

# DAWSON COUNTY REZONING APPLICATION

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

ZA 19-18 Tax Map & Parcel # (TMP): 070-009  
Submittal Date: 9-13-19 Time: 11:43 am Received by: [Signature] (staff initials)  
Fees Assessed: 1250 Paid: check Commission District: \_\_\_\_\_  
Planning Commission Meeting Date: October 15, 2019  
Board of Commissioners Meeting Date: November 21, 2019

## APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Bentley Corners LLC  
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: Bentley Corners LLC  
Street Address of Property being rezoned: 336 ELLIOTT FAMILY PKWAY DAWSONVILLE GA 30534  
Rezoning from: RA to: R Total acreage being rezoned: 1,679 ACRES  
Directions to Property: HEAD EAST ; TURN LEFT ON ALLEN RD ; TURN LEFT TO ALLEN ST ; TURN RIGHT TO GA-53 W ; CONTINIUE ON GA 53 W ;

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

Current Use of Property: \_\_\_\_\_ RESIDENTIAL \_\_\_\_\_

Any prior rezoning requests for property? \_\_\_\_\_ N/A \_\_\_\_\_ 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? \_\_\_\_\_ N/A \_\_\_\_\_

**SURROUNDING PROPERTY ZONING CLASSIFICATION:**

North \_\_\_\_\_ RA \_\_\_\_\_ South \_\_\_\_\_ RA \_\_\_\_\_ East \_\_\_\_\_ RA \_\_\_\_\_ West \_\_\_\_\_ RA \_\_\_\_\_

Future Land Use Map Designation: \_\_\_\_\_

Access to the development will be provided from:

Road Name: \_\_\_\_\_ ELLIOTT FAMILY PKWAY \_\_\_\_\_ Type of Surface: \_\_\_\_\_ ASPHALT \_\_\_\_\_

**REQUESTED ACTION & DETAILS OF PROPOSED USE**

[ ] Rezoning to: \_\_\_\_\_ R \_\_\_\_\_ [ ] Special Use Permit for: \_\_\_\_\_

Proposed Use: \_\_\_\_\_

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

Proposed Utilities: [ ] Water [ ] Sewer [ X ] 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: \_\_\_\_\_ N/A \_\_\_\_\_ No. of Parking Spaces: \_\_\_\_\_ N/A \_\_\_\_\_

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**PROPERTY OWNER AUTHORIZATION**

I/we, Berkeley Corners / 1.679 /, hereby swear that I/we own the property located at (fill in address and/or tax map & parcel #):

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: Vladimir Tansal

Signature of applicant or agent: \_\_\_\_\_ Date: \_\_\_\_\_

\*\*\*\*\*  
Printed Name of Owner(s): Berkeley Corners / LT 1.679 /

Signature of Owner(s): \_\_\_\_\_ Date: \_\_\_\_\_

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

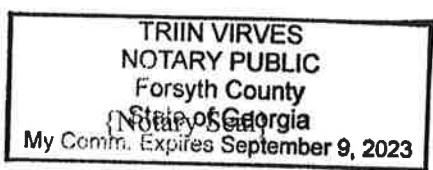
City, State, Zip: \_\_\_\_\_

Telephone Number:  Listed  Unlisted

Sworn and subscribed before me this 13 day of SEPTEMBER, 2019.

Notary Public [Signature]

My Commission Expires: 9/9/23



(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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ZA 19-18

TMP#: 070-009

**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>070008</u>	1. <u>RUSSEL RICHARD</u>	<u>458 SHADOW WOODS TRAIL HAYESVILLE ,NC</u>
TMP <u>070037001</u>	2. <u>MAULDIN MARTHA</u>	<u>2801 HOWSER MILL RD DAWSONVILLE GA 30534</u>
TMP <u>070006001</u>	3. <u>MAULDIN MARTHA</u>	<u>2801 HOWSER MILL RD DAWSONVILLE GA 30534</u>
TMP <u>070011</u>	4. <u>WAKEFIELD RICHARD</u>	<u>6405 HADDINGTON LANE SUWANEE GA 30024</u>
TMP _____	5. _____	_____
TMP _____	6. _____	_____
TMP _____	7. _____	_____
TMP _____	8. _____	_____
TMP _____	9. _____	_____
TMP _____	10. _____	_____
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: Bentley Corners LLC

Application Number: ZA 19-18

Date Signed: \_\_\_\_\_

Sworn and subscribed before me

this 9 day of August, 2019.

