

DAWSON COUNTY REZONING APPLICATION

This portion to be completed by Zoning Administrator

ZA 2013 Tax Map & Parcel # (TMP): 037-076-006
Submittal Date: 8-13-2020 Time: 9:14 0 am/pm Received by: Uroge (staff initials)
Fees Assessed: 250- Paid: check Commission District: _____
Planning Commission Meeting Date: September 15
Board of Commissioners Meeting Date: October 15

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Mitchell B. Mullins
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: May 19, 2020 Applicant Signature: Mitchell Mullins

PROPERTY OWNER/PROPERTY INFORMATION

Name: Mitchell B. Mullins
Street Address of Property being rezoned: Cowart Rd. Dawsonville GA 30534
(parcel # 037026006 - description says Hwy. 53 W)
Rezoning from: RA to: ROR^(mm) RAC Total acreage being rezoned: 2.04 ac
Directions to Property: Hwy. 53 to roundabout w/183, left onto Hwy. 53 W, in 5.2 miles, turn left onto Cowart Rd. Property will be second driveway on left just after mailbox # 309. and just before mailbox # 401.

720 AUG 13 9:14 AM

Subdivision Name (if applicable): n/a Lot(s) #: -

Current Use of Property: raw, clear cut, land

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? N/A

SURROUNDING PROPERTY ZONING CLASSIFICATION:

North R4 South R4 East A4 West R4

Future Land Use Map Designation: RA

Access to the development will be provided from:

Road Name: Cowart Road Type of Surface: Asphalt

REQUESTED ACTION & DETAILS OF PROPOSED USE

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

Proposed Use: Single Family Home

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

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

RESIDENTIAL

No. of Lots: 1 Minimum Lot Size: 2.04 (acres) No. of Units: 1

Minimum Heated Floor Area: 1,360 sq. ft. Density/Acre: 1 unit / 2.04 ac

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

Is an Amenity Area proposed: No; if yes, what? n/a

COMMERCIAL & INDUSTRIAL

Building area: N/A 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.

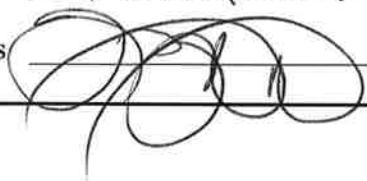
I understand that I have the obligation to present all data necessary and required by statute to enable the Planning Commission and the Board of Commissioners to make an informed determination on my request. I will seek the advice of an attorney if I am not familiar with the zoning and land use requirements.

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 Mitchell Mull

Date 8/12/2020

Witness 

Date 08-12-2020

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 20.13

TMP#: 037 026 006

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.**

*D'ville = Dawsonville

Name

Address

- TMP 037026005 1. William Strayhorn, Jr. 401 Cowart Rd. D'ville GA 30534
- TMP 037026001 2. Jody DeMone 309 Cowart Rd. D'ville GA 30534
- TMP 037114001 3. Tommy Tallant (Thomas) 578 Cowart Rd. D'ville GA 30534
037114
- TMP 037104036 4. Wanda Grice 510 Cowart Rd. D'ville GA 30534
037104 037036
- TMP 037023A x5. Donald Gilreath 116 Cowart Rd. D'ville GA 30534
- TMP 0370260370268 6. Charles Hill 7685 Hwy. 53 W. D'ville GA 30534
037026 0370268
- TMP 037102 7. Andrea M. Phillips 448 Cowart Rd. D'ville GA 30534
037101
- TMP 037033 8. Debbie Rowell 334 Cowart Rd. D'ville GA 30534
- TMP 037024 9. Kelly Sherry Rowell 296 Cowart Rd. D'ville GA 30534
- TMP 037025 x10. Donald Gilreath 7791 Hwy. 53 W. D'ville GA 30534
- TMP 037102001 11. John & Eulalie Philyaw 510 Cowart Rd. D'ville GA 30534
037103
- TMP 037026003 12. Sabusa Mohamadtaki & Momin Alilshah 57 Millstone Dr. D'ville GA 30534
- 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: Mitchell B. Mullins

