

DAWSON COUNTY VARIANCE APPLICATION

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

VR 20-07 Tax Map & Parcel # (TMP): 115.002.005
Current Zoning: C-IR Commission District #: 4
Submittal Date: 2.26.2020 Time: 2:04 am/pm Received by: Wge (staff initials)
Fees Assessed: \$350 Paid: Check 1048
Planning Commission Meeting Date: April, 2020

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Charles M Hobgood
Address: _____
Phone: Listed _____ Email: Business _____
Unlisted _____ 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: 2.25.2020 Applicant Signature: _____

PROPERTY INFORMATION

Street Address of Property: Successful Way Parcel Number: 115.002.005
Land Lot(s): 435 District: 13-S Section: _____
Subdivision/Lot: _____ Building Permit #: _____ (if applicable)
Directions to the Property: From Hwy 400 head East on Carlisle Road take Successful Way and drive until the road dead ends at a Cul de Sac.

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: A variance of a 25 foot set back along the East Property Line allowing
the construction of a new commercial building.

Type of Variance requested:

Front Yard Side Yard Rear Yard variance of 25 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):

Present set back is 50 feet and I am requesting it be changed to 25 feet.

instead of the required distance of 50 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: _____

If the variance is not granted, I cannot build the commercial structure which is required for

my business as explained to the Planning & Development Department on 02-25-20.

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

Parcel 115.002.005 is an unusual triangular shaped parcel; as a result, in order to place

the new commercial building properly it requires a set back of 25 feet along the East

Property Line of said Parcel.

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 located adjacent to Parcel 115.002.005 is owned by Judd Hughes who has stated in writing that his land would not be affected detrimentally if a variance of 25 feet was granted.

Further, the parcel is located at the very end of Successful Way Road and does not impact any other adjacent parcels in a negative manner.

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

I have submitted an aerial map illustrating to scale how the new commercial building would be located, and it illustrates the most efficient use of the triangular shaped parcel; the Planning & Development Department has a copy on file of the aerial map which was submitted for their review in person on 02-25-20.

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.)

VR# 20.07

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 _____	1. AAPA Enterprises, LLC	4890 Shadburn Road, Cumming, Ga. 30041
TMP _____	2.	(Parcel Number: 115.002.003 which is a road) which is 0.86 acres
TMP _____	3. Mesh Leasing, LLC	268 Successful Way, Dawsonville, Ga. 30534
TMP _____	4.	(Parcel Number: 115.002.004 which is 12.93 acres)
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.

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: 02-25-20

Signature of Witness:  Date: 02/25/2020

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.

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]

☑ Your Payment Was Submitted

Transaction ID:
Transaction Time: 01/06/2020 11:09 AM
Total Paid: \$1,930.77



We will receive notification of your online payment at the time that it is made and we will credit your payment as of that day. However, you will not see the payment on your account for approximately 48-72 hours due to the time that it takes to get those funds into our bank account.

↩ Cancel Payment (<https://www.dawsoncountytax.com/taxes.html#/WildfireSearch>)

*NOTE:
2019 PROPERTY TAX RECEIPT!*

—H—



Charley Hobgood

Successful Way

3 messages

Judd Hughes ·

Reply-To: <om>

To: Jameson Kinley <jkinley@dawsoncountv.org>

Cc: Charley Hobgood <om>

Thu, Aug 15, 2019 at 12:12 PM

Jameson,

It is my understanding that Charles Hobgood is asking for a variance for building setback from 50' to 25' on the portion of his property that is adjacent to my family's property that is zoned Agricultural.

I speak for my family in saying that we have no issues with the Planning Commission/Planning Department granting Mr. Hobgood this variance.

If you need anything more from me, please let me know.

Sincerely,

Judd Hughes

Charley Hobgood

To:

Thu, Aug 15, 2019 at 12:14 PM

Re: Setback Variance Approval From Judd Hughes

[Quoted text hidden]

Charley Hobgood

To: Judd Hughes

Thu, Aug 15, 2019 at 12:16 PM

Judd:

Thanks...really appreciate it.