Campy E. Scott  
Notary Public

My Commission Expires: 02-15-2021

CAMRYN ELISA SCOTT  
Notary Public, Forsyth County, Georgia  
My Commission Expires February 15, 2021  
W-00313275

Notary Public Seal

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19AUG 9 3:04PM

September 13, 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 rezone the property in accordance with RSR zoning guidelines.

Bentley Corners LLC  
3330 Ciders Farms Court  
Alpharetta Ga 30004  
Phone:470-3373377

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From: Ringle, Bill Bill.Ringle@dph.ga.gov  
Subject: Re-zoning request  
Date: Sep 13, 2019 at 8:59:15 AM  
To: Harmony Gee hgee@dawsoncounty.org  
Cc: bentleycorners@gmail.com

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Harmony,

Igor with Bentley Corners, LLC has expressed a desire to create a 1.679 acre parcel adjacent to 336 Elliott Family Parkway. He has already had a level III soil survey performed, and it looks like the site will meet our requirements for lot size and usable soil available for a single-family residential dwelling. The exact location and design of the septic system will be determined once they apply for a septic system construction permit.

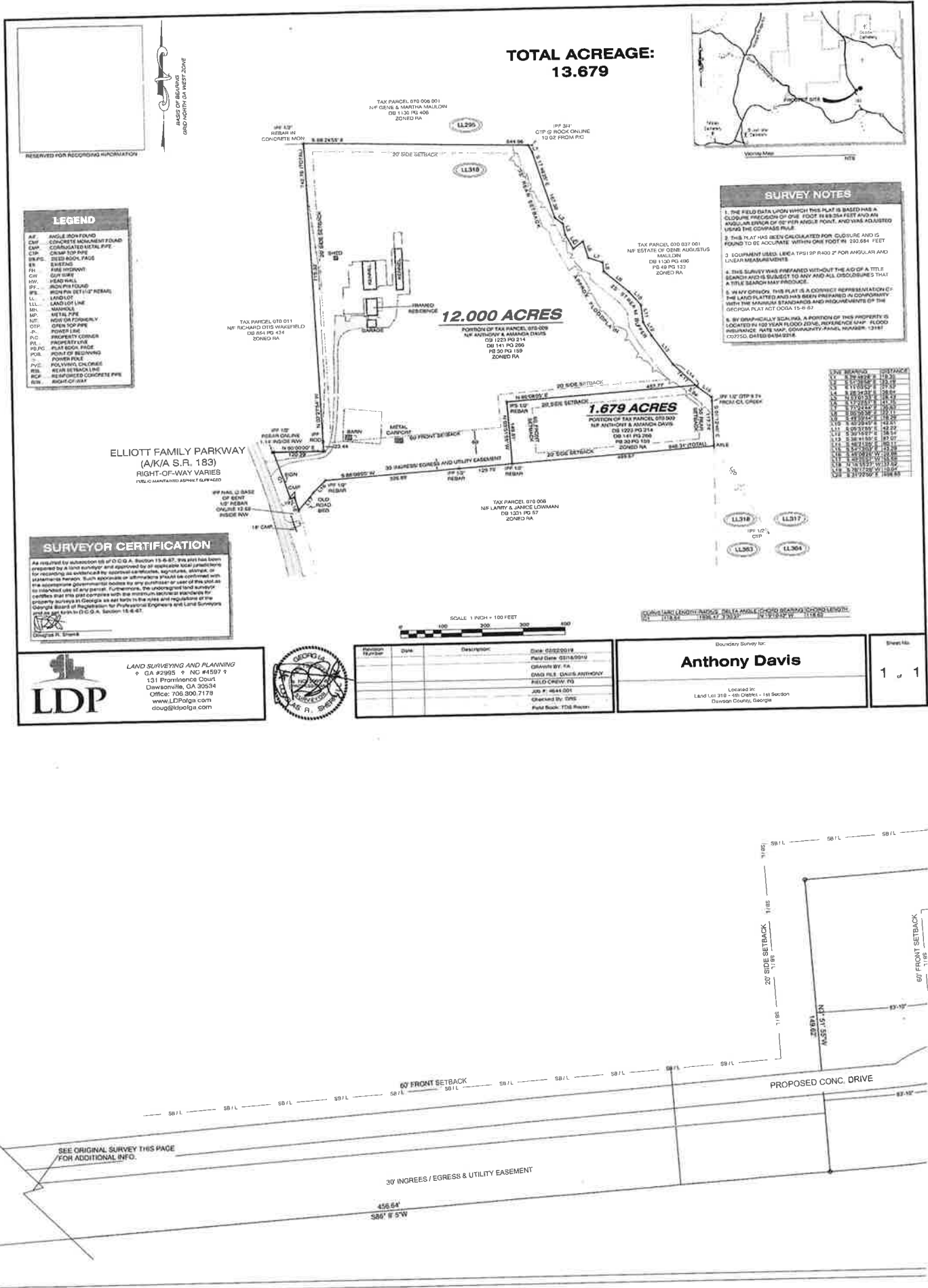
Don't hesitate to contact me if you have any questions.

