

DAWSON COUNTY REZONING APPLICATION

This portion to be completed by Zoning Administrator

ZA 21.05 Tax Map & Parcel # (TMP): 053 015
Submittal Date: 2.4.21 Time: 10:17 am/pm 6 Received by: Yngue (staff initials)
Fees Assessed: 250 Paid: check Commission District: 1
Planning Commission Meeting Date: March 16
Board of Commissioners Meeting Date: April 15

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Corey Guthrie

Address: _____

Phone: Listed _____ Email: Business _____
Unlisted _____ Personal _____

Status: [] Owner [] Authorized Agent [] Lessee [X] Option to purchase

Notice: If applicant is other than owner, enclosed Property Owner Authorization form must be completed.

I have X /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: Jan. 22, 2021 Applicant Signature: [Signature]

PROPERTY OWNER/PROPERTY INFORMATION

Name: Juno Farms LP C/O Jane Ralston

Street Address of Property being rezoned: 4191 Sweetwater Juno Rd.
Dawsonville, GA 30534

Rezoning from: RA to: RRE Total acreage being rezoned: 6.0 ac

Directions to Property (if no address): _____

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

Current Use of Property: 2 single family residences and agricultural

Any prior rezoning requests for property? no if yes, please provide rezoning case #: ZA n/a

*****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 n/a South _____

SURROUNDING PROPERTY ZONING CLASSIFICATION:

North RA South RA East RA West RA

Future Land Use Map Designation: RA

Access to the development will be provided from:

Road Name: Sweetwater - Juno Rd Type of Surface: Asphalt

REQUESTED ACTION & DETAILS OF PROPOSED USE

Rezoning to: RRE Special Use Permit for: _____

Proposed Use: Two single family dwellings on two 3ac parcels.

Existing Utilities: Water Sewer Gas Electric

Proposed Utilities: Water Sewer Gas Electric

RESIDENTIAL

No. of Lots: 2 Minimum Lot Size: 3.0 (acres) No. of Units: 2

Minimum Heated Floor Area: Red house = 2340 sq. ft. Density/Acre: 0.33 un/ac
Gray house = 1120

Type: Apartments Condominiums Townhomes Single-family Other

Is an Amenity Area proposed: n/a; if yes, what? n/a

COMMERCIAL & INDUSTRIAL

Building area: n/a No. of Parking Spaces: n/a

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ZA 21.05

TMP#: 053 015

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 <u>053 016 001</u>	1.	<u>JUNO MECHANICAL LLC</u>	<u>PO BOX 1646, DAWSONVILLE, GA 30534</u>
TMP <u>053 015</u>	2.	<u>JUNO FARMS LP</u>	<u>9431 BLUE RIDGE DR, BLUE RIDGE, GA 30513-4116</u>
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.

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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: 

Applicant Printed Name: Corey Guthrie

Application Number: _____

Date Signed: 2-4-21

Sworn and subscribed before me

this 4 day of February, 2021.

Audrey Hix Guthrie
Notary Public

My Commission Expires: 11-11-23



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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:

n/a

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 \$ n/a 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:

n/a

Signature of Applicant/Representative of Applicant:

 Date: 2-4-21

**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, Jane B. Ralston, hereby swear that I/we own the property located at (fill in address and/or tax map & parcel #):

4191 Sweetwater Juno Rd, Dawsonville, GA 30534

TMP# 053 015

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: Corey Guthrie

Signature of applicant or agent: [Signature] Date: 2-4-21

Printed Name of Owner(s): Jane B. Ralston

Signature of Owner(s): Jane B. Ralston, Executrix of the Estate of Alike Burt Date: 01/22/2021

Mailing address: _____

City, State, Zip: _____

Telephone Number: Listed
Unlisted

Sworn and subscribed before me this 4 day of February, 2021

Audrey Hix Guthrie
Notary Public

My Commission Expires: 11-11-23



(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.)

FILED
4 10 2021
10:10 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.

 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 of Applicant

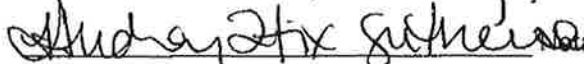
2-4-21
Date

Corey Guthrie
Printed Name

Name of Business

SUBSCRIBED AND SWORN BEFORE ME ON

THIS 4 DAY OF February, 2021

 Notary Public

My Commission Expires: 11-11-2023

{Notary Seal}



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Secure and Verifiable Documents Under O.C.G.A. § 50-36-2

The following list of secure and verifiable documents, published under the authority of O.C.G.A. § 50-36-2, contains documents that are verifiable for identification purposes, and documents on this list may not necessarily be indicative of residency or immigration status.

