

DAWSON COUNTY REZONING APPLICATION

This portion to be completed by Zoning Administrator

ZA 19-24 Tax Map & Parcel # (TMP): 092 071
Submittal Date: 11-7-19 Time: 2:34 am/pm Received by: Urge (staff initials)
Fees Assessed: 300 Paid: Check Commission District: 2
Planning Commission Meeting Date: December 17 2019
Board of Commissioners Meeting Date: TBD

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Micnele Taber
Address: _____

Phone: Listed _____ Email: Business
Unlisted _____ 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: 11-7-19 Applicant Signature: Micnele Taber

PROPERTY OWNER/PROPERTY INFORMATION

Name: Micnele & Nicholas Taber
Street Address of Property being rezoned: 947 Frank Bruce Road

Rezoning from: RA to: RSR Total acreage being rezoned: 2.67

Directions to Property: Take GA-9 N east, make a right on Frank Bruce Road, property is on the left just after North Seed Tick Road.

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

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: RSR

Access to the development will be provided from:

Road Name: FRANK BRUCE ROAD Type of Surface: Asphalt Pavement

REQUESTED ACTION & DETAILS OF PROPOSED USE

Rezoning to: RSR Special Use Permit for: _____

Proposed Use: Residential

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: _____

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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 Michelle Tau Date 11-7-19
Witness Jenny Lee Date 11-7-19

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.**

	<u>Name</u>	<u>Address</u>
TMP 093 004	1. TURNER PROPERTY HOLDINGS LLP	FRANK BRUCE ROAD
TMP 092 072	2. KRISTA & JONATHAN HILL	W N. SEED TICK RD.
TMP 092 068	3. DOROTHY & ROBERT THOMAS	112 WILDER RD.
TMP 092 068 001	4. DOROTHY & ROBERT THOMAS	890 FRANK BRUCE ROAD
TMP 092 070	5. CAROL GARRETT	944 FRANK BRUCE ROAD
TMP 092 066	6. MICHAEL & ROBIN MARAUSZNSKI	89 N. SEED TICK ROAD
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: Michele Taber

Applicant Printed Name: Michele Taber

Application Number: _____

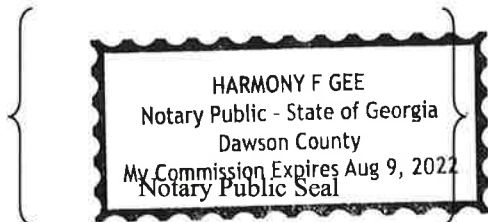
Date Signed: 11/7/19

Sworn and subscribed before me

this 7 day of November, 2019.

Notary Public

My Commission Expires: August 9, 2022



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JIA

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

947 FRANK BRUCE RD, DAWSONVILLE

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: _____

Signature of applicant or agent: _____ Date: _____

Printed Name of Owner(s): MICHELE & NICHOLAS TABER

Signature of Owner(s): Nicholas Taber Date: 11/7/19

Mailing address: 441 Brights Way

City, State, Zip: DAWSONVILLE GA 30534

Telephone Number: Listed 078-575-4091

Unlisted

Sworn and subscribed before me this 7 day of November, 2019.

[Signature]
Notary Public

My Commission Expires: August 9, 2020

{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.)

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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

2:34pm

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.

 p 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)
Michele Taber (Signature of Applicant) November 7, 2019 (Date)

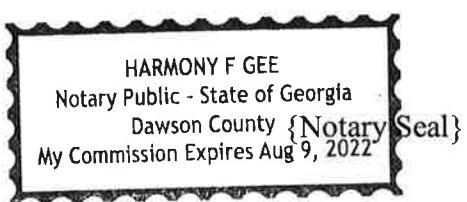
Michele Taber (Printed Name) _____ (Name of Business)

SUBSCRIBED AND SWORN BEFORE ME ON

THIS 7 DAY OF November, 2019

Harmony Gee Notary Public

My Commission Expires August 9, 2020



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APPLICATION PROCESSING: STAFF USE ONLY

ZA _____ Applicant Name: _____

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

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**Official Tax Receipt
Nicole Stewart
DAWSON COUNTY Tax Commissioner**

