

DAWSON COUNTY REZONING APPLICATION

This portion to be completed by Zoning Administrator

ZA 16-07 Tax Map & Parcel # (TMP): 104-052 & 104-053
Submittal Date: 8-11-16 Time: 4:12 am/pm pm Received by: W (staff initials)
Fees Assessed: 2500.00 Paid: ok 3820 Commission District: _____
Planning Commission Meeting Date: 9-20-16
Board of Commissioners Meeting Date: 9-20-16

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Greg Burnette
Address: 4121 Blackhawk Dr Gadsdenville, GA 30506
Phone: Listed 770-535-7816 Email: Business _____
 Unlisted _____ Personal _____
Status: 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 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: 8-11-16 Applicant Signature: _____

PROPERTY OWNER/PROPERTY INFORMATION

Name: Greg Burnette
Street Address of Property being rezoned: 82 Etowah River Rd
Dawsonville, GA 30534
Rezoning from: RSR/CHB to: CIR Total acreage being rezoned: 2.78 acres
Directions to Property: From Dawsonville take Hwy 53E go
3 miles to (L) on Etowah River Rd to first
property on the Right # 82 Etowah River Rd

Subdivision Name (if applicable): N/A Lot(s) #: _____

Current Use of Property: Commercial

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 RSR South RSR East RSR West RSR

Future Land Use Map Designation: Commercial

Access to the development will be provided from:

Road Name: Etowah River Rd Type of Surface: Asphalt

REQUESTED ACTION & DETAILS OF PROPOSED USE

Rezoning to: CTR Special Use Permit for: _____

Proposed Use: Commercial

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

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

COMMERCIAL & INDUSTRIAL

Building area: 8500 Sq ft No. of Parking Spaces: 8

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 

Date 8/11/16

Witness 

Date 8-11-16

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.

Letter of Intent

Rezoning of 2 parcels (#104053 consisting of 2.28 acres and #104052 consisting of .05 acres) from RSR and CHB respectively to CIR and to combine the two parcels.

This would bring the parcels into compliance with current zoning laws for the current and future use of the property.

ZA _____

TMP#: _____

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>104051</u>	1. <u>Jeff Looper</u>	<u>3679 Hwy 53E Dawsonville</u>
TMP <u>104050</u>	2. <u>Tracey Anne Burnette</u>	<u>3631 Hwy 53E "</u>
TMP <u>104055</u>	3. <u>Mary Sassebee Trustee</u>	<u>3751 Hwy 53E "</u>
TMP <u>104054</u>	4. <u>Regent Capital Inc</u>	<u>160 Etowah River Rd "</u>
TMP <u>104036</u>	5. <u>Ted Huffstetler</u>	<u>385 Etowah River Rd "</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.

PROPERTY OWNER AUTHORIZATION

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

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.

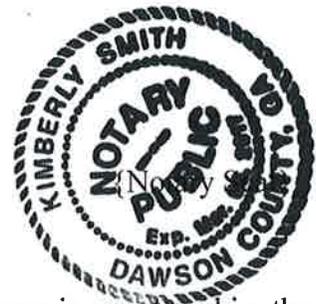
Printed Name of applicant or agent: Greg Burnette
Signature of applicant or agent: [Signature] Date: 8/11/16

Printed Name of Owner(s): Greg Burnette
Signature of Owner(s): [Signature] Date: _____
Mailing address: 4127 Blackhawk Dr
City, State, Zip: Douglasville Ga 30118
Telephone Number: Listed 770-535-7816
 Unlisted

Sworn and subscribed before me this 11th day of August, 2016.

Kimberly Smith
Notary Public

My Commission Expires: 3/5/17



(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.)



