

**DAWSON COUNTY BOARD OF COMMISSIONERS
VOTING SESSION AGENDA – THURSDAY, JULY 21, 2022
DAWSON COUNTY GOVERNMENT CENTER ASSEMBLY ROOM
25 JUSTICE WAY, DAWSONVILLE, GEORGIA 30534
TO IMMEDIATELY FOLLOW THE 4:00 PM WORK SESSION**

A. ROLL CALL

B. INVOCATION

C. PLEDGE OF ALLEGIANCE

D. ANNOUNCEMENTS

E. APPROVAL OF MINUTES

1. Minutes of the Work Session held on July 7, 2022
2. Minutes of the Voting Session held on July 7, 2022

F. APPROVAL OF AGENDA

G. PUBLIC COMMENT

H. ALCOHOL LICENSES

1. New Alcohol License (*Retail Package Sale of Beer and Wine*) – Jagats Enterprises Inc. d/b/a Elliott Food Mart
2. New Alcohol License (*Retail Package Sale of Beer, Wine and Liquor*) – Elliott Inc. d/b/a Elliott Package Outlet

I. ZONINGS

1. ZA 22-04 - Fox Creek Properties Inc. requests to rezone TMP 112-109, 104-065, 112-019, 112-013, 113-057-002 and 112-018 from RA (Residential Agriculture), RPC (Residential Planned Community), CHB (Commercial Highway Business), CPCD (Commercial Planned Community Development) and COI (Commercial Office Institution) to Mixed Use Village for the purpose of developing single-family, multi-family, retail/commercial/office, and light industrial uses (Georgia 400 and Lumpkin Campground Road). (*Tabled from the May 19, 2022, Voting Session, at which time a public hearing was held.*)
2. ZA 22-14 - Brian and Diana Lunsford request to rezone TMP 038-007-001 from RA (Residential Agriculture) to RRE (Residential Rural Estate) for the purposes of subdividing the parcel to RRE standards (Hobert Styles Road).

J. NEW BUSINESS

1. Consideration of Proposed Transfer Station Improvements
2. Ratification of Emergency Purchase for Sheriff's Office Vehicles

K. PUBLIC COMMENT

L. ADJOURNMENT

**An Executive Session may follow the Voting Session meeting.*

Those with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting, should contact the ADA Coordinator at 706-344-3666, extension 44514. The county will make reasonable accommodations for those persons.

**DAWSON COUNTY BOARD OF COMMISSIONERS
WORK SESSION MINUTES – JULY 7, 2022
DAWSON COUNTY GOVERNMENT CENTER ASSEMBLY ROOM
25 JUSTICE WAY, DAWSONVILLE, GEORGIA 30534
4:00 PM**

Those present were Chairman Billy Thurmond; Commissioner Sharon Fausett, District 1; Commissioner Chris Gaines, District 2; Commissioner Tim Satterfield, District 3; Commissioner Emory Dooley, District 4; County Manager David Headley; County Attorney Angela Davis; County Clerk Kristen Cloud; and interested citizens of Dawson County.

PUBLIC HEARING

1. 2022 Millage Rate and Property Tax (*1st of 3 hearings; 2nd hearing will be held at 4 p.m. July 21, 2022, and 3rd hearing will be held at 6 p.m. August 4, 2022*)
Chairman Thurmond made a presentation concerning the 2022 Millage Rate and Property Tax.

Chairman Thurmond opened the hearing by asking if there was anyone present who wished to be heard on the 2022 Millage Rate and Property Tax and, hearing none, closed the hearing.

The next public hearing concerning the 2022 Millage Rate and Property Tax will be held at the July 21, 2022, Work Session.

UNFINISHED BUSINESS

1. Presentation of Artificial Turf Fields for Parks & Recreation- Parks & Recreation Director Matt Payne / Purchasing Manager Melissa Hawk (*Last Discussed at the March 3, 2022, Voting Session*)
This item will be added to the July 7, 2022, Voting Session Agenda.
2. Presentation of Proposed Transfer Station Improvements- County Manager David Headley / Public Works Director Jeff Hahn (*Last Discussed at the March 17, 2022, Voting Session*)
This item, also presented by Taylor Burgess of waste hauling and recycling company, Waste Eliminator of Gainesville, Georgia, will be placed on the July 21, 2022, Voting Session Agenda.

NEW BUSINESS

1. Presentation of Request to Increase Pay Per Call for Volunteer Firefighters- Emergency Services Director Danny Thompson
This item will be added to the July 7, 2022, Voting Session Agenda.

2. Discussion of a Review and Update to Zoning Ordinances and a Review and Update to the Impact Fee Study
This item, to include a Resolution Enacting an Emergency Moratorium (until August 5, 2022) on Acceptance of Applications for Rezoning to the Residential Land Use Districts Identified in Article III and the Mixed-Use Village Use District of the Dawson County Land Use Resolution, will be added to the July 7, 2022, Voting Session Agenda.
3. County Manager Report
This item was for information only.
4. County Attorney Report
County Attorney Davis had no information to report and requested an Executive Session.

APPROVE:

ATTEST:

Billy Thurmond, Chairman

Kristen Cloud, County Clerk

DRAFT

**DAWSON COUNTY BOARD OF COMMISSIONERS
VOTING SESSION MINUTES – JULY 7, 2022
DAWSON COUNTY GOVERNMENT CENTER ASSEMBLY ROOM
25 JUSTICE WAY, DAWSONVILLE, GEORGIA 30534
IMMEDIATELY FOLLOWING THE 4:00 PM WORK SESSION**

ROLL CALL: Those present were Chairman Billy Thurmond; Commissioner Sharon Fausett, District 1; Commissioner Chris Gaines, District 2; Commissioner Tim Satterfield, District 3; Commissioner Emory Dooley, District 4; County Manager David Headley; County Attorney Angela Davis; County Clerk Kristen Cloud; and interested citizens of Dawson County.

OPENING PRESENTATION:

Proclamation Recognizing Big Canoe's 50th Anniversary

Chairman Thurmond read aloud a Proclamation Recognizing Big Canoe's 50th Anniversary.

Motion passed 4-0 to approve a Proclamation Recognizing Big Canoe's 50th Anniversary. Fausett/Gaines

INVOCATION: Chairman Thurmond

PLEDGE OF ALLEGIANCE: Chairman Thurmond

ANNOUNCEMENTS:

None

APPROVAL OF MINUTES:

Motion passed 4-0 to approve the Minutes of the Work Session held on June 16, 2022. Satterfield/Dooley

Motion passed 4-0 to approve the Minutes of the Voting Session held on June 16, 2022. Fausett/Gaines

APPROVAL OF AGENDA:

Motion passed 4-0 to approve the agenda with the following change:

- Addition of Nos. 6-8 under New Business:
 - Artificial Turf Fields for Parks & Recreation
 - Request to Increase Pay Per Call for Volunteer Firefighters
 - Review and Update to Zoning Ordinances and a Review and Update to the Impact Fee Study / Resolution Enacting an Emergency Moratorium on Acceptance of Applications for Rezoning

Gaines/Fausett

PUBLIC COMMENT:

None

ZONING:

ZA 22-09 - Continental 673 Fund LLC requests to rezone TMP 114-020 from CHB (Commercial Highway Business) to RMF (Residential Multi-Family) for the purposes of developing 113 units of multi-family residences (Dawson Village Way South / Beartooth Parkway). (Tabled from the June 16, 2022, Voting Session, at which time a public hearing was held.)

Gwyn Wheeler, senior development director for Continental Properties, made a presentation and addressed questions asked at the June 16, 2022, Board of Commissioners meeting. The owner of the subject property, Jetash Gangwal, also addressed the board.

Motion passed 3-1 to deny ZA 22-09. Dooley/Gaines- Commissioner Satterfield opposed the motion

UNFINISHED BUSINESS:

Consideration of Request for Title and Grade Change for Planning & Development Administrative Assistant (Tabled from the June 16, 2022, Voting Session)

Consideration of Request for Title and Grade Change for Planning & Development Business License Technician (Tabled from the June 16, 2022, Voting Session)

Consideration of Request for Title and Grade Change for Planning & Development Zoning Specialist (Tabled from the June 16, 2022, Voting Session as part of Planning & Development items)

Motion passed 4-0 to approve the Requests for Title and Grade Changes for Planning & Development's Administrative Assistant, Business License Technician, and Zoning Specialist. Dooley/Satterfield

NEW BUSINESS:

Consideration of Request to Approve and Fund Indigent Defense Invoicing Module

Motion passed 4-0 to approve a Request to Approve and Fund an Indigent Defense Invoicing Module for a one-time cost of \$8,000. Money will come from General Fund's fund balance. Satterfield/Gaines

Consideration of Request to Approve Additional Funding for Training for Treatment Services Employees

Motion passed 4-0 to approve a Request to Approve \$1,790 in Additional Funding for Training for Treatment Services Employees. Money will come from General Fund's fund balance Fausett/Satterfield

Consideration of Radio System Upgrade Project for Dawson County

Motion passed 4-0 to approve a Radio System Upgrade Project for Dawson County; to allow staff to proceed in securing a RFP for the 7/800 MHz radio system. Gaines/Dooley

Consideration of Request to Release a Design-Build RFP for an Emergency 9-1-1 / Emergency Operations Center Building

Motion passed 4-0 to approve a Request to Release a Design-Build RFP for an Emergency 9-1-1 / Emergency Operations Center Building. Satterfield/Dooley

Consideration of Request for Funding to Purchase ESO Fire Reporting Software

Motion passed 4-0 to approve a Request for Funding to Purchase ESO Fire Reporting Software; \$22,202.68 will come from General Fund's fund balance. Fausett/Dooley

Consideration of Artificial Turf Fields for Parks & Recreation

Motion passed 4-0 to approve Artificial Turf Fields for Parks & Recreation; to approve a design-build of the ADA-compliant rubber turf for field No. 9 at Rock Creek Park and for artificial turf for the football and multi-purpose fields at Veterans Memorial Park, not to exceed \$2.5 million in impact fee funds. Satterfield/Fausett

Consideration of Request to Increase Pay Per Call for Volunteer Firefighters

Motion passed 4-0 to approve a Request to Increase the Pay Per Call for Volunteer Firefighters from \$12.83 to \$16 per hour and to approve \$3-per-hour increase for current volunteer firefighters who already earn \$16 per hour – and to make the increase retroactive to July 1, 2022. Dooley/Gaines

Consideration of Review and Update to Zoning Ordinances and a Review and Update to the Impact Fee Study / Resolution Enacting an Emergency Moratorium on Acceptance of Applications for Rezoning

Chairman Thurmond read aloud a Resolution Enacting an Emergency Moratorium on Acceptance of Applications for Rezoning.

Motion was made by Commissioner Gaines and seconded by Commissioner Fausett to approve a Resolution Enacting an Emergency Moratorium (until August 5, 2022) on Acceptance of Applications for Rezoning to the Residential Land Use Districts Identified in Article III and the Mixed-Use Village Use District of the Dawson County Land Use Resolution.

Motion was amended by Commissioner Dooley and seconded by Commissioner Satterfield to call for a public hearing on August 4, 2022, concerning a possible extension the Emergency Moratorium on Acceptance of Applications for Rezoning to the Residential Land Use Districts Identified in Article III and the Mixed-Use Village Use District of the Dawson County Land Use Resolution.

The amended motion passed 4-0.

The original motion passed 4-0.

PUBLIC COMMENT:

None

ADJOURNMENT:

EXECUTIVE SESSION:

Motion passed 4-0 to enter into Executive Session to discuss personnel. Fausett/Gaines

Motion passed 4-0 to come out of Executive Session. Gaines/Fausett

APPROVE:

ATTEST:

Billy Thurmond, Chairman

Kristen Cloud, County Clerk

DRAFT



Dawson County Planning & Development Department
 25 Justice Way, Suite 2322, Dawsonville, GA 30534 (706) 344-3500 x 42335

ALCOHOL BEVERAGE LICENSE

APPLICANT INFORMATION & CHECK LIST

****IMPORTANT**** After being licensed by Dawson County for an Alcoholic Beverage License, you must obtain a state alcohol license before any alcoholic beverage can be served or sold in Dawson County. Contact the Georgia Department of Revenue at (404) 417-4490. *****Provide Copy of State License When Obtained*****

Before any license can be issued, you must contact the following departments for their requirements/inspections:

- | | | |
|--|------------------------|--------------------------------------|
| 1. Planning and Development | (706) 344-3500 x 42335 | Provide Copy of Business License. |
| 2. Fire Department | (706) 344-3666 x 233 | Provide Copy of Inspection Report. |
| 3. Environmental Health Department | (706) 265-2930 | Provide Copy of Inspection Report. |
| 4. Department of Agriculture
(food stores only) | (770) 535-5955 | Provide Copy of Food Sales Est. Lic. |

If your business or proposed business is inside the city limits of Dawsonville, you must apply to the City of Dawsonville for an Alcoholic Beverage License. (706) 265-3256

Please call for an appointment prior to submitting your application for alcoholic beverage license (706) 344-3500 extension 42335. The following information (where applicable) will be required when submitting your application:

- Application Form and all attachments (Form 2):**
 - Certified Check for license fee. (Payable to Dawson County)
 - Certified Check for investigative and administrative fee. (Payable to Dawson County)
 - Background Check Consent Form (Applicant for License) (Form 2-C)
 - * Background Check Consent Form (Employee Permit) (Form 2-D)
 - * Registered Agent Consent Form. (Form 2-A) Optional
 - For bona fide Private Clubs, attach minutes of annual meeting setting salaries for members, officers, agents or employees.
 - For Partnerships, attach Partnership Agreement.
 - For Corporations or LLC's, attach Articles of Incorporation or Organization.
 - For Corporations or LLC's, attach Certificate of Incorporation or Organization

*** If Applicable**

- Premise/Structure Form and all attachments. (Form 3)**
****Call Planning & Development at (706) 344-3500 x42255 for permits and business license requirements.****

- If building is completed, attach copy of detailed floor plan. Also, attach copy of site plan.

- If building is proposed, attach copy of proposed plans and specifications and a building permit for the proposed building.
- Attach Certified Report of Survey (**Form 3-A**) from registered land surveyor or professional engineer.
- Attach certified scale drawing showing location and distance to closest church, school, daycare and alcohol treatment facility. (**See survey form for definitions.**)
- For bona fide eating establishments only, attach copy of menu(s).
- If applicant is a franchise, attach copy of the franchise agreement or contract.
- For grocery & convenience stores, attach Department of Agriculture Food Sales Establishment License.
- Statement of Personal History Form (Form 4)** for sole owner, partners, officers, directors, members and major stockholders of corporations or LLC's and general manager.
 - All individuals required to complete Personal History Form must be fingerprinted in Dawson County or provide fingerprints (2 sets) on Dawson County cards at time of application. Must also complete Background Check Consent Form 2-C.** (Contact Alcohol License Administration at (706) 344-3500 extension 42335 for fingerprinting appointment or to obtain fingerprint cards if fingerprinting is done elsewhere.)
 - Attach Affidavit for Issuance of a Public Benefit.
 - Attach a Secure and Verifiable Document.
 - Attach either a Private Employer Affidavit of Compliance or a Private Employer Exemption Affidavit.
 - Attach copy of Permanent Resident Card and Alien Number (*if applicable*) for all individuals submitting a Personal History Form.
 - Attach copy of current Driver's License or State Identification Card for all individuals submitting a Personal History Form.
 - Attach photograph on last page of Personal History Form.
- Projected Purchases / Projected Gross Sales (Form 5)**
(Consumption on premises-distilled spirits only)
- Excise Tax Reporting Form (Form 6) (to be submitted monthly)**
(Consumption on premises-distilled spirits only)

DAWSON COUNTY PLANNING AND DEVELOPMENT

ALCOHOL LICENSING

Location & Mailing Address:

**25 JUSTICE WAY, SUITE 2322
DAWSONVILLE, GA 30534**

Phone: 706/344-3500 x 42335

APPLICATION FOR ALCOHOLIC BEVERAGE LICENSE

This application must be signed by the applicant and notarized. Every question must be fully answered with the answer typewritten or printed. If the space provided is not sufficient, answer on a separate sheet and indicate in the space provided that a separate sheet is attached. When completed, the application must be dated, signed, and verified under oath by the applicant and submitted to Planning and Development, together with the license fee(s) and the administrative/investigative fee (separate checks). All fees are payable to Dawson County in certified funds (bank check, certified check, or money order). **The applicant must be not less than 21 years of age.**

NOTICE: Any false answer to any question could result in the denial of a license, or in the event a license is issued, in the revocation or suspension of the license. *****KEEP A COPY OF ALL FORMS SUBMITTED*****

FOR OFFICIAL USE ONLY:

Name of Business: _____

Date Received: _____ License Fee Enclosed: \$ _____

Approved: _____ Denied: _____

State License Number: _____

Local License Number: _____

Administrative/Investigative Fee Enclosed : \$ _____ Advertising Fee Enclosed: \$ _____

1. TYPE OF LICENSE: (check one): **NEW** **AMENDMENT (TRANSFER)**
2. ADMINISTRATIVE AND INVESTIGATIVE FEE: \$250.00 (Consumption on Premises)
ADMINISTRATIVE AND INVESTIGATIVE FEE: \$250.00 (Retail Package)
ADMINISTRATIVE AND INVESTIGATIVE FEE: \$250.00 (Transfer of License)
Note: Administrative/Investigative fees may be higher depending on the number of persons for which we conduct a federal and state background check.
ADVERTISING FEE: \$ 40.00 (Distilled Spirits)
(Consumption on Premises & Retail Package)
3. TYPE OF BUSINESS:
- | | |
|---|---|
| <input type="checkbox"/> Bona Fide Eating Establishment | <input type="checkbox"/> Indoor Commercial Recreation Facility |
| <input type="checkbox"/> Super Market | <input type="checkbox"/> Hotel/Motel |
| <input checked="" type="checkbox"/> Convenience Store | <input type="checkbox"/> Caterer (must have alcohol by the drink license) |
| <input type="checkbox"/> Package Liquor Store (see item 14, Page 5) | <input type="checkbox"/> Other |
- Explain: _____

Will live entertainment be offered? NO If Yes, Explain: _____

APPLICATION FOR ALCOHOLIC BEVERAGE LICENSE

6. **OWNER:**
 (a) Full Name: JASWINDER SINGH Social Security #

(b) Corporation or LLC Name (if applicable): JAGIATS ENTERPRISES, INC

(c) Location: 7430 ELLIOTT FAMILY PKWY (UNIT-A)
Street Number Street Name
DAWSONVILLE GA 30534
City State Zip Code Phone Number

(d) Mailing Address: 7430 ELLIOTT FAMILY PKWY (UNIT-A)
Street Number Street Name
DAWSONVILLE GA 30534
City State Zip Code Phone Number

7. **REGISTERED AGENT:** (Applicant may name a registered agent - attach Registered Agent Consent Form #2-A.)

(a) Full Name: _____ Social Security # _____

(b) Address: _____
Street Number Street Name

City State Zip Code Phone Number

8. **TYPE OF OWNERSHIP:**

- Sole Proprietorship
- Private Held Corporation
- Public Held Corporation Subject to S.E.C. Regulations
- Other; explain _____
- Legally Registered Partnership
- Public Held Corporation
- Limited Liability Company

9. **FOR PARTNERSHIP ONLY:**

(a) Date the Partnership was formed: _____

(b) Attach Partnership Agreement

(c) List Partners:

Name & Resident Address <small>(Attach separate sheet if necessary)</small>	Social Security Number	G - General L - Limited S - Silent	Interest	
			Investment	Participation
			\$	%

APPLICATION FOR ALCOHOLIC BEVERAGE LICENSE

10. FOR CORPORATION or LLC ONLY: (Attach Articles & Certificate of Incorporation/ Organization)

- (a) Date of Incorporation/Organization: 03/24/2022
- (b) Place of Incorporation/Organization: ATLANTA
- (c) State Parent Corporation, if applicable: GA
- (d) Number of Shares of Capital Stock Authorized, if applicable: 100%
- (e) Number of Shares of Outstanding Stock, if applicable: _____
- (f) For Corporations or LLC's, list officers, directors, members, and/or principal shareholders with 20% or more of the stock:

Name	Social Security #	Position	Interest %

- (g) Is the corporation owned by a parent corporation or held by a holding company? _____
If yes, explain: _____

11. FOR PRIVATE CLUBS ONLY:

- (a) Date of organization under the laws of the State of Georgia: _____
- (b) State the total number of regular dues paying members: _____
- (c) Is any member, officer, agent, or employee compensated directly or indirectly from the profits of the sale of distilled spirits beyond a fixed salary as established by its members at any annual meeting or by its governing board out of the general revenue of the club?

- (d) **Attach minutes of the annual meeting setting salaries.** For private club, list officers, directors and/or principal shareholders with 20% or more of the stock.

Name	Social Security #	Position

12. FINANCING:

- (a) Bank to be used by business, include branch: _____
- (b) State total amount of capital that is or will be invested in the business by any party or parties: _____
- (c) State total amount of funds invested by the owner: _____
- (d) State total amount of funds invested by parties other than the owner: _____
- (e) If any capital is borrowed:

Name of Lender	Date	Amount	Interest Rate

APPLICATION FOR ALCOHOLIC BEVERAGE LICENSE

13. GENERAL INFORMATION:

(a) Has owner and/or individual partner, shareholder, director, officer or member any interest in any manufacturer or wholesaler of alcoholic beverage? N/A

(b) Has owner and/or individual partner, shareholder, director, officer or member received any financial aid or assistance from any manufacturer or wholesaler of alcoholic beverages? _____

(c) If answer is "Yes" to either of immediate foregoing, explain: N/A

(d) Show hereunder any and all persons, corporations, partnerships, limited liability companies or associations (other than persons stated herein as owner(s), directors, officers or members) who have received or will receive, as a result of your operation under the requested license, any financial gain or payment derived from any interest or income from the operation. Financial gain or payment shall include payment or gain from any interest in the land, fixtures, building, stock, and any other asset of the proposed operation under the license. In the event any corporation or limited liability company is listed as receiving an interest or income from this operation, show the names of the officers, directors or members of said corporation together with the names of the principal stockholders. N/A

(e) List all other businesses engaged in the sale of alcohol beverages that you the owner, or any individual, partner, shareholder, officer, director or member has interest in, is employed by or is associated with in any way whatsoever, or has had interest in, has been employed by, or has been associated with in the past.

Name	Name or Business	Interest %
<u>N/A</u>		

14. FOR PACKAGE LIQUOR STORE APPLICANTS: *State of Georgia Regulations*****

The State of Georgia will not issue a State Alcohol License to any person who has more than two (2) retail package liquor licenses. See official language below. Do not apply for a Dawson County License if you already have (or have interest in) two (2) package liquor store licenses in the State of Georgia.

O.C.G.A. 3-4-21 and Regulation 560-2-2-40.

No person shall be issued more than two retail package liquor licenses, nor shall any person be permitted to have a beneficial interest in more than two retail package liquor licenses issued by the Department regardless of the degree of such interest.

For the purposes of explanation and applicability of the Code:

"Beneficial interest" as used here means: when a person holds the retail package liquor license in his own name, or when he has a legal, equitable or other ownership interest in, or has any legally enforceable interest or financial interest in, or derives any economic benefit from, or has control over a retail package liquor business.

