

DAWSON COUNTY REZONING APPLICATION

This portion to be completed by Zoning Administrator

ZA 922 Tax Map & Parcel # (TMP): 100 051 017
Submittal Date: 6.23.20 Time: 11:43 (am/pm) Received by: uhg (staff initials)
Fees Assessed: \$250 Paid: \$CC Commission District: 4
Planning Commission Meeting Date: August 18 2020
Board of Commissioners Meeting Date: Sept. 17 2020

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Scott Adamson
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: _____

PROPERTY OWNER/PROPERTY INFORMATION

Name: Scott Adamson

Street Address of Property being rezoned: 2545 Dawson Forest Road East.
Dawsonville GA 30534

Rezoning from: _____ to: _____ Total acreage being rezoned: _____

Directions to Property: 400 North, Turn left on Dawson Forest Rd. East.

Go through round about, continue down Dawson Forest Rd. 1.2 miles
2545 Dawson Forest Rd. will be on your right.

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

Current Use of Property: RA with Special Use permit.

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? No (yes/no)

If yes, what section? _____

SURROUNDING PROPERTY ZONING CLASSIFICATION:

North RA South RA East RA West RA

Future Land Use Map Designation: Office Professional

Access to the development will be provided from:

Road Name: Dawson Forest W. E. Type of Surface: High Type Paved.

REQUESTED ACTION & DETAILS OF PROPOSED USE

[] Rezoning to: RA [] Special Use Permit for: kennel

Proposed Use: Dog Kennel.

Existing Utilities: [x] Water [] Sewer [x] Gas [x] 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: _____

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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 

Date 2-3-20

Witness _____

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.

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ZA RA

TMP#: 106-051-017

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>106-051</u>	1. <u>Adan Hamer</u>	<u>122 Paddock Pl.</u>
TMP <u>106-048</u>	2. <u>Jones Boyd & Linda Ruth</u>	<u>2500 Dawson Forest Rd.</u>
TMP <u>106-049</u>	3. <u>Cecil Jones</u>	<u>2632 Dawson Forrest Rd.</u>
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.

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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: SCOTT ADAMS

Application Number: 20-05

Date Signed: 5-7-2020

Sworn and subscribed before me

this 7th day of May, 2020.

Melanie Dawn Nash
Notary Public

My Commission Expires: 10/3/23



20 JUN 23 11:45AM

PROPERTY OWNER AUTHORIZATION

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

106-051

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: Scott Adams

Signature of applicant or agent: [Signature] Date: _____

Printed Name of Owner(s): Scott Adams

Signature of Owner(s): [Signature] Date: _____

Mailing address: 2545 Dawson Forest Rd B.

City, State, Zip: Dawsonville GA 30534

Telephone Number: Listed 678-343-0865
Unlisted _____

Sworn and subscribed before me this 7th day of May, 2020.

Melanie Dawn Nash
Notary Public

My Commission Expires: 10/3/23



(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.)

20 JUN 23 11:45 AM

Jameson Kinley
Dawson County
Director of Planning and Development
25 Justice Way
Dawsonville, Ga 30534

Re: Letter of Intent – Special use Permit Application for Scott and Selena Adamson (The Paw Pack) - 2545 Dawson Forest Rd, Dawsonville Ga, 30534.

Dear Jameson Kinley

Scott and Selena Adamson are requesting to operate a dog and cat boarding facility (The Paw Pack Boarding, LLC) out of our residents. We have set up a small set of kennels inside our home. We would take scheduled appointments and care for dogs and cats. Our current license, through the Georgia Department of Agriculture has a maximum of 20 dogs at full capacity. We would securely care for the pets in our indoor kennels with heating and air, along with our large backyard. We have a large backyard with secure fencing where dogs take turns running around. Dogs would stay outside for 30min to 1 hour at a time depending on how many dogs we have at one time. Each dog would get 3 play times each day. The earliest dogs would be taken out would be 6:00am and the latest would be 8:00pm.

