

**DAWSON COUNTY REZONING APPLICATION**

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

ZA 20-01 Tax Map & Parcel # (TMP): 109 011 001  
 Submittal Date: 8.10.2020 Time: 8:27 am/pm Received by: uhg (staff initials)  
 Fees Assessed: \$300 Paid: check Commission District: 2  
 Planning Commission Meeting Date: March 17, 2020  
 Board of Commissioners Meeting Date: April 16, 2020

**APPLICANT INFORMATION** (or Authorized Representative)

Printed Name: Rodger A. Eubanks  
 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: 1.24.2020 Applicant Signature: \_\_\_\_\_

**PROPERTY OWNER/PROPERTY INFORMATION**

Name: Rodger Eubanks  
 Street Address of Property being rezoned: Highway 136 E 109 011 002  
 Rezoning from: R-A(A4) to: PSRMM Total acreage being rezoned: 8.09  
 Directions to Property: Highway 136 Between Sheffield Rd and Ze Murphy

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

Current Use of Property: Vacant land

Any prior rezoning requests for property? NIA 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 R-A South B-A East RSR West R-A

Future Land Use Map Designation: RSR

Access to the development will be provided from:

Road Name: Hwy 136 Type of Surface: \_\_\_\_\_

**REQUESTED ACTION & DETAILS OF PROPOSED USE**

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

Proposed Use: \_\_\_\_\_

Existing Utilities:  Water  Sewer  Gas  Electric

Proposed Utilities:  Water  Sewer  Gas  Electric

**RESIDENTIAL**

No. of Lots: 3 Minimum Lot Size: 1.62 (acres) No. of Units: 3

Minimum Heated Floor Area: \_\_\_\_\_ sq. ft. Density/Acre: 1

Type:  Apartments  Condominiums  Townhomes  Single-family  Other

Is an Amenity Area proposed: -; if yes, what? \_\_\_\_\_

**COMMERCIAL & INDUSTRIAL**

Building area: NIA 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 Rodger Embrey Date 1/24/20  
Witness Gleamory Lee Date 1/24/20

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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.

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ZA 20-01

TMP#: 109-011-001

**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>	<u>Dawsonville, GA</u>
TMP <u>110004</u>	1. <u>Sheffield, James W + Kathy</u>	<u>4010 Hwy 136 E</u>	<u>30534</u>
TMP <u>110045</u>	2. <u>Campbell, Mayo N + Eury B</u>	<u>4522 Piney B</u>	<u>Cummins GA 30130</u>
TMP <u>110044</u>	3. <u>Slater, John + Claudia</u>	<u>122 Indian Springs Ln</u>	<u>Dawsonville GA</u>
TMP <u>109011003</u>	4. <u>Stites, Thomas</u>	<u>Hwy 136 E 6216</u>	<u>Dawsonville, Ga 30534</u>
TMP <u>109011005</u>	5. <u>Anthony Dill</u>		
TMP <u>109011009</u>	6. <u>Jackie + Jerry Townley</u>		
TMP _____	7. _____		
TMP _____	8. _____		
TMP _____	9. _____		
TMP _____	10. _____		
TMP _____	11. _____		
TMP _____	12. _____		
TMP _____	13. _____		
TMP _____	14. _____		
TMP _____	15. _____		

Use additional sheets if necessary.

20 FEB 10 8:27 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: Rodger Eubanks

Applicant Printed Name: Rodger Eubanks

Application Number: 7A 20-01

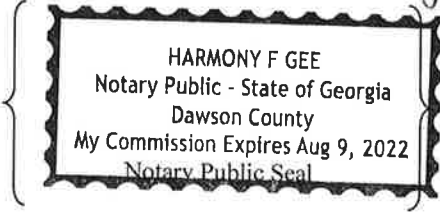
Date Signed: 1.24.2020

Sworn and subscribed before me

this 24 day of January, 2020.

