

DAWSON COUNTY REZONING APPLICATION

This portion to be completed by Zoning Administrator

ZA 20-06 Tax Map & Parcel # (TMP): 098-027.009
 Submittal Date: 7-9-20 Time: 4:28 am/pm Received by: JK (staff initials)
 Fees Assessed: 18300 Paid: check Commission District: 4
 Planning Commission Meeting Date: August 18, 2020
 Board of Commissioners Meeting Date: September 17, 2020

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Victor Vazemiller

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: NA Applicant Signature: 

PROPERTY OWNER/PROPERTY INFORMATION

Name: Victor Vazemiller

Street Address of Property being rezoned: 517 Goodson Rd, Dawsonville
GA 30534

Rezoning from: RA to: RSR Total acreage being rezoned: 4

Directions to Property: GA 400 north, left on Dawson Forest Rd
At Georgia Premium Outlets, left on Goodson Rd
Before Hwy 9

Subdivision Name (if applicable): _____ Lot(s) #: 1,2

Current Use of Property: Vacant

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 RS South RA East RA West RA

Future Land Use Map Designation: _____

Access to the development will be provided from:

Road Name: Goodson Rd Type of Surface: Pavement

REQUESTED ACTION & DETAILS OF PROPOSED USE

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

Proposed Use: building

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

Proposed Utilities: [] Water [] Sewer [] Gas [] Electric

RESIDENTIAL

No. of Lots: 2 Minimum Lot Size: 2 (acres) No. of Units: 2

Minimum Heated Floor Area: NA sq. ft. Density/Acre: NA

Type: [] Apartments [] Condominiums [] Townhomes [] Single-family [] Other

Is an Amenity Area proposed: NO; 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 07/09/2020

Witness 

Date 07/09/2020

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.

ZA 20.060

TMP#: 098-027-009

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.**

Name

Address

- TMP 098-027-001 1. Kim Limburg 517 Goodson Rd, Dawsonville GA 30534
- TMP 098-017-028 2. Larry Adams 100 Bethany dr Dawsonville ga 30534
- TMP 098-017-027 3. Christopher and Nicole Burruss 114 Bethany Dr, Dawsonville ga 30534
- TMP 098-027-002 4. Robert and Karen Hood 650 Goodson Rd, Dawsonville ga 30534
- TMP 098-017-030 5. Tara and Gregory Pirkle 70 Bethany dr Dawsonville ga 30534
- TMP 098-017-031 6. Ronnie and Farrah Adkins 56 Bethany dr Dawsonville ga 30534
- TMP 098-017-032 7. David and Brittany Hunt 34 Bethany dr Dawsonville ga 30534
- TMP 098-017-033 8. Jonathan and Ginger Dean 16 Bethany dr Dawsonville ga 30534
- TMP 098-027-004 9. Joann Hood 444 Goodson Rd dawsonville ga 30534
- TMP _____ 10. _____
- TMP _____ 11. _____
- 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: _____

Application Number: _____

Date Signed: _____

Sworn and subscribed before me

this 9 day of July, 20 20.

Notary Public

My Commission Expires: _____



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:

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.

PROPERTY OWNER AUTHORIZATION

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

517 Goodson Rd, Dawsonville, GA 30534

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: Victor Vazemiller

Signature of applicant or agent: [Signature] Date: 7/9/20

Printed Name of Owner(s): Yelena Vazemiller Victor Vazemiller

Signature of Owner(s): [Signature] Date: 7/9/20

Mailing address: _____

City, State, Zip: _____

Telephone Number: Listed _____
Unlisted _____

Sworn and subscribed before me this 9 day of July, 20 20.

Susan Ford
Notary Public

My Commission Expires: 5/22/21



(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.)

Letter of intent

The reason for rezoning is to be able to sell the property to someone who is looking to build their new home on the lot. We thank you for your consideration in rezoning.

9:44 ↵



3 Messages

◀ All Inboxes Parcel # 098 027 00...



