

DAWSON COUNTY VARIANCE APPLICATION

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

VR 20-09 Tax Map & Parcel # (TMP): 109 011 007
Current Zoning: RA Commission District #: 02
Submittal Date: 3-12-2020 Time: 5:08 am/pm (pm) Received by: [signature] (staff initials)
Fees Assessed: \$350 Paid: CHECK 1271
Planning Commission Meeting Date: April 21, 2020

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Cliff Strickland
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 X /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: March 16, 2020 Applicant Signature: [Signature]

PROPERTY INFORMATION

Street Address of Property: Hwy 136 E, Dawsonville Ga 30534
Land Lot(s): 384 District: 13th N Section: N/A
Subdivision/Lot: _____ Building Permit #: _____ (if applicable)
Directions to the Property: From the intersection of Hwy 136 with Hwy 400 go 2.4 miles west on Hwy 136
to the property on the left.

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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: This is an interfamily land division and both tracts of land will be large tracts
if divided. one will be 8 acres and the other will be 31.42 acres

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: If divided the property will still have two large
acreage tracts with ample room for 2 residences. This division would not affect the properties in near vicinity
in any way.

4. Describe why granting this variance would support the general objectives within this Resolution:
The parent tract was originally 120 acres and is currently divided into 5 large tracts. The additional division being
requested would be an interfamily division of one of those tracts which is currently 39.42 acres. The new tract being
requested would be 8 acres and would still support the objective of the resolution.

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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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 109011007 1. Barbara Strickland, 6525 Julian Rd, Gainesville, Ga 30506
- TMP 109011006 2. Jackie & Jerry Townley, 1061 War Hill Park Rd, Dawsonville, Ga 30534
- TMP 101034 3. Floyd E. & Floyd S. Thomas, 3910 Hwy 136E, Dawsonville, Ga 30534
- TMP 101033 4. Gary & Karen Barr, 3088 Hwy 136E, Dawsonville, Ga 30534
- TMP 101009 5. Nancy Noblin, PO Box 889185, Atlanta, Ga 30356
- TMP 110023 6. Gary Bishop, 904 Etowah River Rd, Dawsonville Ga 30534
- 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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APPLICANT CERTIFICATION


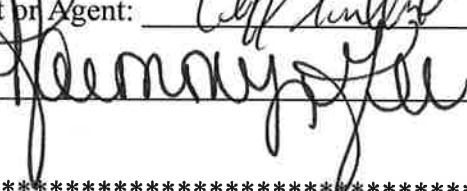
I hereby request the action contained within this application relative to the property shown on the attached plats and site plan and further request that this item be placed on both the Planning Commission and Board of Commissioners agenda(s) for a public hearing.

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: 3/12/2020
Signature of Witness:  Date: 3/12/2020

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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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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PROPERTY OWNER AUTHORIZATION

I / we Barbara Strickland 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: Cliff Strickland

Signature of applicant or agent: [Signature] Date: 3/12/2020

Printed Name of Owner(s): Barbara P. Strickland

Signature of Owner(s): [Signature] Date 3-11-2020

Sworn and subscribed before me this 11th day of MARCH, 2020.

[Signature]
Notary Public

My Commission Expires: 7/10/2020



(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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Legend
 Parcels
 Roads

Parcel ID	109 019	Owner	ELLZEY HUBERT KENDLE III	Last 2 Sales			
Class Code	Residential		3398 HWY 136 E	Date	Price	Reason	Qual
Taxing District	UNINCORPORATED		DAWSONVILLE GA 30534	1/30/2009	\$365400	FM	Q
	UNINCORPORATED	Physical Address	3398 HWY 136 E	1/17/2007	0	QC	U
Acres	4	Assessed Value	Value \$362700				

(Note: Not to be used on legal documents)

Date created: 12/26/2019
 Last Data Uploaded: 12/26/2019 12:41:01 PM

Developed by  **Schneider**
 GEOSPATIAL

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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 Dawsonville (city), Georgia (state)

