

**DAWSON COUNTY REZONING APPLICATION**

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

ZA \_\_\_\_\_ Tax Map & Parcel # (TMP): 111 105  
Submittal Date: 6.10.2020 Time: \_\_\_\_\_ am/pm Received by: hpe (staff initials)  
Fees Assessed: \$250- Paid: CHECK 6044 Commission District: \_\_\_\_\_  
Planning Commission Meeting Date: July  
Board of Commissioners Meeting Date: August

**APPLICANT INFORMATION** (or Authorized Representative)

Printed Name: DEREK PERRY  
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: 6.10.2020 Applicant Signature: \_\_\_\_\_

**PROPERTY OWNER/PROPERTY INFORMATION**

Name: DEREK & MARI LOU PERRY  
Street Address of Property being rezoned: 73 BIG SAVANNAH RD,  
DAWSONVILLE GA 30534  
Rezoning from: \_\_\_\_\_ to: \_\_\_\_\_ Total acreage being rezoned: \_\_\_\_\_  
Directions to Property: HWY 93 TO ETOWAH RIVER ROAD  
~ 2 1/2 MILES TO BIG SAVANNAH RD

Subdivision Name (if applicable): \_\_\_\_\_ 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 \_\_\_\_\_ South \_\_\_\_\_ East \_\_\_\_\_ West \_\_\_\_\_

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

Access to the development will be provided from:

Road Name: Big Savannah Type of Surface: asphalt

**REQUESTED ACTION & DETAILS OF PROPOSED USE**

Rezoning to: R.A  Special Use Permit for: \_\_\_\_\_

Proposed Use: Build a care takers home for their daughter to move into.

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**

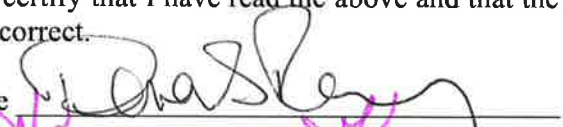
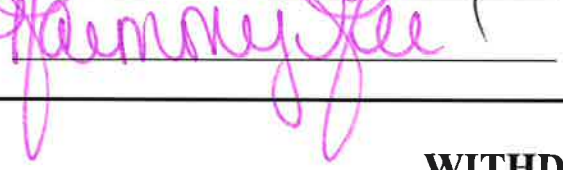
I hereby request the action contained within this application relative to the property shown on the attached plats and site plan and further request that this item be placed on both the Planning Commission and Board of Commissioners agenda(s) for a public hearing.

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   
Witness 

Date 6/10/2020  
Date \_\_\_\_\_

**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#: 111-105

**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. DANIEL BURKS	140 BIG SAVANNAH RD
TMP _____	2. PAUL BURKS	28 BIG SAVANNAH RD
TMP _____	3. MICHAEL EDMONDS	33 BIG SAVANNAH RD
TMP _____	4. SANDRA P CHANDLER	2234 ETOWAH RIVER RD
TMP _____	5. BRIAN CRAFT	1 BIG SAVANNAH RD
TMP _____	6. LARRY LAWSON	74 SYCAMORE LANE
TMP _____	7.	
TMP _____	8.	
TMP _____	9.	
TMP _____	10.	
TMP _____	11.	
TMP _____	12.	
TMP _____	13.	
TMP _____	14.	
TMP _____	15.	

Use additional sheets if necessary.



**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.

**PROPERTY OWNER AUTHORIZATION**

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

PARCEL # 111 105  
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: Derek Perry  
Signature of applicant or agent: Derek Perry Date: 6/10/2020

\*\*\*\*\*

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.