Future growth plans would be building a barn like structure in the front pasture that would have 25 kennels. At this point we would re-up our kennel license to 41-80 pets at max capacity. 20 pet suits in our home and 25 in barn like structure. We expect light traffic in and out of our residents with most of the boarders bringing several pets at a time.

Sincerely,

The Paw Pack, LLC

Scott Adamson

20 JUN 23 11:45 AM

Site Plan



20 JUN 23 11:45AM

1993

Proposed Kennel Business

Ringle, Bill <Bill.Ringle@dph.ga.gov>

Mon 1/13/2020 2:34 PM

To:

 1 attachments (876 KB)

2545 Dawson Forest Road E, Septic Approvals.pdf;

Scott,

Please see the attached septic system permits that were issued to Steve Hamby in 1985 and 1986. The 1985 permit was for a three-bedroom house, and the 1986 permit was issued for a one-bedroom garage apartment. I don't know if both of these exist on the property currently, or not. In 1985, the property consisted of 30 acres.

As I mentioned in our phone conversation, if there is no footprint expansion of the house, and there is no additional wastewater generated by the operation of the kennel, then we have no issues with your proposal.

Let me know if you need anything else, or 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

20 JUN 23 11:44AM

READY 10:30 A.M.

DAWSON COUNTY INDIVIDUAL SEWAGE DISPOSAL SYSTEM PERMIT APPLICATION AND INSPECTION REPORT

PERMIT # 042-86-05-796 DATE PERMIT ISSUED 5-7-86 DATE SYSTEM INSP. _____
 RECEIPT # 1390 PROPERTY OWNER & ADDRESS _____

PROPERTY LOCATION
 Dawson-Forest Road (Old Poole Jones Property)
~~XXXXX~~
 Dawson County, Georgia

Dawsonville, Ga. 30534
 TELEPHONE _____
 SEWAGE CONTRACTOR Edd Chain

I hereby apply for a permit to install or construct an individual sewage disposal system and agree that the system will be installed to conform to the requirements of the former Georgia Department of Public Health, Chapter 270-5-25.

I understand that final inspection is required and hereby promise to notify the Dawson County Health Department upon its completion and before applying final cover at 265-2611 or 265-3223.

I further realize and understand that neither this permit nor the final inspection in any way guarantee the proper operations of the sewage system nor in any way confers any guarantee or warranty of any kind.

[Signature]
 Owner or applicant's signature

5-7-86
 Date

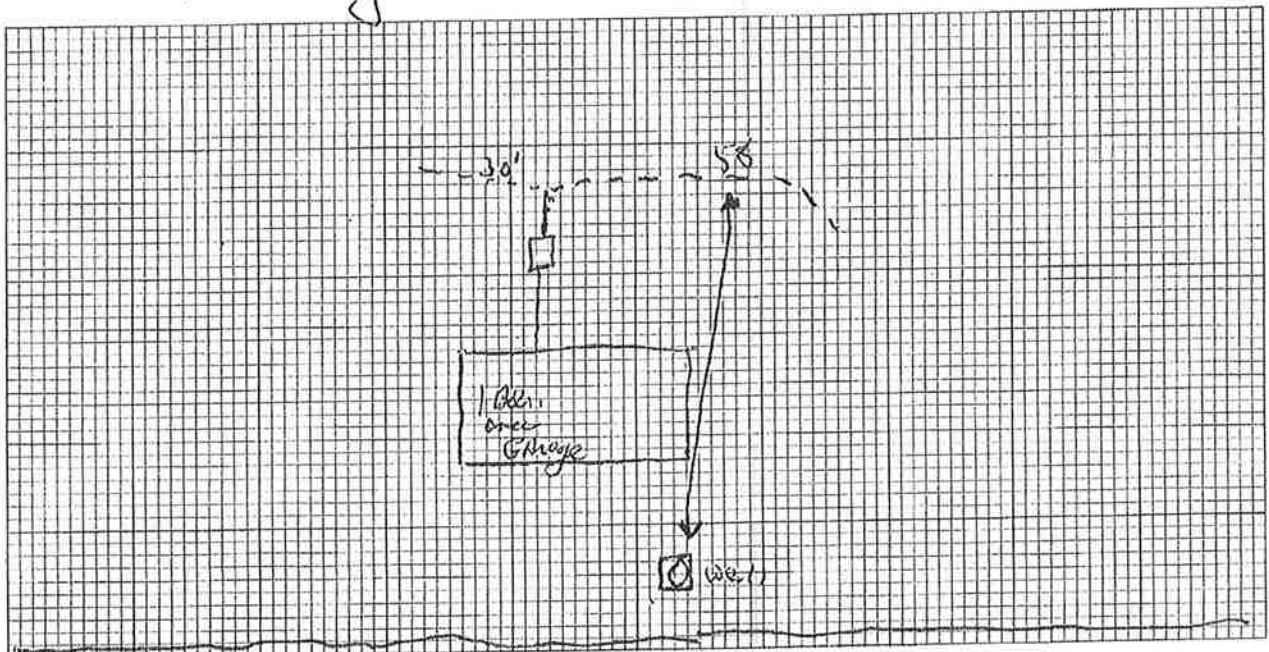
1. Type water supply:
 1. individual 2. community 3. public
2. 1. New system 2. Repair 3. Existing
3. Perc rate _____
4. Type facility garage apt.
5. No. of bedrooms or gallons 1
6. Subdivision: yes no
7. Lot size 30 acres
8. Building line _____
9. Septic tank capacity min. 750 gallon
10. As installed 750 gallon
11. Dosing tank capacity _____