25 Justice Way Suite 1222
Dawsonville, GA 30534

Trans No	Property ID/District Description	Original Due	Interest & Penalty	Prev Paid	Amount Due	Amount Paid	Transaction Balance
11474 Year-Bill No 2019 - 11207	092 071 / 001 LL 315 LD 13N-1 FMV: \$174,100.00	1,662.10	0.00 Fees 0.00	0.00	1,662.10	1,662.10	0.00
						Paid Date 10/21/2019 11:38:36	Current Due 0.00
Transactions:	11474 - 11474 Totals	1,662.10	0.00	0.00	1,662.10	1,662.10	0.00

Paid By :

PUTNAM MICHAEL J & LYNNE R
2142 FRANK BRUCE RD
DAWSONVILLE, GA 30534

LAW OFFICE OF SHELLY
TOWNLEY MARTIN LLC
133 PROMINENCE COURT STE
110
DAWSONVILLE, GA 30534

Check No 2120
Charge Acct

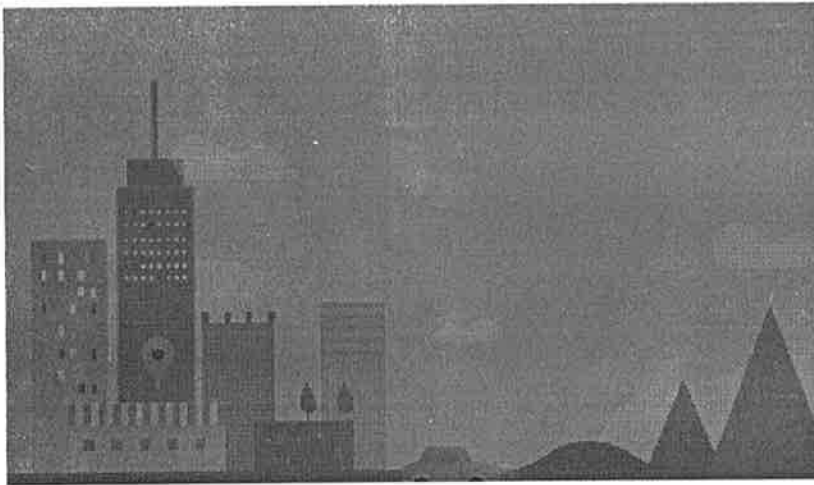
Cash Amt: 0.00
Check Amt: 1,662.10
Charge Amt: 0.00
Change Amt: 0.00
Refund Amt: 0.00
Overpay Amt: 0.00

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Google Maps 947 Frank Bruce Rd



Map data ©2019 200 ft



947 Frank Bruce Rd

Dawsonville, GA 30534

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

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Michele Taber <michele@taberresidential.com>

Re-Zoning 947 Frank Bruce Road

1 message

Ringle, Bill <Bill.Ringle@dph.ga.gov>
To: Harmony Gee <hgee@dawsoncounty.org>
Cc:

Wed, Nov 6, 2019 at 2:38 PM

Harmony,

Michele Taber at the subject location has requested a statement from us about the possibility of dividing off 1.0 acre of land for the future purpose of building a home (re-zoning from an RA designation to an RSR).

