

DAWSON COUNTY REZONING APPLICATION

This portion to be completed by Zoning Administrator

ZA 20.15 Tax Map & Parcel # (TMP): L15-116.009
Submittal Date: 9.9.2020 Time: 10:20 am/pm Received by: Ungel (staff initials)
Fees Assessed: 3500 Paid: check Commission District: _____
Planning Commission Meeting Date: October 20, 2020
Board of Commissioners Meeting Date: November 19, 2020

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Arquim Velasquez

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: Arquimides Velasquez

PROPERTY OWNER/PROPERTY INFORMATION

Name: Deborah P. Wehnt

Street Address of Property being rezoned: _____

Rezoning from: _____ to: _____ Total acreage being rezoned: 6.76 Acres

Directions to Property: GA Hwy 53 and Sandown Subdv. Phase III

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Subdivision Name (if applicable): Sonoran Lot(s) #: 467 and 468

Current Use of Property: N/A

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: Hwy 53 Type of Surface: _____

REQUESTED ACTION & DETAILS OF PROPOSED USE

Rezoning to: C-HI Special Use Permit for: Landscape Supplies

Proposed Use: Landscape

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  Date 08/28/2020
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.

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ZA 20.15

TMP#: L15.116.009

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.**

| | <u>Name</u> | <u>Address</u> |
|------------------------|---|---|
| TMP <u>L15 116</u> | 1. <u>Hill + Beans Holdings LLC</u> | <u>55 War Hill Park Rd</u> |
| TMP _____ | 2. <u>Fanco Investments LLC</u> | <u>Adjoining to Dawsonville</u> |
| TMP <u>L15 116 006</u> | 3. <u>Isaura Pantoja ; Eduardo Alvarez</u> | <u>6625 PAYTON Rd. Cumming 30041</u> <u>DOGWOOD LN, Dawsonville</u> |
| TMP <u>L15 116 004</u> | 4. <u>Samuel Martin</u> | <u>2987 MIDDLECREEK WAY Cumming 30041</u> <u>DOGWOOD LN, Dawsonville</u> |
| TMP <u>L15 116 005</u> | 5. <u>Sackie L Townley</u> | <u>1061 WARHILL PARK RD DAWSONVILLE 30534</u> <u>DOGWOOD LANE, Dawsonville</u> |
| TMP <u>L15 129</u> | 6. <u>John W Mullinax ; JUDITH</u> | <u>228 Sundown Dr. Dawsonville</u> |
| TMP <u>L15 130</u> | 7. <u>JASON ; Tina Bolton</u> | <u>204 Sundown Dr. Dawsonville 30534</u> |
| TMP <u>L15 131</u> | 8. <u>Ronald Patrick Bowers</u> | <u>188 Sundown Way Dawsonville 30534</u> |
| TMP <u>L15 132</u> | 9. <u>Christian C LA Whitaker</u> | <u>170 Sundown Dr. Dawsonville 30534</u> |
| TMP <u>L15 133</u> | 10. ^{<u>Garman</u>} <u>Jeffery ; Bethany Bowling</u> | <u>142 Sundown Dr. Dawsonville 30534</u> |
| TMP <u>L15 134</u> | 11. <u>Timothy Gillette</u> | <u>136 Sun Down Dr. Dawsonville 30534</u> |
| TMP <u>L15 135</u> | 12. <u>Charlette R. Oliver</u> | <u>128 Sun Down Dr. Dawsonville 30534</u> |
| TMP <u>L15 136</u> | 13. <u>Thomas Rice McDeGrave</u> | <u>4460 Clipper Bay rd. Duluth 30096</u> |
| TMP <u>L15 013</u> | 14. <u>Carlos Guzman</u> | <u>58 Sundown Dr. Dawsonville 30534</u> |
| TMP <u>L15 118 002</u> | 15. <u>Danny ; DARNELL PUGIT</u> | <u>P.O. Box 1592 Dawsonville 30534</u> |

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: Arguimidez Urzua

Applicant Printed Name: Arguimidez Urzua

Application Number: ZA 20.15

Date Signed: Sept 9-9-20 Arguimidez Urzua

Sworn and subscribed before me

this 9 day of 9, 2020.

[Signature]
Notary Public

My Commission Expires: 9-22-23



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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.