Harmony F GEE  
Notary Public

My Commission Expires: August 9, 2022



20FEB10 8:27AM

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

TMP 109-011-001

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: Rodger Eubanks  
Signature of applicant or agent: Rodger Eubanks Date: 1/24/20

\*\*\*\*\*

Printed Name of Owner(s): \_\_\_\_\_  
Signature of Owner(s): \_\_\_\_\_ Date: \_\_\_\_\_  
Mailing address: \_\_\_\_\_  
City, State, Zip: \_\_\_\_\_  
Telephone Number:       Listed \_\_\_\_\_  
  Unlisted \_\_\_\_\_

Sworn and subscribed before me  
this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_ {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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January 23, 2020

Dawson County Rezoning Application  
Dawson County Board of Commissioners  
Dawson County Government Center  
25 Justice Way  
Dawsonville, Georgia

In June of 2018, we purchased 8.9 Acres of Land off Highway 136 in Dawsonville. It was always our intention from the beginning to build three homes on the property. We were looking forward to retiring and growing old with our family around us.

When we purchased the land we were told that there would be no problem, and as we proceeded with each process, we made sure we could do this.

We began by having the driveway installed and approved by the State, because it is on Highway 136. We then began cleaning up the property and planning the home sites. We worked with the Water Authority and had three water meters installed in the Spring of 2019. We spoke with the Power Company and they are going to put in a transformer to serve both homes. We have cleaned and planted the area in front of the property, improving the curb appeal along Highway 136.

We are currently in the process of construction of our home, with Brown Haven Builders. At present the ground breaking should occur in March. My daughter and her husband have started the process of planning their home site to coincide with our building process.

We would like to have the land rezoned Residential Sub Rural to accommodate the future plans for our family.

Thank you for your help,

 /   
Rodger and Anita Eubanks

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Plat Doc: PLAT  
Recorded 05/18/2018 12:14PM

JUSTIN POWER  
Clerk Superior Court, DAWSON County, Ga.  
Bk 00063 Pg 0258  
Penalty: \$0.00  
Interest: \$0.00

Participants: 7511394907



**APPROVED  
FOR RECORDING**

DAWSON COUNTY, GA PLANNING

**NOTES:**

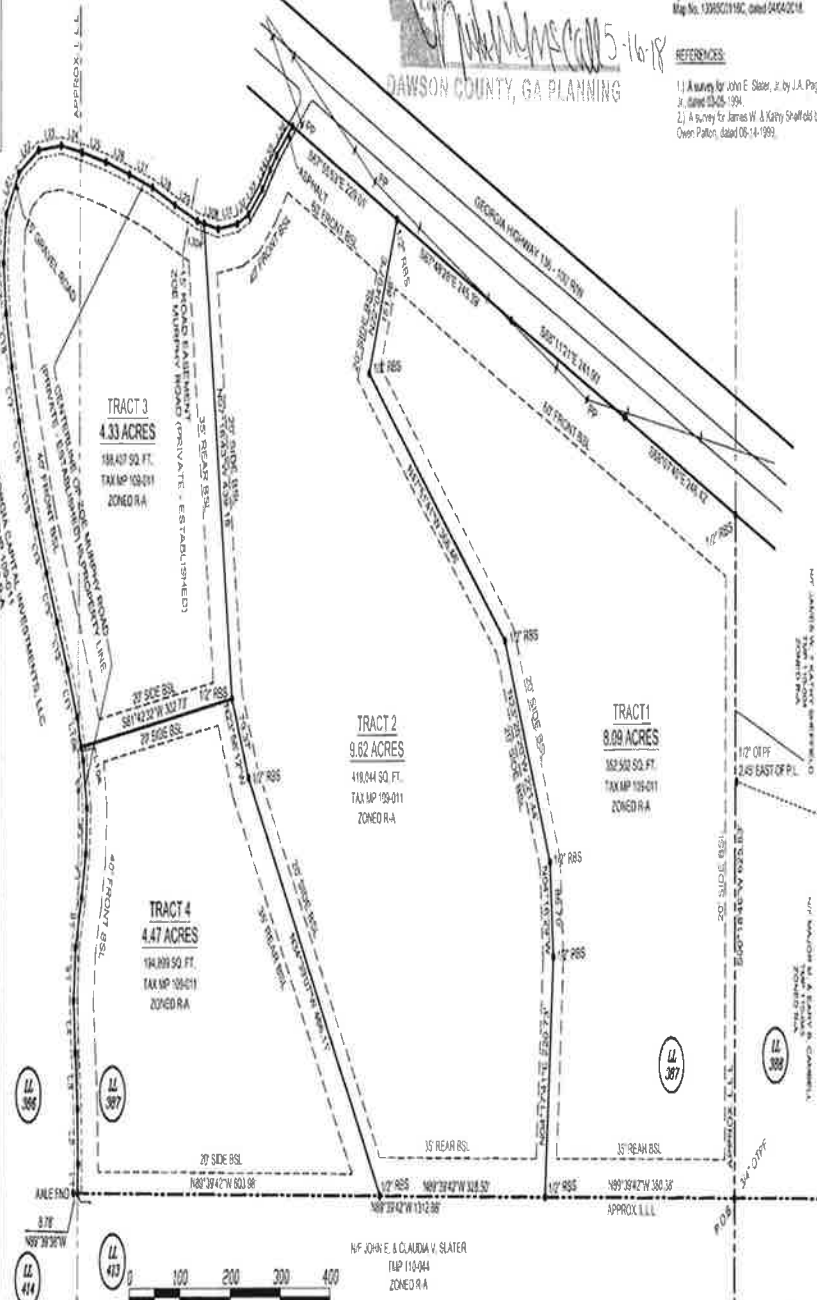
- 1) Field Date: Closure Precision - 1/12, 1/18. Angular Error - 387.57A.
- 2) Measurements were taken with a Leica TS-02 on 04/15/2018 and were taken during the Complete Run.
- 3) Bearings were based on Reference 1.
- 4) Plat Precision - 1/100, 000'.
- 5) The portion of this property is located in a Special Flood Area as indicated on FIR III Map No. 13950C119C, dated 04/02/14.