Applicant Printed Name: Mitchell B. Mullins

Application Number: 20-13

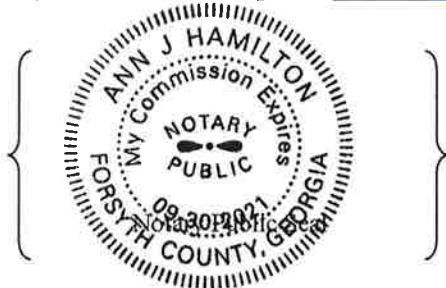
Date Signed: 5/1/2020

Sworn and subscribed before me

this 1 day of May, 2020

[Signature]
Notary Public

My Commission Expires: 9-31-21



20 AUG 13 9:14 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.

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8/12/2020
04.22.2020

Dawson County Planning & Development
25 Justice Way, Suite 2322
Dawsonville, Georgia 30534

RE: 2.04 acres on Cowart Road
TMP 037 026 006
Rezoning

To Whom It May Concern,

I am respectfully requesting to rezone 2.04 acres from RA to ~~RA~~ ^{RAC} ~~RSR~~. The property is located on Cowart Road between the addresses of 309 and 401 Cowart Road, Dawsonville, Georgia 30534. This property consists of One tax parcel numbered 037 026 006. I am proposing a single family residence of 1225 sq ft heated space.

I purchased this property on 08.29.2018 with the intention of building a single family home where we plan on living the rest of our lives. My wife Stacey, has many family members in this area. Her great grandparents, and other family, owned land on Cowart Road until their passing, her existing family still owns the property today. I was unaware that I was required to record my property plat myself and assumed incorrectly that it would be recorded by Mr. Kelly upon completion. When the land was purchased we were told there was no issue with being allowed to build a single family residence on this property. According to the property plat the property that touches mine both north and south, is marked a RA zoning so I did not see an issue. We were unaware that the Land Use Resolution was amended to disallow residential building sites on property under 5 acres zoned RA and how this would affect our plans or we would have requested a rezoning hearing at an earlier date. We have our house plan which was designed by Architect Louis Yuan at The Y Studio on 04.25.2019. Those plans are available for viewing as well.

In 2019 I met with Atlanta Gas Light and had the property marked then had a driveway and pipe installed according to county specifications. We have cleared the property of overgrowth, improving the curb appeal and marked the site where the residence is proposed to be built. We have a set appointment with Dawson County Environmental Health for a septic placement inspection on Friday, 04.24.2020. Furthermore, I have included with my paperwork, a Soil Investigation Report which shows the property is suitable for installation of on-site systems.

I would like to thank you for time and consideration and respectfully request your approval of the rezoning application.

Sincerely,



Mitchell B. Mullins

20
APR 13
9:14AM

**GEORGIA DEPARTMENT OF PUBLIC HEALTH
APPLICATION FOR CONSTRUCTION PERMIT AND SITE APPROVAL
For On-Site Sewage Management System**

COUNTY: Dawson	SUBDIVISION:	LOT NUMBER:	BLOCK:
PROPERTY LOCATION (ADDRESS/DIRECTIONS): COWART RD DAWSONVILLE, GA 30534			

I hereby apply for a construction permit to install an On-Site Sewage Management System and agree that the system will be installed to conform to the requirements of the rules of the Georgia Department of Public Health, Chapter 511-3-1. By my signature, I understand that final inspection is required and will notify the County Health Department upon completion of construction and before applying final cover material to the system.

