

# DAWSON COUNTY REZONING APPLICATION

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

ZA 20-10 Tax Map & Parcel # (TMP): 076-040  
Submittal Date: 8-11-2020 Time: 10:09 am/pm Received by: chg (staff initials)  
Fees Assessed: 300- Paid: check Commission District: 4  
Planning Commission Meeting Date: September 15, 2020  
Board of Commissioners Meeting Date: October 15, 2020

## APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Cameron Koch

Address: \_\_\_\_\_

Phone: Listed \_\_\_\_\_ Email: 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: 8/11/20 Applicant Signature: [Signature]

## PROPERTY OWNER/PROPERTY INFORMATION

Name: Corrine Cook

Street Address of Property being rezoned: 3071 Kelly Bridge Rd Dawsonville, GA. 30534

Rezoning from: RA to: \_\_\_\_\_ Total acreage being rezoned: 1.774

Directions to Property: Hwy 9 to A.T Moore Rd Follow A.T Moore until it turns into Kelly Bridge Rd. Lot is approx. 6 miles down Kelly Bridge on left

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

Current Use of Property: Vacant lot with storage garage

Any prior rezoning requests for property? \_\_\_\_\_ 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: RSR [ ] Special Use Permit for: \_\_\_\_\_

Proposed Use: would like to build a single family residence

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

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

**RESIDENTIAL**

No. of Lots: 1 Minimum Lot Size: 1.77 (acres) No. of Units: 1

Minimum Heated Floor Area: 1900 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: \_\_\_\_\_

**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 7/30/2020  
Witness  Date \_\_\_\_\_

**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 20-11

TMP#: 076040

**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>076021</u>	1. <u>Jeff/Debra Miller</u>	<u>55 Needham Rd</u>
TMP <u>076040</u>	2. <u>Corrine Cook</u>	<u>3071 Kelly Bridge Rd</u>
TMP <u>076041</u>	3. <u>Larry/Gail Payne</u>	<u>2965 Kelly Bridge Rd</u>
TMP <u>076038</u>	4. <u>Rita Sosebee</u>	<u>3070 Kelly Bridge Rd</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.

## 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: *CKK*

Applicant Printed Name: Cameron Koch

Application Number: 20-11

Date Signed: 8/11/2020

Sworn and subscribed before me

*11* day of August, 2020.

*Harmony F GEE*  
Notary Public

My Commission Expires: August 9, 2022

{  
Notary Public Seal  
}

HARMONY F GEE  
Notary Public - State of Georgia  
Dawson County  
My Commission Expires Aug 9, 2022

N/A

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

3071 Kelly Bridge Rd. Dawsonville, GA 30534

Tax map/parcel # 076-040  
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: Cameron Koch

Signature of applicant or agent: [Signature] Date: 7/31/20

\*\*\*\*\*

Printed Name of Owner(s): Corrine M Cook

Signature of Owner(s): [Signature] Date: 8/5/2020

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

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

Telephone Number:  Listed  Unlisted

Sworn and subscribed before me this 5<sup>th</sup> day of August, 2020.

[Signature]  
Notary Public

My Commission Expires: May 3, 2024

ALITA M. LOUDERMILK  
NOTARY PUBLIC  
Forsyth County  
State of Georgia  
My Comm. Expires May 3, 2024

{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.)

August 6, 2020

To Whom it May Concern:

I, Cameron Koch, am requesting rezoning for a 1.774 acre property that I am interested in purchasing at 3071 Kelly Bridge Road Dawsonville, GA 30534. According to a recent survey, the property is currently zoned RA. I would like to purchase this property to build a single family home of approximately 2000 square feet, so I am requesting the property be rezoned to RSR. I am not the current owner of the property, but the owner, Corrine Cook, has given me permission to submit for this rezoning before purchasing the above mentioned property. Thank you for your time and consideration.