20 SEP 9 10:20 AM

PROPERTY OWNER AUTHORIZATION

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

GA Hwy 53 Lying in Land lots 467 and 468
South half 13th District, 1st section Dawson county, GA
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: Arquim Velasquez
Signature of applicant or agent: Arquim Velasquez Date: 08/28/2020

Printed Name of Owner(s): Arquim Velasquez
Signature of Owner(s): Arquim Velasquez Date: 9-9-20
Mailing address: _____
City, State, Zip: _____
Telephone Number: Listed _____
Unlisted _____

Sworn and subscribed before me
this 09 day of September, 2020.
Molly Debbisue Holmes
Notary Public
My Commission Expires: 9-22-23



(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 SEP 9 10:20 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:

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)

Arguimide Velasquez
Signature of Applicant

9-9-20
Date

Arguimide Velasquez
Printed Name

The Madrus Lawcare Service
Name of Business

SUBSCRIBED AND SWORN BEFORE ME ON

THIS 09 DAY OF September, 20 20

[Signature] Notary Public

My Commission Expires: 9-22-23



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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]

20 SEP 9 10:20 AM

To whom this matter may concern,

This is a letter of intent regarding Parcel # L15 116 09, currently zoned rural, owned by Arquimidez Velasquez. It is my intention to operate a landscape supply business from this location. No building will be constructed in order to operate. Products sold will be mulch, pinestraw, firewood and topsoil. This business is currently licensed and operating at 18 Blueridge Overlook Dawsonville, Ga. 30534 and will be operating in the same manor. In following with the guidelines set forth by planning and zoning, I am requesting to be rezoned accordingly as CHB Commercial Highway Business.

Thank you for your consideration

Arquimidez Velasquez

20 SEP 9 10:21AM

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 |
|---------------------------------------|---|--------------|----------------------|-----------|------------|-------------|---------------------|
| 22525 Year-Bill No 2019 - 14713 | L15 116 009 / 001 LL 467 468 13-1 FMV: \$152,500.00 | 1,455.89 | 0.00 Fees 0.00 | 0.00 | 1,455.89 | 1,455.89 | 0.00 |
| Transactions: | 22525 - 22525 Totals | 1,455.89 | 0.00 | 0.00 | 1,455.89 | 1,455.89 | 0.00 |

Paid By :

WEHUNT DEBORAH P

WEHUNT DFRORAH P

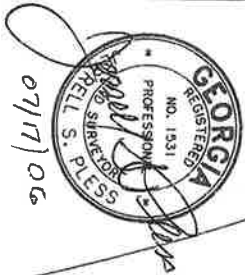
Cash Amt: 0.00
 Check Amt: 1,455.89
 Charge Amt: 0.00
 Change Amt: 0.00
 Refund Amt: 0.00
 Overpay Amt: 0.00

Check No 2105
 Charge Acct

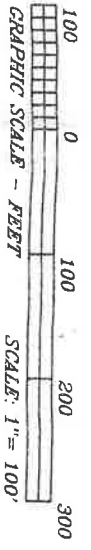
Paid Date
 11/12/2019 11:53:23
 Current Due
 0.00

20SEP 9 10:21AM

SURVEYOR:
 JERRILL S. PLESS #1591
 4637 NORFOLK RD.
 GAINESVILLE, GA 30606
 PHONE - (770) 983-3240



07/17/06



NOTE: THERE IS A 25' STRAIGHT BUFFER FROM THE TOP OF BANK ON EACH SIDE OF STREAM.

