

Dawson County
Rezoning Application
(AMENDMENT TO LAND USE MAP)

APPLICANT INFORMATION (or Authorized Representative)

If applicant is other than owner, the Property Owner Authorization form must be completed.

Printed Name: Michael Byrum

Address: _____

Phone (Listed only please) _____

Email (Business/Personal): _____

Status: Owner Authorized Agent Lessee Option to purchase

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: 9.25.23 Applicant Signature: _____

REQUESTED ACTION & DETAILS OF PROPOSED USE

Rezoning to: _____ Special Use Permit for: Amendment to zoning stipulations SU 21-08

Proposed Use:

Existing Utilities: Water Sewer Gas 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

Type of Amenity: _____ Amount of Open Space: _____

COMMERCIAL & RESTRICTED INDUSTRIAL:

Building area: _____

No. of Parking Spaces: _____

2023
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STAFF USE DATE STAMP:

Property Owner/ Property Information

Name: Michael Byrum

Street Address of Property being rezoned: Dollar Rd. Dawsonville GA 30534

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

Directions to Property (if no address):

North on Dollar Rd. from Tanner. Lot is directly across from 611 Dollar Rd.

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

Current Use of Property: _____

Does this proposal reach DRI thresholds? _____ If yes, the application will require submittal of a transportation study. DRIs require an in depth review by County agencies, and regional impact review by the Georgia Mountains Regional Planning staff. This adds several weeks to processing; additionally, the applicant is responsible for the expense of third party review of the required technical studies associated with the project.

Please refer to Dawson County's Georgia 400 Corridor Guidelines and Maps to answer the following:

Does the property lie within the Georgia 400 Corridor? _____ (yes/no)

SURROUNDING PROPERTY ZONING CLASSIFICATION:

North _____ South _____ East _____ West _____

Future Land Use Map Designation: _____

Access to the development will be provided from:

Road Name: Dollar Rd. Type of Surface: paved

Applicant Certification


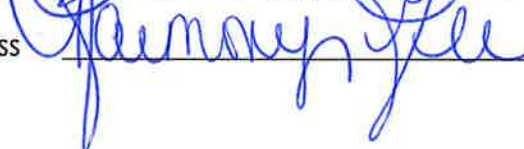
I hereby request the action contained within this application relative to the property shown on the attached survey, plat, and site plan and further request that this item be placed on both the Planning Commission and Board of Commissioners agenda(s) for a public hearing.

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. The staff will send notices to adjacent property owners advising of the request and proposed use prior to the public hearing.

I understand that I have the obligation to present all data necessary and required by code 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 or a land use professional 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 or 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 9-25-2023
Witness  Date 9-25-2023

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Property Owner Authorization

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

Street Address of Property being rezoned:

TMP#: 078-001-002

as shown in the tax maps and/or deed records of Dawson County, Georgia, and which parcel or parcels 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: _____

Signature of applicant or agent: _____ Date: _____

Printed Name of Owner(s): Michael Byrum

Signature of Owner(s): [Signature] Date: 9-25-2023

Mailing address: _____

City, State, Zip. _____

Phone (Listed/Unlisted): _____

Sworn and subscribed before me
this _____ day of _____, 20____.

{Notary Seal}

Notary Public

My Commission Expires: _____

(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.)

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 acknowledgment shall be public record.

Applicant Signature: Michael Byrum

Applicant Printed Name: Michael Byrum

Date Signed: 9-25-2023

Sworn and subscribed before me

this ____ day of _____, 20____.

Notary Public

My Commission Expires: _____

{Notary Seal}

Application Number (by staff): _____

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DISCLOSURE OF CAMPAIGN CONTRIBUTIONS (APPLICANT(S) AND REPRESENTATIVE(S) OF REZONING)

Pursuant to O.C.G.A. Section 36-67 A-3.A, the following disclosure is mandatory when an applicant or any representation of application for rezoning has been made within two (2) years immediately preceding the filing of the applicant's request for rezoning, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application for rezoning.

It shall be the duty of the applicant and the attorney representing the applicant to file a disclosure with the governing authority of the respective local government showing the following:

1. Name of local official to whom campaign contribution was made:

2. The dollar amount and description of each campaign contribution made by the opponent to the local government official during the two (2) years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.