The term "person" shall include all members of a retail package liquor dealer licensee's family; and the term "family" shall include any person related to the holder of the license within the first degree of consanguinity and affinity as computed according to the canon law which includes the following: spouse, parents, step-parents, parents-in-law, brothers and sisters, step-brothers and step-sisters, brothers-in-law and sisters-in-law, children, step-children and children-in-law.

Do you currently hold any package liquor licenses in your own name or have a beneficial interest in any package liquor licenses as described above? _____ Yes _____ No If yes, attach a separate sheet listing names, addresses, and license numbers.

APPLICATION FOR ALCOHOLIC BEVERAGE LICENSE

NOTE: Before signing this statement, check all answers and explanations to see that you have answered all questions fully and correctly. This statement is to be executed under oath and subject to the penalties of false swearing, and it includes all attached sheets submitted herewith.

STATE OF GEORGIA, DAWSON COUNTY

I, JASWINDER SINGH, DO SOLEMNLY SWEAR, SUBJECT TO THE PENALTIES OF FALSE SWEARING, THAT THE STATEMENTS AND ANSWERS MADE BY ME AS THE APPLICANT IN THE FOREGOING APPLICATION ARE TRUE AND CORRECT.

Jaswinder Singh
APPLICANT'S SIGNATURE

I HEREBY CERTIFY THAT JASWINDER SINGH SIGNED HIS NAME TO THE FOREGOING APPLICATION STATING TO ME THAT HE KNEW AND UNDERSTOOD ALL STATEMENTS AND ANSWERS MADE THEREIN, AND, UNDER OATH ACTUALLY ADMINISTERED BY ME, HAS SWORN THAT SAID STATEMENTS AND ANSWERS ARE TRUE AND CORRECT.

THIS 28th DAY OF June, 2022.

Margaret A Honn
NOTARY PUBLIC



FOR OFFICIAL USE ONLY:

PLANNING AND DEVELOPMENT REVIEW:

APPLICANT HAS OBTAINED ALL NECESSARY PERMITS AND LICENSES. (Building Permit / Business License)

Date: _____

Planning and Development Director

APPLICANT HAS COMPLETED ALL NECESSARY INSPECTIONS. (Fire Dept. / Health Dept. / Dept. of Agriculture-Retail Package only)

Planning and Development Director

APPLICANT HAS COMPLETED PREMISE & STRUCTURE FORM # 3 AND ATTACHED ALL REQUIRED INFORMATION IN ITEMS 10 through 15.

Planning and Development Director

FOR OFFICIAL USE ONLY:

SHERIFF DEPARTMENT REVIEW:

APPLICANT HAS COMPLETED ALL REQUIREMENTS FOR FEDERAL AND STATE BACKGROUND CHECK AND IS APPROVED FOR THIS APPLICATION PROCESS.

Date: _____

Sheriff

DAWSON COUNTY PLANNING AND DEVELOPMENT

ALCOHOL LICENSING

Location & Mailing Address: 25 JUSTICE WAY, SUITE 2322 Phone: 706/344-3500 x 42335
DAWSONVILLE, GA 30534

STATEMENT OF PERSONAL HISTORY

Instruction: This statement must be typed or neatly printed and executed under oath. Each question must be fully answered. If space provided is not sufficient, answer on a separate sheet and indicate in the space if a separate sheet is attached.

1. NAME: SINGH JASWINDER
Last First Middle

RESIDENCE: 7520 SETTLES WALK LANE
Street Number Street Name

SUWANEE GA 30024
City State Zip Code Telephone Number

2. CHECK: (all that apply)

- Checked: Sole Owner/Proprietor
Other options: Partner (General, Limited, Silent), Director, Principal Stockholder (20% or more), Registered Agent, Officer, Manager, Employee.

3. TRADE NAME OF BUSINESS FOR WHICH THIS STATEMENT IS MADE:

NAME OF BUSINESS: ELLIOTT FOOD MART

LOCATION: 7430 ELLIOTT FAMILY PKWY
Street Number Street Name P. O. Box

DAWSONVILLE GA 30534
City State Zip Code Telephone Number

4. STATE THE PERCENTAGE OF OWNERSHIP OR INTEREST, IF ANY, IN THIS BUSINESS:

100%

5. STATE METHOD AND AMOUNT OF COMPENSATION, IF ANY, DIRECTLY OR INDIRECTLY:

N/A

6. DATE OF BIRTH: PLACE OF BIRTH:

SSN: SEX: MALE RACE: ASIAN

COLOR OF HAIR: BLACK COLOR OF EYES: BLACK

7. U.S. CITIZEN LEGAL PERMANENT RESIDENT QUALIFIED ALIEN OR NON-IMMIGRANT

Requirements: Affidavit for Issuance of a Public Benefit and a Secure & Verifiable Document
E-Verify Private Employer Affidavit of Compliance or E-Verify Private Employer Exemption Affidavit

STATEMENT OF PERSONAL HISTORY

8. SINGLE MARRIED WIDOWED DIVORCED SEPARATED

IF MARRIED OR SEPARATED, COMPLETE INFORMATION LISTED BELOW:

FULL NAME OF SPOUSE: JASWINDER KAUR SSN#

MAIDEN NAME: PLACE OF BIRTH: INDIA

DATE OF BIRTH: 05/02/1990 NAME AND ADDRESS OF SPOUSE'S EMPLOYER:

HOUSE MAKER

9. STATE ANY OTHER NAMES THAT YOU HAVE USED: MAIDEN NAME, NAMES BY FORMER MARRIAGES, FORMER NAMES CHANGED LEGALLY OR OTHERWISE, ALIASES, NICKNAMES, ETC. SPECIFY WHICH, SHOW DATES, ETC.:

N/A

10. EMPLOYMENT RECORD FOR THE PAST TEN (10) YEARS. (LIST THE MOST RECENT EXPERIENCE FIRST).

From Mo/Yr	To Mo/Yr	Occupation & Duties Performed	Salary Received	Employer (Business Name)	Reason for Leaving
2020 JAN	JAN 2022	UBER DRIVER		UBER TECHNOLOGY	
2022 FEB	PRESENT	STORE CASHIER	300/wk	BO'S FOODMART	
JAN 2019	DEC 2019	TRUCK DRIVER HOMER TRUCKING	500/wk	HOMER TRUCKING	
JAN 2018	DEC 2018	DISPATCHER	300/wk	AXIS TRUCKING	NOT ENOUGH MONEY
JAN 2015	DEC 2017	UBER DRIVER	400/wk	UBER TECHNOLOGY	MOVED IN GA
AUG 2012	DEC 2014	YELLOW CAB	300/wk	TAXI & LIMOUSINE COMMISSION NY	MOVING
JAN 2011	JULY 2012	STORE CASHIER	300/wk	UNION POWER GAS	MOVING

11. LIST IN REVERSE CHRONOLOGICAL ORDER ALL OF YOUR RESIDENCES FOR THE PAST TEN (10) YEARS:

From	To	Street	City	State
JAN 2011	AUG 2012	49 PROSPECT ST. EAST ORANGE, N.J	EAST ORANGE	N.J
AUG 2012	SEP 2014	110 ST	RICHMOND HILL	N.Y
OCT 2014	DEC 2015	10607 101 AVE	SOUTH OZONE PARK	N.Y
JAN 2016	AUG 2017	8644 127 ST	RICHMOND HILL	N.Y
AUG 2017	DEC 2019	52 PARKGATE DRIVE	SANDY SPRING	GA
DEC 2019	PRESENT	7520 SETTLES WALKW	SWANEE	GA

STATEMENT OF PERSONAL HISTORY

12. DO YOU HAVE ANY FINANCIAL INTEREST, OR ARE YOU EMPLOYED IN ANY OTHER WHOLESALE OR RETAIL BUSINESS ENGAGED IN DISTILLING, BOTTLING, RECTIFYING, OR SELLING ALCOHOLIC BEVERAGES? N/A

IF YOUR ANSWER IS "YES" TO NUMBER 14, GIVE NAMES, LOCATIONS, AND AMOUNT OF INTEREST IN EACH: _____

13. HAVE YOU EVER HAD ANY FINANCIAL INTEREST IN AN ALCOHOLIC BEVERAGE BUSINESS THAT WAS DENIED A LICENSE? N/A

IF SO, GIVE DETAILS: _____

14. HAS ANY ALCOHOLIC BEVERAGE LICENSE IN WHICH YOU HOLD, OR HAVE HELD, ANY FINANCIAL INTEREST OF, OR EMPLOYED, OR HAVE BEEN EMPLOYED, EVER BEEN CITED FOR ANY VIOLATIONS OF THE RULES AND REGULATIONS OF THE STATE REVENUE COMMISSIONER RELATING TO THE SALE AND DISTRIBUTION OF ALCOHOLIC BEVERAGES? N/A

IF SO, GIVE DETAILS: _____

15. IF DURING THE PAST TEN YEARS YOU HAVE BOUGHT OR SOLD ANY BUSINESS ASSOCIATED WITH ALCOHOL, GIVE DETAILS. (DATE, LICENSE NUMBER, PERSONS, AND CONSIDERATIONS INVOLVED):

JAN 14, 2019

Lic No. -

JASWINDER SINGH

16. HAVE YOU EVER BEEN DENIED BOND BY A COMMERCIAL SECURITY COMPANY? _____

IF SO, GIVE DETAILS: N/A

17. ARE YOU A REGISTERED VOTER? YES IN WHAT STATE? GA

18. HAVE YOU EVER BEEN ARRESTED, OR HELD BY FEDERAL, STATE OR OTHER LAW ENFORCEMENT AUTHORITIES, FOR ANY VIOLATION OF ANY FEDERAL LAW, STATE LAW, COUNTY OR MUNICIPAL LAW, REGULATION OR ORDINANCES? (Do not include traffic violations. All other charges must be included even if they were dismissed. Give reason charged or held, date, place where charged and disposition. If no arrest, write no arrest. After last arrest is listed, please write no other arrest):

1. CITATION NUMBER 1106 (NO ARREST) - DISMISSED

2. _____

3. _____

4. _____

STATEMENT OF PERSONAL HISTORY

19. LIST BELOW FOUR REFERENCES (PERSONAL AND BUSINESS). GIVE COMPLETE ADDRESS AND PHONE NUMBER INCLUDING AREA CODE. IF GIVING A BUSINESS REFERENCE, NAME A PERSON AT THE LOCATION TO BE CONTACTED. DO NOT INCLUDE RELATIVES OR EMPLOYERS OR FELLOW EMPLOYEES OF PARTICULAR BUSINESS.

1. KALPESH RAVAL
7307 AVALON BLVD, ALPHARETTA, GA 30009
2. BRIJESH PATEL
115 THIMBLEBERRY DRIVE, DANVILLE, GA 30534
3. DARSIT PATEL
1046 OLD CANTON RD, MARIETTA, GA 30068
4. VASU PATEL
4655 BLUFFTON CT, CUMMING, GA 30029

20. HAVE YOU HAD ANY LICENSE UNDER THE REGULATORY POWERS OF DAWSON COUNTY DENIED, SUSPENDED, OR REVOKED WITHIN TWO (2) YEARS PRIOR TO THE FILING OF THIS APPLICATION?

N/A

IF SO, GIVE DETAILS:

21. ATTACH PHOTOGRAPH (Front View) TAKEN WITHIN THE PAST YEAR:



NOTE: ATTACH A COPY OF YOUR DRIVER'S LICENSE TO THIS FORM.

STATEMENT OF PERSONAL HISTORY

Before signing this statement, check all answers and explanations to see that you have answered all questions fully and correctly. This statement is to be executed under oath and subject to the penalties of false swearing, and it includes all attachments submitted herewith.

STATE OF GEORGIA, DAWSON COUNTY.

I, JASWINDER SINGH, DO SOLEMNLY SWEAR, SUBJECT TO THE PENALTIES OF FALSE SWEARING, THAT THE STATEMENT AND ANSWERS MADE BY ME AS THE APPLICANT IN THE FOREGOING PERSONAL STATEMENT ARE TRUE AND CORRECT. FURTHER, AS PART OF THE PROCESS RESULTING FROM MY APPLICATION FOR BACKGROUND INVESTIGATION, FOR AN ALCOHOLIC BEVERAGE LICENSE. I HEREBY AUTHORIZE PERSONNEL OF THE DAWSON COUNTY SHERIFF'S DEPARTMENT OR DAWSON COUNTY MARSHAL'S OFFICE TO RECEIVE, VERIFY, AND DISSEMINATE ANY CRIMINAL HISTORY INFORMATION WHICH MAY BE IN THE FILES OF ANY LOCAL, STATE, OR FEDERAL CRIMINAL JUSTICE AGENCY FOR INVESTIGATIVE PURPOSES, DENIAL, OR APPEALS.

Jaswinder Singh

APPLICANT'S SIGNATURE

I HEREBY CERTIFY THAT JASWINDER SINGH SIGNED HIS/HER NAME TO THE FOREGOING APPLICATION STATING TO ME THAT HE/SHE KNEW AND UNDERSTOOD ALL STATEMENTS AND ANSWERS MADE THEREIN, AND UNDER OATH ACTUALLY ADMINISTERED BY ME, HAS SWORN THAT SAID STATEMENTS AND ANSWERS ARE TRUE AND CORRECT.

THIS, THE 28th DAY OF June, 2022

Margaret A Honn

NOTARY PUBLIC



Dawson County, Georgia Board of Commissioners

Private Employer Exemption Affidavit Pursuant To O.C.G.A. § 36-60-6(d)

By executing this affidavit, the undersigned private employer verifies that it is exempt from compliance with O.C.G.A. § 36-60-6, stating affirmatively that the individual, firm or corporation employs fewer than eleven employees and therefore, is not required to register with and/or utilize the federal work authorization program commonly known as E-Verify, or any subsequent replacement program, in accordance with the applicable revisions and deadlines established in O.C.G.A. § 13-10-90.

I hereby declare under penalty of perjury that the foregoing is true and correct.

JAGATS ENTERPRISES INC
Printed Name of Exempt Private Employer

Jaswinder Singh
Signature of Authorized Officer or Agent

JASWINDER SINGH - PRES
Printed Name and Title of Authorized Officer or Agent

Subscribed and Sworn to me in the City of Dawsonville, GA (state) on this
the 28th day of June, 2022

Margaret A Honn
NOTARY PUBLIC

My Commission Expires: 

Date of this notice: 06-13-2022

Employer Identification Number:
88-2763935

Form: SS-4

Number of this notice: CP 575 A

For assistance you may call us at:
1-800-829-4933

JAGATS ENTERPRISES INC
115 THIMBLEBERRY DR
DAWSONVILLE, GA 30534

IF YOU WRITE, ATTACH THE
STUB AT THE END OF THIS NOTICE.

WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN 88-2763935. This EIN will identify you, your business accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

Taxpayers request an EIN for their business. Some taxpayers receive CP575 notices when another person has stolen their identity and are opening a business using their information. If you did **not** apply for this EIN, please contact us at the phone number or address listed on the top of this notice.

When filing tax documents, making payments, or replying to any related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear-off stub and return it to us.

Based on the information received from you or your representative, you must file the following forms by the dates shown.

Form 1120

04/15/2023

If you have questions about the forms or the due dates shown, you can call us at the phone number or write to us at the address shown at the top of this notice. If you need help in determining your annual accounting period (tax year), see Publication 538, *Accounting Periods and Methods*.

We assigned you a tax classification (corporation, partnership, etc.) based on information obtained from you or your representative. It is not a legal determination of your tax classification, and is not binding on the IRS. If you want a legal determination of your tax classification, you may request a private letter ruling from the IRS under the guidelines in Revenue Procedure 2020-1, 2020-1 I.R.B. 1 (or superseding Revenue Procedure for the year at issue). Note: Certain tax classification elections can be requested by filing Form 8832, *Entity Classification Election*. See Form 8832 and its instructions for additional information.

IMPORTANT INFORMATION FOR S CORPORATION ELECTION:

If you intend to elect to file your return as a small business corporation, an election to file a Form 1120-S, U.S. Income Tax Return for an S Corporation, must be made within certain timeframes and the corporation must meet certain tests. All of this information is included in the instructions for Form 2553, Election by a Small Business Corporation.

If you are required to deposit for employment taxes (Forms 941, 943, 940, 944, 945, CT-1, or 1042), excise taxes (Form 720), or income taxes (Form 1120), you will receive a Welcome Package shortly, which includes instructions for making your deposits electronically through the Electronic Federal Tax Payment System (EFTPS). A Personal Identification Number (PIN) for EFTPS will also be sent to you under separate cover. Please activate the PIN once you receive it, even if you have requested the services of a tax professional or representative. For more information about EFTPS, refer to Publication 966, *Electronic Choices to Pay All Your Federal Taxes*. If you need to make a deposit immediately, you will need to make arrangements with your Financial Institution to complete a wire transfer.

The IRS is committed to helping all taxpayers comply with their tax filing obligations. If you need help completing your returns or meeting your tax obligations, Authorized e-file Providers, such as Reporting Agents or other payroll service providers, are available to assist you. Visit www.irs.gov/mefbusproviders for a list of companies that offer IRS e-file for business products and services.

IMPORTANT REMINDERS:

- * Keep a copy of this notice in your permanent records. This notice is issued only one time and the IRS will not be able to generate a duplicate copy for you. You may give a copy of this document to anyone asking for proof of your EIN.
- * Use this EIN and your name exactly as they appear at the top of this notice on all your federal tax forms.
- * Refer to this EIN on your tax-related correspondence and documents.
- * Provide future officers of your organization with a copy of this notice.

Your name control associated with this EIN is JAGA. You will need to provide this information along with your EIN, if you file your returns electronically.

Safeguard your EIN by referring to Publication 4557, *Safeguarding Taxpayer Data: A Guide for Your Business*.

You can get any of the forms or publications mentioned in this letter by visiting our website at www.irs.gov/forms-pubs or by calling 800-TAX-FORM (800-829-3676).

If you have questions about your EIN, you can contact us at the phone number or address listed at the top of this notice. If you write, please tear off the stub at the bottom of this notice and include it with your letter.

Thank you for your cooperation.

DAWSON COUNTY PLANNING AND DEVELOPMENT

ALCOHOL LICENSING

LOCATION & MAILING ADDRESS:

25 JUSTICE WAY, SUITE 2322
DAWSONVILLE, GA 30534

PHONE: 706.344.3500 x 42335

CERTIFIED REPORT OF SURVEY

FOR ALL CONSUMPTION ON PREMISES
AND RETAIL PACKAGE ESTABLISHMENTS

APPLICANT:

JASWINDER SINGH

BUSINESS NAME:

JAGATS ENTERPRISES INC (DBA-ELLIOTT FOOD MART)

ADDRESS OF PREMISES
TO BE LICENSED:

7430 ELLIOTT FAMILY PKWY, DAWSONVILLE, GA 30534

The premises to be licensed must comply with the following minimum distance requirements to comply with the Official Code of Georgia §§ 3-3-2; 3-3-21; Reg. 560-2-2-.32; and the Dawson County Consolidated Alcohol Ordinance.

1. CHURCH BUILDING:

"Church building" means the main structure used by any religious organization for purposes of worship.

The premises to be licensed must be a minimum of **600 feet (200 yards)** from the nearest church building, measured in a straight line from the front door of the licensed facility to the front door of the church building.

County Ordinance References: Article 5 Section 501(A), Article 6 Section 600(B), Article 7 Section 700 (B)

Name and Address
of Nearest Church

GOSHAN BAPTIST CHURCH
1540 GOSHAN CHURCH RD, DAWSONVILLE,

Distance Measured

10.21 MILES

2. SCHOOL BUILDING OR SCHOOL GROUNDS:

"School building or school grounds" shall apply only to state, county, city, or church school buildings and to such buildings at such other schools in which are taught subjects commonly taught in the common schools and colleges of this state and which are public schools or private schools.

The premises to be licensed must be a minimum of **600 feet (200 yards)** from any school, educational building or college, measured in a straight line from the front door of the licensed facility to the front door of the school, educational building or college. County Ordinance References: Article 5 Section 501(A), Article 6 Section 600(B), Article 7 Section 700 (B)

Name and Address
of Nearest School

DAWSON COUNTY JR. HIGH SCHOOL
109 ALLEN STREET, DAWSONVILLE

Distance Measured

19.03 MILES

3. **DAYCARE:**

"Daycare" means any place operated by a person, society, agency, corporation, institution, or group wherein are received for pay for group care for less than 24 hours per day, without transfer of legal custody, children under 18 years of age, and is not accredited as a public or private school (except that centers offering state funded pre-K programs are still considered daycares).

The premises to be licensed must be a minimum of **600 feet (200 yards)** from the nearest daycare, measured in a straight line from the front door of the licensed facility to the front door of the daycare.

County Ordinance References: Article 5 Section 501(A), Article 6 Section 600(B), Article 7 Section 700 (B)

Name and Address of Nearest Daycare WHITE OAK LEARNING ACADEMY
2982 GRIZZLE ROAD
Distance Measured ± 14.28 MILES

4. **ALCOHOL TREATMENT FACILITY:**

"Alcohol treatment facility" means any alcohol treatment center owned and operated by the State or the County government.

The premises to be licensed must be a minimum of **600 feet (200 yards)** from the nearest alcohol treatment facility, measured in a straight line from the front door of the licensed facility to the front door of the alcohol treatment facility.

County Ordinance References: Article 5 Section 501(A), Article 6 Section 600(B), Article 7 Section 700 (B)

Note: The only State or County operated alcohol treatment facility is Dawson County Treatment Court, 189 Highway 53 West, Suite 106, Dawsonville, GA 30534.

Name and Address of Nearest Alcohol Treatment Facility DAWSON COUNTY TREATMENT COURT
189 HIGHWAY 53 WEST, SUITE 106
Distance Measured ± 8.64 MILES

5. **ANOTHER PACKAGE STORE:**

Applies to Package Liquor Stores Only

No license shall be issued under this ordinance for use at a location which is within **one (1) mile (1,760 yards)** of any other business licensed to sell packaged liquor (distilled spirits) at retail. This distance shall be measured in a straight line from the front door of the licensed facility to the front door of the other package store. This restriction shall not apply to any location for which a new license is applied if the retail package sale of distilled spirits was lawful at such location during the 12 months immediately preceding such application. County Ordinance Reference Article 5 Section 501(B)

Name and Address of Nearest Package Liquor Store _____
Distance Measured _____

5. **HOUSING AUTHORITY PROPERTY:**

Applies to Alcohol by the Drink Establishments

There is **NO housing authority property in Dawson County.**

"Housing authority property" means any property containing 300 housing units or fewer owned or operated by a housing authority created under the State Housing Authorities Law.

The premises to be licensed must be a minimum of **600 feet (200 yards)** from the nearest housing authority property, measured in a straight line from the front door of the licensed facility to the front door of the housing authority property. County Ordinance Reference Article 7 Section 700(B)

Name and Address of Nearest Housing Authority Property NONE IN DAWSON COUNTY
Distance Measured _____

Note:

A scale drawing (by a Georgia Registered Land Surveyor/Engineer) of the location of the premises to be licensed, showing the closest prohibited structures and identifying the minimum distance, must be attached hereto.

THE LICENSE APPLICANT COMPLETES THE FOLLOWING CERTIFICATION:

The undersigned certifies that subject location is in compliance or non-compliance with the distance requirements set forth above. I have found: (check one)

The above listed structures are inside the minimum distance restrictions stated above

OR

The premises to be licensed meets the minimum distance requirements for licensing stated above.

