

# DAWSON COUNTY REZONING APPLICATION

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

ZA 21-03 Tax Map & Parcel # (TMP): 096036  
Submittal Date: 1-7-21 Time: 4:04 am/pm  Received by: Jrglee (staff initials)  
Fees Assessed: \$300- Paid: check Commission District: \_\_\_\_\_  
Planning Commission Meeting Date: Feb.  
Board of Commissioners Meeting Date: March

## APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Jim King  
Address: \_\_\_\_\_

Phone:  Listed  Unlisted Email:  Business  Personal

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

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

I have  /have not \_\_\_\_\_ participated in a Pre-application meeting with Planning Staff.  
If not, I agree \_\_\_\_\_ /disagree \_\_\_\_\_ to schedule a meeting the week following the submittal deadline.  
Meeting Date: \_\_\_\_\_ Applicant Signature: [Signature]

## PROPERTY OWNER/PROPERTY INFORMATION

Name: Norma Jean Cain, Trustee for Marmee Family Trust

Street Address of Property being rezoned: SW corner Thompson Rd & Hugh Stowers Rd.  
Tax Parcel #096 036

Rezoning from: RA to: RSR Total acreage being rezoned: 8.58  
Directions to Property (if no address): \_\_\_\_\_

SR 53 to Thompson Road (west), Thompson Rd to Hugh Stowers, Property at SW corner of intersection

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Subdivision Name (if applicable): \_\_\_\_\_ Lot(s) #: \_\_\_\_\_

Current Use of Property: **Vacant** \_\_\_\_\_

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

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

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

If yes, what section? North \_\_\_\_\_ South \_\_\_\_\_

**SURROUNDING PROPERTY ZONING CLASSIFICATION:**

North **RSR** South **RA** East **RA** West **RA**

Future Land Use Map Designation: **Sub-Rural Residential** \_\_\_\_\_

Access to the development will be provided from:

Road Name: **Hugh Stowers Rd.** Type of Surface: **Asphalt**

**REQUESTED ACTION & DETAILS OF PROPOSED USE**

Rezoning to: **RSR** [ ] Special Use Permit for: \_\_\_\_\_

Proposed Use: **Single Family Residences**

Existing Utilities:  Water [ ] Sewer [ ] Gas  Electric

Proposed Utilities:  Water [ ] Sewer [ ] Gas  Electric

**RESIDENTIAL**

No. of Lots: **5** Minimum Lot Size: **1** (acres) No. of Units: \_\_\_\_\_

Minimum Heated Floor Area: **2,000** sq. ft. Density/Acre: **0.6/ac**

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

Is an Amenity Area proposed: **NO**; if yes, what? \_\_\_\_\_

**COMMERCIAL & INDUSTRIAL**

Building area: \_\_\_\_\_ No. of Parking Spaces: \_\_\_\_\_

2017 4200

**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 01/07/2021

Witness \_\_\_\_\_

Date 01/07/2021

**WITHDRAWAL**

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

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

Signature \_\_\_\_\_

Date \_\_\_\_\_

**Withdrawal of Application:**

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

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ZA \_\_\_\_\_

TMP#: 0910 0310

**List of Adjacent Property Owners**

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

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

	<u>Name</u>	<u>Address</u>
TMP <u>096 024</u>	1. Jason & Stephanie Danuser	_____
TMP <u>096 041</u>	2. Bruce & Karen Smith	_____
TMP <u>096 038</u>	3. Melvin Stowers	_____
TMP <u>095 107</u>	4. Thompson Corner, LLC	_____
TMP <u>095 106 006</u>	5. Hugh Stowers, Jr	_____
TMP <u>095 106 007</u>	6. Joshua Wheeler	_____
TMP <u>095 106 008</u>	7. Gary & Carrie Christopher	_____
TMP <u>095 106 009</u>	8. Wayne & Betty Abernathy	_____
TMP <u>095 106 010</u>	9. Jeffery & Connie Buice	_____
TMP <u>096 037</u>	10. Reginald Stowers	_____
TMP _____	11. _____	_____
TMP _____	12. _____	_____
TMP _____	13. _____	_____
TMP _____	14. _____	_____
TMP _____	15. _____	_____

Use additional sheets if necessary.

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

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

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

This notice and acknowledgement shall be public record.

