

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: Jim King

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: \_\_\_\_\_ Applicant Signature: Jim King

Digitally signed by Jim King  
DN: cn=Jim King, o=cc, email=jim@kingconsulting.info, c=US  
Date: 2023.04.26 08:01:48 -0400

**REQUESTED ACTION & DETAILS OF PROPOSED USE**

Rezoning to: C-HB  Special Use Permit for: \_\_\_\_\_

Proposed Use: Self Storage

Existing Utilities:  Water  Sewer  Gas  Electric

Proposed Utilities:  Water  Sewer  Gas  Electric

**RESIDENTIAL**

No. of Lots: n/a 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: 109,850

No. of Parking Spaces: 6

STAFF USE DATE STAMP:

107 APR 26 10:48AM

# Property Owner/ Property Information

Name: Lynda Crane

Street Address of Property being rezoned: Dawson Forest Rd E

Rezoning from: RA to: C-HB Total acreage being rezoned: 8.322

Directions to Property (if no address):

From Dawsonville, SR 9 South to Dawson Forest Rd. Turn left at double round-a-bouts continuing on Dawson Forest Rd towards GA 400. Parcel is about 1/4 mile past Red Rider Rd on the right.

Subdivision Name (if applicable): n/a Lot(s) #: \_\_\_\_\_

Current Use of Property: Undeveloped/wooded

**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/RMF South RSRMM East C-HB/C-PCF West RA

Future Land Use Map Designation: OP

Access to the development will be provided from:

Road Name: Dawson Forest Rd Type of Surface: Asphalt

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## LETTER OF INTENT

The applicant requests a Rezoning for Parcel Number: 106 057 002 from Residential Agriculture (RA) to Commercial Hwy Business (C-HB) in order to develop a Self-Storage warehouse facility on 8.32 acres, approximately 3/4 mile west of GA 400 on Dawson Forest Road. The property is currently zoned RA (Residential Agriculture). It is bordered on the west by another Residential Agricultural Property, owned by the same long-time owner, Lynda Crane, who endorses the rezoning and re-use of this subject property. It is bordered to the east by C-HB (Commercial Highway Business) at the front ("Char's Daycare", which will be physically separated by our new fenced storm-retention pond, and the required creek buffers), and RMF (Residential Multi-Family) at the rear (behind Char's), and to the south by RSRMM (Residential Sub-Rural Manufactured/Moved). Additional Commercial properties are nearby on Dawson Forest Road: Big Dog Drilling (300' to the east), and Crane Auto Salvage (800' to the west).

The property is designated as Office Professional on the Future Land Use Plan and the proposed development is actually less impactful (from a traffic & noise perspective) than the designated Office Use, or other residential uses.

The proposed Self Storage development does not generate significant traffic. Parking requirements for Self Storage are only a fraction of that needed for General Warehouse or Office Warehouse. For this reason, we are providing 6 total parking spaces for the office outside of the fenced area. Tenants park in front of their unit while loading and unloading in the paved area provided. Numerous studies have shown that this is sufficient for Self-Storage facilities, due to their low traffic.

The proposed facility will be constructed in a total of 2 or 3 phases. The proposed development will add to the County's tax base, as well as provide a much-needed service for the residents of Dawson County. The proposed location on Dawson Forest Rd will provide convenient access for the new residential developments all along Dawson Forest and therefore reduce traffic that would be associated with the tenants travelling to the existing Self Storage facilities along Ga 400.

Thank you for your consideration.

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# 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 4/25/2023

Witness Margaret A Henn

Date 4-25-2023

# Property Owner Authorization

I/we, Lynda Crane, 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: Dawson Forest Rd E (no street number)

TMP#: 106 057 002

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: Jim King

Signature of applicant or agent: \_\_\_\_\_ Date: \_\_\_\_\_

\*\*\*\*\*

Printed Name of Owner(s): Lynda Crane

Signature of Owner(s): Lynda Crane Date: 4-13-23

Mailing address: \_\_\_\_\_

City, State, Zip. <sup>□</sup> \_\_\_\_\_

Phone (Listed/Ur \_\_\_\_\_

Sworn and subscribed before me  
this 13<sup>th</sup> day of April, 2023.

