

DAWSON COUNTY REZONING APPLICATION

This portion to be completed by Zoning Administrator

ZA 19-20 Tax Map & Parcel # (TMP): 116-002
Submittal Date: 9/30/2019 Time: _____ am/pm Received by: _____ (staff initials)
Fees Assessed: _____ Paid: _____ Commission District: _____
Planning Commission Meeting Date: November 19, 2019
Board of Commissioners Meeting Date: December 19, 2019

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Jeffrey Cahill

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: October 22, 2019 Applicant Signature: _____

PROPERTY OWNER/PROPERTY INFORMATION

Name: Jeffrey Cahill

Street Address of Property being rezoned: Auraria Road Dawsonville, GA 30534

Rezoning from: R-A to: RSR Total acreage being rezoned: 17.15

Directions to Property: Hwy 400 N, Turn left onto Henry Grady Hwy, Right onto Auraria Road, follow to 2710 Auraria Road and turn right onto gravel drive. Follow gravel drive past existing home and it will run into said property.

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

Current Use of Property: Vacant

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? _____ (yes/no)

If yes, what section? _____

SURROUNDING PROPERTY ZONING CLASSIFICATION:

North Lumpkin Co. South R-A East R-A West R-A

Future Land Use Map Designation: RPC

Access to the development will be provided from:

Road Name: Auraria Road Type of Surface: pavement

REQUESTED ACTION & DETAILS OF PROPOSED USE

Rezoning to: RRE Special Use Permit for: _____

Proposed Use: _____

Existing Utilities: Water Sewer Gas Electric

Proposed Utilities: Water Sewer Gas Electric

RESIDENTIAL

No. of Lots: 4 Minimum Lot Size: 4 (acres) No. of Units: 4

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: _____

APPLICANT CERTIFICATION


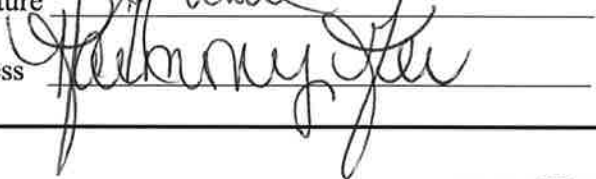
I hereby request the action contained within this application relative to the property shown on the attached plats and site plan and further request that this item be placed on both the Planning Commission and Board of Commissioners agenda(s) for a public hearing.

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 September 30, 2019
Witness  Date September 30, 2019

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.

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.**

Name

Address

TMP _____	1.	_____
TMP _____	2.	_____
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.

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: Jeffrey Cahill

Application Number: ZA 19-20

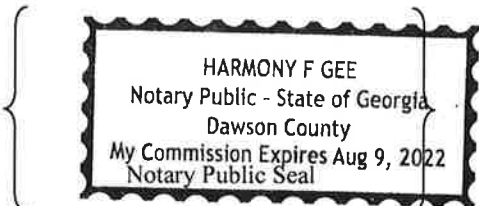
Date Signed: September 30, 2019

Sworn and subscribed before me

this 30 day of September, 2019.

Notary Public

My Commission Expires: August 22, 2019



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

TMP 116-002

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: Jeffrey Cahill

Signature of applicant or agent: *Jeffrey Cahill* Date: 9/30/2019

Printed Name of Owner(s): Jeffrey Cahill

Signature of Owner(s): *Jeffrey Cahill* Date: 9/30/2019

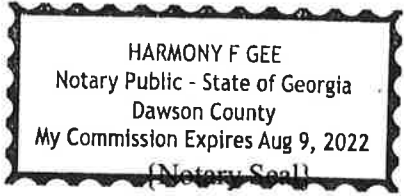
Mailing address: _____

City, State, Zip: _____

Telephone Number: Listed Unlisted _____

Sworn and subscribed before me this 30 day of September, 2019.

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



(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.)

Printed: 10/22/2019 2:15:33 PM



Official Tax Receipt
Dawson County
25 Justice Way, Suite 1222
Dawsonville, GA 30534
--Online Receipt--

Phone: (706) 344-3520
Fax: (706) 344-3522

Trans No	Property ID / District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2018 - 2170	116 002 / 1 LL 336 346 347 LD 13-N FMV: 240000	\$167.62	\$0.00 Fees: \$0.00 \$0.00	\$0.00	\$167.62	\$0.00
Totals:		\$167.62	\$0.00	\$0.00	\$167.62	\$0.00

Paid Date: 9/20/2018

Charge Amount: \$167.62

CAHILL JEFFERY



Scan this code with your mobile phone to view this bill

I am seeking to rezone the remaining 17.15 acres of my property into three (3) five acre lots and to take the remaining 2.151 acres and to combine it with the Lumpkin County parcel of 2.088 acres for a total of 4.151 acres. This request is due to the severe topography of the property combined with roads in place.



Overview



Legend

- Parcels
- Roads

Parcel ID	117 001	Owner		Last 2 Sales			
Class Code	Consv Use			Date	Price	Reason	Qual
Taxing District	UNINCORPORATED		DAWSONVILLE GA 30534	4/21/2006	0	KN	U
	UNINCORPORATED	Physical Address	n/a	5/30/1997	0	GF	U
Acres	19.64	Assessed Value	Value \$153900				

(Note: Not to be used on legal documents)

Date created: 10/22/2019
 Last Data Uploaded: 10/22/2019 12:41:59 PM

Developed by  Schneider
 GEOSPATIAL