Applicant Signature: \_\_\_\_\_

Applicant Printed Name: Jim King

Application Number: ZA 71-03

Date Signed: 01/07/2021

Sworn and subscribed before me

this 7 day of January, 2021.

Alesia G. Wells

Notary Public

My Commission Expires: 6/8/2022



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**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.

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**PROPERTY OWNER AUTHORIZATION**

I/we, Norma Jean Cain, trustee Marmec Trust, hereby swear that I/we own the property located at (fill in address and/or tax map & parcel #):

Thompson Rd. Dawsonville, Ga. 30534  
Parcel # 096 036

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: JIM KING

Signature of applicant or agent: [Signature] Date: 12/23/2020

\*\*\*\*\*

Printed Name of Owner(s): Norma Jean Cain Trustee, Marmec Trust

Signature of Owner(s): Norma Jean Cain, trustee Date: 12/23/20

Mailing address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Telephone Number: Listed \_\_\_\_\_  
Unlisted \_\_\_\_\_

Sworn and subscribed before me this 23<sup>rd</sup> day of December, 2020.

[Signature]  
Notary Public

**GREGORY V. MERRITT**  
**NOTARY PUBLIC**  
Hall County  
State of Georgia  
My Comm. Expires Jan. 8, 2021

My Commission Expires: 1-8-2021

{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.)

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**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 of Applicant

Jim King

Printed Name

01/07/2021

Date

Ensite Civil Consulting, LLC

Name of Business

SUBSCRIBED AND SWORN BEFORE ME ON

THIS 7 DAY OF January, 2021

Alesia G Wells Notary Public

My Commission Expires: 6/8/2022

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

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

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

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**Owner Information**

MORMA J CAIN TRISTEE OF THE MARMEE  
FAMILY TRUST

*Proof of Paid Taxes*

**Payment Information**

Status	Paid
Last Payment Date	11/09/2020
Amount Paid	\$1,172.74

**Property Information**

Parcel Number	096 036
District	1 DAWSON COUNTY UNINCORPORATED
Acres	8.58
Description	LL 182 183 LD 13-S
Assessed Value	\$49,560
Appraised Value	\$123,900

**Bill Information**

Record Type	Property
Tax Year	2020
Bill Number	9802
Account Number	59167
Due Date	12/01/2020

**Taxes**

Base Taxes	\$1,172.74
Penalty	\$0.00
Interest	\$0.00
<b>Total Due</b>	<b>\$0.00</b>

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DATE OF SURVEY:

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN \_\_\_\_\_ FEET, AN ANGULAR ERROR OF \_\_\_\_\_ SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARED METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN \_\_\_\_\_ FEET.

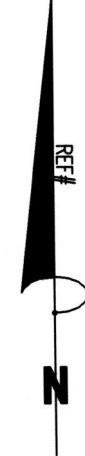
BEARINGS SHOWN ARE BASED ON ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION AND ARE SUBJECT TO FIELD CONDITIONS.

THE EQUIPMENT USED FOR ANGULAR AND DISTANCE MEASUREMENTS WAS A NIKON TOPGUN.

THIS PROPERTY IS NOT LOCATED WITHIN THE 100-YEAR FLOOD HAZARD AREA AS PER FLOOD INSURANCE RATE MAP NO. \_\_\_\_\_ DATED \_\_\_\_\_

