

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: Gladys Riasby Voxles

Address: _____

Phone (Listed on) _____

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: _____ Applicant Signature: _____

REQUESTED ACTION & DETAILS OF PROPOSED USE

Rezoning to: RSR Special Use Permit for: _____

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: _____

Property Owner/
Property Information

Name: Gladys Rigsby Voyles

Street Address of Property being rezoned: 8924

Rezoning from: RA to: _____ Total acreage being rezoned: 3.18 acres

Directions to Property (if no address):

8924 Kelly Bridge Rd.
Dawsonville, GA

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

Current Use of Property: _____

Does this proposal reach DRI thresholds? NO 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? NO (yes/no)

SURROUNDING PROPERTY ZONING CLASSIFICATION:

North RA South RA East RA West RA

Future Land Use Map Designation: RA

Access to the development will be provided from:

Road Name: Kelly Bridge Rd Type of Surface: asphalt

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 X Gladys Biggs Wayles Date 4-11-2023
Witness Deborah Parker Date 4-11-2023

Property Owner Authorization

I/we, Gladys Riggsby Voyles, 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#:

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: Keith Mulkey

Signature of applicant or agent: Keith Mulkey Date: 4-11-23

Printed Name of Owner(s): Gladys Riggsby Voyles

Signature of Owner(s): Gladys Riggsby Voyles Date: 4-11-23

Mailing address: _

City, State, Zip. GA

Phone (Listed/Unlis

Sworn and subscribed before me
this 11 day of April, 2023

Teresa H Worley
Notary Public

My Commission Expires: 12/22/2023



(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: x Gladys Rigby Voyles

Applicant Printed Name: Gladys Rigby Voyles

Date Signed: 4-11-23

Sworn and subscribed before me

this 11 day of April, 2023

Teresa H Worley
Notary Public

My Commission Expires: 12-22-23



Application Number (by staff): _____

Rezoning Letter of Intent

Applicant: Gladys Rigsby Voyles
Subject Property: 8924 Kelly Br Rd, Dawsonville, Ga 30534
Current Zoning: RA
Proposed Zoning RSR
Application: Rezone 3.18 Acres from RA to RSR

Proposed Use

Applicant proposes to rezone 3.18 acres (Tract "C") to allow her to maintain the residency on a less than 5 acre lot in order to sell 26.45 acres (Tract "B")

Printed: 4/10/2023 3:33:46 PM



Official Tax Receipt
Dawson County
25 Justice Way, Suite 1222
Dawsonville, GA 30534
--Online Receipt--

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

| Trans No | Property ID / District Description | Original Due | Interest & Penalty | Amount Due | Amount Paid | Transaction Balance |
|----------------|---|------------------|-------------------------------------|---------------|------------------|---------------------|
| 2022 - 25383 | 039 011 / 1 LL 741 LD 4 FMV: 395640 | \$3347.40 | \$0.00 Fees: \$0.00 \$0.00 | \$0.00 | \$3347.40 | \$0.00 |
| Totals: | | \$3347.40 | \$0.00 | \$0.00 | \$3347.40 | \$0.00 |

Paid Date: 11/29/2022

Charge Amount: \$3347.40

VOYLES LENTON
8924 KELLY BIDGE RD

DAWSONVILLE, GA 30534



Scan this code with your mobile phone to view this bill

SURVEYORS CERTIFICATIONS
As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel.

Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Kristopher P. Manley, GA PLS0301

DRAFT
02.13.23

DRAWING INFORMATION

F. DATE: 01 JANUARY 2023 DATE: 01 FEBRUARY 2023
DRAWN BY: K.MANLEY PROJECT NO: 22178, 22199, 23101
FILE NAME: 23101V.DWG

ATLAS
SURVEYING & MAPPING

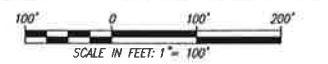
97 GRINDLE BROTHERS ROAD - MURRAYVILLE, GA 30054
Phone: 770.532.7203 - Email: kris@atlasland.com - LSP NO. 001344 (EX. 06.30.24)

