

DAWSON COUNTY REZONING APPLICATION

This portion to be completed by Zoning Administrator

ZA 21-08 Tax Map & Parcel # (TMP): _____
Submittal Date: 8-11-21 Time: 12:26 am/pm Received by: chg (staff initials)
Fees Assessed: _____ Paid: Check Commission District: 3
Planning Commission Meeting Date: March 14, 2021
Board of Commissioners Meeting Date: April 15, 2021

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Jim King
Address: 131 Prominence Court, Suite 230

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: Georgia 400 Industrial Park, Inc
Street Address of Property being rezoned: _____

Rezoning from: AG to: RMF Total acreage being rezoned: 30.48

Directions to Property: NW Corner of Dawson Forest Rd & Highway 53. Across from Byrd's Boat Storage

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Subdivision Name (if applicable): n/a Lot(s) #: _____

Current Use of Property: Agricultural

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 RA South RA East RA West C-HB

Future Land Use Map Designation: Commercial Hwy

Access to the development will be provided from:

Road Name: State Route 53 Type of Surface: Asphalt

REQUESTED ACTION & DETAILS OF PROPOSED USE

Rezoning to: RMF Special Use Permit for: _____

Proposed Use: Residential Neighborhood aimed at 55+ Seniors

Existing Utilities: Water Sewer Gas Electric

Proposed Utilities: Water Sewer Gas Electric

RESIDENTIAL

No. of Lots: 145 Minimum Lot Size: 4,000 SF (acres) No. of Units: n/a

Minimum Heated Floor Area: 1,500 sq. ft. Density/Acre: 4.8

Type: Apartments Condominiums Townhomes Single-family Other

Is an Amenity Area proposed: No; if yes, what? N/A

COMMERCIAL & INDUSTRIAL

Building area: _____ No. of Parking Spaces: _____

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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 2-11-21

Witness _____

Date 2-11-21

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.

RECEIVED

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 _____	1. _____	_____
TMP 114 018	2. Same Owner	_____
TMP 114 020 001	3. 3Mind Dawson Forest LLC & SG Atlantic, LLC	c/o Alliance Tax Advisors
TMP 114 033 001	4. Michael G Hughes:	7142 HWY 53 EAST DAWSONVILLE, GA 30534
TMP 114 033 003	5. Etowah Water & Sewer Authority	_____
TMP 114 033 005	6. Georgia 400 Industrial Park, Inc:	Same Owner
TMP 114 046 002	7. Farmington Creek, LP:	3825 PACES WALK SUITE 100 ATLANTA, GA 30339
TMP 114 033	8. Dawson Forest Holdings, LLC,	4635 HARRIS TRAIL ATLANTA, GA 30327
TMP 114 022 004	9. Dawson County Govt	_____
TMP 114 022 003	10. David, Billy & Rocky Hughes:	33 Parkside Cir, Dawsonville, GA 30534
TMP 114 022 006	11. David, Billy & Rocky Hughes:	33 Parkside Cir, Dawsonville, GA 30534
TMP 114 022 009	12. Penler Dawsonville, LLC:	P.O. BOX 56607 ATLANTA, GA 30343
TMP 114 022 005	13. David, Billy & Rocky Hughes:	33 Parkside Cir, Dawsonville, GA 30534
TMP 114 021	14. Byrd Elliott Properties, LLC:	7342 HWY 53 EAST DAWSONVILLE, GA 30534
TMP 114 022 003	15. David, Billy & Rocky Hughes:	33 Parkside Cir, Dawsonville, GA 30534

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: *Jim King*

Applicant Printed Name: Jim King

Application Number: 21-08

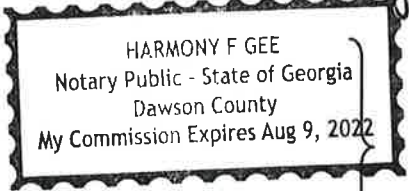
Date Signed: 2-11-21

Sworn and subscribed before me

this 11 day of Feb, 2021.

