/> (1) Yes <input type="radio"/> (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: _____
I 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.		

SECTION C - System Not Approved

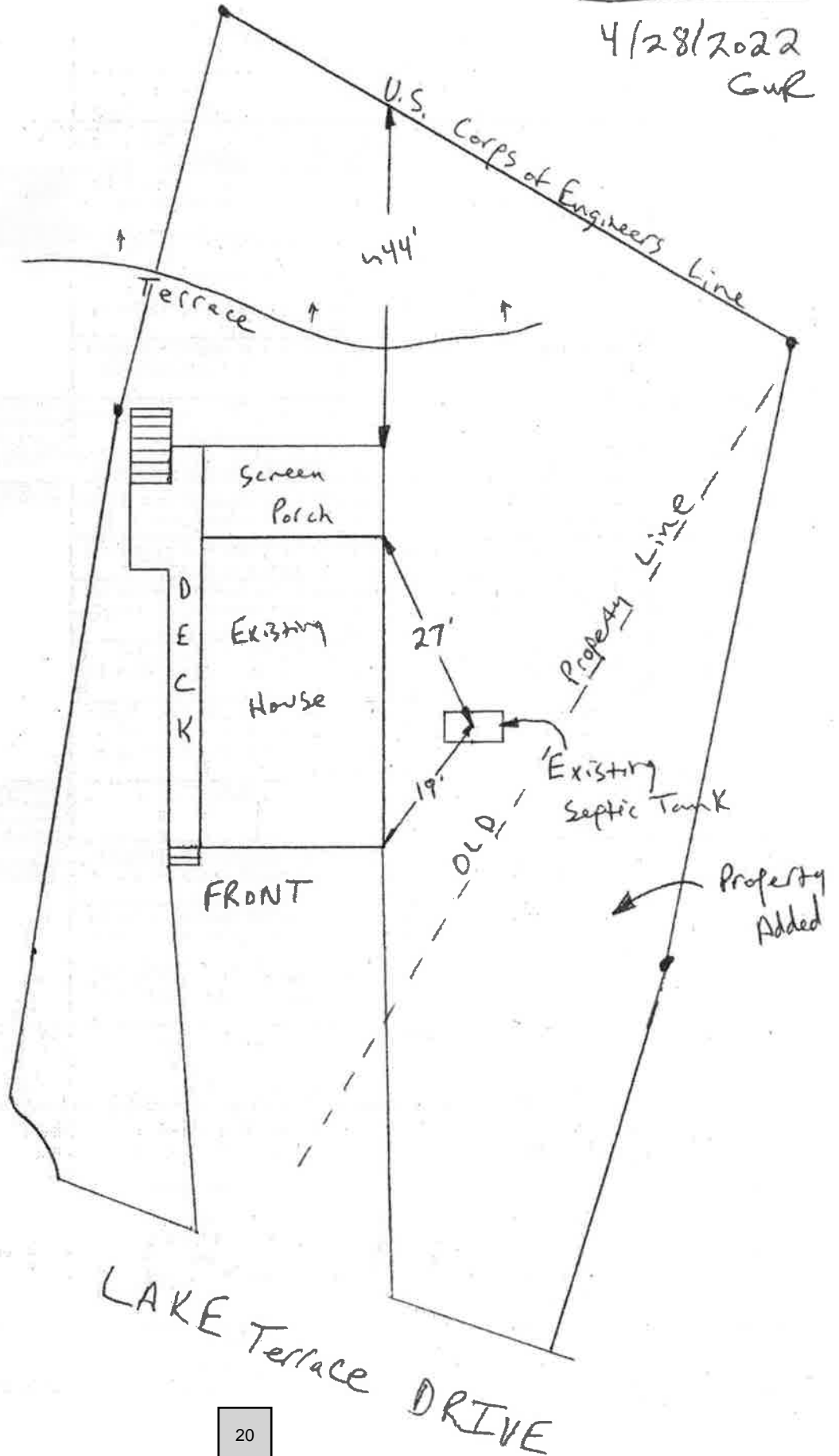
<input type="radio"/> (1) Yes <input type="radio"/> (2) No	The On-site Sewage Management System was disapproved at the time of the initial and is thus not considered an approved system.	Comments: _____ _____ _____
<input type="radio"/> (1) Yes <input type="radio"/> (2) No	Evaluation of the system revealed evidence of system failure or malfunction, and will therefore require corrective action in order to obtain approval of the system.	
<input type="radio"/> (1) Yes <input type="radio"/> (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: _____
I 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.		