PROPERTY OWNER'S/AUTHORIZED AGENT'S SIGNATURE:	DATE: 04/21/2020	
PROPERTY OWNER'S NAME: MITCHELL MULLINS	PHONE NUMBER:	ALTERNATE PHONE NUMBER:
PROPERTY OWNER'S ADDRESS:		
AUTHORIZED AGENT'S NAME (IF OTHER THAN OWNER):	PHONE NUMBER:	RELATIONSHIP TO OWNER:

Section A — General Information

1. REQUIRED SETBACK FROM RECEIVING BODIES (wells, lakes, sinkholes, streams, etc.) EVALUATED: (1) Yes (2) No	5. TYPE OF STRUCTURE (single/multi-family residence, commercial, restaurant, etc.): Single-Family Residence	9. SOIL SERIES (e.g. Pacolet, Orangeburg, etc.):										
2. WATER SUPPLY: (1) Public (2) Private (3) Community	6. WATER USAGE BY: Bedroom Numbers	10. PERCOLATION RATE / HYDRAULIC LOADING RATE: <table border="1"><tr><td></td><td></td><td></td><td>4</td><td>5</td></tr></table>				4	5					
			4	5								
3. SEWAGE SYSTEM TO BE PERMITTED: (1) New (2) Repair (3) Addition	7. NO. OF BEDROOMS / GPD: <table border="1"><tr><td></td><td></td><td></td><td></td><td>2</td></tr></table>					2	11. RESTRICTIVE SOIL HORIZON / DEPTH (INCHES): <table border="1"><tr><td></td><td></td><td></td><td>7</td><td>2</td></tr></table>				7	2
				2								
			7	2								
4. LOT SIZE (SQUARE FEET / ACRES): <table border="1"><tr><td></td><td>2</td><td>0</td><td>4</td></tr></table>		2	0	4	8. LEVEL OF PLUMBING OUTLET: (1) Ground Level (2) Basement (3) Above ground level	12. SOIL TEST PERFORMED BY: Reed, Joshua						
	2	0	4									

Section B — Primary / Pretreatment

1. DISPOSAL METHOD: Septic Tank	2. GARBAGE DISPOSAL: (1) Yes (2) No	3. SEPTIC TANK CAPACITY (GALLONS): 1000	4. ATU Capacity: 0	5. DOSING TANK CAPACITY (GALLONS):	6. GREASE TRAP CAPACITY (GALLONS):
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Section C — Secondary Treatment

1. ABSORPTION FIELD DESIGN: (1) Level Field (2) Serial (3) Drip (4) Bed (5) Distribution Box (6) Mound/Area Fill (7) Other	4. TOTAL ABSORPTION FIELD SQUARE FEET REQUIRED: <table border="1"><tr><td></td><td>2</td><td>6</td><td>0</td></tr></table>		2	6	0	7. NUMBER OF ABSORPTION TRENCHES: <table border="1"><tr><td></td><td></td><td></td><td></td><td></td></tr></table>						
	2	6	0									
2. ABSORPTION FIELD PRODUCT: Quick 4 High Capacity -16in	5. TOTAL ABSORPTION FIELD LINEAR FEET REQUIRED: <table border="1"><tr><td></td><td>1</td><td>3</td><td>0</td></tr></table>		1	3	0	8. SPECIFIED LENGTH OF ABSORPTION TRENCHES: <table border="1"><tr><td></td><td></td><td></td><td></td><td></td></tr></table>						
	1	3	0									
3. AGGREGATE DEPTH (Inches):	6. DEPTH OF ABSORPTION TRENCHES (range in inches): <table border="1"><tr><td>2</td><td>4</td><td>—</td><td>4</td><td>8</td></tr></table>	2	4	—	4	8	9. Distance Between Absorption Trenches: <table border="1"><tr><td></td><td></td><td></td><td></td><td></td></tr></table>					
2	4	—	4	8								

Permit


A PERMIT IS HEREBY GRANTED TO INSTALL THE ON-SITE SEWAGE MANAGEMENT SYSTEM DESCRIBED ABOVE. THIS PERMIT IS NOT VALID UNLESS PROPERLY SIGNED BELOW. THIS PERMIT EXPIRES TWELVE (12) MONTHS FROM DATE OF ISSUANCE.

ANY GRADING, FILLING, OR OTHER LANDSCAPING SUBSEQUENT TO ISSUANCE OF A PERMIT MAY RENDER PERMIT VOID.

