

DAWSON COUNTY REZONING APPLICATION

This portion to be completed by Zoning Administrator

ZA 19-110 Tax Map & Parcel # (TMP): 113-011

Submittal Date: _____ Time: _____ am/pm Received by: _____ (staff initials)

Fees Assessed: _____ Paid: _____ Commission District: _____

Planning Commission Meeting Date: _____

Board of Commissioners Meeting Date: _____

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Ridgeline Land Planning, Inc. - Holt Persinger

Address: _____

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

Status: [] Owner [X] 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 X participated in a Pre-application meeting with Planning Staff.

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

Meeting Date: _____ Applicant Signature: _____

PROPERTY OWNER/PROPERTY INFORMATION

Name: D53 LLC

Street Address of Property being rezoned: 34 Lumpkin Campground rd N, Dawsonville, GA 30534

Rezoning from: C-HB to: RMF & C-HB Total acreage being rezoned: 25.36 ac

Directions to Property: GA 53 to Lumpkin Campground Rd, go North, property is immediately on right

Subdivision Name (if applicable): _____ Lot(s) #: 140

Current Use of Property: Vacant land

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? Yes (yes/no)

If yes, what section? South

SURROUNDING PROPERTY ZONING CLASSIFICATION:

North RMF South C-OI & C-HB East C-PCD & RA West C-HB, C-IR, & RA

Future Land Use Map Designation: Commercial-Highway

Access to the development will be provided from:

Road Name: Lumkin Campground Rd N Type of Surface: Asphalt

REQUESTED ACTION & DETAILS OF PROPOSED USE

Rezoning to: RMF Special Use Permit for: _____

Proposed Use: Single family attached townhomes

Existing Utilities: Water Sewer Gas Electric

Proposed Utilities: Water Sewer Gas Electric

RESIDENTIAL

No. of Lots: 140 Minimum Lot Size: 24X100 (acres) No. of Units: 140

Minimum Heated Floor Area: 1,400 sq. ft. Density/Acre: 5.98 units per acre

Type: Apartments Condominiums Townhomes Single-family Other

Is an Amenity Area proposed: Yes; if yes, what? Cabana, Pool, and Playground

COMMERCIAL & INDUSTRIAL

Building area: _____ No. of Parking Spaces: _____

PROPERTY OWNER AUTHORIZATION

I/we, D53, LLC, hereby swear that I/we own the property located at (fill in address and/or tax map & parcel #):

Parcels 113-011 & 113-092

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: Holt Persinger - Ridgeline Land Planning, Inc.

Signature of applicant or agent: [Signature] Date: 8/8/2019

Printed Name of Owner(s): Bret Clark, Manager

Signature of Owner(s): [Signature] Date: 8/8/2019

Mailing address: _____

City, State, Zip: _____

Telephone Number: Listed _____
Unlisted _____

Sworn and subscribed before me this 8th day of August, 2019.

Notary Public [Signature]

My Commission Expires: 9-28-2021



(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.)

ZA _____

TMP#: _____

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 113-032	1. Dawson Commons Dev. LLC	2700 CUMBERLAND PARKWAYSUITE 130 ATLANTA, GA 30339
TMP 113-086	2. Dawson Commons Dev. LLC	2700 CUMBERLAND PARKWAYSUITE 130 ATLANTA, GA 30339
TMP 113-087	3. PAR DAWSON LLC	500 SEA ISLAND RD St Simons Island, GA 31522
TMP 113-042	4. GEORGIA THEATRE COMPANY II	50 CINEMA LANE St Simons Island, GA 31522
TMP 113-085	5. WJS DAWSON LLC	500 SEA ISLAND RD St Simons Island, GA 31522
TMP 113-179	6. NORTHEAST GEORGIA PRIMARY CARE INC NEIGHBORHOOD HEALTH CARE	743 SPRING STREET N E GAINESVILLE, GA 30501
TMP 113-085-001	7. REGIONS BANK	250 RIVERCHASE PKWY E SUITE 600 BIRMINGHAM, AL 35244
TMP 113-037	8. BLACK MTN MANANGEMENT LLC	2128 YAHOOLA ROAD DAHLONEGA, GA 30533
TMP 113-145	9. BLACK MTN MANANGEMENT LLC	2128 YAHOOLA ROAD DAHLONEGA, GA 30533
TMP 113-101	10. THE JOHNSON FAMILY GROUP LLC	131 LUMPKIN CAMPGROUND RD N DAWSONVILLE, GA 30534
TMP 113-036	11. SAWNEE EMC	
TMP _____	12. _____	
TMP _____	13. _____	
TMP _____	14. _____	
TMP _____	15. _____	

Use additional sheets if necessary.