{Notary Seal}

Sue Short  
Notary Public

My Commission Expires: 6-25-25

(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.)

## ***Tiger Den Storage***

### **CONSTRUCTION & DEVELOPMENT SCHEDULE**

Entitlement Process: May 2023 – July 2023

Engineering Design: July 2023 – October 2023

Land Development Ph1: November 2023 – April 2024

Vertical Construction Ph1: May 2024 - November 2024

Land Development Ph2: June 2025 – August 2025

Vertical Construction Ph2: August 2025- January 2026

# 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: \_\_\_\_\_

Applicant Printed Name: Jim King

Date Signed: 4-25-2023

Sworn and subscribed before me  
this 25th day of April, 2023.

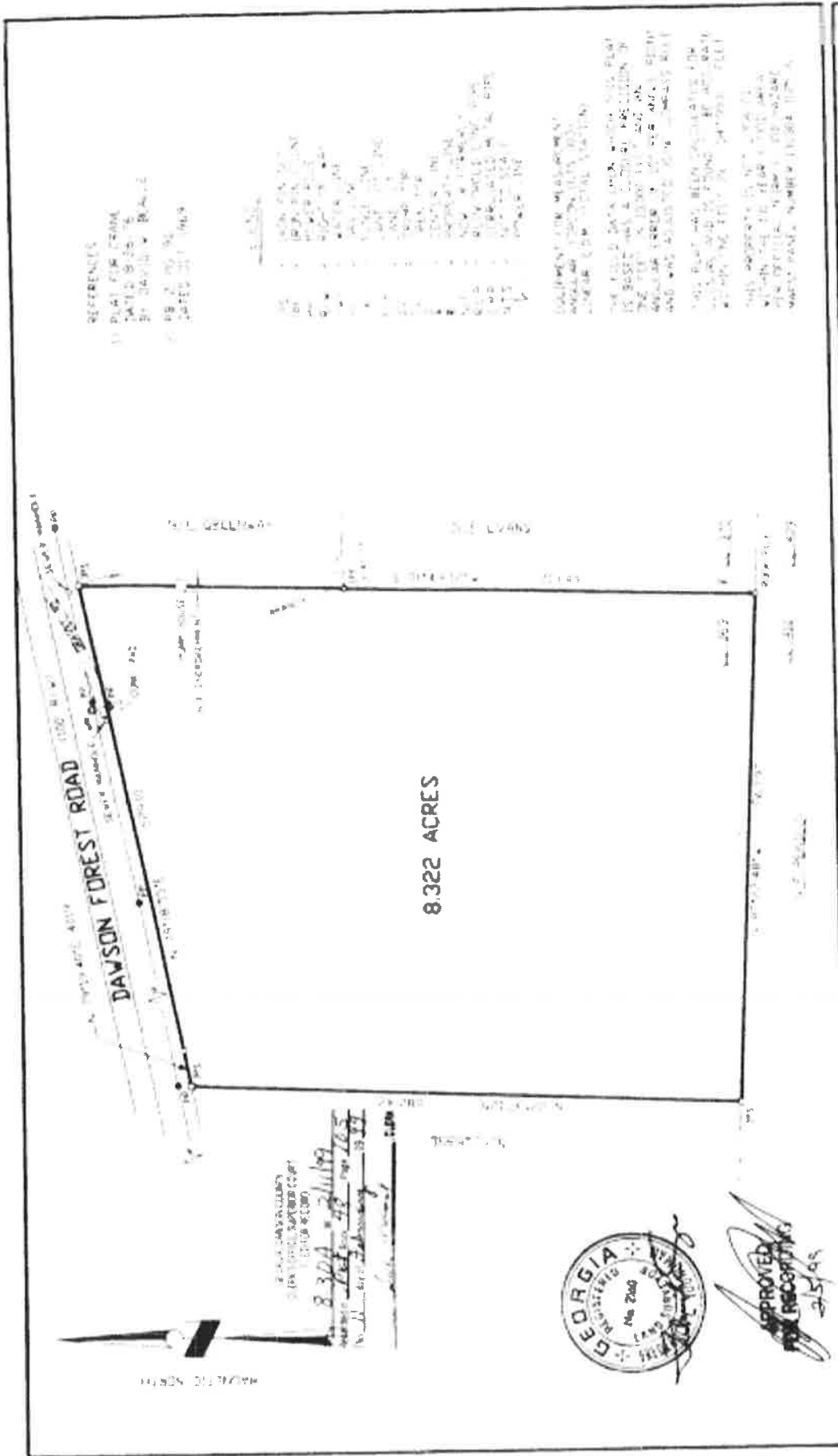
Margaret A Honn  
Notary Public



My Commission Expires:

{Notary Seal}

Application Number (by staff): \_\_\_\_\_



REFERENCES  
 1) PLAT FOR CRANE  
 DATED 8-26-78  
 BY DAVID W. BLAKE  
 2) FB 2, PG 34  
 DATED 10-11-1989

- 1) 1/4 SECTION 10, T. 20 N., R. 10 W., S. 10 E., CO. 10, GA.
- 2) 1/4 SECTION 11, T. 20 N., R. 10 W., S. 10 E., CO. 10, GA.
- 3) 1/4 SECTION 12, T. 20 N., R. 10 W., S. 10 E., CO. 10, GA.
- 4) 1/4 SECTION 13, T. 20 N., R. 10 W., S. 10 E., CO. 10, GA.
- 5) 1/4 SECTION 14, T. 20 N., R. 10 W., S. 10 E., CO. 10, GA.
- 6) 1/4 SECTION 15, T. 20 N., R. 10 W., S. 10 E., CO. 10, GA.
- 7) 1/4 SECTION 16, T. 20 N., R. 10 W., S. 10 E., CO. 10, GA.
- 8) 1/4 SECTION 17, T. 20 N., R. 10 W., S. 10 E., CO. 10, GA.
- 9) 1/4 SECTION 18, T. 20 N., R. 10 W., S. 10 E., CO. 10, GA.