189 Highway 53 West, Suite 102
Dawsonville, GA 30534
(706) 265-2930
(706) 265-7529 (fax)
Laurie.Wentworth@dph.ga.gov

From: Wentworth, Laurie
Sent: Wednesday, June 17, 2020 2:18 PM
To: Harmony Gee
Subject: Parcel # 098 027 009 (2 properties)

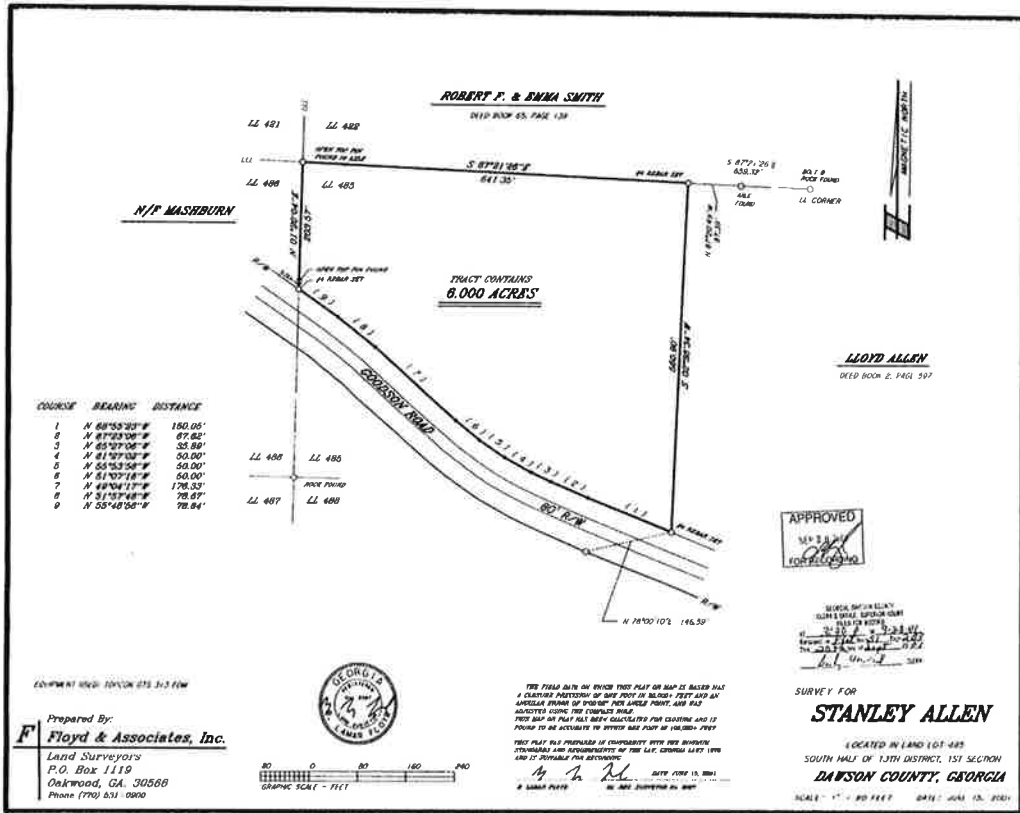
Hello Harmony,

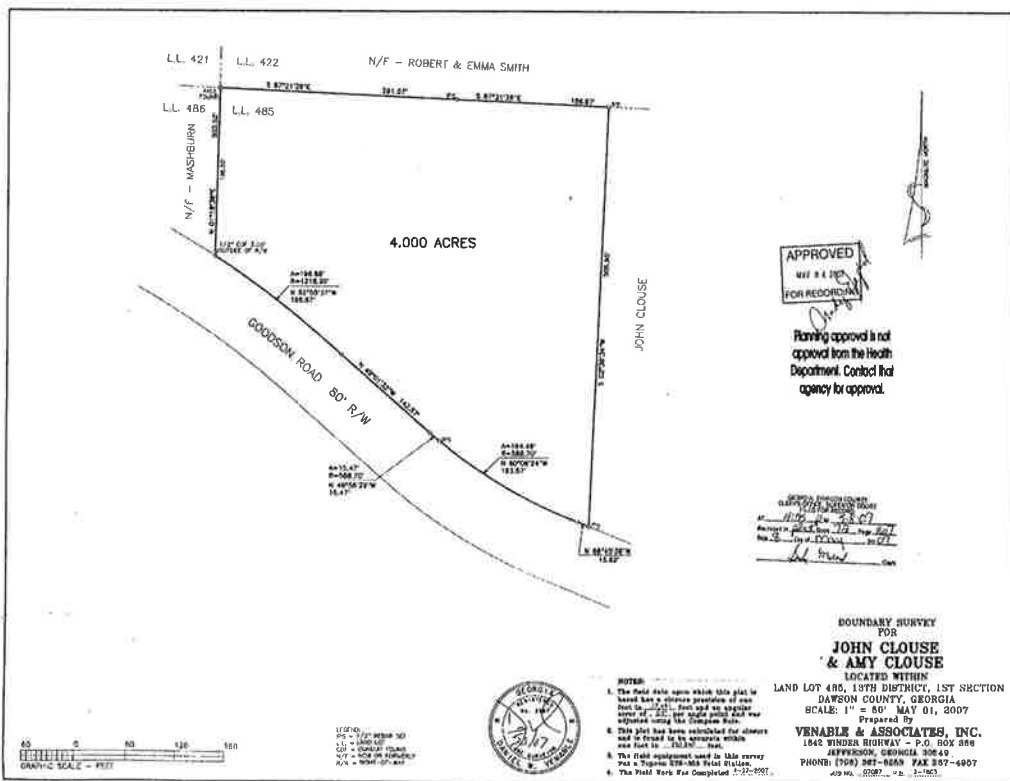
We have been contacted by the owner of these parcels regarding septic approval for a rezoning request. It is our understanding that the rezoning will create two 2 acre lots. Both of these lots would currently meet the Dawson County Board of Health minimum lot size based on the type water service at the property: Private Water Supply - 1.5 acres, Public Water Supply - .75acres. These requirements would need to be met if further subdividing takes place in the future. If a septic system is to be installed on either lot in the future, the lot will require a level 3 soil survey and evaluation/permitting by our office. If you have any question, please let us know.

Laurie J. Wentworth
Environmental Health Specialist
Dawson County Environmental Health Department
189 Highway 53 West, Suite 102
Dawsonville, GA 30534