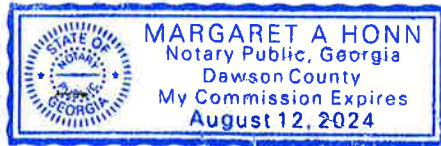
JASWINDER SINGH
Applicant's Printed Name

Jaswinder Singh
Applicant's Signature

06/28/2022
Date of Signature

Margaret A Honn
Notary Signature

6-28-22
Date of Signature



NEAREST CHURCH (±0.21 MILES):
GOSHEN BAPTIST CHURCH
1540 GOSHEN CHURCH ROAD
DAWSONVILLE, GA 30534

NEAREST DAYCARE (±14.28 MILES):
WHITE OAK LEARNING ACADEMY
2982 GRIZZLE ROAD
DAWSONVILLE, GA 30534

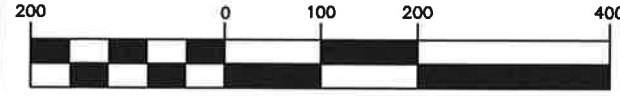
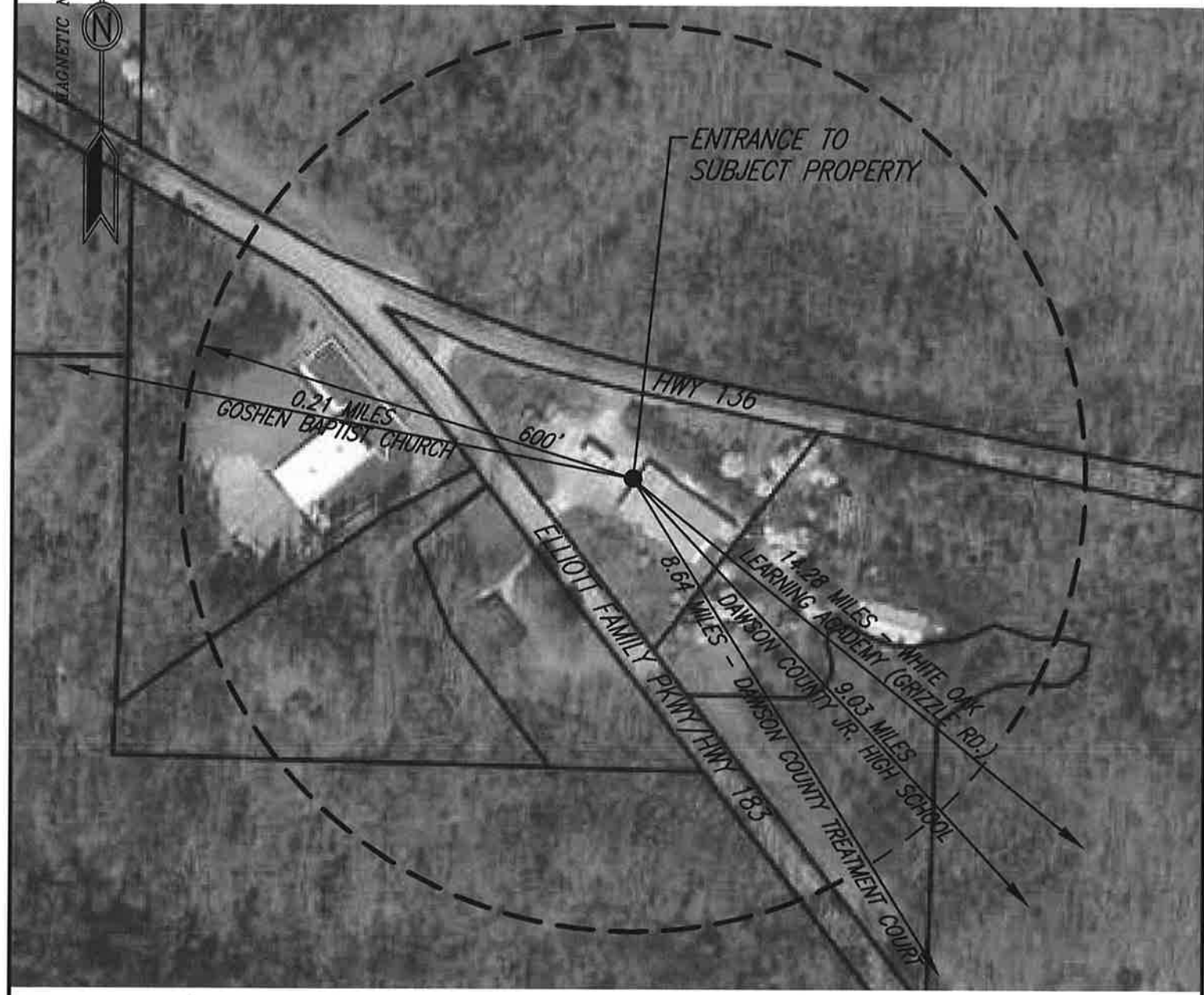
SITE ADDRESS:
7430 ELLIOTT FAMILY PARKWAY
DAWSONVILLE, GA 30534

NEAREST SCHOOL (±9.03 MILES):
DAWSON COUNTY JR. HIGH SCHOOL
109 ALLEN STREET
DAWSONVILLE, GA 30534

NEAREST ALCOHOL TREATMENT FACILITY (±8.64 MILES):
DAWSON COUNTY TREATMENT COURT
189 HIGHWAY 53 WEST, SUITE 106
DAWSONVILLE, GA 30534

TAX PARCEL: 031 025
ZONING: C-HB

MAGNETIC NORTH



(IN FEET)

GRAPHIC SCALE: 1 inch = 200 ft.

BASED ON DISTANCES ALONG A STRAIGHT LINE FROM THE FRONT DOOR OF THE CHURCH, SCHOOL, DAYCARE, AND ALCOHOL TREATMENT FACILITY TO THE FRONT DOOR OF THIS LOCATION, NONE LIE WITHIN 600 FEET OF THIS PROPOSED BUSINESS.

DES DAVIS
ENGINEERING & SURVEYING
133 PROMINENCE CT, 210
DAWSONVILLE, GA 30534
PHONE: (706) 265-1234
FAX: (678) 248-9177
DAVISENGINEERS.COM

ALCOHOL EXHIBIT
7430 ELLIOTT FAMILY PARKWAY
DAWSONVILLE, GA 30534

THIS DRAWING IS FOR THE EXCLUSIVE USE OF THE PARTY NAMED HEREON FOR ALCOHOL PERMIT OR LICENSE APPLICATION PURPOSES ONLY AND DOES NOT EXTEND TO ANY THIRD PARTY WITHOUT A RECERTIFICATION BY DAVIS ENGINEERING & SURVEYING, LLC NAMING THIRD PARTY.



DRAWN BY: **RGB**
DATE: **6/23/2022**
SCALE: **1" = 200'**
SHEET NO. **1 OF 1**
PROJECT NO. **2022-196**

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.

- 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)


Jaswinder Singh 6-28-22
Signature of Applicant Date

JASWINDER SINGH JAYATS ENTERPRISES INC
Printed Name Name of Business

SUBSCRIBED AND SWORN BEFORE ME ON
THIS 28th DAY OF June, 2022

Margaret A Honn Notary Public

My Commission Expires: _____



This affidavit is a State of Georgia requirement that must be completed for initial applications and renewal applications for public benefits as referenced in O.C.G.A § 50-36-1(a)(3). The person who has made application for access to public benefits on behalf of an individual, business, corporation, partnership or other private entity must complete and sign the affidavit and provide a secure and verifiable document.



Dawson County Planning & Development Department
 25 Justice Way, Suite 2322, Dawsonville, GA 30534 (706) 344-3500 x 42335

ALCOHOL BEVERAGE LICENSE

APPLICANT INFORMATION & CHECK LIST

****IMPORTANT**** After being licensed by Dawson County for an Alcoholic Beverage License, you must obtain a state alcohol license before any alcoholic beverage can be served or sold in Dawson County. Contact the Georgia Department of Revenue at (404) 417-4490. *****Provide Copy of State License When Obtained*****

Before any license can be issued, you must contact the following departments for their requirements/inspections:

- | | | |
|--|------------------------|--------------------------------------|
| 1. Planning and Development | (706) 344-3500 x 42335 | Provide Copy of Business License. |
| 2. Fire Department | (706) 344-3666 x 233 | Provide Copy of Inspection Report. |
| 3. Environmental Health Department | (706) 265-2930 | Provide Copy of Inspection Report. |
| 4. Department of Agriculture
(food stores only) | (770) 535-5955 | Provide Copy of Food Sales Est. Lic. |

If your business or proposed business is inside the city limits of Dawsonville, you must apply to the City of Dawsonville for an Alcoholic Beverage License. (706) 265-3256

Please call for an appointment prior to submitting your application for alcoholic beverage license (706) 344-3500 extension 42335. The following information (where applicable) will be required when submitting your application:

- Application Form and all attachments (Form 2):**
 - Certified Check for license fee. **(Payable to Dawson County)**
 - Certified Check for investigative and administrative fee. **(Payable to Dawson County)**
 - Background Check Consent Form **(Applicant for License) (Form 2-C)**
 - * Background Check Consent Form **(Employee Permit) (Form 2-D)**
 - * Registered Agent Consent Form. **(Form 2-A) Optional**
 - For bona fide Private Clubs, attach minutes of annual meeting setting salaries for members, officers, agents or employees.
 - For Partnerships, attach Partnership Agreement.
 - For Corporations or LLC's, attach Articles of Incorporation or Organization.
 - For Corporations or LLC's, attach Certificate of Incorporation or Organization

* If Applicable

Premise/Structure Form and all attachments. (Form 3)
****Call Planning & Development at (706) 344-3500 x42255 for permits and business license requirements.****

- If building is completed, attach copy of detailed floor plan. Also, attach copy of site plan.

- If building is proposed, attach copy of proposed plans and specifications and a building permit for the proposed building.
- Attach Certified Report of Survey (**Form 3-A**) from registered land surveyor or professional engineer.
- Attach certified scale drawing showing location and distance to closest church, school, daycare and alcohol treatment facility. (**See survey form for definitions.**)
- For bona fide eating establishments only, attach copy of menu(s).
- If applicant is a franchise, attach copy of the franchise agreement or contract.
- For grocery & convenience stores, attach Department of Agriculture Food Sales Establishment License.

- Statement of Personal History Form (Form 4)** for sole owner, partners, officers, directors, members and major stockholders of corporations or LLC's and general manager.
 - All individuals required to complete Personal History Form must be fingerprinted in Dawson County or provide fingerprints (2 sets) on Dawson County cards at time of application. Must also complete Background Check Consent Form 2-C.** (Contact Alcohol License Administration at (706) 344-3500 extension 42335 for fingerprinting appointment or to obtain fingerprint cards if fingerprinting is done elsewhere.)
 - Attach Affidavit for Issuance of a Public Benefit.
 - Attach a Secure and Verifiable Document.
 - Attach either a Private Employer Affidavit of Compliance or a Private Employer Exemption Affidavit.
 - Attach copy of Permanent Resident Card and Alien Number (*if applicable*) for all individuals submitting a Personal History Form.
 - Attach copy of current Driver's License or State Identification Card for all individuals submitting a Personal History Form.
 - Attach photograph on last page of Personal History Form.

- Projected Purchases / Projected Gross Sales (Form 5)**
(Consumption on premises-distilled spirits only)

- Excise Tax Reporting Form (Form 6) (to be submitted monthly)**
(Consumption on premises-distilled spirits only)

DAWSON COUNTY PLANNING AND DEVELOPMENT

ALCOHOL LICENSING

Location & Mailing Address:

25 JUSTICE WAY, SUITE 2322
DAWSONVILLE, GA 30534

Phone: 706/344-3500 x 42335

APPLICATION FOR ALCOHOLIC BEVERAGE LICENSE

This application must be signed by the applicant and notarized. Every question must be fully answered with the answer typewritten or printed. If the space provided is not sufficient, answer on a separate sheet and indicate in the space provided that a separate sheet is attached. When completed, the application must be dated, signed, and verified under oath by the applicant and submitted to Planning and Development, together with the license fee(s) and the administrative/investigative fee (separate checks). All fees are payable to Dawson County in certified funds (bank check, certified check, or money order). **The applicant must be not less than 21 years of age.**

NOTICE: Any false answer to any question could result in the denial of a license, or in the event a license is issued, in the revocation or suspension of the license. *****KEEP A COPY OF ALL FORMS SUBMITTED*****

FOR OFFICIAL USE ONLY:

Name of Business: _____

Date Received: _____ License Fee Enclosed: \$ _____

Approved: _____ Denied: _____

State License Number: _____

Local License Number: _____

Administrative/Investigative Fee Enclosed : \$ _____ Advertising Fee Enclosed: \$ _____

1. TYPE OF LICENSE: (check one): NEW AMENDMENT (TRANSFER)
2. ADMINISTRATIVE AND INVESTIGATIVE FEE: \$250.00 (Consumption on Premises)
ADMINISTRATIVE AND INVESTIGATIVE FEE: \$250.00 (Retail Package)
ADMINISTRATIVE AND INVESTIGATIVE FEE: \$250.00 (Transfer of License)
Note: Administrative/Investigative fees may be higher depending on the number of persons for which we conduct a federal and state background check.
ADVERTISING FEE: \$ 40.00 (Distilled Spirits)
(Consumption on Premises & Retail Package)

3. TYPE OF BUSINESS:
- | | |
|--|---|
| <input type="checkbox"/> Bona Fide Eating Establishment | <input type="checkbox"/> Indoor Commercial Recreation Facility |
| <input type="checkbox"/> Super Market | <input type="checkbox"/> Hotel/Motel |
| <input type="checkbox"/> Convenience Store | <input type="checkbox"/> Caterer (must have alcohol by the drink license) |
| <input checked="" type="checkbox"/> Package Liquor Store (see Item 14, Page 5) | <input type="checkbox"/> Other |
- Explain: _____

Will live entertainment be offered? NO If Yes, Explain: _____

APPLICATION FOR ALCOHOLIC BEVERAGE LICENSE

4. **TYPE OF LICENSE AND FEES:**
(Check all that apply)

PAYMENT BY CERTIFIED FUNDS ONLY!!
Note: If license is issued after July 1st, fees are one half.

RETAIL PACKAGE: (Total: Beer - Wine - Distilled Spirits = \$5,800)
(Total: Beer - Wine = \$1,300)

Beer \$650 Wine \$650 Distilled Spirits \$4,500

GROCERY & CONVENIENCE STORES: ATTACH COPY OF DEPT. OF AGRICULTURE FOOD ESTABLISHMENT LICENSE.

RETAIL CONSUMPTION ON PREMISES: (Total: Beer - Wine - Distilled Spirits = \$4,800)
(Total: Beer - Wine = \$1,500)

Distilled Spirits \$3,300 Add'l Fixed Bars # _____ \$ 500 (each bar)
 Beer \$ 750 Movable Bars # _____ \$ 250 (each bar)
 Wine \$ 750

PRIVATE CLUB:

Note: Must obtain a retail consumption on the premises license.

Beer \$750 Wine \$750 Distilled Spirits \$3,300

HOTEL IN-ROOM SERVICE:

Note: Must obtain a retail consumption on the premises license before Hotel In-Service License is issued.

Beer \$750 Wine \$750 Hotel In-Service \$250

SPECIAL EVENT ALCOHOL PERMIT:

Note: Must complete additional Special Event Alcohol Permit Form # 2-B.

\$25 Per Day

5. **BUSINESS**

(a) Business Name: 7430 ELLIOTT INC. DBA ELLIOTT PACKAGE OUTLET

(b) Location: 7430 ELLIOTT FAMILY PKWY (UNIT B)
Street Number Street Name

DAWSONVILLE GIA 30534 _____
City State Zip Code Phone Number

(c) Mailing Address: 7430 ELLIOTT FAMILY PKWY (UNIT B)
For Renewals: Street Number Street Name

DAWSONVILLE GIA 30534 _____
City State Zip Code Phone Number

APPLICATION FOR ALCOHOLIC BEVERAGE LICENSE

6. OWNER:
 (a) Full Name: BRIJESHKUMAR P. PATEL _____
Social Security #

(b) Corporation or LLC Name (if applicable): 7430 ELLIOTT INC. _____

(c) Location: 7430 ELLIOTT FAMILY PKWY. CUNIT B). _____
Street Number Street Name

DAWSONVILLE GA 30534 _____
 City State Zip Code Phone Number

(d) Mailing Address: 7430 ELLIOTT FAMILY PKWY CUNIT B). _____
Street Number Street Name

DAWSONVILLE GA 30534 _____
 City State Zip Code Phone Number

7. REGISTERED AGENT: (Applicant may name a registered agent - attach Registered Agent Consent Form #2-A.)

(a) Full Name: _____
Social Security #

(b) Address: _____
Street Number Street Name

 City State Zip Code Phone Number

8. TYPE OF OWNERSHIP:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Sole Proprietorship | <input type="checkbox"/> Legally Registered Partnership |
| <input type="checkbox"/> Private Held Corporation | <input type="checkbox"/> Public Held Corporation |
| <input type="checkbox"/> Public Held Corporation Subject to S.E.C. Regulations | <input type="checkbox"/> Limited Liability Company |
| <input type="checkbox"/> Other; explain _____ | |

9. FOR PARTNERSHIP ONLY:

(a) Date the Partnership was formed: _____

(b) Attach Partnership Agreement _____

(c) List Partners: _____

Name & Resident Address <small>(Attach separate sheet if necessary)</small>	Social Security Number	G - General L - Limited S - Silent	Interest Investment \$	Participation %

APPLICATION FOR ALCOHOLIC BEVERAGE LICENSE

10. FOR CORPORATION or LLC ONLY: (Attach Articles & Certificate of Incorporation/ Organization)

- (a) Date of Incorporation/Organization: 9/24/21
- (b) Place of Incorporation/Organization: ATLANTA
- (c) State Parent Corporation, if applicable: _____
- (d) Number of Shares of Capital Stock Authorized, if applicable: _____
- (e) Number of Shares of Outstanding Stock, if applicable: _____
- (f) For Corporations or LLC's, list officers, directors, members, and/or principal shareholders with 20% or more of the stock:

Name	Social Security #	Position	Interest %

- (g) Is the corporation owned by a parent corporation or held by a holding company? _____
If yes, explain: _____

11. FOR PRIVATE CLUBS ONLY:

- (a) Date of organization under the laws of the State of Georgia: _____
- (b) State the total number of regular dues paying members: _____
- (c) Is any member, officer, agent, or employee compensated directly or indirectly from the profits of the sale of distilled spirits beyond a fixed salary as established by its members at any annual meeting or by its governing board out of the general revenue of the club?

- (d) **Attach minutes of the annual meeting setting salaries.** For private club, list officers, directors and/or principal shareholders with 20% or more of the stock.

Name	Social Security #	Position

12. FINANCING:

- (a) Bank to be used by business, include branch: _____
- (b) State total amount of capital that is or will be invested in the business by any party or parties: _____
- (c) State total amount of funds invested by the owner: _____
- (d) State total amount of funds invested by parties other than the owner: _____
- (e) If any capital is borrowed:

Name of Lender	Date	Amount	Interest Rate

APPLICATION FOR ALCOHOLIC BEVERAGE LICENSE

13. GENERAL INFORMATION:

(a) Has owner and/or individual partner, shareholder, director, officer or member any interest in any manufacturer or wholesaler of alcoholic beverage? _____

(b) Has owner and/or individual partner, shareholder, director, officer or member received any financial aid or assistance from any manufacturer or wholesaler of alcoholic beverages? _____

(c) If answer is "Yes" to either of immediate foregoing, explain: _____

(d) Show hereunder any and all persons, corporations, partnerships, limited liability companies or associations (other than persons stated herein as owner(s), directors, officers or members) who have received or will receive, as a result of your operation under the requested license, any financial gain or payment derived from any interest or income from the operation. Financial gain or payment shall include payment or gain from any interest in the land, fixtures, building, stock, and any other asset of the proposed operation under the license. In the event any corporation or limited liability company is listed as receiving an interest or income from this operation, show the names of the officers, directors or members of said corporation together with the names of the principal stockholders.

(e) List all other businesses engaged in the sale of alcohol beverages that you the owner, or any individual, partner, shareholder, officer, director or member has interest in, is employed by or is associated with in any way whatsoever, or has had interest in, has been employed by, or has been associated with in the past.

Name	Name or Business	Interest %

14. FOR PACKAGE LIQUOR STORE APPLICANTS: *State of Georgia Regulations*****

The State of Georgia will not issue a State Alcohol License to any person who has more than two (2) retail package liquor licenses. See official language below. Do not apply for a Dawson County License if you already have (or have interest in) two (2) package liquor store licenses in the State of Georgia.

O.C.G.A. 3-4-21 and Regulation 560-2-2-40.

No person shall be issued more than two retail package liquor licenses, nor shall any person be permitted to have a beneficial interest in more than two retail package liquor licenses issued by the Department regardless of the degree of such interest.

For the purposes of explanation and applicability of the Code:

"Beneficial interest" as used here means: when a person holds the retail package liquor license in his own name, or when he has a legal, equitable or other ownership interest in, or has any legally enforceable interest or financial interest in, or derives any economic benefit from, or has control over a retail package liquor business.

The term "person" shall include all members of a retail package liquor dealer licensee's family; and the term "family" shall include any person related to the holder of the license within the first degree of consanguinity and affinity as computed according to the canon law which includes the following: spouse, parents, step-parents, parents-in-law, brothers and sisters, step-brothers and step-sisters, brothers-in-law and sisters-in-law, children, step-children and children-in-law.

Do you currently hold any package liquor licenses in your own name or have a beneficial interest in any package liquor licenses as described above? _____ Yes No If yes, attach a separate sheet listing names, addresses, and license numbers.

APPLICATION FOR ALCOHOLIC BEVERAGE LICENSE

NOTE: Before signing this statement, check all answers and explanations to see that you have answered all questions fully and correctly. This statement is to be executed under oath and subject to the penalties of false swearing, and it includes all attached sheets submitted herewith.

STATE OF GEORGIA, DAWSON COUNTY

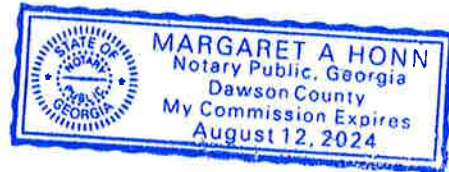
I, Brijesh Patel, DO SOLEMNLY SWEAR, SUBJECT TO THE PENALTIES OF FALSE SWEARING, THAT THE STATEMENTS AND ANSWERS MADE BY ME AS THE APPLICANT IN THE FOREGOING APPLICATION ARE TRUE AND CORRECT.

B Patel
APPLICANT'S SIGNATURE

I HEREBY CERTIFY THAT BRIJESH PATEL SIGNED HIS NAME TO THE FOREGOING APPLICATION STATING TO ME THAT HE KNEW AND UNDERSTOOD ALL STATEMENTS AND ANSWERS MADE THEREIN, AND, UNDER OATH ACTUALLY ADMINISTERED BY ME, HAS SWORN THAT SAID STATEMENTS AND ANSWERS ARE TRUE AND CORRECT.

THIS 28th DAY OF June, 2022.