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

<input checked="" type="radio"/> (1) Yes <input type="radio"/> (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 A.
<input checked="" type="radio"/> (1) Yes <input type="radio"/> (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.	
Evaluating Environmentalist: <u>[Signature]</u>		Title: _____
		Date: <u>28-Apr-22</u>
I 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.		

Site Sketch

4/28/2022
GWR



22 MAY 5 35 AM

**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
9558 Year-Bill No 2021 - 3136	L10 073 / 001 LT 32 OVERLOOK FMV: \$363,260.00	3,287.51	0.00 Fees 0.00	2,500.00	787.51	787.51	0.00
						Paid Date 11/29/2021 12:30:29	Current Due 0.00
Transactions:	9558 - 9558 Totals	3,287.51	0.00	2,500.00	787.51	787.51	0.00

Paid By :

Paid by Barbara Covington from

COVINGTON BARBARA B

Cash Amt: 0.00
 Check Amt: 0.00
 Charge Amt: 787.51
 Change Amt: 0.00
 Refund Amt: 0.00
 Overpay Amt: 0.00

Check No
 Charge Acct 0

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: Brian and Diana Lunsford

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: 05/04/2022 Applicant Signature: _____

REQUESTED ACTION & DETAILS OF PROPOSED USE

Rezoning to: RRE Special Use Permit for: _____

Proposed Use: Family Estate

Existing Utilities: Water Sewer Gas Electric

Proposed Utilities: Water Sewer Gas Electric

RESIDENTIAL

No. of Lots: 2 Minimum Lot Size: 3 (acres) No. of Units: _____

Minimum Heated Floor Area: 2,800 sq. ft. Density/Acre: 1 home site per 3 acres

Type: Apartments Condominiums Townhomes Single-family Other

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

COMMERCIAL & INDUSTRIAL

Building area: _____ No. of Parking Spaces: _____

Property Owner/ Property Information

Name: Brian and Diana Lunsford

Street Address of Property being rezoned: 0 Hobert Styles Road

Rezoning from: RA to: RRE Total acreage being rezoned: 16.5

Directions to Property (if no address):

Traveling approximately 1 mile south on Cowart Road from Hwy 53, turn right on Hobert Styles Road. Entrance to property is at the end of the gravel road approximately .5 miles on the left.

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

Current Use of Property: Undeveloped land

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 East RA West RA

Future Land Use Map Designation: RA

Access to the development will be provided from:

Road Name: Hobert Styles Road Type of Surface: crushed gravel

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 05/10/2022

Witness 

Date 5/10/22

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:

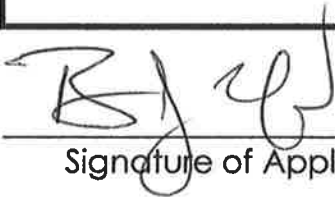
1. Name of local official to whom campaign contribution was made:

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 \$ 0 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

05/10/2022

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.

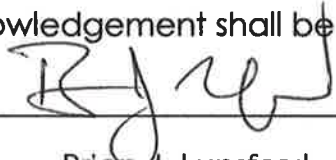
NOTICE OF RESIDENTIAL EXURBAN/ AGRICULTURAL DISTRICT (R-A) ADJACENCY

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

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

This notice and acknowledgement shall be public record.

Applicant Signature: _____



Applicant Printed Name: Brian J. Lunsford

Application Number: _____

Date Signed: 05/10/2022

Sworn and subscribed before me

this 10 day of May, 2022.



Notary Public

My Commission Expires: Oct. 10, 2024



Property Owner Authorization

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

Street Address of Property being rezoned: 0 Hobert Styles Road

TMP#: 038-007-001

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: Brian J. Lunsford

Signature of applicant or agent: _____ Date: _____

Printed Name of Owner(s): Brian J. Lunsford Diana Lunsford

Signature of Owner(s): [Handwritten Signatures] Date: 05/10/2022

Mailing address: _____

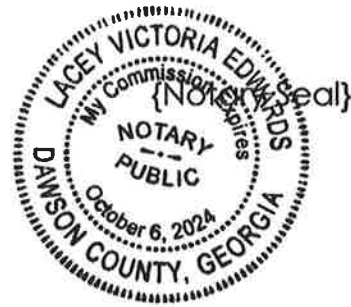
City, State, Zip. _____

Phone (Listed/Unlisted): _____

Sworn and subscribed before me this 10 day of May, 2022.

Lacey Victoria Schwab
Notary Public

My Commission Expires: 10/01/24



(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.)