- 10) 1/4 SECTION 19, T. 20 N., R. 10 W., S. 10 E., CO. 10, GA.
- 11) 1/4 SECTION 20, T. 20 N., R. 10 W., S. 10 E., CO. 10, GA.
- 12) 1/4 SECTION 21, T. 20 N., R. 10 W., S. 10 E., CO. 10, GA.
- 13) 1/4 SECTION 22, T. 20 N., R. 10 W., S. 10 E., CO. 10, GA.
- 14) 1/4 SECTION 23, T. 20 N., R. 10 W., S. 10 E., CO. 10, GA.
- 15) 1/4 SECTION 24, T. 20 N., R. 10 W., S. 10 E., CO. 10, GA.

EQUIPMENT AND MEASUREMENTS  
 ANTI-DIP ANGLE MEASUREMENT  
 100% BASED ON 4 CORNER POINTS  
 THE TOTAL AREA OF THIS PLOT  
 IS BASED ON A CORNER POINT  
 MEASUREMENT OF 100% OF  
 ANTI-DIP ANGLE MEASUREMENT  
 AND WAS ADJUSTED TO BE  
 8.322 ACRES  
 THIS PLOT WAS BLENDED TO THE 100%  
 ANTI-DIP ANGLE MEASUREMENT  
 AND WAS ADJUSTED TO BE  
 8.322 ACRES  
 THIS PROPERTY IS NOT TO BE  
 USED FOR ANY OTHER PURPOSE  
 AND WILL BE RECORDED IN THE  
 PUBLIC RECORDS OF THE  
 COUNTY OF DAWSON, GEORGIA  
 UNDER NUMBER 100-000-000

**Youngman Surveying, Inc.**  
 185 Clark Road  
 Chamblee, Georgia 30534  
 (706) 266-8585

|            |               |
|------------|---------------|
| LAND TO BE | SECTION 10    |
| DISTRICT   | DAWSON COUNTY |
| COUNTY     | DAWSON        |
| DATE       | 10-11-1989    |
| FILE NO.   | 100-000-000   |

**ASHLEY SHEA CRANE**



APPROVED  
 FOR RECORDING  
 10/11/89



# 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:

|   |
|---|
| <p>N/A      <i>[Signature]</i>      4-24-2023</p> |
|---|

\_\_\_\_\_  
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.