VOID, FAILURE TO FOLLOW SITE PLAN MAY RENDER PERMIT VOID. ANY GRADING, FILLING, OR OTHER LANDSCAPING SUBSEQUENT TO FINAL INSPECTION BY COUNTY HEALTH DEPARTMENT, WHICH ADVERSELY AFFECTS THE FUNCTION OF THE ON-SITE SEWAGE MANAGEMENT SYSTEM, MAY RENDER APPROVAL VOID. INSTALLATION CONTRACTOR IS RESPONSIBLE FOR LOCATING PROPER DISTANCES FROM BUILDINGS, WELLS, PROPERTY LINES, ETC.

ISSUANCE OF A CONSTRUCTION PERMIT FOR AN ON-SITE SEWAGE MANAGEMENT SYSTEM, AND SUBSEQUENT APPROVAL OF SAME BY REPRESENTATIVE OF THE GEORGIA DEPARTMENT OF PUBLIC HEALTH OR COUNTY BOARD OF HEALTH SHALL NOT BE CONSTRUED AS A GUARANTEE THAT SUCH SYSTEMS WILL FUNCTION SATISFACTORILY FOR A GIVEN PERIOD OF TIME; FURTHERMORE, SAID REPRESENTATIVE(S) DO NOT, BY ANY ACTION TAKEN IN EFFECTING COMPLIANCE WITH THESE RULES, ASSUME ANY LIABILITY FOR DAMAGES WHICH ARE CAUSED, OR WHICH MAY BE CAUSED, BY THE MALFUNCTION OF SUCH SYSTEM.

1. SITE APPROVED AS SPECIFIED ABOVE: (1) Yes (2) No

APPROVING ENVIRONMENTALIST: 	TITLE: Environmental Health Specialist IV	DATE: 04/27/2020	CONSTRUCTION PERMIT NUMBER: OSC04200784
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GEORGIA DEPARTMENT OF PUBLIC HEALTH
APPLICATION FOR CONSTRUCTION PERMIT AND SITE APPROVAL
For On-Site Sewage Management System

County: Dawson

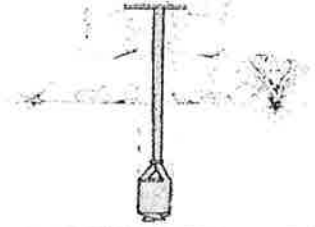
EnviroSoil

Soil and Environmental Consultants

PO Box 373681 Decatur, GA 30037

PH: 678-815-8970

Envirosoilse@gmail.com



Soil Investigation Report

Report Date: 8/13/18 Field Investigation Date: 8/11/18 Level of Study: III

Site COWART RD, DAWSONVILLE, GA 30534 Job No. 18179

Client/Owner/Sponsor: MITCHELL MULLINS Phone: _____

County: DAWSON Land lot: 471 District: 4TH Subdivision: _____

Certified by: Joshua Reed Georgia DPH Certified Soil Classifier #500

SOIL INTERPRETIVE DATA ON-SITE SYSTEM MANAGEMENT

Soil Units	Slope %	Depth to Bedrock (in)	Depth to SHWT* (in)	Adsorption Rate (Min/in) @ Trench Depth	Recommend/ Optimum Trench Depth (in)	Soil Suitability Code
HAYESVILLE	2-8	>72	>72	45	24-48	A
BRADDOCK	2-6	>72	>72	50	24-48	A

- AUGER REFUSAL DEPTH

Soil Notes

The recommendations set forth in this report are based on site/soil conditions at the time of this study & professional judgement of soil scientist/classifier. They are merely professional opinions & imply no guarantee or warrantee of performance of any particular system installed.

