

DAWSON COUNTY REZONING APPLICATION

This portion to be completed by Zoning Administrator

ZA 21-01 Tax Map & Parcel # (TMP): 104.032
Submittal Date: 1-7-21 Time: 9:14 (am/pm) Received by: Chgo (staff initials)
Fees Assessed: \$ Paid: Cash Commission District: _____
Planning Commission Meeting Date: Dec. 16 2021
Board of Commissioners Meeting Date: March 18 2021

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Lucas J. Ray Jr.
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: Lucas J. Ray Sr.
Street Address of Property being rezoned: _____
Dawsonville, GA. 30534.
Rezoning from: RA to: RSRmm Total acreage being rezoned: 1
Directions to Property (if no address): From 53 E. turn right on Etowah River Rd.
the acre is between 286 + 346.

21 JAN 7 9:44 AM

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

Current Use of Property: B4-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? North _____ South _____

SURROUNDING PROPERTY ZONING CLASSIFICATION:

North RA South RA East RA West RA

Future Land Use Map Designation: _____

Access to the development will be provided from:

Road Name: Etowah River Rd. Type of Surface: Gravel

REQUESTED ACTION & DETAILS OF PROPOSED USE

Rezoning to: BSEmm Special Use Permit for: _____

Proposed Use: Residential LCL

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: _____

21001731400

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 *James J. Ray Jr.*

Date 1-7-21

Witness *K. Dawn Phillippe*

Date 1-7-21

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.

21 JAN 7 91 AM

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 104 032	1. Lucas J. Ray Sr.	346 Etowah River Rd Dawsonville, GA.
TMP 104 032 001	2. Brittany & Jason Cross	2816 Etowah River Rd. Dawsonville, GA.
TMP 104-167	3. Corner Stone Christian Church.	236 Etowah River Rd. Dawsonville Ga.
TMP 104 154.	4. Ted & Barbara Huffstetler	385 Etowah River Rd. Dawsonville Ga.
TMP 104 167 001	5. Dawsonville Church of Christ	P.O. Box 184 Dawsonville Ga.
TMP 104 035	6. Fay L Swanson.	241 Etowah River Rd. Dawsonville GA.
TMP _____	7.	_____
TMP _____	8.	_____
TMP _____	9.	_____
TMP _____	10.	_____
TMP _____	11.	_____
TMP _____	12.	_____
TMP _____	13.	_____
TMP _____	14.	_____
TMP _____	15.	_____

Use additional sheets if necessary.

2021 7 9 11 AM

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: [Signature]

Applicant Printed Name: Lucas J. Ray Sr.

Application Number: ZA 21-01

Date Signed: 1-7-21

Sworn and subscribed before me

this 7 day of January, 20 21.

[Signature]
Notary Public

My Commission Expires: November 20, 2021

} Notary Public Seal }
K Dawn Phillips
NOTARY PUBLIC
Dawson County, GEORGIA

21 JAN 7 9:14 AM

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.

21 JAN 7 91 AM

N/A.

PROPERTY OWNER AUTHORIZATION

I/we, Lucas J. Ray Sr., hereby swear that I/we own the property located at (fill in address and/or tax map & parcel #):

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: Lucas J. Ray Sr.

Signature of applicant or agent: [Signature] Date: 1-7-21

Printed Name of Owner(s): Lucas J. Ray Sr.

Signature of Owner(s): [Signature] Date: 1-7-21

Mailing address: _____

City, State, Zip: _____

Telephone Number: Listed _____
Unlisted _____

Sworn and subscribed before me this 7 day of January, 2021.

K. Dawn Phillips
Notary Public

K Dawn Phillips
NOTARY PUBLIC
Dawson County, GEORGIA

My Commission Expires: November 20, 2021 {Notary Seal}

(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.)

2021 JAN 7 9:14 AM

DRI INFORMATION

IF YOUR DEVELOPMENT FALLS WITHIN ANY OF THE FOLLOWING THRESHOLDS,
PLEASE ASK PLANNING STAFF FOR DRI REVIEW CHECKLISTS.