Applicant: Brian and Diana Lunsford
Subject Property: 0 Hobert Styles Road
Current Zoning: RA
Proposed Zoning: RRE
Proposed Use: Family Estate
ROW Access: Hobert Styles Road via Cowart Road

Proposed Use

We are writing to request a rezoning of our property located on Hobert Styles Road from RA to RRE. It is our intention build a home in the southwest area of the property (designated "A" on the proposed plat) and to convey a maximum of 3 acres of the existing 16.5 acres to our daughter as also indicated on the proposed plat. Her homesite is designated "B" on the proposed plat. We wish to reserve the possibility of conveying additional plots to our two sons should they desire to build family homes in the future.

The RRE designation would allow for less than 5-acre parcels and remove the smaller second home size restriction while maintaining a consistency with the surrounding RA-designated properties. Additionally, RRE would allow us to assume the majority of future property tax liabilities and not overburden our children.

Kind regards

Brian and Diana Lunsford

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
13511 Year-Bill No 2021 - 6499	038 007 001 / 001 LL 608 LD 4-1 FMV: \$137,900.00	1,248.00	0.00 Fees 0.00	0.00	1,248.00	1,248.00	0.00
						Paid Date 11/22/2021 12:54:30	Current Due 0.00
Transactions:	13511 - 13511 Totals	1,248.00	0.00	0.00	1,248.00	1,248.00	0.00

Paid By :

ROBERT G HAMPHILL
 AMY F HAMPHILL

HEMPHILL ROBERT G & AMY F

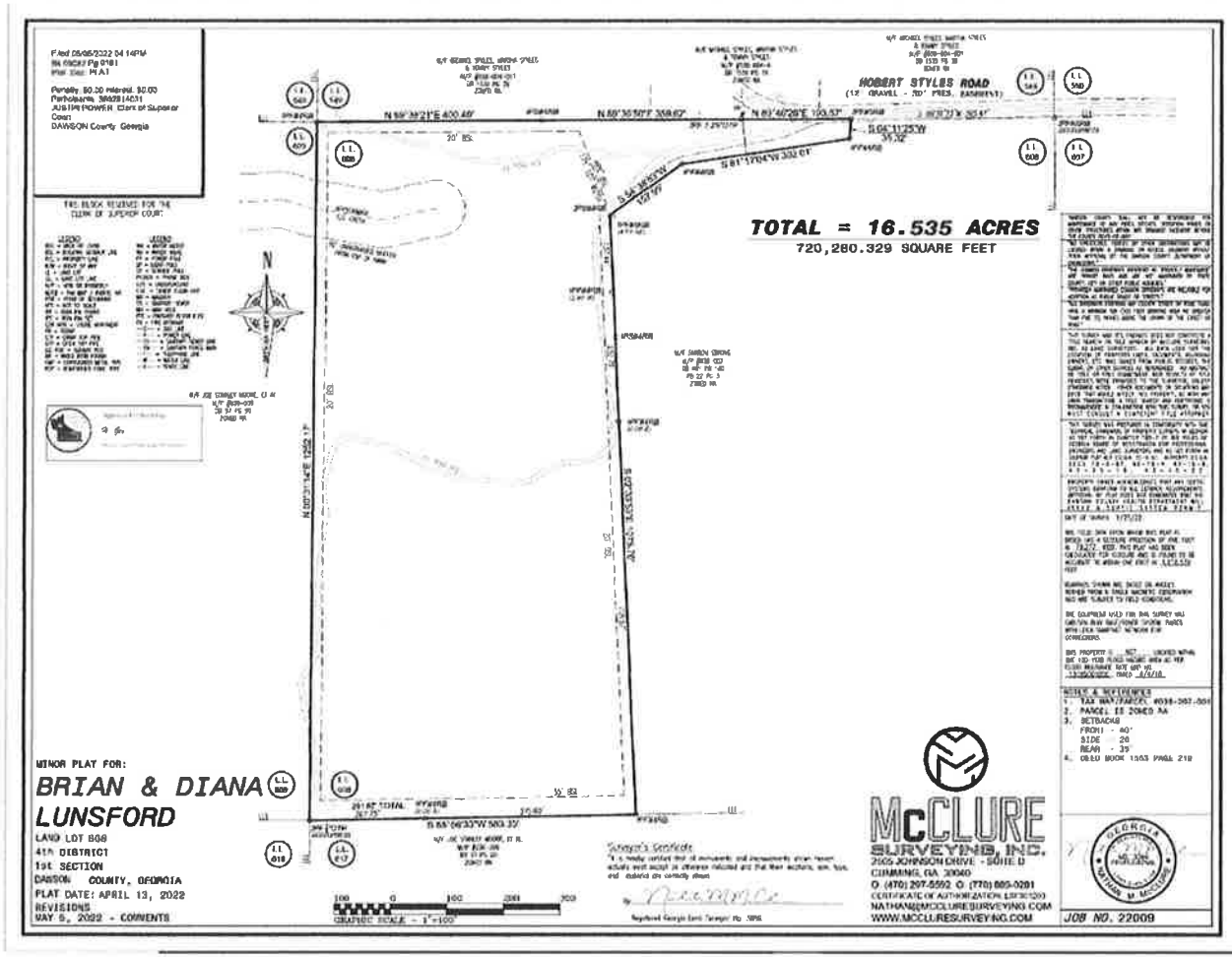
Cash Amt: 0.00
 Check Amt: 1,248.00
 Charge Amt: 0.00
 Change Amt: 0.00
 Refund Amt: 0.00
 Overpay Amt: 0.00

