

**DAWSON COUNTY REZONING APPLICATION**

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

ZA 19-01

Tax Map & Parcel # (TMP): 081-007-001

Submittal Date: 1-7-19 Time: \_\_\_\_\_ am/pm Received by: JF (staff initials)

Fees Assessed: \$2500 Paid: by check Commission District: 2

Planning Commission Meeting Date: Feb 19, 2019

Board of Commissioners Meeting Date: March 21, 2019

**APPLICANT INFORMATION** (or Authorized Representative)

Printed Name: Jerry Fouta

Address: \_\_\_\_\_

Phone: \_\_\_\_\_  
Listed \_\_\_\_\_  
Unlisted \_\_\_\_\_

Business \_\_\_\_\_  
Personal \_\_\_\_\_

Jerry Fouta

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: 1-7-19 Applicant Signature: \_\_\_\_\_

**PROPERTY OWNER/PROPERTY INFORMATION**

Name: Jerry Fouta

Street Address of Property being rezoned: 2228 Shoal Creek Rd.

Rezoning from: P-A to: C-HB Total acreage being rezoned: \_\_\_\_\_

Directions to Property: Shoal Creek Rd North approx 2 miles  
property on right.

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? \_\_\_\_\_

**SURROUNDING PROPERTY ZONING CLASSIFICATION:**

North C-HB South Mixed Use East Mixed Use West ASR

Future Land Use Map Designation: Rural Residential

Access to the development will be provided from:

Road Name: Shoal Creek Rd. Type of Surface: Asphalt

**REQUESTED ACTION & DETAILS OF PROPOSED USE**

Rezoning to: C-HB  Special Use Permit for: \_\_\_\_\_

Proposed Use: mini storage

Existing Utilities:  Water  Sewer  Gas  Electric

Proposed Utilities:  Water  Sewer  Gas  Electric

**RESIDENTIAL**

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

Minimum Heated Floor Area: \_\_\_\_\_ sq. ft. Density/Acre: \_\_\_\_\_

Type:  Apartments  Condominiums  Townhomes  Single-family  Other

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

**COMMERCIAL & INDUSTRIAL**

Building area: 4000 sq. ft. No. of Parking Spaces: 4

**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 *Jimmy Fouts* Date 1-7-19  
Witness *Stanley Jell* Date 1-7-19

**WITHDRAWAL**

**Notice: This section only to be completed if application is being withdrawn.**

I hereby withdraw application # \_\_\_\_\_ 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.



**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.

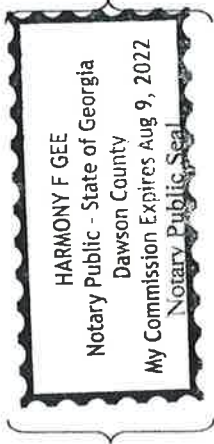
Prior to administrative action the applicant shall be required to sign this waiver which indicates that the applicant understands that a use is ongoing adjacent to his use which will produce odors, noise, dust and other effects which may not be compatible with the applicant's development. Nevertheless, 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: Jerry Fuchs  
Applicant Printed Name: Jerry Fuchs  
Application Number: ZA 19.02  
Date Signed: 1-7-19

Sworn and subscribed before me

this 7 day of January, 2019.  
Harmony Flee  
Notary Public  
My Commission Expires: August 9, 2022



**PROPERTY OWNER AUTHORIZATION**

I/we, Jerry Fouts, hereby swear  
that I/we own the property located at (fill in address and/or tax map & parcel #):  
2320 Snow Creek Rd.

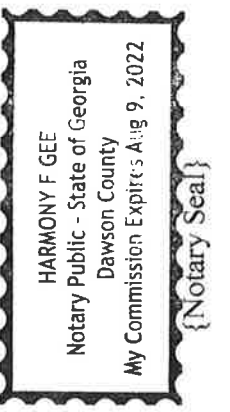
as shown in the tax maps and/or deed records of Dawson County, Georgia, and which parcel will  
be affected by this request.

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: Jerry Fouts  
Signature of applicant or agent: Jerry Fouts Date: 1-7-19

\*\*\*\*\*  
Printed Name of Owner(s): Jerry Fouts  
Signature of Owner(s): Jerry Fouts Date: 1-7-19  
Mailing address: \_\_\_\_\_  
City, State, Zip: Dawsonville, GA  
Telephone Number: \_\_\_\_\_ Listed \_\_\_\_\_ Unlisted \_\_\_\_\_

Sworn and subscribed before me  
this 1 day of January, 2019.  
Jerry Fouts  
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.)

## DRI INFORMATION

IF YOUR DEVELOPMENT FALLS WITHIN ANY OF THE FOLLOWING THRESHOLDS,  
PLEASE ASK PLANNING STAFF FOR DRI REVIEW CHECKLISTS.

