

DAWSON COUNTY REZONING APPLICATION

This portion to be completed by Zoning Administrator

ZA 19.18 Tax Map & Parcel # (TMP): 037 037
Submittal Date: 7-18-19 Time: 9:33 am/pm Received by: [initials] (staff initials)
Fees Assessed: 250- Paid: check Commission District: 1
Planning Commission Meeting Date: Aug.
Board of Commissioners Meeting Date: Sept.

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Jan S Butterworth
Address:

Phone: Listed Unlisted Email: Business Personal
Status: [X] Owner [] Authorized Agent [] Lessee [] Option to purchase

Notice: If applicant is other than owner, enclosed Property Owner Authorization form must be completed.

I have ___/have not [X] participated in a Pre-application meeting with Planning Staff.
If not, I agree ___/disagree [X] to schedule a meeting the week following the submittal deadline.

Meeting Date: Applicant Signature: Jan S Butterworth

PROPERTY OWNER/PROPERTY INFORMATION

Name: Jan S Butterworth
Street Address of Property being rezoned: 105 Holcomb Rd, Dawsonville, GA 30534

Rezoning from: BA to: BSR Total acreage being rezoned: 10.03

Directions to Property: Hwy 53 W to Holcomb Rd on left, driveway is on left right past Mulkey Rd on left.

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

Current Use of Property: Residential

Any prior rezoning requests for property? No if yes, please provide rezoning case #: ZA _____

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

Does the plan lie within the Georgia 400 Corridor? No (yes/no)

If yes, what section? _____

SURROUNDING PROPERTY ZONING CLASSIFICATION:

North RA South RA East RA West BSRMM

Future Land Use Map Designation: _____

Access to the development will be provided from:

Road Name: _____ Type of Surface: _____

REQUESTED ACTION & DETAILS OF PROPOSED USE

Rezoning to: RSR [] Special Use Permit for: _____

Proposed Use: Residential

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

Is an Amenity Area proposed: _____; if yes, what? _____

COMMERCIAL & INDUSTRIAL

Building area: _____ No. of Parking Spaces: _____

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APPLICATION PROCESSING: STAFF USE ONLY

ZA 19-18

Applicant Name: Jan Butterworth

Application Fee: \$ 250-

IF APPLICABLE:

- Legal Advertisement Submitted to Newspaper Date: _____
- Planning Commission & Board of Commissioners Packets Delivered Date: _____
- Application Posted on County Website Date: _____
- Adjacent Property Owner Notices Mailed Date: _____
- Interdepartmental Forms Submitted for Review Date: _____
- Department of Transportation Notified Date: _____
- Georgia Mountains Notified (DRI) Date: _____
- Public Notice Signs on Property Verified Date: _____
- Approval or Denial Form placed in folder Date: _____
- Applicant Notified of Final Action Date: _____
- Approval or Denial Form to Office Manager/Building Official/Marshal Date: _____
- Rezoning Change Form to Director Date: _____
- Zoning Map Amended Date: _____
- Change Zoning in EnerGov by Parcel Date: _____
- Planning Commission Meeting Minutes placed in folder Date: _____
- Board of Commission Meeting Minutes placed in folder Date: _____

Planning Commission & Board of Commissioners Actions

PC Recommendation Date: _____ Approval Approval w/stipulations Denial

BOC Decision Date: _____ Approval Approval w/stipulations Denial

19 JUL 12 9:36AM

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:

None

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 \$ 0 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:

Jan S Butterworth Date: 7-12-2019

**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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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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ZA 19.12

TMP#: 037037

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 mailing 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 & Parcel (TMP) listing for any parcel(s) adjoining or adjacent to the parcel where a variance or rezone is being requested.**

