

DAWSON COUNTY VARIANCE APPLICATION

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

VR 20.21 Tax Map & Parcel # (TMP): 087.001
Current Zoning: RPC Commission District #: 4
Submittal Date: 9.11.2020 Time: 10:54 @ am/pm Received by: urjel (staff initials)
Fees Assessed: 350. Paid: _____
Planning Commission Meeting Date: October 20, 2020

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Dawson Forest Partners GA, LLC
Address: _____

Phone: Listed _____ Email: Business _____
Unlisted _____ Personal _____

Status: Owner Authorized Agent Lessee Option to purchase Closing on the property on/before Sept. 30th 2020

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: TBD Applicant Signature: _____

PROPERTY INFORMATION

Street Address of Property: A portion of Dawson County Tax Parcel #087 001

Land Lot(s): 983, 984, 989-991, 1050-1053, 1057-1059 District: 4th Section: 1st

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

Directions to the Property: The parcel to the left of Riverview Elementary School

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REQUESTED ACTION

A Variance is requested from the requirements of Article # _____ Section # 314.L. of the Land Use Resolution/Sign Ordinance/Subdivision Regulations/Other (circle one).

If other, please describe: Vary from Section #314.L. Roads and Utilities, Items 1-3 associated with Private

Roads. The applicant wishes to build and dedicate all Roads to Dawson County. Roads will be built to Dawson County Standards.

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):

Applicant will construct streets according to County Standards, but wants streets to be Public.

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:

- Describe why a strict and literal enforcement of the standards would result in a practical difficulty or unnecessary hardship: Private Streets create a burden on the Home Owners Association and are more difficult to market than traditional Public Streets. In order to create a more marketable neighborhood, we would like the Streets to be Public. Many neighborhoods (like Chestatee) began as Private Streets but eventually the citizens request to have the County take them over. By doing this from the beginning, the Streets will be inspected by the County to make certain they are built for future durability.

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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: Only the RPC zoning district requires Private Streets. The other Residential Districts require Public Streets.

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: This variance will not be detrimental to the public health, safety, morals, or welfare to nearby properties as those properties have Public Streets too.

4. Describe why granting this variance would support the general objectives within this Resolution:
As stated, the RPC Zoning District is the only District that requires Private Streets. The other Residential Districts require Public Streets.

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.)

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PROPERTY OWNER AUTHORIZATION

I / we Dawson Forest Partners GA LLC hereby swear that I / we own the property located at (fill in address and / or tax map & parcel #):

A portion of Dawson County Tax Parcel #087 001

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: George Harvey

Signature of applicant or agent: _____

Date: 9/10/2020

Printed Name of Owner(s): George Harvey

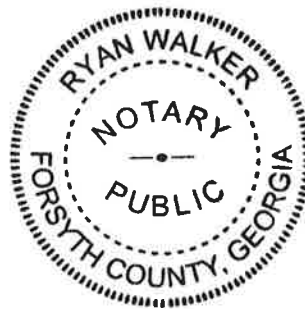
Signature of Owner(s): _____

Date: 9/10/2020

Sworn and subscribed before me this 10th day of September, 2020.

[Signature]
Notary Public

My Commission Expires: 06/22/2024



(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.)

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VR# _____

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 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 and Parcel Number listing any parcel(s) adjoining or adjacent to parcel where variance or rezone is being requested.**

	<u>Name</u>	<u>Address</u>
TMP #087 001 006	1. Dawson County Board of Education	517 Allen St, Dawsonville, GA 30534
TMP #087 001 003	2. Dawson County Board of Education	517 Allen St, Dawsonville, GA 30534
TMP #086 005	3. Georgia Power Company	241 Ralph McGill Blvd NE, Atlanta, GA 30308
TMP #097 001	4. Brannon Thomas	195 Bannister Road, Dawsonville, GA 30534
TMP #087 001 001	5. ACCG	25 Justice Way, Dawsonville, GA 30534
TMP #087 003	6. City of Atlanta Attn Jennifer Andrews	PO Bo 20509, Atlanta, GA 30320
TMP #087 001 007	7. Dawson County Humane Society, nc	633 Martin Road, Dawsonville, GA 30534
TMP #097 002	8. MLH Farms LLC	1637 War Hill Park Rd, Dawsonville, GA 30534
TMP #097 003	9. MLH Farms LLC	1637 War Hill Park Rd, Dawsonville, GA 30534
TMP #097 004	10. MLH Farms LLC	1637 War Hill Park Rd, Dawsonville, GA 30534
TMP #097 005 003	11. Dawson County	25 Justice Way STE 1222, Dawsonville, GA 30534
TMP #088 120	12. Slaton Joe R	158 vy Hall Ln, Dallas, GA 30132
TMP #088 006	13. Slaton Joe R	158 vy Hall Ln, Dallas, GA 30132
TMP #096 030 001	14. Overstreet Family Farm LP	160 Thompson Rd, Dawsonville, GA 30534
TMP #086 006	15. Dawson County School District	517 Allen St, Dawsonville, GA 30534

Use additional sheets if necessary.

