

DAWSON COUNTY REZONING APPLICATION

This portion to be completed by Zoning Administrator

ZA 20-10 Tax Map & Parcel # (TMP): 040-009
Submittal Date: 8-10-2020 Time: 11:10 am Received by: Chay (staff initials)
Fees Assessed: \$300 Paid: check Commission District: 1
Planning Commission Meeting Date: September 15
Board of Commissioners Meeting Date: October 15

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Athena Reynolds
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: Athena Reynolds

PROPERTY OWNER/PROPERTY INFORMATION

Name: Eula Jean Reynolds
Street Address of Property being rezoned: 3159 Cowart Rd, Dawsonville, GA 30534

Rezoning from: BA to: BSRmm Total acreage being rezoned: 12.78

Directions to Property: Hwy 53 West to Cowart Road on left. Stay on Cowart Rd to 4-way stop, continue straight thru 4-way for about 1/2 mile on the left.

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Subdivision Name (if applicable): N/A Lot(s) #: 1

Current Use of Property: Residential (Primary Home)

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 _____ South _____ East _____ West _____

Future Land Use Map Designation: _____

Access to the development will be provided from:

Road Name: _____ Type of Surface: _____

REQUESTED ACTION & DETAILS OF PROPOSED USE

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

Proposed Use: Build a house.

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

Proposed Utilities: [] Water [] Sewer [] Gas [] 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: _____ 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 Athena Reynolds

Date 08/05/2020

Witness Jennifer E Anthony

Date 8/5/2020

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 20-10

TMP#: 040 009

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 039 002 1. Jonathan G. Price P.O. Box 123, Marble Hill, GA 30148
- TMP 040 015 2. Juanita Robinson 3225 Cowart Rd, Dawsonville, GA 30534
- TMP 039 012 008 3. FDB Associates Limited Partnership 30 Overby Lane, Atlanta, GA 30327
- TMP 040 008 4. Jason Cowart 3190 Cowart Rd, Dawsonville, GA 30534
FDB Associates Limited Partnership
- TMP 040 019 5. c/o Edward McClain Bradley Executive mgr 30 Overby Ln, Atlanta, GA 30327
- 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: Athena Reynolds

Applicant Printed Name: Athena Reynolds

Application Number: 2A 20-10

Date Signed: 08/05/2020

Sworn and subscribed before me

this 5th day of AUGUST, 2020.

Merry Sheffield
Notary Public

My Commission Expires: 10-10-2023



20 AUG 10 11:11 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:

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.

20150111AM

PROPERTY OWNER AUTHORIZATION

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

3159 Cowart Rd, Dawsonville, GA 30534

TMP # 040 009

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: Athena Reynolds

Signature of applicant or agent: Athena Reynolds Date: 08/05/2020

Printed Name of Owner(s): Eula Jean Reynolds

Signature of Owner(s): Eula Jean Reynolds Date: 08/05/2020

Mailing address: 3159 Cowart Rd,

City, State, Zip: Dawsonville, GA 30534

Telephone Number: Listed (706)531-6158
Unlisted

Sworn and subscribed before me this 5th day of AUGUST, 2020.

Merry Sheffield
Notary Public

My Commission Expires: 10-10-2023



(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.)

20 AUG 10 11:11 AM

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 Cumming (city), GEORGIA (state)

Athena Reynolds
Signature of Applicant

08/05/2020
Date

Athena Reynolds
Printed Name

N/A
Name of Business

SUBSCRIBED AND SWORN BEFORE ME ON

THIS 5th DAY OF AUGUST, 20 20

Merry Sheffield Notary Public

My Commission Expires: 10-10-2023



20 AUG 10 11:11 AM

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]

20AUG10 11:11AM

August 5, 2020

Athena Reynolds
3159 Cowart Road
Dawsonville, GA 30534

RE: Letter of Intent for the Rezoning of TMP #040 009 located at 3159 Cowart Rd.

To Whom It May Concern:

I am requesting that the property located at 3159 Cowart Rd, Dawsonville, GA 30534 be rezoned to RSRMM. It is currently zoned as RA. The reasons for submitting this request are listed below.

1. My mother (the current owner of the property) has agreed to sign some of her property over to me to build a house. However, I do not want to tie up 5 acres in a home loan. We will be removing the existing mobile home that we live in to build the house there. Building a new home for my mother, my significant other and myself to live in is my primary focus. The mobile home that we live in now is in need of major repair.
2. By rezoning the property as RSRMM, I will have the option to put a new mobile home on the 1.5 acres my mother will be signing over to me. (Just in case, I do not qualify for a traditional mortgage.)
3. Lastly, I am submitting this request for my siblings in the future. My mother has three children. She does not have enough property for each of us to inherit 5 acres each. Therefore, if we all inherited equal shares of the property, none of us would be able to build a house or put a mobile home on our share with it currently being zoned as RA.

I appreciated your consideration in this matter.