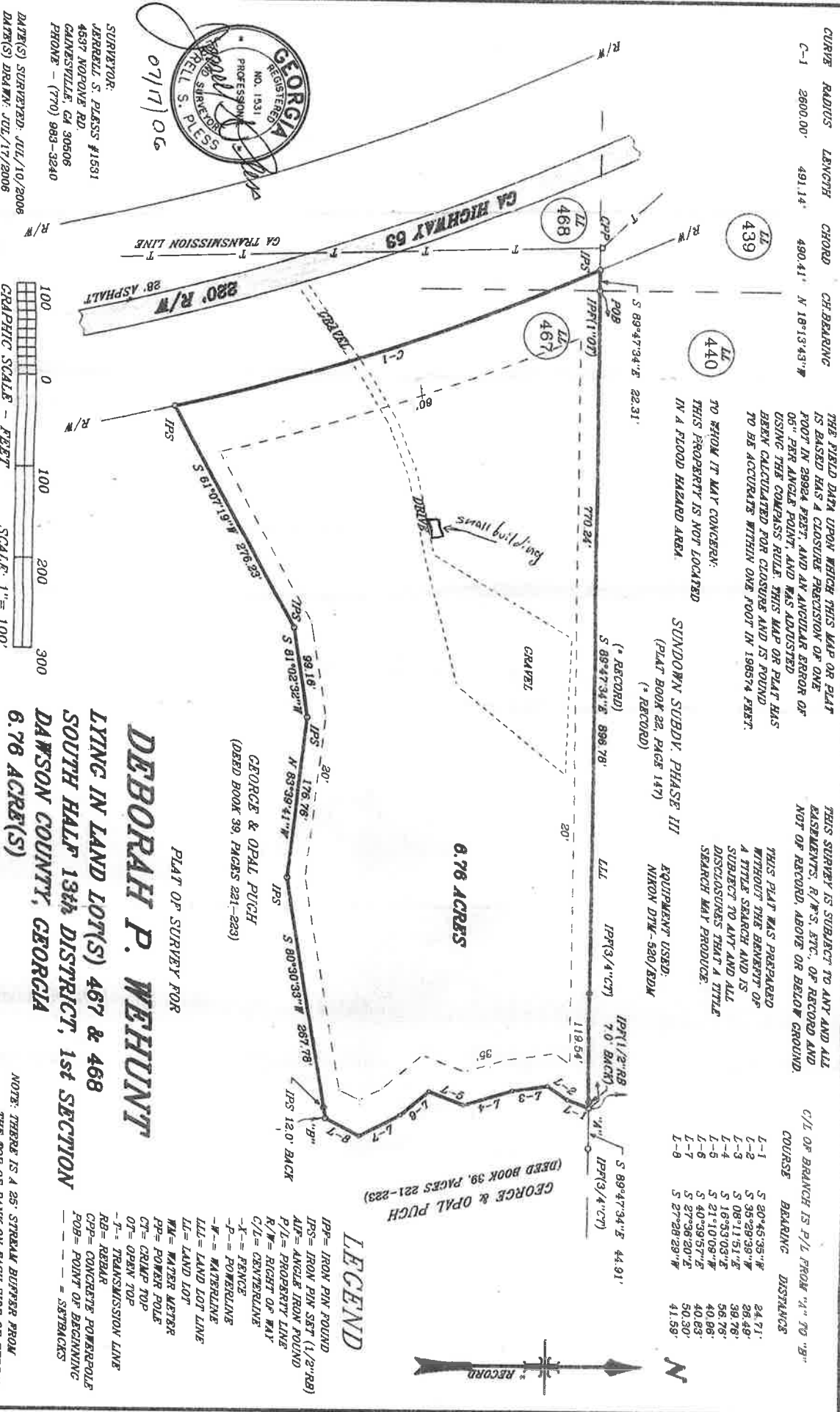
DEBORAH P. WEHUNT
 LYING IN LAND LOT(S) 467 & 468
 SOUTH HALF 13th DISTRICT, 1st SECTION
 DAWSON COUNTY, GEORGIA
 6.76 ACRE(S)

PLAT OF SURVEY FOR

GEORGE & OPAL PUGH
 (DEED BOOK 39, PAGES 221-223)

LEGEND

- IP= IRON PIN FOUND
- IPS= IRON PIN SET (1/2" RB)
- AIP= ANGLE IRON FOUND
- P/L= PROPERTY LINE
- R/W= RIGHT OF WAY
- C/L= CENTERLINE
- X- = FENCE
- P- = POWERLINE
- W- = WATERLINE
- LL= LAND LOT LINE
- LL= LAND LOT
- WM= WATER METER
- PP= POWER POLE
- CT= CRAMP TOP
- OT= OPEN TOP
- F- = TRANSMISSION LINE
- RB= REBAR
- CPP= CONCRETE POWERPOLE
- FOB= POINT OF BEGINNING
- - - = STRACKS



| CURVE | RADIUS | LENGTH | CHORD | CH BEARING |
|-------|----------|---------|---------|---------------|
| C-1 | 2600.00' | 491.14' | 490.41' | N 16°13'43" W |

THIS FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 2694 FEET AND AN ANGULAR ERROR OF .05" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 19674 FEET.

TO WHOM IT MAY CONCERN:
 THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA.

SUNDOWN SUDBY PHASE III
 (PLAT BOOK 22, PAGE 147)
 (* RECORD)

EQUIPMENT USED:
 NIKON DTM-580/EDM

THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS, R/W'S, ETC., OF RECORD AND NOT OF RECORD, ABOVE OR BELOW GROUND.

THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND IS SUBJECT TO ANY AND ALL DISCLOSURES THAT A TITLE SEARCH MAY PRODUCE.

| C/L OR BRANCH IS P/L FROM "A" TO "B" | COURSE | BEARING | DISTANCE |
|--------------------------------------|---------------|---------|----------|
| L-1 | S 20°45'35" W | 24.71' | |
| L-2 | S 35°29'39" W | 26.49' | |
| L-3 | S 08°11'51" E | 39.76' | |
| L-4 | S 16°53'03" E | 56.78' | |
| L-5 | S 21°10'08" W | 40.86' | |
| L-6 | S 40°39'57" E | 40.83' | |
| L-7 | S 27°28'20" E | 50.30' | |
| L-8 | S 27°28'29" W | 41.59' | |