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	<u>Name</u>	<u>Address</u>
TMP #096 009	1. Smith Jerry L & Jane T	209 Thompson Rd, Dawsonville, GA 30534
TMP #096 046	2. Smith Jerry L & Jane T	209 Thompson Rd, Dawsonville, GA 30534
TMP #086 002	3. Overstreet Family Farm LP	160 Thompson Rd, Dawsonville, GA 30534
TMP #087 004	4. Sams Charles Darrin	715 Dawson Forest Rd West, Dawsonville, GA 30534
TMP #087 004 002	5. Bottoms Hank T & Emily H	1077 Dawson Forest Rd W, Dawsonville, GA 30534
TMP #087 004 003	6. Hoang Phillip & Jaqueline Kaye	1023 Dawson Forest Rd W, Dawsonville, GA 30534
TMP #087 004 004	7. Sams Charles Darrin	715 Dawson Forest Rd West, Dawsonville, GA 30534
TMP #087 004 005	8. Marshall Hoke J & Barbara A	1505 Greenwood Ct, Canton, GA 30115
TMP #097 009	9. Holbrook James & Sheila B	612 Woodbrook Farm Rd, Dawsonville, GA 30534
TMP #096 013	10. Parker Jeffery K & Karen H	209 Martin Rd, Dawsonville, GA 30534
TMP _____	11. _____	_____
TMP _____	12. _____	_____
TMP _____	13. _____	_____
TMP _____	14. _____	_____
TMP _____	15. _____	_____

Use additional sheets if necessary.

20SEP11 05:44

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: 9/10/2020

Signature of Witness: [Signature] _____ Date: 9/10/2020

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 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.

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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:

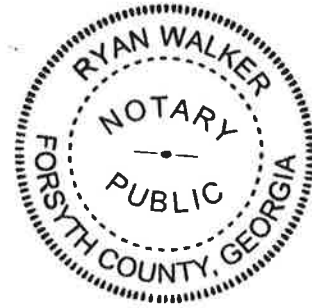
In making the above representation under oath, I understand that any person who knowingly and willfully makes a false, fictitious, or fraudulent statement or representation in an affidavit shall be guilty of a violation of O.C.G.A. § 16-10-20 and face criminal penalties as allowed by such criminal statute.

Executed in Cumming (city), Georgia (state)
Date 9-10-2020

[Signature]
Signature of Applicant
George Harvey
Printed Name

Dawson Forest Partners GA, LLC
Name of Business

SUBSCRIBED AND SWORN BEFORE ME ON
THIS 10th DAY OF September, 20 20
[Signature] Notary Public
My Commission Expires: 06/22/2024



(Seal)

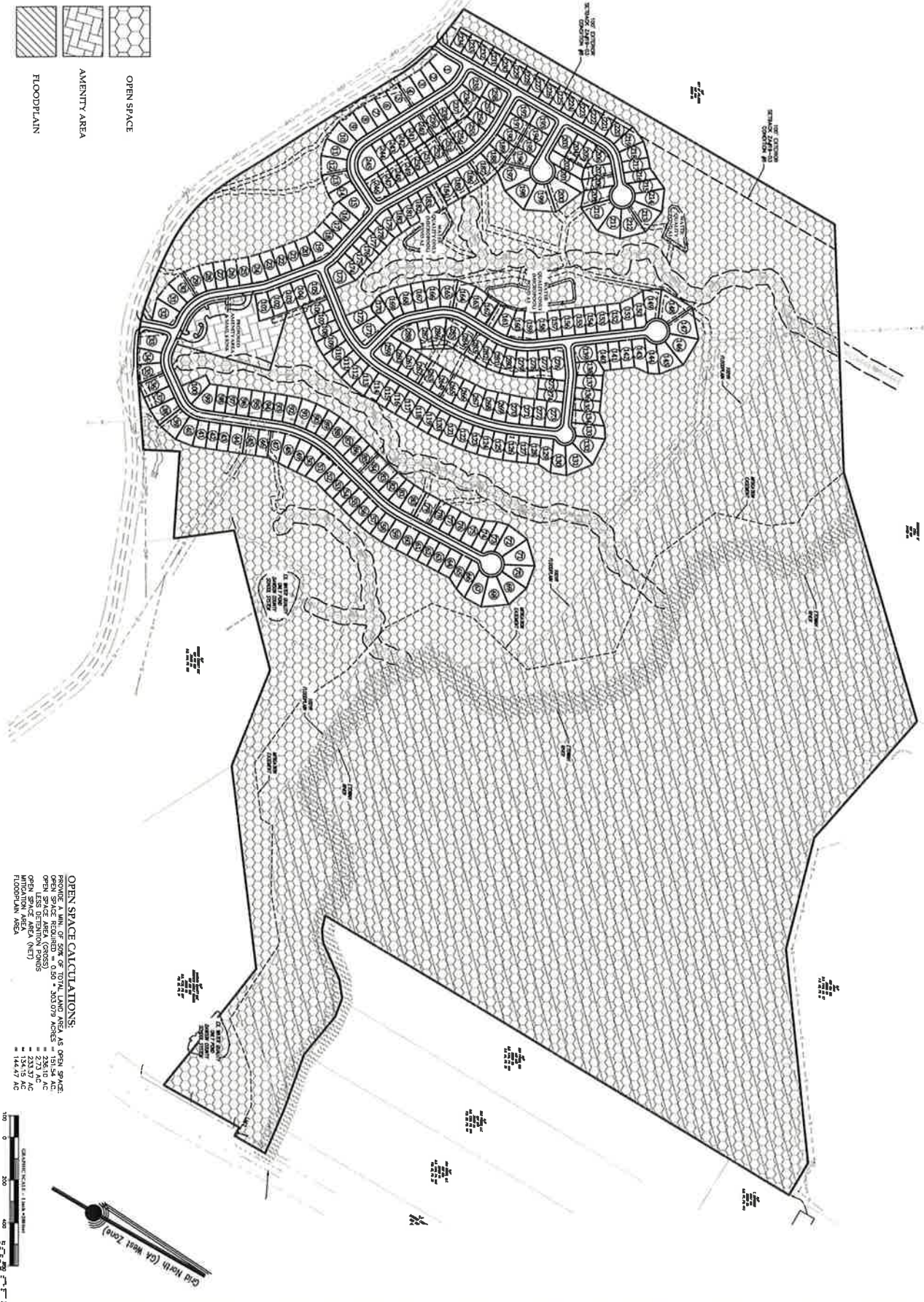
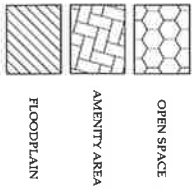
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Secure and Verifiable Documents Under O.C.G.A. § 50-36-2