	<u>Name</u>	<u>Address</u>
TMP <u>037036</u>	1. <u>Thomas M Tallant</u>	<u>578 Cowart Rd, Dawsonville</u>
TMP <u>037114001</u>	2. <u>Thomas M Tallant</u>	<u>578 Cowart Rd, Dawsonville</u>
TMP <u>037039</u>	3. <u>Joe B Hill</u>	<u>123 Holcomb Rd, Dawsonville</u>
TMP <u>037081</u>	4. <u>Charles & Radge Reese</u>	<u>846 Cowart Rd, Dawsonville</u>
TMP <u>037037001</u>	5. <u>Ashley & Josh Brumbelow</u>	<u>107 Holcomb Rd, Dawsonville</u>
TMP _____	6. _____	_____
TMP _____	7. _____	_____
TMP _____	8. _____	_____
TMP _____	9. _____	_____
TMP _____	10. _____	_____
TMP _____	11. _____	_____
TMP _____	12. _____	_____
TMP _____	13. _____	_____
TMP _____	14. _____	_____
TMP _____	15. _____	_____

Use additional sheets if necessary.

19 JUL 12 9:37 AM

DIVISION SURVEY
PREPARED FOR
Jan Butterworth

LAND LOT 473
4th DISTRICT 1st SECT
DAWSON COUNTY, GEORGIA

DATE : APRIL 12, 2017

REVISIONS:
DATE COMMENT

OWNER AND PARCEL INFO.

JAN BUTTERWORTH
TAX PARCEL #607 037
DB 379 PG 52
ZONING: RA
SETBACKS: FRONT=40', REAR 35', SIDE=30'

CALL TABLE

Course	Bearing	Distance
1	N 81°02'00" E	82.64
2	S 87°50'00" E	42.17
3	S 89°21'38" E	71.63
4	S 87°57'32" E	61.54
5	S 06°43'41" E	41.65
6	S 14°17'12" E	56.02
7	S 83°52'31" E	39.63
8	S 84°42'38" E	33.67
9	S 88°07'42" E	574.83
10	S 88°07'42" E	572.63
11	S 02°20'21" W	303.71
12	S 66°51'50" E	59.58

CALLS 11 & 12 ARE ALONG THE CENTERLINE OF AN EXISTING DRIVEWAY

PLANNING APPROVAL

THE PLANNING BOARD IS REQUESTING FROM THE SUPERVISOR COURT FOR RECORDING DATA

Planning approval is not approval from the Health Department. Contact that agency for approval.

APPROVED FOR RECORDING

GEORGIA SURVEYOR CERTIFICATION

I, the undersigned, being duly sworn, do hereby certify that this map, plan, or plat could be used for the purposes stated hereon and that I am a duly licensed and qualified surveyor under the laws of the State of Georgia.

APPLICABLE FEDERAL, COUNTY, OR MUNICIPAL-CITY PLANNING ORDINANCES, SPECIAL ORDINANCES, AND ORDINANCES HAVE BEEN APPROVED FOR THIS MAP, PLAN, OR PLAT BY ME.

DATE: APRIL 12, 2017

MADE L. CHASTAIN, P.C.

FLOOD STATEMENT:

THIS PROPERTY IS SPECIFICALLY SHOWN AS BEING LOCATED IN A SPECIAL FLOOD HAZARD AREA ON THE FLOOD INSURANCE RATE MAP (FIRM) L 1005020102B DATED: SEPTEMBER 26, 2009

STUDY WITH AN INTERPRETER FOR THE FLOOD HAZARD MAP AND PUBLIC DATA. IF THE EXACT LOCATION OR DIMENSIONS OF THE PROPERTY ARE NOT KNOWN, IT IS NECESSARY A MORE DETAILED STUDY MAY BE NEEDED.

CHASTAIN & ASSOCIATES, P.C. ASSUMES NO LIABILITY FOR THE ACCURACY OF THE REFERENCED MAP OR PUBLIC DATA.

4.00 Acres

DISCLOSURE & NOTICE

This drawing and any information contained hereon is a true and correct copy of the original as shown to the client and is not to be used for any other purpose without the written consent of the surveyor. The surveyor is not responsible for any errors or omissions in this drawing or any information contained hereon. The surveyor is not responsible for any errors or omissions in this drawing or any information contained hereon. The surveyor is not responsible for any errors or omissions in this drawing or any information contained hereon.