**Table 1: Developments of Regional Impact - Tiers and Development Thresholds
Effective January 1, 2005**

Type of Development	Non-metropolitan Regions (Dawson County status eff. 1/2005)
(1) Office	Greater than 125,000 gross square feet
(2) Commercial	Greater than 175,000 gross square feet
(3) Wholesale & Distribution	Greater than 175,000 gross square feet
(4) Hospitals and Health Care Facilities	Greater than 200 new beds; or generating more than 250 peak hour vehicle trips per day
(5) Housing	Greater than 125 new lots or units
(6) Industrial	Greater than 175,000 gross square feet; or employing more than 500 workers; or covering more than 125 acres
(7) Hotels	Greater than 250 rooms
(8) Mixed Use	Gross square feet greater than 125,000 (with residential units calculated at 1800 square feet per unit toward the total gross square footage); or covering more than 40 acres; or if any of the individual uses meets or exceeds a threshold as identified herein
(9) Airports	Any new airport with a paved runway; or runway additions of more than 25% of existing runway length
(10) Attractions & Recreational Facilities	Greater than 1,500 parking spaces or a seating capacity of more than 6,000
(11) Post-Secondary School	New school with a capacity of more than 750 students, or expansion by at least 25 percent of capacity
(12) Waste Handling Facilities	New facility or expansion of use of an existing facility by 50 percent or more
(13) Quarries, Asphalt & Cement Plants	New facility or expansion of existing facility by more than 50 percent
(14) Wastewater Treatment Facilities	New facility or expansion of existing facility by more than 50 percent
(15) Petroleum Storage Facilities	Storage greater than 50,000 barrels if within 1,000 feet of any water supply; otherwise, storage capacity greater than 200,000 barrels
(16) Water Supply Intakes/Reservoirs	New Facilities
(17) Intermodal Terminals	New Facilities
(18) Truck Stops	A new facility with more than three diesel fuel pumps; or containing a half acre of truck parking or 10 truck parking spaces.
(19) Any other development types not identified above (includes parking facilities)	1000 parking spaces

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]
Signature of Applicant

1-7-2021
Date

Lucas J. Ray Sr.
Printed Name

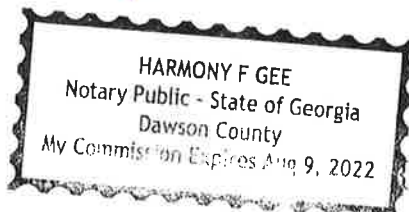
Name of Business

SUBSCRIBED AND SWORN BEFORE ME ON

THIS 7 DAY OF January, 2021

[Signature] Notary Public

My Commission Expires: August 6, 2022



} Notary Seal }

21 JAN 7 9 44 AM

APPLICATION PROCESSING: STAFF USE ONLY

ZA _____ Applicant Name: Lucas J. Ray Jr.

Application Fee: \$ _____

IF APPLICABLE:

- Legal Advertisement Submitted to Newspaper Date: _____
- Planning Commission & Board of Commissioners Packets Delivered Date: _____
- Application Posted on County Website Date: _____
- Adjacent Property Owner Notices Mailed Date: _____
- Interdepartmental Forms Submitted for Review Date: _____
- Department of Transportation Notified Date: _____
- Georgia Mountains Notified (DRI) Date: _____
- Public Notice Signs on Property Verified Date: _____
- Approval or Denial Form placed in folder Date: _____
- Applicant Notified of Final Action Date: _____
- Approval or Denial Form to Office Manager/Building Official/Marshal Date: _____
- Rezoning Change Form to Director Date: _____
- Zoning Map Amended Date: _____
- Change Zoning in EnerGov by Parcel Date: _____
- Planning Commission Meeting Minutes placed in folder Date: _____
- Board of Commission Meeting Minutes placed in folder Date: _____

Planning Commission & Board of Commissioners Actions

PC Recommendation Date: _____ Approval Approval w/stipulations Denial
BOC Decision Date: _____ Approval Approval w/stipulations Denial

Site plan

TOTAL AREA: 7.15+- AC.
 ACCORDING TO CURRENT FIRM MAP #130600148
 DATED 9/26/08 THIS PROPERTY IS NOT IN A FLOOD
 HAZARD ZONE.

