

DAWSON COUNTY REZONING APPLICATION

This portion to be completed by Zoning Administrator

ZA 20-110 Tax Map & Parcel # (TMP): 108-115.004
Submittal Date: 9-10-20 Time: 9:30 (am/pm) Received by: mgp (staff initials)
Fees Assessed: 300.00 Paid: check Commission District: 3
Planning Commission Meeting Date: Oct. 20, 2020
Board of Commissioners Meeting Date: Nov. 19, 2020

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: JIM KING
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: _____

PROPERTY OWNER/PROPERTY INFORMATION

Name: Debra Ann Barnaby

Street Address of Property being rezoned: 1239 Nix Bridge Rd
Dawsonville, GA 30534

Rezoning from: RA to: RL Total acreage being rezoned: .8 acre

Directions to Property: Going North GA 400 Take Right on Harmony Church Rd
Take Right on Nix Bridge Rd property is on the left
past Chestnut Point

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

Current Use of Property: non developed residential lot

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? _____ (yes/no) (no)

If yes, what section? RL

SURROUNDING PROPERTY ZONING CLASSIFICATION:

North RA South RA East RA West RA

Future Land Use Map Designation: RL

Access to the development will be provided from:

Road Name: Nix BRIDGE RD Type of Surface: ASPHALT

REQUESTED ACTION & DETAILS OF PROPOSED USE

Rezoning to: RL [] 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: 0.8 Acre (acres) No. of Units: _____

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

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

Is an Amenity Area proposed: NO; 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 Sept 8th 2020

Witness Doug Stunt _____

Date Sept 8th 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 20-110

TMP#: LD8-115-004

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 _____	1. Franklin + Margorie Thompson	1289 Nix Bridge RD. Janesville, IA 30534
TMP _____	2. Kirk + Karen Leikeman	1341 Nix Bridge RD Janesville IA 30534
TMP _____	3.	
TMP _____	4.	
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.

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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: 

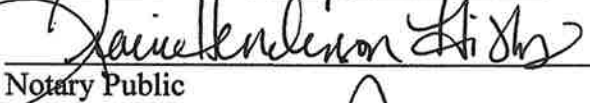
Applicant Printed Name: JIM KING

Application Number: ZA 20-16

Date Signed: September 8th 2020

Sworn and subscribed before me

this 8th day of September, 2020.


Notary Public

My Commission Expires: Jan. 16, 2021



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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.

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PROPERTY OWNER AUTHORIZATION

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

1239 N. x Bridge RD Dawsonville, GA 30534

as shown in the tax maps and/or deed records of Dawson County, Georgia, and which parcel will be affected by this request.

I hereby authorize the person named below to act as the applicant or agent in pursuit of the rezoning requested on this property. I understand that any rezone granted, and/or conditions or stipulations placed on the property will be binding upon the property regardless of ownership. The under signer below is authorized to make this application. The under signer is aware that no application or reapplication affecting the same land shall be acted upon within six (6) months from the date of the last action by the Board of Commissioners.

Printed Name of applicant or agent: JIM KING

Signature of applicant or agent: [Signature] Date: 9-8-2020

Printed Name of Owner(s): Debra A Barraby

Signature of Owner(s): [Signature] Date: _____

Mailing address: _____

City, State, Zip: _____

Telephone Number: Listed _____ Unlisted _____

Sworn and subscribed before me this 8th day of September, 2020.

[Signature]
Notary Public

My Commission Expires: Jan. 16, 2021



(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.)

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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)