- A **United States Passport or Passport Card** [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **United States Military Identification card** [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **Driver's License** issued by one of the United States, the District of Columbia, the Commonwealth of Puerto Rico, Guam, the Commonwealth of the Northern Marianas Islands, the United States Virgin Island, American Samoa, or the Swain Islands, provided that it contains a photograph of the bearer or lists sufficient identifying information regarding the bearer, such as name, date of birth, gender, height, eye color, and address to enable the identification of the bearer [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- An **Identification Card** issued by one of the United States, the District of Columbia, the Commonwealth of Puerto Rico, Guam, the Commonwealth of the Northern Marianas Islands, the United States Virgin Island, American Samoa, or the Swain Islands, provided that it contains a photograph of the bearer or lists sufficient identifying information regarding the bearer, such as name, date of birth, gender, height, eye color, and address to enable the identification of the bearer [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **Tribal Identification Card** of a federally recognized Native American tribe, provided that it contains a photograph of the bearer or lists sufficient identifying information regarding the bearer, such as name, date of birth, gender, height, eye color, and address to enable the identification of the bearer. A listing of federally recognized Native American tribes may be found at:
<http://www.bia.gov/WhoWeAre/BIA/OIS/TribalGovernmentServices/TribalDirectory/index.htm>
[O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **United States Permanent Resident Card or Alien Registration Receipt Card** [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- An **Employment Authorization Document** that contains a photograph of the bearer [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **Passport Issued by a Foreign Government** [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **Merchant Mariner Document or Merchant Mariner Credential** issued by the United States Coast Guard [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **Free and Secure Trade (FAST) card** [O.C.G.A. § 50-36-2(b)(3); 22 CFR § 41.2]
- A **NEXUS Card** [O.C.G.A. § 50-36-2(b)(3); 22 CFR § 41.2]
- A **Secure Electronic Network for Travelers Rapid Inspection (SENTRI) card** [O.C.G.A. § 50-36-2(b)(3); 22 CFR § 41.2]
- A **Driver's License issued by a Canadian Government Authority** [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **Certificate of Citizenship** issued by the United States Department of Citizenship and Immigration Services (USCIS) (Form N-560 or Form N-561) [O.C.G.A. § 50-36-2(b)(3); 6 CFR § 37.11]
- A **Certificate of Naturalization** issued by the United States Department of Citizenship and Immigration Services USCIS) (Form N-550 or Form N-570) [O.C.G.A. § 50-36-2(b)(3); 6 CFR § 37.11]



Letter of Intent

I, Corey Guthrie, applicant for the rezoning of two 3 ac parcels in TMP 053 015 at 4191 Sweetwater Juno Rd., Dawsonville, GA 30534, respectfully request the County to consider rezoning the property from RA – Residential Exurban/Agricultural to RRE – Residential Rural Estate. Two houses, which were built in the 1940s, exist on a +/- 185 Residential and Agricultural tract. Both houses are currently rental houses and are not utilized as primary or caregiver's homes. It is my intent to sell the two houses to one individual on a total of 6ac. However, standard mortgage company practices won't allow for two houses on one tract of land as is normally permitted on Residential Agricultural properties. Therefore I request, by way of a minor subdivision, to create two 3ac parcels which is allowed in RRE – Residential Rural Estate zoning. The remainder of the tract will continue to be utilized for residential and agricultural purposes and therefore no rezoning is requested for the remainder of the parent parcel. The exception may be the existing feed store which has not operated a business in decades. But the small area this building sits on is not part of this rezoning application.

Respectfully,

A handwritten signature in blue ink, appearing to be 'CG', followed by a horizontal line extending to the right.