- 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:  
\_\_\_\_\_

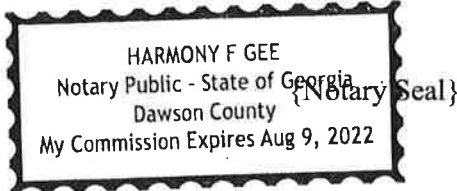
The undersigned applicant also hereby verifies that he or she is 18 years of age or older and has provided at least one **secure and verifiable document**, as required by O.C.G.A. § 50-36-1(e)(1), with this affidavit. *(See reverse side of this affidavit for a list of secure and verifiable documents.)*

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] \_\_\_\_\_  
Signature of Applicant Date 6/10/2020  
Derek Perry \_\_\_\_\_  
Printed Name Name of Business

SUBSCRIBED AND SWORN BEFORE ME ON  
THIS 10 DAY OF June, 2020  
[Signature] Notary Public  
My Commission Expires August 9, 2020





Dawson County Board of Commissioners

Derek & Marilou Perry

Dawsonville  
GA30534

Home phone#

Cell Phone#

June 7th 2020

Ref: Rezoning application

**Attachments:**

**Adjoining property owners information**

**Recorded plat of the property**

**Tax paid receipt for most current year**

**To scale site plan**

**Ariel location map**

**Check for \$250.00**

Dear Sirs,

We own 7.48 acres on Big Savannah Road, off Etowah River Road, we have lived there for 32 years as have most of our neighbors.

We would appreciate your consideration of the attached rezoning application to build an additional house, 2 bedroom 1400 sq.ft.house on the above referenced property. This is to be built to accommodate our daughter and granddaughter. We are both in our 70's and it would certainly be helpful having our daughter nearby.

We have attached all required documents including the Level 3 Soil Survey Report from Mill Creek Environmental LLC for your attention.

Thankyou,

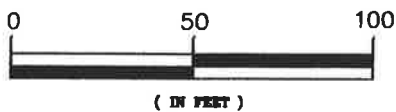
Derek Perry

Dan Centofanti, PG  
Georgia Professional Geologist #1321



I certify that this Level 3 Soil Survey meets the minimum design requirements established by the Georgia Department of Public Health Manual for Onsite Sewage Management Systems.