Thank you,  
Bill

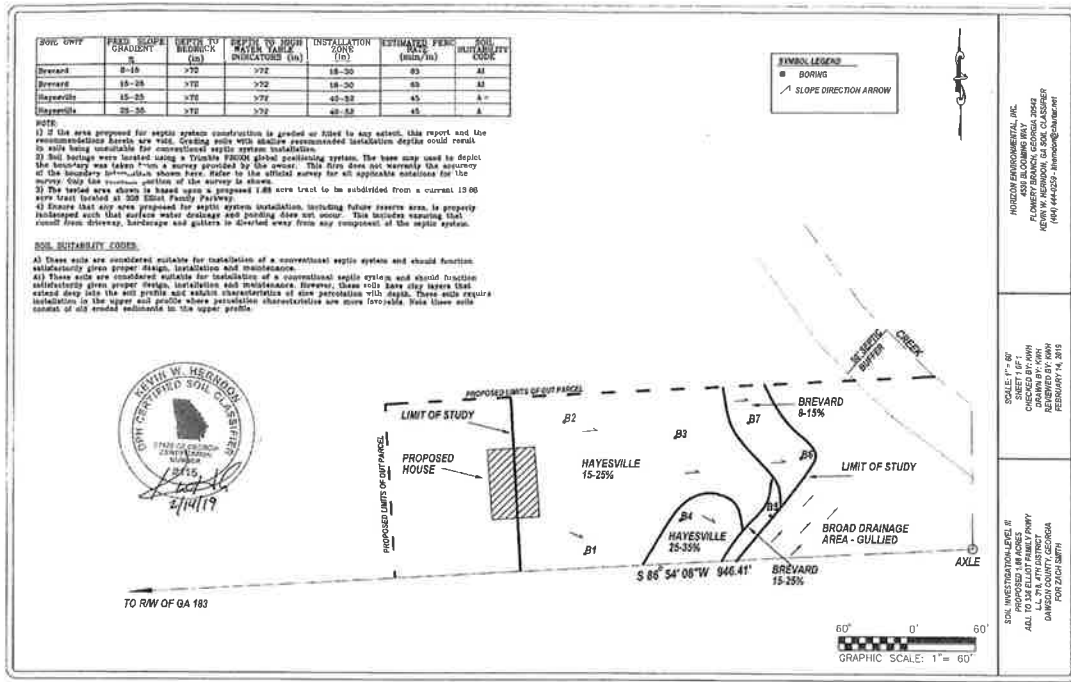
**George W. "Bill" Ringle**  
Environmental Health Manager  
*Dawson County Environmental Health*  
*189 Hwy 53 West*  
*Suite 102*  
*Dawsonville, GA 30534*  
*phone 706-265-2930*  
*fax 706-265-7529*

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To the best of my knowledge these plans are drawn to comply with owner's and/ or builder's specifications and any changes made on them after prints are made will be done at the owner's and / or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawing. VISUAL BUILDING PLANS is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.