Amount \$ _____ Date: _____

Enumeration and description of each gift when the total value of all gifts is \$250.00 or more made to the local government official during the two (2) years immediately preceding the filing of application for rezoning:

Signature of Applicant/Representative of Applicant

Date

BY NOT COMPLETING THIS FORM YOU ARE MAKING A STATEMENT THAT NO DISCLOSURE IS REQUIRED

This form may be copied for each applicant. Please attach additional sheets if needed.

2025 SEP 25 3:08 PM



DAWSON COUNTY BOARD OF COMMISSIONERS

APPROVAL FORM

PUBLIC HEARING OF LAND USE CHANGE REQUEST MEETING HELD August 15, 2021

Billy Thurmond
Chairman

Sharon Fausett
Commissioner
District One

Chris Gaines
Commissioner
District Two

Tim Satterfield
Commissioner
District Three

Emory Dooley
Commissioner
District Four

We, the Dawson County Board of Commissioners, do hereby **APPROVE** the following Land Use Change Request:

REQUEST: SU 21-02

Applicant's Name: Robert Garner

Applicant's Address: [Blank]

Location: Dollar Rd. Dawsonville, GA 30534

TMP: 078-001-002

Purpose: Special Use of a mobile home on less than five acres in R-A

Property Usage: A mobile homes on a less than five-acre parcel zoned Residential Agriculture

Stipulations:

- ✓ 1. The home shall be placed on a permanent foundation;
- ✓ 2. The home shall be skirted with concrete, concrete block or brick;
- ✓ 3. A power meter shall be placed on the structure and not on a separate pole;
- ✓ 4. The home shall be at least 1,200 square feet;
- ✓ 5. The home shall include variable façade, including offsets, window trims and shutters; and
- 6. The home shall be set 300 feet from the right of way.

The request will not:

- A. Affect the property values of surrounding property.
- B. Affect the health, safety or general welfare of the public.
- C. Impose special hardships on the surrounding property owners.

The subject property is suited for the proposed land use.



Billy Thurmond, Chairman

07-15-2021
Date

Dawson County
Government Center
25 Justice Way
Suite 2213
Dawsonville, GA 30534
Phone 706-344-3501

2021-08-15 10:00 AM

Official Tax Receipt
Nicole Stewart
DAWSON COUNTY Tax Commissioner

25 Justice Way Suite 1222
 Dawsonville, GA 30534

Trans No	Property ID/District Description	Original Due	Interest & Penalty	Prev Paid	Amount Due	Amount Paid	Transaction Balance
19680 Year-Bill No 2023 - 16129	078 001 002 / 001 LL 926, 979 LD 5-1 FMV: \$62,100.00	408.22	0.00 Fees 0.00	0.00	408.22	408.22	0.00
						Paid Date 9/19/2023 11:52:27	Current Due 0.00
Transactions:	19680 - 19680 Totals	408.22	0.00	0.00	408.22	408.22	0.00

Paid By :

FITTS CHRISTOPHER K

REALTY TITLE & ESCROW
 SERVICES INC
 5940 BETHLEVIEW RD STE 600
 CUMMING GA 30040

Cash Amt: 0.00
 Check Amt: 408.22
 Charge Amt: 0.00
 Change Amt: 0.00
 Refund Amt: 0.00
 Overpay Amt: 0.00

Check No 067055
 Charge Acct

20230925 135311



DAWSON COUNTY VARIANCE APPLICATION

25 Justice Way, Dawsonville, Georgia 30534

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 of any parcel(s) adjoining or adjacent to parcel where variance or zoning is being requested. Please add additional sheets if necessary.

	Name	Address
TMP <u>078</u> - <u>019</u>	1. Peterson Herald A.	511 Dollar Rd ^{329 Max Wehant rd} Dawsonville GA 30534
TMP <u>078</u> - <u>009</u>	2. Dawsonville Holdings EN LLC &	
TMP <u>078</u> - <u>001</u>	3. Moore Katie & Jamie Hogan	209 Marmalade Trail Dawsonville GA 30534
TMP _____ - _____	4.	_____
TMP _____ - _____	5.	_____
TMP _____ - _____	6.	_____
TMP _____ - _____	7.	_____
TMP _____ - _____	8.	_____
TMP _____ - _____	9.	_____

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 the Planning Commission agenda 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 may seek the advice of a land use professional if I am not familiar with the zoning and land use requirements.

