

**DAWSON COUNTY REZONING APPLICATION**

\*\*\*This portion to be completed by Zoning Administrator\*\*\*

ZA 21-04 Tax Map & Parcel # (TMP): 097 009  
Submittal Date: 2.3.21 Time: 10:23 am/pm Received by: [Signature] (staff initials)  
Fees Assessed: 250- Paid: check Commission District: 4  
Planning Commission Meeting Date: March 16 2021  
Board of Commissioners Meeting Date: April 15 2021

**APPLICANT INFORMATION** (or Authorized Representative)

Printed Name: KYLE EDWARD WOODY

Address: \_\_\_\_\_

Phone: 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: JAMES + SHEILA HOLBROOK

Street Address of Property being rezoned: 612 WOODBROOK FARM ROAD  
DAWSONVILLE, GA 30534

Rezoning from: RA to: RSR Total acreage being rezoned: 1.50

Directions to Property (if no address): \_\_\_\_\_

21 FEB 3 10:23 AM

Subdivision Name (if applicable): \_\_\_\_\_ Lot(s) #: \_\_\_\_\_

Current Use of Property: VACANT WOODED

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: MIXED USE VILLAGE

Access to the development will be provided from:

Road Name: WOODBROOK FARM RD Type of Surface: GRAVEL

**REQUESTED ACTION & DETAILS OF PROPOSED USE**

[  ] Rezoning to: RSR [ ] Special Use Permit for: \_\_\_\_\_

Proposed Use: SINGLE FAMILY RESIDENCE

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

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

**RESIDENTIAL**

No. of Lots: 1 Minimum Lot Size: 1.50 (acres) No. of Units: 1

Minimum Heated Floor Area: 2500 sq. ft. Density/Acre: 1/1.50

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	<u><i>Kyle Wadley</i></u>	Date	<u>1-31-2021</u>
Witness	<u><i>Kelly Burnett</i></u>	Date	<u>1/31/21</u>

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**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 FEB 3 10:23 AM

ZA 21.04

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>097 009</u> 1.	<u>JAMES + SHEILA HOLBROOK</u>	<u>612 WOODBROOK FARM RD</u>
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.

21 FEB 3 10:23 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: Kyle Woody

Applicant Printed Name: KYLE WOODY

Application Number: 2A 21.04

Date Signed: 1-31-2021

Sworn and subscribed before me

this 31 day of January, 2021.

Kemp Bennett  
Notary Public

My Commission Expires: 2/1/21

{  
Notary Public Seal  
}

21 FEB 3 10:23 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.

**PROPERTY OWNER AUTHORIZATION**

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

612 WOODBROOK FARM RD  
PARCEL # 097 009

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: KYLE WOODY  
Signature of applicant or agent: Kyle Woody Date: 1-31-2021

\*\*\*\*\*

Printed Name of Owner(s): JAMES + SHEILA HOLBROOK  
Signature of Owner(s): James Holbrook Sheila Holbrook Date: 1-31-2021

Mailing address: \_\_\_\_\_  
City, State, Zip: \_\_\_\_\_  
Telephone Number: \_\_\_\_\_  
Listed \_\_\_\_\_  
Unlisted \_\_\_\_\_

Sworn and subscribed before me this 31 day of January, 2021.

[Signature]  
Notary Public

My Commission Expires: 2/1/21 {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.)

21 FEB 3 10:23 AM

**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.

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)

Kyle Woody  
Signature of Applicant

1-31-2021  
Date

KYLE WOODY  
Printed Name

\_\_\_\_\_  
Name of Business

SUBSCRIBED AND SWORN BEFORE ME ON

THIS 31 DAY OF January, 20 21

[Signature] Notary Public

My Commission Expires: 2/1/21

{Notary Seal}

21 FEB 3 10:23 AM



Kyle & Erika Woody

Dawsonville, GA 30534

January 31, 2021

Dawson County  
Planning & Zoning

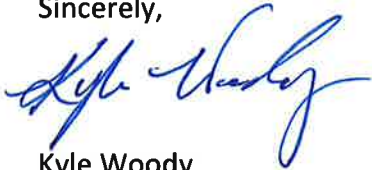
RE: Letter of Intent

To Whom it May Concern:

This is to advise that my sole intention for the rezoning of the property located at 612 Woodbrook Farm Rd, Dawsonville, GA is for the construction of a single family residence that will be our primary home. This home and any adjacent structures will be located on a 1.50 acre tract.

