

DAWSON COUNTY REZONING APPLICATION

This portion to be completed by Zoning Administrator

ZA 2128 Tax Map & Parcel # (TMP): 094-044
Submittal Date: Oct 7, 2021 Time: 12:41 am/pm 0 Received by: Ungle (staff initials)
Fees Assessed: 475.00 Paid: Check Commission District: 2
Planning Commission Meeting Date: November 16, 2021
Board of Commissioners Meeting Date: December 16, 2021

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Rex GRAVITT
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: 5-27-20 Applicant Signature: Rex Gravitt

PROPERTY OWNER/PROPERTY INFORMATION

Name: Redo Properties, LLC
Street Address of Property being rezoned: 54 Reeves Road, 32 Reeves Road AND 1341 HWY 95 DAWSONVILLE, GA 30534 8.742
Rezoning from: R SR to: MULTI FAMILY Total acreage being rezoned: 6.88
Directions to Property: SOUTH ON HWY 9 FROM DOWNTOWN, TURN LEFT ON Reeves Road, second AND THIRD DRIVEWAY ON THE RIGHT

Subdivision Name (if applicable): _____ Lot(s) #: _____

Current Use of Property: MULTI FAMILY RESIDENTIAL APARTMENTS

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 RSR South RSR East RSR West CITY R-1

Future Land Use Map Designation: _____

Access to the development will be provided from:

Road Name: Reeves ROAD Type of Surface: PAVED

REQUESTED ACTION & DETAILS OF PROPOSED USE

[] Rezoning to: _____ [] Special Use Permit for: _____

Proposed Use: 26 Residential APARTMENTS

Existing Utilities: [] Water [] Sewer [] Gas [] Electric

Proposed Utilities: [] Water [] Sewer [] Gas [] Electric

RESIDENTIAL

No. of Lots: _____ Minimum Lot Size: _____ (acres) No. of Units: 26

Minimum Heated Floor Area: _____ sq. ft. Density/Acre: _____

Type: Apartments [] Condominiums [] Townhomes [] Single-family [] Other

Is an Amenity Area proposed: Yes; if yes, what? SMALL PLAYGROUND FOR KIDS

COMMERCIAL & INDUSTRIAL

Building area: _____ No. of Parking Spaces: _____

21001712411

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  Date 6-26-20
Witness Cecilia R Bustamante Date 6-26-20

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.

PLANNING & DEVELOPMENT DEPARTMENT

ZA _____

TMP#: 094 043

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>094 043</u>	1. <u>GLENN E ODOM</u>	<u>116 REEVES ROAD DAWSONVILLE</u>
TMP <u>094051001</u>	2. <u>JAMES REEVES</u>	<u>215 REEVES ROAD DAWSONVILLE</u>
TMP <u>094 045</u>	3. <u>MARH BYRD</u>	<u>1383 HWY 95 DAWSONVILLE</u>
TMP <u>094 046</u> <u>084 003</u>	4. <u>LCG RESIDENTIAL, LLC</u>	<u>4625 CHURCH ROAD 30028</u> <u>1000 HWY 95 SUITE 100 CUMMING</u>
TMP <u>094 003</u>	5. <u>DEAN H BAIL</u>	<u>1076 HWY 95 DAWSONVILLE</u>
TMP <u>094 041</u>	6. <u>WAYNE WRIGHT</u>	<u>1161 HWY 95 DAWSONVILLE</u>
TMP <u>094 041 001</u>	7. <u>FELIX LAGASSE</u>	<u>775 LYNNUS RD CUMMING 30040</u>
TMP <u>094 041 002</u>	8. <u>DENNIS WEAVER</u>	<u>53 REEVES RD DAWSONVILLE</u>
TMP <u>094 041 003</u>	9. <u>DWAYNE MESSERSCHMIDT</u>	<u>101 REEVES RD DAWSONVILLE</u>
TMP <u>094 041 004</u>	10. <u>SAMANTHA BRITTON</u>	<u>119 REEVES RD DAWSONVILLE</u>
TMP _____	11.	_____
TMP _____	12.	_____
TMP _____	13.	_____
TMP _____	14.	_____
TMP _____	15.	_____

Use additional sheets if necessary.

2007 7 24 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: 

Applicant Printed Name: Rex Grubert

Application Number: _____

Date Signed: _____

Sworn and subscribed before me

this _____ day of _____, 20____.

Notary Public

My Commission Expires: _____

{
Notary Public Seal
}

NOTARY PUBLIC

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 Turner

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 \$ 1000⁰⁰ Date: 4-15-2020

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:

One gift of \$1000⁰⁰

Signature of Applicant/Representative of Applicant:

[Signature] Date: 6-3-20

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.