Check No 3173
 Charge Acct

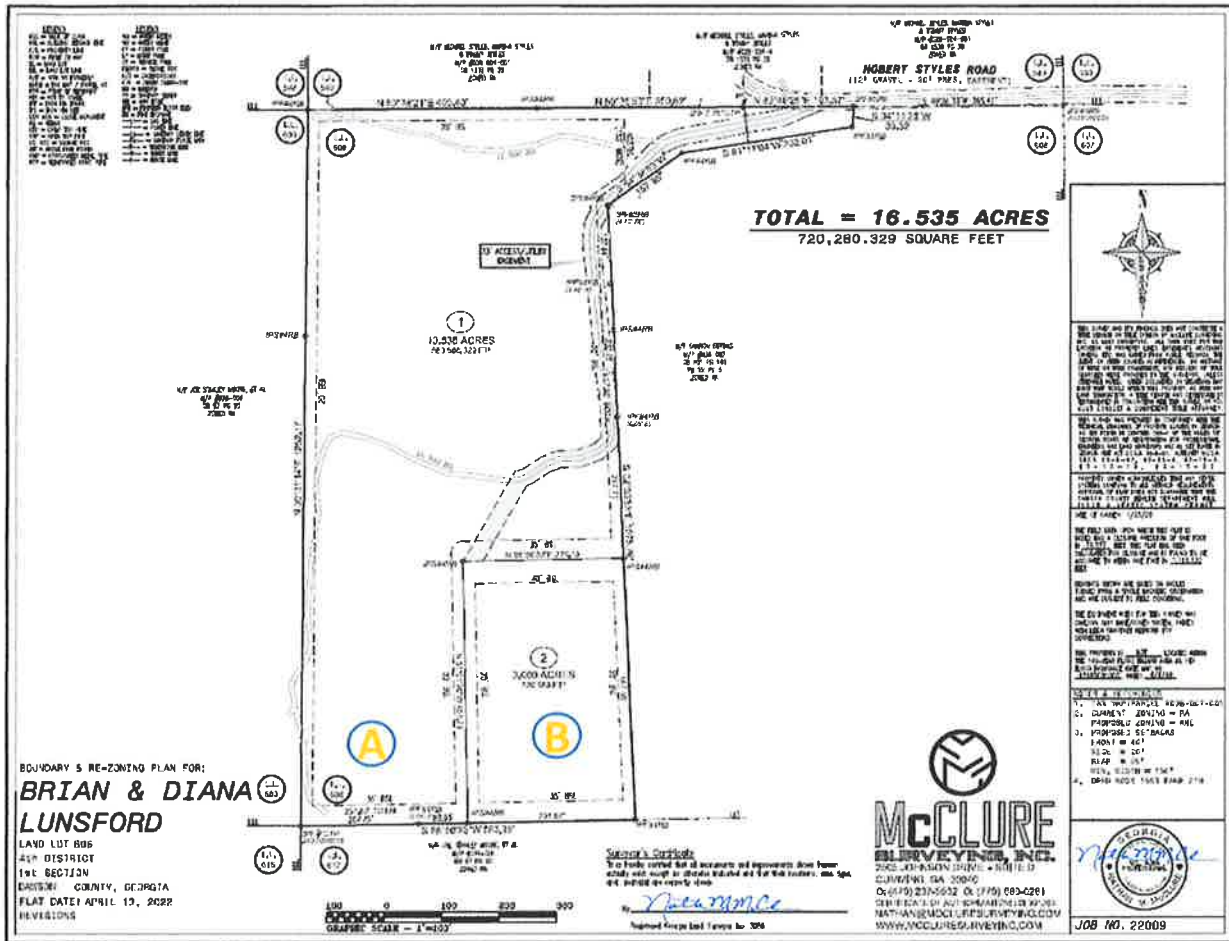


↑
O ROBERT STYLES RD

Plat as currently filed



Proposed plat after rezoning





ZA 22-14 Brian & Diana Lunsford

Planning Commission Meeting June 21, 2022

Board of Commission Hearing July 21, 2022

Applicant Proposal

The applicant is seeking to zone the property from R-A to RRE (Rural Residential Estates) for the purpose of creating a 3 (three) acre parcel for a family member to construct a primary residence. In the future, the property may be further divided for their and their children's primary residences.

Applicant	Brian and Diana Lunsford
Amendment #	ZA 22-14
Request	Rezone Property from R-A (Residential Agriculture) to Rural Estate
Proposed Use	Residential lots
Current Zoning	R-A
Future Land Use	Rural Residential
Acreage	16.5 acres
Location	Hobert Styles Road
Commercial Square footage	n/a
Road Classification	Public - local
Tax Parcel	038-007-001