Harmony F GEE
Notary Public

My Commission Expires: August 9, 2022



Notary Public Seal

21 FEB 11 12:29 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 who 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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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), GA (state)

Signature of Applicant

Jim King

Printed Name

Date

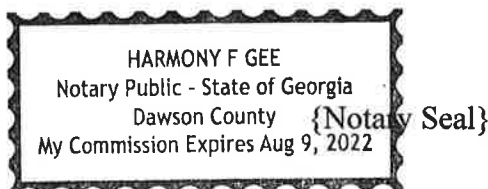
Name of Business

SUBSCRIBED AND SWORN BEFORE ME ON

THIS 11 DAY OF Feb., 2021

Harmony F GEE Notary Public

My Commission Expires: August 9, 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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LETTER OF INTENT

The applicant requests Rezoning a portion of Parcel Number: 114 033 005 from RA to RMF in order to build a Residential Neighborhood of 145 homes on 30.48 acres. The property is located at the NW Corner of Dawson Forest Rd and Highway 53E, Dawsonville, GA 30534. The property is bounded on the north by Farmington Apartments, the south by the Penler Apartments and Byrd's Storage, and the west by Walmart and the Dawson Forest Apartments; so the proposed use obviously fits the area. The property is bounded on the south and east by Dawson Forest Rd and SR 53 respectfully. It is designated on the Future Land Use Plan as Commercial Highway Business; however with the boundless available commercial property along the Ga 400 Corridor, this property is not marketable as entirely Commercial. We are proposing a mixed-use solution that will provide Commercial Uses along the Highway frontages of State Route 53 and Dawson Forest Road, while integrating residential uses within walking distance on the property behind the commercial uses. The proposed higher density residential use is a far more logical and realistic use and will provide a transition from the commercial land use along Ga 400 to the more rural residential areas that currently exist.

The neighborhood will provide a much needed solution for younger families and support the workforce resonating in the Ga 400 Corridor without placing an extreme burden upon our transportation infrastructure. The proximity to the existing commercial uses creates a highly desired mixed-use activity area and will provide a true live-work environment.