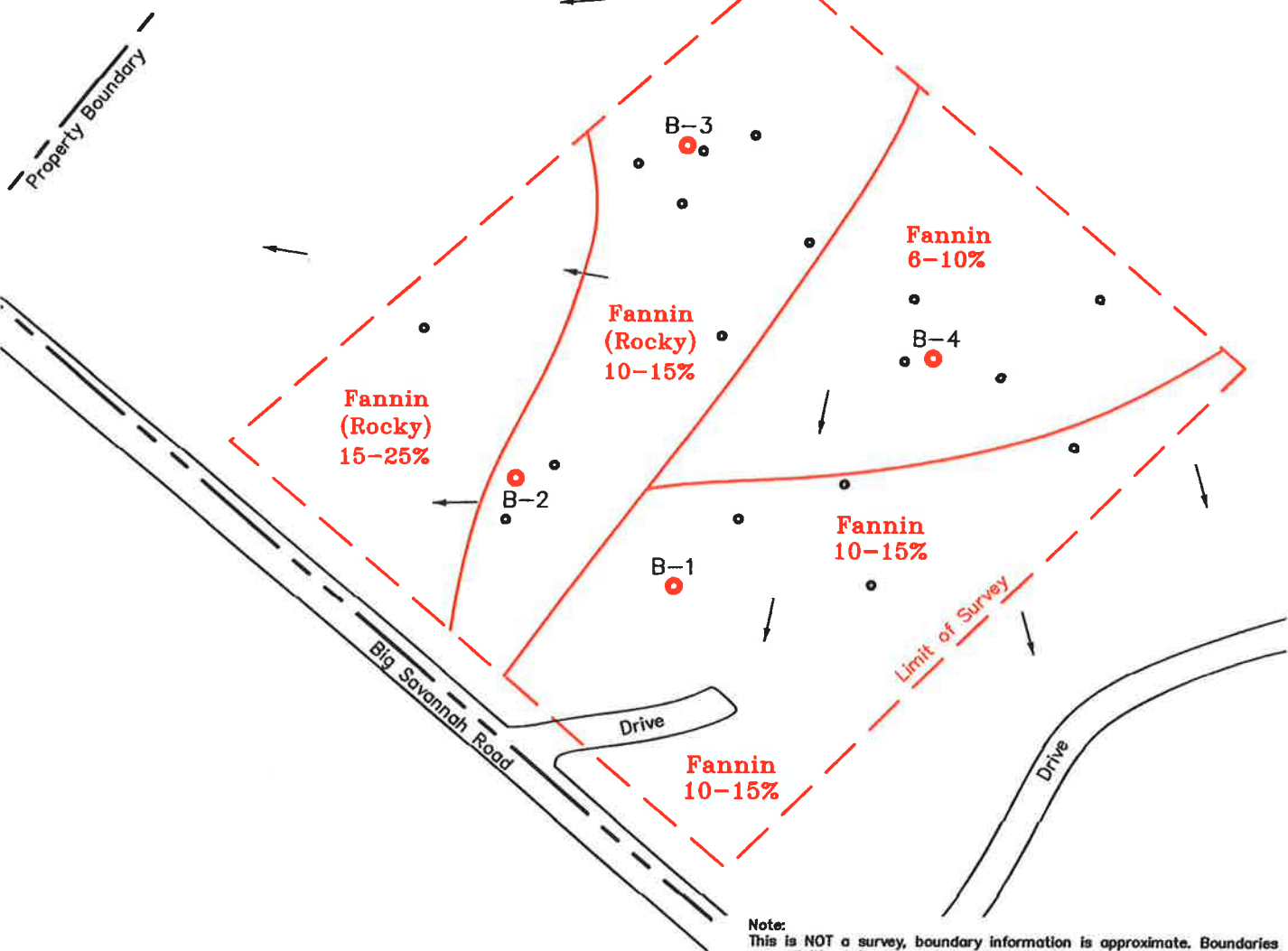
### GRAPHIC SCALE



### LEGEND

- Auger Refusal
- B-1 Soil Boring
- ↘ Direction of Slope
- ~ Soil Boundary (dashed where inferred)

TOTAL SURVEY AREA: 100 Acres  
TOTAL AREA: 739 Acres



Note:  
This is NOT a survey, boundary information is approximate. Boundaries were digitized from a plot provided by the client. Mill Creek Environmental, LLC makes no guarantees of boundary information. This map is intended to show soil test locations and soil boundaries.



MILL CREEK  
ENVIRONMENTAL

### LEVEL 3 SOIL SURVEY

Derek Perry  
Parcel ID: 111 105  
73 Big Savannah Road  
Dawsonville, Dawson County, Georgia  
SA-2072-1 4/6/2020

MILL CREEK  
ENVIRONMENTAL, LLC  
1818 Perimeter Road  
Dawsonville, Georgia 30534  
706-579-1607

<b>COUNTY:</b> Dawson <b>DATE:</b> March 25, 2020 and April 6, 2020
<b>CONTACT:</b> Mr. Derek Perry
<b>SITE LOCATION ADDRESS:</b> Parcel ID: 111 105, 73 Big Savannah Road, Dawsonville, Georgia 30534
<b>PHONE NUMBER:</b> 706-531-4928
<b>SCALE:</b> 1"= 50'

**SUITABILITY CODE DESCRIPTIONS & GENERAL NOTES:**

**SUITABILITY CODE A:** THESE SOILS ARE SUITABLE FOR INSTALLATION OF ON-SITE SYSTEMS WITH PROPER SYSTEM DESIGN, INSTALLATION, AND MAINTENANCE. POSITION OF THE SITE OR OTHER SOIL AND LANDSCAPE CONSIDERATIONS MAY REQUIRE THE DRAIN FIELD AREA TO BE GREATER THAN THE MINIMUM AND/OR THE DRAIN FIELD DESIGN TO REQUIRE EQUAL DISTRIBUTION OR LEVEL FIELD INSTALLATION.