Margaret A Honn
NOTARY PUBLIC



FOR OFFICIAL USE ONLY:

PLANNING AND DEVELOPMENT REVIEW:

APPLICANT HAS OBTAINED ALL NECESSARY PERMITS AND LICENSES. (Building Permit / Business License)

APPLICANT HAS COMPLETED ALL NECESSARY INSPECTIONS. (Fire Dept. / Health Dept. / Dept. of Agriculture-Retail Package only)

APPLICANT HAS COMPLETED PREMISE & STRUCTURE FORM # 3 AND ATTACHED ALL REQUIRED INFORMATION IN ITEMS 10 through 15.

Date: _____

Planning and Development Director

Planning and Development Director

Planning and Development Director

FOR OFFICIAL USE ONLY:

SHERIFF DEPARTMENT REVIEW:

APPLICANT HAS COMPLETED ALL REQUIREMENTS FOR FEDERAL AND STATE BACKGROUND CHECK AND IS APPROVED FOR THIS APPLICATION PROCESS.

Date: _____

Sheriff

DAWSON COUNTY PLANNING AND DEVELOPMENT

ALCOHOL LICENSING

Location & Mailing Address:

25 JUSTICE WAY, SUITE 2322
DAWSONVILLE, GA 30534

Phone: 706/344-3500 x 42335

STATEMENT OF PERSONAL HISTORY

Instruction: This statement must be typed or neatly printed and executed under oath. Each question must be fully answered. If space provided is not sufficient, answer on a separate sheet and indicate in the space if a separate sheet is attached.

1. NAME: PATEL IBRIJESHKUMAR PRAKASHBHAI
Last First Middle

RESIDENCE: 115 DRIVE
Street Number Street Name

DAWSONVILLE GA 30534
City State Zip Code Telephone Number

2. CHECK: (all that apply)

- Sole Owner/Proprietor Partner: General Limited Silent
 Director Principal Stockholder (20% or more)
 Registered Agent Officer: _____
 Manager Employee: _____

3. TRADE NAME OF BUSINESS FOR WHICH THIS STATEMENT IS MADE:

NAME OF BUSINESS: 7430 ELLIOTT INC. DBA ELLIOTT PACKAGE
OUTLET:

LOCATION: 7430 ELLIOTT FAMILY PKWY
Street Number Street Name P. O. Box

DAWSONVILLE GA 30534
City State Zip Code Telephone Number

4. STATE THE PERCENTAGE OF OWNERSHIP OR INTEREST, IF ANY, IN THIS BUSINESS: _____

100%

5. STATE METHOD AND AMOUNT OF COMPENSATION, IF ANY, DIRECTLY OR INDIRECTLY: _____

N/A

6. DATE OF BIRTH: 06/09/1980 PLACE OF BIRTH: INDIA

SEX: MALE FEMALE RACE: ASIAN

COLOR OF HAIR: BLACK COLOR OF EYES: BROWN

7. U.S. CITIZEN LEGAL PERMANENT RESIDENT QUALIFIED ALIEN OR NON-IMMIGRANT

Requirements:

Affidavit for Issuance of a Public Benefit and a Secure & Verifiable Document
E-Verify Private Employer Affidavit of Compliance or E-Verify Private Employer Exemption Affidavit

STATEMENT OF PERSONAL HISTORY

12. DO YOU HAVE ANY FINANCIAL INTEREST, OR ARE YOU EMPLOYED IN ANY OTHER WHOLESALE OR RETAIL BUSINESS ENGAGED IN DISTILLING, BOTTLING, RECTIFYING, OR SELLING ALCOHOLIC BEVERAGES? N/A.

IF YOUR ANSWER IS "YES" TO NUMBER 12, GIVE NAMES, LOCATIONS, AND AMOUNT OF INTEREST IN EACH: _____

13. HAVE YOU EVER HAD ANY FINANCIAL INTEREST IN AN ALCOHOLIC BEVERAGE BUSINESS THAT WAS DENIED A LICENSE? N/A.

IF SO, GIVE DETAILS: _____

14. HAS ANY ALCOHOLIC BEVERAGE LICENSE IN WHICH YOU HOLD, OR HAVE HELD, ANY FINANCIAL INTEREST OF, OR EMPLOYED, OR HAVE BEEN EMPLOYED, EVER BEEN CITED FOR ANY VIOLATIONS OF THE RULES AND REGULATIONS OF THE STATE REVENUE COMMISSIONER RELATING TO THE SALE AND DISTRIBUTION OF ALCOHOLIC BEVERAGES? N/A.

IF SO, GIVE DETAILS: _____

15. IF DURING THE PAST TEN YEARS YOU HAVE BOUGHT OR SOLD ANY BUSINESS ASSOCIATED WITH ALCOHOL, GIVE DETAILS. (DATE, LICENSE NUMBER, PERSONS, AND CONSIDERATIONS INVOLVED):

N/A.

16. HAVE YOU EVER BEEN DENIED BOND BY A COMMERCIAL SECURITY COMPANY? _____

IF SO, GIVE DETAILS: N/A.

17. ARE YOU A REGISTERED VOTER? Yes. IN WHAT STATE? GA.

18. HAVE YOU EVER BEEN ARRESTED, OR HELD BY FEDERAL, STATE OR OTHER LAW ENFORCEMENT AUTHORITIES, FOR ANY VIOLATION OF ANY FEDERAL LAW, STATE LAW, COUNTY OR MUNICIPAL LAW, REGULATION OR ORDINANCES? (Do not include traffic violations. All other charges must be included even if they were dismissed. Give reason charged or held, date, place where charged and disposition. If no arrest, write no arrest. After last arrest is listed, please write no other arrest):

1. N/A.

2. _____

3. _____

4. _____

STATEMENT OF PERSONAL HISTORY

19. LIST BELOW FOUR REFERENCES (PERSONAL AND BUSINESS). GIVE COMPLETE ADDRESS AND PHONE NUMBER INCLUDING AREA CODE. IF GIVING A BUSINESS REFERENCE, NAME A PERSON AT THE LOCATION TO BE CONTACTED. DO NOT INCLUDE RELATIVES OR EMPLOYERS OR FELLOW EMPLOYEES OF PARTICULAR BUSINESS.

- 1. Jaswinder Singh
7520 Settles Lane, Suwanee, GA 30024
- 2. Kallesh Raval
7307 Avalon Blvd. Alpharetta, GA-30009
- 3. Darsit Patel
1046 Old Canton Rd, Marietta GA - 30068
- 4. Vasu Patel
4655 Bluffton Ct, Cumming, GA 30029

20. HAVE YOU HAD ANY LICENSE UNDER THE REGULATORY POWERS OF DAWSON COUNTY DENIED, SUSPENDED, OR REVOKED WITHIN TWO (2) YEARS PRIOR TO THE FILING OF THIS APPLICATION?

N/A

IF SO, GIVE DETAILS: _____

21. ATTACH PHOTOGRAPH (Front View) TAKEN WITHIN THE PAST YEAR:



NOTE: ATTACH A COPY OF YOUR DRIVER'S LICENSE TO THIS FORM.

STATEMENT OF PERSONAL HISTORY

Before signing this statement, check all answers and explanations to see that you have answered all questions fully and correctly. This statement is to be executed under oath and subject to the penalties of false swearing, and it includes all attachments submitted herewith.

STATE OF GEORGIA, DAWSON COUNTY.

I, Brijesh Patel, DO SOLEMNLY SWEAR, SUBJECT TO THE PENALTIES OF FALSE SWEARING, THAT THE STATEMENT AND ANSWERS MADE BY ME AS THE APPLICANT IN THE FOREGOING PERSONAL STATEMENT ARE TRUE AND CORRECT. FURTHER, AS PART OF THE PROCESS RESULTING FROM MY APPLICATION FOR BACKGROUND INVESTIGATION, FOR AN ALCOHOLIC BEVERAGE LICENSE. I HEREBY AUTHORIZE PERSONNEL OF THE DAWSON COUNTY SHERIFF'S DEPARTMENT OR DAWSON COUNTY MARSHAL'S OFFICE TO RECEIVE, VERIFY, AND DISSEMINATE ANY CRIMINAL HISTORY INFORMATION WHICH MAY BE IN THE FILES OF ANY LOCAL, STATE, OR FEDERAL CRIMINAL JUSTICE AGENCY FOR INVESTIGATIVE PURPOSES, DENIAL, OR APPEALS.

Brijesh Patel
APPLICANT'S SIGNATURE

I HEREBY CERTIFY THAT BRIJESH PATEL SIGNED HIS/HER NAME TO THE FOREGOING APPLICATION STATING TO ME THAT HE/SHE KNEW AND UNDERSTOOD ALL STATEMENTS AND ANSWERS MADE THEREIN, AND UNDER OATH ACTUALLY ADMINISTERED BY ME, HAS SWORN THAT SAID STATEMENTS AND ANSWERS ARE TRUE AND CORRECT.

THIS, THE 28th DAY OF June, 2022

Margaret A Honn
NOTARY PUBLIC



STATE OF GEORGIA

Secretary of State
Corporations Division
313 West Tower
2 Martin Luther King, Jr. Dr.
Atlanta, Georgia 30334-1530

CERTIFICATE OF INCORPORATION

I, **Brad Raffensperger**, the Secretary of State and the Corporation Commissioner of the State of Georgia, hereby certify under the seal of my office that

7430 ELLIOTT INC
a Domestic Profit Corporation

has been duly incorporated under the laws of the State of Georgia on **09/22/2021** by the filing of articles of incorporation in the Office of the Secretary of State and by the paying of fees as provided by Title 14 of the Official Code of Georgia Annotated.

WITNESS my hand and official seal in the City of Atlanta
and the State of Georgia on **09/24/2021**.



Brad Raffensperger

Brad Raffensperger
Secretary of State

ARTICLES OF INCORPORATION

Electronically Filed
Secretary of State
Filing Date: 9/22/2021 12:49:51 PM

BUSINESS INFORMATION

CONTROL NUMBER 21249910
BUSINESS NAME 7430 ELLIOTT INC
BUSINESS TYPE Domestic Profit Corporation
EFFECTIVE DATE 09/22/2021
SHARES 1000

PRINCIPAL OFFICE ADDRESS

ADDRESS 7430 Elliott Family Pkwy, Dawsonville, GA, 30534, USA

REGISTERED AGENT

NAME	ADDRESS	COUNTY
Darsit Patel	5963 union hill rd, canton, GA, 30115, USA	Cherokee

INCORPORATOR(S)

NAME	TITLE	ADDRESS
Darsit J Patel	INCORPORATOR	5963 union hill rd, canton, GA, 30115, USA

OPTIONAL PROVISIONS

THE PRIVATE PROPERTY OF THE STOCK HOLDERS SHALL NOT BE SUBJECT TO THE PAYMENT OF CORPORATE DEBT

AUTHORIZER INFORMATION

AUTHORIZER SIGNATURE Darsit Patel
AUTHORIZER TITLE Incorporator

Date of this notice: 09-27-2021

Employer Identification Number:

Form: SS-4

Number of this notice: CP 575 A

7430 ELLIOTT INC
7430 ELLIOTT FAMILY PKWY
DAWSONVILLE, GA 30543

For assistance you may call us at:
1-800-829-4933

IF YOU WRITE, ATTACH THE
STUB AT THE END OF THIS NOTICE.

WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN 87-2821127. This EIN will identify you, your business accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

When filing tax documents, payments, and related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear off stub and return it to us.

Based on the information received from you or your representative, you must file the following form(s) by the date(s) shown.

Form 1120

04/15/2022

Your Form 11C and/or 730 becomes due the month after your waging starts.

If you have questions about the form(s) or the due date(s) shown, you can call us at the phone number or write to us at the address shown at the top of this notice. If you need help in determining your annual accounting period (tax year), see Publication 538, *Accounting Periods and Methods*.

We assigned you a tax classification based on information obtained from you or your representative. It is not a legal determination of your tax classification, and is not binding on the IRS. If you want a legal determination of your tax classification, you may request a private letter ruling from the IRS under the guidelines in Revenue Procedure 2004-1, 2004-1 I.R.B. 1 (or superseding Revenue Procedure for the year at issue). Note: Certain tax classification elections can be requested by filing Form 8832, *Entity Classification Election*. See Form 8832 and its instructions for additional information.

IMPORTANT INFORMATION FOR S CORPORATION ELECTION:

If you intend to elect to file your return as a small business corporation, an election to file a Form 1120-S must be made within certain timeframes and the corporation must meet certain tests. All of this information is included in the instructions for Form 2553, *Election by a Small Business Corporation*.

If you are required to deposit for employment taxes (Forms 941, 943, 940, 944, 945, CT-1, or 1042), excise taxes (Form 720), or income taxes (Form 1120), you will receive a Welcome Package shortly, which includes instructions for making your deposits electronically through the Electronic Federal Tax Payment System (EFTPS). A Personal Identification Number (PIN) for EFTPS will also be sent to you under separate cover. Please activate the PIN once you receive it, even if you have requested the services of a tax professional or representative. For more information about EFTPS, refer to Publication 966, *Electronic Choices to Pay All Your Federal Taxes*. If you need to make a deposit immediately, you will need to make arrangements with your Financial Institution to complete a wire transfer.

The IRS is committed to helping all taxpayers comply with their tax filing obligations. If you need help completing your returns or meeting your tax obligations, Authorized e-file Providers, such as Reporting Agents (payroll service providers) are available to assist you. Visit the IRS Web site at www.irs.gov for a list of companies that offer IRS e-file for business products and services. The list provides addresses, telephone numbers, and links to their Web sites.

To obtain tax forms and publications, including those referenced in this notice, visit our Web site at www.irs.gov. If you do not have access to the Internet, call 1-800-829-3676 (TTY/TDD 1-800-829-4059) or visit your local IRS office.

IMPORTANT REMINDERS:

- * Keep a copy of this notice in your permanent records. This notice is issued only one time and the IRS will not be able to generate a duplicate copy for you. You may give a copy of this document to anyone asking for proof of your EIN.
- * Use this EIN and your name exactly as they appear at the top of this notice on all your federal tax forms.
- * Refer to this EIN on your tax-related correspondence and documents.

If you have questions about your EIN, you can call us at the phone number or write to us at the address shown at the top of this notice. If you write, please tear off the stub at the bottom of this notice and send it along with your letter. If you do not need to write us, do not complete and return the stub.

Your name control associated with this EIN is 7430. You will need to provide this information, along with your EIN, if you file your returns electronically.

Thank you for your cooperation.

DAWSON COUNTY PLANNING AND DEVELOPMENT

ALCOHOL LICENSING

LOCATION & MAILING ADDRESS:

25 JUSTICE WAY, SUITE 2322
DAWSONVILLE, GA 30534

PHONE: 706.344.3500 x 42335

CERTIFIED REPORT OF SURVEY

FOR ALL CONSUMPTION ON PREMISES
AND RETAIL PACKAGE ESTABLISHMENTS

APPLICANT:

BRIJESHKUMAR P. PATEL.

BUSINESS NAME:

7430 ELLIOTT INC. - BBA ELLIOTT PACKAGE
OUTLET.

ADDRESS OF PREMISES
TO BE LICENSED:

7430 ELLIOTT FAMILY PKWY.
DAWSONVILLE, GA, 30534.

The premises to be licensed must comply with the following minimum distance requirements to comply with the Official Code of Georgia §§ 3-3-2; 3-3-21; Reg. 560-2-2-.32; and the **Dawson County Consolidated Alcohol Ordinance**.

1. CHURCH BUILDING:

"Church building" means the main structure used by any religious organization for purposes of worship.

The premises to be licensed must be a minimum of **600 feet (200 yards)** from the nearest church building, **measured in a straight line from the front door of the licensed facility to the front door of the church building.**

County Ordinance References: Article 5 Section 501(A), Article 6 Section 600(B), Article 7 Section 700 (B)

Name and Address
of Nearest Church

GOSHAN BAPTIST CHURCH.
1540 Goshan Church Rd, DAWSONVILLE.

Distance Measured

± 0.21 Miles.

2. SCHOOL BUILDING OR SCHOOL GROUNDS:

"School building or school grounds" shall apply only to state, county, city, or church school buildings and to such buildings at such other schools in which are taught subjects commonly taught in the common schools and colleges of this state and which are public schools or private schools.

The premises to be licensed must be a minimum of **600 feet (200 yards)** from any school, educational building or college, **measured in a straight line from the front door of the licensed facility to the front door of the school, educational building or college.** County Ordinance References: Article 5 Section 501(A), Article 6 Section 600(B), Article 7 Section 700 (B)

Name and Address
of Nearest School

DAWSON County Jr. High School.
109 Allen Street - DAWSONVILLE.

Distance Measured

± 9.03 Miles.

3. **DAYCARE:**

"Daycare" means any place operated by a person, society, agency, corporation, institution, or group wherein are received for pay for group care for less than 24 hours per day, without transfer of legal custody, children under 18 years of age, and is not accredited as a public or private school (except that centers offering state funded pre-K programs are still considered daycares).

The premises to be licensed must be a minimum of **600 feet (200 yards)** from the nearest daycare, **measured in a straight line from the front door of the licensed facility to the front door of the daycare.**

County Ordinance References: Article 5 Section 501(A), Article 6 Section 600(B), Article 7 Section 700 (B)

Name and Address of Nearest Daycare White Oak Learning Academy.
2992 Grizzle Road.
Distance Measured ± 14.28 Miles.

4. **ALCOHOL TREATMENT FACILITY:**

"Alcohol treatment facility" means any alcohol treatment center owned and operated by the State or the County government.

The premises to be licensed must be a minimum of **600 feet (200 yards)** from the nearest alcohol treatment facility, **measured in a straight line from the front door of the licensed facility to the front door of the alcohol treatment facility.** County Ordinance References: Article 5 Section 501(A), Article 6 Section 600(B), Article 7 Section 700 (B)

Note: The only State or County operated alcohol treatment facility is Dawson County Treatment Court, 189 Highway 53 West, Suite 106, Dawsonville, GA 30534.

Name and Address of Nearest Alcohol Treatment Facility Dawson County treatment court.
189 Highway 53 West, Suite 106.
Distance Measured ± 8.64 Miles.

5. **ANOTHER PACKAGE STORE:**

*****Applies to Package Liquor Stores Only*****

No license shall be issued under this ordinance for use at a location which is within **one (1) mile** (1,760 yards) of any other business licensed to sell packaged liquor (distilled spirits) at retail. This distance shall be **measured in a straight line from the front door of the licensed facility to the front door of the other package store.** This restriction shall not apply to any location for which a new license is applied if the retail package sale of distilled spirits was lawful at such location during the 12 months immediately preceding such application. County Ordinance Reference Article 5 Section 501(B)

Name and Address of Nearest Package Liquor Store _____
Distance Measured _____

5. **HOUSING AUTHORITY PROPERTY:**

*****Applies to Alcohol by the Drink Establishments*****

There is NO housing authority property in Dawson County.

"Housing authority property" means any property containing 300 housing units or fewer owned or operated by a housing authority created under the State Housing Authorities Law.

The premises to be licensed must be a minimum of **600 feet (200 yards)** from the nearest housing authority property, **measured in a straight line from the front door of the licensed facility to the front door of the housing authority property.** County Ordinance Reference Article 7 Section 700(B)

Name and Address of Nearest Housing Authority Property NONE IN DAWSON COUNTY
Distance Measured _____

Note:

A scale drawing (by a Georgia Registered Land Surveyor/Engineer) of the location of the premises to be licensed, showing the closest prohibited structures and identifying the minimum distance, must be attached hereto.

THE LICENSE APPLICANT COMPLETES THE FOLLOWING CERTIFICATION:

The undersigned certifies that subject location is in compliance or non-compliance with the distance requirements set forth above. I have found: (check one)

The above listed structures are inside the minimum distance restrictions stated above

OR

The premises to be licensed meets the minimum distance requirements for licensing stated above.

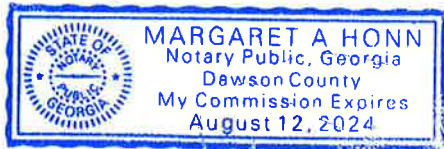
Brijesh Patel
Applicant's Printed Name

BPPatel
Applicant's Signature

6/28/22
Date of Signature

Margaret A Honn
Notary Signature

6-28-22
Date of Signature



NEAREST CHURCH (±0.21 MILES):
 GOSHEN BAPTIST CHURCH
 1540 GOSHEN CHURCH ROAD
 DAWSONVILLE, GA 30534

NEAREST SCHOOL (±9.03 MILES):
 DAWSON COUNTY JR. HIGH SCHOOL
 109 ALLEN STREET
 DAWSONVILLE, GA 30534

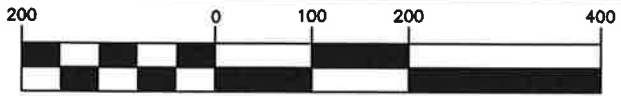
NEAREST DAYCARE (±14.28 MILES):
 WHITE OAK LEARNING ACADEMY
 2982 GRIZZLE ROAD
 DAWSONVILLE, GA 30534

NEAREST ALCOHOL TREATMENT FACILITY (±8.64 MILES):
 DAWSON COUNTY TREATMENT COURT
 189 HIGHWAY 53 WEST, SUITE 106
 DAWSONVILLE, GA 30534

SITE ADDRESS:
 7430 ELLIOTT FAMILY PARKWAY
 DAWSONVILLE, GA 30534

TAX PARCEL: 031 025
 ZONING: C-HB

MAGNETIC NORTH



(IN FEET)

GRAPHIC SCALE: 1 inch = 200 ft.

BASED ON DISTANCES ALONG A STRAIGHT LINE FROM THE FRONT DOOR OF THE CHURCH, SCHOOL, DAYCARE, AND ALCOHOL TREATMENT FACILITY TO THE FRONT DOOR OF THIS LOCATION, NONE LIE WITHIN 600 FEET OF THIS PROPOSED BUSINESS.

DES DAVIS
 ENGINEERING & SURVEYING
 133 PROMINENCE CT, 210
 DAWSONVILLE, GA 30534
 PHONE: (706) 265-1234
 FAX: (678) 248-9177
 DAVISENGINEERS.COM

ALCOHOL EXHIBIT

7430 ELLIOTT FAMILY PARKWAY
 DAWSONVILLE, GA 30534

THIS DRAWING IS FOR THE EXCLUSIVE USE OF THE PARTY NAMED HEREON FOR ALCOHOL PERMIT OR LICENSE APPLICATION PURPOSES ONLY AND DOES NOT EXTEND TO ANY THIRD PARTY WITHOUT CERTIFICATION BY DAVIS ENGINEERING & SURVEYING, LLC AND THIRD PARTY.



DRAWN BY: RGB
 DATE: 6/23/2022
 SCALE: 1" = 200'
 SHEET NO. 1 OF 1
 PROJECT NO. 2022-196

Dawson County, Georgia Board of Commissioners

Private Employer Exemption Affidavit Pursuant To O.C.G.A. § 36-60-6(d)

By executing this affidavit, the undersigned private employer verifies that it is exempt from compliance with O.C.G.A. § 36-60-6, stating affirmatively that the individual, firm or corporation employs fewer than eleven employees and therefore, is not required to register with and/or utilize the federal work authorization program commonly known as E-Verify, or any subsequent replacement program, in accordance with the applicable revisions and deadlines established in O.C.G.A. § 13-10-90.

I hereby declare under penalty of perjury that the foregoing is true and correct.

7430 ELLIOTT INC.
Printed Name of Exempt Private Employer

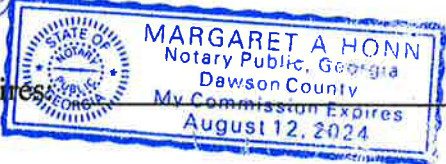
✓ [Signature]
Signature of Authorized Officer or Agent

BRIJESH PATEL - PRES
Printed Name and Title of Authorized Officer or Agent

Subscribed and Sworn to me in the City of Dawsonville, GA (state) on this
the 28th day of June, 2022.