**Table 1: Developments of Regional Impact - Tiers and Development Thresholds  
Effective January 1, 2005**

Type of Development	Non-metropolitan Regions (Dawson County status eff. 1/2005)
(1) Office	Greater than 125,000 gross square feet
(2) Commercial	Greater than 175,000 gross square feet
(3) Wholesale & Distribution	Greater than 175,000 gross square feet
(4) Hospitals and Health Care Facilities	Greater than 200 new beds; or generating more than 250 peak hour vehicle trips per day
(5) Housing	Greater than 125 new lots or units
(6) Industrial	Greater than 175,000 gross square feet; or employing more than 500 workers; or covering more than 125 acres
(7) Hotels	Greater than 250 rooms
(8) Mixed Use	Gross square feet greater than 125,000 (with residential units calculated at 1800 square feet per unit toward the total gross square footage); or covering more than 40 acres; or if any of the individual uses meets or exceeds a threshold as identified herein
(9) Airports	Any new airport with a paved runway; or runway additions of more than 25% of existing runway length
(10) Attractions & Recreational Facilities	Greater than 1,500 parking spaces or a seating capacity of more than 6,000
(11) Post-Secondary School	New school with a capacity of more than 750 students, or expansion by at least 25 percent of capacity
(12) Waste Handling Facilities	New facility or expansion of use of an existing facility by 50 percent or more
(13) Quarries, Asphalt & Cement Plants	New facility or expansion of existing facility by more than 50 percent
(14) Wastewater Treatment Facilities	New facility or expansion of existing facility by more than 50 percent
(15) Petroleum Storage Facilities	Storage greater than 50,000 barrels if within 1,000 feet of any water supply; otherwise, storage capacity greater than 200,000 barrels
(16) Water Supply Intakes/Reservoirs	New Facilities
(17) Intermodal Terminals	New Facilities
(18) Truck Stops	A new facility with more than three diesel fuel pumps; or containing a half acre of truck parking or 10 truck parking spaces.
(19) Any other development types not identified above (includes parking facilities)	1000 parking spaces

**Dawson County, Georgia Board of Commissioners**

**Affidavit for Issuance of a Public Benefit  
As Required by the Georgia Illegal Immigration Reform and Enforcement Act of 2011**

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

I am a United States citizen.

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

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

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

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

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

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

Executed in Dawsonville (city), Georgia (state)

