

DAWSON COUNTY REZONING APPLICATION

SU-21-04
ZA

This portion to be completed by Zoning Administrator

Tax Map & Parcel # (TMP): L18 068

Submittal Date: 8.17.21 Time: 2:30 am pm Received by: Chgo (staff initials)

Fees Assessed: 250.00 Paid: CC Commission District: 3

Planning Commission Meeting Date: Sept.

Board of Commissioners Meeting Date: Oct.

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: JACKIE TOWNLEY

Address: _____

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

Status: Owner Authorized Agent Lessee Option to purchase

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

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

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

Meeting Date: 8.17.21 Applicant Signature: Jackie Townley

PROPERTY OWNER/PROPERTY INFORMATION

Name: JACKIE + LYNN TOWNLEY

Street Address of Property being rezoned: 1041 Way Hill Park Rd. Dawsonville, GA 30534
special use

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

Directions to Property (if no address): _____

21 AUG 12 2:58 PM

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

Current Use of Property: _____

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

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

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

If yes, what section? North _____ South _____

SURROUNDING PROPERTY ZONING CLASSIFICATION:

North VCR South R-A/RSP East R-A West R-A/VCR

Future Land Use Map Designation: RSP

Access to the development will be provided from:

Road Name: War Hill Park Rd Type of Surface: asphalt

REQUESTED ACTION & DETAILS OF PROPOSED USE

[] Rezoning to: _____ [] Special Use Permit for: temporary sawmill

Proposed Use: temporary sawmill

Existing Utilities: Water Sewer [] Gas Electric

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

RESIDENTIAL

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

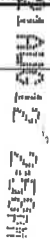
Minimum Heated Floor Area: _____ sq. ft. Density/Acre: _____

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

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

COMMERCIAL & INDUSTRIAL

Building area: _____ No. of Parking Spaces: _____



APPLICANT CERTIFICATION

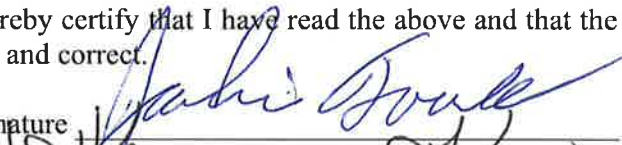
I hereby request the action contained within this application relative to the property shown on the attached plats and site plan and further request that this item be placed on both the Planning Commission and Board of Commissioners agenda(s) for a public hearing.

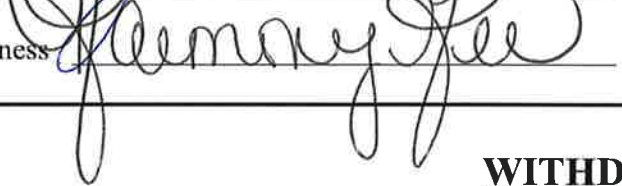
I understand that the Planning & Development staff may either accept or reject my request upon review. My request will be rejected if all the necessary data is not presented.

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

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

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

Signature  Date _____

Witness  Date _____

WITHDRAWAL

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

I hereby withdraw application # _____

Signature _____ Date _____

Withdrawal of Application:

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

2009 2534

SU
ZA 21-124

TMP#: 418-068

List of Adjacent Property Owners

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

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

	<u>Name</u>	<u>Address</u>
TMP	418 066	1.
TMP	418 078	2.
TMP	418 067	3.
TMP	418 084	4.
TMP	091	5.
TMP	077008	6.
TMP	077001	7.
TMP	068001	8.
TMP	416 056	9.
TMP	055	10.
TMP	058	11.
TMP		12.
TMP		13.
TMP		14.
TMP		15.

Use additional sheets if necessary.

2149012 2:58 PM

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: *Jackie Townley*

Applicant Printed Name: Jackie Townley

Application Number: SU 21-04

Date Signed: 8-18-21

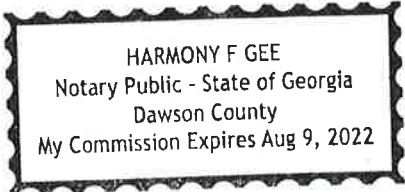
Sworn and subscribed before me

this 18 day of August, 2021.