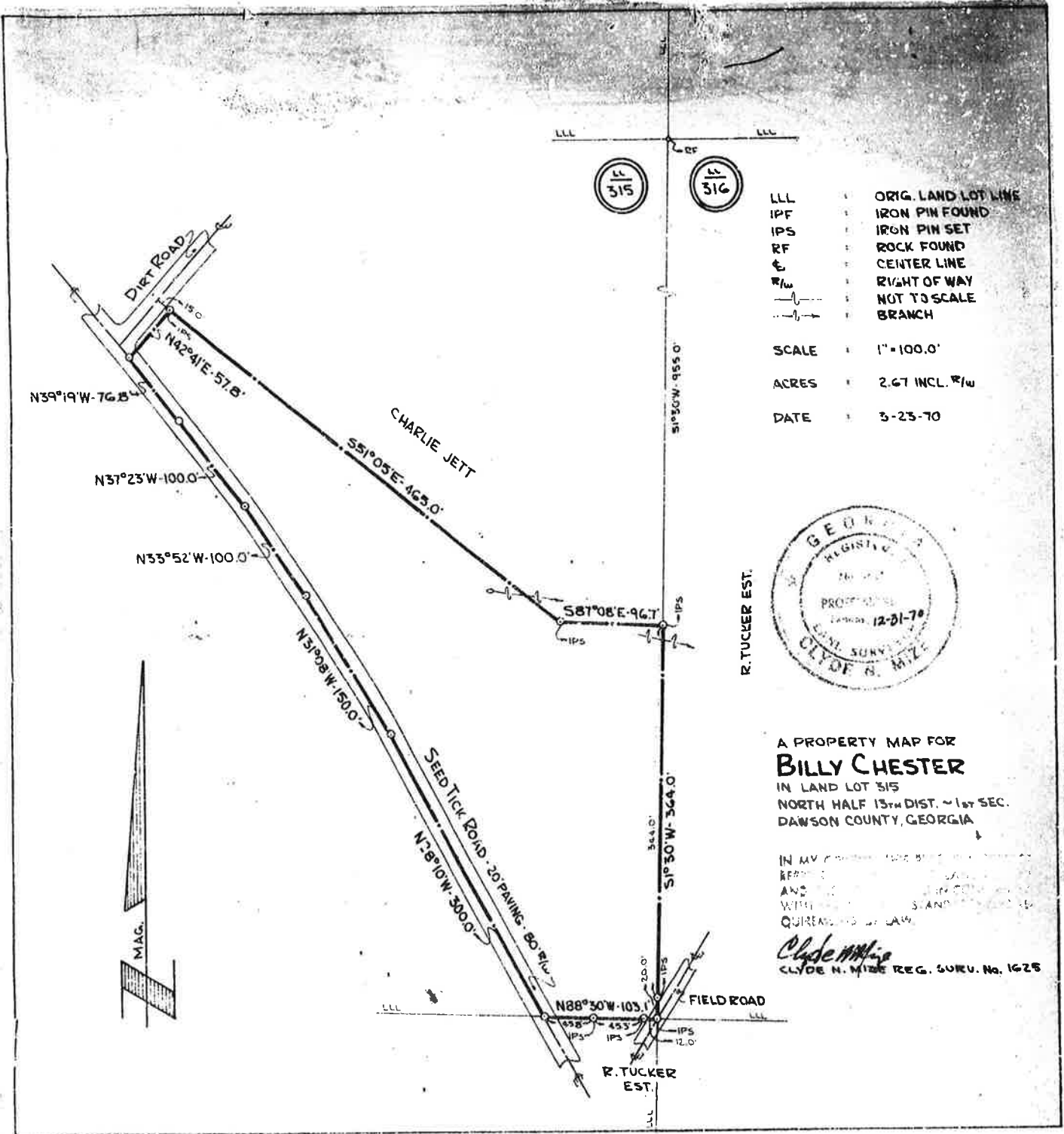
The Dawson County Board of Health minimum lot size requirement for a property that is served by public water is .75 acre. The 1.0 acre will exceed those requirements. We cannot say for sure that we can issue a septic system construction permit for this lot until a level III soil survey has been performed, and a site evaluation of the property results in approval.

Don't hesitate to contact me if you have any questions.

Thank you,
Bill

George W. "Bill" Ringle
Environmental Health Manager
Dawson County Environmental Health
189 Hwy 53 West
Suite 102
Dawsonville, GA 30534
phone 706-265-2930
fax 706-265-7529

NOV 7 2:34 PM



A PROPERTY MAP FOR
BILLY CHESTER
 IN LAND LOT 515
 NORTH HALF 13TH DIST. - 1ST SEC.
 DAWSON COUNTY, GEORGIA

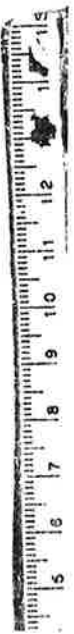
IN WITNESS WHEREOF I HAVE HEREBY SET MY HAND AND SEAL OF OFFICE AND AFFIRMED THE FOREGOING TO BE TRUE AND CORRECT WITHIN THE STATE OF GEORGIA AND COMPLIED WITH THE REQUIREMENTS OF LAW.

Clyde N. Mize
 CLYDE N. MIZE REG. SURV. No. 1625

*Filed & Recorded
 March 25, 1970*

Ralph Maddox, L.S.C.

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Michele Taber
Dawsonville, Ga 30534
November 6, 2019

Harmony Gee
Dawson County Planning and Development
25 Justice Way Suite
Dawsonville, GA 30534

Dear Harmony:

It is my intention to divide the property into two 1.3 acre lots in accordance with the RSR zoning guidelines.

Sincerely,



Michele Taber

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