12. Distance S. T. from well _____
13. Min. amount of field line:
 Ft. sq. 252 Linear ft. 84'
14. Field line as installed
 Ft. sq. 264 Linear ft. 88'
15. Width of trench 36"
16. Distance between trenches 1 single line
17. Trench depth, avg. 36"
18. Distance from foundation 40'
19. Nearest property line 100'
 front, rear side
20. Distance from wall 110'

Site: Approved; Approved conditionally; Rejected
 System: Approved; Approved conditionally; Rejected
 Are there any wells or springs within 100 feet or streams within 50 feet (____ Yes) (No).

Inspector: [Signature]
 Inspector: _____
 DAWSON COUNTY HEALTH DEPARTMENT
 P.O. BOX 245
 DAWSONVILLE, GEORGIA 30534

REMARKS: [Signature]



20 JUN 23 11:44 AM

Return to:
McMichael & Gray, PC
Attn: Randall C. McMichael
2055 North Brown Road, Ste 250
Lawrenceville, GA 30043

Filed in Office: 01/27/2016 12:40PM
Deed Doc: WD
Bk 01182 Pg 0197
Georgia Transfer Tax Paid : \$0.00
Justin Power Clerk of Court

Filed in Office: 12/15/2014 09:38AM
Deed Doc: WD
Bk 01135 Pg 0420
Georgia Transfer Tax Paid : \$235.00
Justin Power Clerk of Court
Dawson County
0422014001481

PURPOSE OF RE-RECORDING IS TO
ADD THE NOTARY SEAL WHICH WAS
OMITTED AT PREVIOUS RECORDING

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF GWINNETT

THIS INDENTURE, made the 10th day of December, 2014 between

Michael Adamson

hereinafter called "Grantor/s" and

Scott Adamson

hereinafter called "Grantee/s".

(the words "Grantor/s" and "Grantee/s" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: That Grantor/s, for and in consideration of TEN DOLLARS and other good and valuable considerations---(\$10.00)-----receipt of which is hereby acknowledged has/have granted, sold, transferred and conveyed, and by these presents does/do grant, sell, transfer and convey unto Grantee/s:


All that tract or parcel of land lying and being in Land Lots 366 and 367 of the south half of the 13th District, 1st Section of Dawson County, Georgia, containing 2.34 acres as shown on a plat prepared by Joseph C. Keaton, Jr., Georgia Registered Surveyor, dated July 30, 2002, to which plat this reference is made for a more particular description and described according to the same as follows:

