

DAWSON COUNTY REZONING APPLICATION

This portion to be completed by Zoning Administrator

ZA 20.20 Tax Map & Parcel # (TMP): 115.044
Submittal Date: 12.11.2020 Time: 11:40 (am/pm) Received by: WJG (staff initials)
Fees Assessed: 250- Paid: check Commission District: 3
Planning Commission Meeting Date: January 19, 2021
Board of Commissioners Meeting Date: Feb. 18 2021

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: Jim King

PROPERTY OWNER/PROPERTY INFORMATION

Name: Jackie & Jerry Townley

Street Address of Property being rezoned: 117 Blue Ridge Overlook, Dawsonville GA

Tax Parcel # 115 044

Rezoning from: RA to RSR- Res. Sub-Rural Total acreage being rezoned: 2.731 acres

Directions to Property: State Route 53 east to Blue Ridge Overlook (right), property is approx 600' on the left.

2020 DEC 11 11:40 AM

Subdivision Name (if applicable): _____ Lot(s) #: 1

Current Use of Property: Residential

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 RA South RA East RA West RA

Future Land Use Map Designation: SRR- Sub-Rural Residential

Access to the development will be provided from:

Road Name: Blue Ridge Overlook Type of Surface: Asphalt

REQUESTED ACTION & DETAILS OF PROPOSED USE

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

Proposed Use:

Single Family Residence

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

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

RESIDENTIAL

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

Minimum Heated Floor Area: 1,429 (exist house) sq. ft. Density/Acre: 1

Type: [] Apartments [] Condominiums [] Townhomes [X] 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 12/11/2020

Witness Julie Epps _____

Date 12/11/2020

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 _____

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.**

Name

Address

TMP 115 080	1. Nicki & Jennifer Thompson	203 Blue Ridge Overlook, Dawsonville GA
TMP 115 043	2. Jerry Townley (owner/applicant)	
TMP 115 045	3. Andrew & Rhonda Jones	8538 Hwy 53E, Dawsonville GA
TMP 115 080 002	4. Patricia Hendrix	3250 Keith Bridge Rd, Cumming GA 30041
TMP 115 122	5. ZTK Holdings, LLC	8660 Hwy 53, Dawsonville GA
TMP 115 031 001	6. V&L Home Investments, LLC	329 Blue Ridge Overlook, Dawsonville GA
TMP 115 031	7. Deborah Bryant	369 Ocmuglee Church Rd Eastmen GA 31023
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: _____ *Jim King*

Applicant Printed Name: Jim King

Application Number: _____

Date Signed: 12-11-2020

Sworn and subscribed before me

this 11 day of December, 2020.

Mardie L. Townley
Notary Public

My Commission Expires: April 24, 2021



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

Parcel #'s 115-043 & 115 044 117 Blue Ridge Overlook, Dawsonville GA 30534


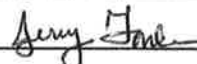
as shown in the tax maps and/or deed records of Dawson County, Georgia, and which parcel will be affected by this request.

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:  Date: 12/11/2020

Printed Name of Owner(s): Jackie Townley & Jerry Townley

Signature of Owner(s):   Date: 12/11/2020

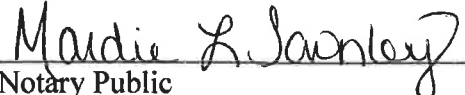
Mailing address: _____

City, State, Zip: _____

Telephone Number: Listed

Unlisted

Sworn and subscribed before me this 11 day of December, 2020.


Notary Public

My Commission Expires: April 24, 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.)

20201111AM

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)