**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: Holt Persinger

Application Number: _____

Date Signed: 8/8/2019

Sworn and subscribed before me

this 8th day of August, 2019.

Notary Public _____

My Commission Expires: 9-28-2021





August 8, 2019

Dawson County Planning and Development
25 Justice Way, Suite 2322
Dawsonville, GA 30534

RE: 25.36 acres at 34 Lumpkin Campground Rd. N
TMP's 113-001 & 113-092
Rezoning

To Whom It May Concern:

Ridgeline Land Planning, Inc. is requesting to rezone 25.36 acres from C-HB to RMF & C-HB. The site is located at 34 Lumpkin Campground Rd. N, Dawsonville, GA 30534. The subject property consists of 2 tax parcels, 113-011, and 113-092. Ridgeline Land Planning, Inc. is proposing a 140 unit single family attached townhome community with an amenity center. The proposed density is 5.93 units per acre.

Homes will be constructed with a minimum heated floor area of 1,400 square feet. Homes shall be constructed with a minimum 50% of brick or stacked stone on the front facades excluding windows and doors.

Ridgeline Land Planning, Inc. respectfully requests your approval of the rezoning application.

Sincerely,
Ridgeline Land Planning, Inc.



Holt Persinger, RLA
President

Owner Information

D53 LLC
355 BROGDON RD
STE 211
SUWANEE, GA 30024

Payment Information

Status	Paid
Last Payment Date	09/21/2018
Amount Paid	\$16,548.25

Property Information

Parcel Number	113 092
District	1 DAWSON COUNTY UNINCORPORATED
Acres	25.07
Description	LL 254 LD 13-N
Assessed Value	\$691,932
Appraised Value	\$1,729,830

Bill Information

Record Type	Property
Tax Year	2018
Bill Number	3345
Account Number	38232
Due Date	12/01/2018