Beginning at a point in the northerly right of way of Georgia Highway 318 AKA Dawson Forest Road (having a 100' right of way) in Land Lot 366, located by measuring south 88 09'57" east a distance of 1356.90 feet from the iron pin located at the point where said right of way intersects the original west line of Land Lot 366; thence from said point of beginning north 00 00'00" east 130.76 feet to a point; thence south 88 54'59" west a distance of 61.09 feet to a point; thence north 00 44'40" east a distance of 266.37 feet to a point; thence north 68 21'22" east a distance of 44.47 feet to a point; thence south 68 42'41" east a distance of 209.08 feet to a point; thence south 08 45'48" east a distance of 180.88 feet to a point; thence south 00 00'00" east a distance of 246.08 feet to a point; thence north 88 09'57" west a distance of 202.29 feet to a point; thence north 2 43'28" west 82.00 to the point of beginning.

TO HAVE AND TO HOLD, in fee simple. And Grantor/s will warrant and forever defend the right and title to said premises unto Grantee/s against the lawful claims of all persons claiming by through or under Grantor.

IN WITNESS WHEREOF, Grantor/s' hand and seal have been hereunto affixed, the day and year first above written.

Signed, sealed and delivered
in the presence of:


Michael Adamson

Witness

Notary Public
My Commission Expires:



20 JUN 23 11:44AM

**DAWSON COUNTY
INDIVIDUAL SEWAGE DISPOSAL SYSTEM PERMIT APPLICATION AND INSPECTION REPORT**

PERMIT # 042-85-7-491 DATE PERMIT ISSUED 7-15-85

DATE SYSTEM INSP. _____

RECEIPT # 1048

PROPERTY OWNER & ADDRESS _____

Steve Hamby

PROPERTY LOCATION

Hwy. 318 -- approximately 1½ mile west of Ga. 400
on Hwy. 318. OLD POOLE JONES HOME PLACE
Dawson County, Ga.

TELEPHONE _____

SEWAGE CONTRACTOR _____

I hereby apply for a permit to install or construct an individual sewage disposal system and agree that the system will be installed to conform to the requirements of the former Georgia Department of Public Health, Chapter 270-5-25.

I understand that final inspection is required and hereby promise to notify the Dawson County Health Department upon its completion and before applying final cover at 265-2611 or 265-3223.

I further realize and understand that neither this permit nor the final inspection in any way guarantee the proper operations of the sewage system nor in any way confers any guarantee or warranty of any kind.

Barbara Hamby
Owner or applicant's signature

7-15-85

Date

1. Type water supply:

1. Individual 2. community 3. public

1. New system 2. Repair 3. Existing

3. Perc rate _____

4. Type facility Dwelling

5. No of bedrooms or gallons 3

6. Subdivision: yes no

7. Lot size 30 acres

8. Building line _____

9. Septic tank capacity mln. 1000 gals.

10. As installed 1000 gals flow

11. Dosing tank capacity _____

Site: Approved; Approved conditionally; Rejected
System: Approved; Approved conditionally; Rejected
Are there any wells or springs within 100 feet or streams within 50 feet (Yes) (No).

REMARKS:

Barbara Hamby
Abandoned well must be covered

12. Distance S. T. from well _____

13. Min. amount of field line:
Ft. sq. 756 Linear ft. 252

14. Field line as installed
Ft. sq. 756 Linear ft. 252

15. Width of trench 36"

16. Distance between trenches 10'

17. Trench depth, avg. 38"

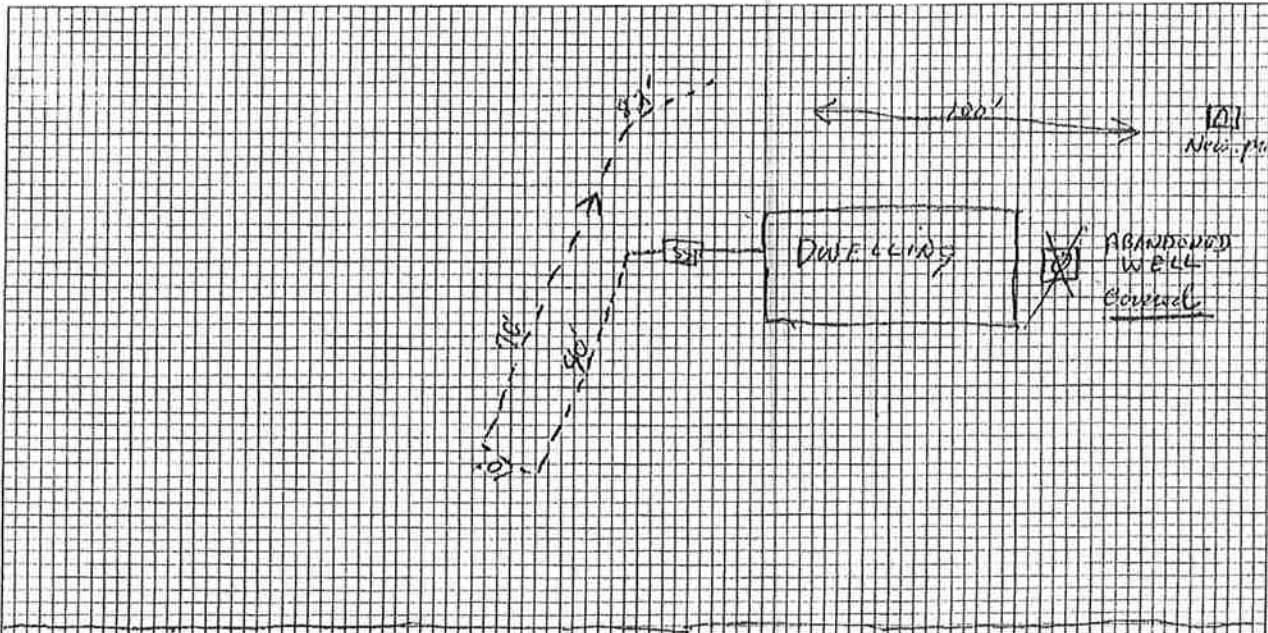
18. Distance from foundation 10'