**TOTAL = 8.575 ACRES**  
**373,508.150 SQUARE FEET**  
**PARCEL 096 036**  
**ZONED RA**

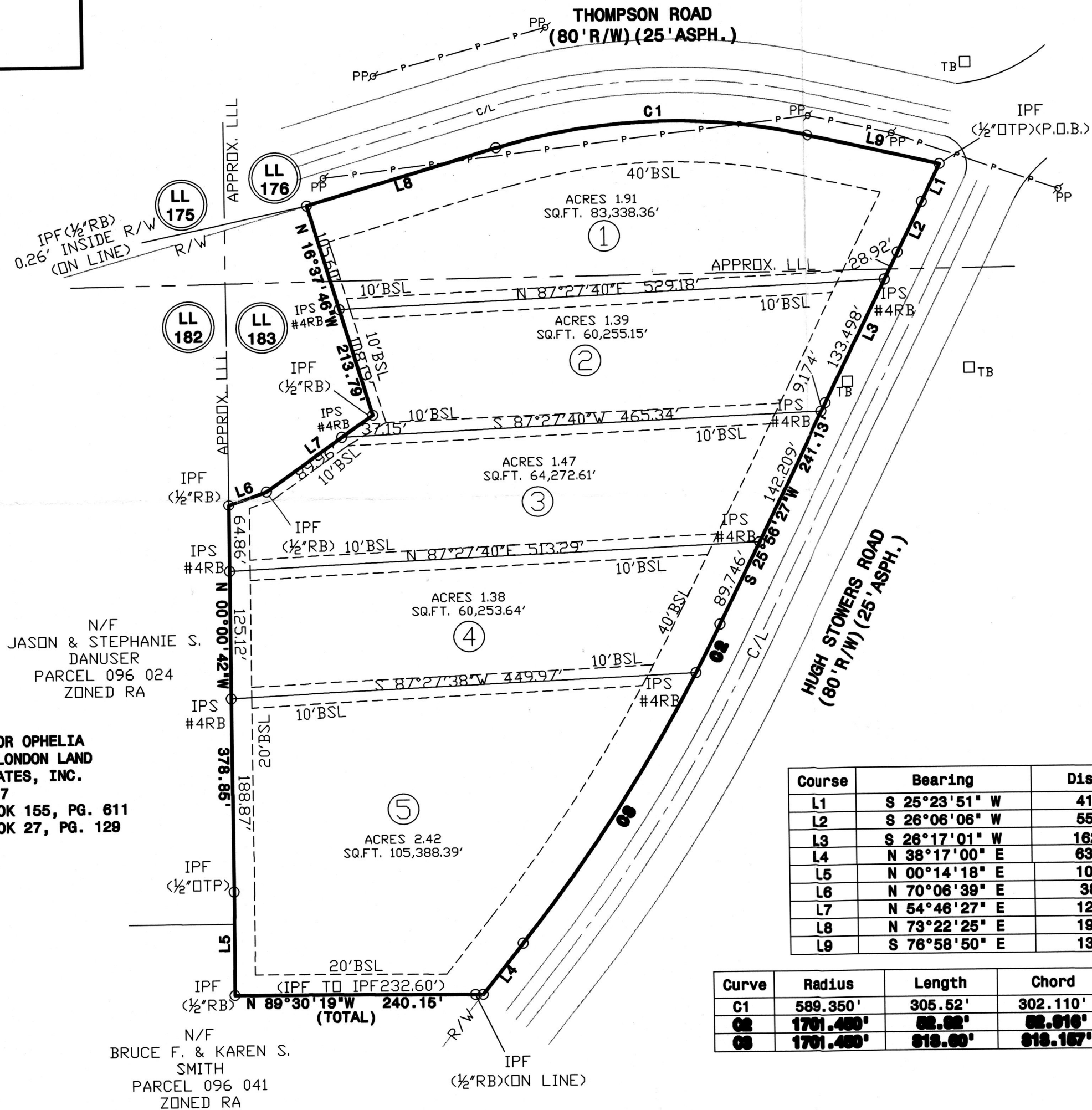
THIS SURVEY AND ITS FINDINGS DOES NOT CONSTITUTE A TITLE SEARCH OR TITLE OPINION BY RICHARD WEBB & ASSOCIATES AS LAND SURVEYORS. ALL DATA USED FOR THE LOCATION OF PROPERTY LINES, EASEMENTS, ADJOINING OWNERS, ETC. WAS GAINED FROM PUBLIC RECORDS, THE CLIENT, OR OTHER SOURCES AS REFERENCED. NO ABSTRACT OF TITLE OR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE PROVIDED TO THE SURVEYOR, UNLESS OTHERWISE NOTED. OTHER DOCUMENTS OR SITUATIONS MAY EXIST THAT WOULD AFFECT THIS PROPERTY, AS WITH ANY LAND TRANSACTION, A TITLE SEARCH AND CERTIFICATE IS RECOMMENDED IN CONJUNCTION WITH THIS SURVEY, OR YOU MUST CONSULT A COMPETENT TITLE ATTORNEY.