(706) 265-2930
(706) 265-7529 (fax)
Laurie.Wentworth@dph.ga.gov

See More







APPROVED
MAY 14 2007
FOR RECORDATION

Planning approval is not approval from the Health Department. Contact that agency for approval.

DEPARTMENT OF REVENUE
CLERK OF SUPERIOR COURT
DAWSON COUNTY, GEORGIA
RECORDED IN BOOK 1115 PAGE 281
MAY 14 2007
BY: [Signature]

BOUNDARY SURVEY
FOR
**JOHN CLOUSE
& AMY CLOUSE**

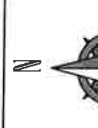
LOCATED WITHIN
LAND LOT 485, 18TH DISTRICT, 1ST SECTION
DAWSON COUNTY, GEORGIA
SCALE: 1" = 80' MAY 01, 2007
Prepared By
VENABLE & ASSOCIATES, INC.
1840 WINDER HIGHWAY - P.O. BOX 898
JEFFERSON, GEORGIA 30649
PHONE: (706) 887-8844 FAX 887-4907
www.venable.com

- NOTES:
1. The field data upon which this plat is based has a closure precision of one foot in 100,000 feet and an average error of 1/100,000 per angle point and was adjusted using the Compass Rule.
 2. This plat has been calculated for closure and is found to be accurate within one foot in 100,000 feet.
 3. The field equipment used in this survey was a Topcon 570-MS Total Station and a Trimble 580-MS Total Station.
 4. The field work was completed 7-27-2007.

