

DAWSON COUNTY REZONING APPLICATION

This portion to be completed by Zoning Administrator

ZA 04.20 Tax Map & Parcel # (TMP): _____

Submittal Date: 6-10-20 Time: 3:58 am/pm Received by: WJG (staff initials)

Fees Assessed: \$300 Paid: Check Commission District: _____

Planning Commission Meeting Date: July

Board of Commissioners Meeting Date: August

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Ronald Jones

Address: _____

Phone: Listed _____ mail: Business _____
Unlisted _____ 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: Ronald Jones

PROPERTY OWNER/PROPERTY INFORMATION

Name: Ronald Jones

Street Address of Property being rezoned: 1710 Howser Mill Rd., Dawsonville, GA 30534

Rezoning from: RA to: RSR Total acreage being rezoned: 2 acres

Directions to Property: From Downtown Dawsonville square; Take Hwy 53 west to Howser Mill Rd. - Right on Howser Mill Rd. - Property is approximately 1.5 miles on the right.

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

Current Use of Property: Primary Home

Any prior rezoning requests for property? N/A if yes, please provide rezoning case #: ZA N/A

*****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 RUR East RUR West RA

Future Land Use Map Designation: _____

Access to the development will be provided from:

Road Name: Hawser Mill Rd. Type of Surface: Concrete

REQUESTED ACTION & DETAILS OF PROPOSED USE

Rezoning to: RSR Special Use Permit for: _____

Proposed Use: Primary Residence

Existing Utilities: Water Sewer Gas Electric

Proposed Utilities: Water Sewer Gas Electric

RESIDENTIAL

No. of Lots: 1 Minimum Lot Size: 2.00 acres (acres) No. of Units: _____

Minimum Heated Floor Area: 3348 sq. ft. Density/Acre: _____

Type: Apartments Condominiums Townhomes Single-family Other

Is an Amenity Area proposed: N/A; if yes, what? _____

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 Ronald Luma Date 6/9/2020
Witness [Signature] Date 6/9/2020

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 RA → RSR

TMP#: 082030001

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>083024</u> | 1. <u>B&K Turner Family LLP</u> | <u>920 Hwy S3 W, Dawsonville, GA</u> |
| TMP <u>082030</u> | 2. <u>Marcus S Stowers</u> | <u>Hawser Mill Rd, Dawsonville, GA</u> |
| TMP _____ | 3. _____ | _____ |
| TMP _____ | 4. _____ | _____ |
| 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: Ronald Jones

Applicant Printed Name: Ronald Jones

Application Number: _____

Date Signed: 6/9/2020

Sworn and subscribed before me

this 9th day of June, 2020.

Drucilla Cole
Notary Public

My Commission Expires: 06/17/2022



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20 JUN 10 11:40 AM

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:

N/A

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 \$ 0 Date: N/A

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:

Ronald Sams Date: 6/9/2020

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

1710 Hawser Mill Rd., Dawsonville, GA 30534

082 030 001

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: Ronald Jones / Marcus Stowers

Signature of applicant or agent: [Signature] Date: 6/9/2020

Printed Name of Owner(s): Ronald Jones

Signature of Owner(s): [Signature] Date: 6/9/2020

Mailing address: _____

City, State, Zip: Dawsonville, GA 30534

Telephone Number: Listed Unlisted

Sworn and subscribed before me this 9th day of June, 2020.

[Signature]
Notary Public

My Commission Expires: 06/17/2022



(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)

Ronald Jones
Signature of Applicant

6/9/2020
Date

Ronald Jones
Printed Name

Name of Business

SUBSCRIBED AND SWORN BEFORE ME ON

THIS 9th DAY OF June, 20 20

Drucilla Cole Notary Public

My Commission Expires: 06/17/2022



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 |
|--------------------------------------|---|--------------|---------------------------|-----------|------------|-------------|---------------------|
| 12656 Year-Bill No 2019 - 7560 | 082 030 001 / 001 LL 314 LD 4-1 FMV: \$652,400.00 | 4,861.71 | 21.69 Fees 0.00 | 1,800.00 | 3,083.40 | 3,083.40 | 0.00 |
| Transactions: | 12656 - 12656 Totals | 4,861.71 | 21.69 | 1,800.00 | 3,083.40 | 3,083.40 | 0.00 |

Paid By :