**REFERENCES:**

- 1) A survey for John E. Slater, et. by J.A. Poye, et. dated 03-28-1994.
- 2) A survey for James W. & Kathy Shaffold by Owen Patton, dated 06-14-1999.



Station	Bearing	Distance
1.1	N 81°52'30" E	266.71'
1.2	N 01°27'20" W	50.11'
1.3	N 05°12'10" W	51.38'
1.4	N 08°48'10" W	48.32'
1.5	N 04°25'20" E	48.63'
1.6	N 15°12'20" E	46.92'
1.7	N 11°38'50" E	45.14'
1.8	N 02°10'20" E	42.11'
1.9	N 20°38'40" E	44.08'
1.10A	N 17°44'10" W	28.52'
1.10B	N 17°44'10" W	28.52'
1.11	N 23°34'40" E	47.41'
1.12	N 25°27'30" W	48.67'
1.13	N 25°12'30" W	49.54'
1.14	N 24°15'30" W	48.19'
1.15	N 21°24'30" W	52.20'
1.16	N 18°29'10" W	50.80'
1.17	N 18°48'40" W	52.21'
1.18	N 12°15'40" W	48.78'
1.19	N 06°21'20" W	46.83'
1.20	N 06°18'10" E	45.47'
1.21	N 10°41'10" E	45.32'
1.22	N 12°23'50" E	45.38'
1.23	N 15°05'50" E	46.88'
1.24	N 11°13'30" E	42.08'
1.25	N 10°15'20" E	43.26'
1.26	N 10°44'50" E	45.87'
1.27	N 12°11'30" E	47.50'
1.28	N 08°52'30" E	45.92'
1.29	N 11°33'30" E	46.87'
1.30A	N 10°18'10" E	13.72'
1.30B	N 10°18'10" E	13.72'
1.31	N 03°15'10" E	38.21'
1.32	N 08°12'20" E	25.52'
1.33	N 28°18'10" E	36.33'
1.34	N 41°39'10" E	22.33'
1.35	N 44°17'40" E	18.54'
1.36	N 58°38'10" E	41.28'



REVISED 05-15-2018 TO ADJUST PROPERTY LINE BETWEEN TRACTS 2, 3 & 4  
REVISED 05-15-2018 TO ADJUST PROPERTY LINE BETWEEN TRACTS 2 & 4