STATE OF GEORGIA
COUNTY OF DAWSON
VENABLE & ASSOCIATES, INC.
1840 WINDER HIGHWAY
JEFFERSON, GEORGIA 30649
PHONE: (706) 887-8844 FAX 887-4907
www.venable.com



GRAPHIC SCALE = 1" = 80'

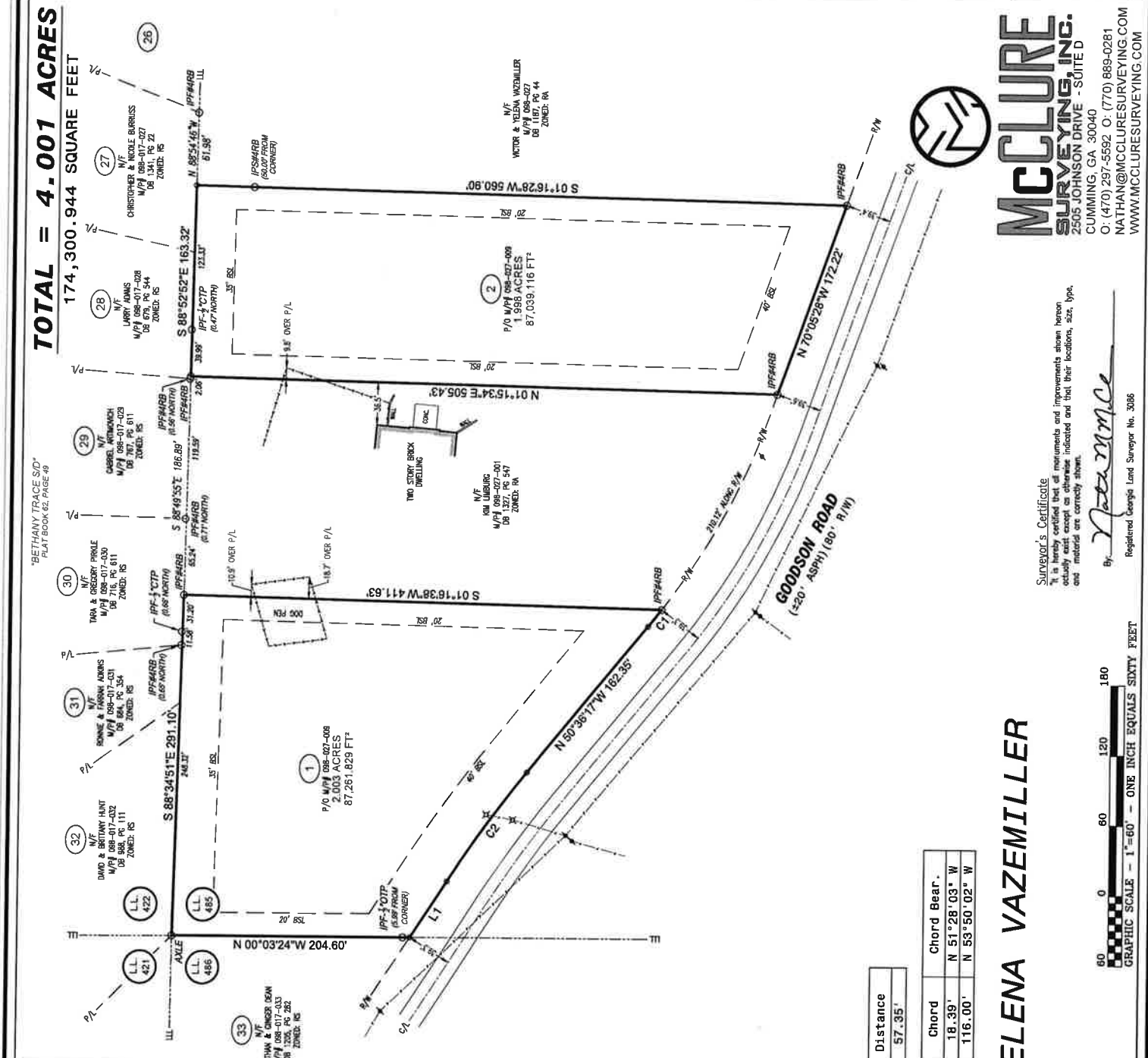


TOTAL = 4.001 ACRES
174,300.944 SQUARE FEET

LEGEND

SBC = BACK OF CURB
 BSL = BUILDING SETBACK LINE
 P/L = PLANNED PLANTATION LINE
 P/W = PROPERTY LINE
 L.L. = LAND LUT LINE
 L.L. = LAND LOT LINE
 P/B = POINT OF BEGINNING
 P/P = PLANNED PLANTATION
 P/S = PLANNED PLANTATION SET
 P/T = PLANNED PLANTATION TRAIL
 R/B = REAR YARD SETBACK
 R/S = REAR YARD SETBACK
 S/O = SIDE YARD SETBACK
 S/S = SIDE YARD SETBACK
 T/O = TRAIL OFFSET
 T/S = TRAIL SETBACK
 W/B = WATER BENCH
 W/S = WATER SETBACK
 W/T = WATER TRAIL
 W/W = WATER WASH
 W/W = WATER WASH
 W/W = WATER WASH
 W/W = WATER WASH
 W/W = WATER WASH

THIS SURVEY AND TITLE DRAWING DOES NOT CONSTITUTE A TITLE SEARCH OR TITLE OPINION OF ANY KIND. THE LOCATION OF PROPERTY LINES, LOTS, AND AREAS SHOWN HEREON, ETC. WAS OBTAINED FROM PUBLIC RECORDS, THE RECORDS OF THE SURVEYOR, AND OTHER SOURCES. THE SURVEYOR'S LIABILITY IS LIMITED TO THE ACCURACY OF THE SURVEY, TITLE SEARCH, AND TITLE OPINION. THE SURVEYOR DOES NOT GUARANTEE THE ACCURACY OF THE SURVEY, TITLE SEARCH, AND TITLE OPINION. THE SURVEYOR'S LIABILITY IS LIMITED TO THE ACCURACY OF THE SURVEY, TITLE SEARCH, AND TITLE OPINION.



RETRACEMENT SURVEY FOR:

LAND LOT 485
 SOUTH HALF 13TH DISTRICT
 1ST SECTION
 DAWSON COUNTY, GEORGIA
 PLAT DATE: JULY 8, 2020
 REVISIONS:

VICTOR & YELENA VAZEMILLER

Surveyor's Certificate
 I, the undersigned, certify that all measurements and improvements shown herein actually exist except as otherwise indicated and that their locations, size, type, and material are correctly shown.

By: *YeYelena*
 Registered Georgia Land Surveyor No. 3086

McCLURE SURVEYING, INC.
 2505 JOHNSON DRIVE - SUITE D
 CUMMING, GA 30040
 O: (470) 297-5592 O: (770) 869-0281
 NATHAN@MCCLURESURVEYING.COM
 WWW.MCCLURESURVEYING.COM

JOB NO. 20193

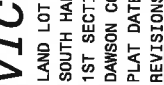
Course	Bearing	Distance
L1	N 57°03'47" W	57.35'

Curve	Radius	Length	Chord	Chord Bear.
C1	610.74'	18.39'	18.39'	N 51°28'03" W
C2	1029.67'	116.06'	116.00'	N 63°50'02" W

RETRACEMENT SURVEY FOR:

VICTOR & YELENA VAZEMILLER

LAND LOT 485
 SOUTH HALF 13TH DISTRICT
 1ST SECTION
 DAWSON COUNTY, GEORGIA
 PLAT DATE: JULY 8, 2020
 REVISIONS:



GRAPHIC SCALE - 1"=60' - ONE INCH EQUALS SIXTY FEET

Owner Information

VAZEMILLER VICTOR & YELENA

Payment Information

Status	✓ Paid
Last Payment Date	11/22/2019
Amount Paid	\$884.99

 Search for Additional Records

Property Information

Parcel Number	098 027 009
District	1 DAWSON COUNTY UNINCORPORATED
Acres	4
Description	LL 485 LD 13-S
Assessed Value	\$37,080
Appraised Value	\$92,700