Soil Suitability Legend

A_ These soils are suitable for installation of on-site systems with proper system design, installation, and maintenance. Position of the site or other soil and landscape considerations may require the drain field area to be greater than the minimum and/or field installation. The drain field design to require equal distribution or level

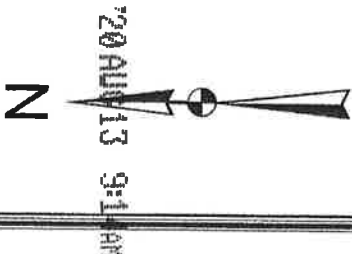


Certified Professional
Soil Scientist
JOSHUA AKEEM REED
37089

General Notes:

- All Gutters and Surface water Flow shall/should be directed away from the septic tank(s) and Drain field systems
- All Borings are located with Trimble GEOXT Handheld.
- The boundary is produced from tax record or client; so the lot size may vary due to GPS locating devices.

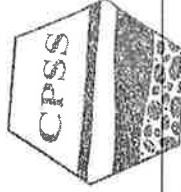
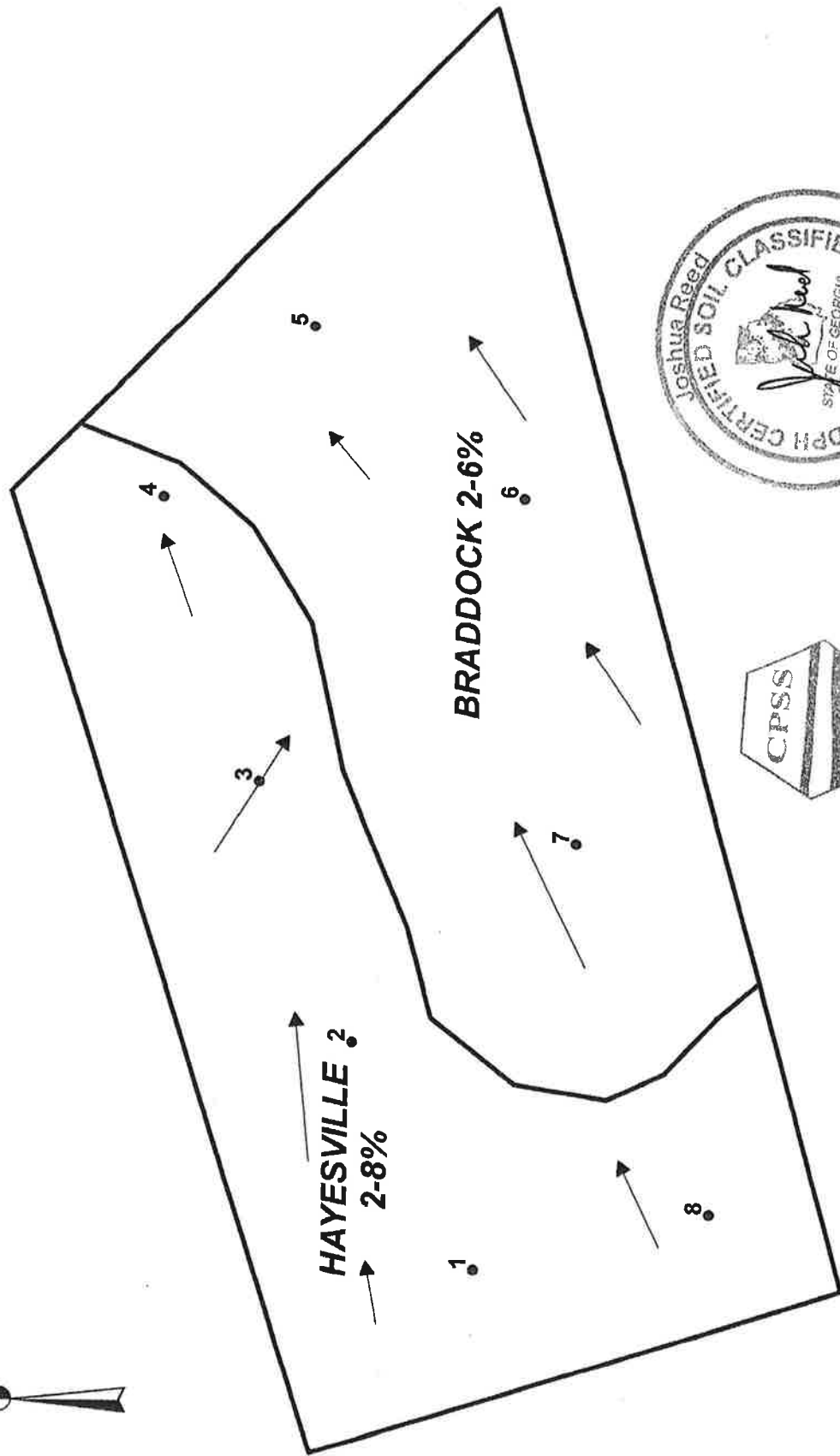
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Legend