CHORD 163.99' - N62°04'02"E
 ARC 164.06' - RADIUS 1620.60'
 C2
 CHORD 62.79' - N58°19'22"E
 ARC 62.79' - RADIUS 2130.65'
 C3
 CHORD 262.44' - N53°36'51"E
 ARC 262.61' - RADIUS 2130.65'

Plan Doc PLAT
 Record# 10062017 TO 10109M
 JUSTIN POWER
 Surveyor, Dawson County, Ga
 B/L# 00883 P/L# 0102
 Penalty: \$0.00
 10/10/10
 10088833

THIS TRACT REPRESENTS THAT TRACT RECORDED IN
 PB-34, PG 128 DAWSON COUNTY RECORDS.

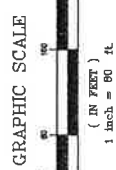
NOTES:
 1. ALL EXISTING ZONING, BA
 BUILDING SETBACKS PER ZONING:
 40' FRONT
 5' SIDE
 30' REAR
 2. STATE WATERS SHOWN ON PROPERTY.
 PROPERTY SERVED BY ETOWAH WATER AND SEWER.
 3. CURRENT OWNER: LUCAS J. RAY
 384 ETOWAH RIVER RD, DAWSONVILLE, GA 30634
 4. PROPERTY SERVED BY ETOWAH WATER AND SEWER.
 NOTE: 1/2" REBAR SET AT ALL CORNERS
 UNLESS OTHERWISE SHOWN.

BOUNDARY TRAVERSE BY TOPCON TOTAL STATION
 POSITION CLOSURE: 1/16,000"
 ANGULAR CLOSURE: 5.18"
 CRANDALL ADJUSTMENT
 PLAT CLOSURE EXCEEDS 1/250,000"

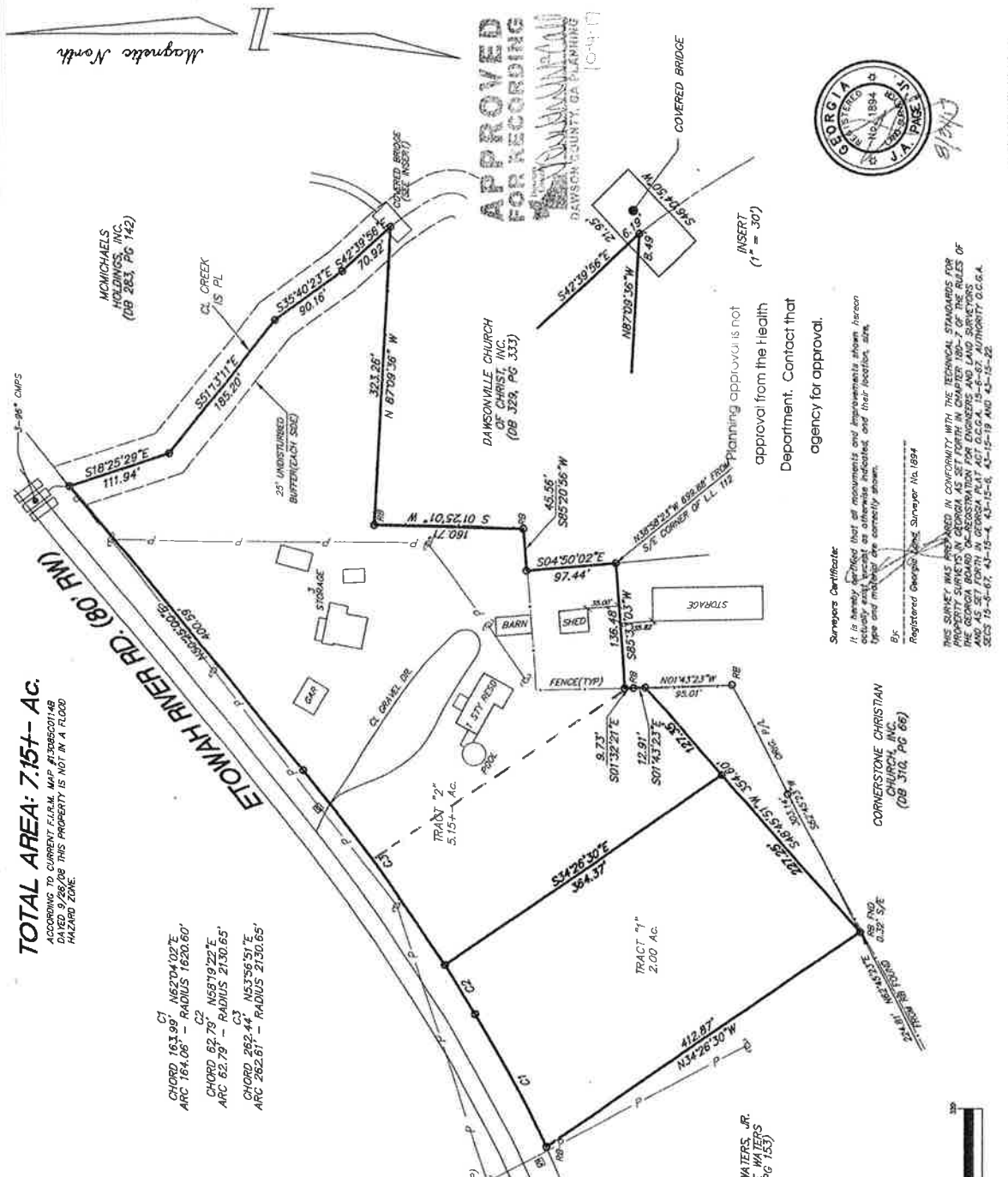
AI INDICATES ANGLE IRON
 BI INDICATES BENCHMARK
 CI INDICATES CURVED TOP PIPE
 DI INDICATES OPEN TOP PIPE
 GI INDICATES CONC. MON.
 HI INDICATES CONC. MON.
 PI INDICATES RIGHT-OF-WAY
 PL INDICATES PROPERTY LINE
 RL INDICATES BUILDING LINE
 SI INDICATES SLOPE
 TI INDICATES WATER METER
 VI INDICATES VENT PIPE
 WI INDICATES EDGE OF PAVING
 XI INDICATES EDGE OF CURB
 LI INDICATES LAND LOT LINE