[Signature]
NOTARY PUBLIC

My Commission Expires _____



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.

- 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)

[Signature] 6-28-22
Signature of Applicant Date

BRIJESH PATEL 7430 ELLIOTT INC
Printed Name Name of Business

SUBSCRIBED AND SWORN BEFORE ME ON
THIS 28 DAY OF June, 2022

Margaret A Honn Notary Public

My Commission Expires:


This affidavit is a State of Georgia requirement that must be completed for initial applications and renewal applications for public benefits as referenced in O.C.G.A § 50-36-1(a)(3). The person who has made application for access to public benefits on behalf of an individual, business, corporation, partnership or other private entity must complete and sign the affidavit and provide a secure and verifiable document.

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

Current Use of Property: VACANT/UNDEVELOPED

Any prior rezoning requests for property? yes if yes, please provide rezoning case #: ZA 20-08

*****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? YES (yes/no)

If yes, what section? NORTH

SURROUNDING PROPERTY ZONING CLASSIFICATION:

North RA South RA, R-1, R-2 East C-HB, C-CB West RA

Future Land Use Map Designation: PLANNED RESIDENTIAL COMMUNITY

Access to the development will be provided from:

Road Name: GA HWY 400 AND LUMPKIN Type of Surface: HEAVY DUTY ASPHALT
CAMPGROUND ROAD

REQUESTED ACTION & DETAILS OF PROPOSED USE

Rezoning to: MUV- MIXED-USE Special Use Permit for: _____
VILLAGE

Proposed Use: SINGLE-FAMILY DETACHED LOTS, MULTI-FAMILY UNITS, ATTACHED HOMES, OFFICE,
INDUSTRIAL, COMMERCIAL AND RETAIL

Existing Utilities: Water Sewer Gas Electric

Proposed Utilities: Water Sewer Gas Electric

RESIDENTIAL

No. of Lots: 986 TOTAL UNITS:
586 SFD LOTS Minimum Lot Size: SFA TH: 1800 SF (acres) No. of Units: _____
100 SFA TOWNHOMES
300 MF UNITS SFD: 4800-6000 SF

Minimum Heated Floor Area: _____ sq. ft. Density/Acre: 1.88 UPA

Type: Apartments Condominiums Townhomes Single-family Other

Is an Amenity Area proposed: YES; if yes, what? FULL AMENITY AREAS FOR SFD AND MF
PODS

COMMERCIAL & INDUSTRIAL

Building area: 300,000+ TOTAL SQUARE FEET No. of Parking Spaces: TBD
45,000 SQFT OF OFFICE/INDUSTRIAL SPACE
30,000 SQFT OF COMMERCIAL SPACE
250,000 SQFT OF INDUSTRIAL SPACE

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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 10/7/2021

Witness 

Date 10/07/2021

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.

SOCIETY

10/8/2021

Dawson County Planning & Development
25 Justice Way
Dawsonville, Georgia 30354

Re: **Letter of Intent**
Lumpkin Campground Road @ GA 400 ±518.274 Acres
Planners and Engineers Collaborative, Inc. Project No. 18232.01

Dear Planning and Zoning officials,

This rezoning application is being submitted on behalf of the applicant and developer. This application proposes to rezone the approximately 518.274-acre property located at the northwestern corner of Lumpkin Campground Road and GA 400 from R-A (Residential Agricultural), RPC (Residential Planned Community), C-HB (Highway Business Commercial), C-PCD (Commercial Planned Comprehensive Development District) and C-OI (Commercial Office Institutional District) to MUV-Mixed Use Village. This rezoning would facilitate the creation of a new, mixed-use development consisting of a variety of residential, commercial, recreational, and office uses.

The approximately 518.274-acre property is comprised of six separate tracts with the following parcel ID numbers: 104 065, 112 013, 112 018, 112 019, 112 109, 113 057 002. The requested rezoning would consolidate the six tracts to under one singular zoning district (MUV) to facilitate the complex mixed-use project.

Existing Conditions:

The uses surrounding the property include:

- North: two local churches; south of Grant Road
- East: local churches, and single family homes; bounded by GA 400
- South: detached single-family homes, some commercial uses
- West: largely undeveloped land; bounded by the Etowah River

As it currently exists, the property is mostly undeveloped with the exception of a small structure and some existing disturbance on the site. The Etowah River forms the westerly border of the site, and several smaller streams run through the site in a generally north-south orientation. Streams that are identified as perennial on the site are subject to stream buffers; the site plan is designed to work around the streams and natural topography of the site. The large scale of the project enables this flexibility in design.

Proposed Development

The proposed development consists of eight 'pods' lettered A-H which would vary in size and land use. In total, there are 586 single-family lots, 300 multi-family housing units, approximately 40,000 square feet of commercial/retail, approximately 110,000 square feet of flexible office and medical office space, and 250,000 square feet of light industrial uses proposed on the site.

Pods A-D consist of the non-residential and multi-family uses.

Pod A is near the intersection of Lumpkin Campground Road and GA 400, and would be where nearly 40,000 square feet of the proposed retail/commercial uses would be located.

Pod B would consist of the flex office/light industrial space, along the northern-edge of the GA 400 frontage.

Pod C would be located off of the GA 400 right-of-way (separated by a stream), and would consist of a 250,000-square foot, rear-single-load industrial facility.



Pod D would be set behind Pod A (within walking distance), and would include flexible office and medical office space.

Pod E would include approximately 300 units of multi-family housing with its own amenity space.

Pods F through H are set back off of GA 400 and Lumpkin Campground Road, and are slated for the lower-density residential component of the development. The single-family residential component would gain access from Lumpkin Campground Road and would have its own master amenity area. In total, there would be 586 single-family detached lots proposed for these pods, and 100 single-family attached townhomes. The layout of these pods would follow the natural terrain and features of the site, including the many streams criss-crossing the property.

Zoning Rationale

The applicant is of the opinion that the proposed rezoning is appropriate for the collection of parcels above-mentioned in this letter for several reasons. First, property constitutes an extremely large area that is located on a prime thoroughfare frontage (GA 400, yet has remained undeveloped under its current zoning for decades. This is partly because the land has a much weaker value zoned for agricultural uses, due to the difficult terrain (at the foothills of the Appalachian Mountains) and the numerous streams onsite.

As noted above, the property has prime frontage on GA 400, and the use of the property should reflect this apt location. The current zoning does not currently match the future land use designation of the site, which is Planned Residential Community. The rear portion of the proposed mixed-use development would consist substantially of planned residences that would match this land use designation. The proposed mixed use frontage of the site would match the future land uses of similar sites along GA 400 to the north, which all have future land use designations of Mixed Use Village and Commercial Highway Business. This proposal would provide a better linkage between these future land uses than the current agricultural zoning does. Additionally, the commercial-to-multi-family-to-single-family lots is a reasonable transition in land use intensity moving west from GA 400 to the Etowah River Corridor.

Conclusion

The applicant and owner respectfully request that the Dawson County Board of Commissioners, Planning Commission and Planning Staff approve and support the Applicant's request to allow for the rezoning of this property to Mixed-Use Village. This would facilitate the development of a new, mixed-use community that would contribute to the advancement of the purpose and intent of the Dawson County comprehensive plan.

The developer and their representatives welcome the opportunity to meet with all interested parties and representatives.

Sincerely,

Planners and Engineers Collaborative, Inc.

Kenneth J. Wood, P.E., LEED AP
President

For the Firm

kjw/ht/dp

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>112 098 008</u>	1. KEITH JOHN PAGEL	334 BRIGHTS WAY
TMP <u>112 098 009</u>	2. DANIEL POISSON	340 BRIGHTS WAY
TMP <u>112 098 010</u>	3. MATTHEW DEVENY	366 BRIGHTS WAY
TMP <u>112 098 011</u>	4. DANA W PETERS	444 BRIGHTS WAY
TMP <u>112 098 035</u>	5. BRIAN BRANTLY	650 BRIGHTS WAY
TMP <u>112 098 015</u>	6. THOMAS MATSON	645 BRIGHTS WAY
TMP <u>112 108</u>	7. RICHARD RAY	5235 HWY 53 E
TMP <u>112 023</u>	8. JEFFREY PARKER	5211 HWY 53 E
TMP <u>112 023 001</u>	9. RICHARD RAY	5211 HWY 53 E
TMP <u>104 067 001</u>	10. QUING ZHANG	RIVERVIEW DRIVE
TMP <u>104 067 002</u>	11. QUING ZHANG	46 RIVERVIEW DRIVE
TMP <u>104 067 003</u>	12. DAVID CLARK	56 RIVERVIEW DRIVE
TMP <u>104 067 006</u>	13. WILLIAM MINOR	126 RIVERVIEW DRIVE
TMP <u>104 067 008</u>	14. HAROLD LINK	162 RIVERVIEW DRIVE
TMP <u>104 067 009</u>	15. JOHN P BIANCHINI	188 RIVERVIEW DRIVE

Use additional sheets if necessary.



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****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>104 067 010</u>	1. TERRY T BURCH	189 RIVERVIEW DRIVE
TMP _____	2. _____	_____
TMP <u>104 067</u>	3. CHESATEE LLC	NO ADDRESS GIVEN
TMP _____	4. _____	_____
TMP _____	5. _____	_____
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.

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TMP <u>104 067 009</u>	15. JOHN P BIANCHINI	188 RIVERVIEW DRIVE

Use additional sheets if necessary.

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 acknowledgement shall be public record.

Applicant Signature: [Signature]

Applicant Printed Name: FOX CREEK PROPERTIES, INC.

Application Number: _____

Date Signed: 10/7/2021

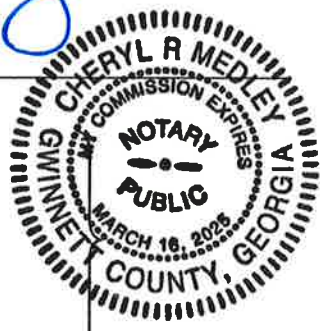
Sworn and subscribed before me

this 7th day of October, 2021.

[Signature]
Notary Public

My Commission Expires: _____

{
Notary Public Seal



21 OCT 8 11:56 AM

PROPERTY OWNER AUTHORIZATION

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

PARCEL IDs: 112 109

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: FOX CREEK PROPERTIES, INC.

Signature of applicant or agent: [Signature] Date: 10-7-21

Printed Name of Owner(s): BARRY CONNER

Signature of Owner(s): [Signature] Date: 10-7-21

Mailing address: _____

City, State, Zip: _____

Telephone Number: Listed _____
Unlisted _____

Sworn and subscribed before me this 7 day of October, 2021.

Nikki Verrill
Notary Public

My Commission Expires: 1-16-23



(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.)

2021 OCT 10 11:54 AM

PROPERTY OWNER AUTHORIZATION

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

PARCEL IDs: 113 057 002, 112 013, 112 018

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: FOX CREEK PROPERTIES, INC.

Signature of applicant or agent: [Signature] Date: 10-7-21

Printed Name of Owner(s): AMERICA'S HOME PLACE, INC.

Signature of Owner(s): [Signature] Date: 10-7-21

Mailing address: _____

City, State, Zip: _____

Telephone Number: Listed _____
Unlisted _____

Sworn and subscribed before me this 7 day of October, 2021.

[Signature]
Notary Public

My Commission Expires: 1-10-23



(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.)

113 057 002

PROPERTY OWNER AUTHORIZATION

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

PARCEL IDs: 112 019, 104 065

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: FOX CREEK PROPERTIES, INC.

Signature of applicant or agent: [Signature] Date: 10-7-21

Printed Name of Owner(s): PUMPKIN CAMPGROUND ROAD, LLC

Signature of Owner(s): [Signature] Date: 10-7-21

Mailing address: _____

City, State, Zip: _____

Telephone Number: Listed _____
Unlisted _____

Sworn and subscribed before me this 7 day of October, 2021.

[Signature]
Notary Public

My Commission Expires: 1-10-23



(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.)

NOTARY PUBLIC



ETOWAH BLUFFS

TOWNSHIP

COMMERCIAL AND ACTIVITY HUB

THE PRESERVE

SINGLE-FAMILY RESIDENTIAL LIVING

REVISED JAN 2022



ETOWAH BLUFFS ABOUT THE DEVELOPER

Mission Statement

Fox Creek Properties, in our conscientious attention to the environment's sustainability, is dedicated to becoming the premier leader of land development, advisory and management services in the land acquisition industry. Honoring our promises and commitments, we continuously strive to distinguish ourselves by maintaining the highest level of professionalism and integrity.

Co-Founders

The founding team of Fox Creek Properties is experienced in all aspects of land development. The team offers expertise in funding, marketing, construction, market analysis, mitigation banking, stream bank restoration, and has extensive backgrounds in banking and accounting. Fox-creek Properties is extremely proud of our team of experts. We offer a wide range of expertise in site and environmental analysis, land acquisition, planning and design of development.

Residential and Land Development

In 1993, Fox Creek's residential home division consisted of two companies with less than 10 employees building 70 homes per year. By 2013, this division had grown to four companies with over 100 employees building over 460 homes per year. This growth was critical to retaining the competitive nature of these companies in the marketplace as the home building industry in metropolitan Atlanta became more sophisticated and learned to weather economic recessions. However, two of these companies are still considered lower volume, custom builders that focus on serving smaller, niche markets throughout Atlanta including more "in town" locations.

Fox Creek is committed to the highest quality construction, rivaled only by our commitment to truly happy home owners.

Since 1993, Fox Creek has developed over 25,000 residential lots in over 60 communities. These activities have helped to serve the growing need for housing in every county north of I-20 in metropolitan Atlanta.





Research from the University of Georgia helps us understand why the proposed project is a beneficial economic proposition for Dawson County.

Building for Success

According to Dr. Jeffrey Dorfman, professor of Agriculture and Applied Economics at the University of Georgia, many counties believe that growth and development automatically means increasing the residential tax base, but this is not necessarily the case. The key to fiscal success on a municipal level is revenues growing faster than expenditures. However, different types of land uses generate different revenues.

Revenue for Each \$1 of Government

Expenditures:

- Residential: \$0.87
 - Commercial/Industrial: \$3.45
 - Farm/Forest/Open: \$2.70*
- (*this doesn't take into account land in Conservation Use. Much of Dawson County's forest is government owned so there are no revenues collected by the County)

The Real Cost of Low-Density Residential

The above figures indicate that nationally, residential development actually has a small net “taking” (a \$0.13 dollar-for-dollar loss on each government dollar spent) while the others are net revenue generators. Additionally, research shows that different types of housing have vastly different ‘break even’ quantities—or the number of units

that must be constructed to offset the above-mentioned loss in revenues. For example, using the above figures, a subdivision with large single-family lots averaging 2-acres each would need 285 individual lots to simply break-even (generate tax revenues equivalent to the government expenditure to develop and service those lots). Conversely, it would only require 80 single-family small lots (of 1/3rd acre size), or 42 multi-family units to break-even. Development beyond this, on average, represents profit, not loss, for local governments.

The research makes it clear that variety in residential development will ultimately ease the long-term fiscal burden on the municipality. To achieve this, it is essential to shift policy to permit a variety of housing types to accommodate a broad market of buyers and renters.

Benefits of Commercial Development

Unlike residential uses, which constitute a small dollar-for-dollar loss on government expenditures, commercial uses tend to generate approximately \$3.45 for every \$1 government dollar spent. This makes these uses desirable from a purely financial standpoint.

However, in addition to tax revenues, commercial, office, retail, and industrial uses are also major generators for jobs. Research from NC State revealed that approximately 31% of workers in the rural South work in a different county than where they live. The best way to combat this phenomenon, and draw back the local workforce is to increase local employment opportunities, by creating and constructing a centralized employment hub, across a variety of sectors.

The Bottom Line:

In Dawson County, commercial and industrial uses have grown at the slowest rates of any use group (by land acre), while residential uses have continued to account for a much higher proportion of land uses in the County. This distribution of land uses has surely resulted in a disparity between potential tax revenues to be collected, and actual collected revenues. This disparity leads to a vicious cycle wherein utilities are overburdened and under-funded, which stymies growth. To sustain and promote healthy, financially sound growth in the County, the policy must accommodate these uses. The research makes it clear: in

**ETOWAH BLUFFS
ECONOMIC
BENEFIT**



order to ensure fiscal health, future development must be balanced, not only in land uses, but also in land use intensity.

Keys to Balanced Growth

If increasing housing stock alone isn't the key to increased tax revenues, then what else can municipalities do? Fortunately, a blueprint for such balanced growth already exists. Methods of maximizing space, leveraging existing resources, and increasing revenues include: concentrating land use density and intensity where it already exists (infill development), utilizing existing infrastructure and making upgrades (instead of extending to more remote places), and avoiding leapfrog development. Additionally, providing a mixture of land uses—particularly, providing for commercial, retail, and office space, and not just residential uses—will help offset the net costs of housing.

Etowah Bluffs' Consistency with Research and Comprehensive Plan

Research shows that consistently following a County's long-range Comprehensive Plan leads to an expected 27% increase in employment over five years. The proposal for Etowah Bluffs is largely consistent with the Future Land Use map in the Comprehensive Plan, since the site's two future land use designations are Residential Town and Office Professional. However, the proposal expands on these land use designations, by adding space for a variety of commercial, retail, and light industrial spaces, in addition to the already permitted office uses, thereby expanding the flexibility and economic potential of the site. Additionally, the housing types proposed run the gamut from multi-family to single-family, which again, support a broad range of users as encouraged by the Comprehensive Plan.

In Dawson County, most residential listings are under contract within two weeks, and close in less than 60 days. This means that inventory in the County is low. Residential demand is far outpacing supply, particularly in the “missing middle” grade of housing. Therefore, something must be done to increase the housing supply. The Preserve at Etowah Bluffs works to solve this problem by providing high quality housing in a variety of sizes.

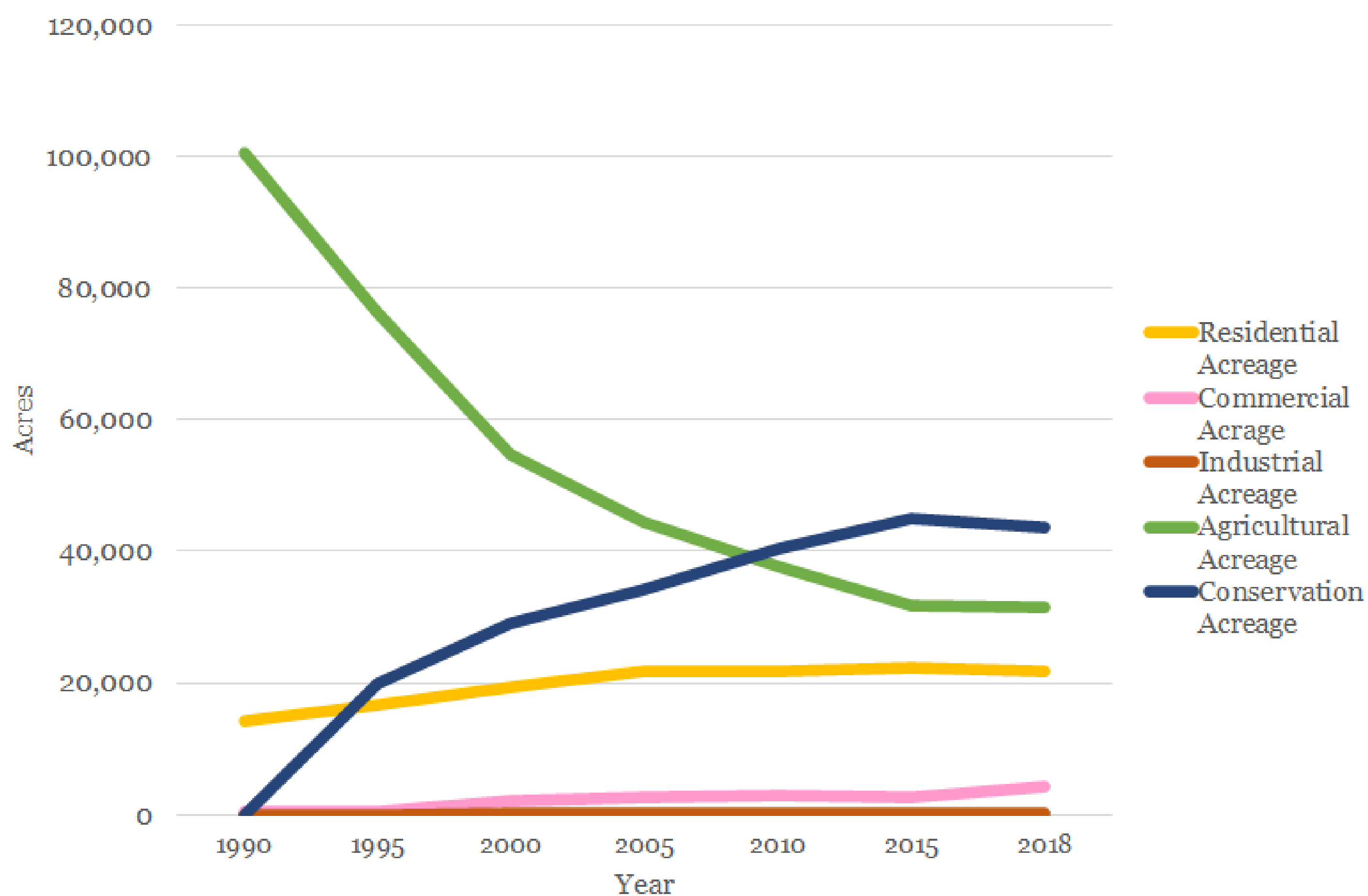
The Township at Etowah Bluffs proposal eases the need to commute out of the County for work. This not only keeps residents (and their disposable income) in the County, but it would also attract workers from outside of the County as well.

Conclusion

Etowah Bluffs presents a unique opportunity to seize on an underdeveloped site along a major regional thoroughfare. This site has incredible visibility from the road, with the potential to become a centralized workforce hub, while providing housing for a broad spectrum of residents. The development is an example of sustainable, balanced growth that would not only provide jobs and housing for the residents of Dawson County, but would enact a virtuous cycle to sustain those jobs and housing, by generating tax revenues.

