

# DAWSON COUNTY REZONING APPLICATION

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

ZA 19-23 Tax Map & Parcel # (TMP): 119 033  
Submittal Date: 10.29.19 Time: \_\_\_\_\_ am/pm Received by: Ugh (staff initials)  
Fees Assessed: \$300 Paid: Check Commission District: 3  
Planning Commission Meeting Date: December 17, 2019  
Board of Commissioners Meeting Date: January 16, 2020

## APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Timothy Gren Stowers  
Address: \_\_\_\_\_

Phone: Listed \_\_\_\_\_ Unlisted \_\_\_\_\_ Email: Business \_\_\_\_\_ Personal \_\_\_\_\_

Status: [ ] Owner [X] 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: 10/29/19 Applicant Signature: [Signature]

## PROPERTY OWNER/PROPERTY INFORMATION

Name: Mildred Stowers Estate

Street Address of Property being rezoned: 1067 Harmony Church Road, Dawsonville GA 30534

Rezoning from: RA to: RSR Total acreage being rezoned: 10.5

Directions to Property: GA 400 north to Harmony Church Road and turn left. Go to stop sign and turn left into the drive.

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

Current Use of Property: Single family dwelling residence

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 Residential South Commercial East Commercial West Conservatory use

Future Land Use Map Designation: \_\_\_\_\_

Access to the development will be provided from:

Road Name: Harmony Church Road Type of Surface: Paved

**REQUESTED ACTION & DETAILS OF PROPOSED USE**

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

Proposed Use: Single Family Dwelling Residential Use

Existing Utilities:  Water  Sewer  Gas  Electric

Proposed Utilities:  Water  Sewer  Gas  Electric

**RESIDENTIAL**

No. of Lots: 5 Minimum Lot Size: 1.5 (acres) No. of Units: Unknown

Minimum Heated Floor Area: 1500 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 Lim Stewer Date 10/29/19  
Witness Jammy Jee Date 10/29/19

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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.

ZA 19-23

TMP#: 119-033

**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>119037004</u>	1. <u>Michael Bruce (As Trustee)</u>	<u>929 Harmony Church Road</u>
TMP <u>119036</u>	2. <u>Michael Bruce</u>	<u>839 Harmony Church Road</u>
TMP <u>119035</u>	3. <u>Dawson County</u>	<u>951 Harmony Church Road</u>
TMP <u>119002001</u>	4. <u>Michael Harden</u>	<u>27 Carsons Crrek Dr</u>
TMP <u>119003</u>	5. <u>Lawrence Veloce</u>	<u>1245 Harmony Church Road</u>
TMP <u>119032</u>	6. <u>Hetrip Unit LLC</u>	<u>1128 Harmony Church Road</u>
TMP <u>119030</u>	7. <u>Couch Properties</u>	<u>140 Price Road</u>
TMP <u>119034</u>	8. <u>Bradley Miller</u>	<u>950 Harmony Church Road</u>
TMP <u>119034001</u>	9. <u>Jerry Jackson</u>	<u>948 Harmony Church Road</u>
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: *Tim Stowers*

Applicant Printed Name: Timothy Grrren Stowers

Application Number: \_\_\_\_\_

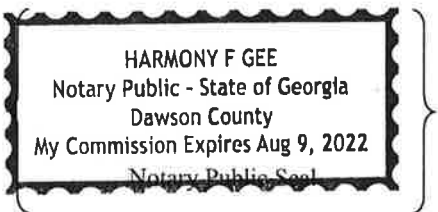
Date Signed: 10-29-19

Sworn and subscribed before me

this 29 day of October, 2019.

*Harmony GEE*  
Notary Public

My Commission Expires: August 9, 2022



**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.

N/A

**PROPERTY OWNER AUTHORIZATION**

I/we, Timothy Grren Stowers (Executor to the Mildred Stowers Estate) \_\_\_\_\_, hereby swear that I/we own the property located at (fill in address and/or tax map & parcel #):

1067 Harmony Church Road, Dawsonville GA 30534 / 119033

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: Timothy Green Stowers

Signature of applicant or agent: \_\_\_\_\_ Date: \_\_\_\_\_

\*\*\*\*\*

Printed Name of Owner(s): Timothy Grren Stowers (Executor to the Mildred Stowers Estate)

Signature of Owner(s): Tim Stowers Date: 10/29/19

Mailing address: 1067 Harmony Church Road

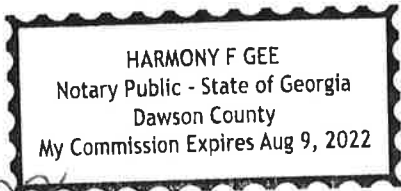
City, State, Zip: Dawsonville, GA 30534

Telephone Number: Listed 770-668-6764  
Unlisted \_\_\_\_\_

Sworn and subscribed before me this 29 day of October, 2019.