Sincerely,

Cameron Koch



## 3071 Kelly Bridge Rd/ Parcel # 076 040

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From: Wentworth, Laurie (laurie.wentworth@dph.ga.gov)

To: hgee@dawsoncounty.org

Cc:

Date: Monday, August 10, 2020, 05:48 PM EDT

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Hello Harmony,

It is our understanding that this property is to be split into 2 parcels. The total acreage appears to be 3.48 acres. Per Mr. Koch, the parcel he will be purchasing is 1.77 acres. This parcel size meets the minimum lot size for structures using on-site sewage management systems established by the Dawson County Board of Health and based on the type of water service at the property:

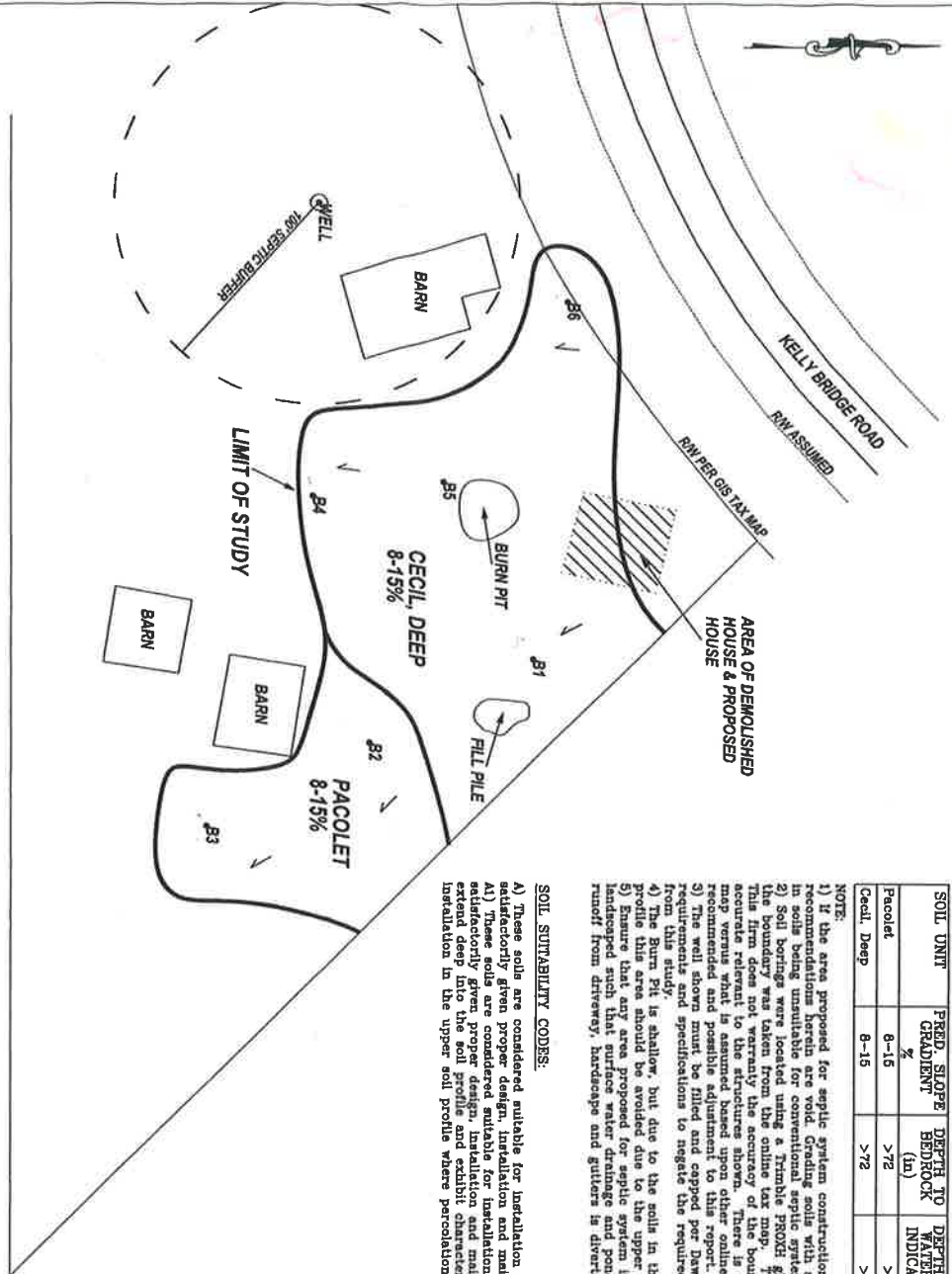
Private Water Supply - 1.5 acres

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](mailto:Laurie.Wentworth@dph.ga.gov)