ETOWAH BLUFFS ECONOMIC BENEFIT

**Dawson County Land Use Trends
1990 - 2018**



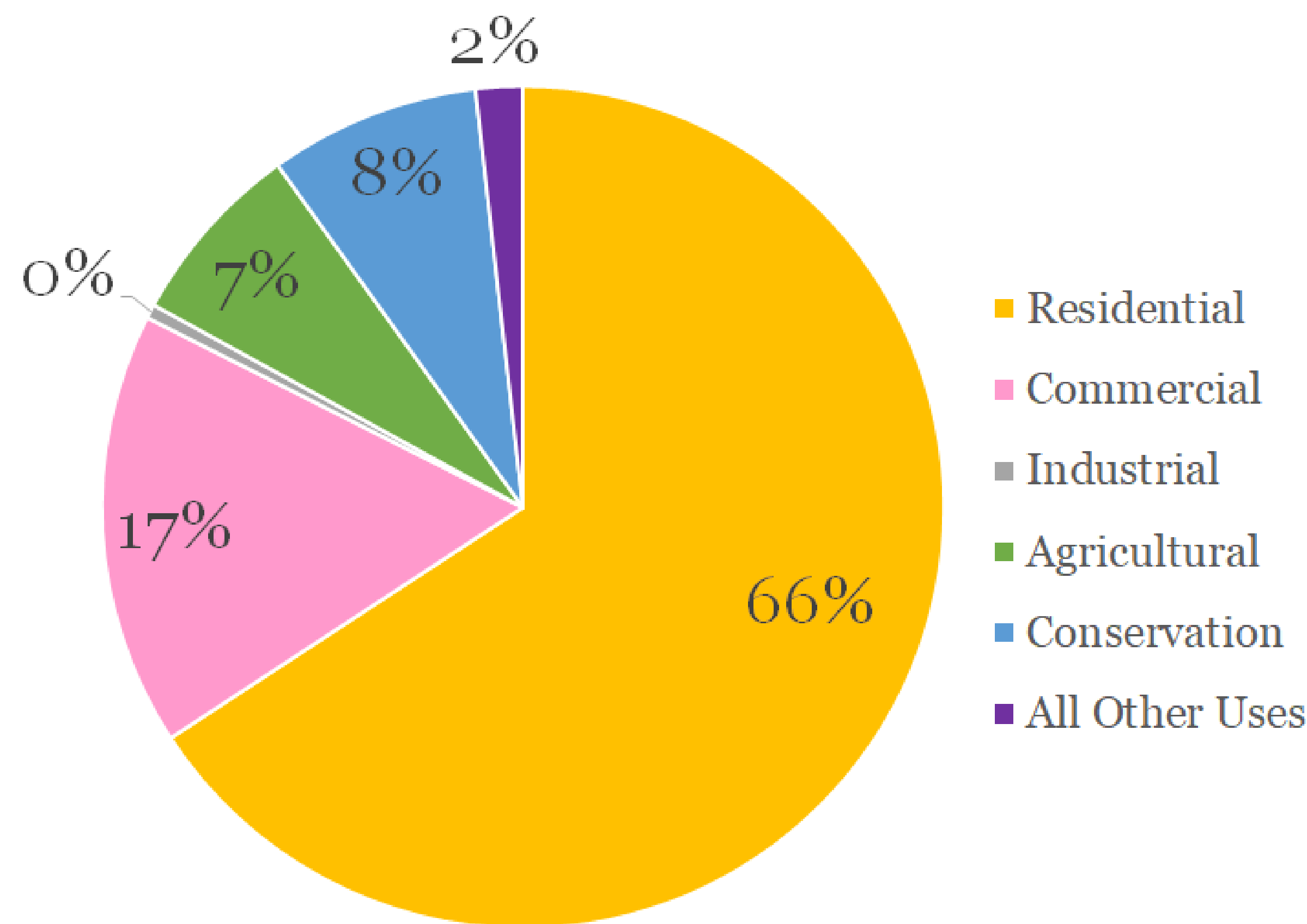
LEFT: Total acreage of land uses in Dawson County, 1990 to 2018.

Data source: Dawson County Chamber of Commerce.

RIGHT: A breakdown of the Dawson County property tax revenues by land use (2018).

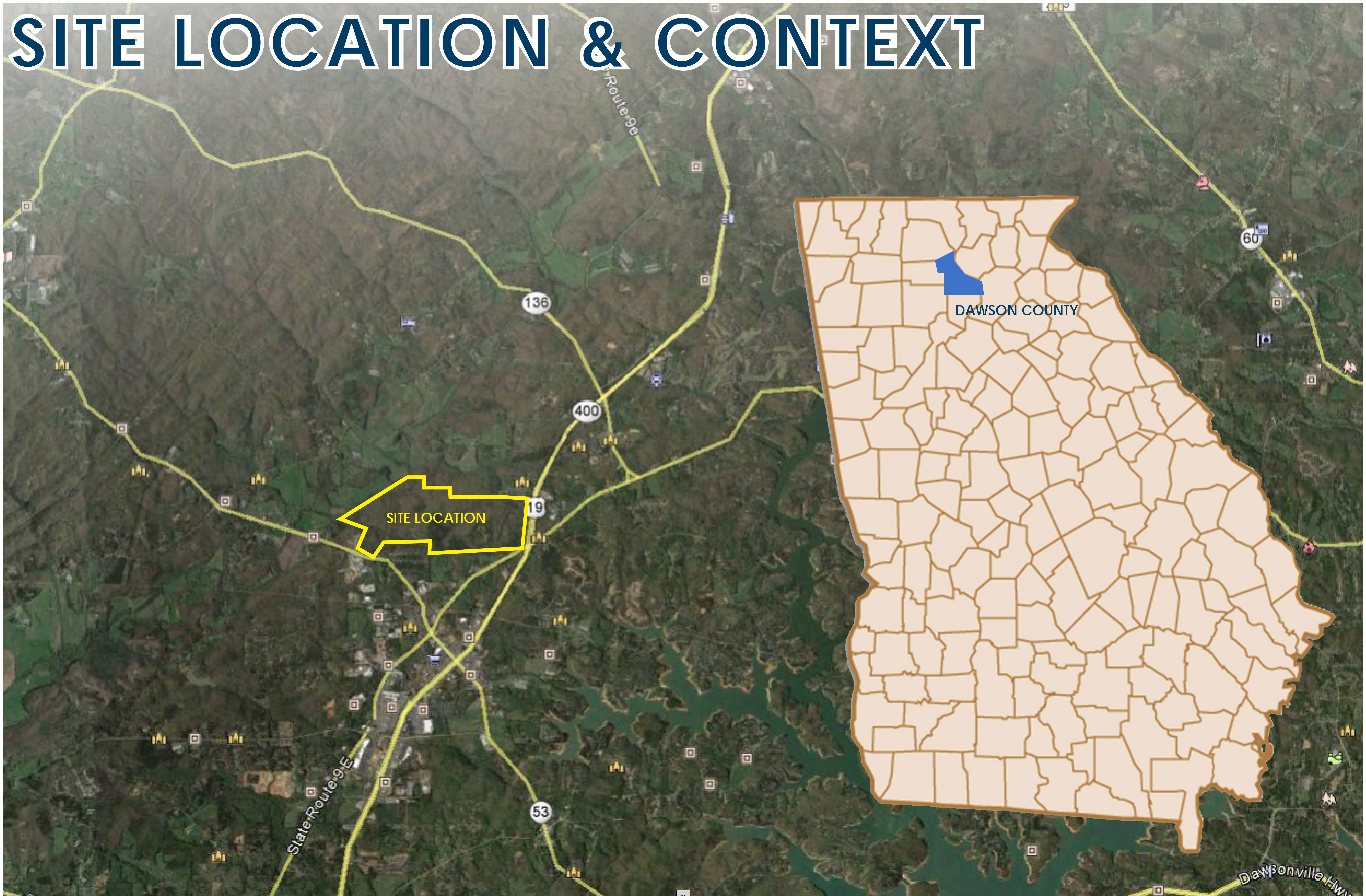
Data source: Dawson County Chamber of Commerce.

2018 Dawson County Property Tax Collections



Source: Georgia Department of Revenue 2018 Tax Digest Consolidated Summary

SITE LOCATION & CONTEXT



SITE LOCATION



ETOWAH RIVER

GRANT ROAD

SITE LOCATION

HWY 53

GA 400/ US 19

LUMPKIN
CAMPGROUND ROAD

HWY 53

ETOWAH BLUFFS PROJECT LOCATION



Ideal Location

The project is located along the northeast intersection of Highway 53, Lumpkin Campground Road (State Route 9), and US Highway 19/GA-400. The Etowah River forms the northwestern property line.

The project is perfectly situated less than one mile north of the Dawson Village shopping center, North Georgia Premium Outlets and the Dawson Crossroads shopping center, on either side of Highway 19.

The site is located approximately five miles east downtown Dawsonville, and about 13 miles north of Cumming in Forsyth County.

The site is nestled in the foothills of the Appalachian Mountains, and is within 15 miles of both the Chattahoochie National Forest and the Dawson Forest.





DAWSON COUNTY PUBLIC POLICY

Current Zoning

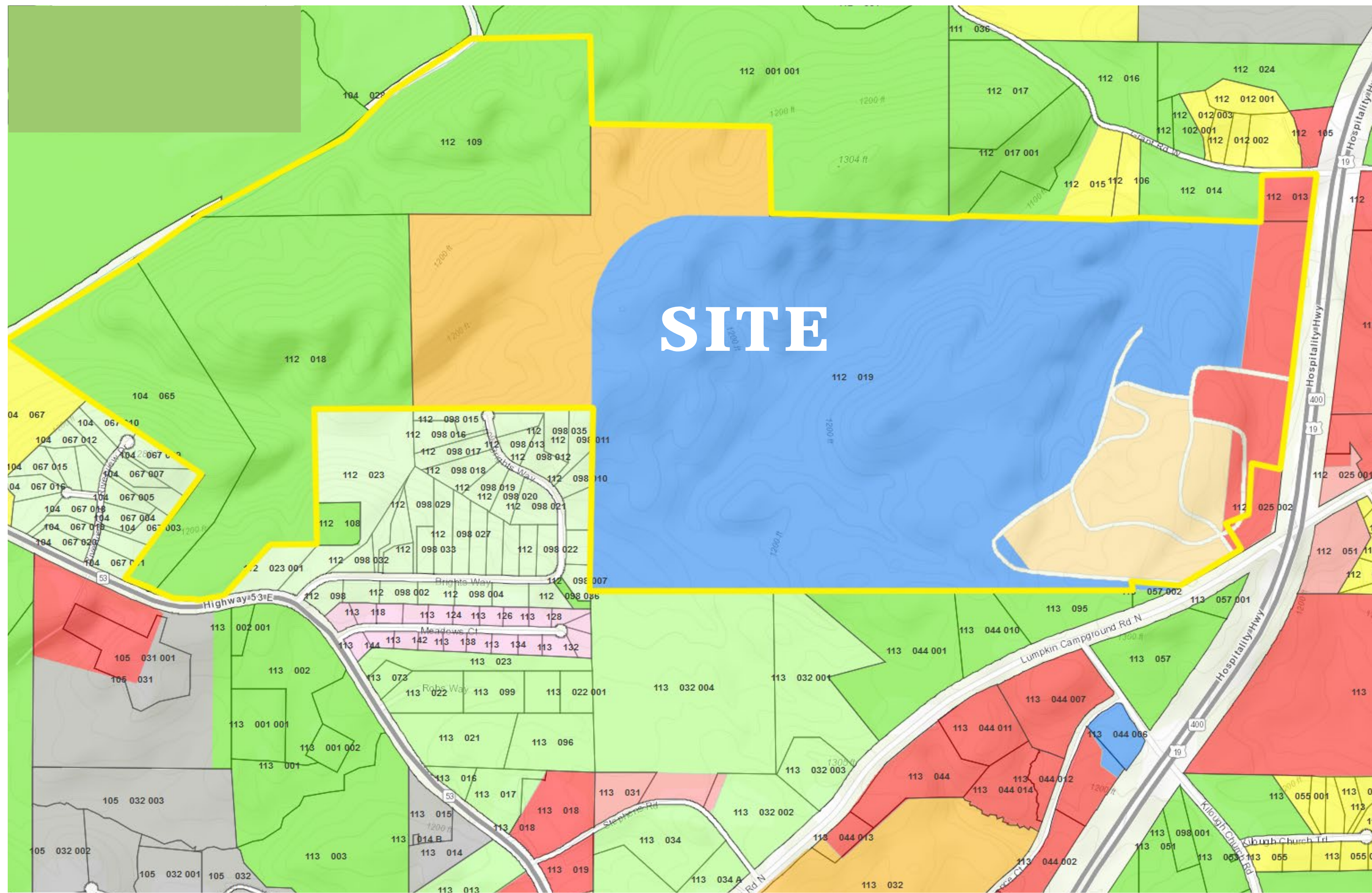
The site currently has several zoning designations: Residential Agricultural (RA), Residential Planned Community (RPC), Office/Institutional (C-OI), Planned Comprehensive Development (C-PCD), and Highway Business (C-HB).

Future Land Use


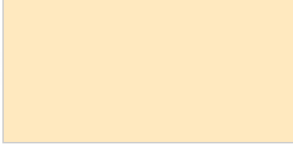

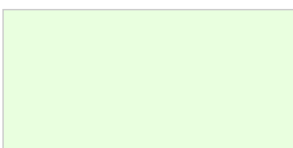
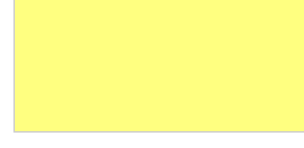
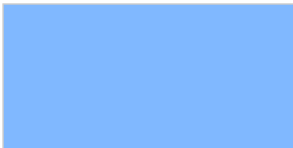




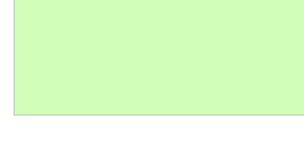






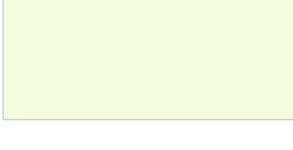

The site also has two future land use designations: Residential Town and Office Professional.

Proposed Zoning

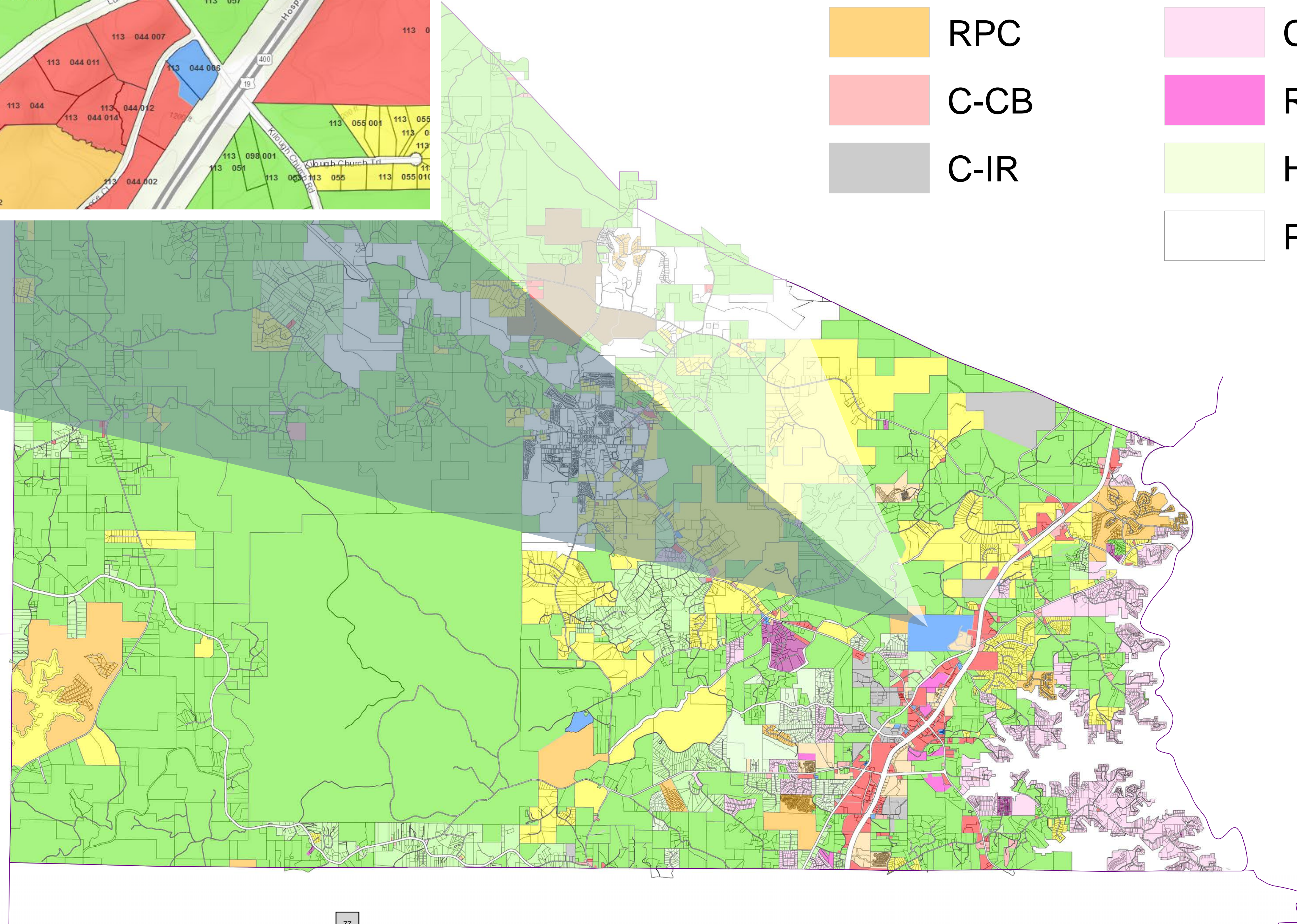
The Etowah Bluffs proposal—comprising both The Township and The Preserve at Etowah Bluffs—consists of 518 acres zoned entirely Mixed Use Village.



Legend

	County_Line		C-PCD
	RA		RS
	RSR		C-OI
	VCR		VC
	C-HB		MUV
	RSRMM		CT
	RPC		C-RB
	C-CB		RMF
	C-IR		HD
			Parcels

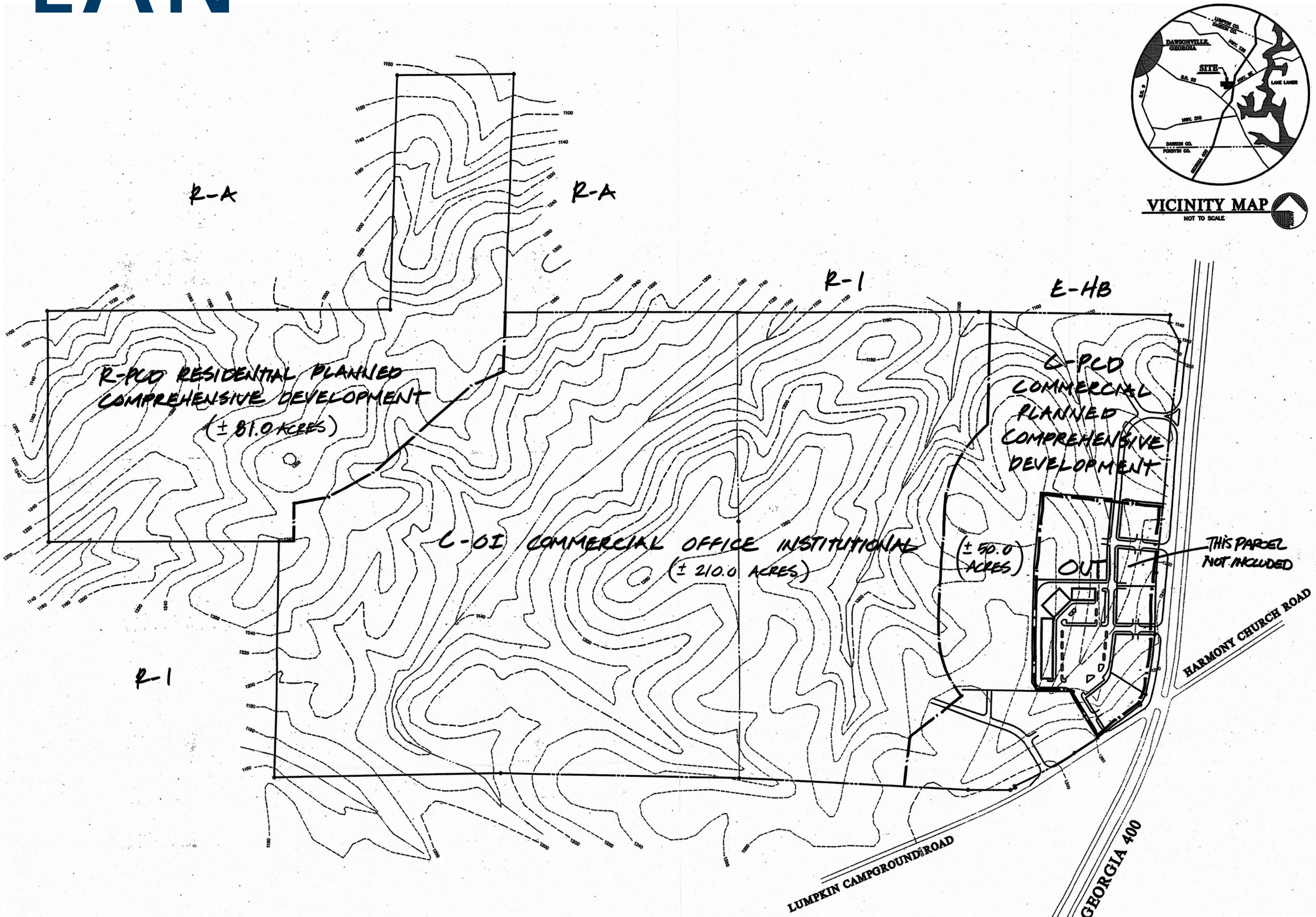
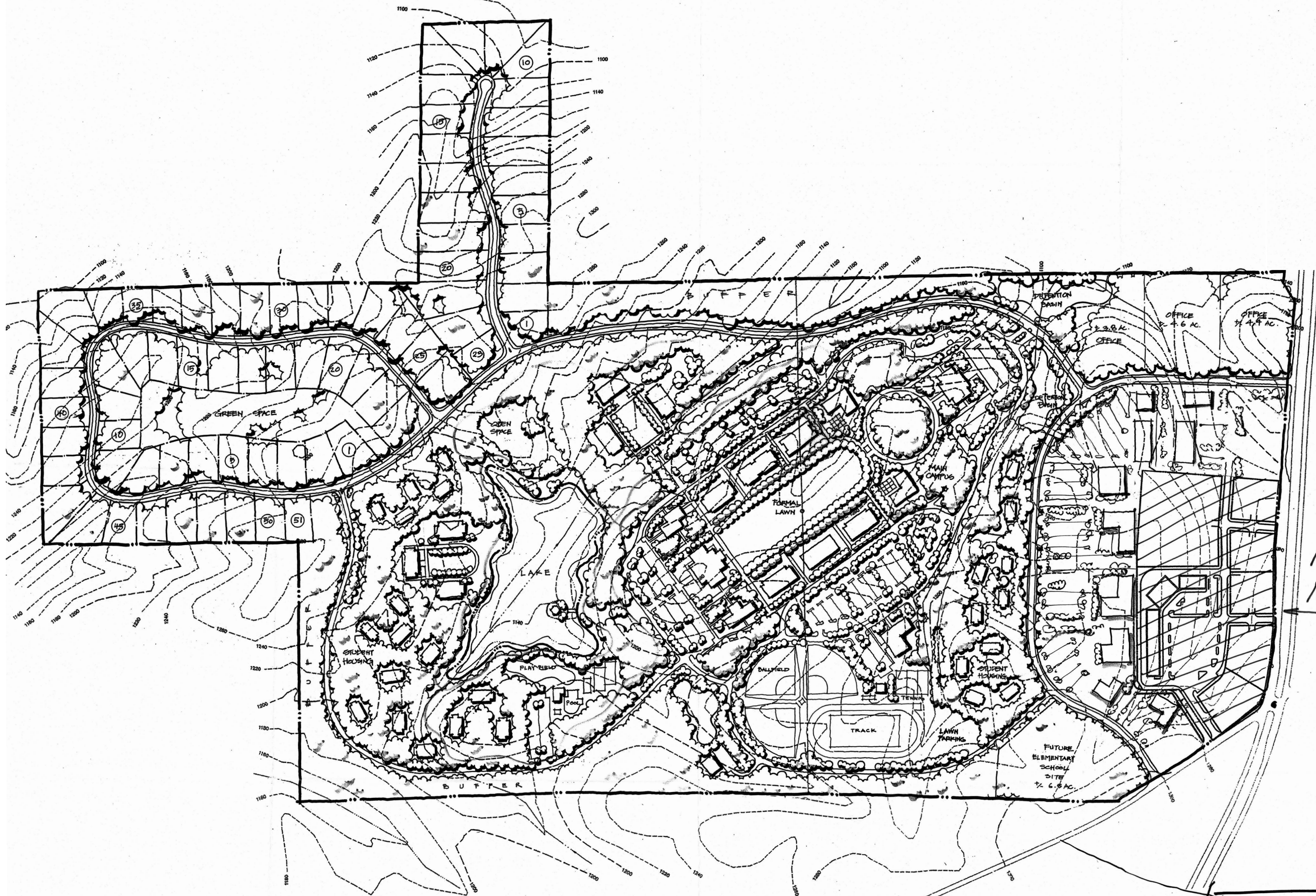
DAWSON COUNTY ZONING



CURRENT ZONING SITE PLAN

APPROVED NOVEMBER 2000

In November of 2000, 340 acres of the site were rezoned to C-OI, R-PCD, and C-PCD for the purpose of the future development of a college with campus, living area, and business offices. The site was proposed to be developed over the course of 50 years, and was originally slated to include the college institutional buildings, 50 single-family housing units, a hotel, apartments, and retail stores. The original plans only included a 60-foot wide buffer around the entire perimeter of the property.