Jerry Fouts  
Signature of Applicant

Jerry Fouts  
Printed Name

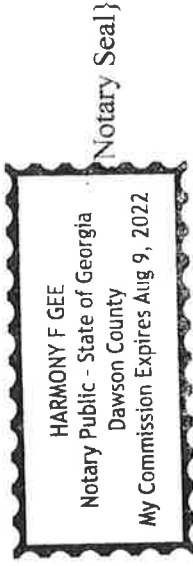
1-7-19  
Date

\_\_\_\_\_  
Name of Business

SUBSCRIBED AND SWORN BEFORE ME ON

THIS 1 DAY OF January, 2019

Harmony Flee Notary Public  
My Commission Expires: Aug 9, 2022





Previous Document

Next Page

Plat Book 00050 Page 00195

Next Document

Tools

Best Fit

Flip Horizontal

Flip Vertical

Rotate

Options

Printing

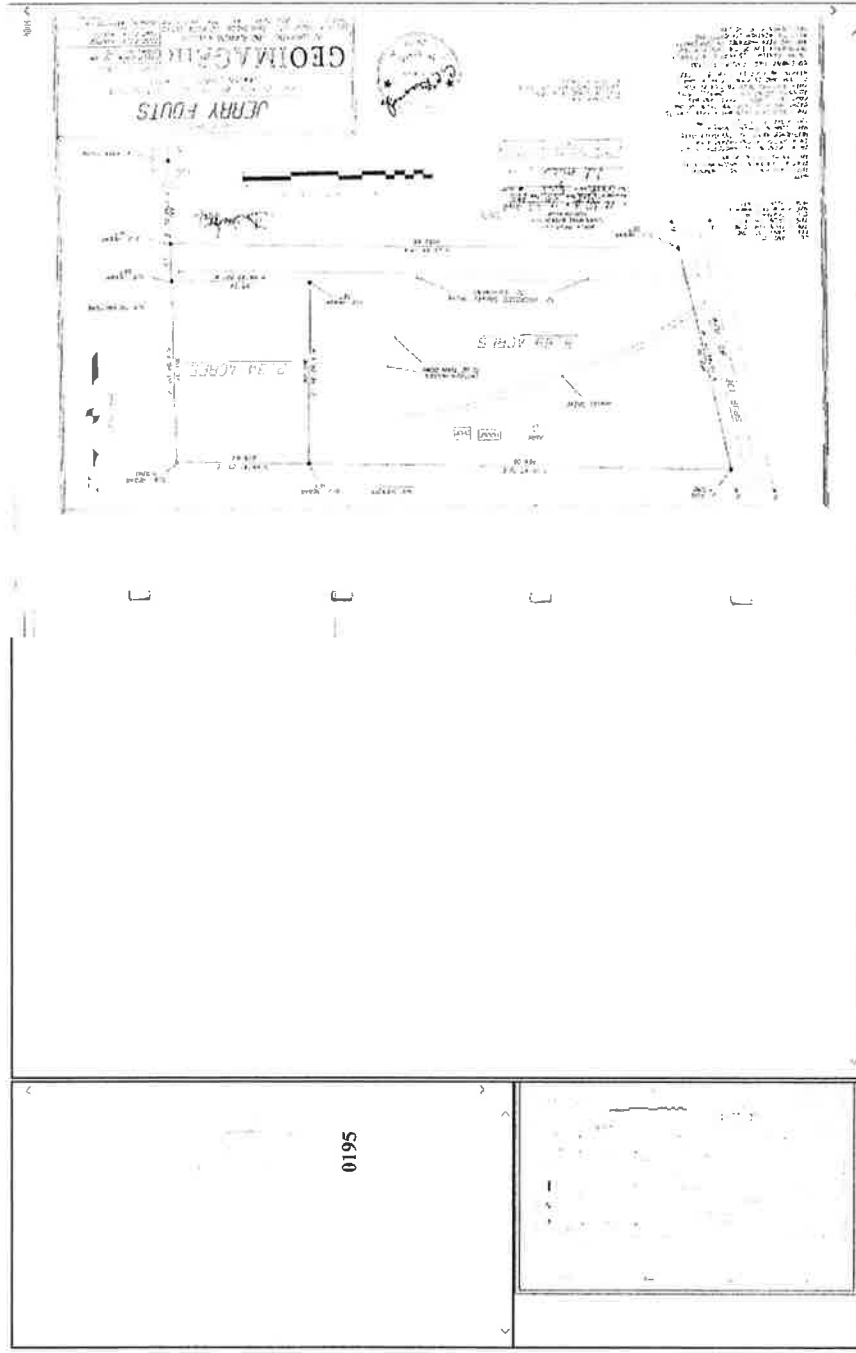
Zoom

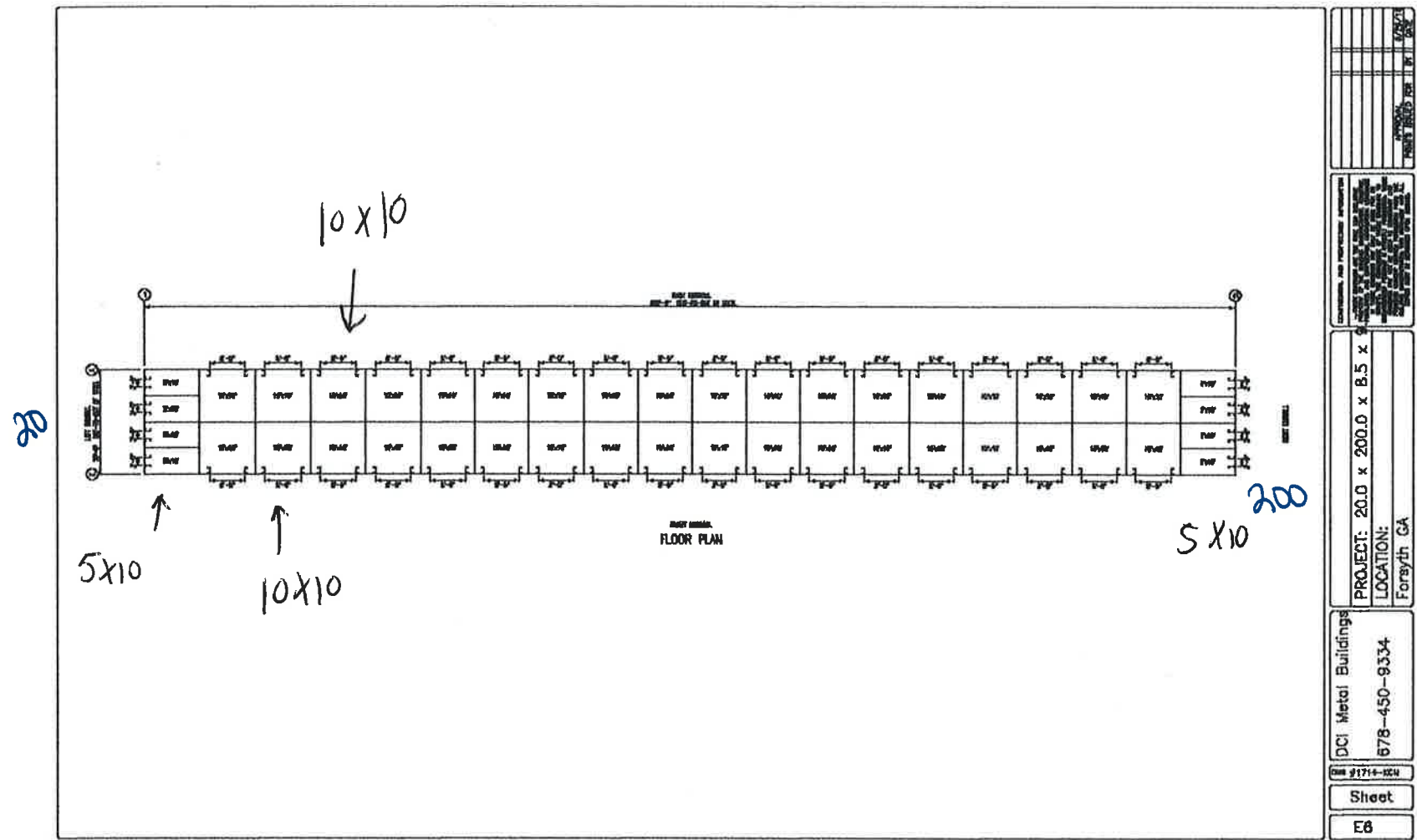
Zoom In

Zoom Out

Cancel Zoom

To zoom in closer to a section of the image, click the 'Zoom In' button, then click on the area of the image you would like to view up closer. Use the same method for Zoom Out using the 'Zoom Out' button. To view the entire image at once, use the 'Best Fit' button.





Excel

INDIVIDUAL SEWAGE DISPOSAL SYSTEM PERMIT APPLICATION AND INSPECTION REPORT