Taxes

Base Taxes	\$16,548.25
Penalty	\$0.00
Interest	\$0.00
Total Due	\$0.00

Owner Information

D53 LLC
355 BROGDON RD
STE 211
SUWANEE, GA 30024

Payment Information

Status	Paid
Last Payment Date	09/21/2018
Amount Paid	\$2,675.72

Property Information

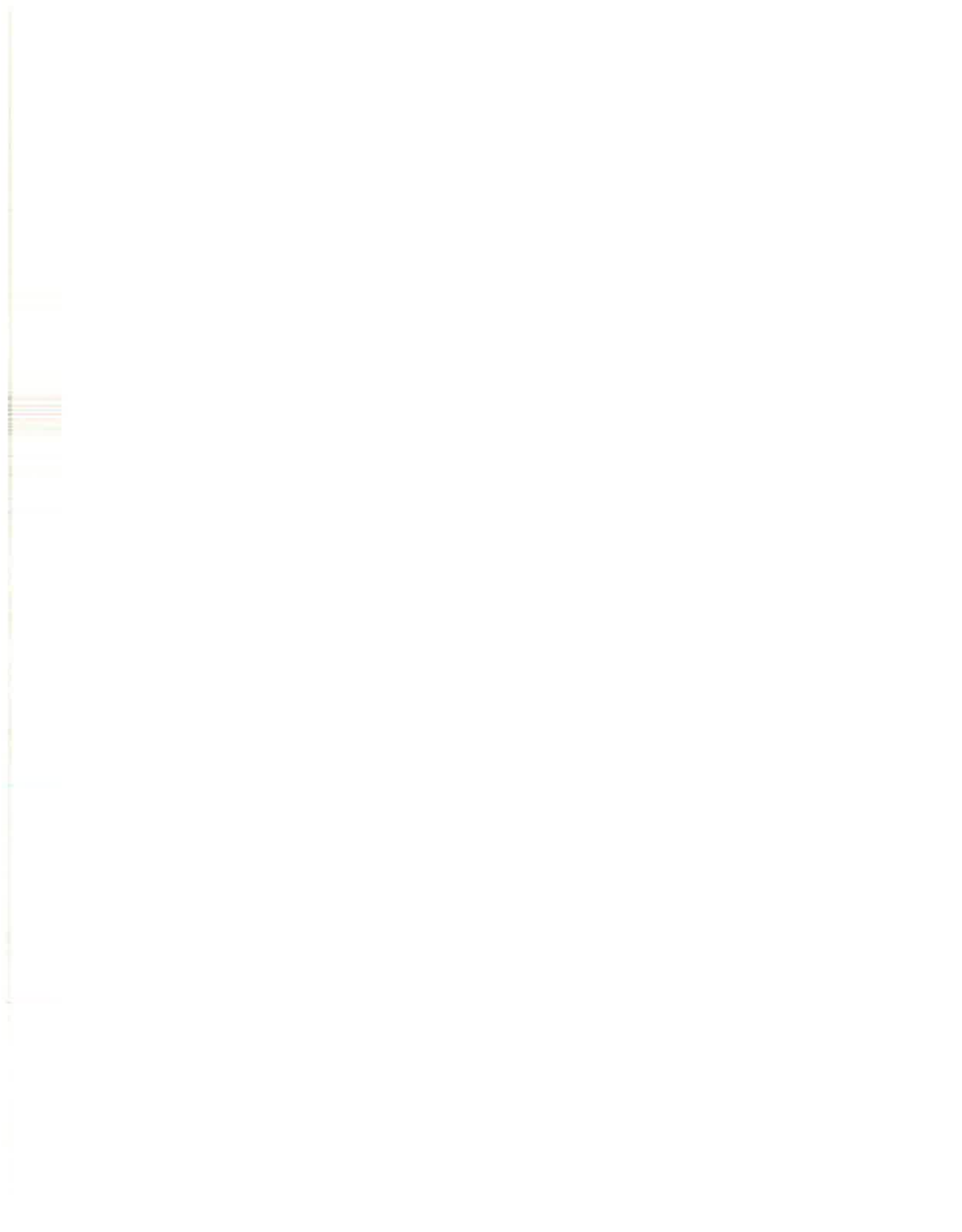
Parcel Number	113 011
District	1 DAWSON COUNTY UNINCORPORATED
Acres	0.7
Description	LL 254 LD 13S-1
Property Address	34 LUMPKIN CMPGD RD N
Assessed Value	\$111,880
Appraised Value	\$279,700

Bill Information

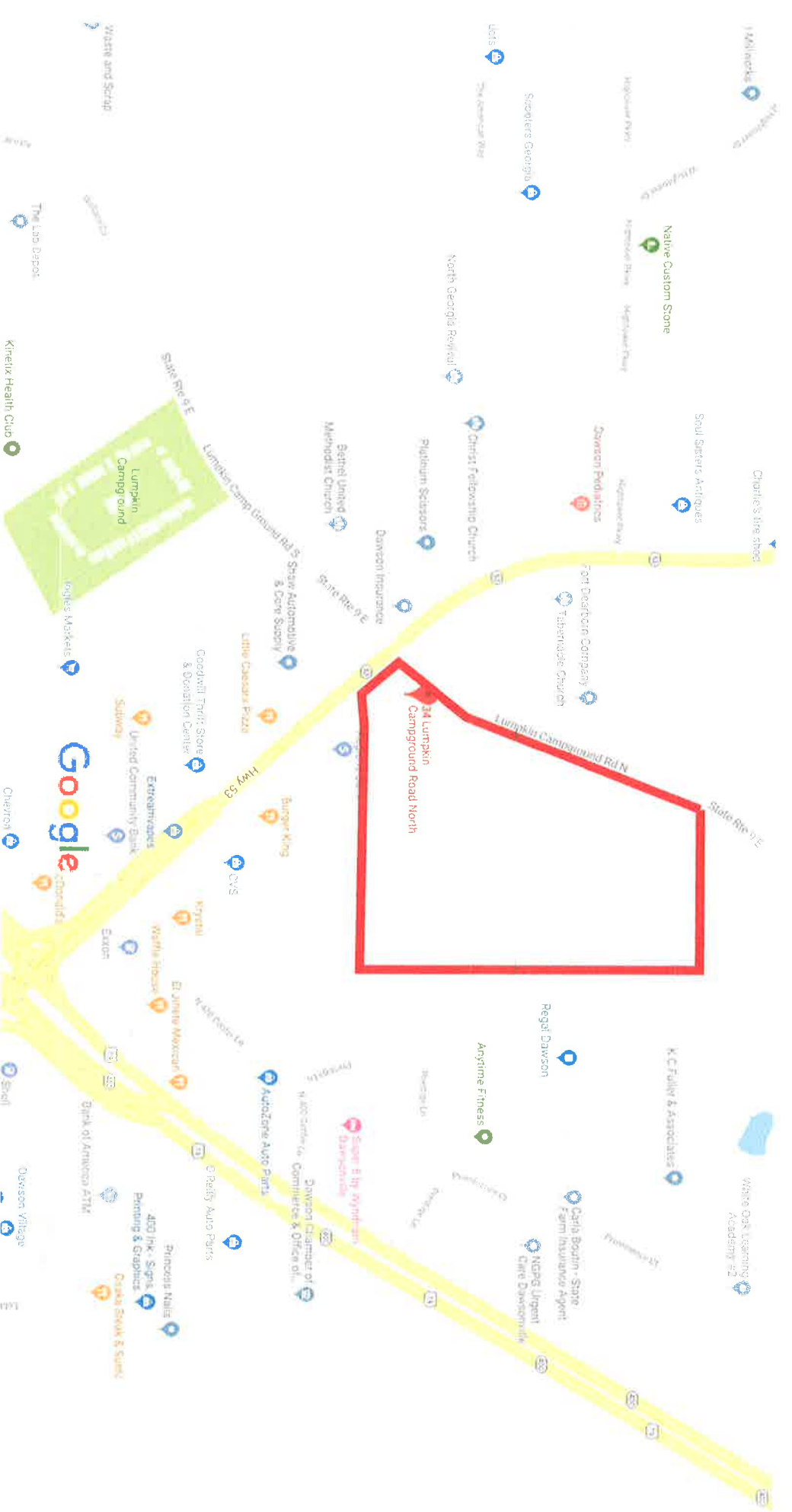
Record Type	Property
Tax Year	2018
Bill Number	3344
Account Number	38165
Due Date	12/01/2018

