

12-255-02-026

FOR OFFICE USE ONLY: DATE RECEIVED: 8/31/2021

ACTION BY THE GOVERNING AUTHORITY: APPROVED: _____ DISAPPROVED: _____

APPLICATION FOR AMENDMENT OF THE UNIFIED ZONING ORDINANCE/MAP

Dalton: * Varnell: Whitfield Co: _____

Fee: \$200 Make check payable to: DALTON-WHITFIELD ZONING

Application is hereby made for amendment of the Unified Zoning Ordinance/Map, and if granted, the applicant agrees to conform to all laws, ordinances and resolutions regulating same.

Name of Applicant: MARIA V AMAYA Telephone: 706-516-6556

Mailing Address: 521 N Selvidge St DALTON GA 30720

Email: MARIA AMAYA 04 @ icloud. com

Address of Property to be Rezoned: 904 RNEBEND RD DALTON 30721

Amendment to: Zoning Map * Text Section _____

If an amendment to the Zoning Text, include on separate sheets the proposed amendment.

If an amendment to the Zoning Map, indicate the following:

Size of Property: 0.31 acres; _____ square feet

Existing Zone Classification: RS

Proposed Zone Classification: C-1

Present Use of Property: ABANDONED HOUSE

Proposed Use of Property: RESTAURANT

If multi-family, total number of units: _____ Average size of unit (optional): _____ square feet

Preliminary Site plan is required for Special Use and zoning districts of R-6, R-7, MU, and PUD

- Include on separate sheets a legal description of the property and a map of the property showing: a) Actual dimensions of property b) Location and type of existing structures c) Zone and land use of surrounding property

I hereby certify that the above information is true and correct.

Signed: [Signature]

Date: 8/31/2021

VERIFICATION

The undersigned is the/an owner of an interest in the lands described in the attached Application for Amendment of the Unified Zoning Ordinance/Map and concurs in the application. The undersigned's interest in the lands described in the application is as follows:

(describe parcel or parcels of interest and percentage of interest)

100 %/0 MARIA AMAYA

I appoint _____
my attorney in fact with full authority, my name, place, and stead, to apply for the zoning amendment set forth in the attached application.

Owner

Sworn to and subscribed
before me, this ____ day
of _____, _____

Notary Public

(SEAL)

1
DISCLOSURE REPORT OF PROPERTY/FINANCIAL INTEREST
2
BY APPLICANT

(Required by Title 36, Chapter 67A, O.C.G.A.)

Date of Rezoning Application: _____ 8/31/2021 _____

Does any member of the Planning Commission or applicable governing authority have a property interest (direct or indirect ownership, including any percentage of ownership less than total) in the subject property?

(yes or no) No _____

If so, describe the nature and extent of such interest:

Does any member of the Planning Commission or applicable governing authority have a financial interest (direct ownership interests of the total assets or capital stock where such ownership interest is ten (10) percent or more) in a corporation, partnership, limited partnership, firm, enterprise, franchise, association, or trust, which has a property interest (direct or indirect ownership, including any percentage of ownership less than total) upon the subject property?

(yes or no) No _____

If so, describe the nature and extent of such interest:

1

If the answer to any of the above is "Yes," then the member of the Planning Commission or applicable governing authority must immediately disclose the nature and extent of such interest, in writing, to the applicable governing authority Board or Council. A copy should be filed with this application. Such disclosures shall be a public record and available for public inspection at any time during normal working hours.

2

Applicant means any person who applies for a rezoning action and any attorney or other person representing or acting on behalf of the applicant for a rezoning action.

Does any member of the Planning Commission or applicable governing authority have a spouse, mother, father, brother, sister, son, or daughter who has any interest as described above?

(yes or no) NO

If so, describe the relationship and the nature and extent of such interest:

I certify that the foregoing information is true and correct to the best of my knowledge and belief, this 30 day of August, 2021.



Applicant's Signature

[Note: Any local government official or any applicant for rezoning action knowingly failing to make any disclosure as required by O.C.G.A. Chapter 36 - 67A shall be guilty of a misdemeanor.]

