# 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: BEN D. TRAIL
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: JULY 28, 2023 Applicant Signature:
REQUESTED ACTION & DETAILS OF PROPOSED USE
Rezoning to: RSRMM Special Use Permit for:
Proposed Use: RESIDENTAL
Existing Utilities: Water Sewer Gas Electric
Proposed Utilities: Water Sewer Gas Electric
RESIDENTIAL
No. of Lots: N/A Minimum Lot Size: 2.036 ACRES (acres) No. of Units: ONE
Minimum Heated Floor Area: 1900 SQ. FT. sq. ft. Density/Acre: N/A
Type: Apartments Condominiums Townhomes Single-family Cother
Type of Amenity: BARN Amount of Open Space:
COMMERCIAL & RESTRICTED INDUSTRIAL:

No. of Parking Spaces: N/A

Building area: N/A

## Property Owner/ Property Information

Name: BEN D. TRAIL	1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1			
Street Address of Propo	erty being rezoned: 129°	NEW BETHEL CHUR	CH ROAD	
	to: RSRMM		11	2.036 ACRES
Directions to Property (	if no address):			
	to Etowah River Road, le d +- 3,500 feet to Bent Tr			
Subdivision Name (if a	pplicable): N/A		Lot(s) #	. N/A
Current Use of Property	y: RESIDENCE			
submittal of a trans and regional impact i several weeks to pro	reach DRI thresholds? portation study. DRIs review by the Georgicessing; additionally, the december of the control of the cont	require an in depth ia Mountains Region he applicant is resp	n review by C onal Planning oonsible for the	county agencies, staff. This adds
Please refer to Dawson to answer the following	n County's Georgia 400 ( g:	Corridor Guidelines	and Maps	
Does the property lie v	vithin the Georgia 400 C	forridor? NO	_ (yes/no)	
	SURROUNDING PROPE	RTY ZONING CLASSIF	ICATION:	
	South RA	East RA	West	RA
Future Land Use Map	Designation: RSRMM			
-	oment will be provided f		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 r	ead the above and tha	t the above information as we	ell as the
attached information is true	and priject.		
Signature BEN D TRAIL	BAL WI	Date May 24, 2023	
Witness JESSE TINDELL		Date May 24, 2023	

## Trail & Son, Inc.

**Land Planners & Surveyors Construction Management** 3898 War Hill Park Road Dawsonville, Georgia 30534

Office: 706-216-8980

Cell: 706-974-7046

Fax 706-265-4543

Email:

May 27, 2023

Applicant:

Ben D. Trail

Property:

2.036 acres with frontage on New Bethel Church Road

**Current Zoning:** 

RA- Residential / Agricultural

Proposed Use:

Residential

Application:

Rezoning from RA to RSRMM

PROPOSED USE: Single Family Residential

Existing 1900 square feet Residents with Barn as an outbuilding

Dawson County, Georgia

I would like to request a rezoning of this 2.036 acres from RA to RSRMM which complies with the Dawson County Long Range Zoning Map.

There is an easement to the existing well.

The existing residence is served by a septic system.

There is an existing gravel driveway from New Bethel Church Road to the residence and barn.

There is an overhead power line serving this residence.

This residence has substantially increased the profile of this portion of Dawson County without increasing traffic flows, dust, smoke or odors.

Should you have any questions or thoughts, please contact me at this office.

Sincerely.

Ben D. Trail

Printed: 7/14/2023 10:17:00

Register:

5

JUAREZ INVESTMENTS LLC

Clerk: ALH

#### **Official Tax Receipt Nicole Stewart**

#### **DAWSON COUNTY Tax Commissioner**

25 Justice Way Suite 1222 Dawsonville, GA 30534

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

Trans No	Property ID/Distric Description	et	Original Due	Interest & Penalty	Prev Paid	Amount Due	Amount Paid	Transaction Balance
36908 Year-Bill No	102 030 LL 474 PT 499	/ 001	1,557.63	0.00 Fees	0.00	1,557.63	1,557.63	0.00
2022 - 18028	FMV: \$303,850.00			0.00			Paid Date 11/4/2022 14:30:00	Current Due
Transactions:	36908 - 36908	Totals	1,557.63	0.00	0.00	1,557.63	1,557.63	0.00

Paid By:

CIRCLE D CONTRACTORS INC

Cash Amt: 0.00

Check Amt: 1,557.63

Charge Amt: 0.00 0.00

Change Amt:

Refund Amt: 0.00

Check No **Charge Acct**  2518

Overpay Amt:

0.00

#### **Ben Trail**

From:

Ringle, Bill <Bill.Ringle@dph.ga.gov>

Sent:

Friday, July 14, 2023 10:27 AM

To:

Harmony Gee

Cc:

Subject:

1291 New Bethel Church Road

#### Harmony,

Ben Trail came by the office and said that the subject location is trying to get re-zoned and split off as a 2.036-acre lot. A review of the septic system records shows that within this proposed property, there is ample room for a 100% replacement area for the septic system (repair permit # S-042-2004-00411; installed 12/16/2004).

The Dawson County Board of Health Minimum Lot Size Resolution requires 1.5 acres for a lot that is served by a private water supply. This proposed lot meets that requirement.

Do not hesitate to contact me if you have any questions.

Thank you, Bill

#### George W. "Bill" Ringle

Environmental Health Manager
Dawson County Environmental Health
189 Hwy 53 West
Suite 102
Dawsonville, GA 30534
phone 706-265-2930
fax 706-265-7529

#### **Ben Trail**

From:

Sent:

Tuesday, July 11, 2023 1:25 PM

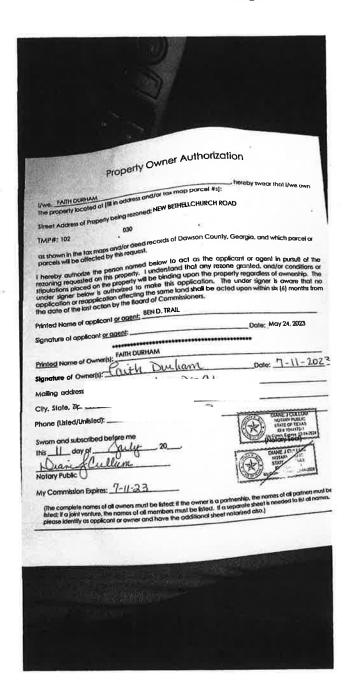
To:

**Ben Trail** 

Subject:

RE: 2.036 acres rezoned to RSRMM on New Bethel Church Road, Dawson County,

Georgia.



Sent via the Samsung Galaxy S9+, an AT&T 5G Evolution capable smartphone

----- Original message -----

From: Ben Trail <a href="mailto:stream.net">btrail1@windstream.net</a>>
Date: 7/10/23 5:02 PM (GMT-06:00)

To:

Subject: 2.036 acres rezoned to RSRMM on New Bethel Church Road, Dawson County, Georgia.

Please complete sheet 4 (with notary) and e-mail back.

**Thanks Trail** 

### 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: BEN D. TRAIL	
Date Signed: May 24, 2023	
Sworn and subscribed before me	
this day of	
Notary Public	
My Commission Expires:	
{Notary Seal}	
	11 14 14
Application Number (by staff):	