SOIL UNIT	PRED. SLOPE GRADIENT %	DEPTH TO BEDROCK (in)	DEPTH TO HIGH WATER TABLE INDICATORS (in)	INSTALLATION ZONE (in)	ESTIMATED PERC RATE (in./in)	SOIL SUITABILITY CODE
Pacolet	8-15	>72	>72	40-62	45	A
Cecil, Deep	8-15	>72	>72	18-30	70	A1

NOTE: 1) If the area proposed for septic system construction is graded or filled to any extent, this report and the recommendations herein are void. Grading soils with shallow recommended installation depths could result in soils being unsuitable for conventional septic system installation.  
 2) Soil borings were located using a Trimble PROX3 global positioning system. The base map used to depict the boundary was taken from the online tax map. There was no survey available at the time of this study. This firm does not vouch for the accuracy of the boundary information shown here. All boring locations are accurate relevant to the structures shown. There is a discrepancy in the right-of-way shown on the tax map versus what is assumed based upon other online sources and site observations. A survey is recommended to establish and possible adjustment to this report.  
 3) The soil data and possible adjustment to this report were prepared for DeKalb County Environmental Health Department requirements and specifications to regulate the required 100-foot septic buffer. The buffer area was excluded from this study.  
 4) The Burn Pit is shallow, but due to the soils in this area, requiring shallow installation in the upper soil profile this area should be avoided due to the upper soil profile being removed.  
 5) Ensure that any area proposed for septic system installation, including future reserve area, is properly landscaped such that surface water drainage and ponding does not occur. This includes ensuring that runoff from driveways, hardscape and gutters is diverted away from any component of the septic system.

**SOIL SUITABILITY CODES:**

A) These soils are considered suitable for installation of a conventional septic system and should function satisfactorily given proper design, installation and maintenance.  
 A1) These soils are considered suitable for installation of a conventional septic system and should function satisfactorily given proper design, installation and maintenance. However, these soils have clay layers that extend deep into the soil profile and which may inhibit or reduce percolation with depth. These soils require installation in the upper soil profile where percolation characteristics are more favorable.



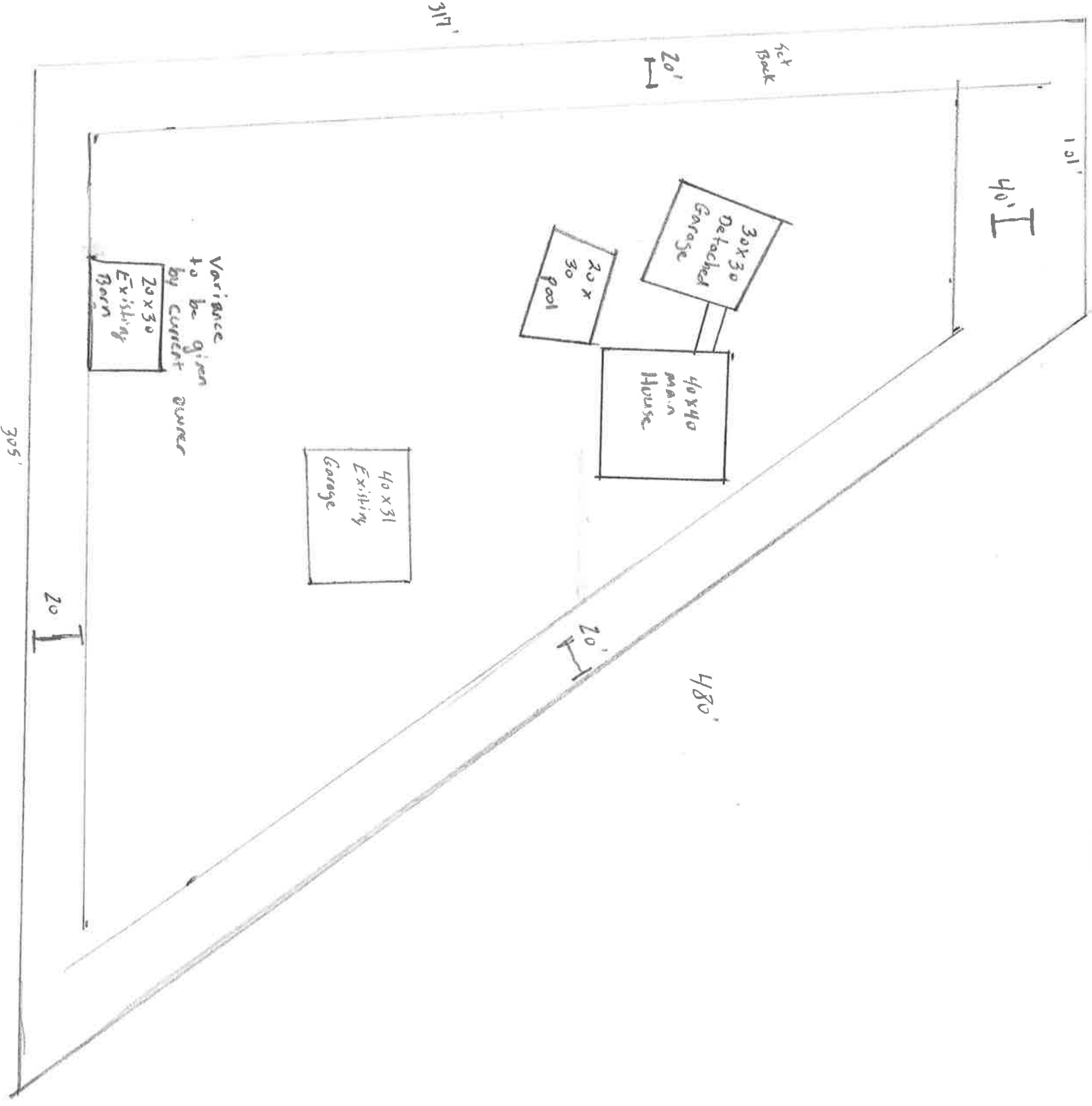
SOIL INVESTIGATION-LEVEL III  
 3.48 ACRES  
 3701 KELLY BRIDGE ROAD  
 L.L. 19, 4TH DISTRICT  
 DAWSON COUNTY, GEORGIA  
 FOR JOHN COOK