JONES RONALD

JONES RONALD

Cash Amt: 3,100.00

Check Amt: 0.00

Charge Amt: 0.00

Change Amt: 16.60

Check No

Refund Amt: 0.00

Charge Acct

Overpay Amt: 0.00

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

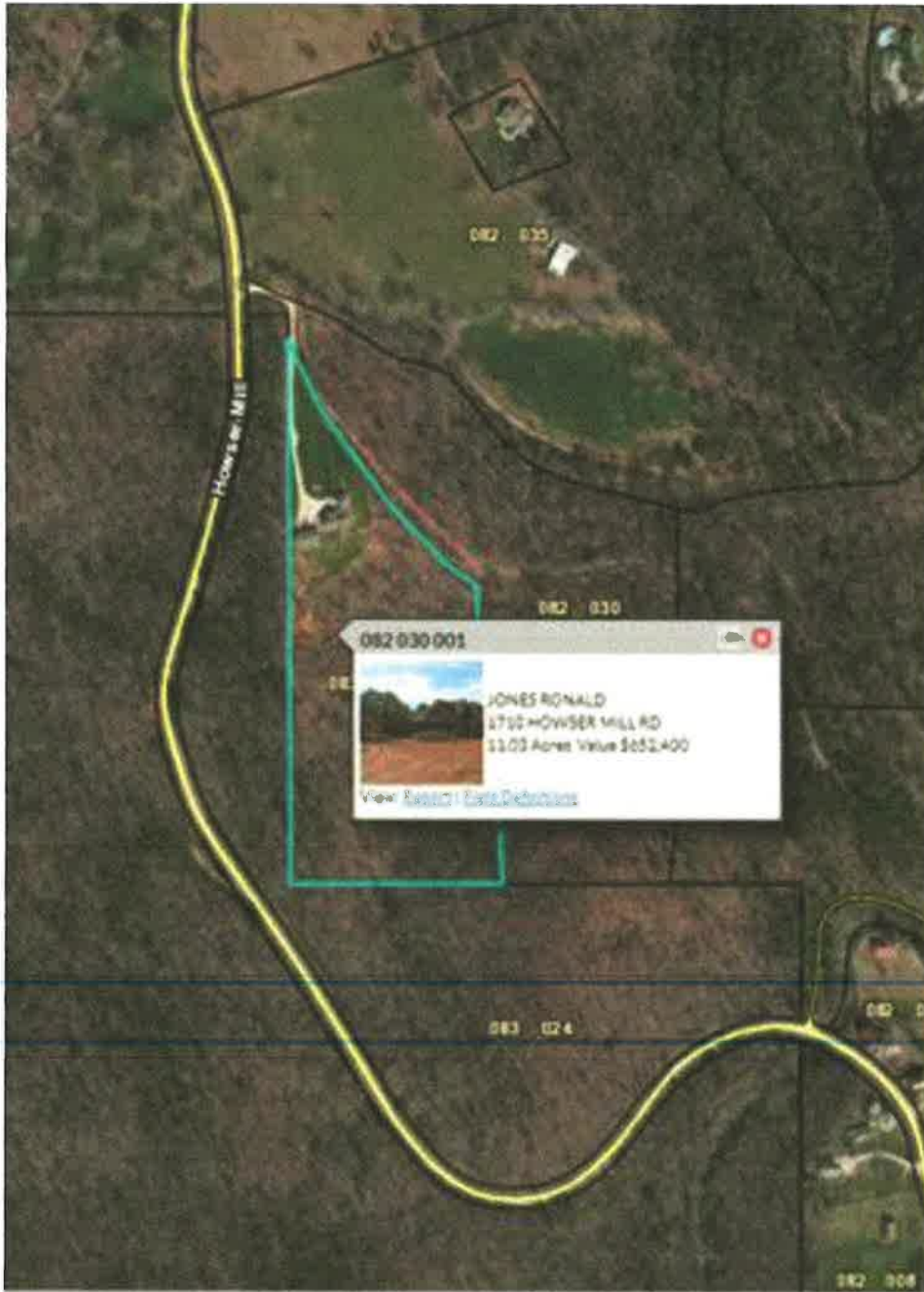
RE: Letter of Intent for Dawson County Rezoning Application

Our intent is to rezone parcel 082 030 001, owned by Ronald Jones, to RSR from RA. The current property is sized at 11.03 acres and the new plat is sized at 2 acres. The adjacent and adjoining property, parcel 082 030, is owned by my son-in-law Marcus Stowers. This property will absorb the 9.03 acres into the existing 14.41 acres in that parcel, for a total of 23.44 acres. The plat has already been completed. The rezoning is all that is necessary.

The purpose of the rezoning is to accommodate the financing of the existing residential home on the property without tying up the unnecessary 9.03 acres, which will be gifted back to my son-in-law. The property will then be surround on either side by that 23.44 acres of parcel 082 030 owned by Marcus Stowers, and another 432 acres, parcel 083 024, owned by the B&K Turner Family LLP. No additional structures will be added to the 2 acre parcel of 082 030 001 once the rezoning is completed. It is strictly for financing purposes and allows me to gift back the entire 9.03 acres to my son-in-law.

Best Regards,
Ronald Jones

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Owner JONES RONALD
1710 HOWSER MILL RD
DAWSONVILLE GA 30934

Physical Address 1710 HOWSER MILL RD

Assessed Value Value \$652,400



Reply to All



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