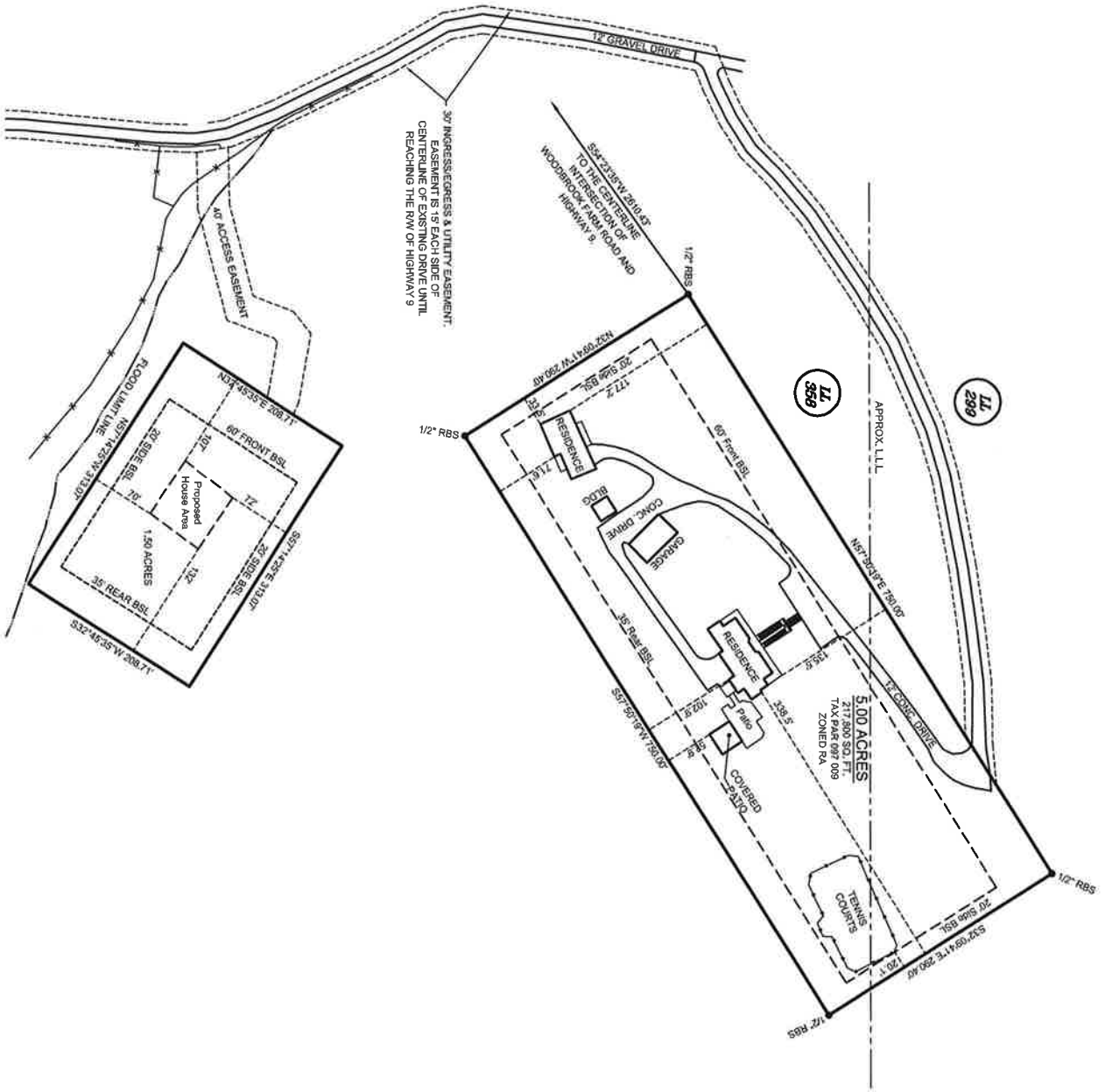
If you need any additional information, please advise. Thank you for your consideration.