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]

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OPEN SPACE CALCULATIONS:
 PROPOSED PERCENTAGE OF OPEN LAND AREA AS OPEN SPACE:
 OPEN SPACE AREA (NET) = 235.10 AC
 OPEN SPACE AREA (GROSS) = 233.37 AC
 INTRODUCTION AREA (NET) = 134.15 AC
 FLOODPLAIN AREA = 146.47 AC



<p>FOR REVIEW ONLY</p>	<p>GEORGIAM811 PROFESSIONAL ENGINEERING 1-800-368-8227 401 Peachtree Street, N.E. Atlanta, Georgia 30308</p>	<p>STAMP:</p>	<p>PROJECT: DAWSON FOREST TRACT</p>	<p>OWNER/DEVELOPER: D.R. HORTON 8800 ROSWELL ROAD BLDG B, SUITE 100 ATLANTA, GA 30359 PHONE: (770) 750-7926</p>	<p>24-HOUR CONTACT: CERIS A. WHITTAKER (404) 901-9258 EMAIL: ceris@drhorton.com</p>	<p>LOCATED IN: LAND LOTS 981, 984, 989, 990, 991, 1050, 1051, 1052, 1053, 1057, 4th DISTRICT SECTION DAWSON COUNTY, GEORGIA</p>	<p>SHEET TITLE: OVERALL OPEN SPACE PLAN</p>	<p>DRAWING DATE: 2020-05-18</p>	<p>SHEET REVISIONS</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>1</td> <td></td> <td></td> </tr> <tr> <td>2</td> <td></td> <td></td> </tr> <tr> <td>3</td> <td></td> <td></td> </tr> <tr> <td>4</td> <td></td> <td></td> </tr> <tr> <td>5</td> <td></td> <td></td> </tr> <tr> <td>6</td> <td></td> <td></td> </tr> <tr> <td>7</td> <td></td> <td></td> </tr> <tr> <td>8</td> <td></td> <td></td> </tr> <tr> <td>9</td> <td></td> <td></td> </tr> <tr> <td>10</td> <td></td> <td></td> </tr> <tr> <td>11</td> <td></td> <td></td> </tr> <tr> <td>12</td> <td></td> <td></td> </tr> <tr> <td>13</td> <td></td> <td></td> </tr> <tr> <td>14</td> <td></td> <td></td> </tr> <tr> <td>15</td> <td></td> <td></td> </tr> <tr> <td>16</td> <td></td> <td></td> </tr> <tr> <td>17</td> <td></td> <td></td> </tr> <tr> <td>18</td> <td></td> <td></td> </tr> <tr> <td>19</td> <td></td> <td></td> </tr> <tr> <td>20</td> <td></td> <td></td> </tr> <tr> <td>21</td> <td></td> <td></td> </tr> <tr> <td>22</td> <td></td> <td></td> </tr> <tr> <td>23</td> <td></td> <td></td> </tr> <tr> <td>24</td> <td></td> <td></td> </tr> <tr> <td>25</td> <td></td> <td></td> </tr> <tr> <td>26</td> <td></td> <td></td> </tr> <tr> <td>27</td> <td></td> <td></td> </tr> <tr> <td>28</td> <td></td> <td></td> </tr> </tbody> </table>	NO.	DESCRIPTION	DATE	1			2			3			4			5			6			7			8			9			10			11			12			13			14			15			16			17			18			19			20			21			22			23			24			25			26			27			28			<p>DATE: 5/18/2020 SHEET: 13 OF 14 DRAWING: C201</p>
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