MAYNARD MATERS, JR.
 JACQUELINE MATERS
 (PB 30, PG 153)

FIELD DATE: SEPTEMBER 10, 2010
 PLAT DATE: SEPTEMBER 11, 2010
 REVISED DATE: AUGUST 24, 2017



SURVEY	JAP	NO.	DATE	DESCRIPTION	BY
DRAWN	JAP				
CHECKED	JAP	1	10/21/16	SUBDIVIDE AND MODIFY P/L	JAP
JOB NO.	19410				



J.A. PAGE AND ASSOCIATES
 5610 CROW ROAD
 CUMMING, GEORGIA 30041
 (770) 889-0281
 FAX: (770) 205-0763

SURVEY FOR
LUCAS J RAY
LAND LOT 112, S/H 13TH DIST, 1ST SECT.
DAWSON COUNTY, GEORGIA

PROFESSIONAL SEAL
 J.A. PAGE
 REGISTERED PROFESSIONAL SURVEYOR
 NO. 1894
 STATE OF GEORGIA

PLANNING APPROVAL IS NOT
 DEPARTMENT. CONTACT THAT
 AGENCY FOR APPROVAL.

PROJ#: 19410/19410-01-01

Mrs. Gee

I am writing this letter for your consideration on rezoning the property at Land Lot 112 129 LD 12-5.

I Lucas J. Ray Sr. am gifting my son (Lucas J. Ray Jr.) and daughter-in-law (Hannah J. Ray) 1 acre of land as a gift. They will be putting a mobile home on the land for a permanent resident for them and their 3 children.

I am gifting this land in their favor, so they can have a place to call home. Their children will have a stable place to where they can get a great education, great community to call home.

Thank you for your consideration in this manner.

Thank You:

Lucas Ray Sr.