REVISIONS

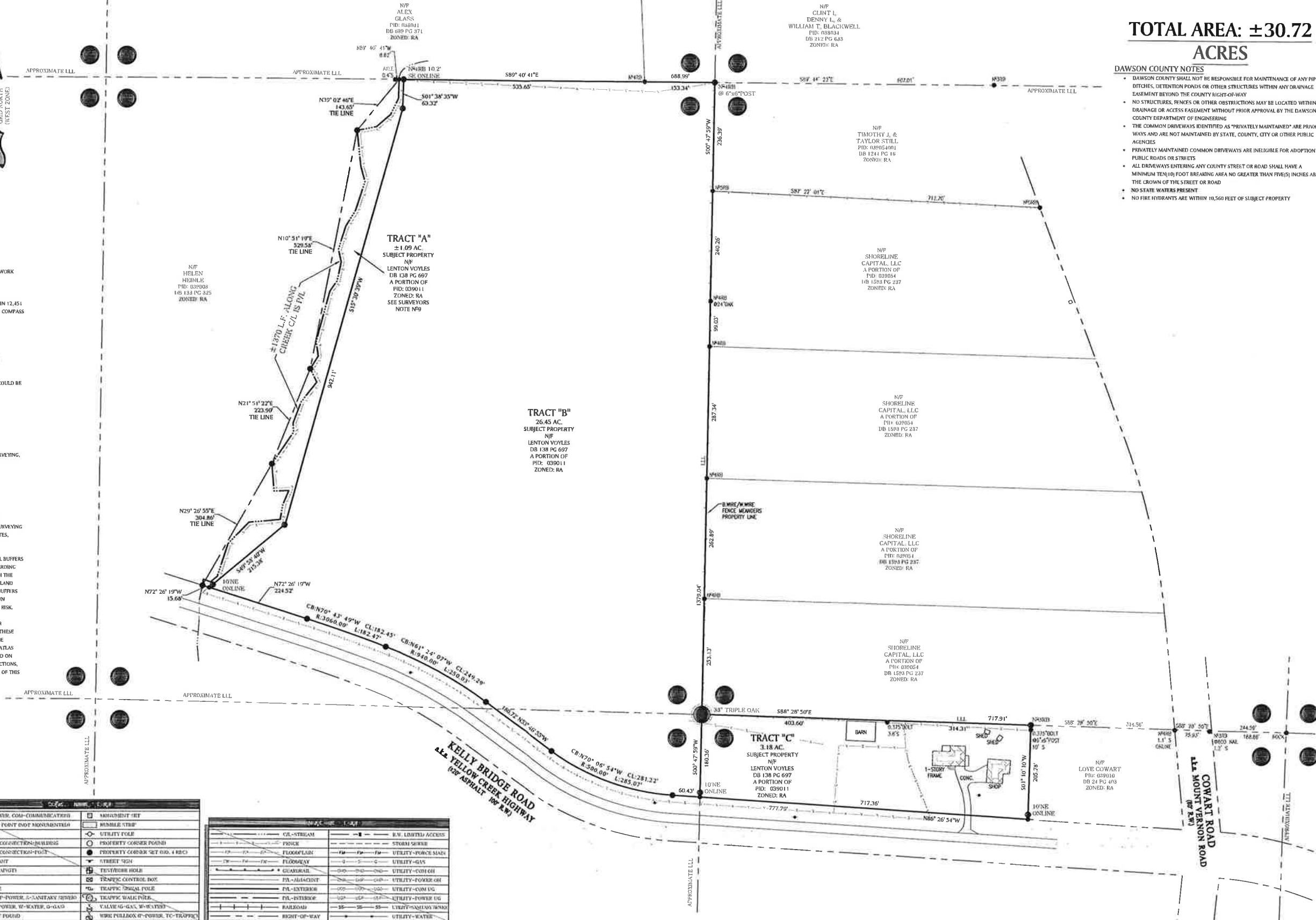
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MINOR PLAT FOR:
**ESTATE OF
LENTON VOYLES**