**SUITABILITY CODE R:** THESE SOILS ARE GENERALLY SUITABLE FOR INSTALLATION OF AN ON-SITE SYSTEM. HOWEVER, THEY ARE VERY ROCKY OR STONEY WHICH MAY REQUIRE DESIGN MODIFICATIONS INCLUDING INCREASED DRAIN FIELD AREA AND SPECIAL MEASURES FOR EXCAVATIONS AND SYSTEM INSTALLATION.

Miscellaneous Notes:

All borings are staked in the field and labeled.

This soil report is in accordance with the standards and regulations set forth in the Georgia Department of Public Health Manual for On-Site Sewage Management Systems, January 2016. Mill Creek Environmental, LLC does not issue permits for, install, maintain or guarantee the performance of any on-site sewage management system. The County Health Department has the authority to permit on-site sewage management systems on this property and may have a different view of the soil conditions. The County Health Department has final jurisdiction over permitting and regulating on-site sewage management systems.

Any alteration to this report without my expressed, written consent and approval will render this report null and void. Any alteration to the site after the date on which the fieldwork was performed may change the nature and suitability of the site.

This report was completed by Certified Soil Classifier: \_\_\_\_\_

Dan Centofanti, PG  
Georgia Professional Geologist # 1321



## LEVEL 3 SOIL REPORT

<b>COUNTY:</b> Dawson <b>DATE:</b> March 25, 2020 and April 6, 2020
<b>CONTACT:</b> Mr. Derek Perry
<b>SITE LOCATION ADDRESS:</b> Parcel ID: 111 105, 73 Big Savannah Road, Dawsonville, Georgia 30534
<b>PHONE NUMBER:</b> 706-531-4928
<b>SCALE:</b> 1"= 50'

### SOIL PROPERTIES

SOIL BORING NUMBER	SOIL SERIES <sup>(1)</sup> (SEE SUITABILITY CODES)	SLOPE <sup>(1)</sup> (RANGES OF SOIL TYPE)	RESTRICTIVE/ REFUSAL LAYER <sup>(1)</sup> (INCHES BGS)	DEPTH TO <sup>(1)</sup> SEASONAL HIGH H <sub>2</sub> O TABLE (INCHES BGS)	ABSORPTION RATE <sup>(3)(4)</sup> AT RECOMMENDED TRENCH DEPTH (MIN/INCH)	RECOMMENDED <sup>(1)</sup> TRENCH DEPTH (INCHES BGS)	SUITABILITY <sup>(4)</sup> CODE
		<i>(Verified)</i>	<i>(Verified)</i>	<i>(Verified)</i>	<i>(Predicted)</i>	<i>(Verified)</i>	
B-1	Fannin Soil Series	10-15%	>72	>72	45	24-36	A
B-2	Fannin (Rocky) Soil Series	10-15%	48	>48	45	18-23	R
B-3	Fannin (Rocky) Soil Series	6-10%	47	>47	45	18-23	R
B-4	Fannin Soil Series	6-10%	>72	>72	45	24-36	A

- 1 Based on field observations.
- 2 Based on USDA NRCS descriptions.
- 3 Based on Georgia DPH Manual for On-Site Sewage Systems, Table CT-1.
- 4 Based on Soil Classifier interpretation of site conditions and soil classification.
- 5 BGS = Below Ground Surface



April 8, 2020

Derek Perry

Dawsonville, Georgia 30534

**Subject: Level 3 Soil Report**  
Parcel ID: 111 105  
73 Big Savannah Road  
Dawsonville, Dawson County, Georgia 30534

Dear Mr. Perry,

Mill Creek Environmental, LLC is pleased to be of assistance on this project. This soil report was prepared in accordance with the Georgia Department of Public Health Manual for On-Site Sewage Management Systems.


A soil survey was conducted at the subject property on March 25, 2020 and again on April 6, 2020 to further evaluate rock limitations. The soils were classified as belonging to the Fannin and Fannin (Rocky) Soil Series. The Fannin Soil Series should have the ability to function as a suitable absorption field with proper design, installation, and maintenance. Abundant rock fragments were encountered within the Fannin (Rocky) Soil Series. Competent bedrock was not encountered at this site, however, due to shallow refusal within the Fannin (Rocky) Soil Series a shallow installation is recommended.

