

# DAWSON COUNTY REZONING APPLICATION

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

ZA 20-02 Tax Map & Parcel # (TMP): 094-136  
Submittal Date: 5.20.20 Time: 3:40 am/pm  Received by: lhq (staff initials)  
Fees Assessed: \_\_\_\_\_ Paid: \_\_\_\_\_ Commission District: 2  
Planning Commission Meeting Date: July 21, 2020  
Board of Commissioners Meeting Date: August 20, 2020

## APPLICANT INFORMATION (or Authorized Representative)

Printed Name: PAUL J. BEHRMANN  
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: 5.20.2020 Applicant Signature: Paul J. Behrmann

## PROPERTY OWNER/PROPERTY INFORMATION

Name: PAUL J. BEHRMANN  
Street Address of Property being rezoned: \_\_\_\_\_  
Rezoning from: C-CB to: RSR Total acreage being rezoned: \_\_\_\_\_

Directions to Property: From Town Square in Dawsonville Head East on Highway 53 approximately 2 miles until reach Dawsonville Veterinary Clinic on Northside of Hwy 53, The property is 150 yards beyond the clinic on North side of Hwy 53.

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

Current Use of Property: NONE

Any prior rezoning requests for property? \_\_\_\_\_ 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? \_\_\_\_\_ (yes/no)

If yes, what section? \_\_\_\_\_

**SURROUNDING PROPERTY ZONING CLASSIFICATION:**

North RSR South RSRmm East RSR West RSR/R-A

Future Land Use Map Designation: RSR

Access to the development will be provided from:

Road Name: Hwy 53 Type of Surface: Asphalt

**REQUESTED ACTION & DETAILS OF PROPOSED USE**

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

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

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: \_\_\_\_\_

**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 Paul J. Behrman  
Witness Flammy Jee

Date 5.20.2020  
Date 5.20.2020

**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 20.08

TMP#: 094.136

**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 _____	1. _____	_____
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.

# 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: Paul J. Behrmann

Applicant Printed Name: Paul Behrmann

Application Number: ZA 2008

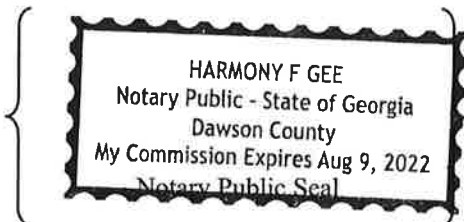
Date Signed: 5-20-2020

Sworn and subscribed before me

this 20 day of May, 2020.

Harmony F 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:

ⓐ Kevin Tanner ⓑ Will Wade ⓒ Jeff Perry

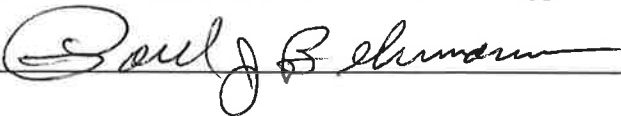
2. The dollar amount and description of each campaign contribution made by the opponent to the local government official during the two (2) years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.

Amount \$ 100 each Date: 4/15/20

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: 5/22/20

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

\_\_\_\_\_  
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: PAUL J. BEHRMANN  
Signature of applicant or agent: Paul J. Behrmann Date: 5/22/20

\*\*\*\*\*

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.)

**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)

Paul J. Behrman  
Signature of Applicant

5.20.2020  
Date

\_\_\_\_\_ Printed Name

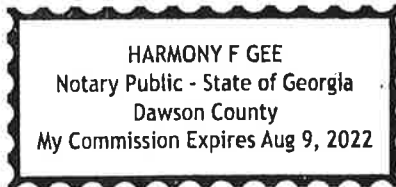
\_\_\_\_\_ Name of Business

SUBSCRIBED AND SWORN BEFORE ME ON

THIS 20 DAY OF May, 2020

Harmony F GEE Notary Public

My Commission Expires: August 9, 2022



} Notary Seal



To: Dawson County Planning and Development

5/20/20

Dear Madam or Sir: As part of my rezoning application on my 5 acres of property parcel # 094-136 I would like to list the surrounding parcels. To the north is parcel #103-002 owned by the Edna Noblin estate. To the south is parcel #094-090 owned by Amanda Ferrel. To the east is parcel#094-068 owned by Michael and Lisa Wallace and to the west is parcel #094-077 occupied by the Dawsonville Veterinary clinic owned by William E. Baldwin IV and Emily .