[Signature] Date September 8 2020

Printed Name JIM KING

_____ Name of Business

SUBSCRIBED AND SWORN BEFORE ME ON

THIS 8th DAY OF September, 2020

[Signature] Notary Public

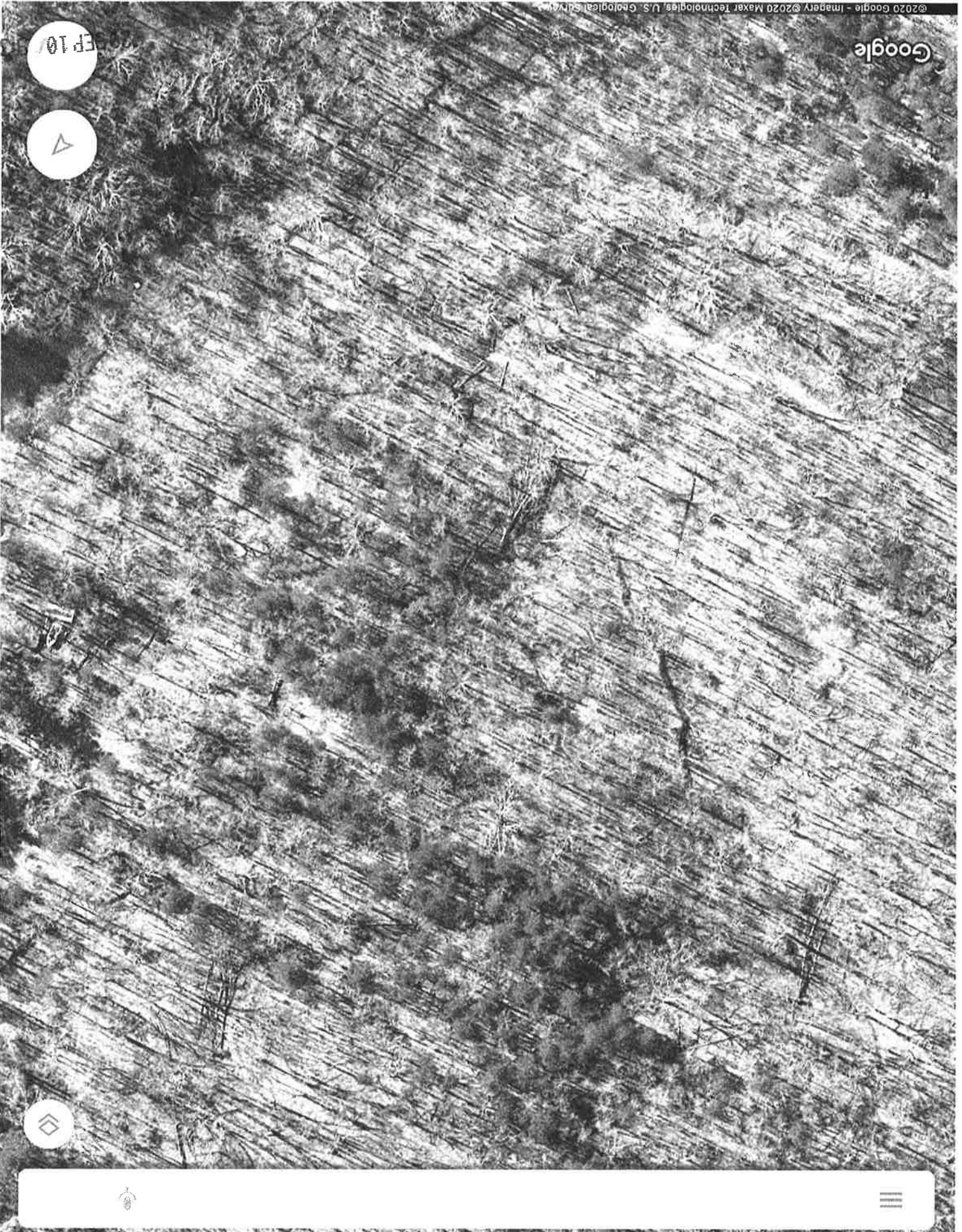
My Commission Expires: Jan. 16 2021



{Notary Seal}

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EP 10



MAP 019902



Owner Information

FRANKLIN D JR &
MARJORIE L NOZICK

SA 30534

Payment Information

Status	Paid
Last Payment Date	10/21/2019
Amount Paid	\$4,439.29

Property Information

Parcel Number L08 115 004
District 1 DAWSON COUNTY UNINCORPORATED
Acres 1.53
Description LL 205 206 LD 13-S
Property Address 1289 NIX BRIDGE RD
Assessed Value \$188,001
Appraised Value \$470,000

Bill Information

Record Type	Property
Tax Year	2019
Bill Number	13814
Account Number	49627
Due Date	12/01/2019

Taxes

Base Taxes	\$4,439.29
Penalty	\$0.00
Interest	\$0.00
Total Due	\$0.00

Owner Information

THOMPSON FRANKLIN D & MARJORIE L

Payment Information

Status: Paid
Last Payment Date: 11/26/2019
Amount Paid: \$1,909.39

Property Information

Parcel Number: L08 115 001
District: 1 DAWSON COUNTY UNINCORPORATED
Acres: 8.47
Description: LL 205 206 LD 13-S
Assessed Value: \$80,001
Appraised Value: \$200,000

Bill Information

Record Type: Property
Tax Year: 2019
Bill Number: 13813
Account Number: 40748
Due Date: 12/01/2019

Taxes

Base Taxes: \$1,909.39
Penalty: \$0.00
Interest: \$0.00
Total Due: \$0.00

LETTER OF INTENT

I, Debbie Barnaby, the owner am requesting a rezoning for a 0.8 acre lot from RA to RL in order to construct a single family home for myself and my family. The Lot is being created from a portion of Parcels L08 115 004 and L08 115 001. I have been a Dawson County Citizen for 30 years and now wish to build a Lake Lanier home to reside in through the end of my career and my retirement. This property is designated as RL- Residential Lake on the Future Land Use Plan which is identical to our Rezoning Request. The numerous existing lake neighborhoods along Nix Bridge Road are laden with lots from 0.23 to 0.8 acres in size that were developed in the 1970's and 1980's under the VCR Zoning. Therefore, the proposed Parcel will be similar in character to all of the other lake lots in the area. We are quiet and respectful and will make good neighbors for the adjacent properties. We graciously ask for you to grant us this opportunity to build our final home.

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