Dawson Trail Segment	n/a
Commission District	1
DRI	No
Planning Commission Recommendation	<i>TBD</i>

Direction	Existing Zoning	Existing Use
North	R-A	Single Family Residence
South	R-A	Vacant Land
East	R-A	Single Family Residence
West	R-A	Vacant Land

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: No comments returned as of 6.13.22

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

Etowah Water & Sewer Authority: No comments returned as of 6.13.22

Planning and Development: The request is consistent with the comprehensive plan - three-acre lot sizes ensure that the area remains rural and very low density residential. The creation of three-acre parcels is consistent with the development patterns along Cowart Road.

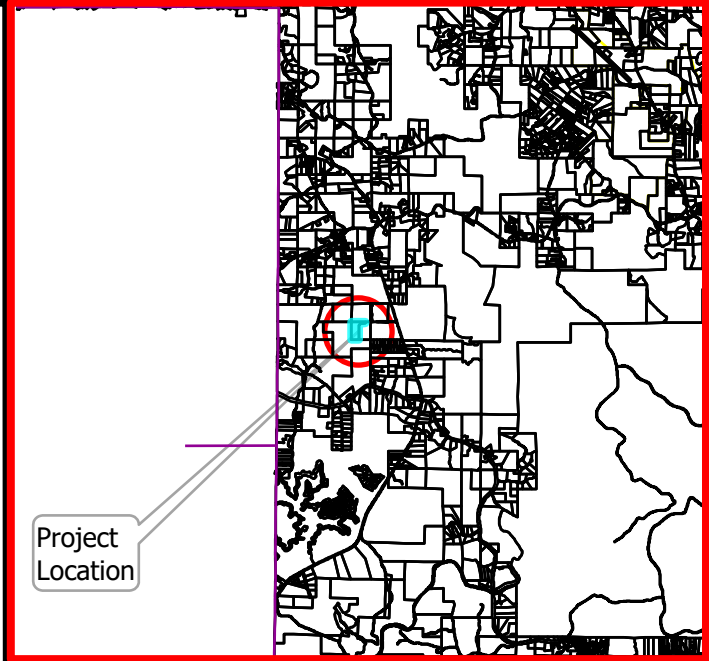
Public Works Department: No comments returned as of 6.13.22

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.

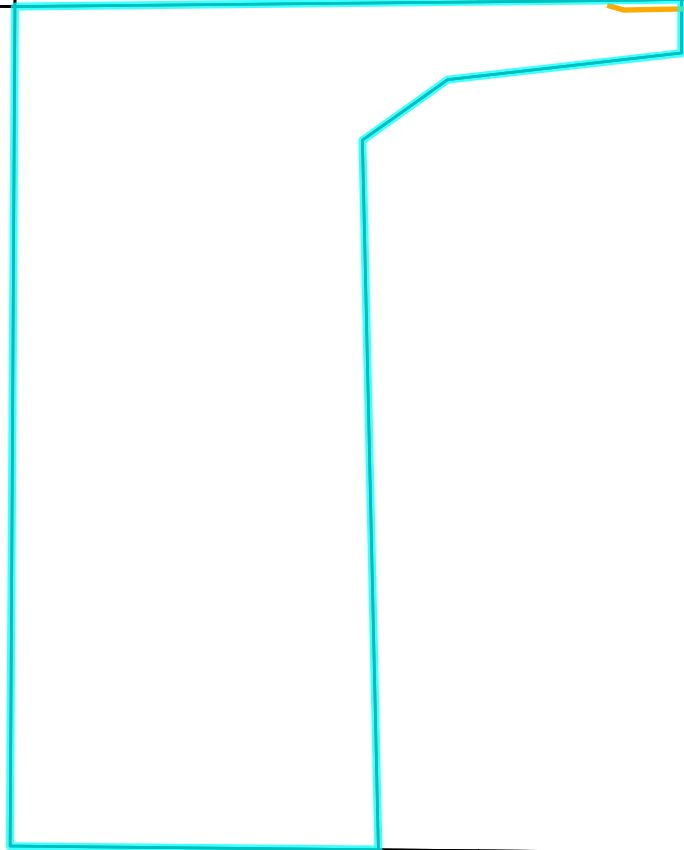
Photo of Property:





Project Location

Robert Styles Road



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Dawson County
Planning and Development
Staff Report: Exhibit

37

Parcel #: 038-007-001
Current Zoning: RA
FLU: RA
Application #: ZA 22-14

Aerial View

Robert Styles-Road



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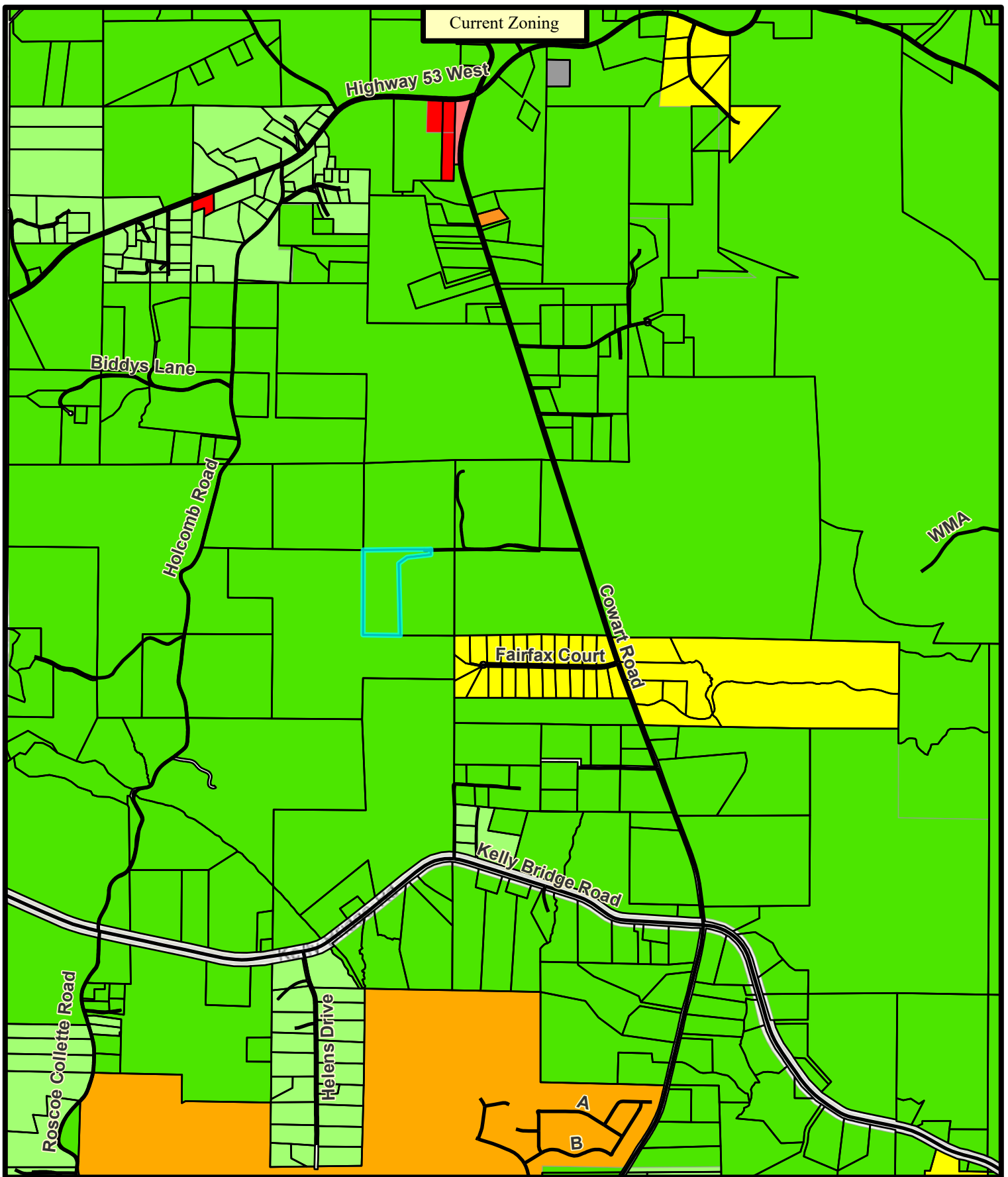
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Dawson County
Planning and Development