**SITE LOCATION MAP**



Map Photo: Aerial, © 2011

OWNER/DEVELOPER:  
**JEFF GLOVER**  
 PHONE: 706-491-7994  
 EMAIL: speedracar6619@yahoo.com

24 HOUR CONTACT:  
**JEFF GLOVER**  
 PHONE: 706-491-7994  
 EMAIL: speedracar6619@yahoo.com

PROJECT:  
**TIGER DEN  
 SELF-STORAGE**

LOCATED IN:  
 LAND LOTS #6  
 T8A, SOUTH HALF DISTRICT,  
 1/4 SECTION  
 DANBURY COUNTY, GEORGIA

SHEET TITLE:  
**CONCEPT  
 PLAN**

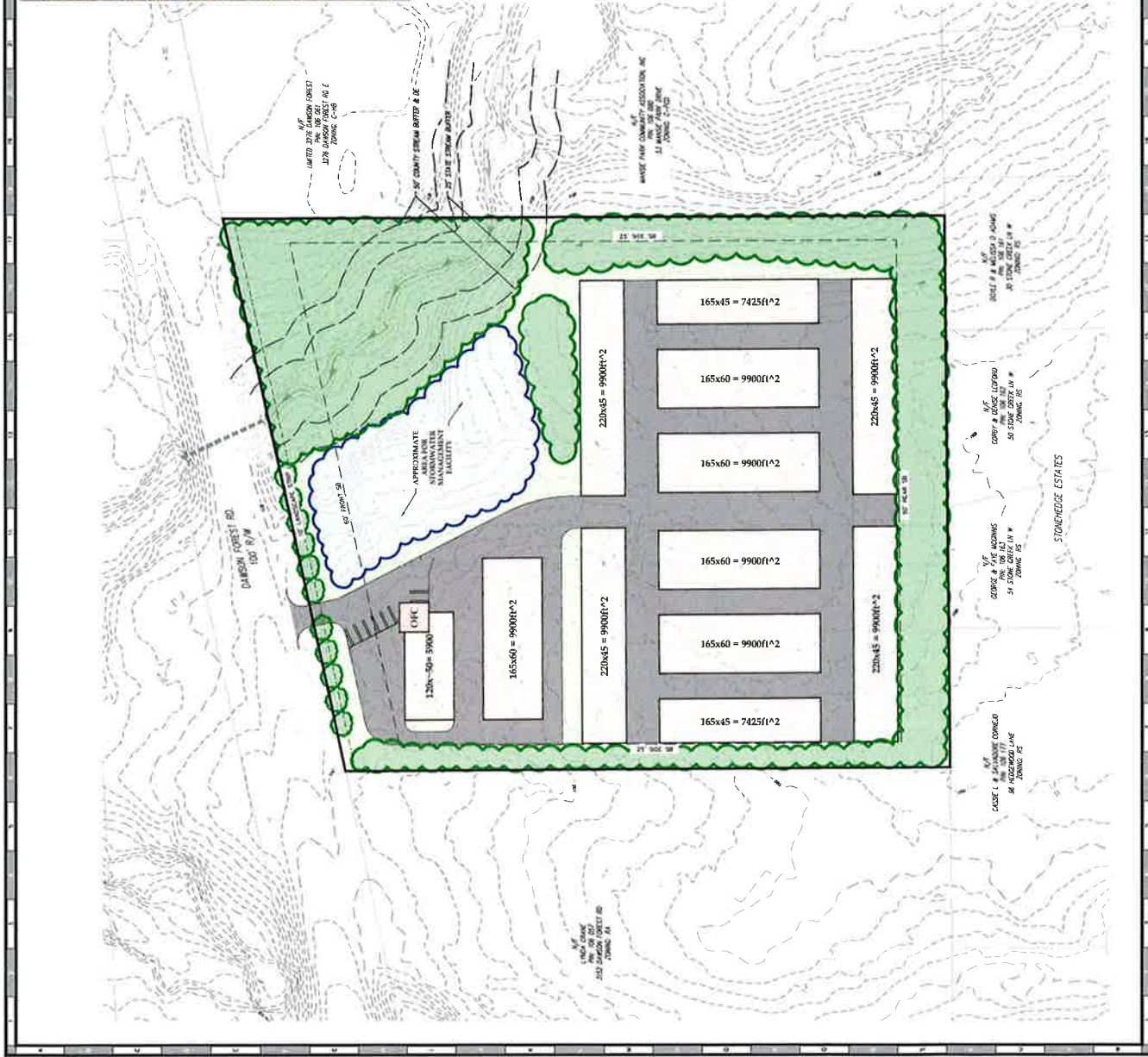


DRAWING DATE: 2023-04-28

SHEET REVISIONS

| NO. | DESCRIPTION |
|-----|-------------|
|     |             |
|     |             |
|     |             |
|     |             |
|     |             |

SHEET:  
**1 of 1**





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 - 13293   | 106 057 002 / 1<br>LL 369 LD 13-S<br>FMV: 162700 | \$1394.19        | \$0.00<br>Fees:<br>\$0.00<br>\$0.00 | \$0.00        | \$1394.19        | \$0.00              |
| <b>Totals:</b> |  | <b>\$1394.19</b> | <b>\$0.00</b>                       | <b>\$0.00</b> | <b>\$1394.19</b> | <b>\$0.00</b>       |