LAND LOTS 687, 741 & 742 - 4th DISTRICT - 1st SECTION
DAWSON COUNTY, GEORGIA



- SURVEYORS NOTES**
- 1. **DATUM**
STATE PLANE GRID (GEORGIA WEST ZONE) AS DEFINED BY NAD83 & NAVD88 ESTABLISHED BY NETWORK RTK OBSERVATIONS U.S. SURVEY FEET
 - 2. **CLOSURE STATEMENT**
THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FOOT IN 12,451 FEET AND AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND THEIR ACCURACIES ARE:
TRACT "A": 1 FOOT IN 110,280 FEET
TRACT "B": 1 FOOT IN 323,448 FEET
TRACT "C": 1 FOOT IN 164,675 FEET
 - 3. **EQUIPMENT STATEMENT**
LINEAR AND ANGULAR MEASUREMENTS OBTAINED USING A LEICA TS12 ROBOTIC TOTAL STATION. NETWORK RTK OBSERVATIONS OBTAINED USING A LEICA GS14 GPS RECEIVER.
 - 4. **TITLE**
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT ABSTRACT OF TITLE. THERE COULD BE OTHER MATTERS OF RECORD AFFECTING THE PROPERTY.
 - 5. **REFERENCE INFORMATION NOT SHOWN**
A. PB 2 PG 184
B. PB 12 PG 281
C. PB 13 PG 403
D. PB 14 PG 209
E. PB 20 PG 171
F. PB 25 PG 233
G. UNRECORDED SURVEY FOR NEIL H. STRICKLAND, PREPARED BY KYLIE ENGINEERING & LAND SURVEYING, LLC, DATED 05 JULY 2016.
H. PB 47 PG 209
I. PB 48 PG 32
 - 6. **CERTIFICATION**
A. THIS DRAWING WAS PREPARED FOR THE EXCLUSIVE USE FOR THE CLIENT NAMED HEREON AND REPRESENTS A SPECIFIC SCOPE OF SERVICES.
B. ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.
C. THE MUNICIPAL NOTES, STATEMENTS, AND/OR CERTIFICATIONS (EVEN IF SIGNED BY THE LISTED SURVEYOR) DEPICTED HEREON ARE REQUIRED FOR DEPARTMENTAL APPROVALS. ATLAS LAND SURVEYING & MAPPING, LLC DISCLAIMS ALL LIABILITY FOR ANY ISSUES THAT MAY ARISE BASED ON SAID NOTES, STATEMENTS, AND/OR CERTIFICATIONS.
 - 7. **STREAMS, BODIES OF WATER, & WETLANDS**
ALL STREAMS, BODIES OF WATER, AND WETLANDS MAY BE SUBJECT TO STATE, COUNTY, AND LOCAL BUFFERS AND/OR RESTRICTIONS. ATLAS LAND SURVEYING & MAPPING, LLC MAKES NO INTERPRETATION REGARDING THESE BUFFERS AND/OR RESTRICTIONS. USERS OF THIS SURVEY ARE CAUTIONED TO CONSULT WITH THE APPROPRIATE GOVERNING AUTHORITIES CONCERNING POSSIBLE BUFFERS OR RESTRICTIONS. ATLAS LAND SURVEYING & MAPPING, LLC DISCLAIMS ALL LIABILITY FOR ANY ISSUES THAT MAY ARISE BASED ON BUFFERS AND/OR RESTRICTIONS SHOWN HEREON. ANY BUFFERS, RESTRICTIONS, AND/OR STATEMENTS SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY. USER OF THIS INFORMATION IS AT THEIR OWN RISK.
 - 8. **ZONING/LAND USE**
THE PROPERTY DEPICTED MAY BE SUBJECT TO ADDITIONAL ZONING/LAND USE ORDINANCE AND/OR RESTRICTIONS. ATLAS LAND SURVEYING & MAPPING, LLC MAKES NO INTERPRETATION REGARDING THESE ORDINANCE AND/OR RESTRICTIONS. USERS OF THIS SURVEY ARE CAUTIONED TO CONSULT WITH THE APPROPRIATE GOVERNING AUTHORITIES CONCERNING THESE ORDINANCE AND/OR RESTRICTIONS. ATLAS LAND SURVEYING & MAPPING, LLC DISCLAIMS ALL LIABILITY FOR ANY ISSUES THAT MAY ARISE BASED ON ORDINANCE AND/OR RESTRICTIONS SHOWN HEREON. ANY ZONING/LAND USE ORDINANCE, RESTRICTIONS, AND/OR STATEMENTS THEREOF SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY. USER OF THIS INFORMATION IS AT THEIR OWN RISK.
 - 9. **TRACT NOTE**
TRACT "B" IS TO BE COMBINED WITH PID: 039008.