2020 SEP 22 10:55 AM

Prepared by:
Realty Title & Escrow Services, Inc.
Leigh Stanford
5940 Bethelview Road, Suite 600
Cumming, GA 30040

601-ATL23-00335

Address of New Owner:	Tax Information:
Michael Byrum and Cassie Byrum 123 Chastain Road Dawsonville, GA 30534	Parcel ID(s): 078 001 002

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 Dollars (\$10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Christopher K Fitts**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Michael Byrum and Cassie Byrum as joint tenants with right of survivorship and not as tenants in common**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Dawson County, State of Georgia, described as follows: to-wit:

All that tract or parcel of land lying and being in Land Lots 926 & 979 of the 5th District of Dawson County, Georgia, consisting of 2.642 acres, more or less, and being more particularly described and delineated as Parcel A on a plat of survey dated September 24, 1997, prepared for Homer T. Jarrard & Norma J. Jarrard by Michael Stewart Kelley, Georgia Registered Land Surveyor. This Plat is recorded in Plat Book 43, Page 97, Dawson County Records, and is incorporated herein by reference for a more detailed description.

PARCEL ID: 078 001 002

Being the same property conveyed to Christopher K. Fitts by Limited Warranty Deed from Vision Properties of Northeast Georgia, LLC, and Cynco Ventures, LLC. of record as Instrument No. Deed Book 01634 , Page 0015 in the Clerk's Office for Dawson County, Georgia, dated May 15, 2023 and recorded on May 15, 2023.

Being also known as 0 Dollar, Dawsonville, GA 30534

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 0 Dollar , Dawsonville, GA 30534

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

2023
SEP 18 4 16 PM
CLERK OF SUPERIOR COURT
DAWSON COUNTY, GEORGIA

WITNESS my hand this 18th day of September, 2023.

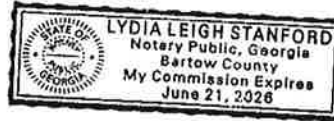
Christopher K Flits

STATE OF GEORGIA
COUNTY OF CATOOSA

Signed, sealed and delivered this 18th day of September, 2023, in the presence of:

Unofficial Witness

Notary Public



23 SEP 25 3:00PM

Call Dawson County Environmental Health office at 706-265-2930 between 8:00a.m. and 9:00 a.m. to schedule a time for final inspection.

Septic system must be installed by a Georgia Certified Septic Tank Installer.

This permit is not valid unless properly signed by an Environmental Health Specialist; this permit expires twelve (12) months from the date of issue.

Notify the Environmental Health Office of any wells or springs located on the property or located within 100 feet of property lines.

All surface and/or ground water must be diverted around septic system.

Trash/burial pits must be reported to the Environmental Health office.

Any grading, cutting, or filling may void this permit.

If rock and/or ground water is encountered, cease installation and contact the Environmental Health office.

Easements onto other properties for the installation of septic systems shall be granted only in cases of repairing an existing system, and only when an on-site repair area is not available.

If crossing the drainfield, water lines must be installed 12" above the top of the system and encased in a single length of pipe that extends 10' beyond the drainfield.

I hereby apply for a construction permit to install an on-site sewage management system and agree that the system will be installed to conform to the requirements of the rules of the Georgia Department of Public Health Chapter 511-3-1. I have read and will comply with the additional requirements printed above. I understand that final inspection is required and will notify the Dawson County Environmental Health office upon completion of construction and before applying final cover.



Signature – I have read and understand all of the above



Date

22500
36104

↑ slope

Notes:

7' center to center minimum

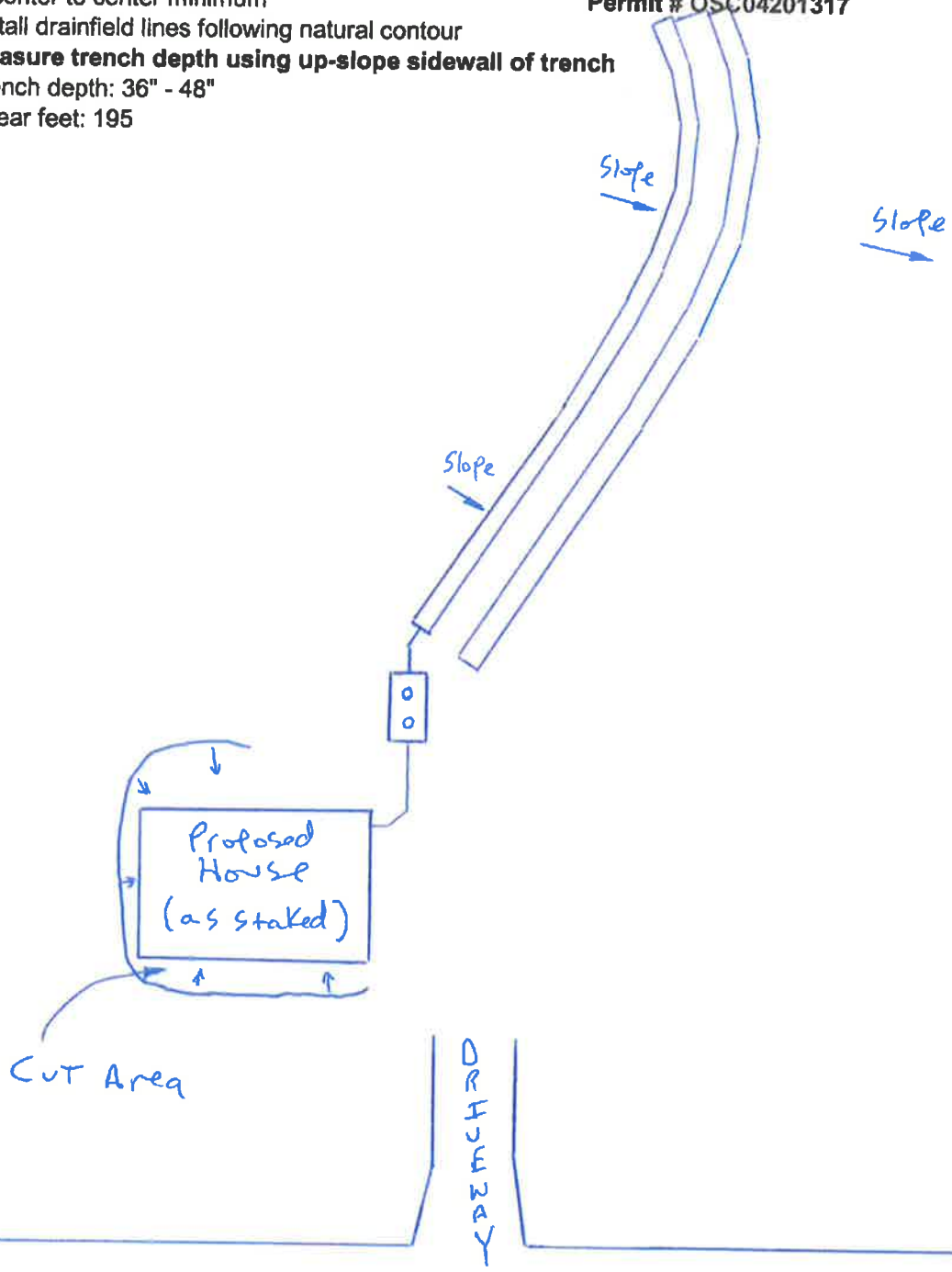
Install drainfield lines following natural contour

Measure trench depth using up-slope sidewall of trench

Trench depth: 36" - 48"

Linear feet: 195

Owner: Robert Garner
Permit # OSC04201317



DOLLAR ROAD

Issued by: **George W. "Bill" Ringle**
Dawson County Environmental Health

Date: July 14, 2022

23 SEP 25 3:01 PM

Dawson County Environmental Health

Temporary Toilet Permit

06/30/2022
DATE ISSUED

06/30/2023
DATE EXPIRED

042-TT-2022-05743

PERMIT NUMBER

92J3527

Temporary Toilet Permit

ROBERT GARNER

(Applicant)

_____ to maintain an approved Temporary Toilet Facility

Located at **DOLLAR RD**

Additional locations serviced: _____

This permit indicates that this Temporary Toilet has been registered with the Dawson County Health Department for compliance with the Temporary Toilet Facilities Resolution of the Dawson County Board of Health. This permit is valid for a period of one year from date of issue and only for the location indicated above. Movement of the Toilet to another location voids this permit.