Soil boring locations and soil series are shown on the attached site plan. Suitability codes and estimated absorption rates are shown on the attached Level 3 Soil Report. If you have any questions or if we can be of further assistance, please call us at (706) 579-1607.

Sincerely,  
**Mill Creek Environmental, LLC**

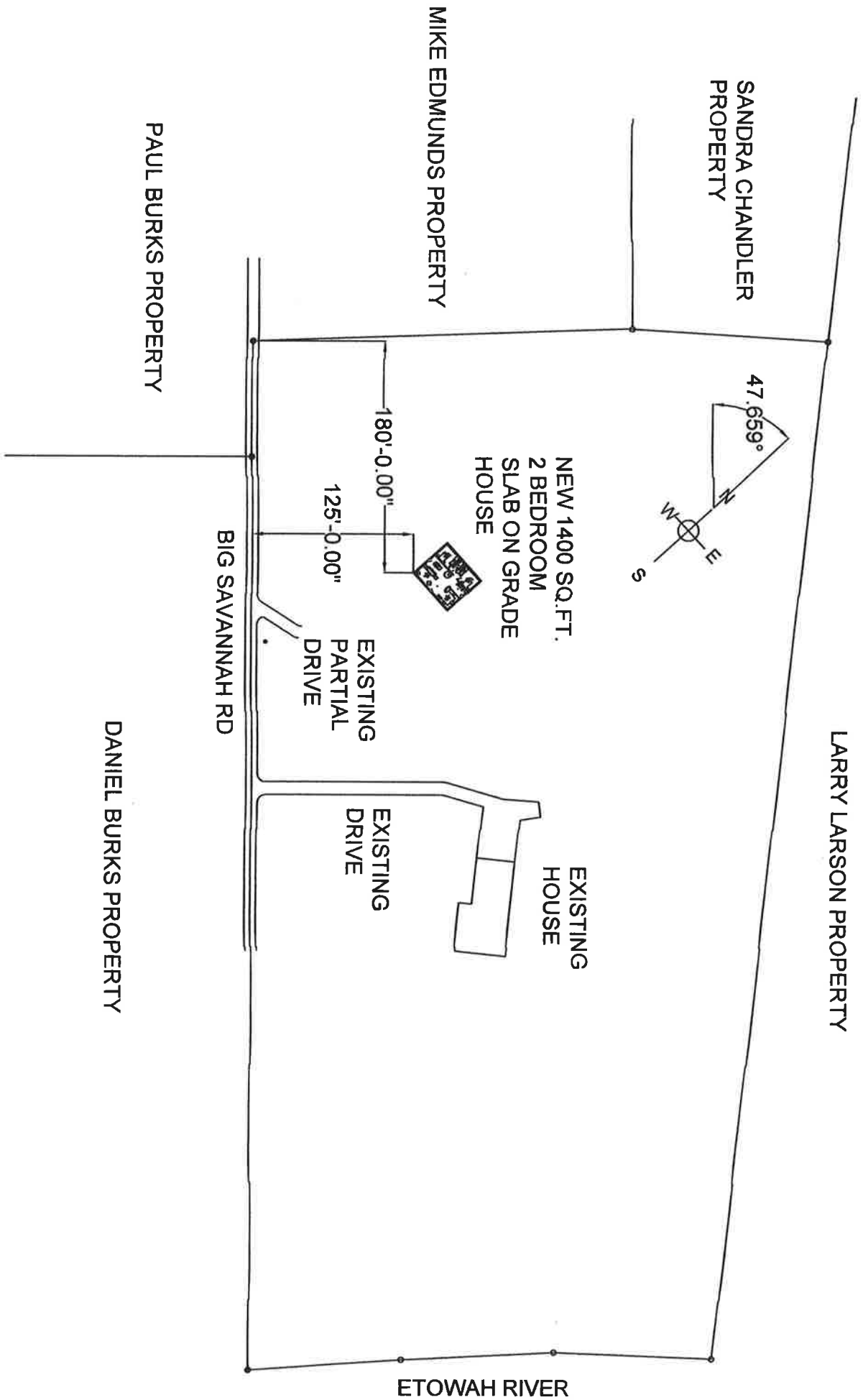


Kerry Benson  
Project Biologist



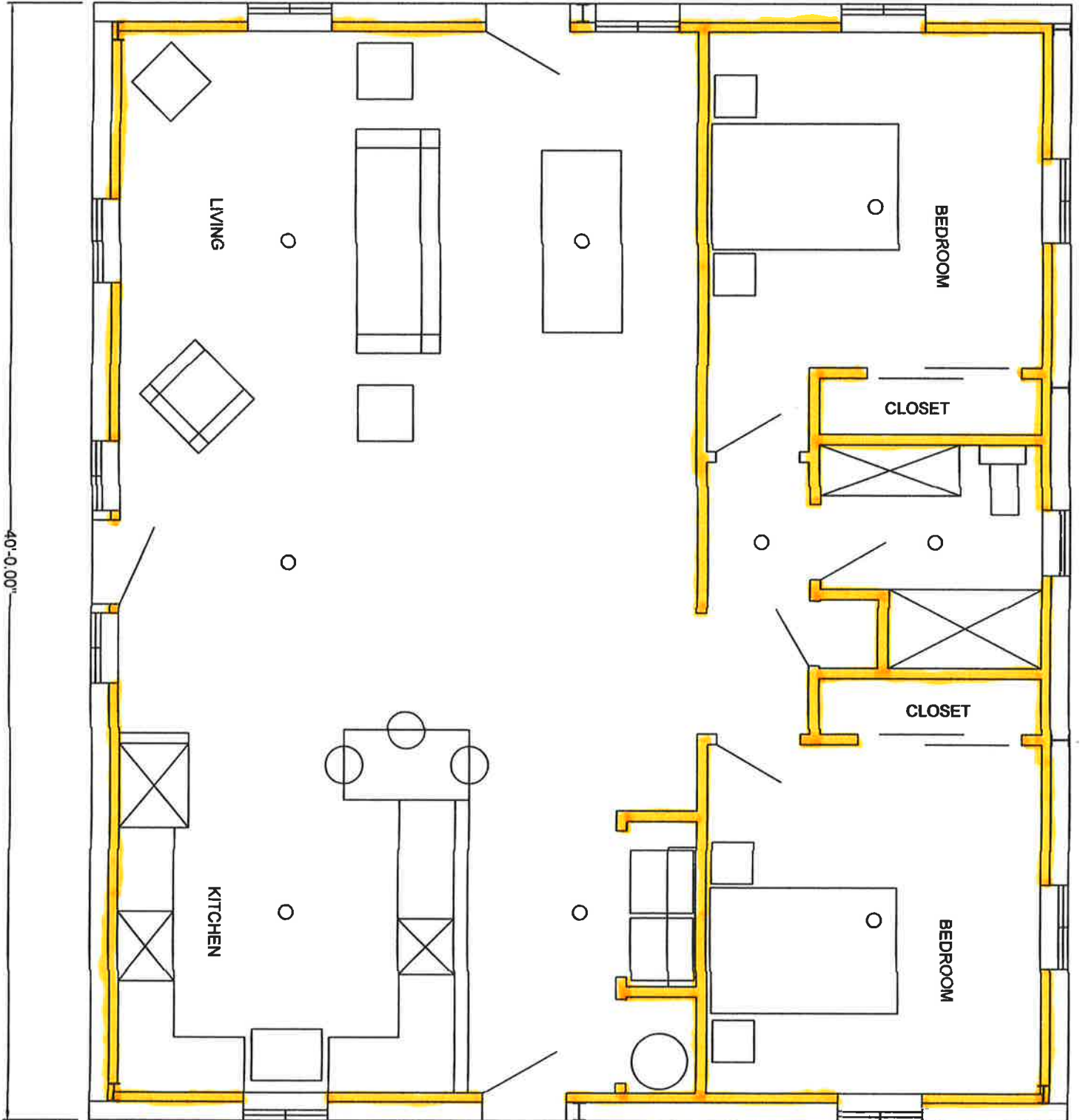
Dan Centofanti, PG  
Technical Director

Site plan



# Floor Plan

35'-0.00"