19. Nearest property line
front, rear, side _____

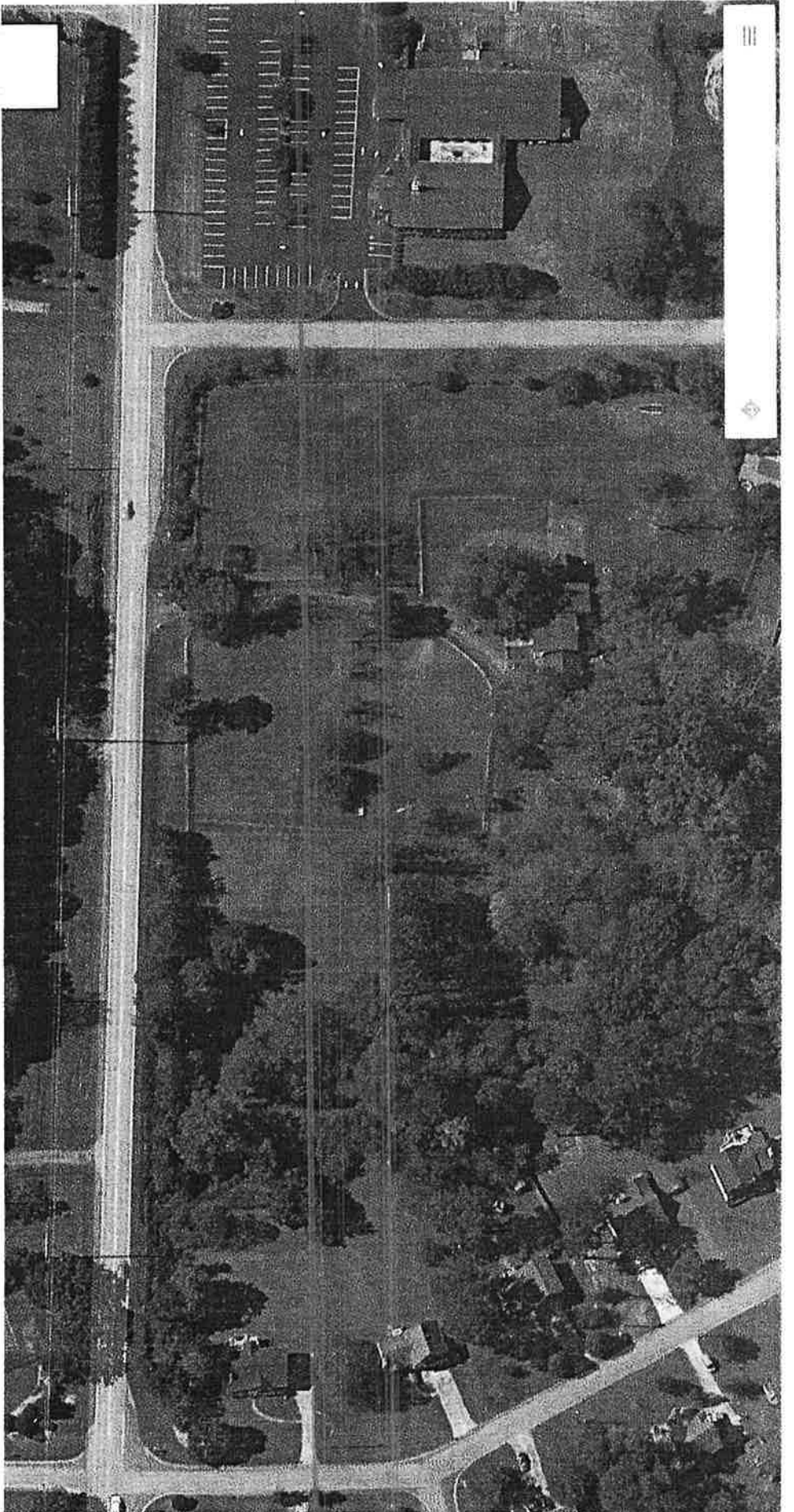
20. Distance from well must be 100' when installed

Inspector: Non Fleming

Inspector: Non Fleming
DAWSON COUNTY HEALTH DEPARTMENT
P.O. BOX 245
DAWSONVILLE, GEORGIA 30534



720 JUN 23 11:44 AM



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State Farm Fire and Casualty Company
Animal Care Services Policy
 Prepared: August 15, 2017

Prepared for: THE PAW PACK

Prepared by: Roger Slaton

Phone:

Phone:

Email:

Quote Effective Date: 08/15/2017

Quote Results

	Limit	Premium
Coverages		
Coverage B - Business Personal Property Loss Of Income And Extra Expense	50,000 - Replacement Cost Actual Loss Sustained - 12 Months	511.00
Coverage L - Business Liability - Per Occurrence	1,000,000	87.00
Coverage L - Business Liability - Annual Aggregate Limit	2,000,000	
Products / Completed Operations Liability - Annual Aggregate	2,000,000	
Damage to Premises Rented to You	300,000	
Coverage M - Medical Expenses	5,000	
Policy Deductibles		
Accidental Injury To Animals	100	
Basic Deductible	2,000	(33.00)
Employee Dishonesty	250	
Equipment Breakdown	2,000	
Inland Marine Computer Property Form	500	
Money and Securities	250	
Discounts and Charges		
Business In Residence Premises		(118.00)
Protective Devices Discount		(72.00)
Years in Business Discount		(24.00)
Extensions of Coverage		
Accidental Injury To Animals Per Animal	1,000	
Accidental Injury To Animals Per Occurrence	10,000	
Accounts Receivable (Off Premises)	5,000	
Accounts Receivable (On Premises)	10,000	
Arson Reward	5,000	
Back-Up of Sewer or Drain	10,000	25.00
Collapse	Included	
Damage To Non-Owned Buildings From Theft, Burglary Or Robbery	Coverage B Limit	
Debris Removal	25% of covered loss	
Employee Dishonesty	10,000	
Equipment Breakdown	Included	
Fire Department Service Charge	2,500	
Fire Extinguisher Systems Recharge Expense	5,000	
Forgery Or Alteration	10,000	
Glass Expenses	Included	