Taxes

Base Taxes	\$2,675.72
Penalty	\$0.00
Interest	\$0.00
Total Due	\$0.00



Google Maps 34 Lumpkin Campground Rd N



Map data ©2019

200 ft

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 8/8/19
Witness  Date 8/8/19

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.

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:

NA

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 \$ NA 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: 8/8/2019

**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.

APPLICATION PROCESSING: STAFF USE ONLY

ZA _____ **Applicant Name:** _____

Application Fee: \$ _____

IF APPLICABLE:

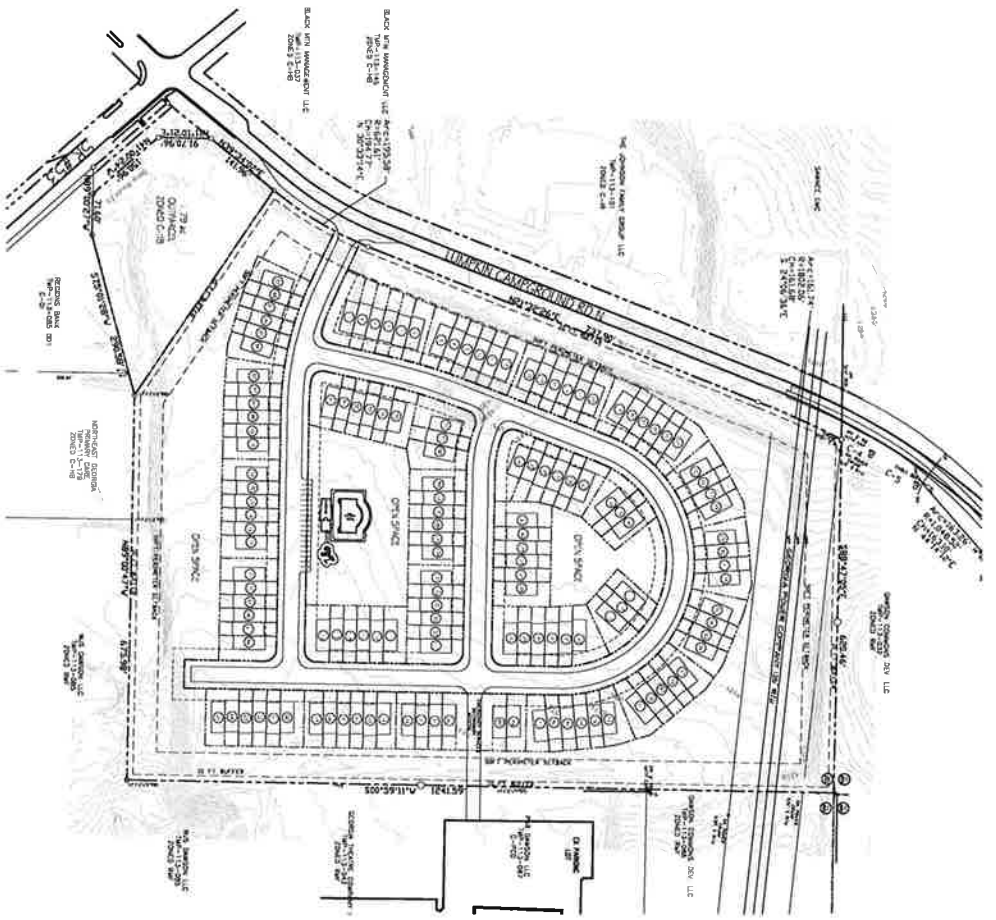
- Legal Advertisement Submitted to Newspaper Date: _____
- Planning Commission & Board of Commissioners Packets Delivered Date: _____
- Application Posted on County Website Date: _____
- Adjacent Property Owner Notices Mailed Date: _____
- Interdepartmental Forms Submitted for Review Date: _____
- Department 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