Respectfully Submitted,



Athena Reynolds

20 AUG 10 11:11 AM

Athena Reynolds

From: Wentworth, Laurie <Laurie.Wentworth@dph.ga.gov>
Sent: Thursday, July 23, 2020 10:53 AM
To: Harmony Gee
Cc: Athena Reynolds
Subject: 3159 Cowart Rd

Warning - External Email

Hello Harmony,

I am contacting you regarding a rezoning request we received for the above address. There is currently a home on this property for which a septic permit cannot be located. We have no objections to the rezoning of this property. If the property is to be subdivided in the future, the Dawson County Board of Health has a minimum lot size based on the type of water service at the property:

Private Water Supply - 1.5 acres

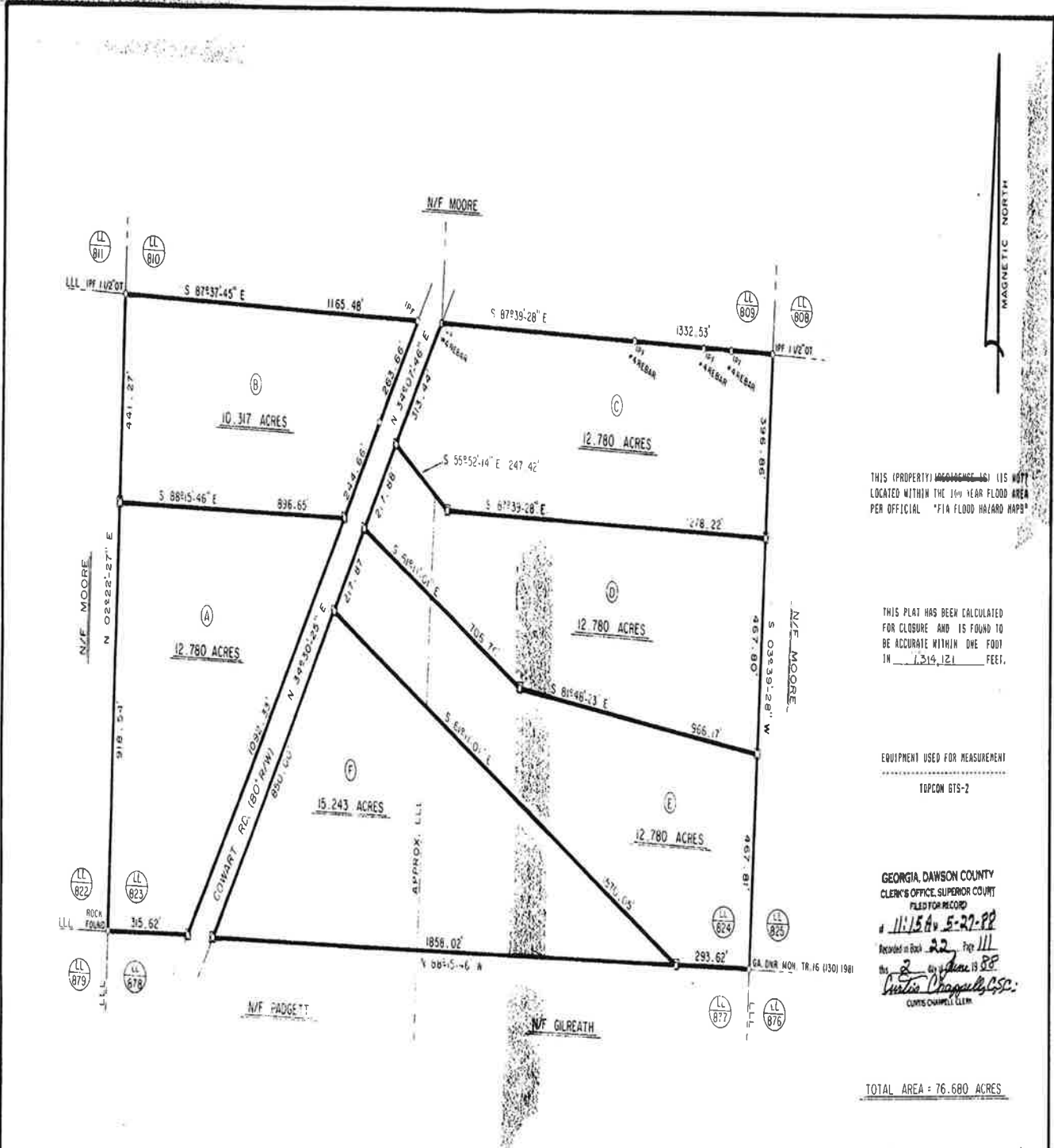
Public water Supply - .75 acres

Any proposed development that requires an on-site sewage management system (a septic system) must be evaluated by our office prior to the project being permitted by the Planning and Development Office.

Thanks,

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

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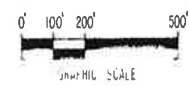
THIS (PROPERTY) IS NOT LOCATED WITHIN THE 100 YEAR FLOOD AREA PER OFFICIAL "FIA FLOOD HAZARD MAPS"

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,314.121 FEET.