LEFT: The approved rezoning site plan from November, 2000. The plan shows the original college campus layout with the residential development in the northwestern corner of the site, and the commercial/hotel component along GA 400.

ABOVE: The approved site plan shown in terms of land use and zoning.

PLAN COMPARISON

CURRENT ZONING PLAN VS. PROPOSED ZONING PLAN

Plan Comparison Narrative

The ‘current’ zoning plan, also known as the ‘approved’ zoning plan was approved by the Dawson County Board of Commissioners in November, 2000. The original intent of the site was for it to be developed as Southern Catholic College campus, with student housing, a hotel, a commercial/retail component, institutional buildings, and a 50-lot subdivision toward the northwestern corner of the site.

The original plan only covered approximately 340 acres. The approved zoning conditions provide more insight about the extent of the development; it would be developed in three phases over the course of 50 years, filling out more space once the enrollment of students increased year over year. The total build-out was estimated to be valued at about \$400 million dollars.

The proposed zoning site plan, also known as Etowah Bluffs, differs from the current zoning plan in a few ways. First, the site comprises over 500 acres, extending all the way back to the Etowah River, from GA 400 and Lumpkin Campground Road. The entire site would be zoned MUV (Mixed-Use Village) instead of the various zoning districts that were approved with the 2000 plan (see table for comparison). Additionally, the build-out timeframe for Etowah Bluffs would be only around 10 years.

It is difficult to compare the two projects on a square-footage basis alone, because many elements of the original Southern Catholic were vague, according to the originally-approved site plan and the BOC minutes. However, the plans did include apartment-style housing for the student body (approximately 2,000 students targeted for enrollment), as well as 50 single-family detached lots. Although it is unclear how many apartment units the Southern Catholic plan included, assuming at least half of the student body lived on campus, and one room was shared by two students, then there would be at least 500 apartment-style units for student housing constructed. The proposed Etowah Bluffs plan includes a total of 986 units, of which 586 would be single-family detached. Only 300 units of the proposed housing in Etowah Bluffs would be multi-family, and the provided units would be Class-A, upscale units, as opposed to student dormitories. The total overall residential density in Etowah Bluffs would be only 1.88 units per acre, which is less than what is permitted

Development Standards	Current Zoning Site Plan	Proposed Zoning Site Plan (after build-out)
Site Acreage	340 acres	518.274 acres
Zoning Districts used	C-OI, R-PCD, C-PCD	Mixed-Use Village (MUV)
Est. Build Out Value	\$400 Million	\$400 Million
Est. Build Out Timing	50 years	10 years
Est. Annual Tax Revenue	Minimal/\$0-Non-profit facility	\$2 million/year (after build-out)
Residential Units Total	Unclear	986 units
Single-family detached	50 units	586 lots
Single-family attached	None	100 homes
Multi-family/apartments	Housing for 2000 students	300 units
Overall Residential Density	Unclear	1.88 UPA
Office/Institutional Square Footage	80-acre town center	44,420 square feet
Commercial Square Footage		30,000 square feet
Industrial Square Footage		250,000 square feet
Hotel Space		Not currently a planned use within this development
Buffer	60-foot buffer around perimeter; 80 feet along major thoroughfares	50-foot minimum, entire perimeter + conservation space

by the MUV district.

Perhaps the biggest difference between the two plans is the emphasis on a mix of commercial uses. While the current zoning plan allowed for ‘town-center style commercial,’ the plan and the BOC minutes are unclear about exactly how much space was proposed, and what uses would be permitted. The plan shows approximately 80 acres reserved for commercial space, which would also include room for a 250-key hotel.

The Etowah Bluffs plan reiterates the University of Georgia’s findings on the need for balance in sustainable growth by placing an equal

emphasis on the commercial component of the site plan. The unique ‘village green’ style commercial would encompass 30,000 square feet of commercial/retail/restaurant space alone. The plan also includes 44,000+ square feet of flexible office and professional space, in addition to 250,000 square feet of light industrial space.

The larger area of the Etowah Bluffs plan (518 acres) enables this variety in land uses that is proven to provide balanced and sustainable growth in exurban municipalities. Finally, the land use intensity on-site is further balanced with over 200 acres of preservation space (two thirds the size of the current plan area!).

LAND USE COMPARISON

COMPREHENSIVE PLAN

Land Use	Description	Number of Units or Square Footage	Density or Intensity	General Range of Land Area Needed (acres)	Range of % Total Land Area in Activity Center
Detached (cluster) homes	Fee-simple lots	0-1500 units	2.8 units per acre overall	158-340	32-34%
Townhouses/attached condominiums	Freestanding	200-1000 units	2.8 units per acre overall	25-125	5-13%
Apartments/condominiums, 650 – 1850 square feet per unit, 1250 square feet average	2 nd & 3 rd floors of mixed-use buildings	100-300 units	125,000-375,000 square feet	Included with employment	
Employment uses: Office, retail, service, restaurants, civic, institutional	In mixed-use building or freestanding	150,000 - 250,000 square feet		7-20	1-2%
Parking structure(s) for employment uses and apartments/condominiums	65%-100% of spaces for	815-2080 spaces	1 per 300 square feet	10-25	2%-3%
Landscaping, parks, recreation, open space	30% of Total			150-300	30%
Miscellaneous	10% of total			50-100	10%
Roads	20% of total			100-200	20%
TOTAL (acres)				500-1000	100%

ETOWAH BLUFFS LAND USE BREAKDOWN				
LAND USE	DESCRIPTION	RANGE OF % TOTAL LAND AREA IN ACTIVITY CENTER (PER COMP PLAN)	TOTAL % OF LAND AREA (PER SITE PLAN)	LAND AREA OF USE PROPOSED (ACRES)
DETACHED HOMES	Fee simple lots	32% - 34%	17%	88.9
TOWNHOUSES/ ATTACHED CONDOMINIUMS	Freestanding	5% - 13%	1%	5.86
APARTMENTS	Buildings only	1% -2%	1%	2.7
EMPLOYMENT USES	Buildings only		2%	8.4
LANDSCAPING/ PARKS/RECREATION /OPEN SPACE	All remaining site area	30%	69%	356.64
ROADS & PARKING FOR EMPLOYMENT & APARTMENTS	All paved lanes, circulation, parking spaces, and garages	23%	7%	36.5
MISC.	Stormwater ponds		3%	15.77
OUTPARCEL FOR PUBLIC USE		10%	1%	3.5
TOTAL SITE AREA	518.274	100%	100%	518.274

Land Use Comparison: Comprehensive Plan vs. Proposed Zoning Plan

The above tables show the target land use breakdown for the Mixed Use Village District in Dawson County (specified in the most recent Comprehensive Plan; left) and the proposed land use breakdown for Etowah Bluffs (right).

The target land use breakdown provides ballpark acreages and site percentages of each land use for sites ranging in size from 500 to 1,000 acres.

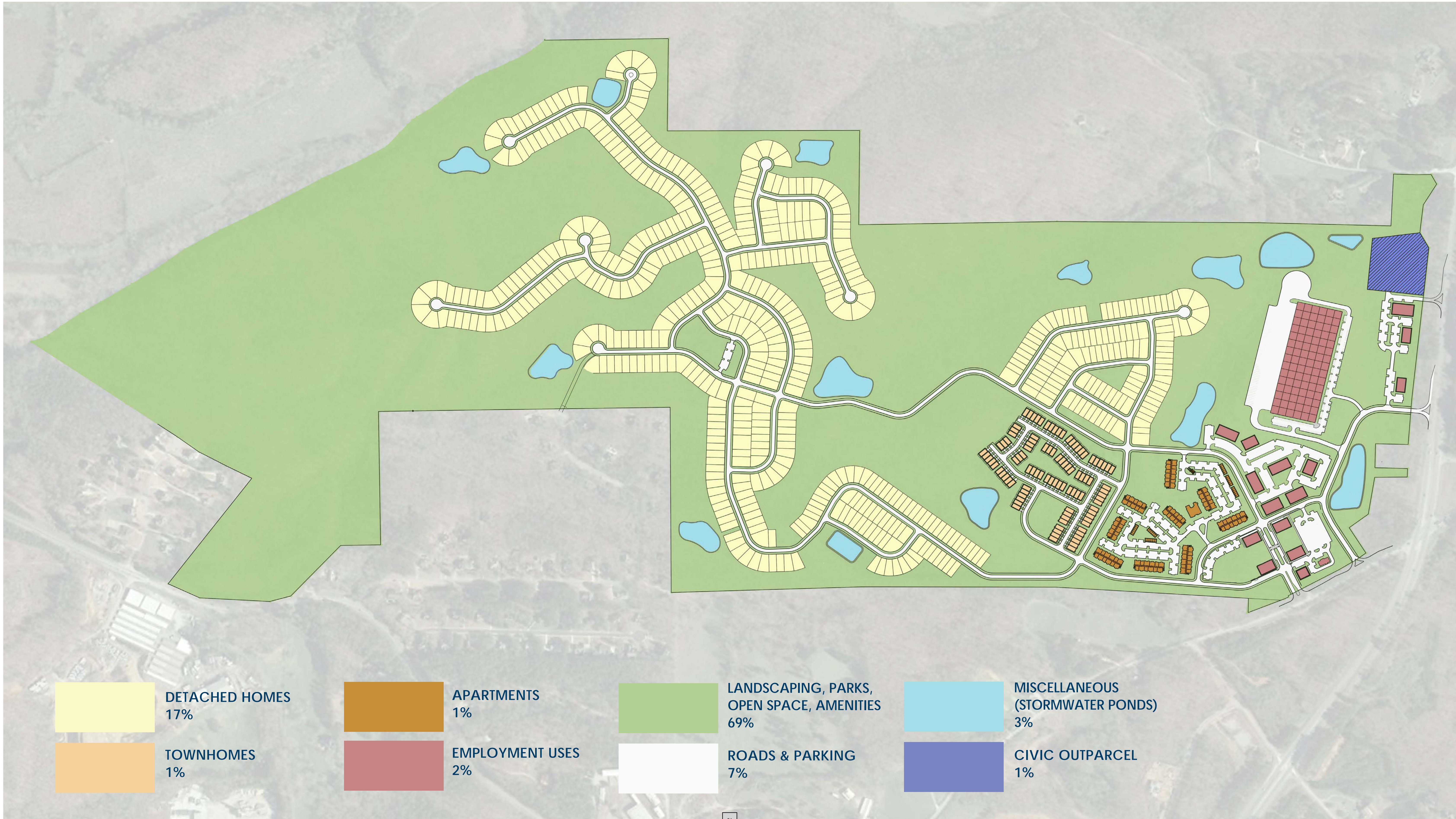
In general, the proposed land use breakdown of the proposed Etowah Bluffs site plan is aligned with the breakdown specified in the Comprehensive Plan. The biggest difference between the Etowah Bluffs and the Comprehensive Plan land use breakdowns is the amount of space allotted for landscaping, parks, recreation, amenities, and open space. The Comprehensive Plan calls for 30 percent of the site area to be set aside for these uses, however, the Etowah Bluffs site plan proposes more than double that percentage for the same uses. This is largely attributed to the significant area of the site left completely undisturbed for conservation uses, in addition to the areas

left for landscaping, amenities, and usable open space. Other uses are largely in or under target range, which, again, can be explained by the disproportionately large amount of space reserved for conservation or open space.

The following pages show the percentage of each land use specified in the Comprehensive Plan as they are proposed for Etowah Bluffs.