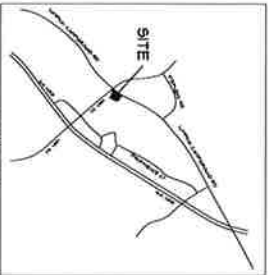
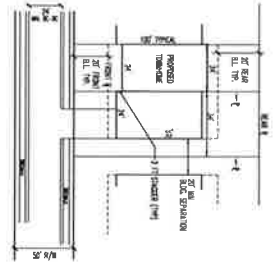
PC Recommendation Date: _____ Approval Approval w/stipulations Denial

BOC Decision Date: _____ Approval Approval w/stipulations Denial





TOWNHOME
TYPICAL LOT LAYOUT



SUMMARY

PARCELS 13, 611, AND 113 692
 C-1 ZONING
 PROPOSED ZONING PER C-1-B
 AREA 73.4 AC 0.75 AC C-1-B, 23.51 AC R-3
 PROPOSED NO. UNITS 140
 MAKE ALLOWED FRONT & LANE
 FRONT HEATED FLOOR AREA 1440 SQFT
 PERMITS
 FRONT YARD
 REAR YARD
 BUILDING SEPARATION IN 20FT
 LANDSCAPED OPEN SPACE
 2% REQUIRED = 3.545 ACRES
 5.545 ACRES OF OPEN SPACE IS PROVIDED
 WATER AND SEWER TO BE PROVIDED BY DALSON COUNTY