**DISCLOSURE REPORT OF CAMPAIGN CONTRIBUTIONS AND GIFTS
BY APPLICANT*
(Required by Title 36, Chapter 67A, O.C.G.A.)**

Date of Rezoning Application: 8/31/2021

Has the applicant* made, within two (2) years immediately preceding the filing date of this application, campaign contributions aggregating two hundred fifty dollars (\$250) or more or made gifts having in the aggregate a value of two hundred fifty dollars (\$250) or more to a member or members of the Planning Commission or applicable governing authority who will consider this application?

(Yes or No)

If so, the applicant and the attorney or other person representing the applicant must file a disclosure report with the appropriate governing authority Board or Council within ten (10) days after this application is first filed. The following information will be considered as the required disclosure:

- 1) List the name and official position of the governing authority member or Planning Commission member;
- 2) the dollar amount and date of each applicable campaign contribution;
- and 3) an enumeration and description of each gift having a value of \$250 or more.

I certify that the foregoing information is true and correct to the best of my knowledge and belief, this 30 day of August, 2021.



Applicant's Signature

[Note: Any local government official or any applicant for rezoning action knowingly failing to make any disclosure as required by O.C.G.A. Chapter 36 - 76A shall be guilty of a misdemeanor.]

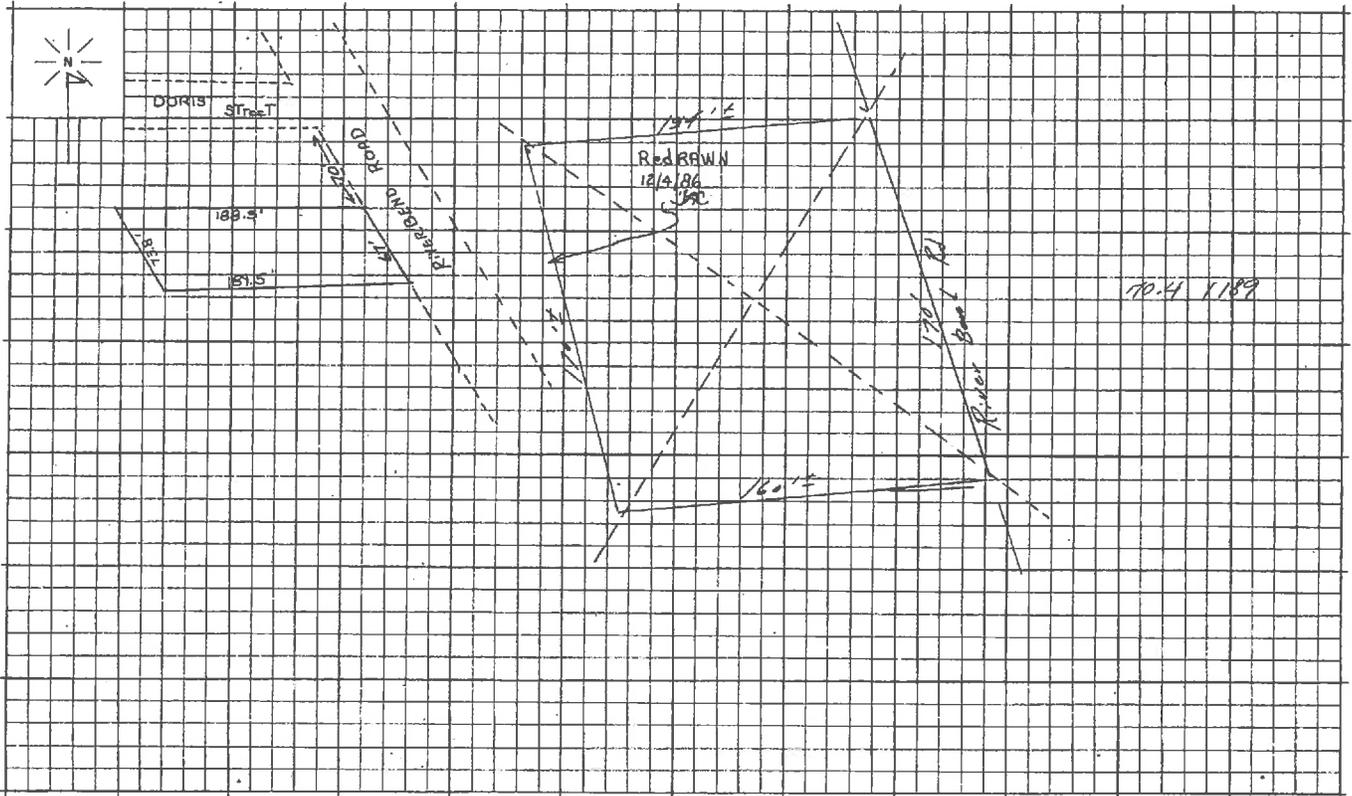
* Applicant means any person who applies for a rezoning action and any attorney or other person representing or acting on behalf of the applicant for a rezoning action.