Harmony F GEE
Notary Public

My Commission Expires: August 9, 2022

}
Notary Public Seal
}



21 AUG 13 2:50 PM

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

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

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

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

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

Amount \$ _____ Date: _____

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

Signature of Applicant/Representative of Applicant:

_____ Date: _____

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

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

2:40:12
2:50:00

PROPERTY OWNER AUTHORIZATION

I/we, Jackie Townley, hereby swear that I/we own the property located at (fill in address and/or tax map & parcel #): L18-068

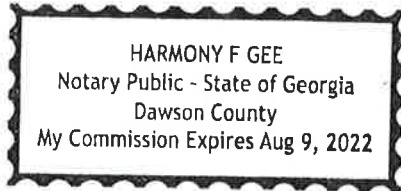
as shown in the tax maps and/or deed records of Dawson County, Georgia, and which parcel will be affected by this request.

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: Jackie Townley
Signature of applicant or agent: Jackie Townley Date: _____

Printed Name of Owner(s): _____
Signature of Owner(s): _____ Date: _____
Mailing address: _____
City, State, Zip: _____
Telephone Number: Listed Unlisted _____

Sworn and subscribed before me this 18 day of August, 2021.
Harmony Gee
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.)

2021 AUG 18 2:55 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.

X

I am a United States citizen.

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

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

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

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

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

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

Executed in Dawsonville (city), Georgia (state)

[Signature]
Signature of Applicant

8-18-21
Date

Jackie Townley
Printed Name

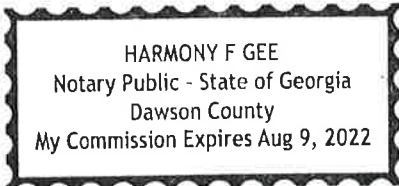
Name of Business

SUBSCRIBED AND SWORN BEFORE ME ON

THIS 12 DAY OF August, 2021

[Signature] Notary Public

My Commission Expires: August, 2022



{Notary Seal}

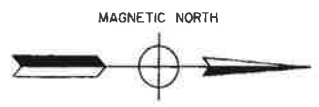
2021 AUG 12 2:59 PM

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

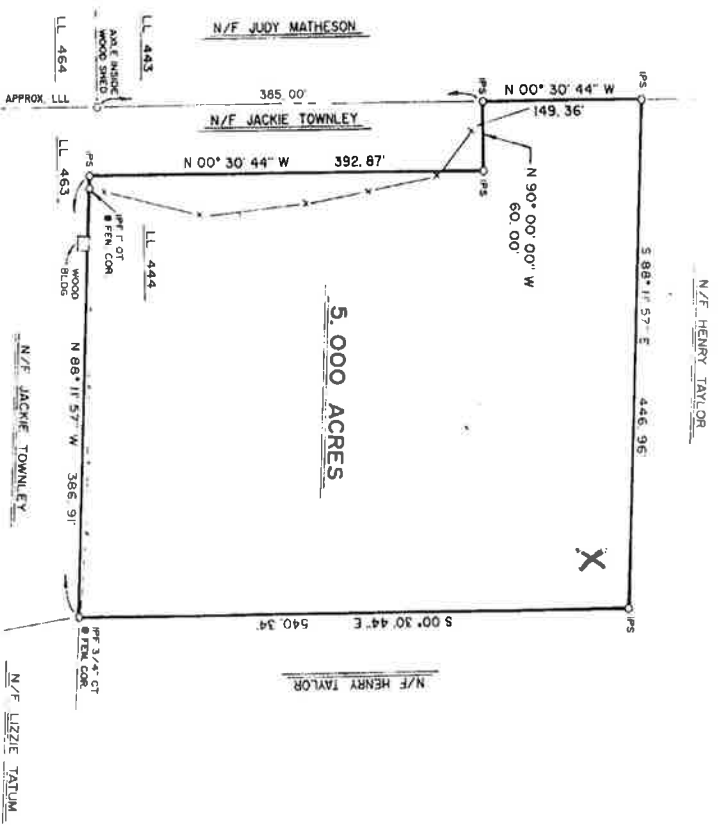
The following list of secure and verifiable documents, published under the authority of O.C.G.A. § 50-36-2, contains documents that are verifiable for identification purposes, and documents on this list may not necessarily be indicative of residency or immigration status.