SCALE: 1" = 60'  
 SHEET OF 1  
 DRAWN BY: KVR  
 ADL, L.L., T.R. ATTY. ABSTRACT  
 DATE: FEBRUARY 14, 2019  
 FOR ZACK SMITH

SOIL INVESTIGATION LEVEL R  
 PROPOSED 1.68 ACRES  
 ADL, L.L., T.R. ATTY. ABSTRACT  
 DATE: FEBRUARY 14, 2019  
 FOR ZACK SMITH

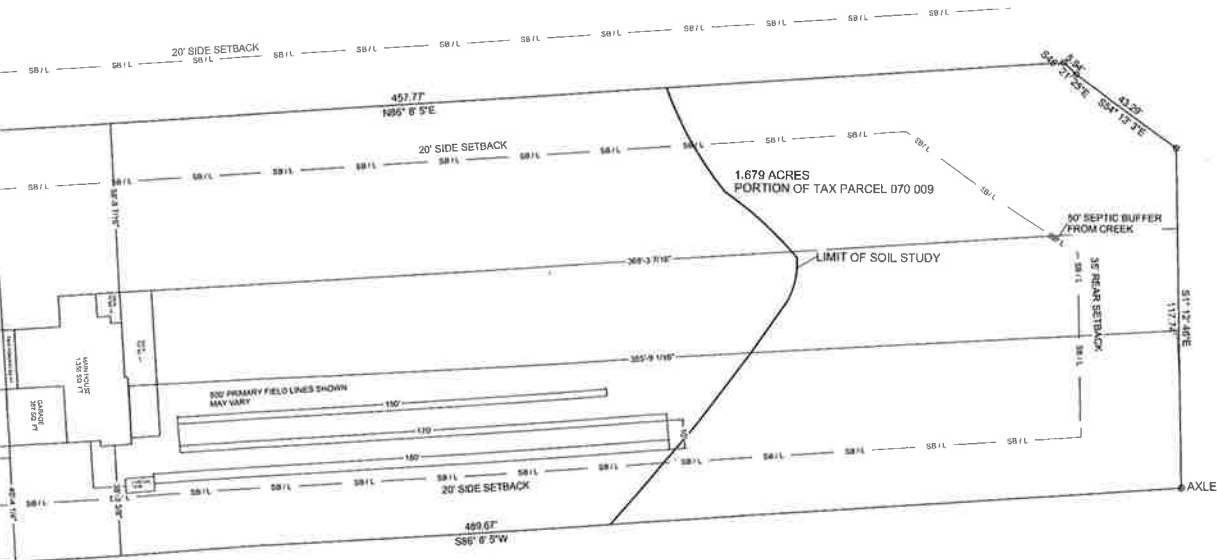
HUDSON ENVIRONMENTAL, INC.  
 4533 BLOOMING HAY  
 KENNESAW, GEORGIA 30144  
 (404) 444-8252 - hennings@hudsonenv.com

REVISION TABLE	
NUMBER	DESCRIPTION

Zack Smith Residence

Site / Plot Plan Septic Plan

12.00 ACRES  
 PORTION OF TAX PARCEL 070 009



DRAWINGS PROVIDED BY: DARREN SMITH

Visual Building Plans  
 Gainesville, Ga. 30506  
 678-467-0734  
 darren@visualbuildingplans.com

DATE:  
 6/11/2019

SCALE:  
 1/4" = 1' - 0"

SHEET:  
 2

**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
9698 Year-Bill No 2018 - 3436	070 009 / 001 LL 318 319 LD 4  FMV: \$395,075.00	3,779.45	0.00 Fees 0.00	0.00	3,779.45	3,779.45	0.00
						Paid Date 11/26/2018 09:59:36	Current Due 0.00
Transactions:	9698 - 9698 Totals	3,779.45	0.00	0.00	3,779.45	3,779.45	0.00

Paid By :