Bill Ringle

Issuing Official

(STAMP)

TO BE DISPLAYED on ALL SERVICED SITES

9-25-2023

23 SEP 25 3:01 PM

Letter of Intent

To Whom it may concern :

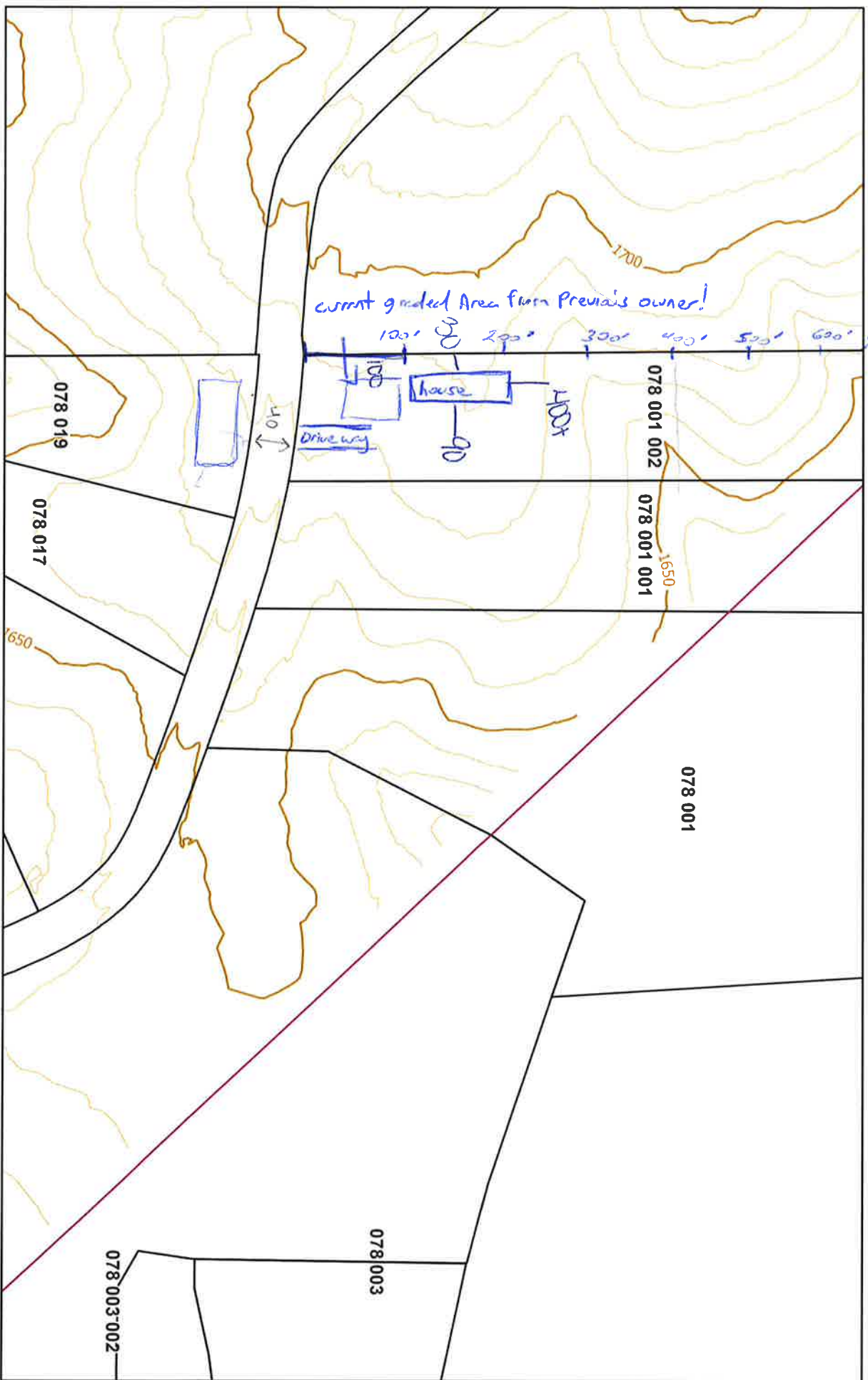
The only variance that is causing the hardship is the 300ft setback. This stipulation would cause the home to be set in a valley resulting in major grading to the property and an additionally larger number of trees to be cut down.

This setback will also ~~impose~~ impose on the requirements of the septic system ~~and~~ causing issues with the gravitational flow of septic.

My proposed resolution is to be at 100ft setback from ~~the~~ the right of way. This will result in less damage and harden of the natural Property, less grading of property, proper routing and flow of the septic system and still have a decent setback that ~~is~~ still has its view ~~not~~ slightly blocked from the current tree line following Dollar Rd.