Sincerely,



Kyle Woody

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37' INGRESS/EGRESS & UTILITY EASEMENT.  
 EASEMENT IS 19' EACH SIDE OF  
 CENTERLINE OF EXISTING DRIVE UNTIL  
 REACHING THE RW OF HIGHWAY 9

21 FEB 3 10:24 AM

L E G A L   D E S C R I P T I O N

All of that tract or parcel of land lying and being in land Lot 358 of the 13th District, 1st Section of Dawson County, Georgia being more particularly described as follows;

Beginning at a point where the centerline of Georgia Highway No. 9 intersects with the centerline of Woodbrook Farm Road; THENCE South 66 degrees 04 minutes 03 seconds West for a distance of 2379.09 feet to a point being The Point Of Beginning;

THENCE North 32 degrees 45 minutes 35 seconds East for a distance of 208.71 feet to a point;

THENCE South 57 degrees 14 minutes 25 seconds East for a distance of 313.07 feet to a point;

THENCE South 32 degrees 45 minutes 35 seconds West for a distance of 208.71 feet to a point;

THENCE North 57 degrees 14 minutes 25 seconds West for a distance of 313.07 feet to a point being The Point Of Beginning.

Together with and subject to covenants, easements, and restrictions of record.

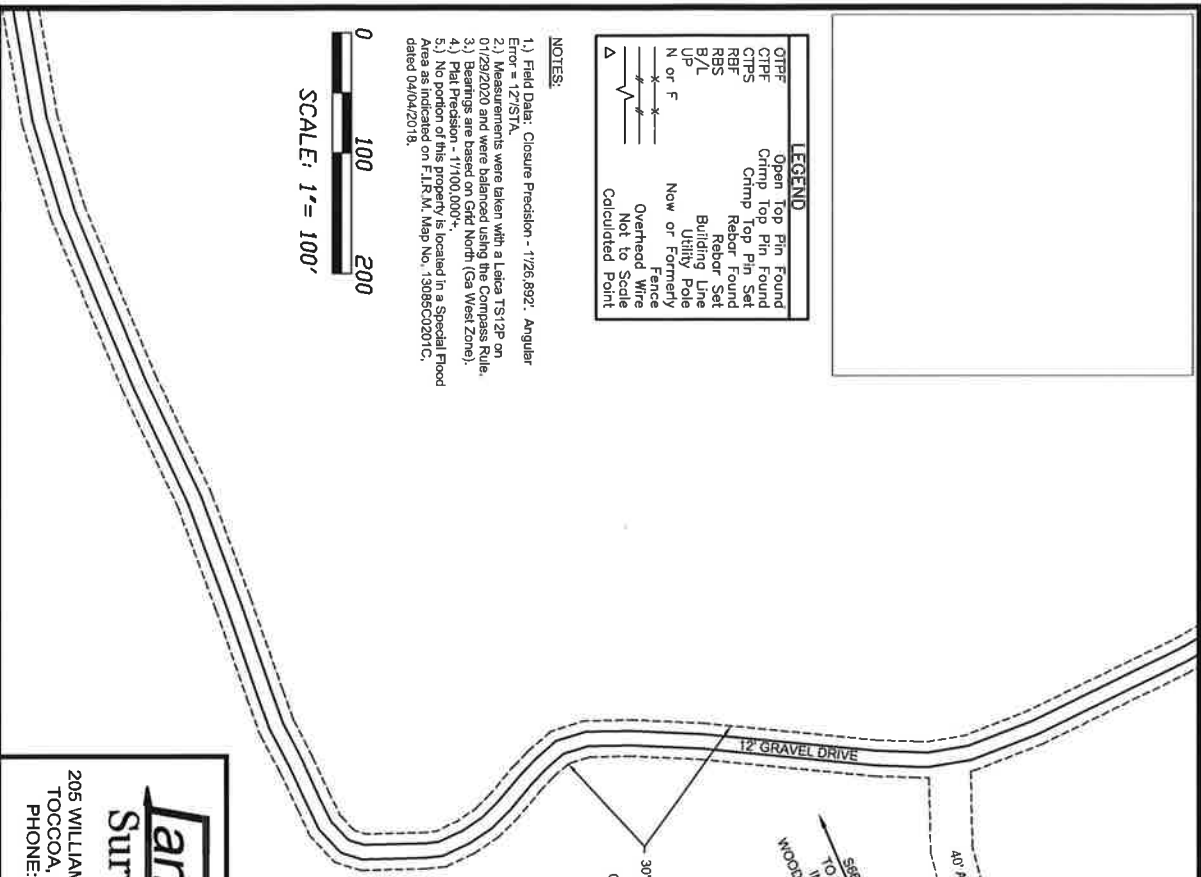
Said property contains 1.500 acres more or less.