40'-0.00"

**DAWSON COUNTY, GEORGIA**

**2019 TAX BILL**

25 Justice Way, Suite 1222  
Dawsonville, Georgia 30534



BILL NUMBER BARCODE



AUTO\*\*5-DIGIT 30534 30 160 7100 1 AV 0.383

PERRY DEREK A & MARI LOU

**PAID**  
11/27/19

LEGAL DESCRIPTION	MAP ID #	TAX BILL #
LL 531 532 LD 131V	111 105	2019-10697
<b>TOTAL DUE DECEMBER 1, 2019</b>		<b>\$ 795.61</b>
Make payable to "Dawson County Tax Office" and include this coupon. Do not staple, tape or attach payment.		
PLEASE WRITE THE BELOW MAP ID # ON YOUR CHECK		
111 105		

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.

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



**2019 PROPERTY TAX STATEMENT**  
**DAWSON COUNTY**  
**GEORGIA**

**Nicole Stewart**  
TAX COMMISSIONER

25 Justice Way, Suite 1222  
Dawsonville, Georgia 30534

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

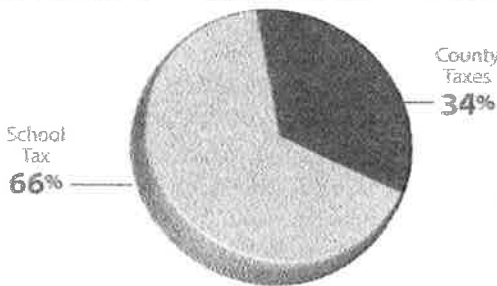
PROPERTY OWNER(S)	MAP CODE	LOCATION			BILL #	DISTRICT
PERRY DEREK A & MARI LOU	111 105	73 BIG SAVANNAH RD			2019-10697	001 DAWSON COUNTY UNINCORPORATED
	BUILDING VALUE	LAND VALUE	TOTAL FAIR MARKET VALUE	ACRES	EXEMPTIONS	DUE DATE
	239,500	109,100	348,600	7.39	X9A LF S4	12/01/2019
PROPERTY DESCRIPTION						
LL 531 532 LD 131V						



	FAIR MARKET VALUE	40% ASSESSED VALUE	LESS EXEMPTIONS	TAXABLE VALUE	MILLAGE RATE	GROSS TAX	LESS CREDITS	NET TAX
STATE TAX	348,600	139,440	139,160	280				
COUNTY M&O	348,600	139,440	79,000	60,440	13.079	790.49		488.89
SALES TAX ROLLBACK	348,600	139,440	79,000	60,440	-4.990		-301.60	
SCHOOL M&O	348,600	139,440	120,000	19,440	15.778	306.72		306.72

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.

<b>TOTAL</b>					23.867	\$1,097.21	\$-301.60	\$795.61
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ck  
8042  
11/27/2019

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



2019 Current Tax	\$795.61
Penalty	-
Interest	-
Other Fees	-
Previous Payments	-
Delinquent Tax*	-
<b>Total Due</b>	<b>\$795.61</b>

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

\* 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.





**Legend**  
 Parcels  
 Roads

<b>Parcel ID</b>	111 015	<b>Owner</b>	PERRY DEREK & MARI LOU	<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>	DAWSONVILLE GA 30534	9/17/2018	0	GF	U
	UNINCORPORATED	<b>Assessed Value</b>	Value \$348600	9/10/1991	0	QC	U
<b>Acres</b>	7.39						

(Note: Not to be used on legal documents)

Date created: 6/9/2020  
 Last Data Uploaded: 6/9/2020 12:25:41 AM

Developed by  **Schneider**  
 GEOSPATIAL