LOTS OR DESCRIPTION (Continued) - Begin at a point on the west side of River Bend Rd. 70 ft. South of Doris; thence in a westerly direction 188.5 ft. along the lands of T. R. Patterson to an iron stob; thence in a southerly direction 73.8 ft. along the land of Ralph Norman; thence in a Easterly direction 189.5 ft. along the lands of Casper to a hedgerow & the west side of River Bend Rd. thence North along the west side of River Bend Rd. 67 ft. to point of beginning.

PLOT PLAN GRAPH

RANDOM PLOTTED

1" = 60'



eFiled & eRecorded
DATE: 5/20/2021
TIME: 2:28 PM
DEED BOOK: 06851
PAGE: 00063 - 00064
RECORDING FEES: \$25.00
TRANSFER TAX: \$40.00
PARTICIPANT ID: 0050029197,7067927936
CLERK: Babs Bailey
Whitfield County, GA
PT61: 001510

This space above this line is for recording purposes.

After recording, please return to:
J. Tracy Ward
Sponcler & Tharpe, LLC
P. O. Box 398
Dalton, Georgia 30722-0398
File No. 2021040411

STATE OF GEORGIA,

WHITFIELD COUNTY.

WARRANTY DEED

THIS INDENTURE, made the 19th day of May, 2021, between **MARIA ROMO** (hereinafter, whether singly or more than one, the "Grantor"), and **MARIA V. AMAYA** (hereinafter, whether singly or more than one, the "Grantee"):

WITNESSETH

That in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Grantor by these presents does hereby grant, bargain, sell, and convey unto the said Grantee the following described real property, together with the appurtenances thereto belonging, to-wit:

All that tract or parcel of land lying and being in Land Lot No. 255 in the 12th District and 3rd Section of Whitfield County, Georgia, located on the Riverbend Road and being more particularly described as follows:

BEGINNING at a point on the west right-of-way line of Riverbend Road, 70 feet south of Doris Street, thence in a westerly direction 188.5 feet along the lands of T. R. Patterson to an iron pin; thence in a southerly direction, 73.8 feet along the land of Ralph Norman to an iron pin; thence in an easterly direction, 189.5 feet along the

land of Casper to a hedgerow and the west side of Riverbend Road; thence north along the west side of the Riverbend Road, 67 feet to the point of beginning.

For prior title, see Deed Book 98, page 427, Whitfield County, Georgia Land Records.

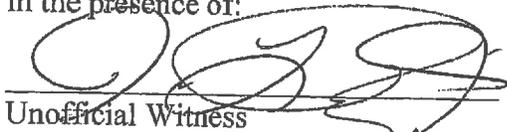
TO HAVE AND TO HOLD, all and singular the above described premises, unto the said Grantee, and to the heirs, legal representatives, successors and assigns of the said Grantee forever, in fee simple.

AND THE SAID GRANTOR, and the heirs, legal representatives, successors and assigns of the Grantor will **WARRANT** and **DEFEND** all right, title and interest in and to the said premises and the quiet and peaceable possession thereof, unto the said Grantee, and to the heirs, legal representatives, successors and assigns of the Grantee, against all acts and deeds of the said Grantor, against all acts and deeds of the Grantor, and of every person lawfully claiming thereunder.