38

Site Report

Parcel #: 038-007-001
Current Zoning: RA
FLU: RA
Application #: ZA 22-14



Current Zoning

Highway 53 West

Biddys Lane

Holcomb Road

WMA

Fairfax Court

Cowart Road

Kelly Bridge Road

Roscoe Collette Road

Helens Drive

A

B



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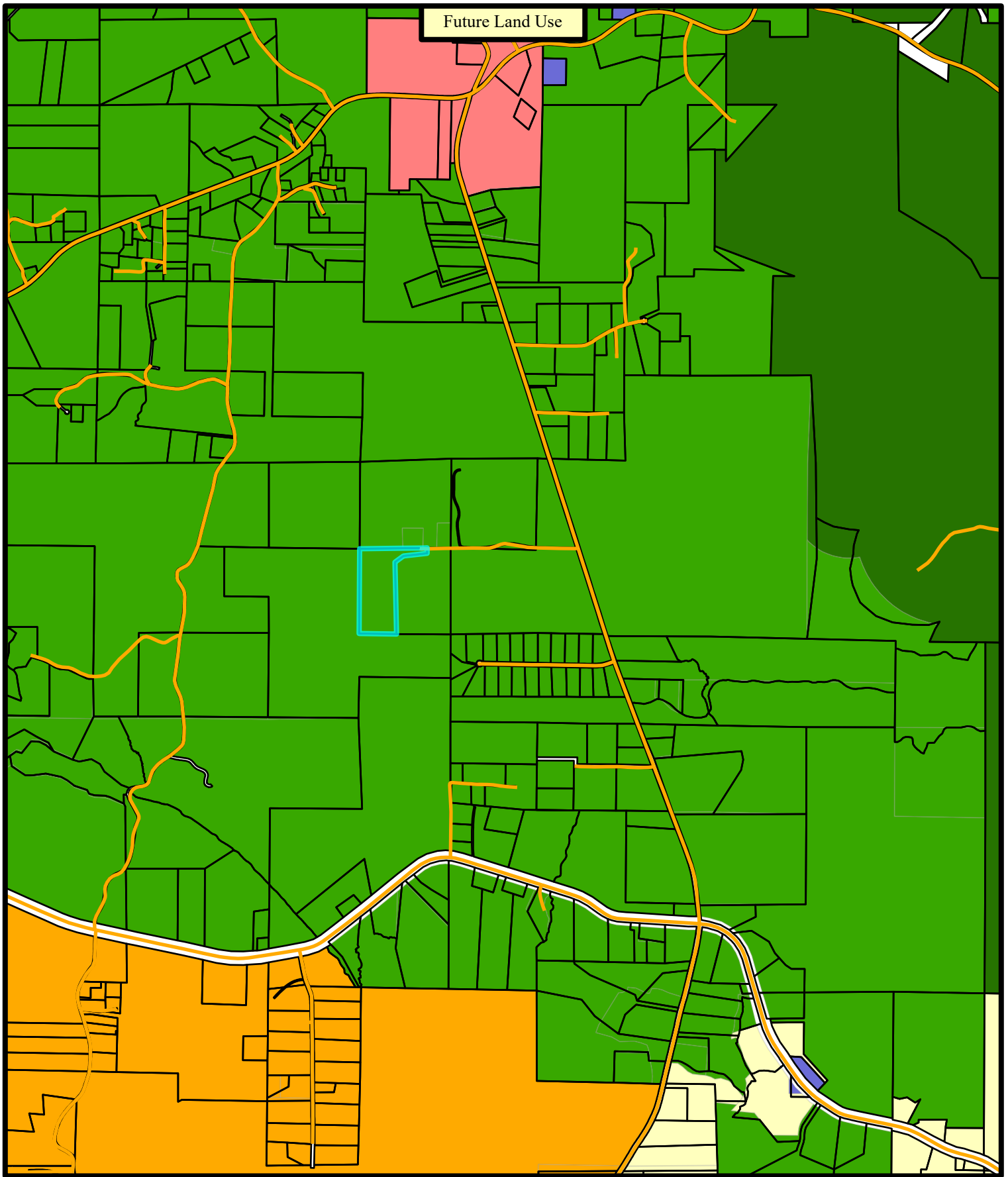
Dawson County