- LEGEND**
- BOC = BACK OF CURB
  - BSL = BUILDING SETBACK LINE
  - P/L = PROPERTY LINE
  - R/W = RIGHT OF WAY
  - LL = LAND LOT
  - LLL = LAND LOT LINE
  - N/F = NOW OR FORMERLY
  - M/P# = TAX MAP / PARCEL NO.
  - POB = POINT OF BEGINNING
  - NTS = NOT TO SCALE
  - IPF = IRON PIN FOUND
  - IPS = IRON PIN SET
  - COR MON = USCOC MONUMENT
  - RB = REBAR
  - CTP = CRIMP TOP PIPE
  - OTP = OPEN TOP PIPE
  - SQ. ROD = SQUARE ROD
  - AIF = ANGLE IRON FOUND
  - CMP = CORRUGATED METAL PIPE
  - RCP = REINFORCED CONC. PIPE
  - WM = WATER METER
  - WV = WATER VALVE
  - PP = POWER POLE
  - LP = LIGHT POLE
  - PH. BOX = PHONE BOX
  - U/G = UNDERGROUND
  - C.O. = SEWER CLEAN-OUT
  - MB = MAILBOX
  - SS = SANITARY SEWER
  - MH = MAN HOLE
  - FFE = FINISHED FLOOR ELEV.
  - FH = FIRE HYDRANT
  - G-- = GAS LINE
  - P-- = POWER LINE
  - SS-- = SANITARY SEWER LINE
  - FM-- = SANITARY FORCE MAIN
  - T-- = TELEPHONE LINE
  - W-- = WATER LINE
  - X-- = FENCE LINE

**NOTES & REFERENCES:**

1. RETRACEMENT PLAT FOR OPHELIA STOWERS MARREE BY LONDON LAND SURVEYING & ASSOCIATES, INC. SEPTEMBER 29TH 2017
- DEED REFERENCE: BOOK 155, PG. 611
- PLAT REFERENCE: BOOK 27, PG. 129



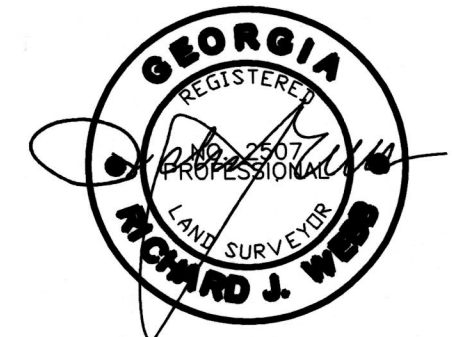
Course	Bearing	Distance
L1	S 25°23'51" W	41.03'
L2	S 26°06'06" W	55.05'
L3	S 26°17'01" W	162.42'
L4	N 38°17'00" E	83.420'
L5	N 00°14'18" E	101.53'
L6	N 70°06'39" E	38.96'
L7	N 54°46'27" E	127.12'
L8	N 73°22'25" E	191.81'
L9	S 76°58'50" E	131.08'

Curve	Radius	Length	Chord	Chord Bear.
C1	589.350'	305.52'	302.110'	N 88°13'29" E
C2	1791.480'	82.88'	82.810'	S 25°49'55" W
C3	1791.480'	818.00'	818.167'	S 88°00'12" W

**SEEKING REZONING FROM RA TO RSR**

**REZONING NOTE**

RA VALUE	RSR VALUE
FRONT: 40.00'	FRONT: 40.00'
SIDE: 20.00'	SIDE: 10.00'
REAR: 35.00'	REAR: 20.00'



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

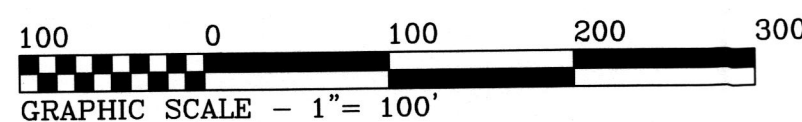
*Richard J. Webb*  
 Richard J. Webb RLS 2507

TECHNICAL LAND SERVICES INC. d/b/a  
**RICHARD WEBB & ASSOCIATES**  
 Land Surveying Consultants  
 P.O. BOX 561 CUMMING GA. 30028 (770)-889-6103  
 100 KELLY MILL ROAD CUMMING GA. 30040  
 Email: rjwebb6103@comcast.net

**JOB NO.**  
**W20343**

REZONING PLAT FOR:  
**MOSAIC OAKS, LLC**

LAND LOTS 176 & 183  
 SOUTH HALF 13TH DISTRICT 1ST SECTION  
 DAWSONVILLE COUNTY, GEORGIA  
 DECEMBER 29, 2020



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