Cliff Strickland
Signature of Applicant

Date

Cliff Strickland
Printed Name

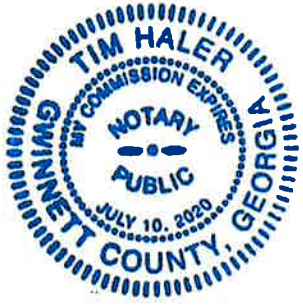
Name of Business

SUBSCRIBED AND SWORN BEFORE ME ON

THIS 12th DAY OF MARCH, 20 20

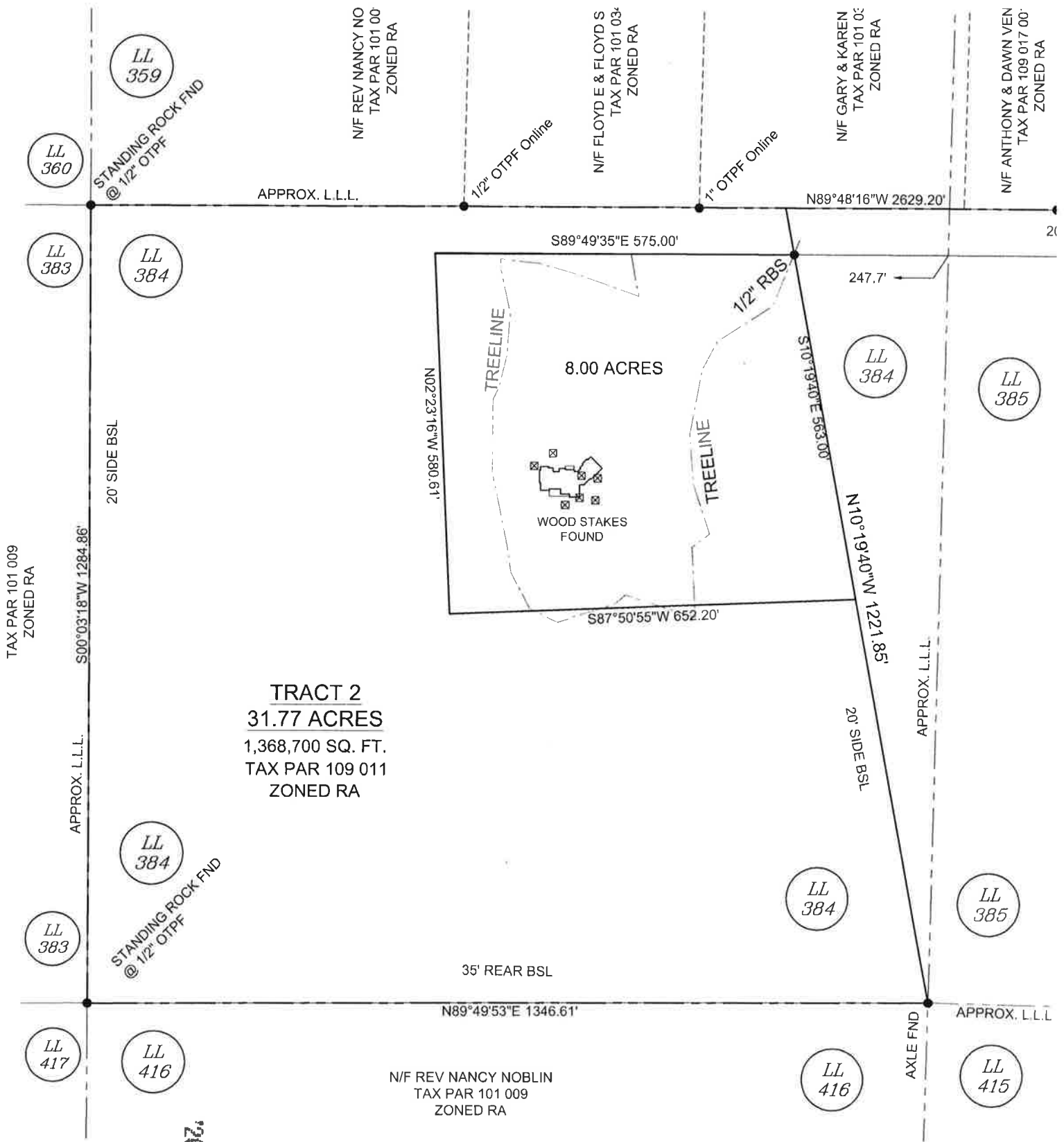
[Signature] Notary Public

My Commission Expires: 7/10/2020



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TRACT 2
31.77 ACRES
 1,368,700 SQ. FT.
 TAX PAR 109 011
 ZONED RA



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TAX PAR 101 009
 ZONED RA

N/F REV NANCY NO
 TAX PAR 101 00
 ZONED RA

N/F FLOYD E & FLOYD S
 TAX PAR 101 03
 ZONED RA

N/F GARY & KAREN
 TAX PAR 101 02
 ZONED RA

N/F ANTHONY & DAWN VEN
 TAX PAR 109 017 00
 ZONED RA

N/F REV NANCY NOBLIN
 TAX PAR 101 009
 ZONED RA

LL 359

LL 360

LL 383

LL 384

LL 384

LL 385

LL 384

LL 383

LL 384

LL 385

LL 417

LL 416

LL 416

LL 415

STANDING ROCK FND
 @ 1/2" O.T.P.F.

STANDING ROCK FND
 @ 1/2" O.T.P.F.

1/2" O.T.P.F. Online

1" O.T.P.F. Online

AXLE FND

APPROX. L.L.L.

N89°48'16"W 2629.20'

S00°03'18"W 1284.86'

APPROX. L.L.L.

N02°23'16"W 580.61'

TREELINE

TREELINE

1/2" RBS

S10°19'40"E 563.00'

N10°19'40"W 1221.85'

20' SIDE BSL

APPROX. L.L.L.

35' REAR BSL

N89°49'53"E 1346.61'

APPROX. L.L.L.

S89°49'35"E 575.00'

8.00 ACRES

WOOD STAKES
 FOUND

S87°50'55"W 652.20'

247.7'

20'

Cliff Strickland Jr

Barbara Strickland, my grandmother, purchased the land from Jackie and Jerry Townley with the intentions of selling a portion to me. At the time, we had no idea that the land had already been split into five separate parcels, or that a subdivision regulation even existed for this type of purchase.

I plan to build my permanent residence on this 8 acres, and aim to acquire the remaining acres in the future. This property will remain in our family. There are no plans for additional homes to be added or for this property to be sold.

The regulation on subdivision requirements is excessive and would put an unnecessary financial hardship on our family.


3/17/20
Cliff Strickland


Notary

Sworn and subscribed before
me this 17th day of MARCH
2020.

My commission Expires: 7/10/2020