- COWARTBORINGS
- COWARTSLOPE
- cowart



Certified Professional
Soil Scientist
JOSHUA AKEEM REED
37069

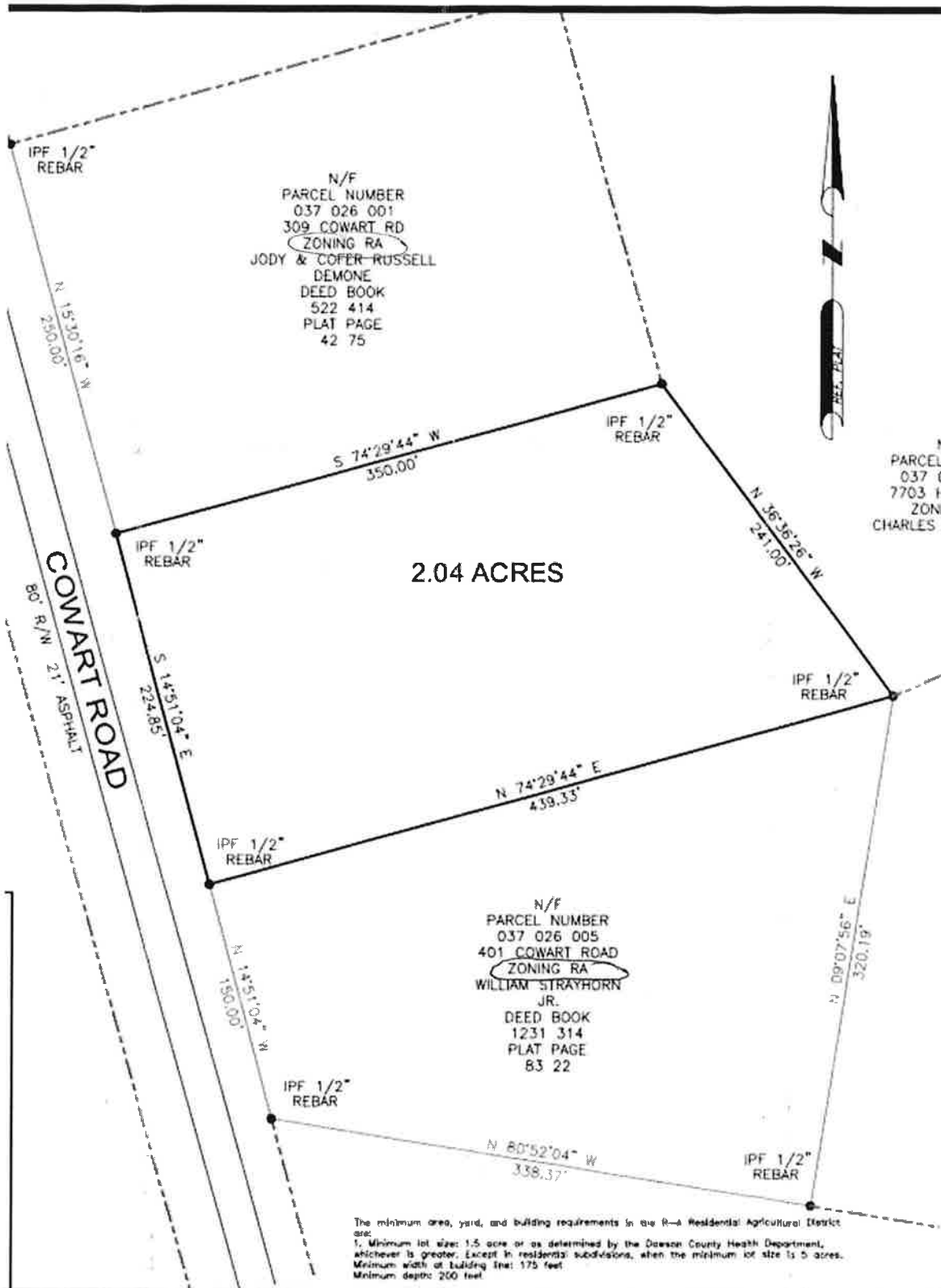
1 INCH = 80 FEET

COWART RD
DAWSONVILLE, GA 30534
LL 471 DIST 4TH
DAWSON COUNTY, GEORGIA

ENVIROSOIL
1191 BERRYHILL DR
LITHONIA, GA 30058

Done

2 of 2



20AUG13 9:15AM



Site Plan

N 36°36'26" W
241.00'

IPF 1/2" REBAR

House is 37x35
with reversed porch
all the way around
on an unfinished basement

IPF 1/2" REBAR

2.04 ACRES

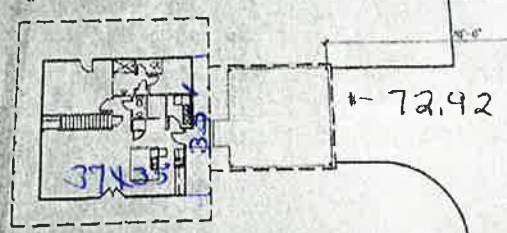
N 74°29'44" E
439.33'

S 74°29'44" W
350.00'

180' →
←

72.92

72.92



125
¢

135 feet
from Rd.

IPF 1/2" REBAR

IPF 1/2" REBAR

S 14°51'04" E
224.85'

COWART ROAD

20 AUG 13 9 51 AM

Owner Information

MULLINS MITCHELL

Payment Information

Status Paid
Last Payment Date 02/04/2020
Amount Paid \$323.50

Property Information

Parcel Number 037 026 006
District 1 DAWSON COUNTY UNINCORPORATED
Acres 2.04
Description LL 471 LD 4-1
Property Address HWY 53 W
Assessed Value \$13,280
Appraised Value \$33,200

Bill Information

Record Type Property
Tax Year 2019