Jim King
Signature of Applicant

12/11/2020
Date

Jim King
Printed Name

Ensite Civil Consulting, LLC
Name of Business

SUBSCRIBED AND SWORN BEFORE ME ON

THIS 11 DAY OF December, 2020

Mardie L. Townley Notary Public

My Commission Expires: April, 24, 2021



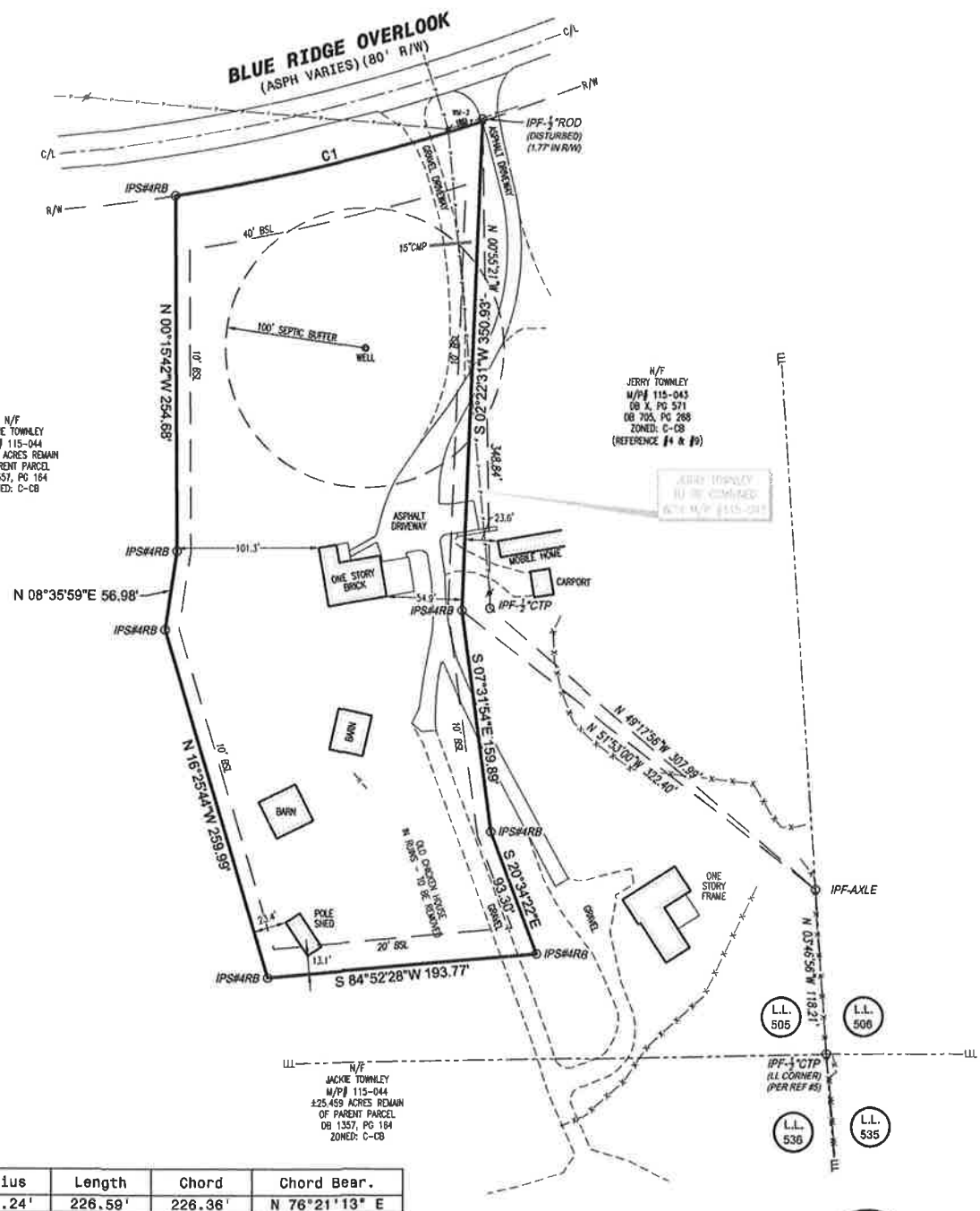
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TOTAL = 2.731 ACRES