Printed: 1/7/2021 9:12:24 AM



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
2020 - 11422	104 032 / 1 LL 112 129 LD 13-S FMV: 126900	\$1153.81	\$7.45 Fees: \$0.00 \$0.00	\$0.00	\$1161.26	\$0.00
Totals:		\$1153.81	\$7.45	\$0.00	\$1161.26	\$0.00

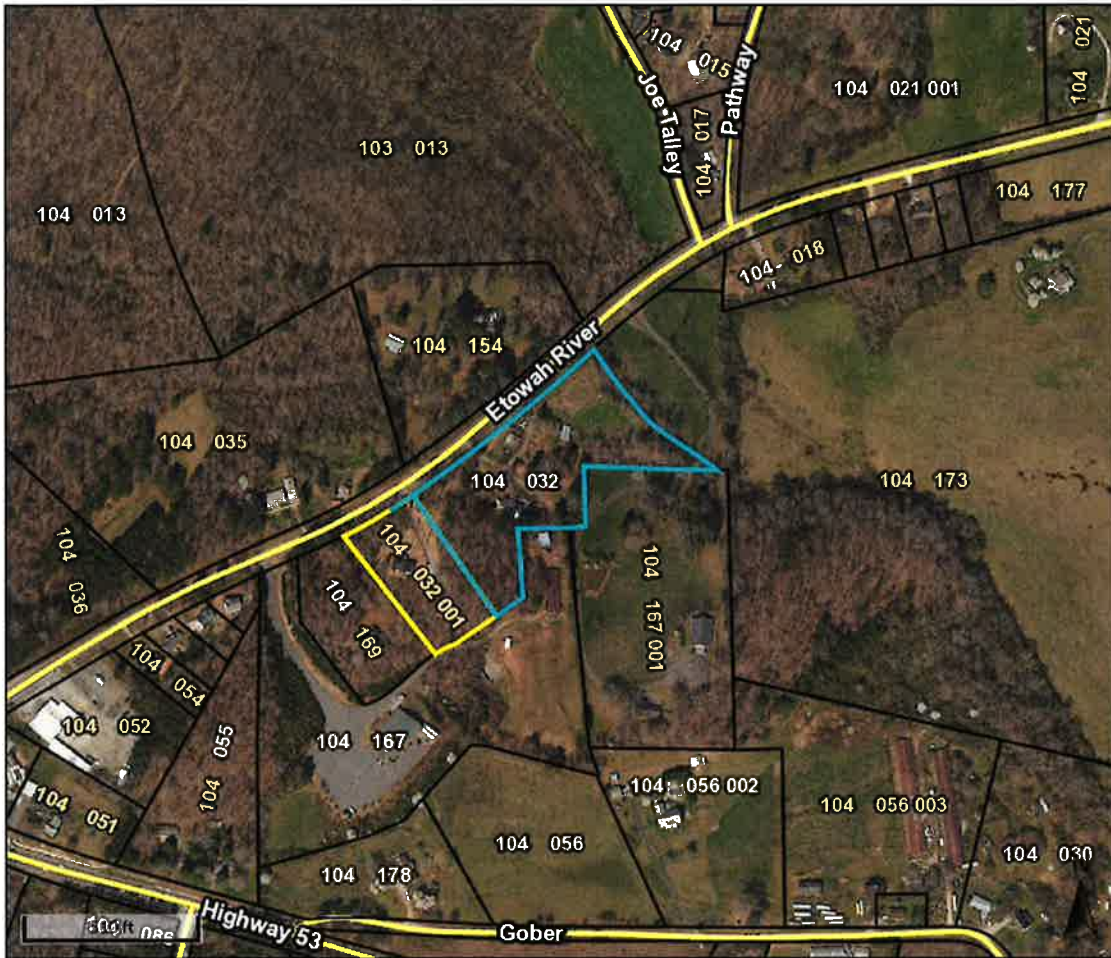
Paid Date: 12/31/2020

Charge Amount: \$1161.26

RAY LUCAS



Scan this code with your mobile phone to view this bill



Overview



Legend

 Parcels

Parcel ID: 104 032
Alt ID: 7143
Owner: RAY LUCAS
Acres: 5.2
Assessed Value: \$126900

Date created: 1/25/2021
Last Data Uploaded: 1/22/2021 5:50:50 PM

Developed by 