GRAPHIC SCALE
1" = 50' FT



DATE 08/07/2019	NO.	DESCRIPTION
	1	AMEND REARYARD ACCESS
SHEET		
JOB NUMBER		

ZONING PLAN
SHEET TITLE



25.36 ACRES
LUMPKIN CAMPGROUND RD



C-1

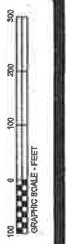
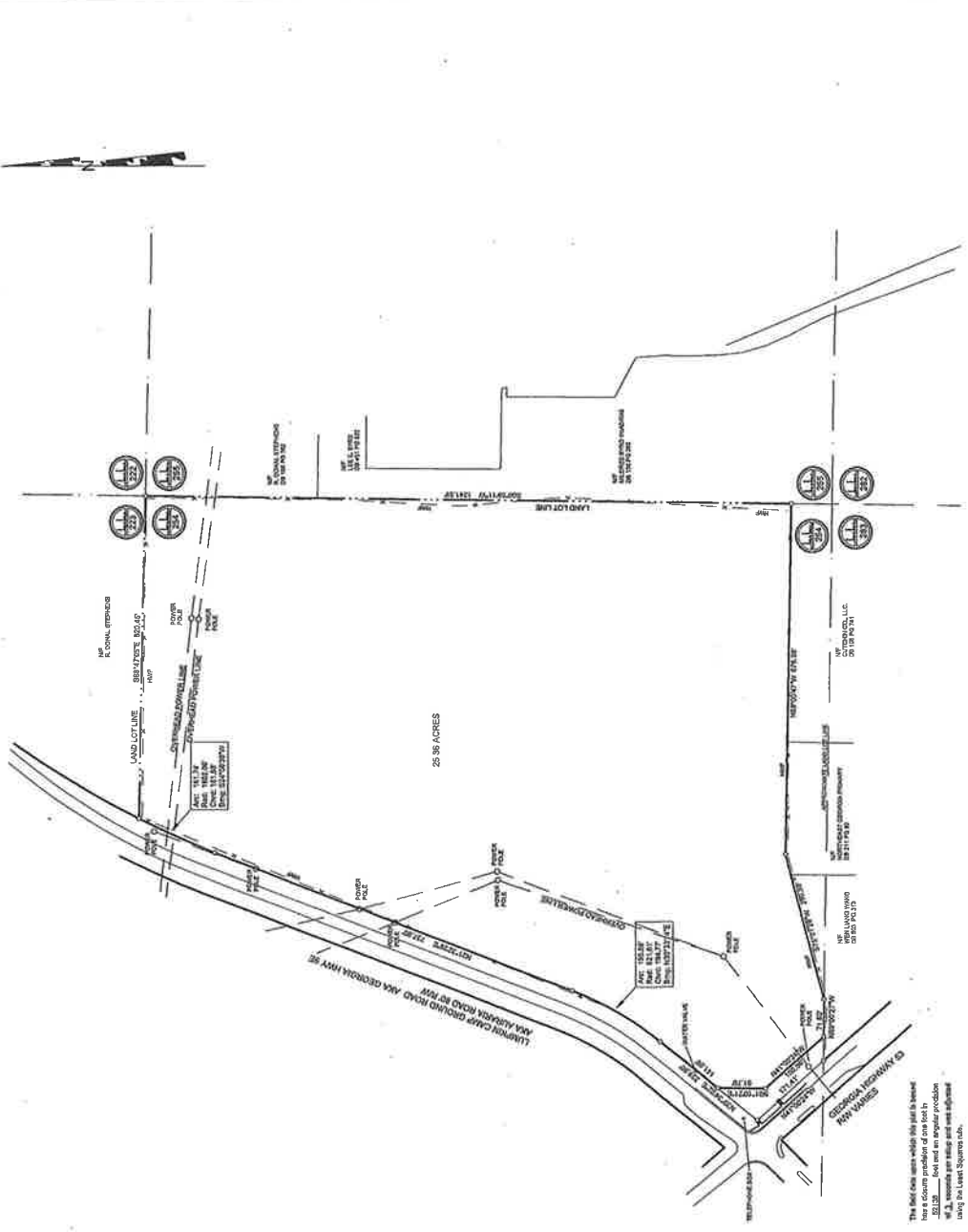
Shirey, Nelson and Associates, Inc.
 Civil Engineering
 2258
 Chamblee
 Atlanta, Georgia 30341
 Phone (770) 424-7155
 Fax (770) 424-0733
 Email: shirey@shireynelson.com

PLAT OF SURVEY
 LOCATED IN
 LAND LOT 254
 135 DISTRICT - 1ST SECTION
 DAWSON COUNTY, GEORGIA

REVISIONS:

Survey Date 8-1-07
 Plan Date 7-26-07
 Scale 1" = 100'
 JOB NO. 13-0501B

SHEET 1 of 1 SHEETS



SYMBOL	DESCRIPTION
C.B.	CATCH BASIN
C.M.P.	COMBUSTIBLE METAL PIPE
C.O.	CLEAN OUT
C.D.	CURB DITCH
D.E.	DRAINAGE EASEMENT
D.C.B.	DOUBLE END CATCH BASIN
D.M.C.B.	DOUBLE END CATCH BASIN
F.E.S.	FLARED END SECTION
J.B.	JUNCTION BOX
I.P.S.	IRON PIN SET (IN REBAR)
L.S.	LEAK STOPPING
N.W.	NEAR WALL
N.C.	NEAR CURB
J.W.	JUNCTION WALL
L.L.	LAND LOT LINE
M.H.	MANHOLE
N.F.	NON-OPEN FORMERLY
P.L.	PROPERTY LINE
R.C.P.	REINFORCED CONCRETE PIPE
R.O.P.	ROOF OVER PIPE
S.B.	SANITARY BASIN
S.S.	STORM SEWER
S.S.L.X	SANITARY SEWER LINE HANGER
S.S.L.X	STORM SEWER LINE HANGER
T.O.P.A.	TOTAL
W.M.	WATER MAIN
W.V.	WATER VALVE
Y.L.	YARD LINET

The field data were checked and found to be correct. The accuracy of the work is as shown on the plan. The plan has been checked for accuracy and is correct. The plan has been checked for accuracy and is correct. The plan has been checked for accuracy and is correct.