2101 71241PM

PROPERTY OWNER AUTHORIZATION

I/we, Redo Properties, LLC, 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: Rex GRAVITT

Signature of applicant or agent: [Signature] Date: 10-26-21

Printed Name of Owner(s): Redo Properties, LLC

Signature of Owner(s): [Signature] Date: 10-26-21

Mailing address: _____

City, State, Zip: _____

Telephone Number: Listed _____
Unlisted _____

Sworn and subscribed before me this 7th day of October, 2021.

Jennifer Noonan
Notary Public

My Commission Expires: 9/5/2023



(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.)

1103

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 _____ (city), _____ (state)

[Signature]
Signature of Applicant

6-4-2020
Date

Rex E. Gault
Printed Name

RENO PROPERTIES, LLC
Name of Business

SUBSCRIBED AND SWORN BEFORE ME ON

THIS 4 DAY OF June, 2020

[Signature] Notary Public

My Commission Expires: 1-9-21



21001 71242M

Letter of Intent for Rezoning TMP 094-043 and 094-044

I purchased Pinewood Apartments from Eugene Odum on 12-19-2018. It never occurred to me that the property was not zoned correctly since it was existing and operating. Also it is listed on the tax records with all the currently existing buildings and is being taxed appropriately. However, after further investigation it is my understanding that this property is a non-conforming use. According to the regulations for a non-conforming use, it is allowed to remain unless destroyed over 50%. If there is some natural disaster such as a fire or a tree falling across a building, if it is destroyed more than 50% then it can not be repaired. This would be an incredible loss for me since I have a substantial investment in the property and rely on its income producing quality for my income. Currently there are 7 buildings that house people and 3 out buildings used for storage. The seven buildings consist of 3-five unit apartment buildings, 1-6 unit apartment building, 1-4 unit building, a single family house and a double wide mobile home for a total of 27 residential units. There is public water but no public sewer on the property. I would propose the property be rezoned to a multi-family zoning with whatever conditions and variances it would take to remain as it currently sits. I have no plans at this time to expand the property. I would just like to be able to keep the property in its current use and it be in compliance with all regulations so that I could repair or replace existing units if need be.

Sincerely



Rex Gravitt Managing Member of Redo Properties, LLC

21 OCT 7 12:42 PM

Filed 09/10/2021 08:41AM
 Bk 00086 Pg 0174
 Plat Doc: PLAT

Penalty: \$0.00 Interest: \$0.00
 Participants: 3892914031
 JUSTIN POWER, Clerk of Superior
 Court
 DAWSON County, Georgia

TOTAL = 8.742 ACRES
 380,812.125 SQUARE FEET



APPROVED
 FOR RECORDING
 James H. Lee
 DAWSON COUNTY, GA. ENGINEER

- LEGEND**
- BOC = BACK OF CURB
 - BSL = BUILDING SETBACK LINE
 - P/L = PROPERTY LINE
 - R/W = RIGHT OF WAY
 - LI = LAND LOT
 - LL = LAND LOT LINE
 - N/O = NOW OR FORMERLY
 - M/P# = TAX MAP / PARCEL NO.
 - POB = POINT OF BEGINNING
 - NTS = NOT TO SCALE
 - PF = PITCH FOUND
 - PS = PITCH SET
 - CON MON = CONCRETE MONUMENT
 - BE = BEAM
 - COP = CROWN TOP PIPE
 - OSP = OPEN TOP PIPE
 - SO TPO = SQUARE TPO
 - AP = ANGLE IRON FOUND
 - CMF = CORRUGATED METAL FENCE
 - RCF = REINFORCED CONCRETE FENCE
 - BB = BENCH
 - WM = WATER METER
 - WP = WATER PIPE
 - PP = POWER POLE
 - LP = LIGHT POLE
 - SP = SERVICE POLE
 - PHOX = PHONE BOX
 - U/C = UNDERGROUND
 - CO = SEWER CLEAN-OUT
 - W = WALDOX
 - SS = SANITARY SEWER
 - MI = MAN HOLE
 - FE = FINISHED FLOOR ELEV.
 - FI = FIRE HYDRANT
 - OS = OCE LINE
 - PL = POWER LINE
 - SS = SANITARY SEWER LINE
 - FM = FINISHED FLOOR W/IN
 - TL = TELEPHONE LINE
 - W = WATER LINE
 - X = FENCE LINE

THIS SURVEY AND ITS FINDINGS DOES NOT CONSTITUTE A TITLE SEARCH OR TITLE OPINION BY MCCLURE SURVEYING, INC. AS LAND SURVEYORS. ALL DATA USED FOR THE LOCATION OF PROPERTY LINES, EASEMENTS, ADJOINING OWNERS, ETC. WAS GAINED FROM PUBLIC RECORDS, THE CLIENT, OR OTHER SOURCES AS REFERENCED. NO ABSTRACT OF TITLE OR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE PROVIDED TO THE SURVEYOR, UNLESS OTHERWISE NOTED. OTHER DOCUMENTS OR SITUATIONS MAY EXIST THAT WOULD AFFECT THIS PROPERTY, AS WITH ANY LAND TRANSACTION, A TITLE SEARCH AND CERTIFICATE IS RECOMMENDED IN CONJUNCTION WITH THIS SURVEY, OR YOU MUST CONSULT A COMPETENT TITLE ATTORNEY.