Note:
Letter OF RECORD FROM
JUDD HUGHES of the
HUGHES FAMILY - owners
of large tract of land
adjacent to HOBGOOD Parcel.
—H

TOTAL AREA = 3.000 ACRES

SURVEY NOTES:
 THIS PLAT HAS BEEN PREPARED FOR THE EXCLUSIVE USE AND PURPOSE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. SAID CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR.
 THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS, R/W'S, ETC., OF RECORD OR NOT OF RECORD, ABOVE OR BELOW GROUND. ALL MATTERS OF TITLE ARE EXCEPTED.
 THE PUBLIC RECORDS REFERENCED HEREON REFLECT ONLY THOSE RECORDS NECESSARY TO ESTABLISH THE BOUNDARIES SHOWN HEREON, AND REFERENCE TO THE SAME DOES NOT AND IS NOT INTENDED TO CONSTITUTE A TITLE SEARCH OR TITLE OPINION.
 ACCORDING TO FIRM MAP NO. 13085C 0225B, DATED 09/26/2008, THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA.

REFERENCES:
 1) PLAT FOR MOUNTAIN VIEW INDUSTRIAL PARK PREPARED BY MORELAND ALTOBELLI ASSOCIATES, DATED AUGUST 16, 2004.
 2) SURVEY FOR KIM HYDE PREPARED BY HENDERSON LAND SURVEYING, DATED FEBRUARY 11, 2013.
 3) SURVEY FOR DAWSON COUNTY BOARD OF COMMISSIONERS PREPARED BY HENDERSON LAND SURVEYING, DATED JULY 11, 2013.

THE FIELD DATA ON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 100,000+ FEET AND AN ANGULAR ERROR OF 02 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE NO ADJUSTMENT METHOD. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 193,902 FEET.
 TYPE OF EQUIPMENT: LEICA 803

LEGEND
 I.P.F. = IRON PIN FOUND
 I.P.S. = IRON PIN SET 1/2" RB
 RB = RE-BAR
 O.T. = OPEN TOP
 C.T. = CRIMPED TOP
 R/W = RIGHT OF WAY
 B/L = BUILDING LINE
 WM = WATER METER
 * = POWER POLE
 N/F = NOW OR FORMERLY

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 80-3 OF THE RULES AND REGULATIONS BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67, AUTHORITY D.C.C.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 80-3 OF THE RULES AND REGULATIONS BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67, AUTHORITY D.C.C.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