PERMIT # C42-7-4-98 DATE PERMIT ISSUED 4-13-87

DATE SYSTEM INSP. \_\_\_\_\_

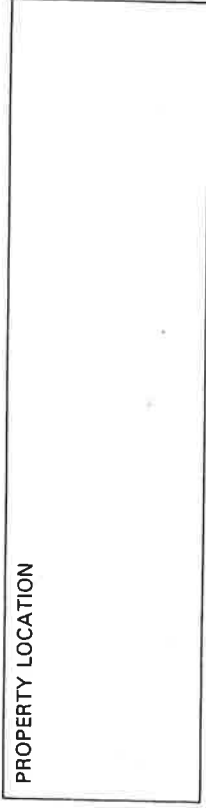
RECEIPT # \_\_\_\_\_

PROPERTY OWNER & ADDRESS \_\_\_\_\_

Jimmy Smith

TELEPHONE \_\_\_\_\_

SEWAGE CONTRACTOR \_\_\_\_\_



I hereby apply for a permit to install or construct an individual sewage disposal system and agree that the system will be installed to conform to the requirements of the former Georgia Department of Public Health, Chapter 270-5-25. I understand that final inspection is required and hereby promise to notify the Dawson County Health Department upon its completion and before applying final cover at 265-2611 or 265-3223.

I further realize and understand that neither this permit nor the final inspection in any way guarantee the proper operations of the sewage system nor in any way confers any guarantee or warranty of any kind.