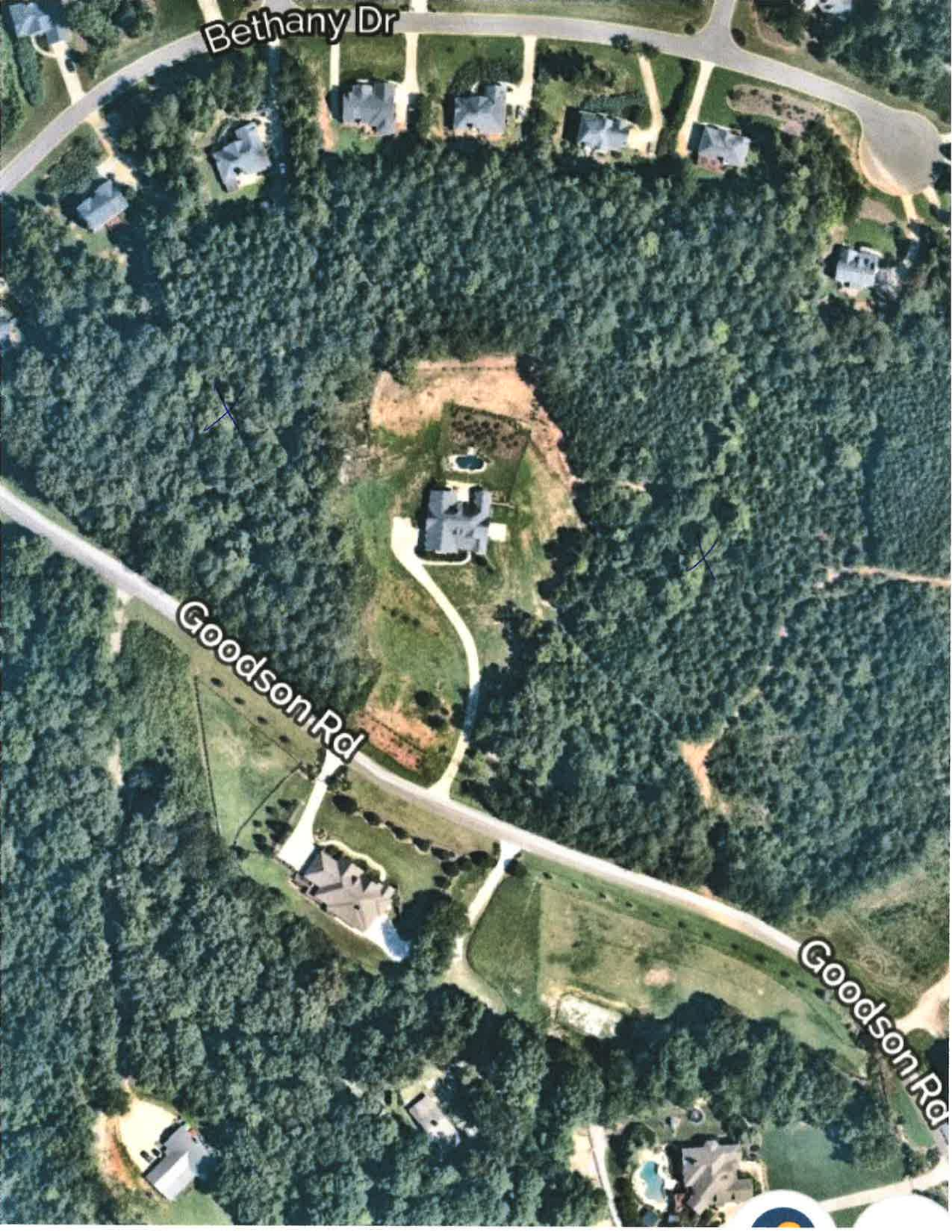
Bill Information

Record Type	Property
Tax Year	2019
Bill Number	14314
Account Number	56355

Bethany Dr

Goodson Rd

Goodson Rd



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:

Georgia drivers license

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 Dunwoody (city), Georgia (state)

[Signature]

Signature of Applicant

07/09/2020

Date

Victor and Yelena Vazeminer

Printed Name

Name of Business

SUBSCRIBED AND SWORN BEFORE ME ON

THIS 9 DAY OF July, 2020

[Signature] Notary Public

My Commission Expires: 5/22/21