Thank you,

Paul Behrmann

A handwritten signature in cursive script that reads "Paul Behrmann".

**Subject:** Parcel 094 136

**From:** "Ringle, Bill" <Bill.Ringle@dph.ga.gov>

**Date:** 5/22/2020, 10:39 AM

**To:** "Harmony Gee" <hgee@dawsoncounty.org>

**CC:** "t", "Wentworth, Laurie" <Laurie.Wentworth@dph.ga.gov>

Harmony,

Mr. Behrman has indicated to me that his only goal is to sell the property and has no development plans of his own. If any future owner desires to subdivide the property, the Dawson County Board of Health has a minimum lot size based on the type of water service at the property:

Private Water Supply - 1.5 acres

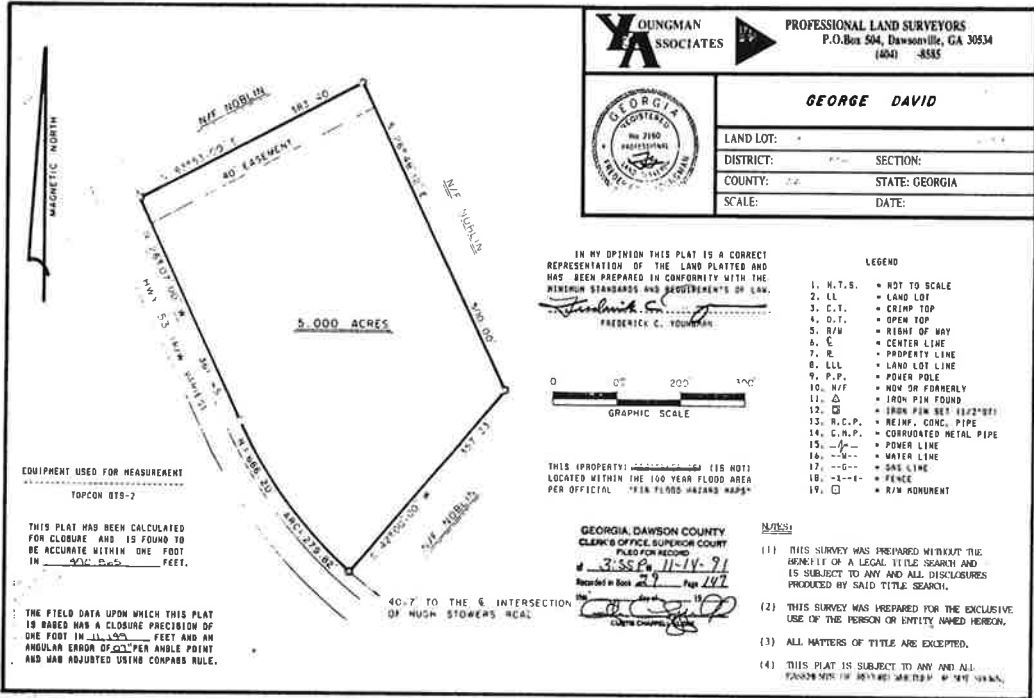
Public Water Supply - .75 acre

Mr. Behrman has indicated that he had a soil survey performed on the property in the past. Our office has not performed any type of site evaluation on this property. Any proposed development that requires on-site sewage management (a septic system) must be evaluated by our office prior to the project being permitted by the Planning & Development Office. Whenever the future owner is ready to develop, we will be available for this evaluation.

