

DAWSON COUNTY VARIANCE APPLICATION

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

VR 21-15 Tax Map & Parcel # (TMP): 114-033-005
Current Zoning: RMF Commission District #: 3
Submittal Date: 8.13.21 Time: 17:00 am/pm Received by: Ungler (staff initials)
Fees Assessed: 350- Paid: check
Planning Commission Meeting Date: September 21, 2021

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: JIM KING

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: _____ Applicant Signature: Jim King

PROPERTY INFORMATION

Street Address of Property: SW Corner of SR 53 + Dawson Forest Rd
Tied to ZA 21-08 Approved in July

Land Lot(s): _____ District: _____ Section: _____

Subdivision/Lot: _____ Building Permit #: _____ (if applicable)

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Directions to the Property: _____

REQUESTED ACTION

A Variance is requested from the requirements of Article # 3 Section # 309. C.6 B of the Land Use Resolution/Sign Ordinance/Subdivision Regulations/Other (circle one).

If other, please describe: Vary from required parking/driveway width of 10 feet

Type of Variance requested:

- Front Yard Side Yard Rear Yard variance of _____ feet to allow the structure to:
 be constructed; remain a distance of _____ feet from the: _____
 property line, road right of way, or other (explain below):

Same as above
_____ instead of the required distance of _____ required by the regulations.

Lot Size Request for a reduction in the minimum lot size from _____ to _____

Sign Variance for: _____

Home Occupation Variance to operate: _____ business

Other (explain request): _____

If there are other variance requests for this site in past, please list case # and nature of variance: _____

Variations to standards and requirements of the Regulations, with respect to open area, setbacks, yard area, lot coverage, height, and other quantitative requirements may be granted if, on the basis of the application, investigation, and other evidence submitted by the applicant, all four (4) expressly written findings below are made:

1. Describe why a strict and literal enforcement of the standards would result in a practical difficulty or unnecessary hardship: _____

Ordinance requires max of 10' wide driveway. Zoning was approved with 20' wide driveway which is needed for 2 double-car garage

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2. Describe the exceptional and extraordinary conditions applicable to this property which do not apply to other properties in the same district: same as #1

3. Describe why granting a variance would not be detrimental to the public health, safety, morals or welfare and not be materially injurious to properties in the near vicinity: same as #1

4. Describe why granting this variance would support the general objectives within this Resolution:

same as #1

Submit clear explanation of all four questions above. You may add sheets if necessary.

(Variances should not be granted if the need arises as a result of action by the applicant or previous owner.)

214013 12:00PM

PROPERTY OWNER AUTHORIZATION

I / we _____ 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 variance requested on this property. I understand that any variance granted, and / or conditions 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 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): _____

Signature of Owner(s): _____ Date _____

Sworn and subscribed before me
this _____ day of _____, 20_____.

Notary Public

My Commission Expires: _____

(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.)

ZA 21-08

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.**

Name

Address

TMP _____	1. _____
TMP 114 018	2. Same Owner
TMP 114 020 001	3. 3Mind Dawson Forest LLC & SG Atlantic, LLC c/o Alliance Tax Advisors
TMP 114 033 001	4. Michael G Hughes: 7142 HWY 53 EAST DAWSONVILLE, GA 30534
TMP 114 033 003	5. Etowah Water & Sewer Authority
TMP 114 033 005	6. Georgia 400 Industrial Park, Inc: Same Owner
TMP 114 046 002	7. Farmington Creek, LP: 3825 PACES WALK SUITE 100 ATLANTA, GA 30339
TMP 114 033	8. Dawson Forest Holdings, LLC, 4635 HARRIS TRAIL ATLANTA, GA 30327
TMP 114 022 004	9. Dawson County Govt
TMP 114 022 003	10. David, Billy & Rocky Hughes: 33 Parkside Cir, Dawsonville, GA 30534
TMP 114 022 006	11. David, Billy & Rocky Hughes: 33 Parkside Cir, Dawsonville, GA 30534
TMP 114 022 009	12. Penler Dawsonville, LLC: P.O. BOX 56607 ATLANTA, GA 30343
TMP 114 022 005	13. David, Billy & Rocky Hughes: 33 Parkside Cir, Dawsonville, GA 30534
TMP 114 021	14. Byrd Elliott Properties, LLC: 7342 HWY 53 EAST DAWSONVILLE, GA 30534
TMP 114 022 003	15. David, Billy & Rocky Hughes: 33 Parkside Cir, Dawsonville, GA 30534

Use additional sheets if necessary.