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

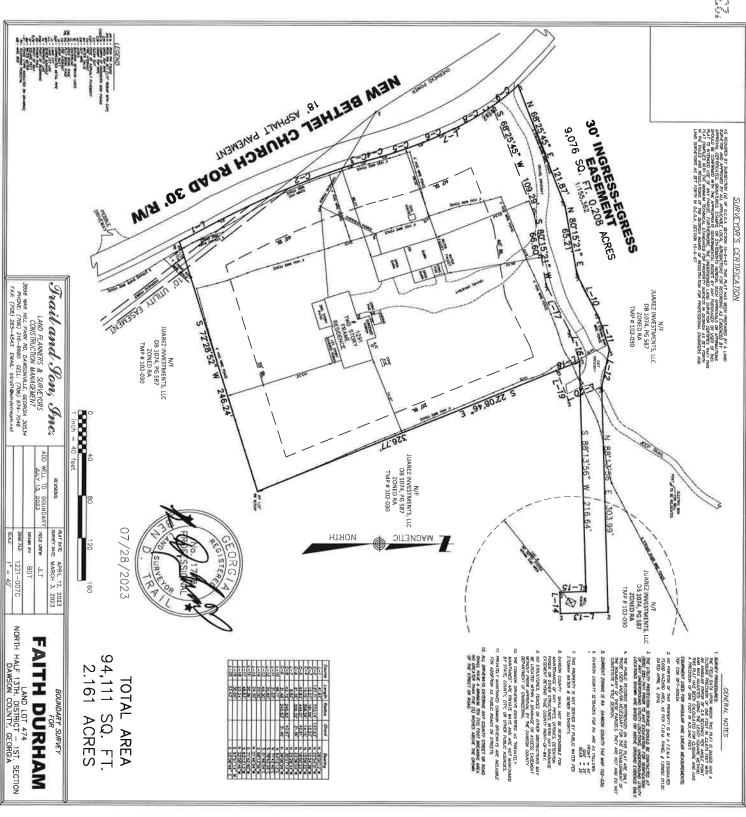
Pursuant to O.C.G.A. Section 36-67 A-3.A, the following disclosure is mandatory when an applicant or any representation of application for rezoning has been made within two (2) years immediately preceding the filing of the applicant's request for rezoning, campaign contributions aggregating \$250.00 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 mad	le:
	NONE	
2.	The dollar amount and description of each campaign contribution the local government official during the two (2) years immediate application for the rezoning action and the date of each such contribution.	ely preceding the filing of the
	Amount \$ N/A Date: N/A	1 (6)
	Enumeration and description of each gift when the total value of made to the local government official during the two (2) years in filing of application for rezoning:	of all gifts is \$250.00 or more mmediately preceding the
	B. A. June	May 24, 2023
	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.







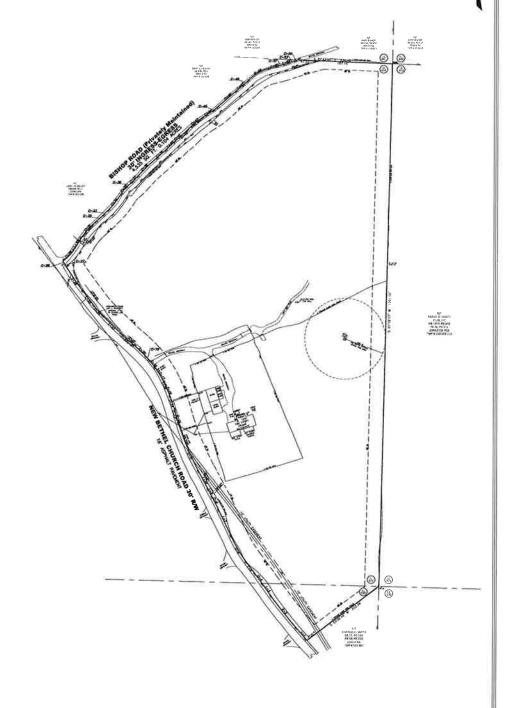


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GENERAL NOTES

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LEGEND



Trail and Son, Inc.

LAND PLANNERS & SURVEYORS

ONSTRUCTION MANAGEMENT

3898 WAR HILL PARK RD, DAWSONVILLE, GEORGIA 305,34

PHONE: (706) 216–8980 Cell: (706) 974–7046

FAX: (706) 265–4543 EMAIL: birail @windstreom.net

REVISIONS:	PLAT DATE: JULY	27, 2023
	FIGUR SATEL FEBR	WARY 12, 2022
	FIELD CREW	JLT
	DRAWN BE	BDT
	SCALE	1" = 70"
	ORWG FILE	1221-007

MOTHER TRACT BOUNDARY SURVEY FOR

## FAITH DURHAM LAND LOTS 474 & 499 NORTH HALF 13TH. DISTRICT — 1ST. SECTION DAWSON COUNTY, GEORGIA

#### **Tonya Abernathy**

From:

Ben Trail <br/>
<br/>
btrail1@windstream.net>

Sent:

Friday, July 28, 2023 9:17 AM

To:

Tonya Abernathy

Subject: Attachments:

Rezoning of 2.161 acres at 1291 New Bethel Church Road, Dawson County, Georgia. 23-7-27 New Bethel Church Road Mother Tract.pdf; 23-7-27 Revised New Bethel Church

Road Green House.pdf

**Caution:** This is an external email. Please take care when clicking links or opening attachments. When in doubt, contact your IT Department.

Thanks Tonya

Ben Trail