Do not 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



**YOUNGMAN ASSOCIATES**

**PROFESSIONAL LAND SURVEYORS**  
 P.O. Box 504, Dawsonville, GA 30534  
 (404) 855-8585



**GEORGE DAVID**

LAND LOT:	
DISTRICT:	SECTION:
COUNTY:	STATE: GEORGIA
SCALE:	DATE:

IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

*Frederick C. Youngman*  
 FREDERICK C. YOUNGMAN



THIS PROPERTY IS (IS NOT) LOCATED WITHIN THE 100 YEAR FLOOD AREA PER OFFICIAL "100 YEAR FLOOD HAZARD MAPS"

GEORGIA, DAWSON COUNTY  
 CLERK'S OFFICE SUPERIOR COURT  
 FILED FOR RECORD  
 3:55 PM 11-14-91  
 Recorded in Book 29 Page 247

- LEGEND**
- 1. N.T.S. = NOT TO SCALE
  - 2. LL = LAND LOT
  - 3. C.T. = CRIMP TOP
  - 4. O.T. = OPEN TOP
  - 5. R/W = RIGHT OF WAY
  - 6. C = CENTER LINE
  - 7. P = PROPERTY LINE
  - 8. LLL = LAND LOT LINE
  - 9. P.P. = POWER POLE
  - 10. W/F = WOOD OR FORMERLY
  - 11. Δ = IRON PIN FOUND
  - 12. □ = IRON PIN SET (1/2" Ø)
  - 13. R.C.P. = REINF. CONC. PIPE
  - 14. C.N.P. = CORRUGATED METAL PIPE
  - 15. --- = POWER LINE
  - 16. --- = WATER LINE
  - 17. --+--+ = GAS LINE
  - 18. -+--+ = FENCE
  - 19. □ = R/W MONUMENT

EQUIPMENT USED FOR MEASUREMENT  
 TOPCON BTS-7

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 11,000 FEET AND AN ANGULAR ERROR OF 25 PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.

40-7 TO THE E INTERSECTION OF HUGH STONEWELL ROAD



# 2019 Property Tax Statement

## DAWSON COUNTY GEORGIA

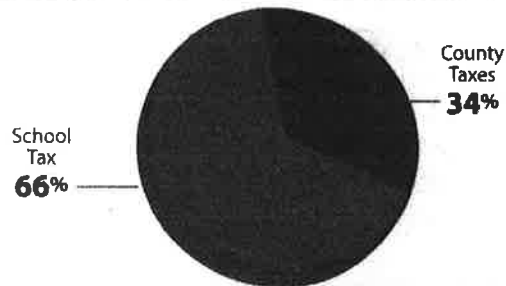
Tax Commissioner  
25 Justice Way, Suite 1222  
Dawsonville, Georgia 30534

Office: 706-344-3520 | Tax Assessors: 706-344-3590

PROPERTY OWNER(S)	MAP CODE	LOCATION				BILL #	DISTRICT
RUBRA VERA LLC	094 136					2019-12031	001 DAWSON COUNTY UNINCORPORATED
		LAND VALUE	IMPROV. VALUE	AGRICULTURE	MILLAGE	ADDITIONAL	DUE DATE
	0	51,300	51,300		5.00		12/01/2019
PROPERTY DESCRIPTION							
LL 57 LD 13-S							

	FAIR MARKET VALUE	40% ASSESSED VALUE	LESS EXEMPTIONS	TAXABLE VALUE	MILLAGE RATE	GROSS TAX	LESS CREDITS	NET TAX
STATE TAX	51,300	20,520		20,520				
COUNTY M&O	51,300	20,520		20,520				
SALES TAX ROLLBACK	51,300	20,520		20,520	4.940		-102.39	
COUNTY M&O	51,300	20,520		20,520				
					23.867	\$592.14	\$-102.39	\$489.75

Please note that your Tax Commissioner is responsible for the billing and collection of tax and is not responsible for the property value or the millage rates which are used to determine the tax amount due.



THE PIE GRAPH SHOWS HOW THE AVERAGE TAX DOLLAR IS DISTRIBUTED AMONG THE VARIOUS GOVERNMENT AGENCIES. (PERCENTAGES MAY VARY DEPENDING ON EXEMPTIONS)

Scan This QR Code With Your Smart Device To Pay Your Tax Online



2019 Current Tax	\$489.75
Penalty	-
Interest	-
Other Fees	-
Previous Payments	-
Delinquent Tax*	-
<b>Total Due</b>	<b>\$489.75</b>

\* Please note that delinquent tax due reflects total owed at the time of billing and the amount will change monthly due to interest charges. Please read the state mandated penalties and interest on the back of this bill.

DETACH TOP PORTION TO KEEP FOR YOUR RECORDS AND RETURN BOTTOM PORTION WITH PAYMENT.