Corey Guthrie

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Printed: 2/4/2021 8:05:56 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 - 7675	053 015 / 1 L1169 1170 1211LD5-1 FMV: 968230	\$9164.48	\$59.18 Fees: \$0.00 \$0.00	\$0.00	\$9223.66	\$0.00
Totals:		\$9164.48	\$59.18	\$0.00	\$9223.66	\$0.00

Paid Date: 12/9/2020

Charge Amount: \$9223.66

JUNO FARMS LP
 C/O RALSTON JANE DIANE



Scan this code with your
 mobile phone to view this
 bill

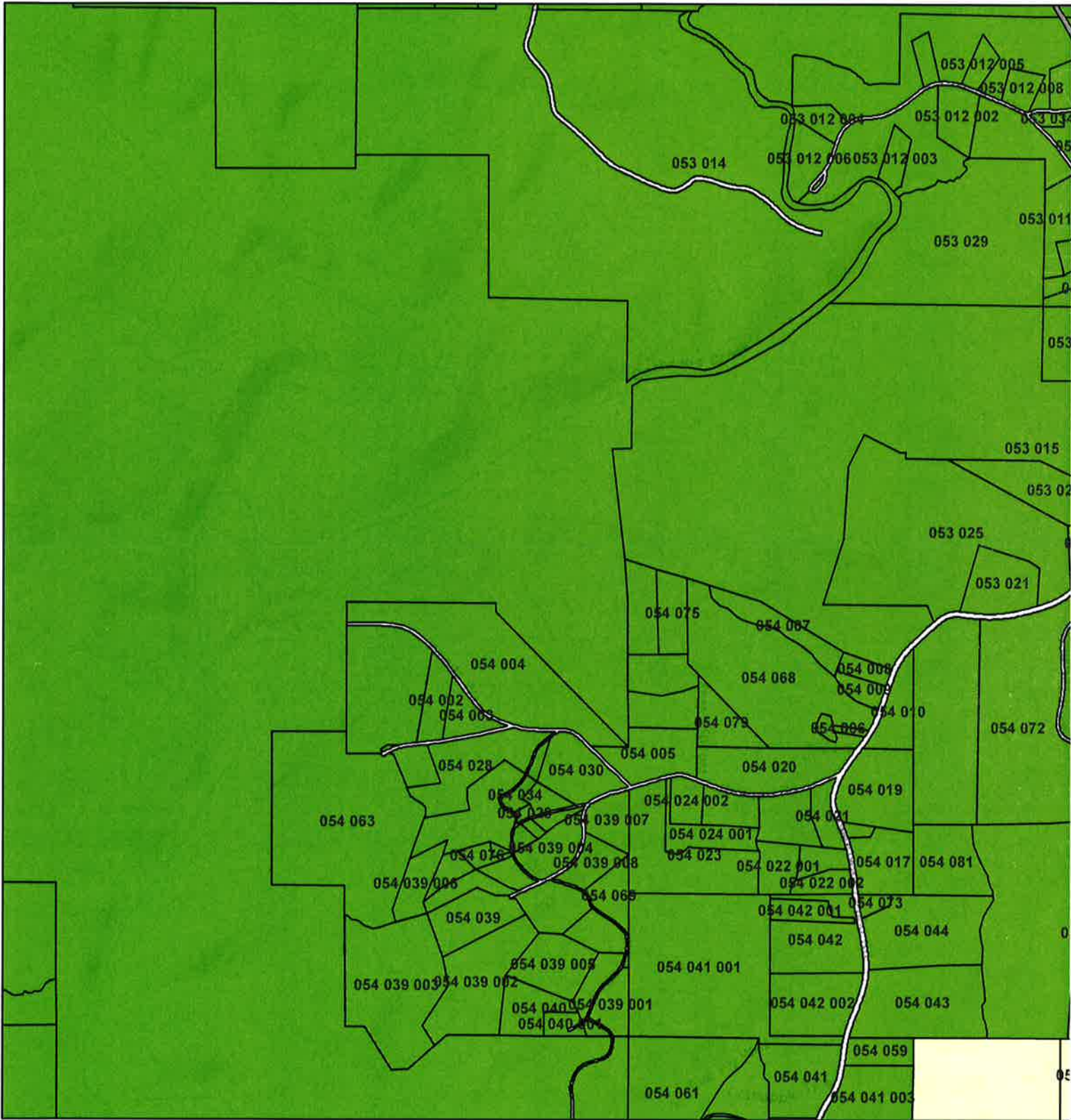
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EXISTING STRUCTURES



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Future Land



January 18, 2021

- Parcels
- RR
- PI
- FLU
- CHB
- Dawsonville City Limits
- RA
- LI

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