GREGORY & IFAN SCHILLING

DAVIS AMANDA S & ANTHONY C

Cash Amt: 0.00

Check Amt: 3,779.45

Charge Amt: 0.00

Change Amt: 0.00

Check No 1133

Refund Amt: 0.00

Charge Acct

Overpay Amt: 0.00

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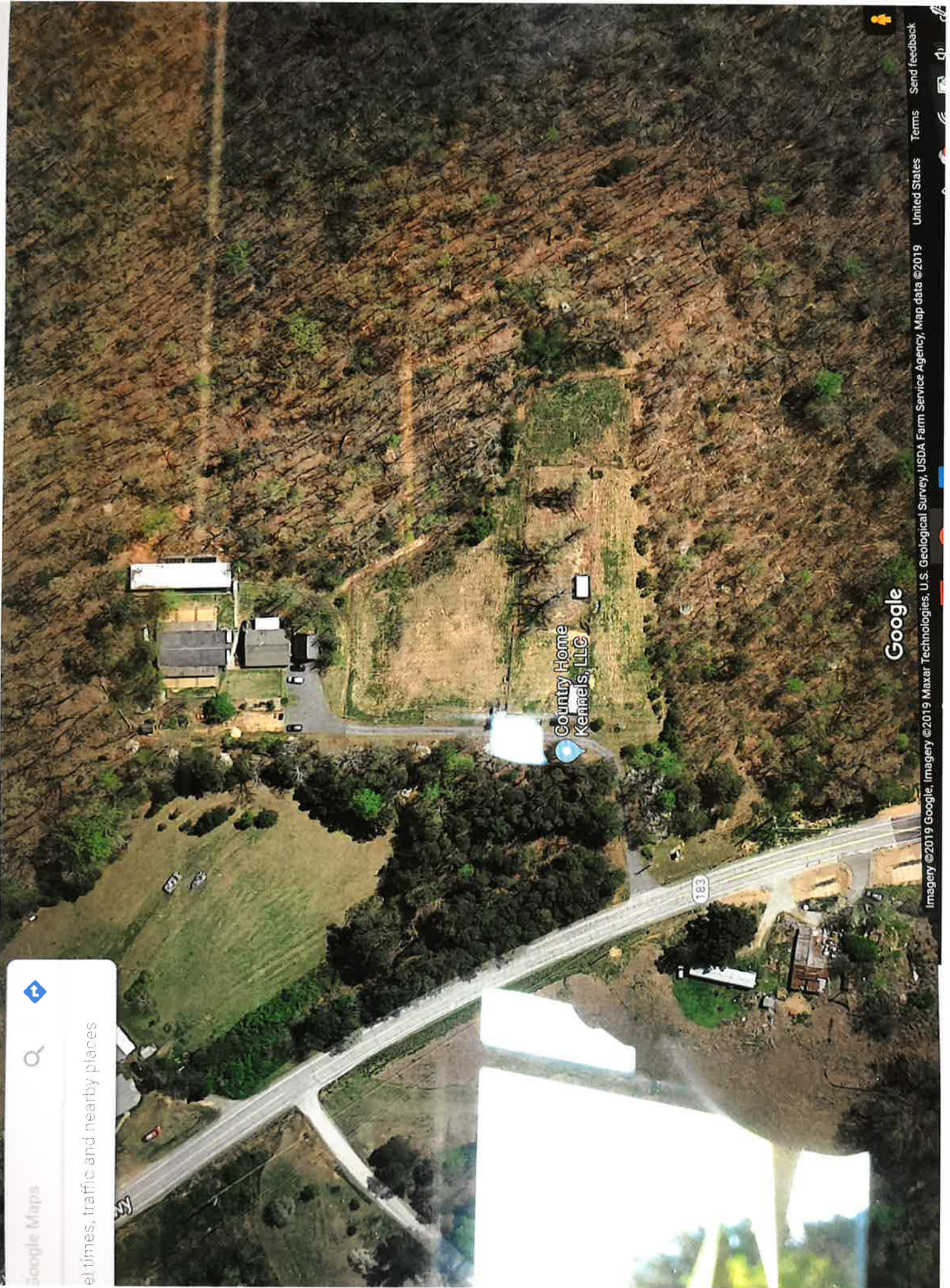


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Google Maps



el times, traffic and nearby places



Country Home Kennels, LLC

Google



## 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 09/13/2019

Witness Trin Vilves

Date 09/13/2019

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## WITHDRAWAL

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

I hereby withdraw application # \_\_\_\_\_ N/A

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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**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 Summery (city), GA (state)

Signature of Applicant

Printed Name

Date

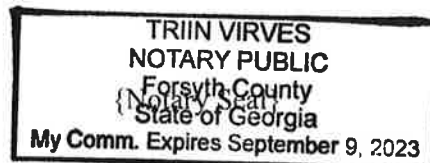
Name of Business

SUBSCRIBED AND SWORN BEFORE ME ON

THIS 13 DAY OF SEPTEMBER, 20 19

[Signature] Notary Public

My Commission Expires: 9/9/23



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