Planning and Development

39

Report

Parcel #: 038-007-001
Current Zoning: RA
FLU: RA
Application #: ZA 22-14



Future Land Use



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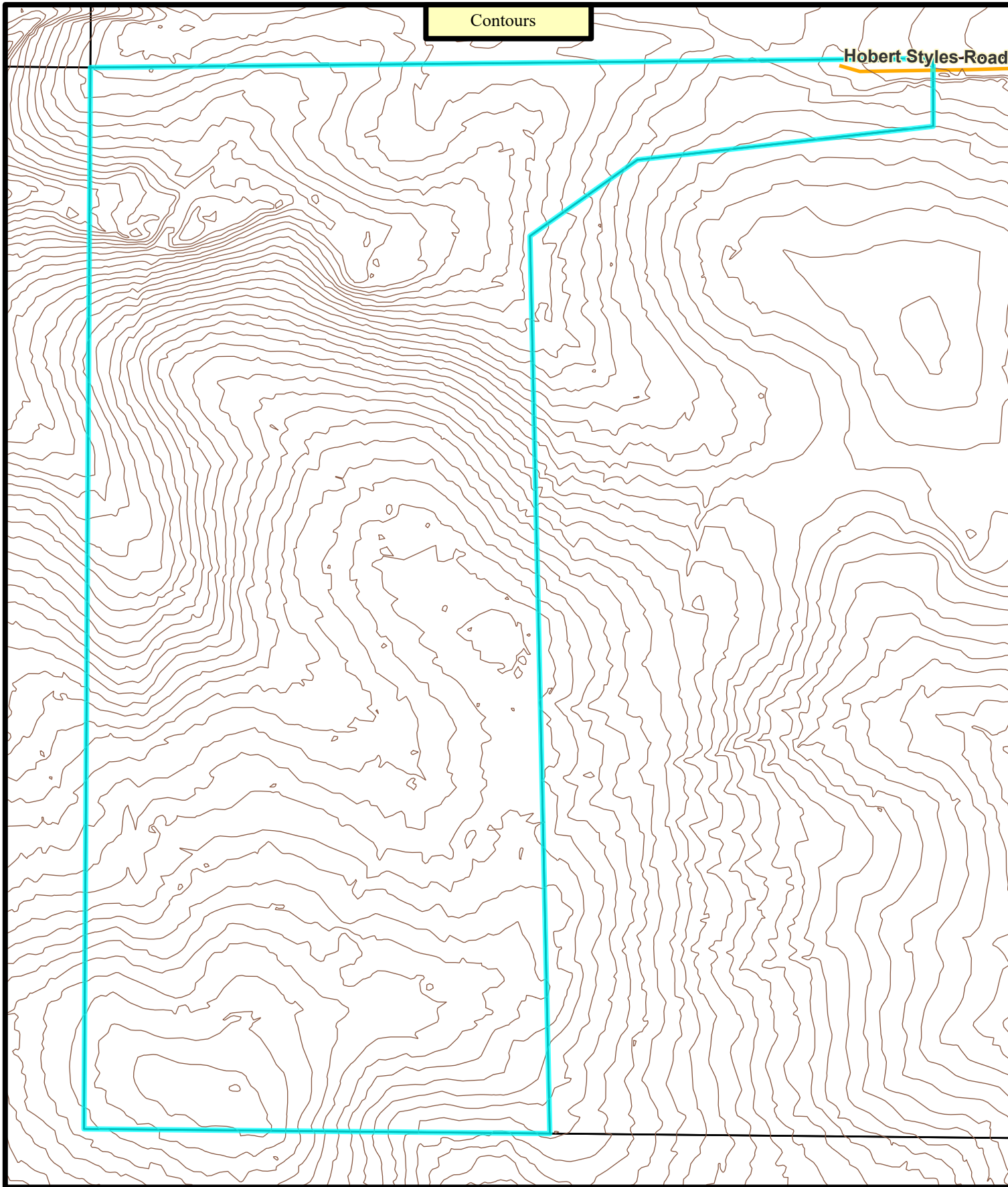
40

Report

Parcel #: 038-007-001
Current Zoning: RA
FLU: RA
Application #: ZA 22-14

Contours

Hobert Styles-Road



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Dawson County

Planning and Development

41

Site Report

Parcel #: 038-007-001
Current Zoning: RA
FLU: RA
Application #: ZA 22-14