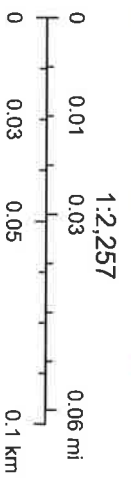
Thank you for hearing my proposal.

Michael Byrum (Property owner)

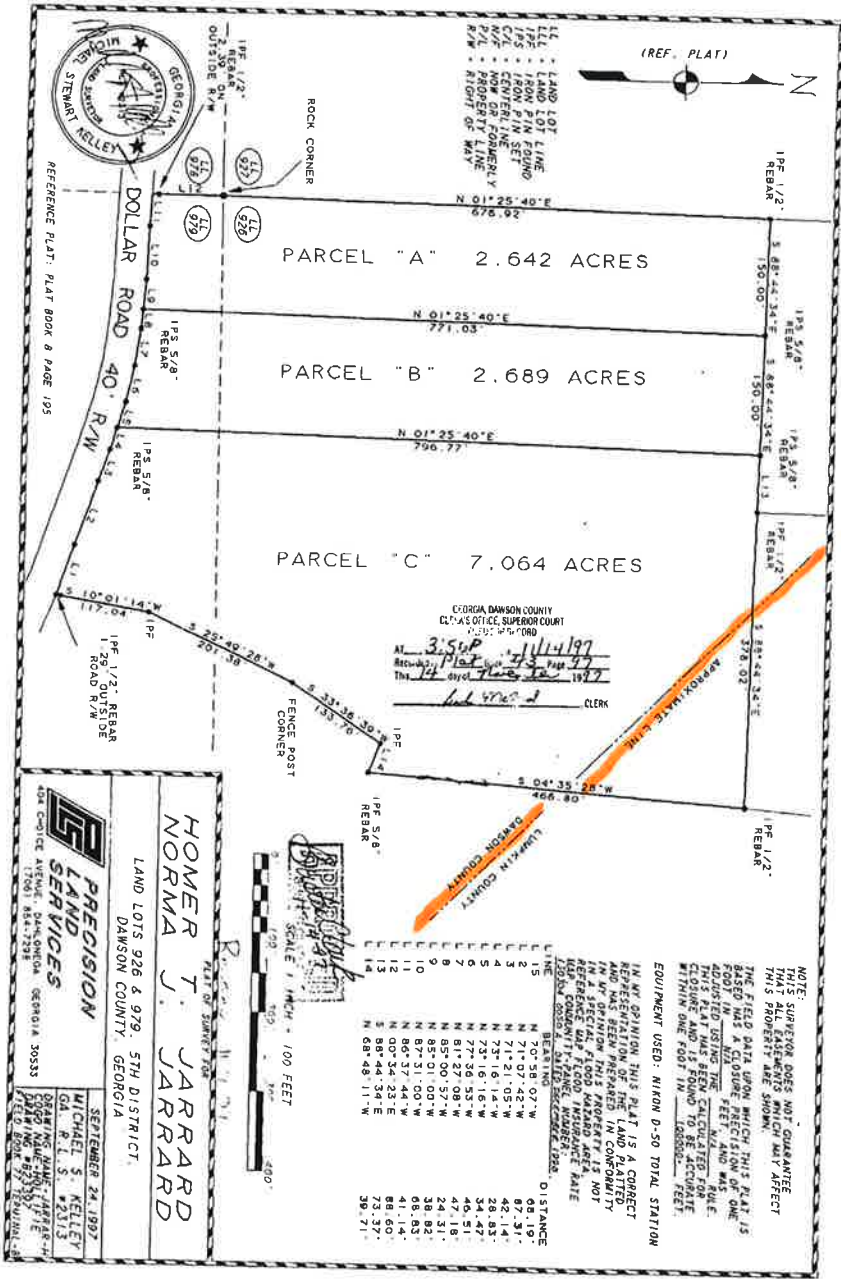


9/25/2023, 2:24:33 PM

- County Line
- Parcels



Parcel "A"



PRECISION LAND SERVICES
LAND LOTS 926 & 979, 5TH DISTRICT,
DANSON COUNTY, GEORGIA

HOMER T. JARRARD
NORMA J. JARRARD

SEPTEMBER 24, 1997
MICHAEL S. KELLEY
GA. P.L.S. #2113
DANSON COUNTY, GEORGIA
DANSON COUNTY, GEORGIA 30533

25SEP25 3:00PM