SCALE: 1" = 60'  
 SHEET 1 OF 1  
 CHECKED BY: KWH  
 DRAWN BY: KWH  
 REVIEWED BY: KWH  
 APRIL 17, 2019

HORIZON ENVIRONMENTAL, INC.  
 4530 BLOOMING WAY  
 FLOWERY BRANCH, GEORGIA 30542  
 KEVIN W. HERNDON, GA SOIL CLASSIFIER  
 (404) 444-0259 - kherndon@charter.net

Soil test

1" = 40'



40' I

20' I

20' I

30' x 30' Detached Garage

20' x 30' pool

40' x 40' main House

40' x 31' Existing Garage

Variance to be given by current owner  
20' x 30' Existing Barn

20' I

480'

20' I

305'

317'



**Owner Information**

COOK CORRINE M

**Payment Information**

<b>Status</b>	Paid
<b>Last Payment Date</b>	01/21/2020
<b>Amount Paid</b>	\$716.48

**Property Information**

<b>Parcel Number</b>	076 040
<b>District</b>	1 DAWSON COUNTY UNINCORPORATED
<b>Acres</b>	3.48
<b>Description</b>	LL 19 LD 4
<b>Property Address</b>	3071 KELLY BRIDGE RD
<b>Assessed Value</b>	\$29,601
<b>Appraised Value</b>	\$74,000

**Bill Information**

<b>Record Type</b>	Property
<b>Tax Year</b>	2019
<b>Bill Number</b>	2923
<b>Account Number</b>	35573
<b>Due Date</b>	12/01/2019

**Taxes**

<b>Base Taxes</b>	\$706.48
<b>Penalty</b>	\$0.00
<b>Interest</b>	\$10.00
<b>Total Due</b>	<b>\$0.00</b>

3071 Kelly Bridge 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.

  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)

  C K    
Signature of Applicant

  8/4/20    
Date

  Cameron Koch    
Printed Name

\_\_\_\_\_  
Name of Business

SUBSCRIBED AND SWORN BEFORE ME ON

THIS   4   DAY OF   August  , 20  20  

  Harmony F GEE   Notary Public  
My Commission Expires   August 9, 2022  

HARMONY F GEE  
Notary Public - State of Georgia  
Dawson County  
My Commission Expires Aug 9, 2022

{Notary Seal}

### 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]