EQUIPMENT USED FOR MEASUREMENT
TOPCON GTS-2

GEORGIA, DAWSON COUNTY CLERK'S OFFICE, SUPERIOR COURT FILED FOR RECORD
11-154 v. 5-27-88
Recorded in Book 22, Page 111
this 2 day of June 19 88
Justin Chappell, C.S.C.
CLERK OF SUPERIOR COURT

TOTAL AREA = 76.680 ACRES



- LEGEND
- 1. IPF = IRON PIN FOUND
 - 2. IPS = IRON PIN SET
 - 3. C.T. = CRIMP TOP
 - 4. O.T. = OPEN TOP
 - 5. R/W = RIGHT OF WAY
 - 6. C.L. = CENTER LINE
 - 7. P.L. = PROPERTY LINE
 - 8. L.L. = LAND LOT LINE
 - 9. P.P. = POWER POLE
 - 10. N/F = NON OR FORMERLY
 - 11. LL = LAND LOT
 - 12. N.T.S. = NOT TO SCALE
 - 13. R.C.P. = REINFC. CONC. PIPE
 - 14. C.M.P. = CORRUGATED METAL PIPE
 - 15. --- = POWER LINE
 - 16. --- = WATER LINE
 - 17. --- = GAS LINE
 - 18. -|-|- = FENCE

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 5280 FEET AND AN ANGULAR ERROR OF 26" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.

IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

Frederick E. Youngman
FREDERICK E. YOUNGMAN

- FABICAL A - BARBARA ANN PETTIGREW
B - LOVE E. CUMARI
C - EULA JEAN HYNULDS
D - NINA DELL CUMARI
E - JUANITA J. RUBINSUN
F - BRENDA E. CUMARI

YOUNGMAN ASSOCIATES PROFESSIONAL LAND SURVEYORS/ENGINEERS
P.O. Box 504, Dawsonville, GA 30634
(404) 265-8835



1st Estate of

EFFORD COWART

LAND LOT: 023 & 024	98042
DISTRICT: 4TH	SECTION: 31
COUNTY: DAWSON	STATE: GEORGIA
SCALE: 1"=200'	DATE: 5/3/88

20 AUG 10 11:11 AM

Printed: 7/7/2020 11:44:37 AM



Official Tax Receipt
 Dawson County
 25 Justice Way, Suite 1222
 Dawsonville, GA 30534
 --Online Receipt--

Phone: (706) 344-3520
 Fax: (706) 344-3522

Trans No	Property ID / District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2019 - 11539	040 009 / 1 LL 823 LD 4-1 FMV: 184568	\$179.35	\$0.00 Fees: \$0.00 \$0.00	\$0.00	\$179.35	\$0.00
Totals:		\$179.35	\$0.00	\$0.00	\$179.35	\$0.00

Paid Date: 11/1/2019

Charge Amount: \$179.35

REYNOLDS ELLA JEAN

\$



Scan this code with your
 mobile phone to view this
 bill

20 AUG 10 11:11 AM

Owner Information

REYNOLDS EULA JIFAN

Payment Information

Status	Paid
Last Payment Date	11/01/2019
Amount Paid	\$179.35

Property Information

Parcel Number	040 009
District	1 DAWSON COUNTY UNINCORPORATED
Acres	12.78
Description	LL 823 LD 4-1
Property Address	3159 COWART RD
Assessed Value	\$73,827
Appraised Value	\$184,568

Bill Information

Record Type	Property
Tax Year	2019
Bill Number	11539
Account Number	34511
Due Date	12/01/2019

Taxes

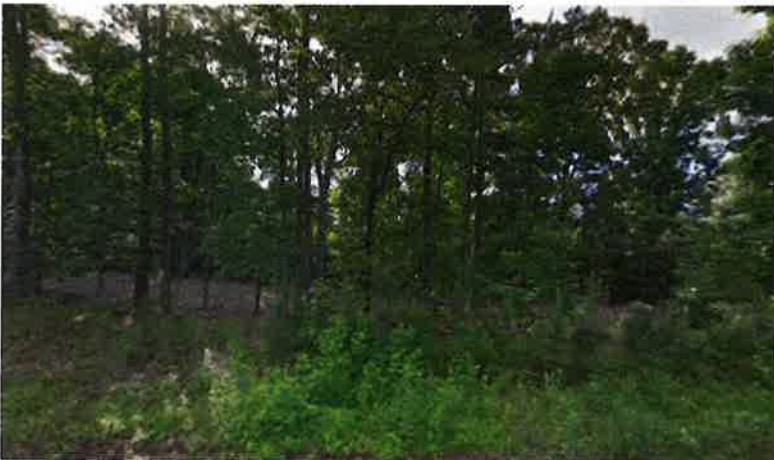
Base Taxes	\$179.35
Penalty	\$0.00
Interest	\$0.00
Total Due	\$0.00

20AUG10 11:11 AM

3159 Cowart Rd



Imagery ©2020 Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency, Map data ©2020 100 ft



3159 Cowart Rd

Dawsonville, GA 30534



Directions



Save



Nearby



Send to your phone



Share



9QJG+23 Dawsonville, Georgia

Photos