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LEGEND	
OTPF	Open Top Pin Found
CTPF	Crimp Top Pin Found
CTPS	Crimp Top Pin Set
RBS	Rebar Set
B/L	Building Line
U/P	Utility Pole
N or F	New or Formerly
—x—x—	Fence
—x—x—	Overhead Wire
—x—x—	Not to Scale
△	Calculated Point

**NOTES:**

- 1.) Field Data: Closure Precision - 1/26,892. Angular Error = 12"/STA.
- 2.) Measurements were taken with a Leica TS12P on 01/29/2020 and were balanced using the Compass Rule.
- 3.) Bearings are based on Grid North (Ga West Zone).
- 4.) Plat Precision - 1/100,000".
- 5.) No portion of this property is located in a Special Flood Area as indicated on FIRM, Map No. 13085C0207C, dated 04/04/2018.



30' INGRESS/EGRESS & UTILITY EASEMENT. EASEMENT IS 15' EACH SIDE OF CENTERLINE OF EXISTING DRIVE UNTIL REACHING THE RW OF HIGHWAY 9

**Landlec**  
Surveying

205 WILLIAMS BRIDGE ROAD,  
TOCOGA, GEORGIA 30577  
PHONE: (678)780-8832

**KYLE WOODY & ERIKA WOODY**

LAND LOT 358  
13TH DISTRICT, 1ST SECTION  
DAWSON COUNTY GEORGIA  
02/02/2021

BOUNDARY SURVEY OF A PORTION OF TAX PARCEL  
097 009 (WOODBROOK FARM ROAD) FOR:

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

*William J. Gilbert*  
William J. Gilbert, GA, RLS #2843  
Dated: February 2, 2021