Jimmy M. Forto

Owner or applicant's signature

1. Type water supply: \_\_\_\_\_

1. individual 2. community  public

2. 1. New system  Repair 3. Existing

3. Perc rate 60.00

4. Type facility Dwelling 7 beds

5. No of bedrooms or gallons \_\_\_\_\_

6. Subdivision: yes / no \_\_\_\_\_

7. Lot size 46 Acres

8. Building line \_\_\_\_\_

9. Septic tank capacity min. 750 gallons

10. As installed \_\_\_\_\_

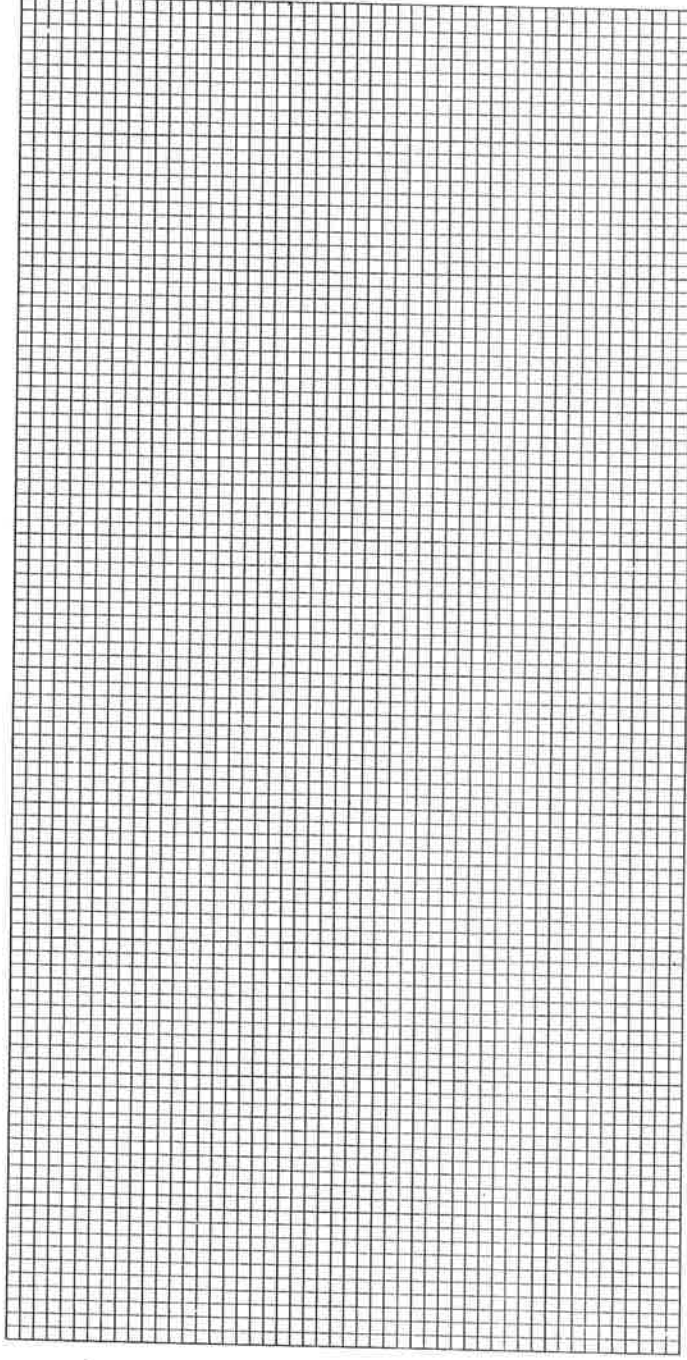
11. Dosing tank capacity \_\_\_\_\_

Site:  Approved;  Approved conditionally;  Rejected

System:  Approved;  Approved conditionally;  Rejected

Are there any wells or springs within 100 feet or streams within 50 feet (  Yes ) (  No ). Jimmy Forto

REMARKS:



Date

12. Distance S. T. from well \_\_\_\_\_

13. Min. amount of field line: \_\_\_\_\_

Ft. sq. 524 Linear ft. 168'

14. Field line as installed \_\_\_\_\_

Ft. sq. \_\_\_\_\_ Linear ft. \_\_\_\_\_

15. Width of trench \_\_\_\_\_

16. Distance between trenches \_\_\_\_\_

17. Trench depth, avg. \_\_\_\_\_

18. Distance from foundation \_\_\_\_\_

19. Nearest property line \_\_\_\_\_

front, rear, side

20. Distance from well \_\_\_\_\_

Inspector: Don Florig

Inspector: \_\_\_\_\_

DAWSON COUNTY HEALTH DEPARTMENT  
P. O. BOX 245  
DAWSONVILLE, GEORGIA 30534

started 4-13-87

4-15-87 finished

Instruction Permit Number

*Jerry Smith*  
Owner's Name

Dawson  
County

Road

Subdivision & Lot Number

*Frank Glass*  
Contractor's Signature

Address

WATER SUPPLY: Public  Individual

NUMBER OF FIELD LINES 2

HOUSE STRUCTURE: New  Existing

TOTAL LENGTH: 180 feet

TYPE OF FACILITY House

WIDTH OF TRENCH: 36 inches

SEWAGE INSTALLATION: New  Existing

DEPTH OF TRENCH: 3 ft. inches

NUMBER OF BEDROOMS: 2 Gallons 1000

DISTANCE FROM FOUNDATION: 20 ft. feet

BUILDING LINE FROM ROAD:

NEAREST PROPERTY LINE: \_\_\_\_\_ feet

LOT SIZE: Depth: \_\_\_\_\_ Width: \_\_\_\_\_

DISTANCE FROM WELL: \_\_\_\_\_ feet

SEPTIC TANK CAPACITY: 1000 Gals.