SUBJECT, HOWEVER, to all easements, rights-of-way, covenants and restrictions which may lawfully affect the above-described property.

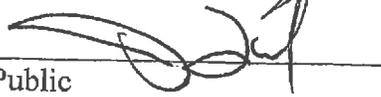
IN WITNESS WHEREOF, the Grantor has signed, sealed and delivered this Deed on the day and year first above written.

Signed, sealed and delivered
in the presence of:


Unofficial Witness

 (SEAL)

Maria Romo

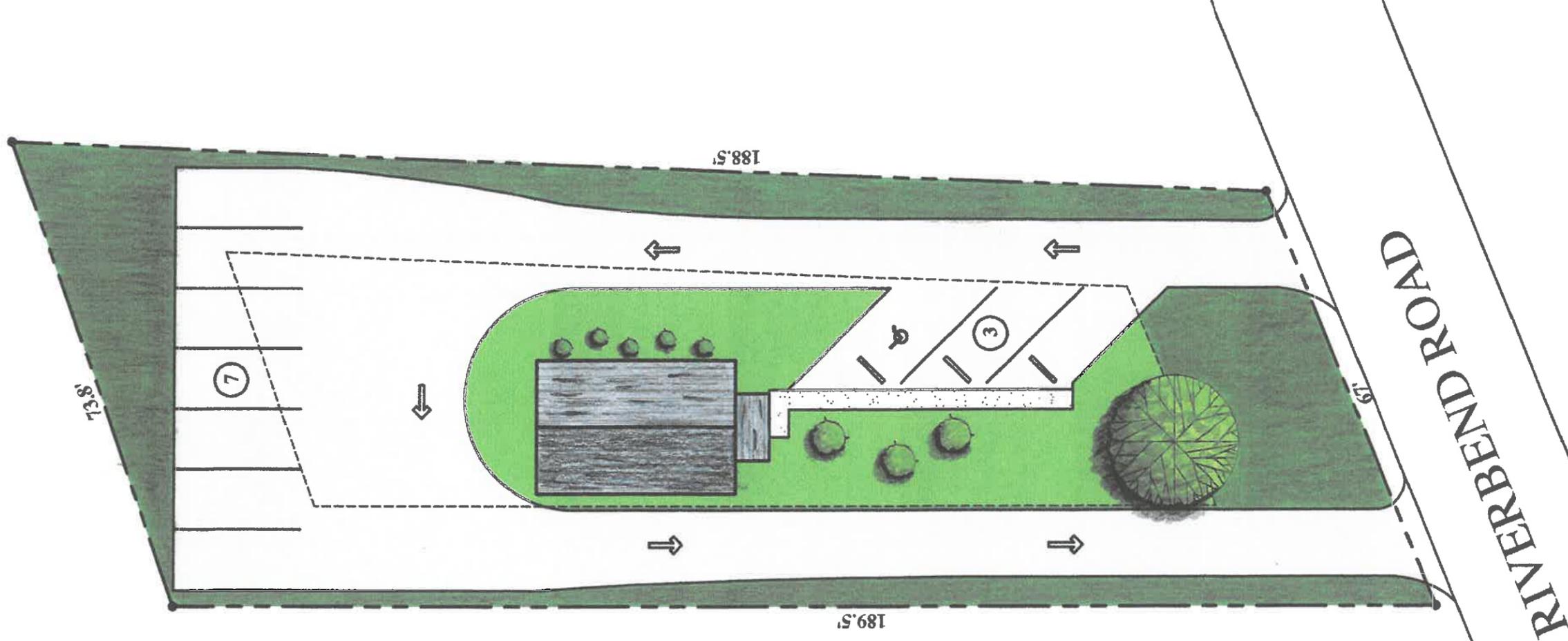


Notary Public

My Commission Expires:



[Notary Seal]



ROMO PROPERTY
904 RIVERBEND ROAD
DALTON, GEORGIA 30721