

DAWSON COUNTY VARIANCE APPLICATION

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

VR 20-24 Tax Map & Parcel # (TMP): 118-080-001
Current Zoning: C-HB Commission District #: 3
Submittal Date: 11-18-2020 Time: 11:03 am/pm Received by: [Signature] (staff initials)
Fees Assessed: 350- Paid: _____
Planning Commission Meeting Date: December 15, 2020

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Lloyd Freeman
Address: _____

Phone: Listed Unlisted Email: _____ Business Personal

Status: [] Owner [X] 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: 12/13/20 Applicant Signature: [Signature]

PROPERTY INFORMATION

Street Address of Property: 329 Harmony Church Rd
Dawsonville, GA 30534

Land Lot(s): LL 140 LD 13-5 District: 01 Section: _____

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

Directions to the Property: 400 north to Harmony Church Rd take RT
Property on LEFT 329 Harmony Church Rd

REQUESTED ACTION

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

If other, please describe: _____

Type of Variance requested:

Front Yard Side Yard Rear Yard variance of 20 feet to allow the structure to:

be constructed; remain a distance of 20 Feet feet from the: _____

property line, road right of way, or other (explain below):

instead of the required distance of 40 Feet 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: _____

Variances 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: A reduction in the setback would allow for

access to the building from the parking lot for students and handicap needs. Other existing buildings also conflict with the new building without the reduction. Finally, moving the building forward allows for access to the side and allows a potential area for water retention.

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

The building is for a school and needs easy access for students arriving and leaving each day.

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: _____

The property is on Grant Road East which is a short road with very little use. Other structures on the road are close to the road and this building will not make a negative impact.

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

The new building as proposed is for school and church use and will benefit many members in our county.

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.)

20 NOV 12 11:03 AM

PROPERTY OWNER AUTHORIZATION

I / we LIGHTHOUSE BAPTIST CHURCH OF DAWSONVILLE, INC. hereby swear that I / we own the property located at (fill in address and / or tax map & parcel #):

329 HARMONY CHURCH ROAD

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: Lloyd FREEMAN

Signature of applicant or agent: [Signature] Date: 11/10/20

Printed Name of Owner(s): LIGHTHOUSE BAPTIST CHURCH OF DAWSONVILLE INC.

Signature of Owner(s): [Signature] Pastor/CEO Date 11/10/2020

Sworn and subscribed before me this 10 day of November, 20 20.

Christina Blackstock
Notary Public

My Commission Expires: 1/28/2021



(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.)

20 NOV 12 11:03 AM

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.**

Name

Address

TMP _____ 1. LYF LLC 3035 OAK Hampton Way, Duluth, GA 30096

TMP _____ 2. Talley Pamela JONES/Carolyn Robertson 7465 Westbrook Rd, Gainesville, GA 32606

TMP _____ 3. Wilkins Ashley/Sullivan Bennett 160 Robins Ln. Dalton, GA 30533

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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.

2010/12/11 9:53 AM

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: 11/10/20
Signature of Witness:  Date: 11/10/20

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 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.

NOV 12 1:03 AM

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

Charles J. Blackstock, Jr.
Printed Name

11/10/2020
Date

Lighthouse Baptist Church
Name of Business

SUBSCRIBED AND SWORN BEFORE ME ON

THIS 10th DAY OF November, 20 20

Kari Freeman Notary Public

My Commission Expires: 09-26-2021



20 NOV 12 11:03 AM

Dawson County, Georgia Board of Commissioners

Affidavit for Issuance of a Public Benefit

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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:

GA Drivers License

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]
Signature of Applicant

11/10/20
Date

Lloyd Freeman
Printed Name

Zion Construction, LLC
Name of Business

SUBSCRIBED AND SWORN BEFORE ME ON
THIS 10th DAY OF November, 20 20

Kari Freeman Notary Public

My Commission Expires: 09-26-2021

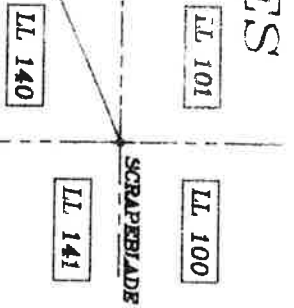
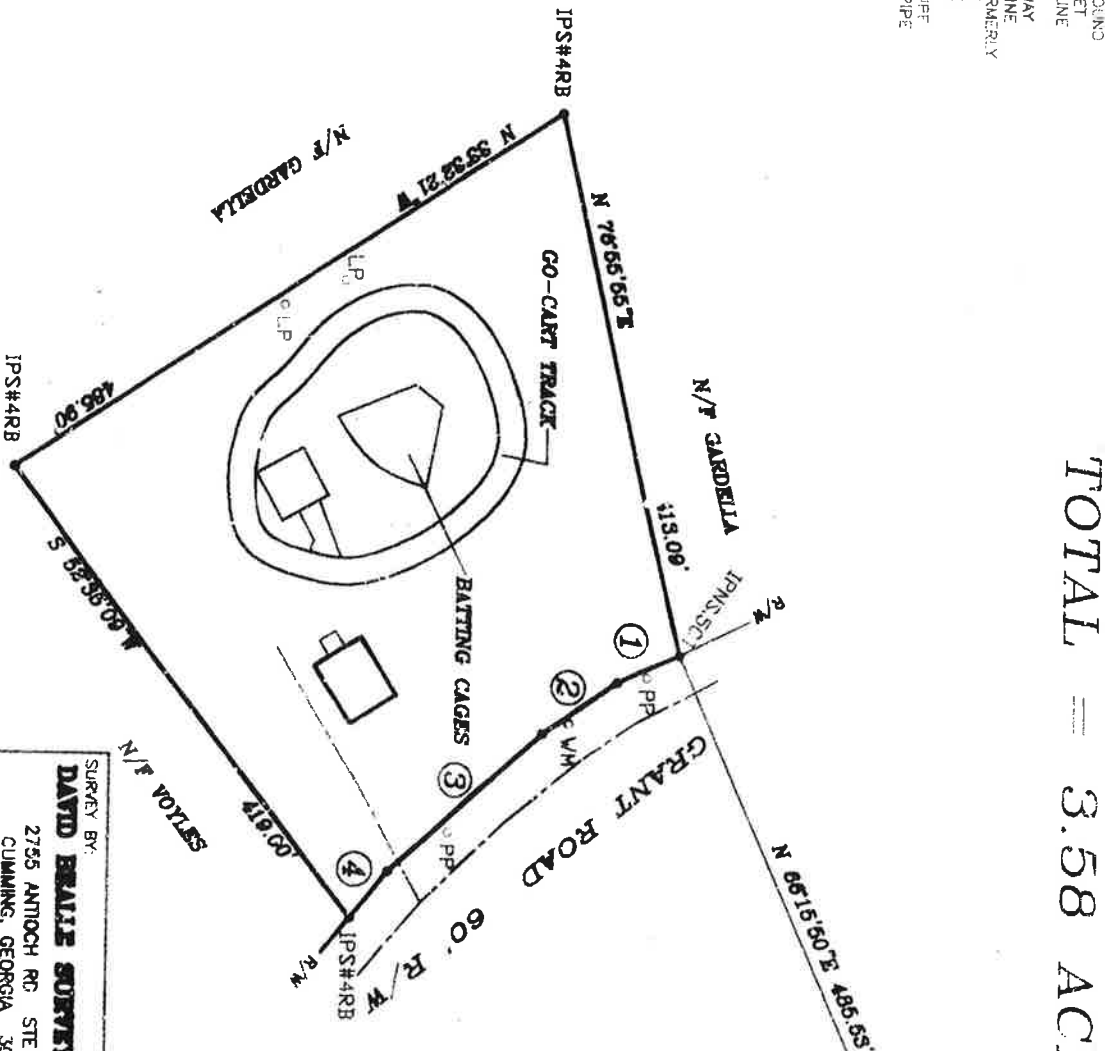


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LEGEND

- IPF IRON PIN FOUND
- IPS IRON PIN SET
- LL LAND LOT LINE
- C-L CENTERLINE
- R/W RIGHT-OF-WAY
- P-L PROPERTY LINE
- N/F NOW OR FORMERLY
- PP POWER LINE
- PP FENCE POLE
- X-X FENCE
- OTF OPEN TOP PIPE
- CTP CRIMP TOP PIPE
- RB REBAR

TOTAL = 3.58 ACRES



GEORGIA, DAKSON COUNTY
 CLERK'S OFFICE SUPERVISOR COURT
 FILED FOR RECORD
 11/15/14
 RECEIVED IN 2114
 THIS 15th DAY OF APRIL 2014
 5.0 P.M. 169
Julia...