FILTER MATERIAL: Size 57 Depth 12 inches

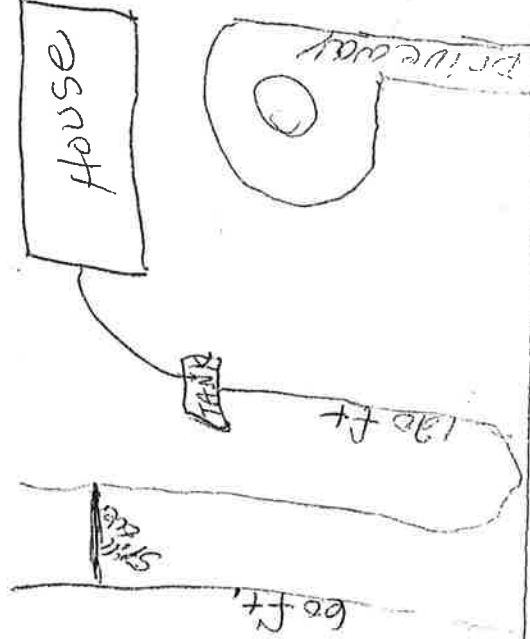
DISTANCE TANK FROM WELL: City Water

SHOW LOCATION BELOW OF: facility, septic tank, field lines, well, spring, or public water line, nearest lot line, drive way, and distribution box, dosing tank and pump (if used)

-----  
Represents field line

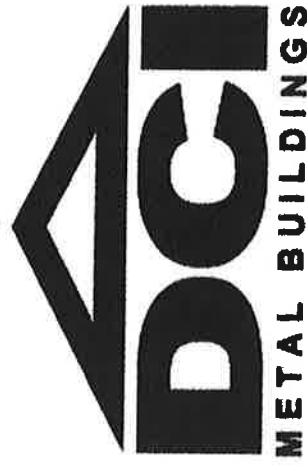
\_\_\_\_\_  
Represents solid line and sewers

SKETCH



Revised January 1, 1973

AS BUILT PLOT PLAN



908 Pine Street, Gainesville, GA. 30501 (Office 678-450-9334 Mobile 770-480-7963)

## ESTIMATE

Date:  
8-29-2018  
Jerry Fouts  
Dawsonville, Ga

Purchaser is hereby presented a proposed contract for a pre-engineered metal building as specified below:

### **BUILDING SPECIFICATIONS:**

#### **Pre-Engineered Metal Building Mini Storage Building**

Width: 20' Length: 200' Eave Height: 8'6" Roof Pitch: .5:12

Live Load: 20 PSF Wind Load: 115 MPH

Sill Condition: Formed base trim Wall Color: Choice sig 200 Roof Color: Galvalume

All Trim: Choice sig 200 Bay Spacing: 20@10'

Column Type: Standard Girt: Flush/Bypass

Roof Panels: PBR 26 Gauge Wall Panels: PBR 26 Gauge

Warranty: 25 Years on Paint and Galvalume Finish

74

WARRANTY DEED

STATE OF GEORGIA FORSYTH County.

THIS INDENTURE, Made this 30th day of August in the year of our Lord One Thousand, Nine Hundred and Seventy Eight, between HUGH B. BOLING

of the County of FORSYTH and State of GEORGIA of the first part, and DENNIA H. FOUTS of the County of DAWSON and State of GEORGIA, of the second part.

WITNESSETH, That the said party of the first part, for and in consideration of the sum of Ten Dollars and other good and valuable considerations, DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and conveyed, and by these presents do es grant, bargain, sell and convey unto the said party of the second part, his heirs and assigns, all that tract or parcel of land lying and being in the Fourth District and First Section of Dawson County,