THIS SURVEY WAS PREPARED IN CONFORMANCE WITH THE REGULAR STANDARDS OF PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN GEORGIA PLAT ACT O.C.G.A. 15-6-67, AUTHORITY O.C.G.A. SECS 15-6-67, 43-15-1, 43-15-6, 43-15-18, 43-15-22.

PROPERTY OWNER ACKNOWLEDGES THAT ANY SURVEY SYSTEMS CONFORM TO ALL SETBACK REQUIREMENTS APPROVAL OF PLAT DOES NOT GUARANTEE THAT THE DAWSON COUNTY HEALTH DEPARTMENT WILL ISSUE A S.E.P.I.C. S.T.S.T.E.M. P.E. R.U.I.T.

DATE OF SURVEY: SEPTEMBER 16-18, 2020
 THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN N/A (GREEN) FEET AN ANGULAR ERROR OF N/A SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 420,276 FEET.

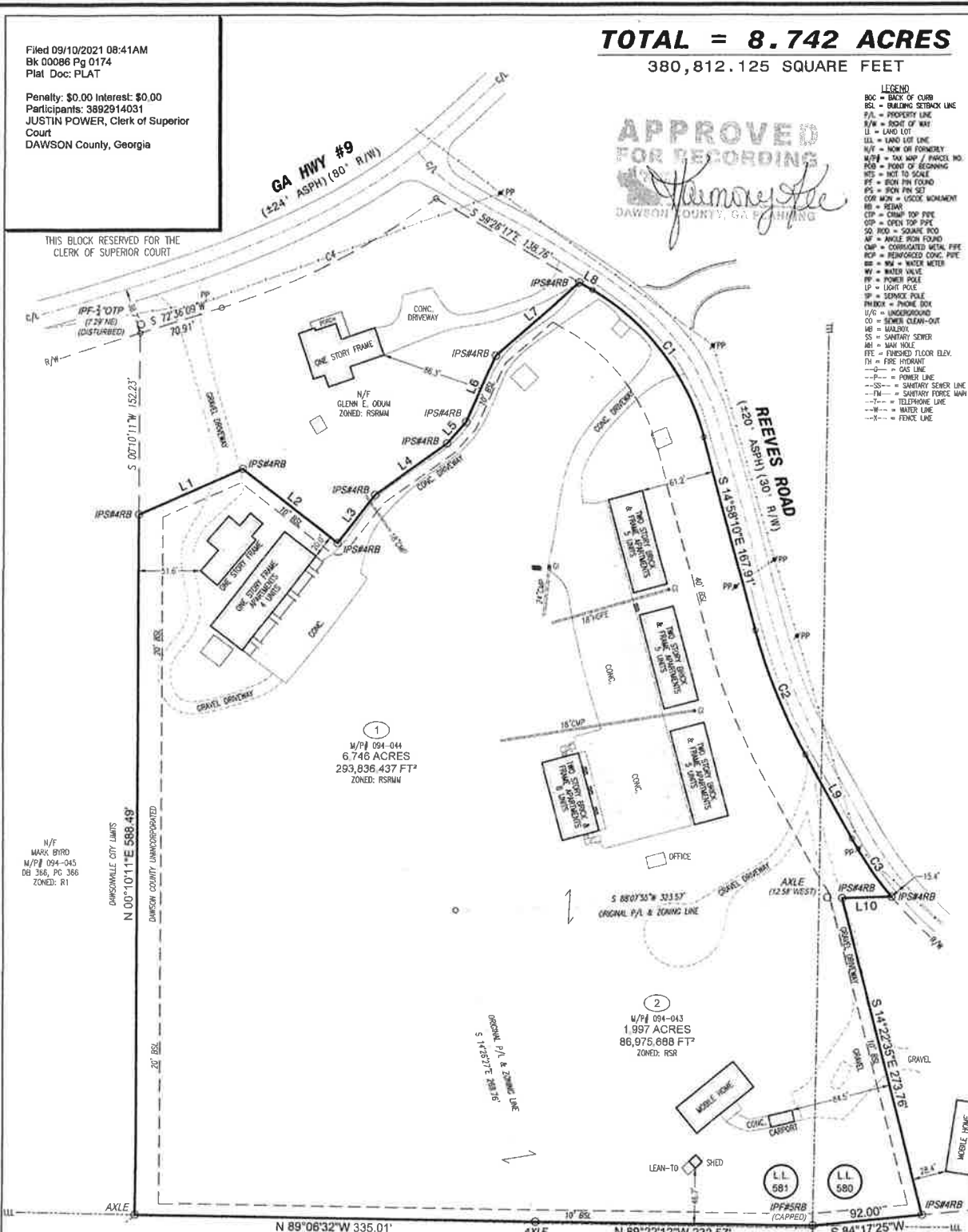
BEARINGS SHOWN ARE BASED ON ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION AND ARE SUBJECT TO FIELD CONDITIONS.