SCALE: 1" = 100'

**Landlec**  
Surveying  
205 WILLIAMS BRIDGE ROAD,  
TODD, GEORGIA 30677  
PHONE: (770) 880-8832

BOUNDARY DIVISION SURVEY FOR:  
**JASON POWER**  
LAND LOT 386 & 387  
N HALF 13TH DISTRICT  
DAWSON COUNTY GEORGIA  
04/18/2018

CC: N/G  
DRAWN BY: NUG  
SCALE: 1" = 100'  
PROJECT NO.: 18A18 BOUNDARY  
SHEET NO.: 1 OF 1

As required by subsection 10-1-1 of O.C.G.A. Section 15-6-61, this plat has been prepared by a licensed surveyor and approved by all applicable local jurisdictions for recording. It is intended for general information, signatures, stamps, or statements. Such approvals or affirmations should be combined with the appropriate governmental bodies by any purchaser or user of this plat as is intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the terms and conditions 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 15-6-61.

W.F. JOHN E. & CLAUDIA V. SLATER  
PLAT 115-944  
ZONED RA



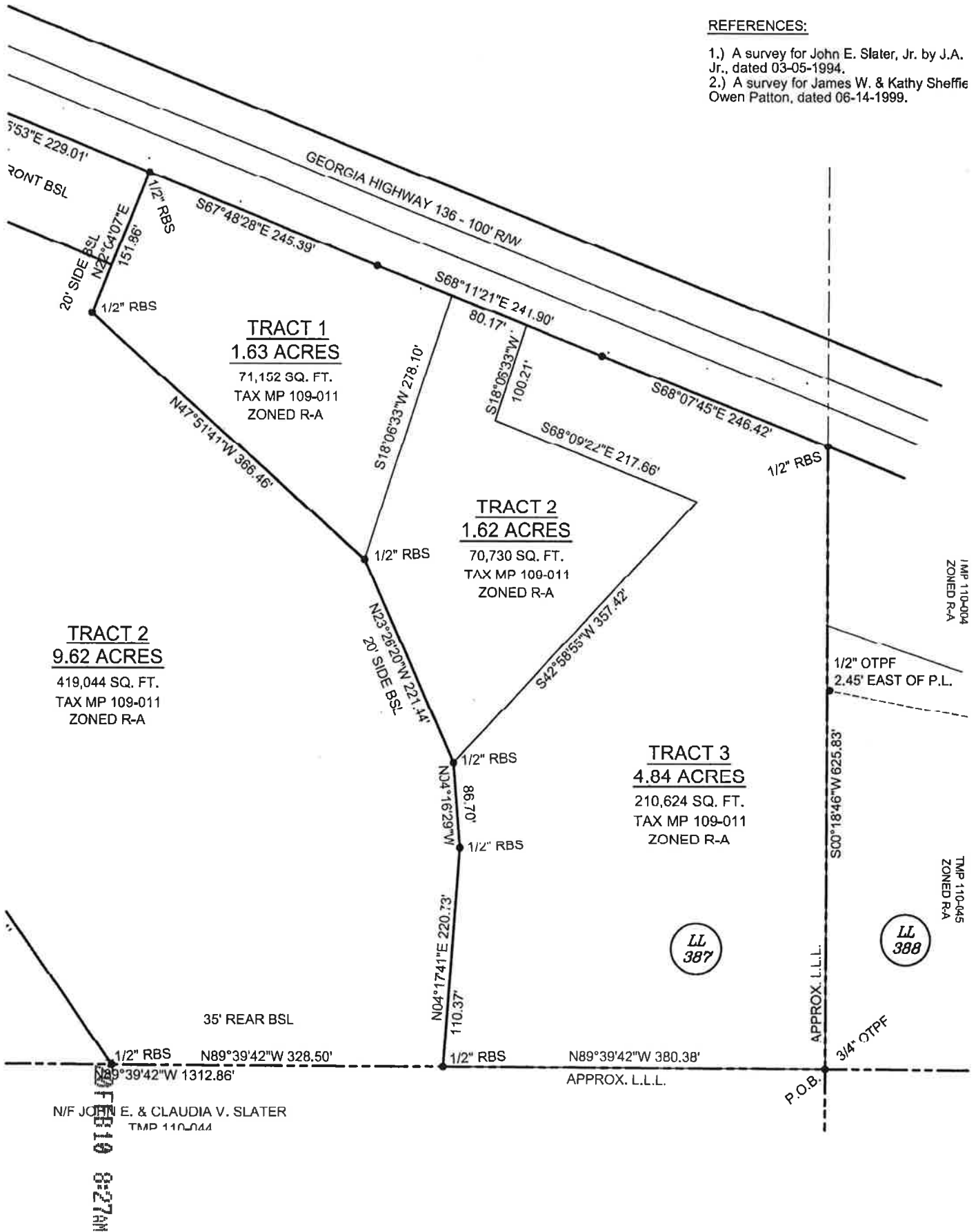
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# Proposed Lots for Family