This is a sample quote that contains only a general description of some available coverages and limits with an approximate premium, subject to eligibility. It is not a contract, binder of coverage or coverage recommendation. All coverages are subject to the terms, provisions, exclusions, and conditions in the policy and its endorsements. If information used for rating changes or different rates are effective at the time of policy issuance, this rate quote may be revised. If you have any questions, please contact my office.

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Quote Results

	<u>Limit</u>	<u>Premium</u>
Increased Cost Of Construction And Demolition Costs (applies only when buildings are insured on a replacement cost basis)	10%	
Inland Marine Computer Property Form	25,000	
Inland Marine Computer Property Loss of Income / Extra Expense	25,000	
Money And Securities (Off Premises)	5,000	
Money And Securities (On Premises)	10,000	
Money Orders And Counterfeit Money	1,000	
Newly Acquired Business Personal Property (applies only if this policy provides Coverage B - Business Personal Property)	100,000	
Newly Acquired Or Constructed Buildings (applies only if this policy provides Coverage A - Buildings)	250,000	
Ordinance Or Law - Equipment Coverage	Included	
Outdoor Property	5,000	
Personal Effects (applies only to those premises provided Coverage B - Business Personal Property)	2,500	
Personal Property Off Premises	15,000	
Pollutant Clean Up And Removal	10,000	
Preservation Of Property	30 Days	
Property Of Others (applies only to those premises provided Coverage B - Business Personal Property)	2,500	
Seasonal Increase - Business Personal Property	25%	
Signs	2,500	
Spoilage (applies only to those premises provided Coverage B - Business Personal Property) Expediting Expenses	1,000	
Spoilage (applies only to those premises provided Coverage B - Business Personal Property) Off Premises	5,000	
Spoilage (applies only to those premises provided Coverage B - Business Personal Property) On Premises	5,000	
Valuable Papers and Records (Off Premises)	5,000	
Valuable Papers and Records (On Premises)	10,000	
Water Damage, Other Liquids, Powder Or Molten Material Damage	Included	
Additional Endorsements		200.00
Animal Form, 100 deductible, 10,000 coverage		
Total Annual Premium		576.00
Monthly Premium (Service charge not included)		48.00

Location 1 -

Address: 2545 Dawson Forest Rd E
Dawsonville, GA 30534-6725

This is a sample quote that contains only a general description of some available coverages and limits with an approximate premium, subject to eligibility. It is not a contract, binder of coverage or coverage recommendation. All coverages are subject to the terms, provisions, exclusions, and conditions in the policy and its endorsements. If information used for rating changes or different rates are effective at the time of policy issuance, this rate quote may be revised. If you have any questions, please contact my office.

20 JUN 23 11:44 AM

Rating Information

County: Dawson

Is this address inside the city limits: No

Earthquake zone: 04

Occupancy / Ownership: Business In

Residence

Type of business: 792 - Kennels - Breeding,

Boarding, or Sales (excluding pet grooming & pet training)

Year built: 1990

Number of years the applicant has owned and operated the same type of insured business: 15

Construction: Frame

Territory Zone: 39

Protection class: 3

Number of Kennels: 10

This is a sample quote that contains only a general description of some available coverages and limits with an approximate premium, subject to eligibility. It is not a contract, binder of coverage or coverage recommendation. All coverages are subject to the terms, provisions, exclusions, and conditions in the policy and its endorsements. If information used for rating changes or different rates are effective at the time of policy issuance, this rate quote may be revised. If you have any questions, please contact my office.

20 JUN 23 1:45 AM