DETACH AND RETURN LOWER PORTION WITH REMITTANCE

### DAWSON COUNTY, GEORGIA

**2019 TAX BILL**  
25 Justice Way, Suite 1222  
Dawsonville, Georgia 30534



BILL NUMBER BARCODE

LEGAL DESCRIPTION	MAP ID #	TAX BILL #
LL 57 LD 13-S	094 136	2019-12031
<b>TOTAL DUE DECEMBER 1, 2019</b>		
Make payable to "Dawson County Tax Office" and include this coupon. Do not staple, tape or attach payment.		<b>\$ 489.75</b>
		PLEASE WRITE THE BELOW MAP ID # ON YOUR CHECK
		094 136

IF TAXES ARE PAID BY YOUR MORTGAGE COMPANY, SEND THEM THIS PORTION

If receipt is desired, please include a self-addressed stamped envelope or print at [www.DawsonCountyTax.com](http://www.DawsonCountyTax.com)

If delinquent taxes are due, please call 706-344-3520 for current amount as interest continues to accrue.



AUTO\*\*5-DIGIT 30534 33 59 7740 1 AV 0.383

RUBRA VERA LLC

Credit cards accepted online at:  
[www.DawsonCountyTax.com](http://www.DawsonCountyTax.com)  
\*Sturgis (not Dawson County) charges a fee for this service.

Please see reverse side for Email and Address Change information



**Legend**  
 Parcels  
 Roads

<b>Parcel ID</b>	094 136	<b>Owner</b>	RUBRA VERA LLC	<b>Last 2 Sales</b>			
<b>Class Code</b>	Residential			<b>Date</b>	<b>Price</b>	<b>Reason</b>	<b>Qual</b>
<b>Taxing District</b>	UNINCORPORATED	<b>Physical Address</b>	n/a	6/16/2004	0	GF	U
	UNINCORPORATED	<b>Assessed Value</b>	Value \$51300	8/14/1996	\$8244	FM	Q
<b>Acres</b>	5						

(Note: Not to be used on legal documents)

Date created: 5/16/2020  
 Last Data Uploaded: 5/15/2020 11:11:22 PM

Developed by  **Schneider**  
 GEOSPATIAL

To: Dawson County Planning and Development

5/20/20

Dear Madam or Sir: this is a letter of intent regarding rezoning my 5 acres of property parcel # 094-136. The property has been for sale for several years zoned as C-CB and when I initially bought the property it was zoned residential. I would like to rezone it back to RSR to make it more saleable.

Thank you,

Paul Behrmann

A handwritten signature in black ink that reads "Paul Behrmann". The signature is written in a cursive style with a large, prominent initial "P".

### Summary

**Parcel Number** 094 136  
**Location Address**  
**Legal Description** LL 57 LD 13-S  
 (Note: Not to be used on legal documents)  
**Class** R4-Residential  
 (Note: This is for tax purposes only. Not to be used for zoning.)  
**Zoning** C-CB  
**Tax District** UNINCORPORATED (District 01)  
**Millage Rate** 23.916  
**Acres** 5  
**Neighborhood** RL-ST - Dawsonville (311000)  
**Homestead Exemption** No (S0)  
**Landlot/District** N/A

[View Map](#)

### Owner

RUBRA VERA LLC

### Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	1	5

### Sales

Sale Date	Sale Price	Grantor	Grantee
6/16/2004	\$0	BEHRMANN PAUL J MD	RUBRA VERA LLC
8/14/1996	\$13,169	BEHRMANN PAUL J MD	BEHRMANN PAUL J MD
8/14/1996	\$8,244		BEHRMANN PAUL J MD

### Valuation

	2018	2017	2016	2015
Previous Value	\$70,158	\$70,158	\$63,840	\$63,840
Land Value	\$51,300	\$70,158	\$70,158	\$63,840
+ Improvement Value	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0
= Current Value	\$51,300	\$70,158	\$70,158	\$63,840

No data available for the following modules: Land, Conservation Use Rural Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Accessory Information, Prebill Mobile Homes, Permits, Photos, Sketches.

The Dawson County Assessor makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change.

Developed by  

**Schneider**  
 GEOSPATIAL

Last Data Upload: 2/15/2019, 12:34:50 PM

Version 2.2.1