Special Use Map as indicated on the same.  
Map No. 13085C0116C, dated 04/04/2018.

## REFERENCES:

- 1.) A survey for John E. Slater, Jr. by J.A. Jr., dated 03-05-1994.
- 2.) A survey for James W. & Kathy Sheffie Owen Patton, dated 06-14-1999.



**Owner Information**

EUBANKS RODGER ALAN

**Payment Information**

Status	Paid
Last Payment Date	09/27/2019
Amount Paid	\$954.68

**Property Information**

Parcel Number	109 011 002
District	1 DAWSON COUNTY UNINCORPORATED
Acres	8.09
Description	LL 387 LD 13N
Property Address	HWY 136 E
Assessed Value	\$40,000
Appraised Value	\$100,000

**Bill Information**

Record Type	Property
Tax Year	2019
Bill Number	4679
Account Number	59528
Due Date	12/01/2019

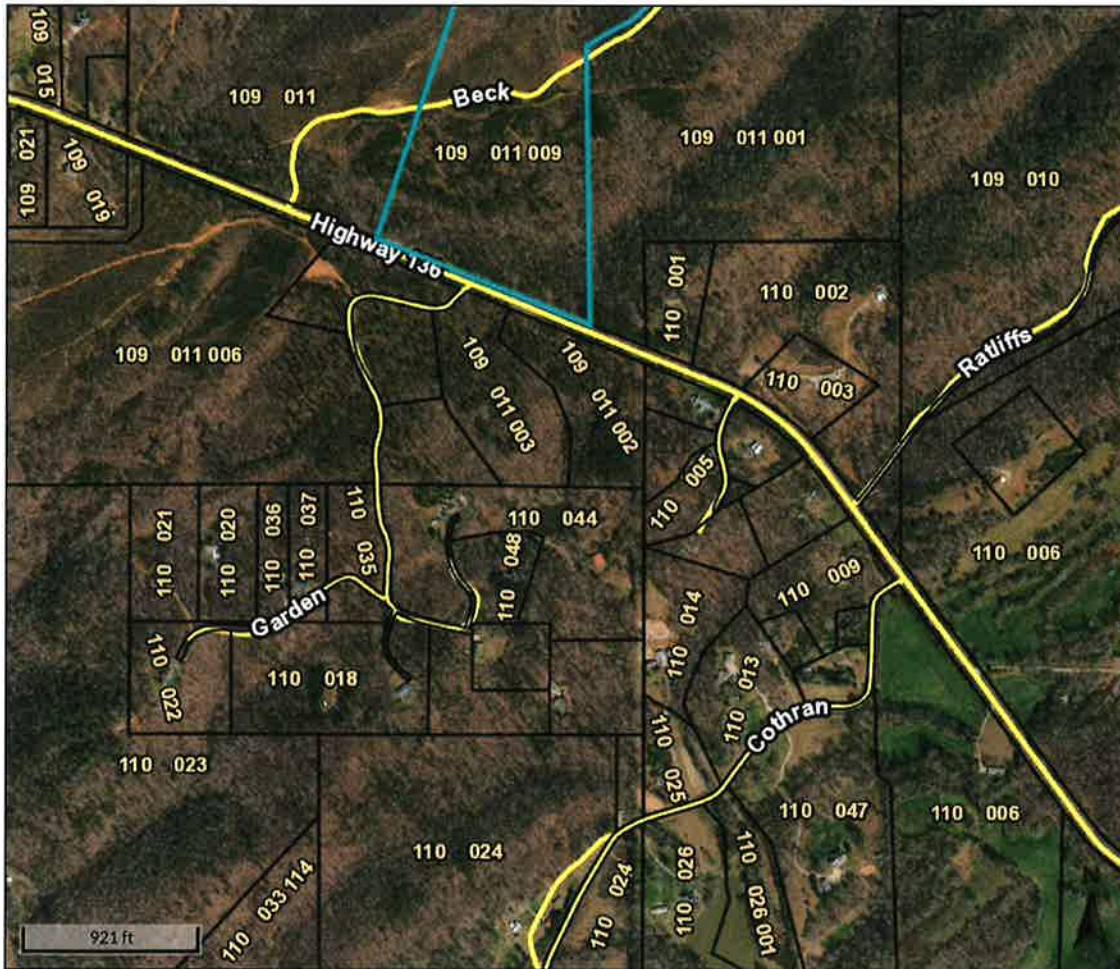
**Taxes**

Base Taxes	\$954.68
Penalty	\$0.00
Interest	\$0.00
<b>Total Due</b>	<b>\$0.00</b>

**Tax Breakdown**

Entity	Adjusted FMV	Net Assmt	Exemptions	Taxable Val	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX	100,000	40,000	0	40,000	0	\$0.00	\$0.00	\$0.00
COUNTY M&O	100,000	40,000	0	40,000	13.079	\$523.16	\$0.00	\$323.56
SALES TAX ROLLBACK	0	0	0	40,000	-4.99	\$0.00	-\$199.60	\$0.00
SCHOOL M&O	100,000	40,000	0	40,000	15.778	\$631.12	\$0.00	\$631.12
<b>Totals</b>					<b>23.867</b>	<b>\$1,154.28</b>	<b>-\$199.60</b>	<b>\$954.68</b>

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Overview



Legend

-  Parcels
-  Roads

<b>Parcel ID</b>	109 011 009	<b>Owner</b>	TOWNLEY JACKIE & JERRY TOWNLEY	<b>Last 2 Sales</b>			
<b>Class Code</b>	Agricultural			<b>Date</b>	<b>Price</b>	<b>Reason</b>	<b>Qual</b>
<b>Taxing District</b>	UNINCORPORATED	<b>Physical Address</b>	n/a	8/23/2019	\$447200	FM	Q
<b>Acres</b>	104	<b>Assessed Value</b>		n/a	0	n/a	n/a

(Note: Not to be used on legal documents)