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Owner: Charles M Hobgood

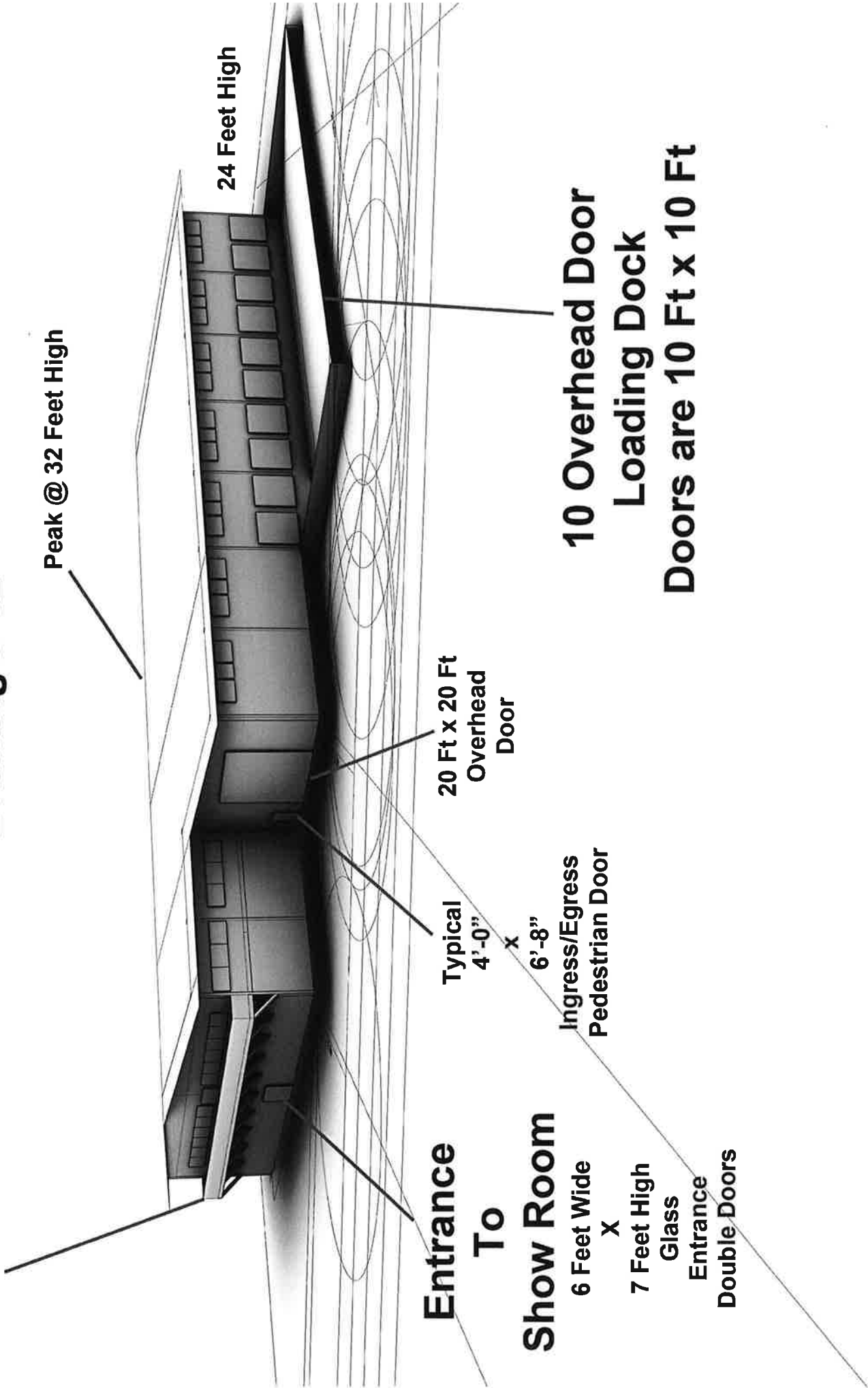
Land Lot 435

Drawing # 12

**Cantilevered Balcony
8 Feet Deep x 100 Feet Wide**

Peak @ 32 Feet High

24 Feet High



**Entrance
To**

Show Room

6 Feet Wide

X

7 Feet High

Glass

Entrance

Double Doors

**20 Ft x 20 Ft
Overhead