118,977.891 SQUARE FEET



- LEGEND**
- BSL = BACK SLOPE
 - B/L = BUILDING SETBACK LINE
 - P/L = PROPERTY LINE
 - R/W = RIGHT OF WAY
 - LL = LAND LOT LINE
 - LL = LAND LOT LINE
 - M/W = NOW OR FORMERLY
 - M/P# = TAX MAP / PARCEL NO.
 - POB = POINT OF BEGINNING
 - M/S = MET TO SCALE
 - ST = IRON PIN FOUND
 - IPS = IRON PIN SET
 - COR MON = CONCRETE MONUMENT
 - MB = REBAR
 - CTP = CRAMP TOP PIPE
 - OTF = OPEN TOP PIPE
 - 50 100 = SQUARE ROD
 - AP = ANGLE IRON FOUND
 - CMP = CORRUGATED METAL PIPE
 - RCP = REINFORCED CONC. PIPE
- LEGEND**
- WM = WATER METER
 - WV = WATER VALVE
 - PP = POWER POLE
 - LP = LIGHT POLE
 - SP = SERVICE POLE
 - PHBOX = PHONE BOX
 - U/G = UNDERGROUND
 - C/S = SEWER CLEAN-OUT
 - MB = MAILBOX
 - SS = SANITARY SEWER
 - MH = MAN HOLE
 - FFL = FINISHED FLOOR ELEV.
 - FN = FIRE HYDRANT
 - D = GAS LINE
 - P = POWER LINE
 - SS = SANITARY SEWER LINE
 - FM = FIRE MAIN
 - T = TELEPHONE LINE
 - M = MOWER LINE
 - F = FENCE LINE



THIS SURVEY AND ITS FINDINGS DOES NOT CONSTITUTE A TITLE SEARCH OR TITLE OPINION BY MCCLURE SURVEYING, INC. AS LAND SURVEYORS. ALL DATA USED FOR THE LOCATION OF PROPERTY LINES, EASEMENTS, ADJOINING OWNERS, ETC. WAS GAINED FROM PUBLIC RECORDS, THE CLIENT, OR OTHER SOURCES AS REFERENCED. NO ABSTRACT OF TITLE OR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE PROVIDED TO THE SURVEYOR, UNLESS OTHERWISE NOTED. OTHER DOCUMENTS OR SITUATIONS MAY EXIST THAT WOULD AFFECT THIS PROPERTY, AS WITH ANY LAND TRANSACTION, A TITLE SEARCH AND CERTIFICATE IS RECOMMENDED IN CONNECTION WITH THIS SURVEY, OR YOU MUST CONSULT A COMPETENT TITLE ATTORNEY.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS OF PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN GEORGIA PLAT ACT O.C.G.A. 15-8-67, AUTHORITY O.C.G.A. SECS 15-8-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

PROPERTY OWNER ACKNOWLEDGES THAT ANY SEPTIC SYSTEMS CONFORM TO ALL SETBACK REQUIREMENTS. APPROVAL OF PLAT DOES NOT GUARANTEE THAT THE DAWSON COUNTY HEALTH DEPARTMENT WILL ISSUE A SEPTIC SYSTEM PERMIT.

DATE OF SURVEY: FEBRUARY 12, 2020

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN N/A (LOCAL) FEET AN ANGULAR ERROR OF N/A SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 431.132 FEET.

BEARINGS SHOWN ARE BASED ON ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION AND ARE SUBJECT TO FIELD CONDITIONS.

THE EQUIPMENT USED FOR ANGULAR AND DISTANCE MEASUREMENTS WAS A LEICA ROBOTIC TOTAL STATION, TS12.

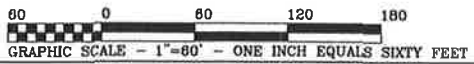
THIS PROPERTY IS NOT LOCATED WITHIN THE 100-YEAR FLOOD HAZARD AREA AS PER FLOOD INSURANCE RATE MAP NO. 1308502255, DATED 4-4-18.

- NOTES & REFERENCES**
1. TAX MAP/PARCEL PART OF #115-044
 2. CURRENT ZONING = RA PROPOSED ZONING = RSR
 3. SETBACKS - RSR FRONT - 40 FEET SIDE - 25 FEET REAR - 25 FEET
 4. PLAT BOOK 10 PAGE 53
 5. PLAT BOOK 33 PAGE 18
 6. PLAT BOOK 35 PAGE 81
 7. PLAT BOOK 44 PAGE 217
 8. PLAT BOOK 48 PAGE 27
 9. PLAT OF SURVEY FOR JERRY TOWNLEY, BY HENRY BAILEY, DATED MAY 28, 1980.
 10. PLAT OF PROPERTY OF MR. & MRS. C.D. HOLBROOK, BY CECIL S. MIZE, DATED AUGUST 30, 1972.
 11. DEED BOOK 64 PAGE 280
 12. DEED BOOK 18 PAGE 85