Bill Number 9895
Account Number 59563
Due Date 12/01/2019

Taxes

Base Taxes \$316.95
Penalty \$0.00
Interest \$6.55
Total Due \$0.00

Tax Breakdown

Entity	Adjusted FMV	Net Assmt	Exemptions	Taxable Val	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX	33,200	13,280	0	13,280	0	\$0.00	\$0.00	\$0.00
COUNTY M&O	33,200	13,280	0	13,280	13.079	\$173.69	\$0.00	\$107.42
SALES TAX ROLLBACK	0	0	0	13,280	-4.99	\$0.00	-\$66.27	\$0.00
SCHOOL M&O	33,200	13,280	0	13,280	15.778	\$209.53	\$0.00	\$209.53
Totals					23.867	\$383.22	-\$66.27	\$316.95

20 AUG 13 9:15AM

Aerial map

YELLOW HIGHLIGHTED AREA IS LOT LOCATION, SIZE NOT TO SCALE, 2.04 AC MITCHELL B. MULLINS

4/23/2020 8:47 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.

- ✓ [Signature] 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 Cumming (city), GA (state)
Mitchell B. Mullins _____
Signature of Applicant Date

Mitchell B. Mullins _____
Printed Name Name of Business

SUBSCRIBED AND SWORN BEFORE ME ON

THIS 4 DAY OF May, 2020

[Signature] Notary Public

My Commission Expires: 9-30-21



20 AUG 13 9:15 AM