LEGEND

- 1. 1/4" = 1' (SCALE)
- 2. 1/4" = 1' (SCALE)
- 3. 1/4" = 1' (SCALE)
- 4. 1/4" = 1' (SCALE)
- 5. 1/4" = 1' (SCALE)
- 6. 1/4" = 1' (SCALE)
- 7. 1/4" = 1' (SCALE)
- 8. 1/4" = 1' (SCALE)
- 9. 1/4" = 1' (SCALE)
- 10. 1/4" = 1' (SCALE)
- 11. 1/4" = 1' (SCALE)
- 12. 1/4" = 1' (SCALE)

PREPARED BY
CHASTAIN & ASSOCIATES, P.C.
SURVEYING-PLANNING-CONSULTING

IN GOD WE TRUST

288 N. MAIN ST. ELLIJAY, GA 30540
PHONE: (706) 276-7528 (770) 969-1770
FAX: (706) 276-7528
WWW.CHASTAINANDASSOCIATES.COM
E-MAIL: INFO@CHASTAINANDASSOCIATES.COM

"Covering Dixie Like The Dem"
CHASTAINANDASSOCIATES.COM
706) 276-7528 (770) 969-1770

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
31107 Year-Bill No 2018 - 2081	037 037 / 001 LL 473 LD 4-1 FMV: \$218,460.00	2,042.04	0.00 Fees 0.00	0.00	2,042.04	2,042.04	0.00
						Paid Date 11/19/2018 07:32:24	Current Due 0.00
Transactions:	30996 - 31331 Totals	2,042.04	0.00	0.00	2,042.04	2,042.04	0.00

Paid By :

Mr. Cooper

BUTTERWORTH JAN S

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

Check No
 Charge Acct



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Overview



Legend

-  Parcels
-  Roads

Parcel ID	057037	Owner	BUTTERWORTH JANS	Last 2 Sales			
Class Code	Agricultural			Date	Price	Reason	Qual
Taxing District	UNINCORPORATED	Physical Address		4/25/2001	0	QC	U
	UNINCORPORATED	Assessed Value	Value \$218460	2/6/1998	0	GF	U
Acres	10.03						

(Note: Not to be used on legal documents)

Date created: 7/11/2019
Last Data Uploaded: 7/11/2019 12:37:03 PM

Developed by 

19 JUL 12 9:37 AM

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 the 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 rezoning of 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 Jan S Butterworth Date 7/12/2019
Witness Jana Vernon Date 07/12/2019

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 Department 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 the written request and publication the Planning 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 Planning Commission. Further, the applicant is encouraged to be present at the hearing to substantiate reasons for withdrawal. Please note that no refund of application fees may be made unless directed by the Board of Commissioners.

19 JUL 12 9:37AM

PROPERTY OWNER AUTHORIZATION

I/we, Jan S Butterworth, hereby swear that I/we own the property located at (fill in address and/or tax map & parcel #):

105 Holcomb Rd, Dawsonville, GA 30534
037037

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 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: Jan S Butterworth

Signature of applicant or agent: Jan S Butterworth Date: 7-12-2019

Printed Name of Owner(s): Jan S Butterworth

Signature of Owner(s): Jan S Butterworth Date: 7-12-2019

Mailing address: 105 Holcomb Rd

City, State, Zip: Dawsonville, GA 30534

Telephone Number: Listed
Unlisted

Sworn and subscribed before me this 12 day of July, 2019.

Tina Vernon
Notary Public

My Commission Expires: _____ {Notary 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.)

19 JUL 12 9:37AM

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), GA (state)

Jan S Buttenworth _____
Signature of Applicant Date 7-12-2019

Jan S Buttenworth _____
Printed Name Name of Business

SUBSCRIBED AND SWORN BEFORE ME ON
THIS 12 DAY OF July, 2019
Tina Verna Notary Public

My Commission Expires: _____



7/19/2019 9:37AM

July 12, 2019

Dawson County Planning and Zoning

25 Justice Way

Dawsonville, GA 30534

RE: Letter of Intent

It is my intention to divide the property in accordance with the RSR zoning guidelines. I would like to gift 4 acres to my child out of love and consideration as I did for another child 2 years ago.

Thank you,



Jan S Butterworth

105 Holcomb Road

Dawsonville, GA 30534

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