Door**

**Typical
4'-0" x
6'-8"**

**Ingress/Egress
Pedestrian Door**

10 Overhead Door

Loading Dock

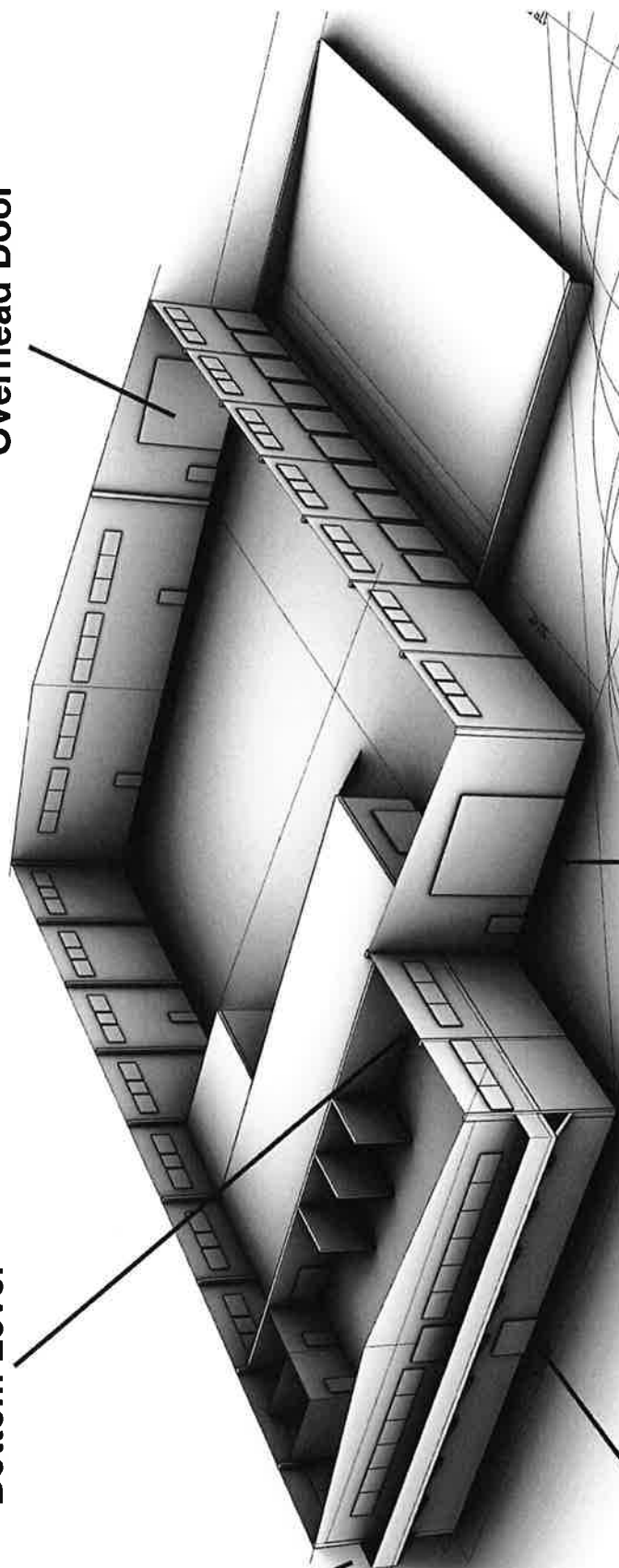
Doors are 10 Ft x 10 Ft

**Owner: Charles M Hobgood
Land Lot 435
Drawing # 2**

**8 foot deep
x
80 feet wide
Balcony**

**6 foot wide stairway
to
Bottom Level**

**20 ft x 20 ft
Overhead Door**