2025
11/10/25

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W99-21110117

OWNER/DEVELOPER:
GEORGIA 400 INDUSTRIAL PARK, INC.
 680 DENNETT RD.
 CUMMING, GA. 30118

24-HOUR CONTACT:
BILL VERINGA
 678-366-6970

PROJECT:
DAWSON FOREST - SK 53 TRACT

LOCATED IN:
 LAND COG 34.00, ZONING 35
 138 DISTRICT 14 SECTION
 DAWSON COUNTY, GEORGIA

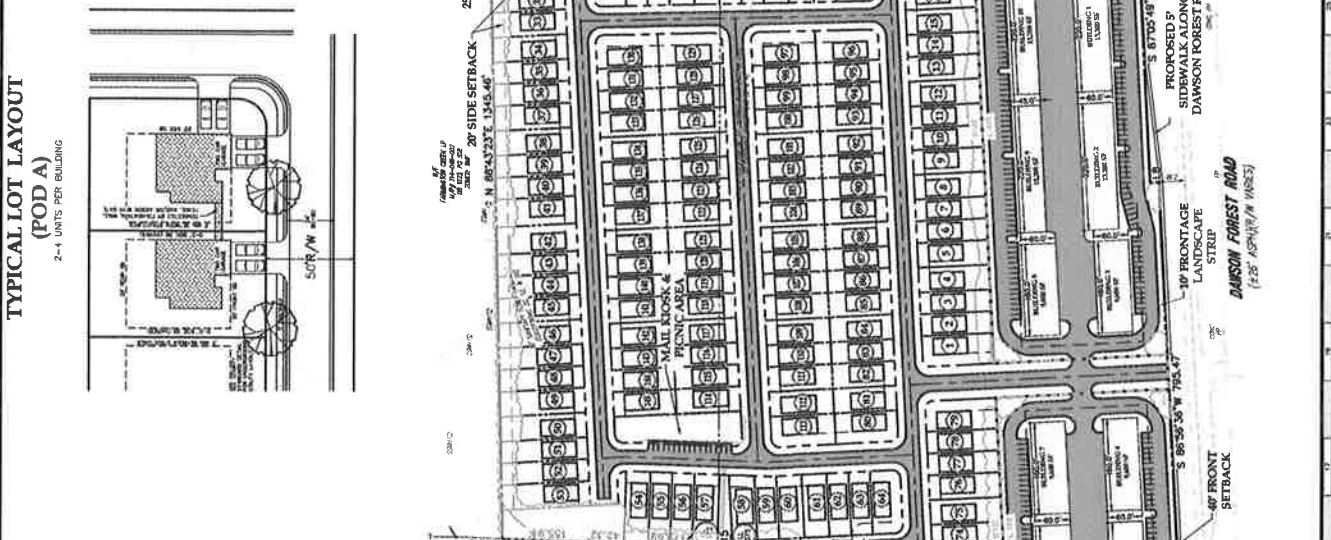
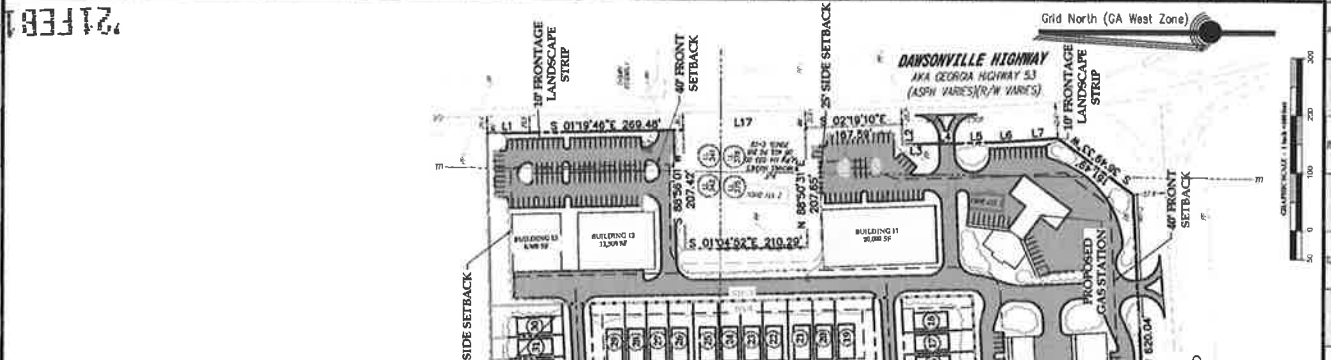
CONCEPT PLAN

STAMP:
 GEORGIA 400
 (Professional Seal)

DRAWING DATE: 2011-02-11

SHEET REVISIONS:

SHEET: 1 of 1



SITE DATA

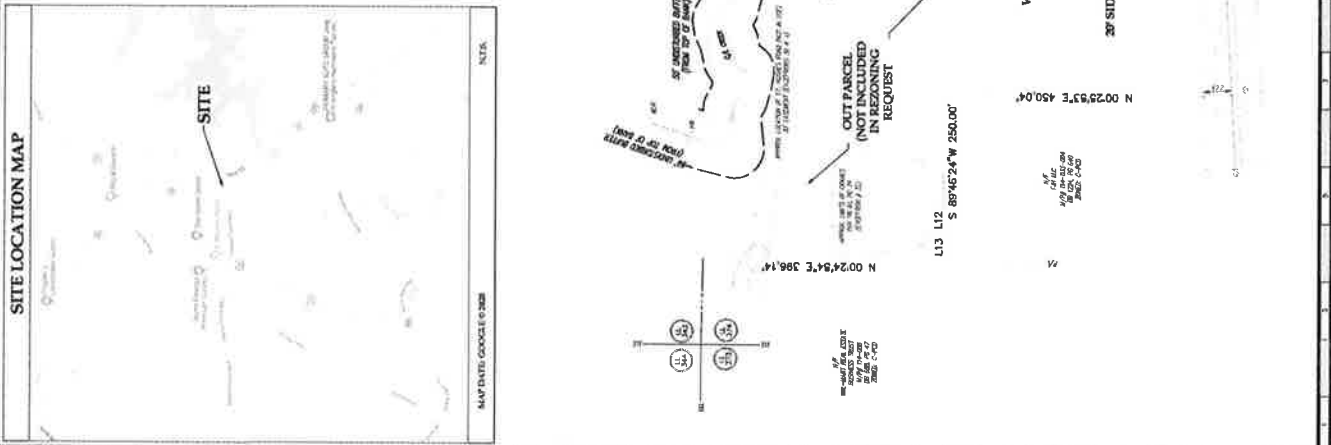
Parcel: 714 033 006
 Total Site Area: 44,735 ac
 Area: 30,480 ac
 Residential Density: 4.9 u/s/ac
 Open Space Provided: 7.8 ac (25.8%) (Minimum 25% Required)