**TOTAL AREA: ±30.72
ACRES**

DAWSON COUNTY NOTES

- DAWSON COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF ANY PIPES, DITCHES, DETENTION PONDS OR OTHER STRUCTURES WITHIN ANY DRAINAGE EASEMENT BEYOND THE COUNTY RIGHT-OF-WAY
- NO STRUCTURES, FENCES OR OTHER OBSTRUCTIONS MAY BE LOCATED WITHIN A DRAINAGE OR ACCESS EASEMENT WITHOUT PRIOR APPROVAL BY THE DAWSON COUNTY DEPARTMENT OF ENGINEERING
- THE COMMON DRIVEWAYS IDENTIFIED AS "PRIVATELY MAINTAINED" ARE PRIVATE WAYS AND ARE NOT MAINTAINED BY STATE, COUNTY, CITY OR OTHER PUBLIC AGENCIES
- PRIVATELY MAINTAINED COMMON DRIVEWAYS ARE INELIGIBLE FOR ADOPTION AS PUBLIC ROADS OR STREETS
- ALL DRIVEWAYS ENTERING ANY COUNTY STREET OR ROAD SHALL HAVE A MINIMUM TEN (10) FOOT BREASTING AREA NO GREATER THAN FIVE (5) INCHES ABOVE THE CROWN OF THE STREET OR ROAD
- NO STATE WATERWAYS PRESENT
- NO FIRE HYDRANTS ARE WITHIN 10,560 FEET OF SUBJECT PROPERTY

| SYMBOL | DESCRIPTION | SYMBOL | DESCRIPTION | SYMBOL | DESCRIPTION |
|----------|---------------------------------------|----------|----------------------|----------|---------------------------------------|
| [Symbol] | OPEN PIPE | [Symbol] | UTILITY POLE | [Symbol] | PROPERTY CORNER SET (G.I.P. 4 R.I.C.) |
| [Symbol] | PLAT/BOOK/PLAT | [Symbol] | UTILITY-POWER | [Symbol] | UTILITY-POWER |
| [Symbol] | PAGE | [Symbol] | UTILITY-POWER-ONE | [Symbol] | UTILITY-POWER |
| [Symbol] | PROPERTY CORNER SET (G.I.P. 4 R.I.C.) | [Symbol] | UTILITY-POWER-TWO | [Symbol] | UTILITY-POWER |
| [Symbol] | PROPERTY CORNER SET (G.I.P. 4 R.I.C.) | [Symbol] | UTILITY-POWER-THREE | [Symbol] | UTILITY-POWER |
| [Symbol] | PROPERTY CORNER SET (G.I.P. 4 R.I.C.) | [Symbol] | UTILITY-POWER-FOUR | [Symbol] | UTILITY-POWER |
| [Symbol] | PROPERTY CORNER SET (G.I.P. 4 R.I.C.) | [Symbol] | UTILITY-POWER-FIVE | [Symbol] | UTILITY-POWER |
| [Symbol] | PROPERTY CORNER SET (G.I.P. 4 R.I.C.) | [Symbol] | UTILITY-POWER-SIX | [Symbol] | UTILITY-POWER |
| [Symbol] | PROPERTY CORNER SET (G.I.P. 4 R.I.C.) | [Symbol] | UTILITY-POWER-SEVEN | [Symbol] | UTILITY-POWER |
| [Symbol] | PROPERTY CORNER SET (G.I.P. 4 R.I.C.) | [Symbol] | UTILITY-POWER-EIGHT | [Symbol] | UTILITY-POWER |
| [Symbol] | PROPERTY CORNER SET (G.I.P. 4 R.I.C.) | [Symbol] | UTILITY-POWER-NINE | [Symbol] | UTILITY-POWER |
| [Symbol] | PROPERTY CORNER SET (G.I.P. 4 R.I.C.) | [Symbol] | UTILITY-POWER-TEN | [Symbol] | UTILITY-POWER |
| [Symbol] | PROPERTY CORNER SET (G.I.P. 4 R.I.C.) | [Symbol] | UTILITY-POWER-ELEVEN | [Symbol] | UTILITY-POWER |
| [Symbol] | PROPERTY CORNER SET (G.I.P. 4 R.I.C.) | [Symbol] | UTILITY-POWER-TWELVE | [Symbol] | UTILITY-POWER |