

DAWSON COUNTY REZONING APPLICATION

This portion to be completed by Zoning Administrator

ZA 20.20 Tax Map & Parcel # (TMP): 114-033-005
Submittal Date: 10.9.2020 Time: 10:24 (am/pm) Received by: hg (staff initials)
Fees Assessed: 475.00 Paid: Check Commission District: _____
Planning Commission Meeting Date: November 17
Board of Commissioners Meeting Date: December 17

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: [Signature]

PROPERTY OWNER/PROPERTY INFORMATION

Name: DAVID DUNCAN
Street Address of Property being rezoned: NW CORNER SR53 + DAWSON FOREST RD
7142 Hwy 53 E, DAWSONVILLE GA 30534
Rezoning from: RA to: RMP Total acreage being rezoned: 30.48
Directions to Property: PROPERTY IS BEHIND WALMART UP TO CORNER OF DAWSON FOREST RD
AND HWY 53.

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Subdivision Name (if applicable): _____ Lot(s) #: 145

Current Use of Property: VACANT

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 (yes/no)

If yes, what section? SOUTH

SURROUNDING PROPERTY ZONING CLASSIFICATION:

North ~~RMF~~ RMF South RMF East AG+CHB West CHB

Future Land Use Map Designation: Commercial Highway Business

Access to the development will be provided from:

Road Name: DAWSON FOREST ROAD Type of Surface: ASPHALT

REQUESTED ACTION & DETAILS OF PROPOSED USE

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

Proposed Use: Single Family SEMI-DETACHED Homes

Existing Utilities: Water Sewer Gas Electric

Proposed Utilities: Water Sewer Gas Electric

RESIDENTIAL

No. of Lots: 145 Minimum Lot Size: _____ (acres) No. of Units: 145

Minimum Heated Floor Area: 1500 sq. ft. Density/Acre: 4.76 units/Ac

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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ZA 20.20

TMP#: _____

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>114 033 001</u>	1. Michael G Hughes-	7142 Hwy 53E, Dawsonville, GA 30534
TMP <u>114 033 005</u>	2. Georgia 400 Industrial Park, Inc.-	6840 Bennett Rd, Cumming GA 30041
TMP <u>114 046 002</u>	3. Farmington Creek LP-	3825 Paces Walk, Suite 100, Atlanta, GA 30339
TMP <u>114 033 003</u>	4. Etowah Water & Sewer Authority-	1162 Hwy 53E, Dawsonville, GA 30534
TMP <u>114 018</u>	5. Georgia 400 Industrial Park, Inc.-	6840 Bennett Rd, Cumming GA 30041
TMP <u>114 033</u>	6. Dawson Forest Holdings, LLC-	4635 Harris Trail, Atlanta GA 30327
TMP <u>114 022 004</u>	7. Dawson County Government-	25 Justice Way Suite 1222
TMP <u>114 022 003</u>	8. James D Hughes+Rocky P Hughes-	244 Thompson Creek Park Rd, Dawsonville, GA 30534
TMP <u>114 021</u>	9. Byrd Elliott Properties, LLC-	7342 Hwy 53 East, Dawsonville, GA 30534
TMP <u>114 022 006</u>	10. Rocky P Hughes & Billy G Hughes, Jr-	PO Box 56607, Atlanta, GA 30343
TMP <u>114 022 009</u>	11. Penler Dawsonville, LLC-	P.O. Box 56607, Atlanta, GA 30343
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: 

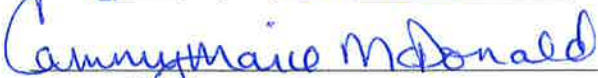
Applicant Printed Name: David Duncan

Application Number: _____

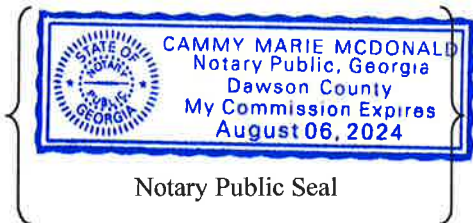
Date Signed: 10-6-2020

Sworn and subscribed before me

this 6th day of October, 2020.