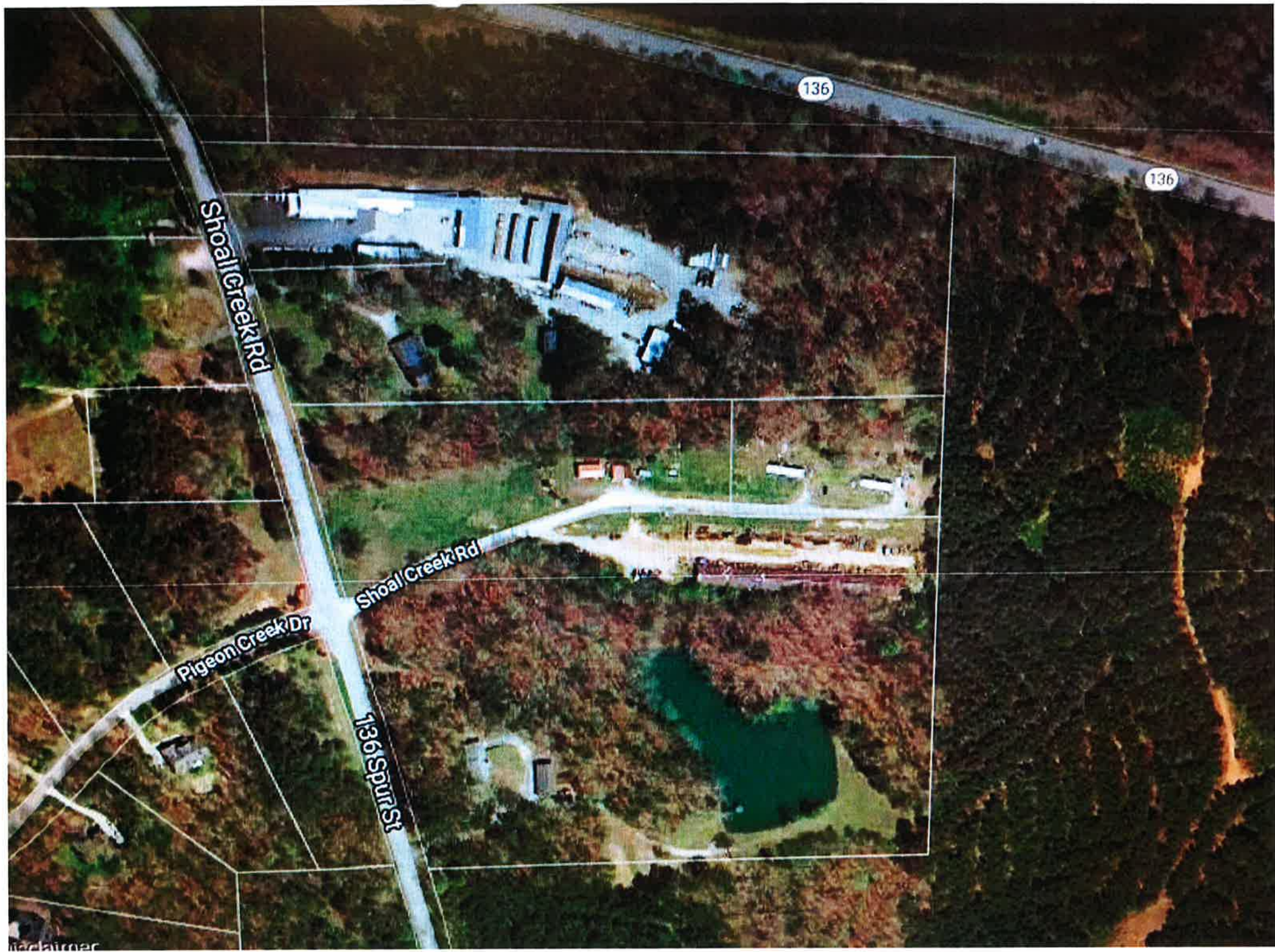
Georgia, and being part of Land Lot 165 and being more fully described as follows: BEGIN at a point where the South Line of Land Lot 165 intersects the East Right of Way of Highway 136 Spur, thence, N 13° 32' W 463.33 feet to an iron pin set, said iron pin being the TRUE POINT OF BEGINNING; thence, N 13° 32' W 452.3 feet more or less to an iron pin; thence, S 88° 51' E 1172.80 feet to an iron pin set on the East line of Land Lot 165; thence, S 00° 54' E 440 feet to an iron pin set; thence, N 88° 36' W 1070 feet to an iron pin set, said iron pin being the true point of beginning.

Said tract of land contains 11.3 acres more or less.

*Dawson* County, Georgia  
Real Estate Transfer Tax  
Paid \$ 81.50  
Date 11-28-78  
*Ralph H. McElroy*  
Clerk of Superior Court

GEORGIA, DAWSON COUNTY  
CLERK'S OFFICE, SUPERIOR COURT  
FILED FOR RECORD  
1:10 P. M. 11-28-78  
Recorded in Book 46 Page 74  
This day of 11-19-78  
*Ralph H. McElroy*  
C. K. C.

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members, and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit



iechirner

January 3, 2019

To Whom It May Concern

I am requesting rezoning for the northern portion of my property located on Shoal Creek Road which borders Shoal Creek Building Supply, Inc.

I am asking that approximately five acres be rezoned to Commercial so that I may build a Mini Storage facility. In Phase One, I would like to build forty 10' x 10' units and eight 5' x 10'. They will be constructed using Pre-Engineered Metal with a concrete floor. (See Attached)