Paid Date: 11/10/2022

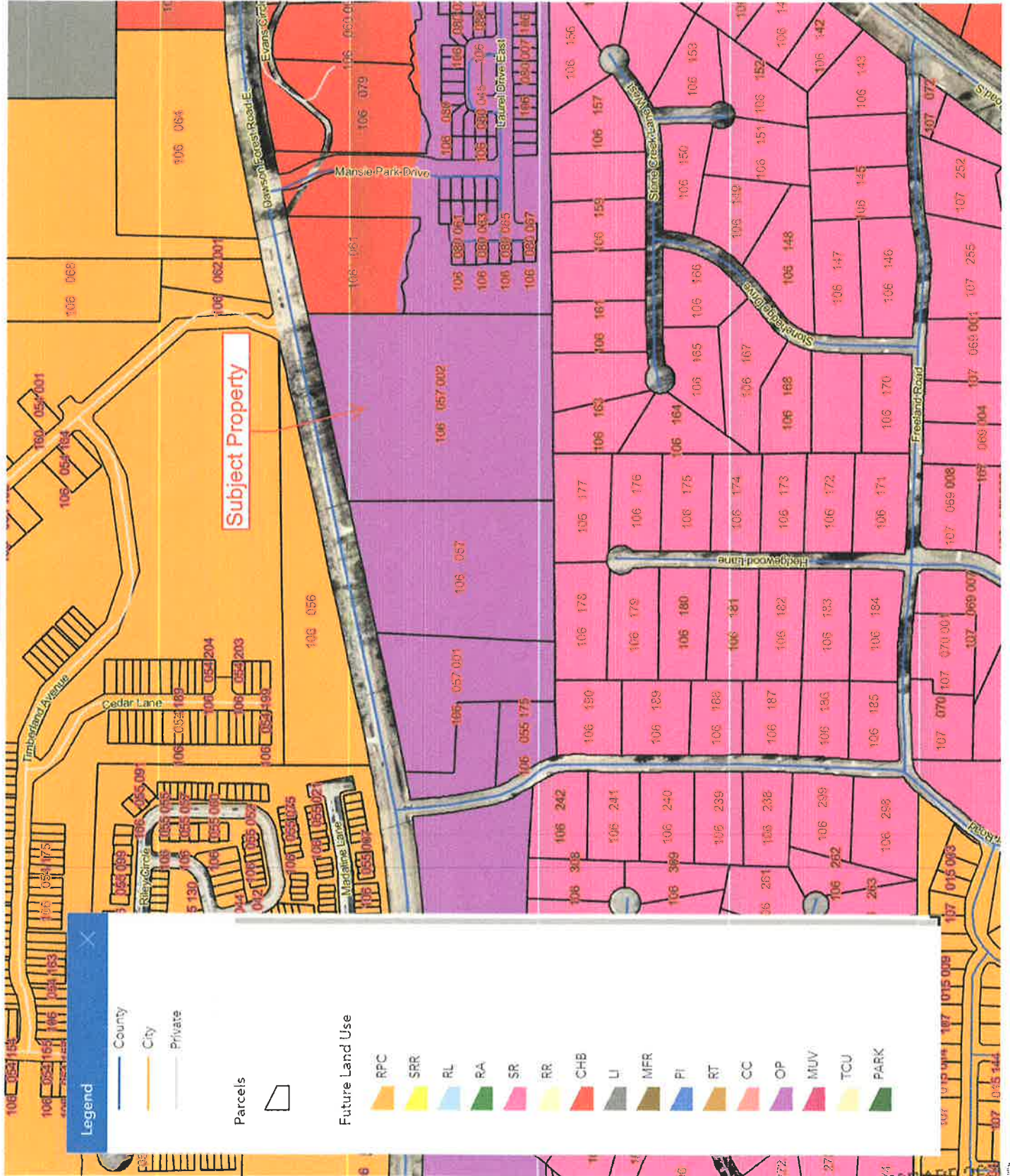
Charge Amount: \$1394.19

CRANE LYNDA



Scan this code with your mobile phone to view this bill

**Future Land Use**



**Legend**

- County
- City
- Private

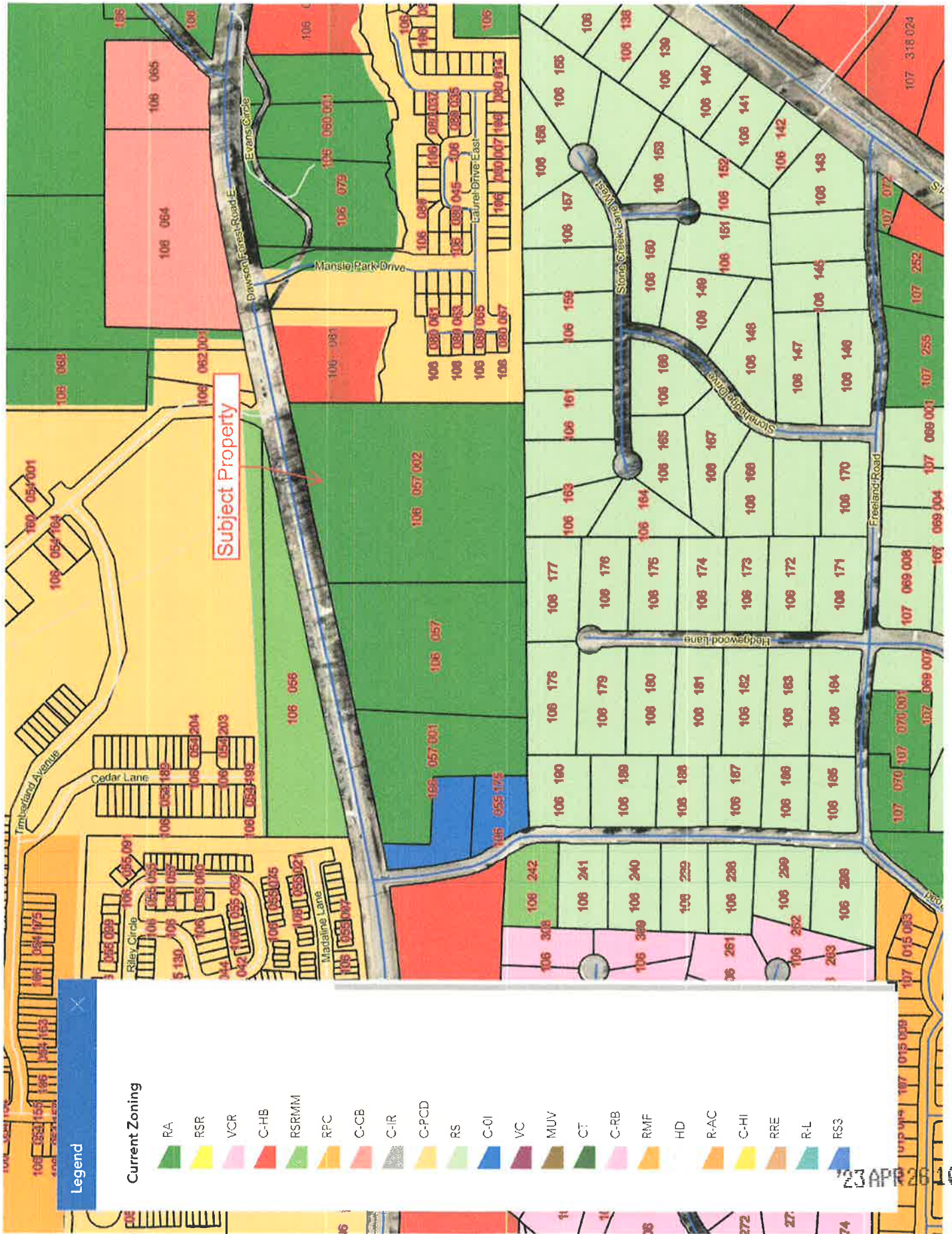
**Parcels**

**Future Land Use**

- RPC
- SRR
- RL
- RA
- SR
- RR
- CHB
- LI
- MFR
- FI
- RT
- CC
- OP
- MUV
- TCU
- PARK

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**EXISTING ZONING**



**Legend**

**Current Zoning**

- RA
- RSR
- VCR
- C-HB
- RSRMM
- RPC
- C-CB
- C-IR
- C-PCD
- RS
- C-OI
- VC
- MUV
- CT
- C-RB
- RMF
- HD
- R-AC
- C-HI
- RRE
- R-L
- RSS

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