Harmony F GEE  
Notary Public

My Commission Expires: August 9, 2022



{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.)

## 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.

- 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:

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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:

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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

10-29-19  
Date

Tim Stowers  
Printed Name

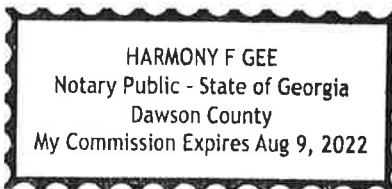
\_\_\_\_\_  
Name of Business

SUBSCRIBED AND SWORN BEFORE ME ON

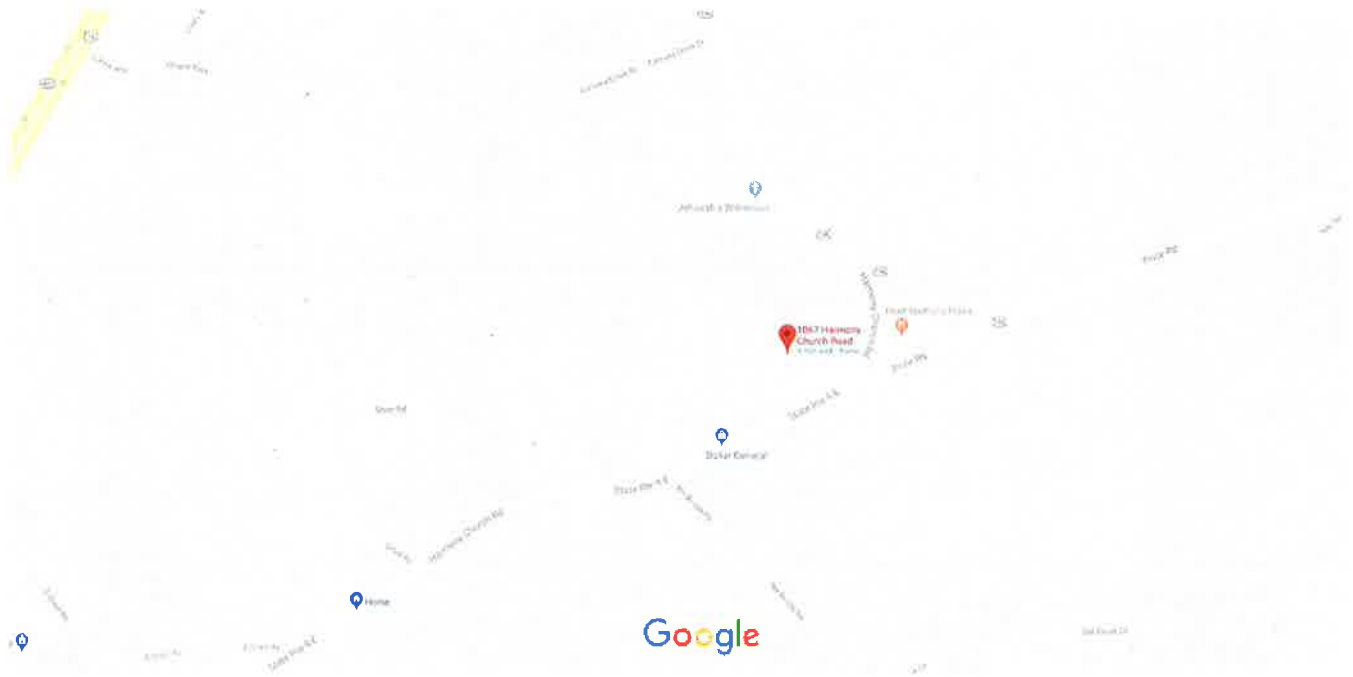
THIS 29 DAY OF October, 2019

[Signature] Notary Public

My Commission Expires: August 9, 2022



{Notary Seal}



Map data ©2019 200 ft



## 1067 Harmony Church Rd

Dawsonville, GA 30534



Directions



Save



Nearby



Send to your phone



Share

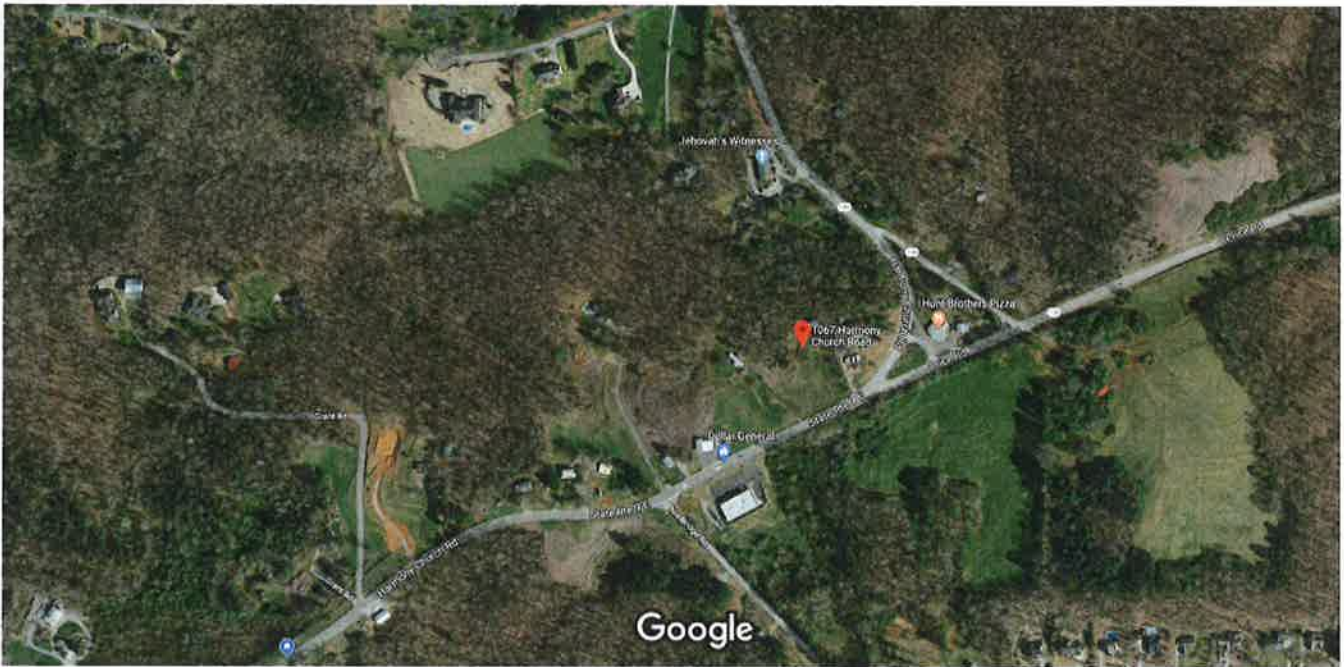


You visited 2 years ago



9XQR+28 Broadnax, Georgia

### Photos









Imagery ©2019 Google, Imagery ©2019 Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency, Map data ©2019 200 ft




## 1067 Harmony Church Rd

Dawsonville, GA 30534

-  Directions
-  Save
-  Nearby
-  Send to your phone
-  Share

 You visited 2 years ago

 9XQR+28 Broadnax, Georgia

### Photos

Tim Stowers  
1065 Harmony Church Road  
Dawsonville GA 30534  
10/29/2019

Dawson County Zoning Commission  
Planning and Zoning  
25 Justice Way  
Dawsonville GA 30534

Dear Dawson County Zoning Commission:

This letter is to advise you of my intent to rezone my mother's estate (10.5 acres) from RA to RSR. The reason for this application of rezoning is to complete the process of closing my mother's estate by subdividing her land and deeding it to her heirs. This rezoning request, if approved, will enable me to give my brothers two children 1.9 acres each, my oldest sibling will receive an additional 2.8 acres to go with her 1 acres that my father gave her several years ago and my sister will get the 3 acres that has the family home on it. Thank you in advance for your consideration in this matter.

Sincerely,

Tim Stowers