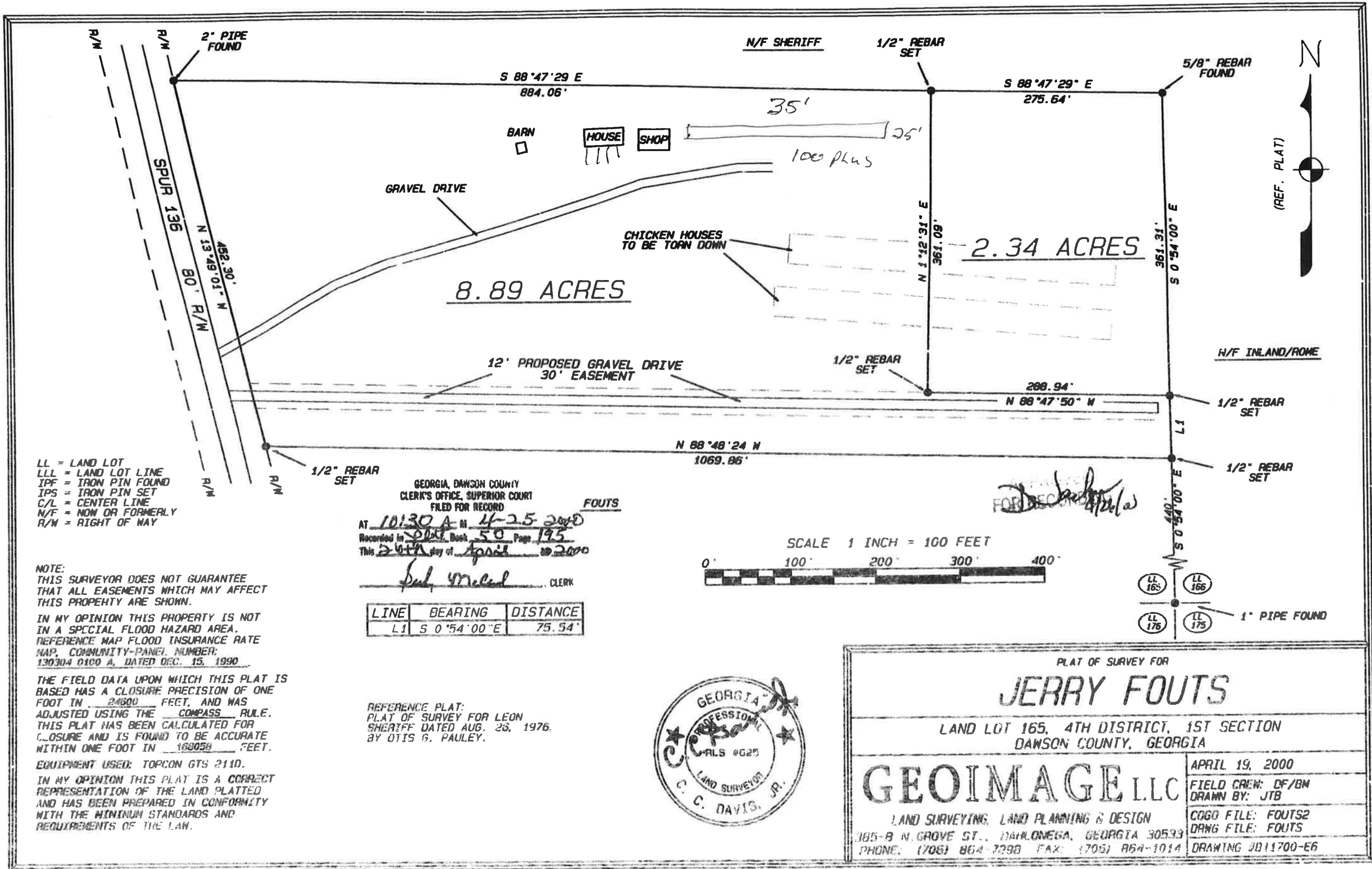
I appreciate your help - Please feel free to contact me with any questions.

Sincerely,



Jerry Fouts





LL = LAND LOT  
 LLL = LAND LOT LINE  
 IPF = IRON PIN FOUND  
 IPS = IRON PIN SET  
 C/L = CENTER LINE  
 N/F = NOW OR FORMERLY  
 R/W = RIGHT OF WAY

NOTE:  
 THIS SURVEYOR DOES NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.  
 IN MY OPINION THIS PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA. REFERENCE MAP FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER: 130304 0100 A, DATED DEC. 15, 1990

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 24900 FEET, AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 168058 FEET.  
 EQUIPMENT USED: TOPCON GTS 211D.  
 IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.

GEORGIA, DAWSON COUNTY  
 CLERK'S OFFICE, SUPERIOR COURT  
 FILED FOR RECORD  
 AT 10:30 A.M. 4-25-2000  
 Recorded in Book 50, Page 195  
 This 25th day of April, 2000  
 Sub. Milled, CLERK

LINE	BEARING	DISTANCE
L1	S 0°54'00"E	75.54'

REFERENCE PLAT:  
 PLAT OF SURVEY FOR LEON SHERIFF DATED AUG. 28, 1976.  
 BY OTIS S. PAULEY.



PLAT OF SURVEY FOR  
**JERRY FOUTS**  
 LAND LOT 165, 4TH DISTRICT, 1ST SECTION  
 DAWSON COUNTY, GEORGIA

**GEOIMAGE LLC**  
 LAND SURVEYING, LAND PLANNING & DESIGN  
 385-B N. GROVE ST., DAWSON, GEORGIA 30533  
 PHONE: (706) 864-7298 FAX: (706) 864-1014

APRIL 19, 2000  
 FIELD CREW: DF/BM  
 DRAWN BY: JTB  
 COGO FILE: FOUTS2  
 DRWG FILE: FOUTS  
 DRAWING JB11700-E6