Notary Public

My Commission Expires: August 6, 2024



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

Parcel # 114 033 005

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: 10-6-20

Printed Name of Owner(s): David Duncan

Signature of Owner(s): [Signature] Date: 10-6-2020

Mailing address: _____

City, State, Zip: _____

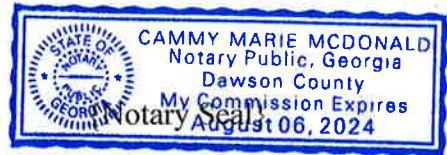
Telephone Number: Listed _____

Unlisted

Sworn and subscribed before me this 6th day of October, 2020.

Cammy Marie McDonald
Notary Public

My Commission Expires: August 6, 2024



(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), GA (state)

[Signature]
Signature of Applicant

Date

JIM KING
Printed Name

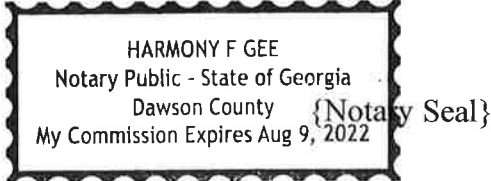
Name of Business

SUBSCRIBED AND SWORN BEFORE ME ON

THIS 9 DAY OF August, 2022

[Signature] Notary Public

My Commission Expires October, 2020



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LETTER OF INTENT

The applicant requests Rezoning a portion of Parcel Number: 114 033 005 from RA to RMF in order to build a Residential Neighborhood of 145 homes on 30.48 acres. The property is located at the NW Corner of Dawson Forest Rd and Highway 53E, Dawsonville, GA 30534. The property is bounded on the west by Walmart, the northwest by Dawson Forest Apartments, and the northeast by Farmington Apartments. It is bordered on the south and east by Dawson Forest Rd and SR 53 respectfully. It is designated on the Future Land Use Plan as Commercial Highway Business; however with the boundless available commercial property along the Ga 400 Corridor, this property is not marketable as entirely Commercial. We are proposing a mixed-use solution that will provide Commercial Uses along the Highway frontages of State Route 53 and Dawson Forest Road, while integrating residential uses within walking distance on the property behind the commercial uses. The proposed higher density residential use is a far more logical and realistic use and will provide a transition from the commercial land use along Ga 400 to the more rural residential areas that currently exist.

The neighborhood will provide a much needed solution for younger families and support the workforce resonating in the Ga 400 Corridor without placing an extreme burden upon our transportation infrastructure. The proximity to the existing commercial uses creates a highly desired mixed-use activity area and will provide a true live-work environment.

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[Search for Additional Records](#)

Owner Information

GEORGIA 400 INDUSTRIAL PARK INC

Payment Information

Status ✔ Paid
Last Payment Date 12/02/2019
Amount Paid \$29,465.25

Property Information

Parcel Number 114 033 005
District 1 DAWSON COUNTY UNINCORPORATED
Acres 51.44
Description LL 374 LD 13-S
Assessed Value \$1,234,560
Appraised Value \$3,086,400

Bill Information

Record Type Property
Tax Year 2019
Bill Number 5401
Account Number 56913
Due Date 12/01/2019

Taxes

Base Taxes \$29,465.25
Penalty \$0.00
Interest \$0.00
Total Due **\$0.00**

Tax Breakdown

Entity	Adjusted FMV	Net Assmt	Exemptions	Taxable Val	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX	3,086,400	1,234,560	0	1,234,560	0	\$0.00	\$0.00	\$0.00
COUNTY M&O	3,086,400	1,234,560	0	1,234,560	13.079	\$16,146.81	\$0.00	\$9,986.36
SALES TAX ROLLBACK	0	0	0	1,234,560	-4.99	\$0.00	-\$6,160.45	\$0.00
SCHOOL M&O	3,086,400	1,234,560	0	1,234,560	15.778	\$19,478.89	\$0.00	\$19,478.89
Totals					23.867	\$35,625.70	-\$6,160.45	\$29,465.25