2-4 Units per Building

Sebanus (Semi-Detached Lots):
 Side: 20'
 Rear: 20'

POD B (Commercial Highway Business) Proposed Zoning: C-HB
 Area: 14,276 ac
 Front: 40'
 Side: 25'
 Rear: 25'

PARCEL	NAME	ADDRESS	ZONING
111 006	DAWSON FOREST REAL ESTATE SERVICES	111 006	C-PD
111 007	DAWSON FOREST REAL ESTATE SERVICES	111 007	C-PD
111 008	DAWSON FOREST REAL ESTATE SERVICES	111 008	C-PD
111 009	DAWSON FOREST REAL ESTATE SERVICES	111 009	C-PD
111 010	DAWSON FOREST REAL ESTATE SERVICES	111 010	C-PD
111 011	DAWSON FOREST REAL ESTATE SERVICES	111 011	C-PD
111 012	DAWSON FOREST REAL ESTATE SERVICES	111 012	C-PD
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111 025	DAWSON FOREST REAL ESTATE SERVICES	111 025	C-PD
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111 037	DAWSON FOREST REAL ESTATE SERVICES	111 037	C-PD
111 038	DAWSON FOREST REAL ESTATE SERVICES	111 038	C-PD
111 039	DAWSON FOREST REAL ESTATE SERVICES	111 039	C-PD
111 040	DAWSON FOREST REAL ESTATE SERVICES	111 040	C-PD



Owner Information

GEORGIA 400 INDUSTRIAL PARK INC

Payment Information

Status	Paid
Last Payment Date	11/09/2020
Amount Paid	\$34,724.03

Property Information

Parcel Number	114 033 005
District	1 DAWSON COUNTY UNINCORPORATED
Acres	51.44
Description	LL 374 LD 13-S
Assessed Value	\$1,467,440
Appraised Value	\$3,668,600

Bill Information

Record Type	Property
Tax Year	2020
Bill Number	5451
Account Number	56913
Due Date	12/01/2020

Taxes

Base Taxes	\$34,724.03
Penalty	\$0.00
Interest	\$0.00
Total Due	\$0.00

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PROPERTY OWNER AUTHORIZATION

I/we, David Duncan V.P. GA 400 Industrial Park inc, hereby swear that I/we own the property located at (fill in address and/or tax map & parcel #):

Tax Parcel 114-033, located at The Northwest Corner of Dawson Forrest Rd and GA Hwy. 53
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: 2-11-21

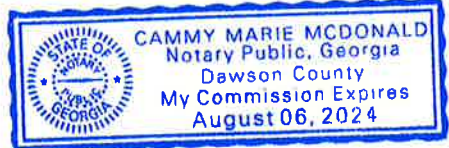
Printed Name of Owner(s): David Duncan
Signature of Owner(s): [Signature] Date: 2-11-21

Mailing address: [Blank]

City, State, Zip: [Blank]

Telephone Number: [Blank]
Listed [Blank]
Unlisted [Blank]

Sworn and subscribed before me
this 11th day of February, 2021.
Cammy Marie McDonald
Notary Public
My Commission Expires: 8/6/24



{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.)