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

Site Plan & Record Plat



DELL CONNER
REGISTERED PROFESSIONAL SURVEYOR
No. 2160
STATE OF GEORGIA



5.000 ACRES



LAND LOT: 444
DISTRICT: SOUTH-HALF 13TH
COUNTY: DAWSON
DATE: 1/31/96

SECTION: 1ST
STATE: GEORGIA
FILE NO: 96C06

SURVEY FOR
JACKIE TOWNLEY

Yonaman Surveying, Inc.
Route 4 Box 4169 G, Oak Road
Dawsonville, Georgia 30534
(706) 26-0585

GEORGIA DAWSON COUNTY
CLERK'S OFFICE SURVEYOR COURT
RECORDS SECTION
31-32-0-0-2-3-96
Recorded in Book 38 Page 19
The date of recording is 1/31/96
del mard CLK

ACCESS TO PROPERTY THRU
OTHER LANDS OF TOWNLEY

THIS PROPERTY IS NOT LOCATED
WITHIN THE 100 YEAR FLOOD AREA PER
OFFICIAL "FIRM FLOOD HAZARD MAPS"
PANEL NUMBER J0304 0773 A.

REFERENCE:
PLAT FOR MATHERSON (PB 13, PG 73)
PLAT FOR THOMPSON (PB 16, PG 287).

- LEGEND
- IP5 IRON PIN SET
 - IPF IRON PIN FOUND
 - R/W RIGHT OF WAY
 - W- WATER LINE
 - F- FENCE LINE
 - LL LAND LOT
 - CT CORNER
 - OT OPEN TOP
 - OP OPEN PROPERTY LINE
 - R/F RAILROAD FENCE
 - N/P NON-CORRODED METAL PIPE
 - C/P CORRODED METAL PIPE
 - N.T.S. NOT TO SCALE
 - POWER LINE

EQUIPMENT USED FOR MEASUREMENT
ANGULAR (TOPCON (3" STATION)
DISTANCE (E.T.M. (3" STATION))

THE FIELD DATA UPON WHICH THIS PLAT
IS BASED WAS A DOUBLE PRECISION OF
ANGULAR ERROR OF 5" PER ANGLE POINT
AND WAS ADJUSTED USING COMPASS RULE

THIS PLAT HAS BEEN QUANTIFIED FOR
CIVIL ENGINE AND IS VALID FOR A PERIOD
WITHIN ONE FOOT IN 442,583 FEET

Owner Information

TOWNLEY JACKIE & LYNN R

DAWSONVILLE, GA 30534

Payment Information

Status	Paid
Last Payment Date	10/15/2020
Amount Paid	\$457.70

Property Information

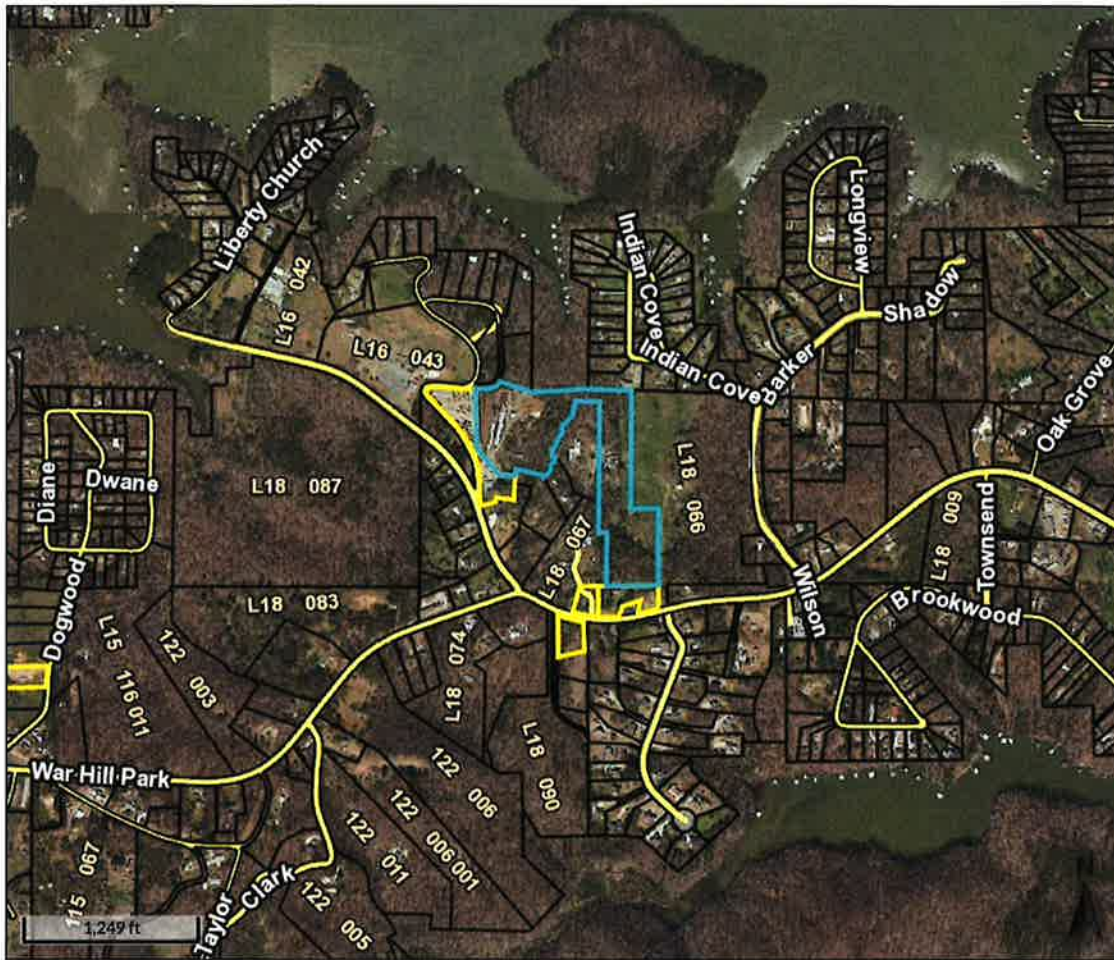
Parcel Number	L18 068
District	1 DAWSON COUNTY UNINCORPORATED
Acres	15.89
Description	LL 443 444 LD 13-S
Property Address	24 LAINA BENNETT RD
Assessed Value	\$144,860
Appraised Value	\$362,150