**Front Entrance
6 feet wide x 7 feet high**

**20 ft x 20 ft
Overhead Door**

Hughes Road Built To County Specifications

Owner: Charles M Hobgood
Land Lot 435
Drawing # 3

Peak At
32 Feet
High

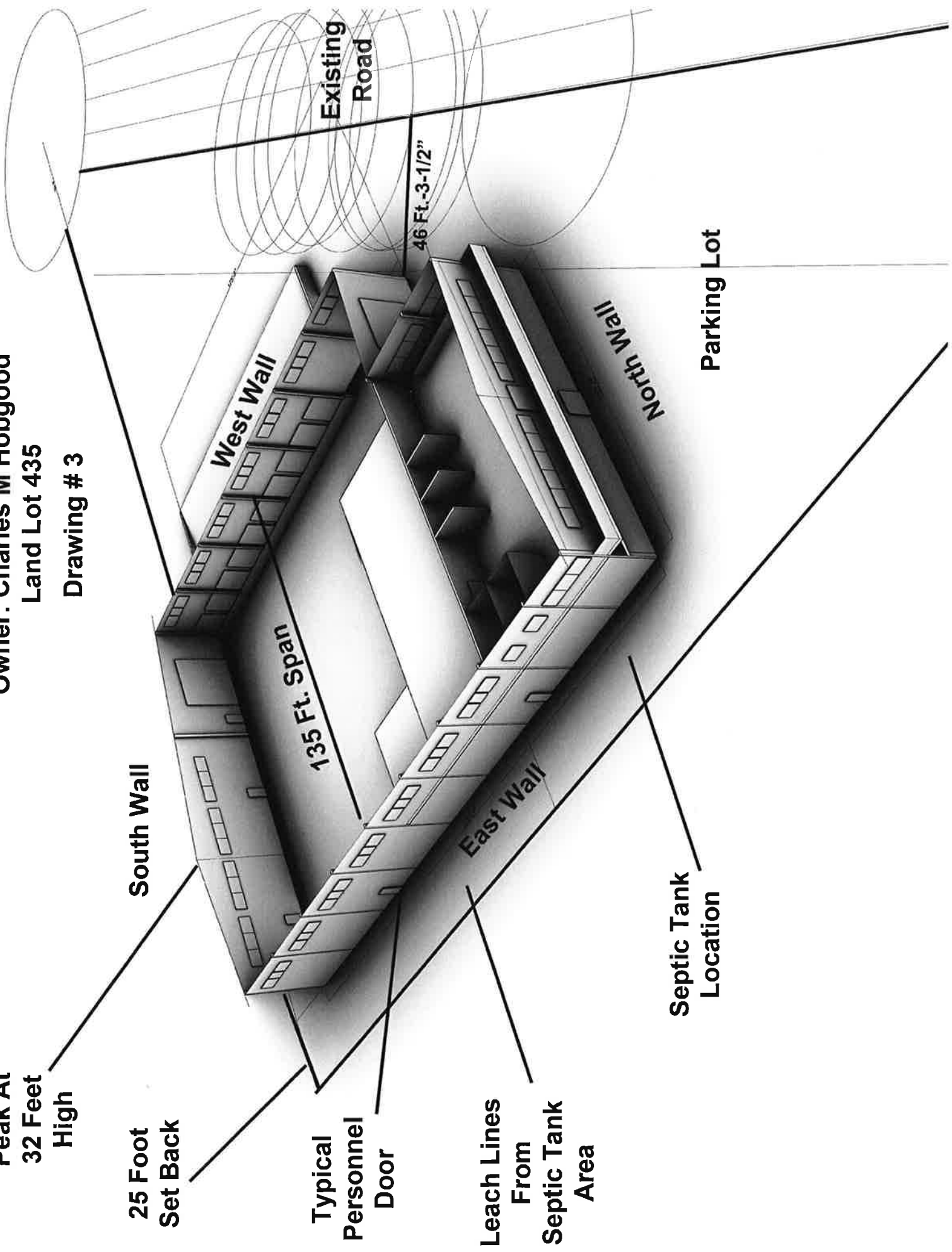
25 Foot
Set Back

Typical
Personnel
Door

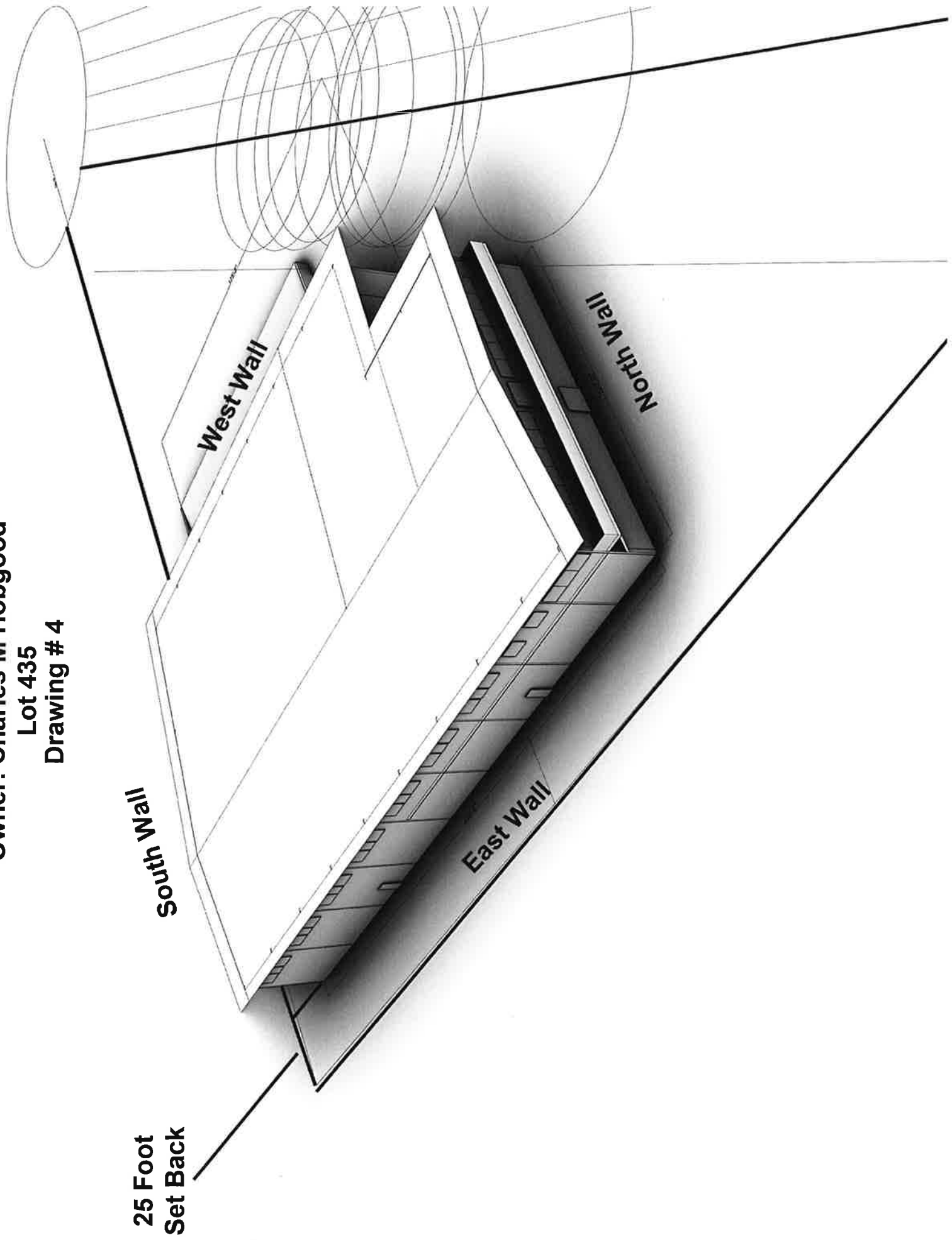
Leach Lines
From