- 2015+ Parcel Sales
- 2014 Parcel Sales
- 2013 Parcel Sales
- 2012 Parcel Sales
- 2011 Parcel Sales

Dawson County Assessor			
Parcel: 104 052 Acres: 0.5			
Name:	BURNETTE GREGORY HOYT	Land Value	\$20,000.00
Site:	82 ETOWAH RIVER RD	Building Value	\$152,713.00
Sale:	\$25,000 on 10-1972 Reason=FM Qual=Q	Misc Value	\$5,000.00
Mail:	4121 BLACKHAWK DR GAINESVILLE, GA 30506	Total Value:	\$177,713.00



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Date printed: 08/11/16 : 16:14:17

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
16298 Year-Bill No 2015 - 1912	104 053 / 001 LT 48 49 PT LOT 1 J A STEPHENS EST FMV: \$42,095.00	415.63	0.00 Fees 0.00	0.00	415.63	415.63 Paid Date 11/12/2015 14:09:31	0.00 Current Due 0.00
Transactions:	16298 - 16298 Totals	415.63	0.00	0.00	415.63	415.63	0.00

Paid By :

METAL ROOFING SALES INC

BURNETTE GREGORY HOYT
4121 BLACKHAWK DRIVE
GAINESVILLE, GA 30506

Cash Amt: 0.00
Check Amt: 415.63
Charge Amt: 0.00
Change Amt: 0.00
Refund Amt: 0.00
Overpay Amt: 0.00

Check No 3462
Charge Acct

Official Tax Receipt
Linda Townley
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
16297 Year-Bill No 2015 - 1911	104 052 / 001 LL 113 LD 13-S FMV: \$176,113.00	1,738.86	0.00 Fees 0.00	0.00	1,738.86	1,738.86	0.00
						Paid Date 11/12/2015 14:08:49	Current Due 0.00
Transactions:	16297 - 16297 Totals	1,738.86	0.00	0.00	1,738.86	1,738.86	0.00

Paid By :

METAL ROOFING SALES INC

BURNETTE GREGORY HOYT
 4121 BLACKHAWK DR
 GAINESVILLE, GA 30506

Cash Amt: 0.00
 Check Amt: 1,738.86
 Charge Amt: 0.00
 Change Amt: 0.00
 Refund Amt: 0.00
 Overpay Amt: 0.00

Check No 3461
 Charge Acct

Niki McCall

From: Ringle, Bill <Bill.Ringle@dph.ga.gov>
Sent: Friday, August 05, 2016 2:25 PM
To: Niki McCall
Subject: 82 Etowah River Road

Hey Niki,

Greg Burnette just called and said he is trying to get the subject property a variance, or re-zoned (or something like that) so that he can add on to the existing building. He said that the addition will be for storage, and that there will be no increase in the gallons/day wastewater output of the facility.

According to Mr. Burnette the septic system is on the opposite side of the building from the proposed addition.

Let me know if you need anything else from me.

Thank you,
Bill

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



Area of Minimal Flood Hazard: Determined to be outside the 0.2% annual chance floodplain

- X: 500 Year Flood - Areas of 0.2% annual chance flood
- A: 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Base Flood Elevations (BFE) have not been determined
- AE: 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Determined by detailed methods with Base Flood
- AO or AH: Areas subject to inundation by 1-percent-annual-chance shallow flooding, average depths 1-3 feet
- VE: Coastal SFHA with BFE & velocity wave action - Coastal flood zone with velocity hazard (wave action) Base Flood Elevations determined
- Openwater

0 150 300 450 600 ft

Dawson County Assessor			
Parcel: 104 054 Acres: 0.57			
Name:	REGENT CAPITAL INC	Land Value	\$20,000.00
Site:	160 ETOWAH RIVER RD	Building Value	\$82,504.00
Sale:	\$75,000 on 11-2001 Reason=PT Qual=Q	Misc Value	\$3,735.00
Mail:	PO BOX 965	Total Value:	\$106,239.00
	OAKWOOD, GA 30566		



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Date printed: 08/22/16 : 15:58:18



Area of Minimal Flood Hazard: Determined to be outside the 0.2% annual chance floodplain

X: 500 Year Flood - Areas of 0.2% annual chance flood

A: 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Base Flood Elevations (BFE) have not been determined

AE: 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Determined by detailed methods with Base Flood Elevations

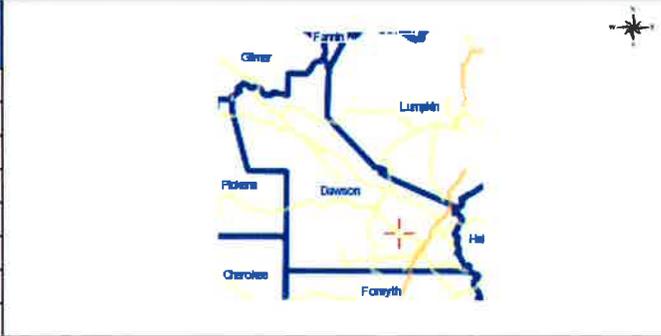
AO or AH: Areas subject to inundation by 1-percent-annual-chance shallow flooding, average depths 1-3 feet