Bill Information

Record Type	Property
Tax Year	2020
Bill Number	14127
Account Number	31736
Due Date	12/01/2020

Taxes

Base Taxes	\$457.70
Penalty	\$0.00
Interest	\$0.00
Total Due	\$0.00



Overview



Legend

 Parcels

Parcel ID: L18068
Alt ID: 1757
Owner: TOWNLEY JACKIE & LYNN R
Acres: 15.89
Assessed Value: \$299150

Date created: 8/12/2021
Last Data Uploaded: 8/12/2021 2:10:57 AM

Developed by  **Schneider**
GEOSPATIAL

LEGEND

- 1. BL = BENCH MARK
- 2. BB = BUILDING SETBACK LINE
- 3. CL = CENTER LINE
- 4. CM = CONC. MOUNTAIN FOUND
- 5. CH = CORRIGATED METAL PIPE
- 6. CI = CONCRETE
- 7. EL = ELEVATION (FT)
- 8. EP = EDGE OF PAVEMENT
- 9. FFL = FINISHED FLOOR SLAB
- 10. FS = FIRE HYDRANT
- 11. IS = IRON PIN FOUND
- 12. JPS = IRON PIN SET
- 13. LL = LAND LOT
- 14. LLS = LAND USE LINE
- 15. M/T = MOUNTAIN TOP
- 16. MS = MOUNTAIN SURVEY
- 17. OT = OPEN TOP
- 18. PL = PROPERTY LINE
- 19. POF = POINT OF BEGINNING
- 20. PP = POWER POLE
- 21. R/P = ROAD
- 22. RCF = REINFORCED CONC. PIPE
- 23. R/T = RIGHT OF WAY
- 24. S = SALS LINE
- 25. P = POWER LINE
- 26. R = RIVER LINE
- 27. T = TELEPHONE LINE
- 28. W = WATER LINE
- 29. F = FENCE
- 30. SA = STREET ADDRESS

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A TRAVELING PRECISION OF ONE FOOT IN 100,000 FEET AND AN ANGULAR ERROR OF SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 100,000 FEET.