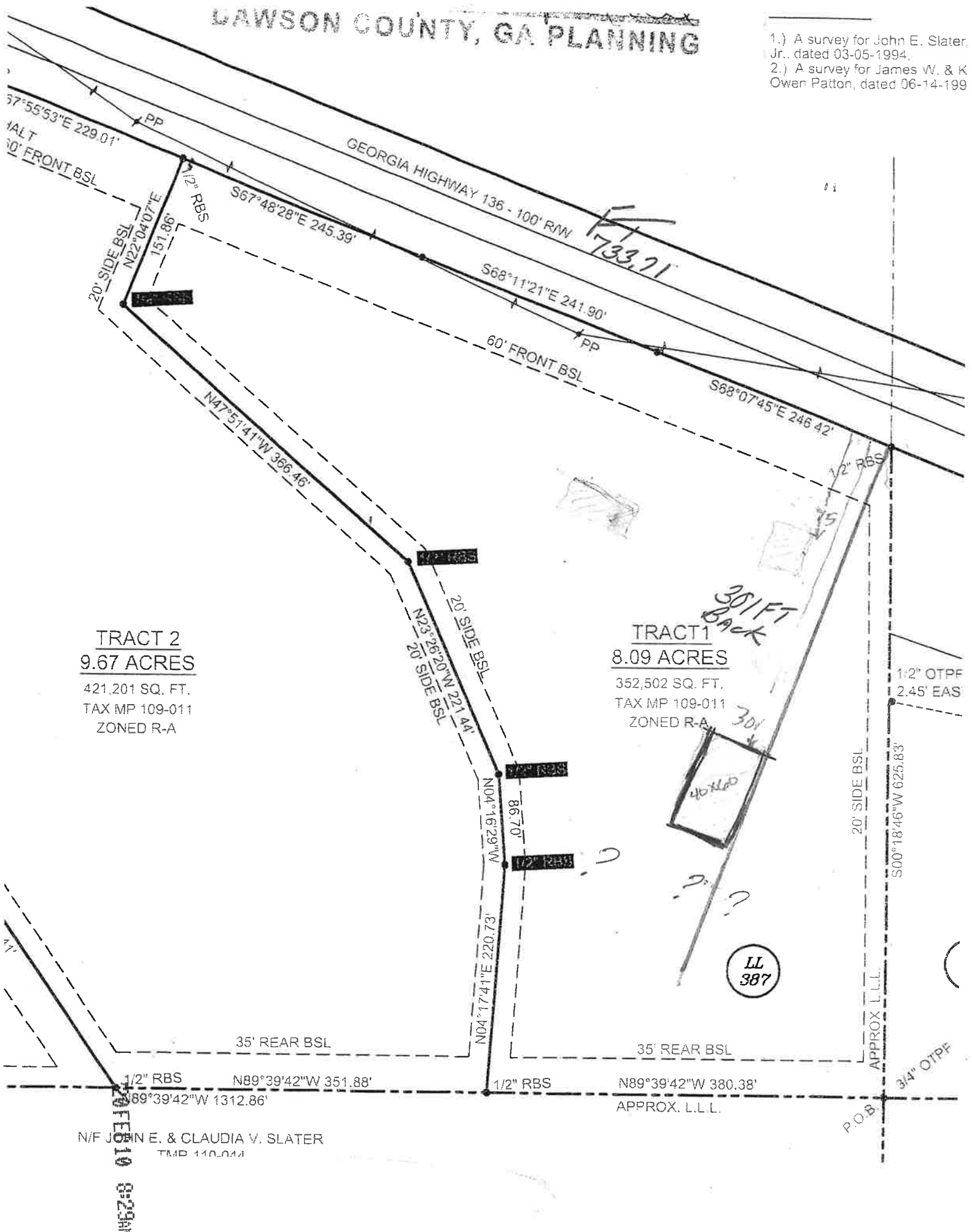
Date created: 1/24/2020  
Last Data Uploaded: 1/23/2020 11:45:10 PM

Developed by  **Schneider**  
GEOSPATIAL

20 FEB 10 8:28 AM

# LAWSON COUNTY, GA PLANNING

- 1.) A survey for John E. Slater, Jr., dated 03-05-1994.
- 2.) A survey for James W. & K Owen Patton, dated 06-14-199



**TRACT 2**  
**9.67 ACRES**  
 421,201 SQ. FT.  
 TAX MP 109-011  
 ZONED R-A

**TRACT 1**  
**8.09 ACRES**  
 352,502 SQ. FT.  
 TAX MP 109-011  
 ZONED R-A

N/F JOHN E. & CLAUDIA V. SLATER  
 TMP 110-011

08:29 AM  
 03-29-94

**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.

RE

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)

Rodger Eubank  
Signature of Applicant

1/24/20  
Date

Rodger Eubank  
Printed Name

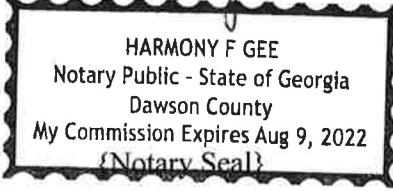
\_\_\_\_\_  
Name of Business

SUBSCRIBED AND SWORN BEFORE ME ON

THIS 24 DAY OF January, 2020

Harmony F. Gee Notary Public

My Commission Expires: August 9, 2022



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