THE EQUIPMENT USED FOR ANGULAR AND DISTANCE MEASUREMENTS WAS A LEICA ROBOTIC TOTAL STATION, TS12.

THIS PROPERTY IS NOT LOCATED WITHIN THE 100-YEAR FLOOD HAZARD AREA AS PER FLOOD INSURANCE RATE MAP NO. 130500112C, DATED 4-4-18.

NOTES & REFERENCES

1. TAX MAP/PARCEL #094-043 & #094-044
2. PARCEL IS ZONED RSR & RSRMM
3. SETBACKS - RSR
 FRONT - 40 FEET
 SIDE - 10 FEET
 REAR - 20 FEET
 SETBACKS - RSRMM
 FRONT - 40 FEET (OTHER)
 SIDE - 10 FEET
 REAR - 20 FEET
4. PLAT BOOK 13 PAGE 491
5. DEED BOOK 1125 PAGE 583
6. DEED BOOK 1325 PAGE 591



1
 M/P# 094-044
 6.746 ACRES
 293,836.437 FT²
 ZONED: RSRMM

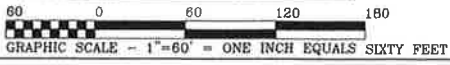
2
 M/P# 094-043
 1.997 ACRES
 86,975.688 FT²
 ZONED: RSR

N/F
 MARK 89RD
 M/P# 094-045
 DB 366, PG 366
 ZONED: R1

Curve	Radius	Length	Chord	Chord Bear.
C1	205.51'	159.49'	155.62'	S 37°12'10" E
C2	454.61'	112.27'	111.99'	S 22°02'43" E
C3	313.03'	58.70'	58.62'	S 34°29'34" E
C4	607.69'	203.20'	202.25'	S 63°01'25" W

COMBINATION SURVEY FOR:
REDO PROPERTIES
 LAND LOTS 580 & 581
 4TH DISTRICT
 1ST SECTION
 DAWSON COUNTY, GEORGIA
 PLAT DATE: OCTOBER 27, 2020
 REVISIONS:

Course	Bearing	Distance
L1	N 68°15'35" E	94.43'
L2	S 52°02'59" E	101.00'
L3	N 37°57'01" E	51.16'
L4	N 54°31'11" E	74.44'
L5	N 41°12'21" E	23.76'
L6	N 23°50'22" E	60.91'
L7	N 48°25'17" E	92.80'
L8	S 59°26'17" E	12.51'
L9	S 29°07'13" E	80.85'
L10	S 88°07'55" W	41.27'



McCLURE SURVEYING, INC.
 2505 JOHNSON DRIVE - SUITE D
 CUMMING, GA 30040
 O: (470) 297-5592 O: (770) 899-0281
 CERTIFICATE OF AUTHORIZATION: LSF001203
 NATHAN@MCCLURESURVEYING.COM
 WWW.MCCLURESURVEYING.COM

Surveyor's Certificate
 It is hereby certified that all monuments and improvements shown hereon actually exist except as otherwise indicated and that their locations, size, type, and material are correctly shown.
 By: *Nathan M. McClure*
 Registered Georgia Land Surveyor No. 3086

JOB NO. 20390

'21 OCT 7 12:42PM



Overview



Legend

-  Parcels

Parcel ID: 094 043
Alt ID: 6436
Owner: REDO PROPERTIES LLC
Acres: 2.05
Assessed Value: \$59040

Date created: 10/7/2021
Last Data Uploaded: 10/6/2021 10:58:07 PM

Developed by 

Owner Information

REDO PROPERTIES LLC

Payment Information

Status	Paid
Last Payment Date	11/16/2020
Amount Paid	\$11,438.84

Property Information

Parcel Number	094 044
District	1 DAWSON COUNTY UNINCORPORATED
Acres	6.86
Description	LL 580 581 LD 4
Property Address	1341 HWY 9 S
Assessed Value	\$483,406
Appraised Value	\$1,208,516

Bill Information

Record Type	Property
Tax Year	2020
Bill Number	11480
Account Number	56707
Due Date	12/01/2020

Taxes

Base Taxes	\$11,438.84
Penalty	\$0.00
Interest	\$0.00
Total Due	\$0.00