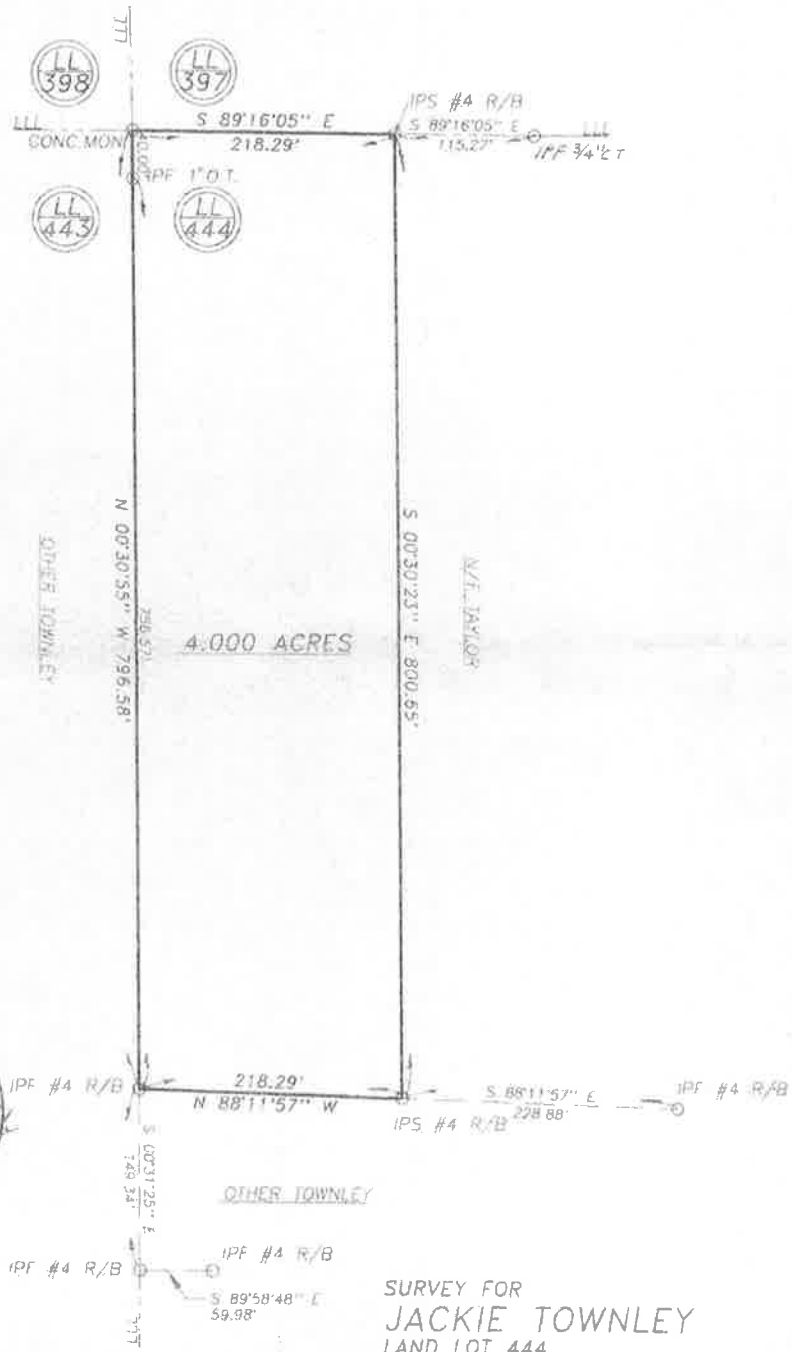
DATE OF SURVEY: 3/15/00

BEARINGS SHOWN ARE BASED ON ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION AND ARE SUBJECT TO FIELD CONDITIONS.

THE EQUIPMENT USED FOR ANGULAR AND DISTANCE MEASUREMENTS WAS NIKON TOP GUN.

THIS PROPERTY IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PRONE AREA AS PER FLOOD INSURANCE RATE MAP NO. 130304 0175 A.

NOTES & REFERENCES
 1) PLAT FOR JACKIE TOWNLEY BY HENRY BAILEY DATED 9/30/80.



SURVEY FOR
JACKIE TOWNLEY
 LAND LOT 444
 SOUTH 1/2 13TH DISTRICT 1ST SECTION
 DAWSON COUNTY, GEORGIA
 MARCH 24, 2000

TECHNICAL LAND SERVICES INC d/b/a
RICHARD WEBB & ASSOCIATES
 Land Surveying Consultants
 P.O. BOX 561 CUMMING GA. 30028 (770)-889-8103
 181 WOODLAND DRIVE CUMMING GA. 30040



Scale 1" = 100' JOB NO. 20166