APPROVED
 FOR RECORD
 4/16/14

COURSE	BEARING	DISTANCE
1	S 24°00'24" E	60.64'
2	S 34°51'30" E	68.53'
3	S 48°28'58" E	154.07'
4	S 61°38'50" E	44.58'

R/W CALLS

SURVEY BY:
DAVID BEALE SURVEYORS, LTD.
 2755 ANTIOCH RD. STE 400
 CUMMING, GEORGIA 30040
 (770) 899-1770

SURVEY FOR:
**LIGHTHOUSE
 BAPTIST CHURCH**



These shall not remove by neighbor's landmarks, which they at all times have set. IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW. THIS SITE IS NOT TO BE USED FOR ANY OTHER COUNTY FROM ANY OTHER PLAT. ANNUAL ERROR 02" / HORIZ. POINT, BALANCED BY LEAST SQUARES ADJUSTMENT. FIELD CLOSURE: 1" / 26,944' ANNUAL ERROR 02" / HORIZ. POINT, BALANCED BY LEAST SQUARES ADJUSTMENT. EQUIP. TOPCON GIS-513 PLAT CLOSURE 1" / 320,350' F. RAW C. CHANG G. GARD 11 X 17

20 NOV 12 11:04 AM

2020 Property Tax Statement

Nicole Stewart
 Dawson County Tax Commissioner
 25 Justice Way
 Suite 1222
 Dawsonville, GA 30534

MAKE CHECK OR MONEY ORDER PAYABLE TO:
 Dawson County Tax Commissioner

LIGHTHOUSE BAPTIST CHURCH
 OF DAWSONVILLE INC

RETURN THIS PORTION WITH PAYMENT

(Interest will be added per month if not paid by due date)

Nicole Stewart
 Dawson County Tax Commissioner
 25 Justice Way
 Suite 1222
 Dawsonville, GA 30534

Bill No.	Due Date	TOTAL DUE
2020-8467		.00

Map : 112 020 001

Printed: 11/12/2020

Location: 329 HARMONY CH RD

Dear Taxpayer,
 This is your current year Ad Valorem Property Tax Statement. This bill must be paid in full by December 1st in order to avoid interest and penalty charges. If payment is made after the due date, please call the office for the current amount due. State law requires all bills to be mailed to the owner of record as of January 1st of the tax year. If you have sold this property, please forward this bill to the NEW OWNER and notify our office.
 Thank you for the privilege of serving you as your Tax Commissioner.
 Nicole Stewart



Tax Payer: LIGHTHOUSE BAPTIST CHURCH
Map Code: 112 020 001 REAL
Description: LL 140 LD 13-S
Location: 329 HARMONY CH RD
Bill No: 2020-8467
District: 001 DAWSON COUNTY UNINCORPORATE

Phone: (706) 344-3520 Fax: (706) 344-3522

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good Through	Exemptions	
1,448,881	473,500	3.5800	1,922,381					
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
- NO TAX ACCTS SPECIFIED -					.0000			.00
TOTALS					.0000	.00	.00	.00

This gradual reduction and elimination of the state property tax millage rate is the result of property tax relief passed by the Governor and the House of Representatives and the Georgia State Senate.

You can pay your bill in person, by mail, by phone (706-701-2576), online at www.dawsoncountytax.com, or at the drop box in front of the courthouse at the crosswalk. If Postmarked after December 1st, interest at a rate prescribed by law will be added monthly. An additional penalty as prescribed by law will be added every 120 days. If the bill is marked appealed, then this bill is only 85% of the total bill pending.

NO PAYMENT CONTRACTS WILL BE ALLOWED. \$35.00 FEE FOR RETURNED CHECKS

Current Due	0.00
Penalty	0.00
Interest	0.00
Other Fees	0.00
Previous Payments	0.00
Back taxes	0.00
TOTAL DUE	.00

Printed: 11/12/2020