

DAWSON COUNTY REZONING APPLICATION

This portion to be completed by Zoning Administrator

ZA 19-08 Tax Map & Parcel # (TMP): 095 047
Submittal Date: 5.20.19 Time: 2:24 am/pm Received by: uhqj (staff initials)
Fees Assessed: 250.00 Paid: check Commission District: _____
Planning Commission Meeting Date: July 16
Board of Commissioners Meeting Date: August 15

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Michael C. A Loredana A. Reuter
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: _____

PROPERTY OWNER/PROPERTY INFORMATION

Name: Michael C Reuter

Street Address of Property being rezoned: 244 Norma Rd. Dawsonville GA 30534

Rezoning from: RA to: RSR Total acreage being rezoned: 11.29

Directions to Property: Hwy. 9 S to left on Jenkins Rd. Right at fork onto Norma Rd. Subject property on right. #244.

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

Current Use of Property: Residential

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? _____

SURROUNDING PROPERTY ZONING CLASSIFICATION:

North RSR South RSR East RSRMM West RSR

Future Land Use Map Designation: RSR

Access to the development will be provided from:

Road Name: _____ Type of Surface: _____

REQUESTED ACTION & DETAILS OF PROPOSED USE

[X] Rezoning to: RSR [] Special Use Permit for: _____

Proposed Use: Residential

Existing Utilities: [X] Water [] Sewer [] Gas [X] Electric

Proposed Utilities: [X] Water [] Sewer [] Gas [X] 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: _____ No. of Parking Spaces: _____

APPLICANT CERTIFICATION

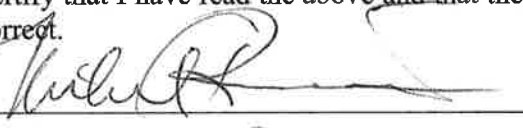
I hereby request the action contained within this application relative to the property shown on the attached plats and site plan and further request that this item be placed on both the Planning Commission and Board of Commissioners agenda(s) for a public hearing.

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 5/20/19
Witness Margaret A. Stenn Date 5/20/19

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.

ZA 19.08

TMP#: 095 047

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>095 045</u>	1. Robert F. & Tamara Holcombe II	92 Norma Rd Dawsonville, GA 30534
✓ TMP <u>095 045 002</u>	2. Cavender, LLC	220 Norma Rd Dawsonville, GA 30534
✓ TMP <u>096 001</u>	3. Gregory A. Herron & Annette F. Gustafson	370 Norma Rd. Dawsonville, GA 30534
✓ TMP <u>085 094</u>	4. Angela Byers-Simmons & Kenneth Byers	3241 Hwy. 9 S. Dawsonville, GA 30534
✓ TMP <u>095 040</u>	5. Noah Bartnick	185 Norma Rd. Dawsonville, GA 30534
✓ TMP <u>095 190</u>	6. Charles P. Ahrendt, Trustee: C.P. Ahrendt Revocable Trust	347 Norma Rd. Dawsonville, GA 30534
✓ TMP <u>086 002</u>	7. Overstreet Family Farm, LP	160 Thompson Rd Dawsonville
✓ TMP <u>095 168</u>	8. Jared Pethel	7 Gomez Ln. Dawsonville, GA 30534
TMP _____	9. _____	_____
TMP _____	10. _____	_____
TMP _____	11. _____	_____
TMP _____	12. _____	_____
TMP _____	13. _____	_____
TMP _____	14. _____	_____
TMP _____	15. _____	_____

Use additional sheets if necessary.

APPLICATION PROCESSING: STAFF USE ONLY

ZA 19.08

Applicant Name: Michael Reuters

Application Fee: \$ _____

IF APPLICABLE:

- Legal Advertisement Submitted to Newspaper Date: _____
- Planning Commission & Board of Commissioners Packets Delivered Date: _____
- Application Posted on County Website Date: _____
- Adjacent Property Owner Notices Mailed Date: _____
- Interdepartmental Forms Submitted for Review Date: _____
- Department of Transportation Notified Date: _____
- Georgia Mountains Notified (DRI) Date: _____
- Public Notice Signs on Property Verified Date: _____
- Approval or Denial Form placed in folder Date: _____
- Applicant Notified of Final Action Date: _____
- Approval or Denial Form to Office Manager/Building Official/Marshal Date: _____
- Rezoning Change Form to Director Date: _____
- Zoning Map Amended Date: _____
- Change Zoning in EnerGov by Parcel Date: _____
- Planning Commission Meeting Minutes placed in folder Date: _____
- Board of Commission Meeting Minutes placed in folder Date: _____