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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 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 special use or rezoning 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 of Applicant or Agent: _____ Date: 8.13.21

Signature of Witness: Jenny Lee _____ Date: 8.13.21

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 office 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 that written request and publication the 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 Commission. Further the applicant is encouraged to be present at the hearing to substantiate reasons for withdrawal. Please note that no refund of application fee may be made unless directed by the Board of Commissioners.

SUBMISSION

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), Georgia (state)

Signature of Applicant [Signature] Date 8.13.21

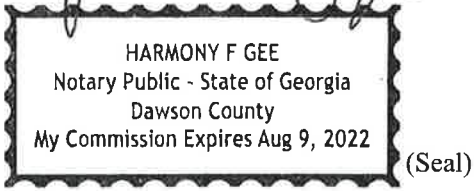
Printed Name Jim King Name of Business _____

SUBSCRIBED AND SWORN BEFORE ME ON

THIS 13 DAY OF August, 2021

[Signature] Notary Public

My Commission Expires: August 9, 2022



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Secure and Verifiable Documents Under O.C.G.A. § 50-36-2

The following list of secure and verifiable documents, published under the authority of O.C.G.A. § 50-36-2, contains documents that are verifiable for identification purposes, and documents on this list may not necessarily be indicative of residency or immigration status.

- A **United States Passport or Passport Card** [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **United States Military Identification card** [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **Driver's License** issued by one of the United States, the District of Columbia, the Commonwealth of Puerto Rico, Guam, the Commonwealth of the Northern Marianas Islands, the United States Virgin Island, American Samoa, or the Swain Islands, provided that it contains a photograph of the bearer or lists sufficient identifying information regarding the bearer, such as name, date of birth, gender, height, eye color, and address to enable the identification of the bearer [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- An **Identification Card** issued by one of the United States, the District of Columbia, the Commonwealth of Puerto Rico, Guam, the Commonwealth of the Northern Marianas Islands, the United States Virgin Island, American Samoa, or the Swain Islands, provided that it contains a photograph of the bearer or lists sufficient identifying information regarding the bearer, such as name, date of birth, gender, height, eye color, and address to enable the identification of the bearer [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **Tribal Identification Card** of a federally recognized Native American tribe, provided that it contains a photograph of the bearer or lists sufficient identifying information regarding the bearer, such as name, date of birth, gender, height, eye color, and address to enable the identification of the bearer. A listing of federally recognized Native American tribes may be found at:
<http://www.bia.gov/WhoWeAre/BIA/OIS/TribalGovernmentServices/TribalDirectory/index.htm>
[O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **United States Permanent Resident Card or Alien Registration Receipt Card** [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- An **Employment Authorization Document** that contains a photograph of the bearer [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **Passport Issued by a Foreign Government** [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **Merchant Mariner Document or Merchant Mariner Credential** issued by the United States Coast Guard [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **Free and Secure Trade (FAST) card** [O.C.G.A. § 50-36-2(b)(3); 22 CFR § 41.2]
- A **NEXUS Card** [O.C.G.A. § 50-36-2(b)(3); 22 CFR § 41.2]
- A **Secure Electronic Network for Travelers Rapid Inspection (SENTRI) card** [O.C.G.A. § 50-36-2(b)(3); 22 CFR § 41.2]
- A **Driver's License issued by a Canadian Government Authority** [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **Certificate of Citizenship** issued by the United States Department of Citizenship and Immigration Services (USCIS) (Form N-560 or Form N-561) [O.C.G.A. § 50-36-2(b)(3); 6 CFR § 37.11]
- A **Certificate of Naturalization** issued by the United States Department of Citizenship and Immigration Services USCIS) (Form N-550 or Form N-570) [O.C.G.A. § 50-36-2(b)(3); 6 CFR § 37.11]



Owner Information

GEORGIA 400 INDUSTRIAL PARK INC

Payment Information

Status	Paid
Last Payment Date	11/09/2020
Amount Paid	\$34,724.03

Property Information

Parcel Number	114 033 005
District	1 DAWSON COUNTY UNINCORPORATED
Acres	51.44
Description	LL 374 LD 13-S
Assessed Value	\$1,467,440
Appraised Value	\$3,688,600

Bill Information

Record Type	Property
Tax Year	2020
Bill Number	5451
Account Number	56913
Due Date	12/01/2020

Taxes

Base Taxes	\$34,724.03
Penalty	\$0.00
Interest	\$0.00
Total Due	\$0.00

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Overview



Legend

-  Parcels

Parcel ID: 114 033 005
Alt ID: 16172
Owner: GEORGIA 400 INDUSTRIAL PARK INC
Acres: 51.44
Assessed Value: \$3668600

Date created: 8/13/2021
Last Data Uploaded: 8/13/2021 9:31:32 AM

Developed by 