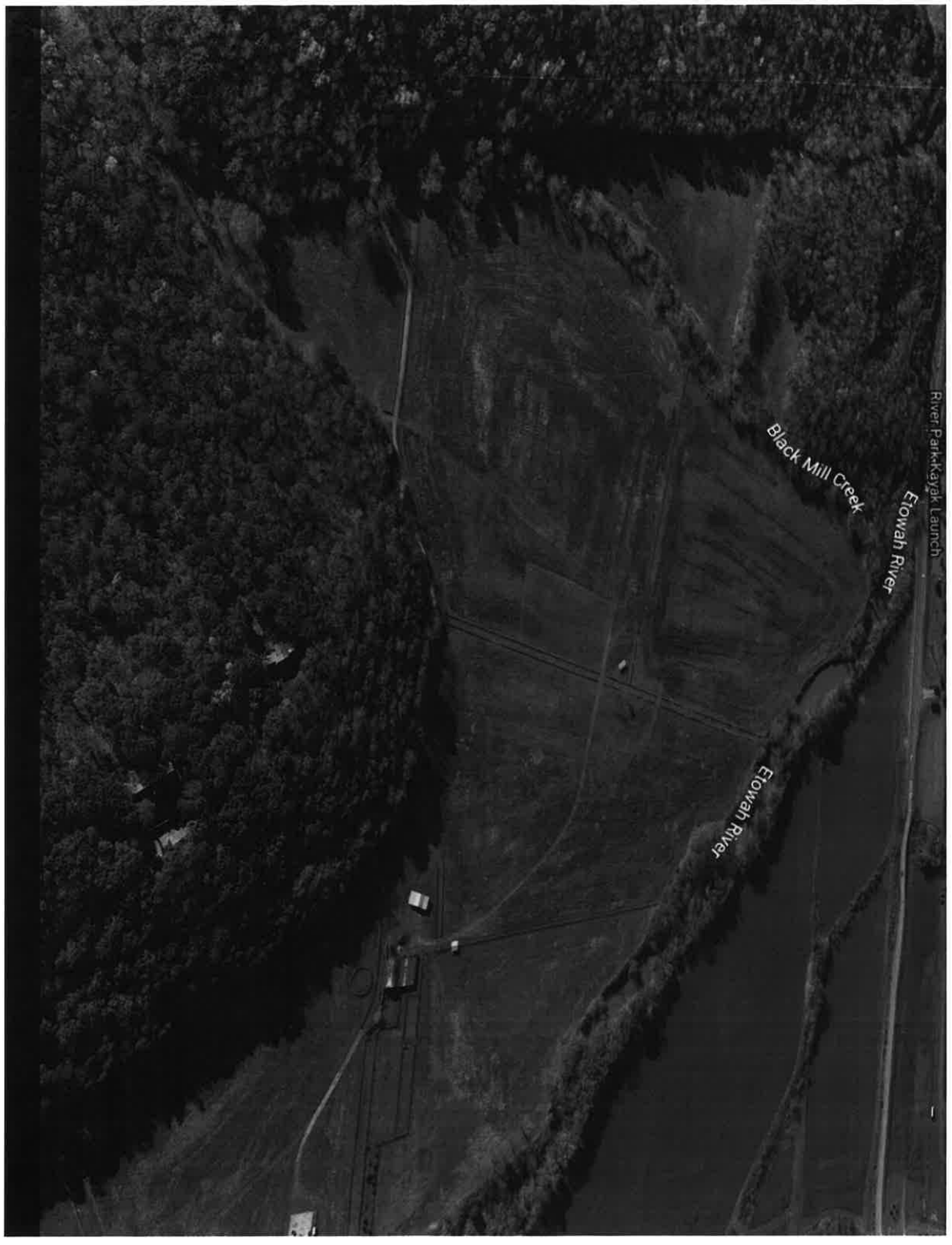
CC: WJG
DRAWN BY: WJG
SCALE: 1" = 100'
PROJECT NO. - 19-012KYLE
SHEET NO. 1 OF 1

River Park Kayak Launch

Etowah River

Black Mill Creek

Etowah River



Printed: 2/3/2021 9:43:18 AM

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

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



Trans No	Property ID / District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2020 - 6829	097 009 / 1 LL 298 299 358LD 13S-1 FMV: 1243020	\$2612.42	\$16.87 Fees: \$0.00 \$0.00	\$0.00	\$2629.29	\$0.00
<b>Totals:</b>		<b>\$2612.42</b>	<b>\$16.87</b>	<b>\$0.00</b>	<b>\$2629.29</b>	<b>\$0.00</b>

Paid Date: 12/7/2020 Charge Amount: \$2629.29

HOLBROOK JAMES & SHEILA B  
COURT REPORTERS

DAWSONVILLE, GA 30534



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Printed: 2/3/2021 9:42:58 AM

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

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



Trans No	Property ID / District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2020 - 6830	097 009 001 / 1 LL 298 299 358LD 13S-1 FMV: 529610	\$5012.86	\$32.37 Fees: \$0.00 \$0.00	\$0.00	\$5045.23	\$0.00
<b>Totals:</b>		<b>\$5012.86</b>	<b>\$32.37</b>	<b>\$0.00</b>	<b>\$5045.23</b>	<b>\$0.00</b>

Paid Date: 12/7/2020 Charge Amount: \$5045.23

HOLBROOK JAMES & SHFII A R

DAWSONVILLE, GA 30534



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