Curve	Radius	Length	Chord	Chord Bear.
C1	1455.24'	226.59'	226.36'	N 76°21'13" E

REZONING PLAN FOR:
JACKIE TOWNLEY & JERRY TOWNLEY

P/O LOTS 27 & 28 MRS. SHELDON PUGH ESTATE
 LAND LOT 505
 SOUTH HALF 13TH DISTRICT
 1ST SECTION
 DAWSON COUNTY, GEORGIA
 PLAT DATE: NOVEMBER 20, 2019
 REVISIONS:



McCLURE
 SURVEYING, INC.
 2505 JOHNSON DRIVE - SUITE D
 CUMMING, GA 30040
 O: (470) 297-5592 O: (770) 889-0281
 NATHAN@MCCLURESURVEYING.COM

Surveyor's Certificate
 It is hereby certified that all monuments and improvements shown hereon actually exist except as otherwise indicated and that their locations, size, type, and material are correctly shown.

By: _____
 Registered Georgia Land Surveyor No. 3086



JOB NO. 19194

2020 Property Tax Statement

Bill Number	Due Date	CURRENT YEAR DUE
14126	12/1/2020	\$0.00

Nicole Stewart
 Dawson County Tax Commissioner
 25 Justice Way, Suite 1222
 Dawsonville, GA 30534

Payment Good Through:

Map: 115 044

Last payment made on: 11/30/2020

Location: 117 BLUE RIDGE OVERLOOK

TOWNLEY JACKIE & JERRY TOWNLEY

DAWSONVILLE, GA 30534

Dear Taxpayer,

This is your current year Ad Valorem Property Tax Statement. This bill must be paid in full by December 1st in order to avoid interest and penalty charges. If payment is made after the due date, please call the office for the current amount due. State law requires all bills be mailed to the owner of record as of January 1st of the tax year. If you have sold this property, please forward this bill to the NEW OWNER and notify our office.

Thank you for the privilege to serve as your Tax Commissioner.
 Nicole Stewart

RETURN THIS FORM WITH PAYMENT

Nicole Stewart
 Dawson County Tax Commissioner
 25 Justice Way, Suite 1222
 Dawsonville, GA 30534



Scan this code with your mobile phone to view or pay this bill

Tax Payer: TOWNLEY JACKIE & JERRY TOWNLEY
Map Code: 115 044
Description: LL 505 536 LD 13-S
Location: 117 BLUE RIDGE OVERLOOK
Bill Number: 14126
District: 1

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good Through	Exemptions
\$186,460.00	\$521,100.00	28.19	707560	12/1/2020	11/30/2020		SV

TAXING ENTITY	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX	707560	283024	184362	98662	0	0	0	0
COUNTY M&O	707560	283024	184362	98662	12.377	1221.14	0	777.95
SALES TAX ROLLBACK	0	0	0	98662	-4.492	0	-443.19	0
SCHOOL M&O	707560	283024	184362	98662	15.778	1556.69	0	1556.69
TOTALS					23.663	2,777.83	-443.19	2,334.64

You can pay your bill in person, by mail, online at www.dawsoncountytax.com, or at the drop box in front of the courthouse at the crosswalk. If postmarked after December 1st, interest at a rate prescribed by law will be added monthly. An additional penalty as prescribed by law will be added every 120 days. If the bill is marked appealed, then this is only 85% of the total bill pending.

NO PAYMENT CONTRACTS WILL BE ALLOWED.

Current Due:	\$2,334.64
Penalty:	\$0.00
Interest:	\$0.00
Other Fees:	\$0.00
Back Taxes:	\$0.00
Amount Paid:	\$2,334.64
TOTAL DUE:	\$0.00

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LETTER OF INTENT

The Applicant, Jim King, is representing the owners, Jacky & Jerry Townley, in their rezoning request to rezone 2.731 acres from RA (Residential Agricultural) to RSR (Residential Sub-Rural) in order to subdivide their existing 28.19-acre property into 2 parcels. The subdivision of Tax Parcel #115 044 is sought in order to provide a house and 2.731 acres for a family member. The current RA zoning does not allow subdivision to create a tract less than 5 acres and therefore, it is necessary for the applicant to seek the requested rezoning.

20250114AM