Septic Tank
Area

Septic Tank
Location

Parking Lot



Owner: Charles M Hobgood
Lot 435
Drawing # 4



**Owner: Charles M Hobgood
Land Lot 435
Drawing # 6**

**Frosted Plex
Skylight Vertical Panels**

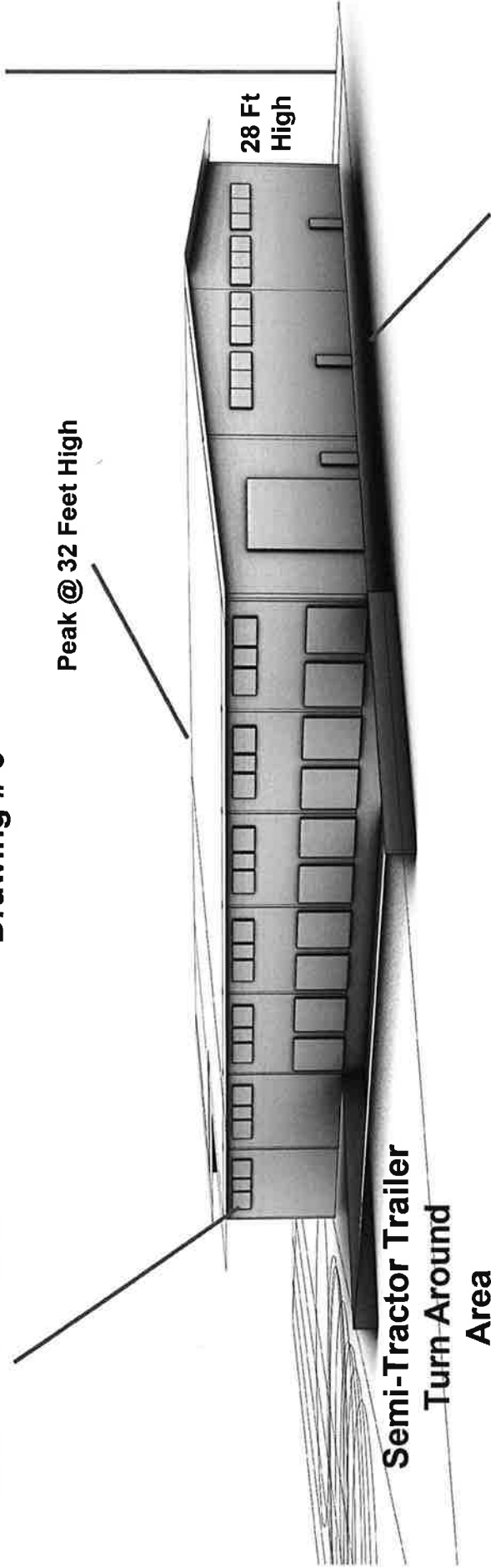
East 25 Foot Set Back

Peak @ 32 Feet High

**28 Ft
High**

South 25 Foot Set Back

**Semi-Tractor Trailer
Turn Around