|                             | <b>Name</b>  | <b>Address</b> |
|-----------------------------|--|----------------|
| TMP <u>106</u> - <u>080</u> | 1. <u>Mansie Park Community Assoc, 3245 Peachtree Pkwy, Ste D242, Suwanee GA 30024</u> |                |
| TMP <u>106</u> - <u>061</u> | 2. <u>3276 Dawson Forest Limited, 3276 Dawson Forest Rd 30534</u>                      |                |
| TMP <u>106</u> - <u>057</u> | 3. <u>Lynda Crane, 3152 Dawson Forest Rd Dawsonville GA 30534</u>                      |                |
| TMP <u>106</u> - <u>161</u> | 4. <u>Doyle Adams, 30 Stone Creek Lane Dawsonville GA 30534</u>                        |                |
| TMP <u>106</u> - <u>162</u> | 5. <u>Corby Ledford, 50 Stone Creek Lane, Dawsonville GA 30534</u>                     |                |
| TMP <u>106</u> - <u>163</u> | 6. <u>George McGinnis, 54 Stone Creek Lane West, Dawsonville GA 30534</u>              |                |
| TMP <u>106</u> - <u>177</u> | 7. <u>Cornejo Salvadore, 96 Hedgewood Lane, Dawsonville GA 30534</u>                   |                |
| TMP <u>106</u> - <u>056</u> | 8. <u>Melissa &amp; William Gilstrap, 3033 Dawson Forest Rd, Dawsonville GA 30534</u>  |                |
| TMP _____ - _____           | 9. _____   |                |

**APPLICANT CERTIFICATION**