VE: Coastal SFHA with BFE & velocity wave action - Coastal flood zone with velocity hazard (wave action) Base Flood Elevations determined

Openwater

0 150 300 450 600 ft

Dawson County Assessor			
Parcel: 104 055 Acres: 4.54			
Name:	SOSEBEE MARY TRUSTEE	Land Value	\$66,843.00
Site:	3751 HWY 53 E	Building Value	\$28,999.00
Sale:	\$1,100 on 09-1962 Reason=FM Qual=Q	Misc Value	\$3,200.00
Mail:	C/O WILBERT STEPHENS TRUST	Total Value	\$99,042.00
	155 EAST 3RD ST		
	DAWSONVILLE, GA 30534		



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Area of Minimal Flood Hazard: Determined to be outside the 0.2% annual chance floodplain

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AO or AH: Areas subject to inundation by 1-percent-annual-chance shallow flooding, average depths 1-3 feet

VE: Coastal SFHA with BFE & velocity wave action - Coastal flood zone with velocity hazard (wave action) Base Flood Elevations determined

Openwater

0 150 300 450 600 ft

Dawson County Assessor			
Parcel: 104 051 Acres: 0.71			
Name:	LOOPER JEFFERY B	Land Value	\$14,628.00
Site:	3679 HWY 53 E	Building Value	\$47,173.00
Sale:		Misc Value	\$11,138.00
Mail:	3679 HWY 53 E	Total Value:	\$72,939.00
	DAWSONVILLE, GA 30534		



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Date printed: 08/22/16 : 15:58:50



Area of Minimal Flood Hazard: Determined to be outside the 0.2% annual chance floodplain

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AE: 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Determined by detailed methods with Base Flood

AO or AH: Areas subject to inundation by 1-percent-annual-chance shallow flooding, average depths 1-3 feet

VE: Coastal SFHA with BFE & velocity wave action - Coastal flood zone with velocity hazard (wave action) Base Flood Elevations determined

Openwater

0 150 300 450 600 ft

Dawson County Assessor			
Parcel: 104 050 Acres: 1.32			
Name:	BURNETTE TRACEY ANNE	Land Value	\$28,415.00
Site:	3631 HWY 53 E	Building Value	\$142,567.00
Sale:		Misc Value	\$79,414.00
Mail:	3631 HWY 53 E	Total Value:	\$250,396.00
	DAWSONVILLE, GA 30534		



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Date printed: 08/22/16 : 15:59:16



Area of Minimal Flood Hazard: Determined to be outside the 0.2% annual chance floodplain

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AO or AH: Areas subject to inundation by 1-percent-annual-chance shallow flooding, average depths 1-3 feet

VE: Coastal SFHA with BFE & velocity wave action - Coastal flood zone with velocity hazard (wave action) Base Flood Elevations determined

Openwater

0 150 300 450 600 ft

Dawson County Assessor			
Parcel: 104 036 Acres: 6.6			
Name:	HUFFSTETLER TED & BARBARA	Land Value	\$92,608.00
Site:	0	Building Value	\$0.00
Sale:	\$2,600 on 02-1968 Reason=FM Qual=Q	Misc Value	\$0.00
Mail:	385 ETOWAH RIVER RD DAWSONVILLE, GA 30534	Total Value:	\$92,608.00



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Area of Minimal Flood Hazard: Determined to be outside the 0.2% annual chance floodplain

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- AE: 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Determined by detailed methods with Base Flood Elevations
- AO or AH: Areas subject to inundation by 1-percent-annual-chance shallow flooding, average depths 1-3 feet
- VE: Coastal SFHA with BFE & velocity wave action - Coastal flood zone with velocity hazard (wave action) Base Flood Elevations determined
- Openwater

0 78 156 234 312 ft

Dawson County Assessor			
Parcel: 104 037 Acres: 2			
Name:	CEMETERY	Land Value	\$37,083.00
Site:	0	Building Value	\$0.00
Sale:		Misc Value	\$0.00
Mail:	DAWSONVILLE, GA 30534	Total Value:	\$37,083.00



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