Area**



**Owner: Charles M Hobgood
Land Lot 435
Drawing # 7**

Peak @ 32 Feet High

Road Here

**West
24 Foot
High Wall**

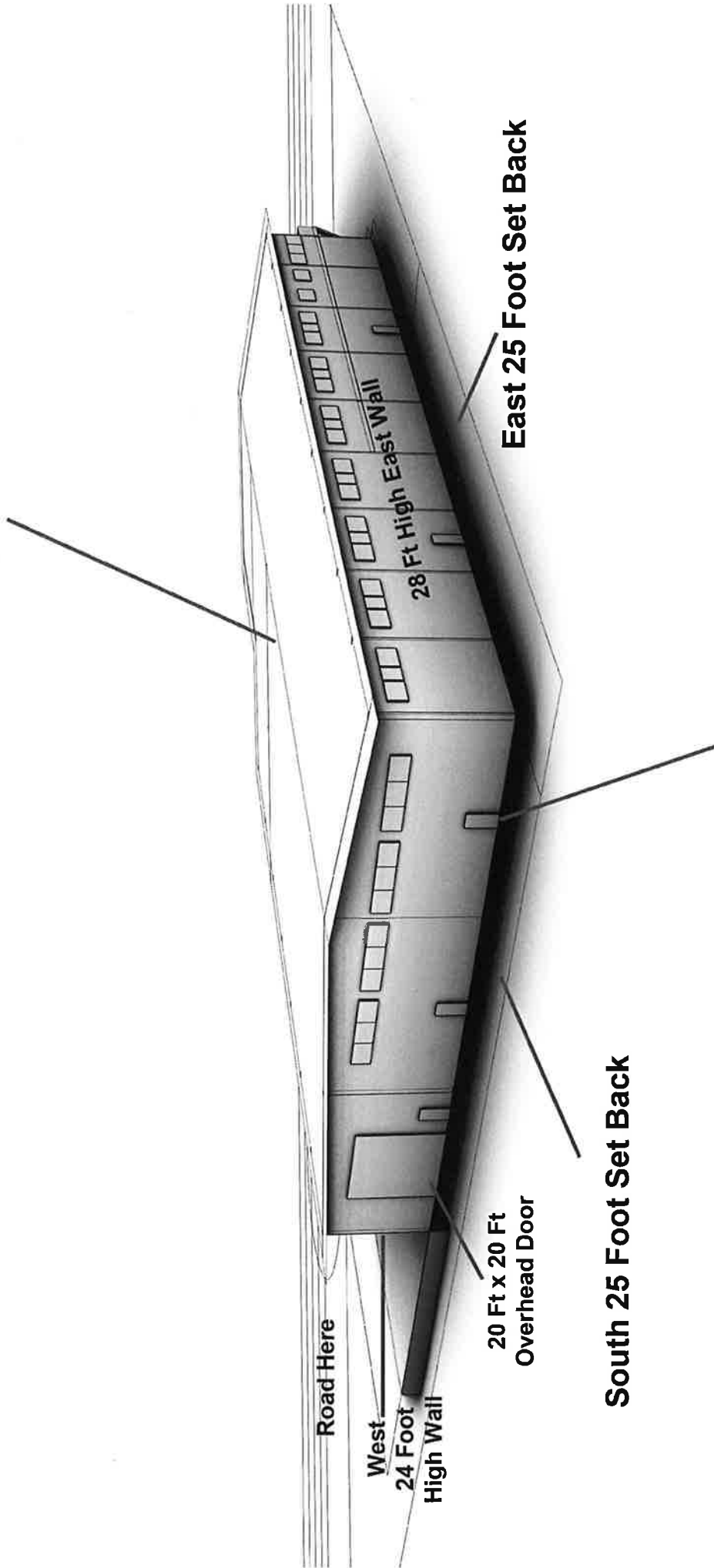
**20 Ft x 20 Ft
Overhead Door**

South 25 Foot Set Back

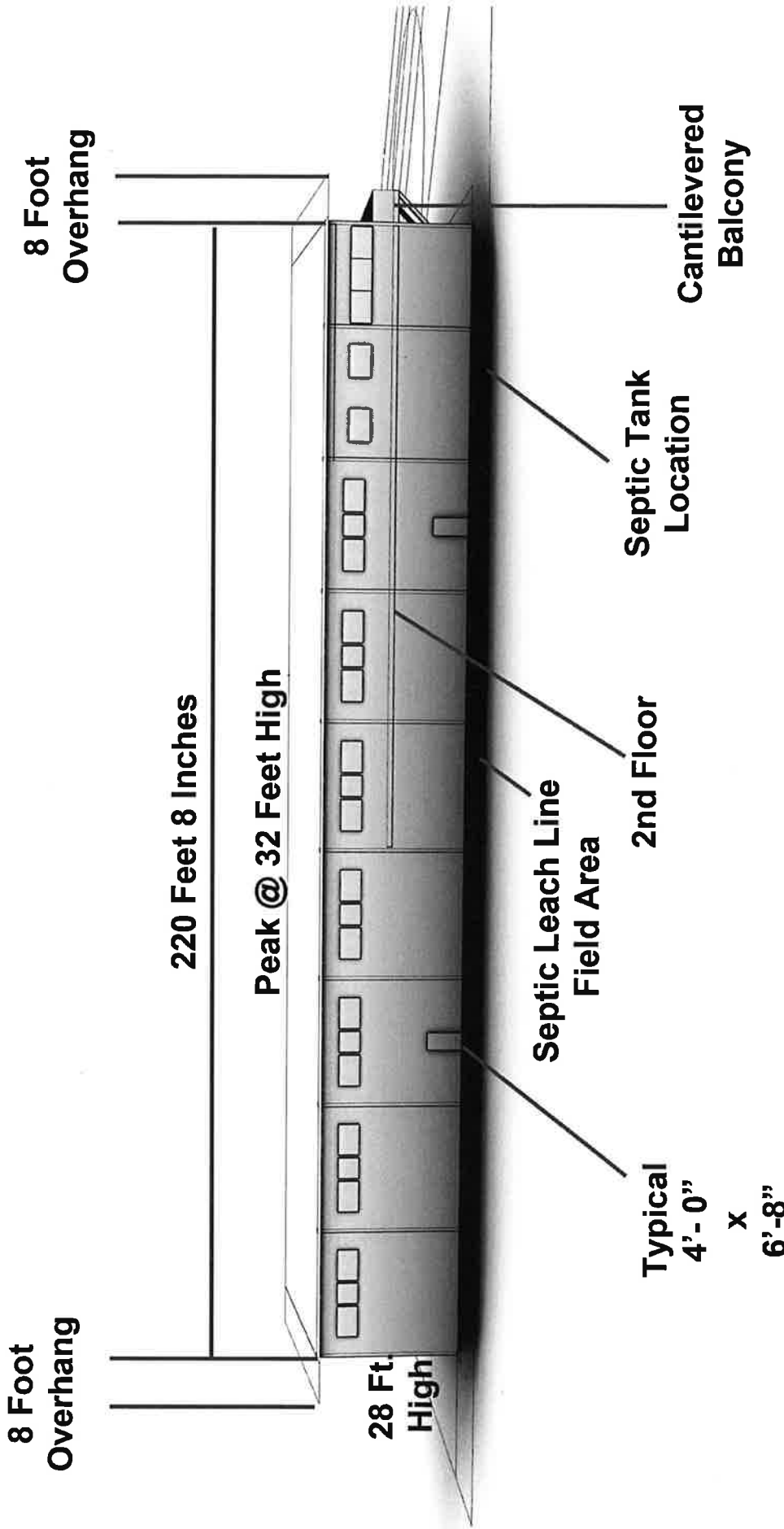
28 Ft High East Wall

East 25 Foot Set Back

Typical 4'-3" wide x 6'-8" Personnel Door



**Owner: Charles M Hobgood
Land Lot 435
Drawing # 8**



East Elevation

Peak @ 32 Feet High

East Wall @ 28 Feet High

**West Wall
@ 24 Feet
High**

**Parking Lot
Here**

Existing Hughes Road Here

46'-3-1/2"

from existing Hughes Road

48'-2" from existing Hughes Road

**Owner: Charles M Hobgood
Land Lot 435
Drawing # 5**