Planning Commission & Board of Commissioners Actions

PC Recommendation Date: _____ Approval Approval w/stipulations Denial

BOC Decision Date: _____ Approval Approval w/stipulations Denial

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)

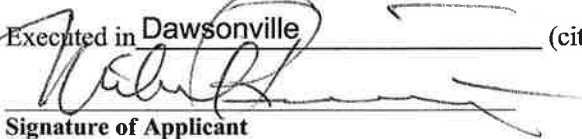
My alien number issued by the Department of Homeland Security or other federal immigration agency is:

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.

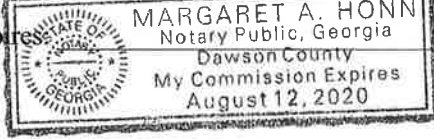
Executed in Dawsonville (city), GA (state)

 May 20, 2019
Signature of Applicant Date

Michael C Reuter _____
Printed Name Name of Business

SUBSCRIBED AND SWORN BEFORE ME ON
THIS 20th DAY OF May, 2019
Margaret A. Honn Notary Public

My Commission Expires _____



{Notary Seal}

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]

Dawson County, Georgia Board of Commissioners

Private Employer Exemption Affidavit Pursuant To O.C.G.A. § 36-60-6(d)

By executing this affidavit, the undersigned private employer verifies that it is exempt from compliance with O.C.G.A. § 36-60-6, stating affirmatively that the individual, firm or corporation employs fewer than eleven employees and therefore, is not required to register with and/or utilize the federal work authorization program commonly known as E-Verify, or any subsequent replacement program, in accordance with the applicable revisions and deadlines established in O.C.G.A. § 13-10-90.

I hereby declare under penalty of perjury that the foregoing is true and correct.

N/A

Printed Name of Exempt Private Employer

Signature of Authorized Officer or Agent

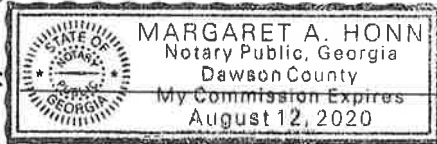
MICHAEL C. REUTER

Printed Name and Title of Authorized Officer or Agent

Subscribed and Sworn to me in the City of Dawsonville, GA (state) on this
the 20th day of May, 2019.

Margaret A. Honn
NOTARY PUBLIC

My Commission Expires:



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
16347 Year-Bill No 2018 - 11563	095 047 / 001 LL 784 LD 4-1 FMV: \$86,600.00	828.45	0.00 Fees 0.00	0.00	828.45	828.45	0.00
						Paid Date 12/3/2018 16:34:19	Current Due 0.00
Transactions:	16346 - 16347 Totals	828.45	0.00	0.00	828.45	828.45	0.00

Paid By :

REUTER MICHAEL C &

REUTER MICHAEL C &
LOREDANA A
244 NORMA RD
DAWSONVILLE, GA 30534

Cash Amt: 0.00

Check Amt: 3,191.59

Charge Amt: 0.00

Change Amt: 0.00

Refund Amt: 0.00

Overpay Amt: 0.00

Check No 1873

Charge Acct



Legend
 Parcels
 Roads

Parcel ID	095 047	Owner	REUTER MICHAEL C & LOREDANA A	Last 2 Sales			
Class Code	Agricultural		244 NORMARD	Date	Price	Reason	Qual
Taxing District	UNINCORPORATED		DAWSONVILLE GA 30534	11/3/1998	\$96000	LM	Q
		Physical Address	244 NORMARD	7/30/1981	\$13000	FM	Q
Acres	11.29	Assessed Value	Value \$86600				

(Note: Not to be used on legal documents)

Date created: 6/6/2019
 Last Data Uploaded: 6/5/2019 12:47:27 PM

Developed by  Schneider
 GEOSPATIAL



244 Norma Rd



Dawsonville | GA 30534

Directions



June 6, 2019
Dawson County Planning & Zoning
25 Justice Way, Set. 2322
Dawsonville, GA 30534
Attn: Harmony Gee

RE: Letter of Intent

It is our intention to divide the property in accordance with the RSR zoning guidelines..

Michael & Loredana Reuter
244 Norma Rd.
Dawsonville, GA 30534