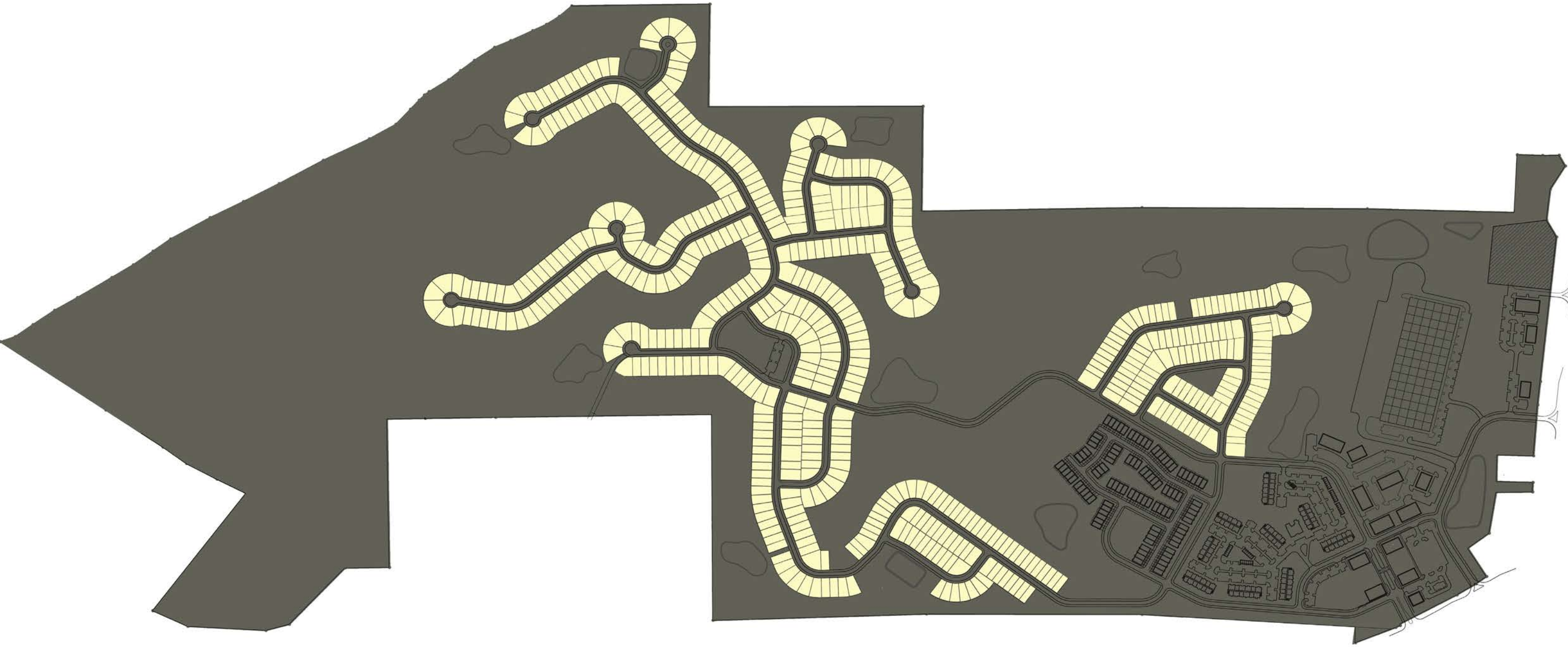
LAND USE BREAK DOWN

PROPOSED PLAN

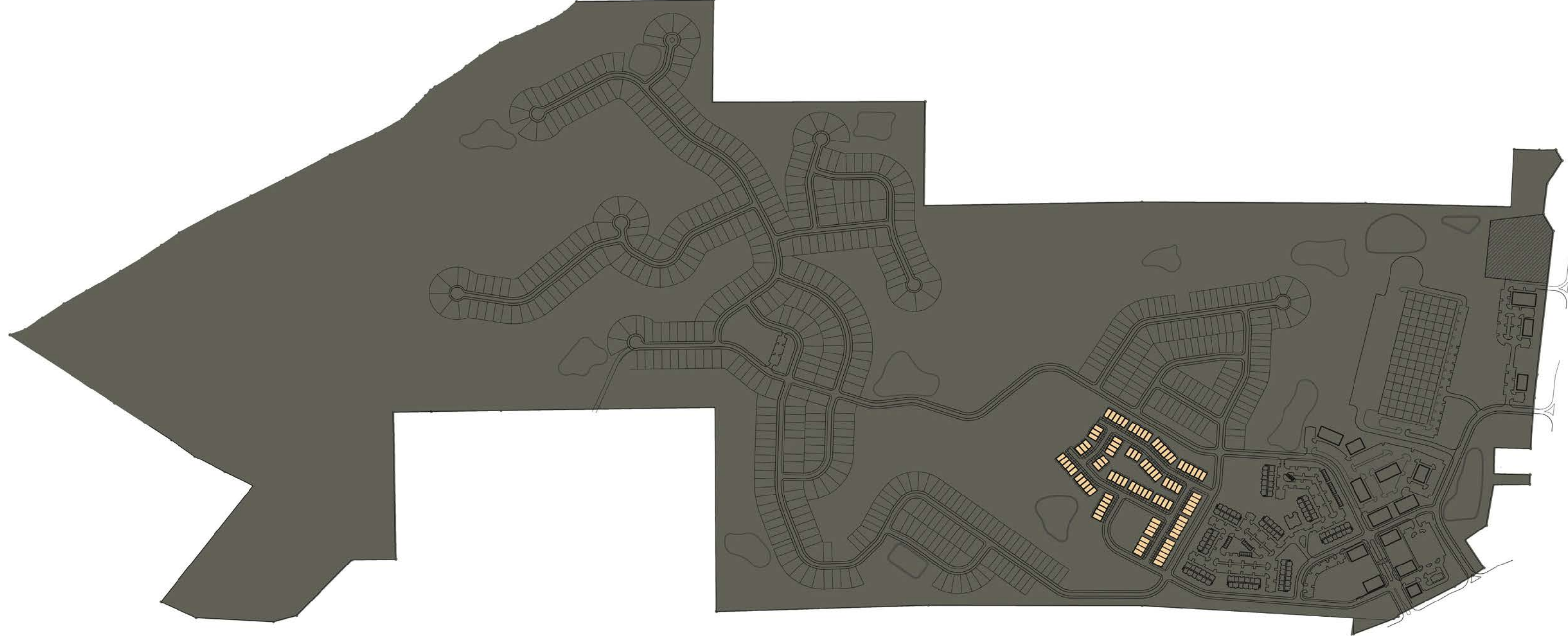


LAND USE BREAK DOWN

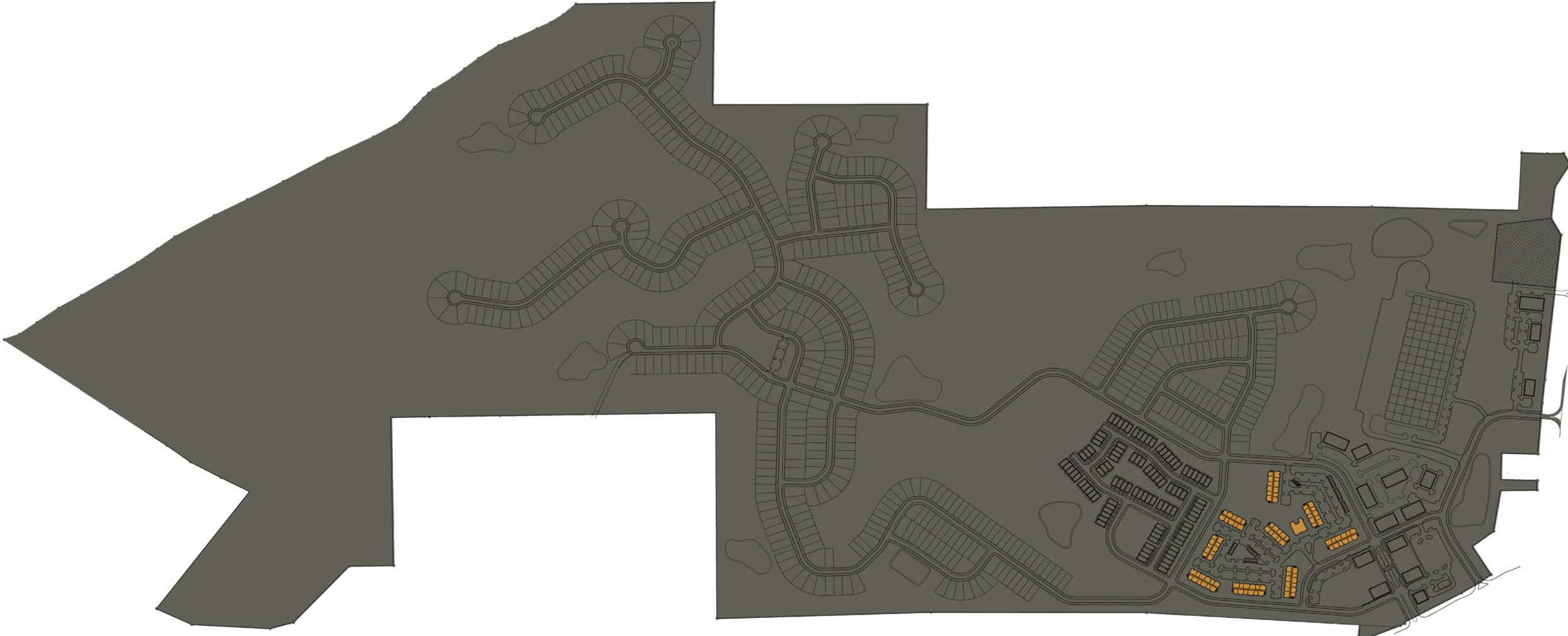
PROPOSED PLAN



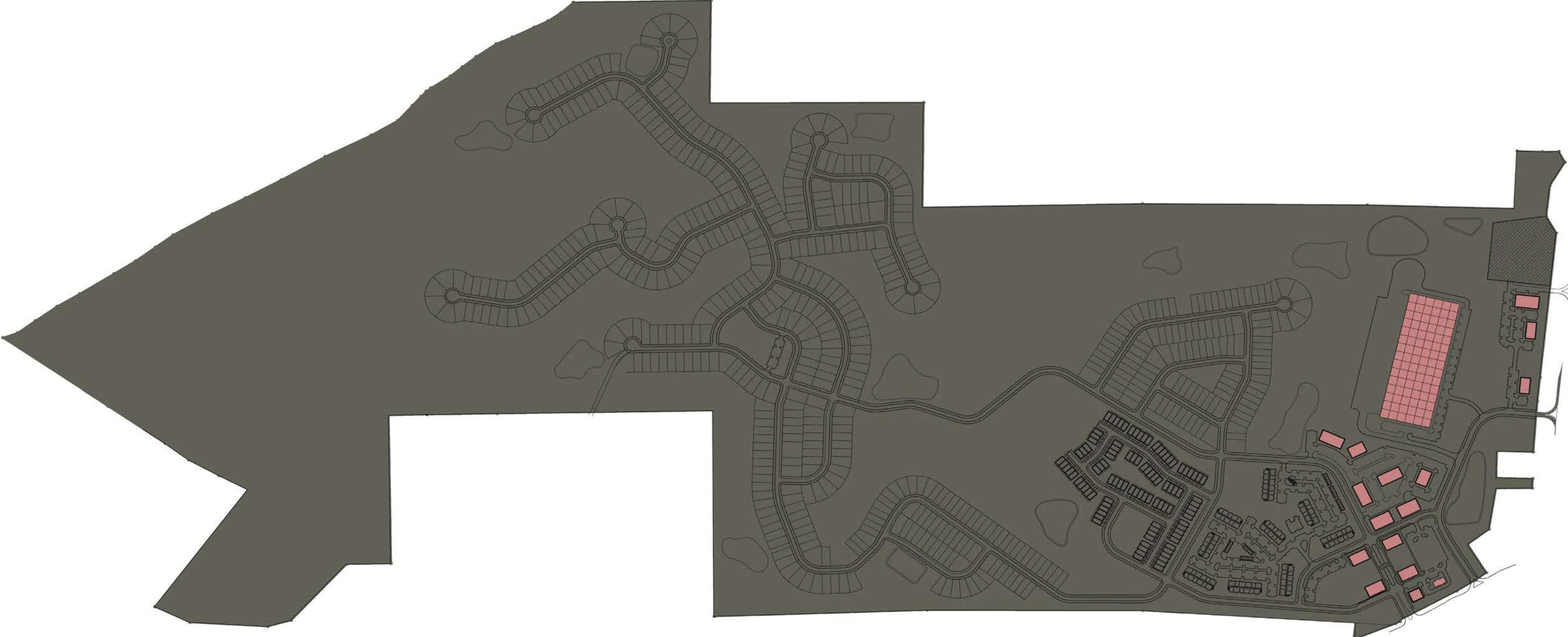
DETACHED HOMES
17%



TOWNHOMES
1%



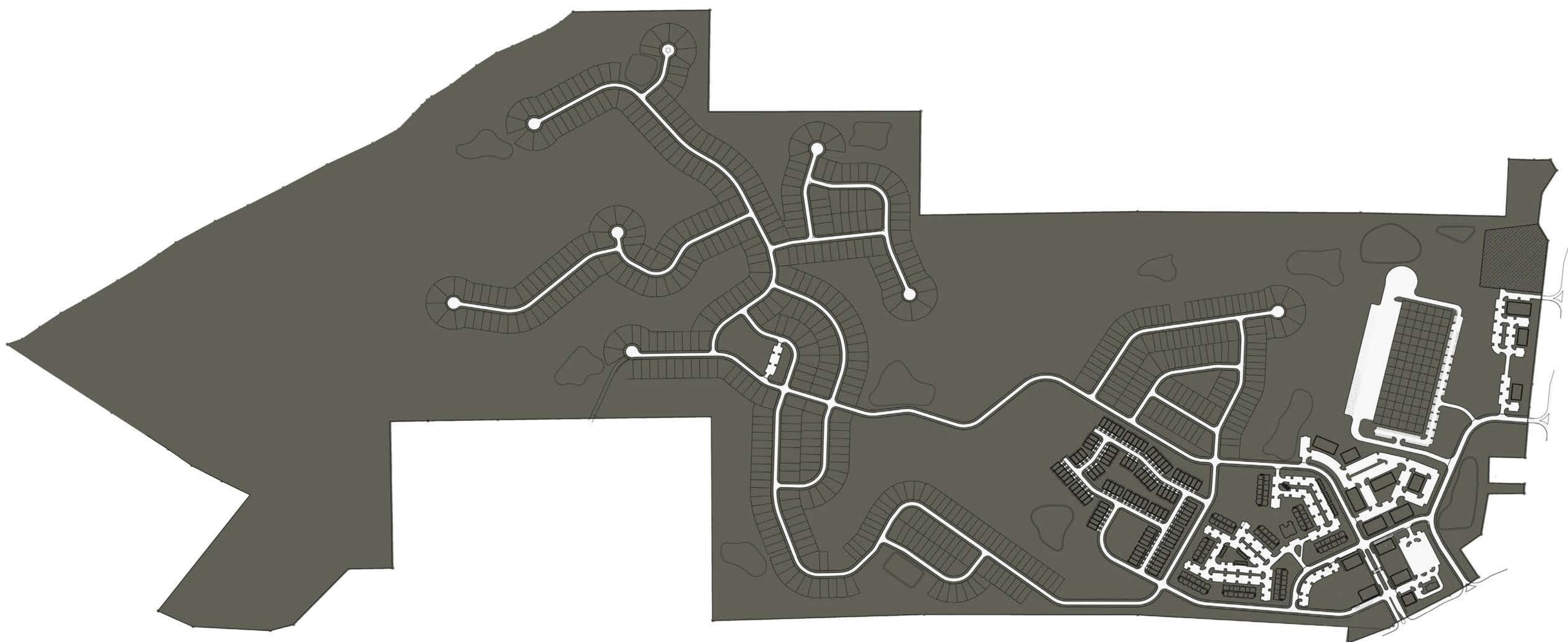
APARTMENTS
1%



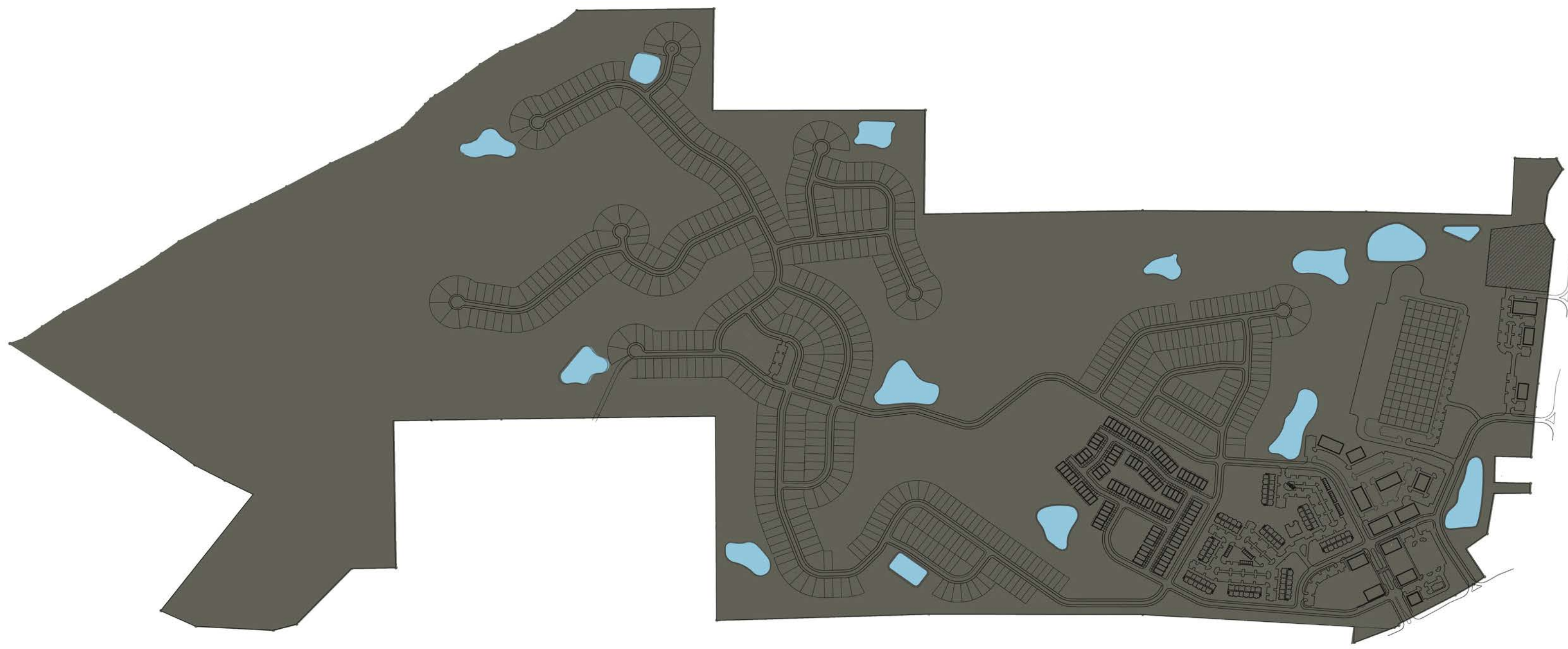
EMPLOYMENT USES
2%

LAND USE BREAK DOWN

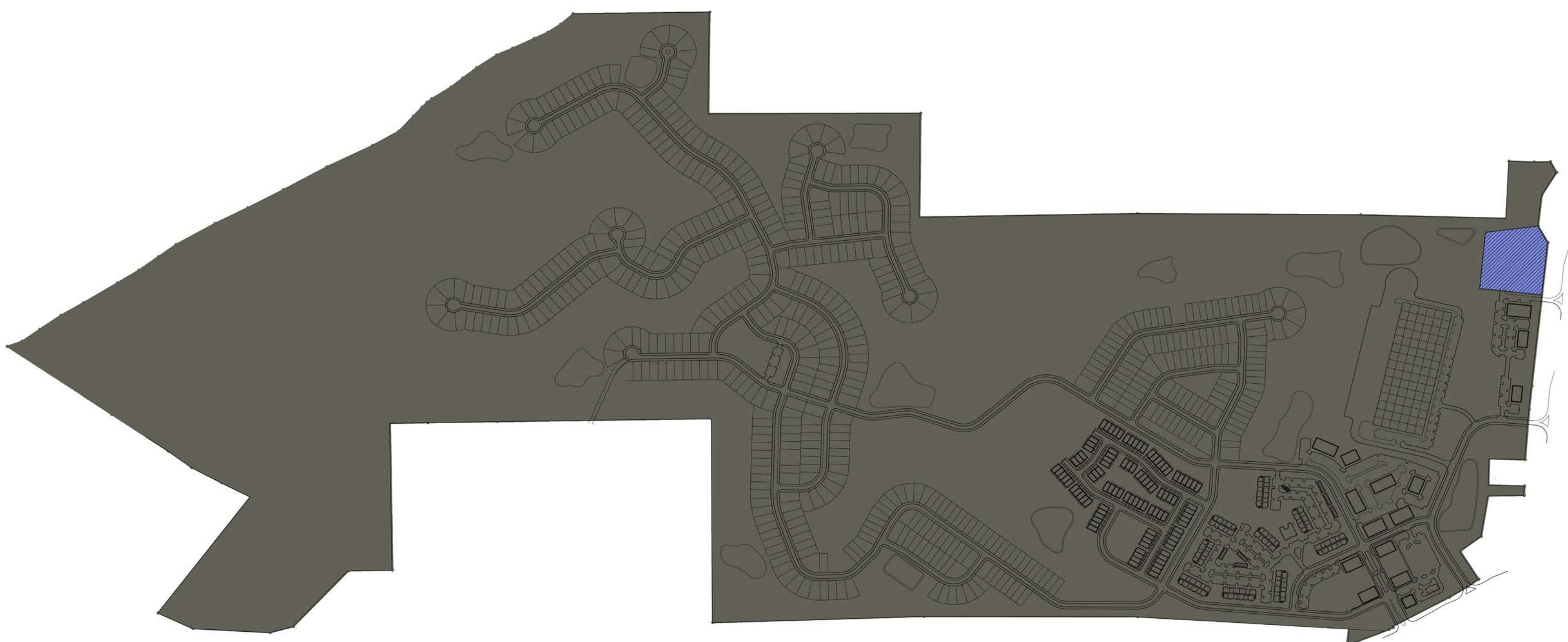
PROPOSED PLAN



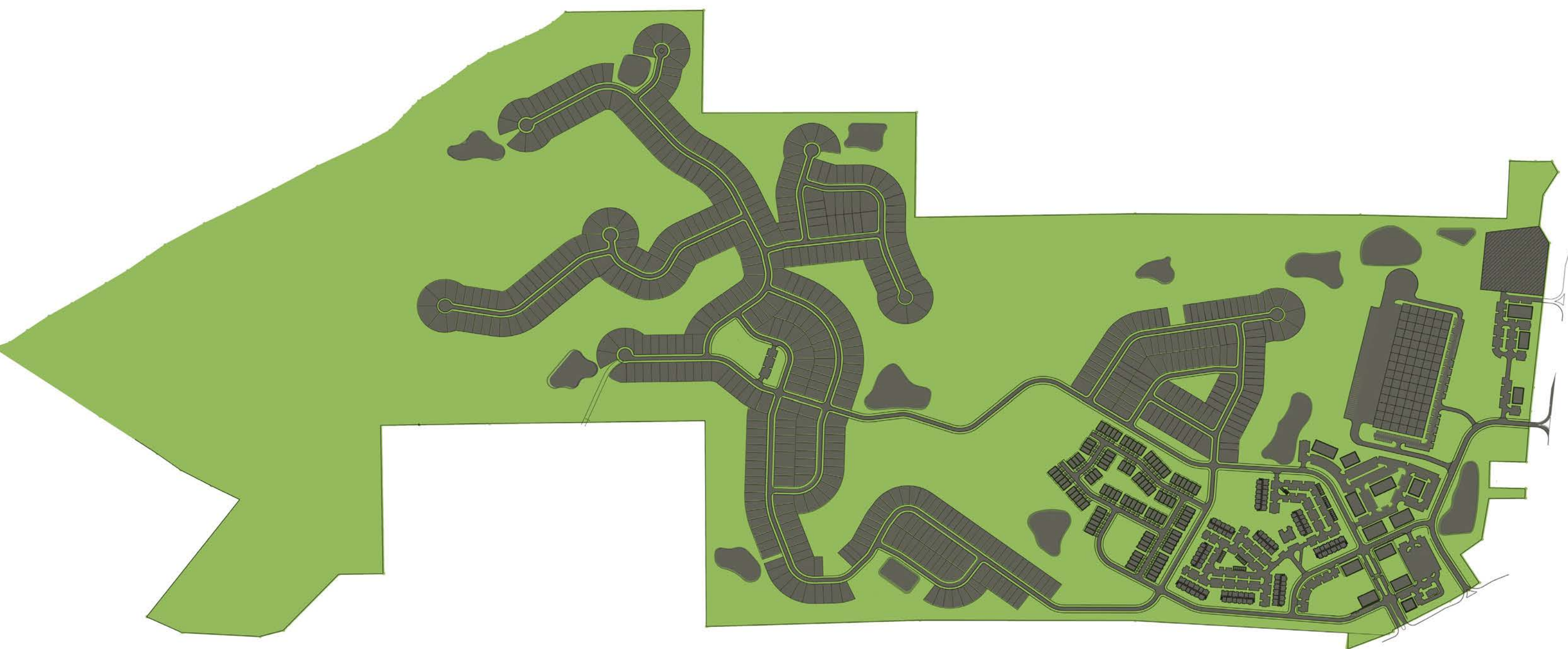
ROADS & PARKING
7%



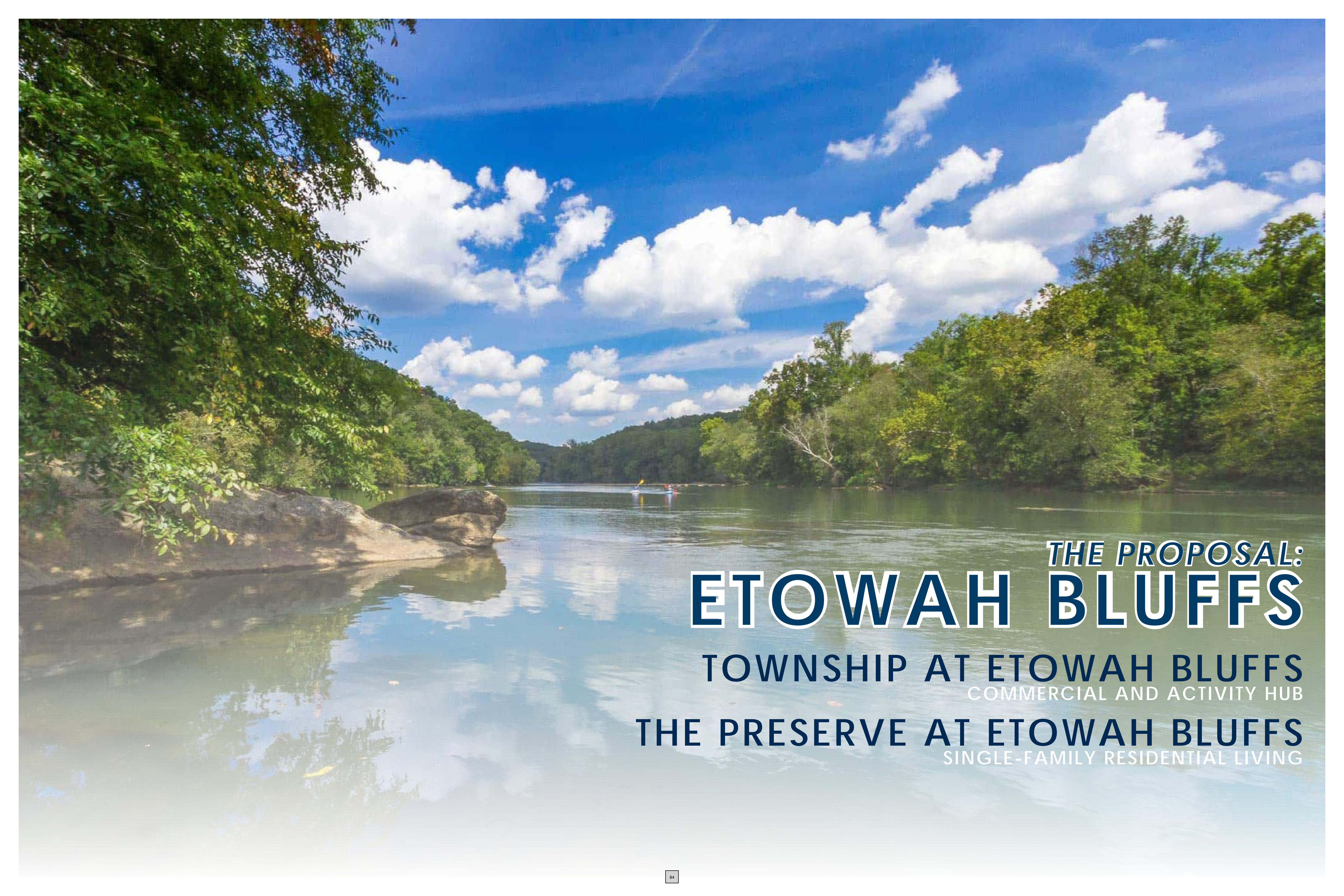
MISCELLANEOUS
(STORMWATER PONDS)
3%



CIVIC OUTPARCEL
1%



LANDSCAPING, PARKS,
OPEN SPACE, AMENITIES
69%



THE PROPOSAL:

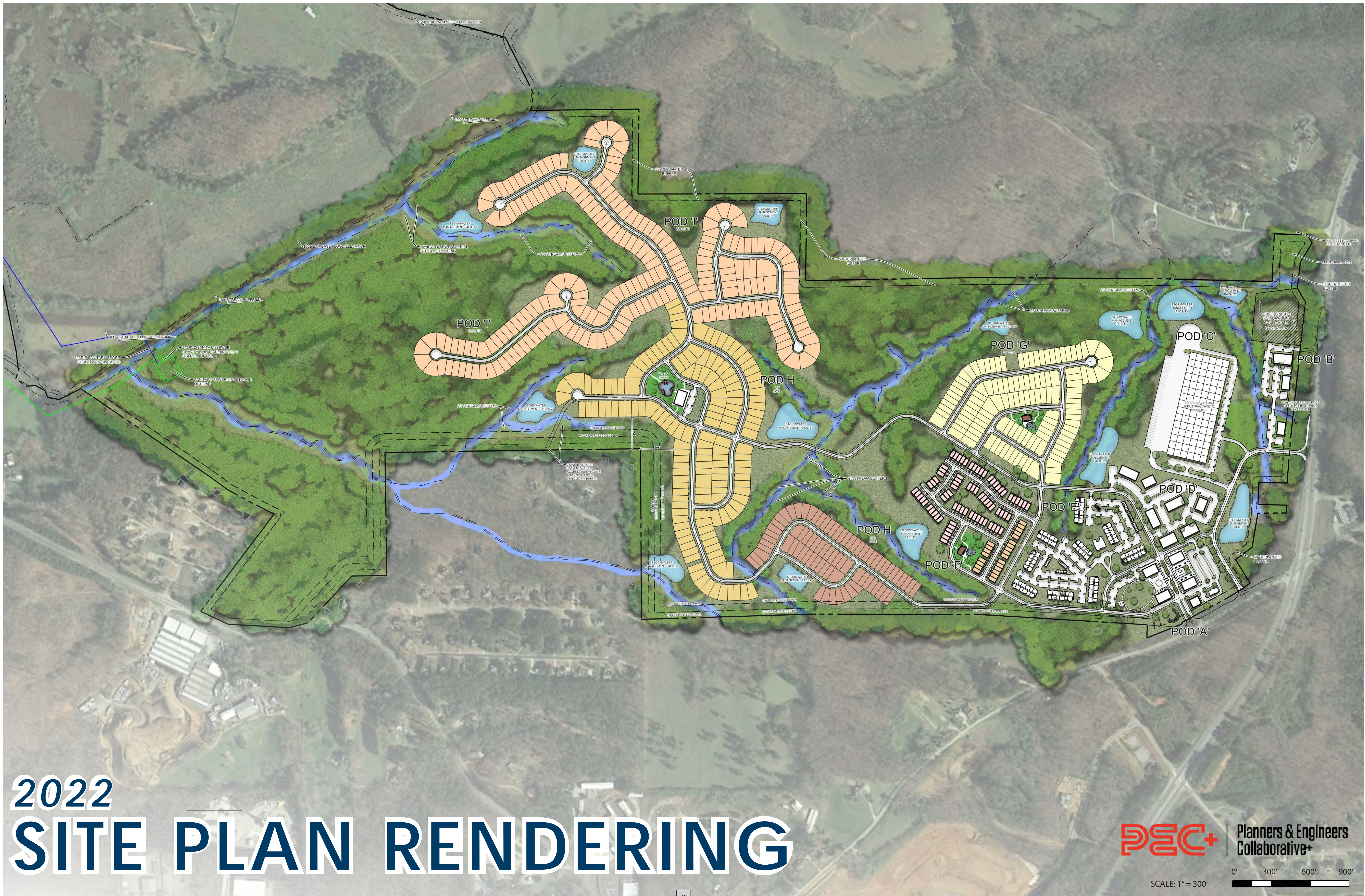
ETOWAH BLUFFS

TOWNSHIP AT ETOWAH BLUFFS

COMMERCIAL AND ACTIVITY HUB

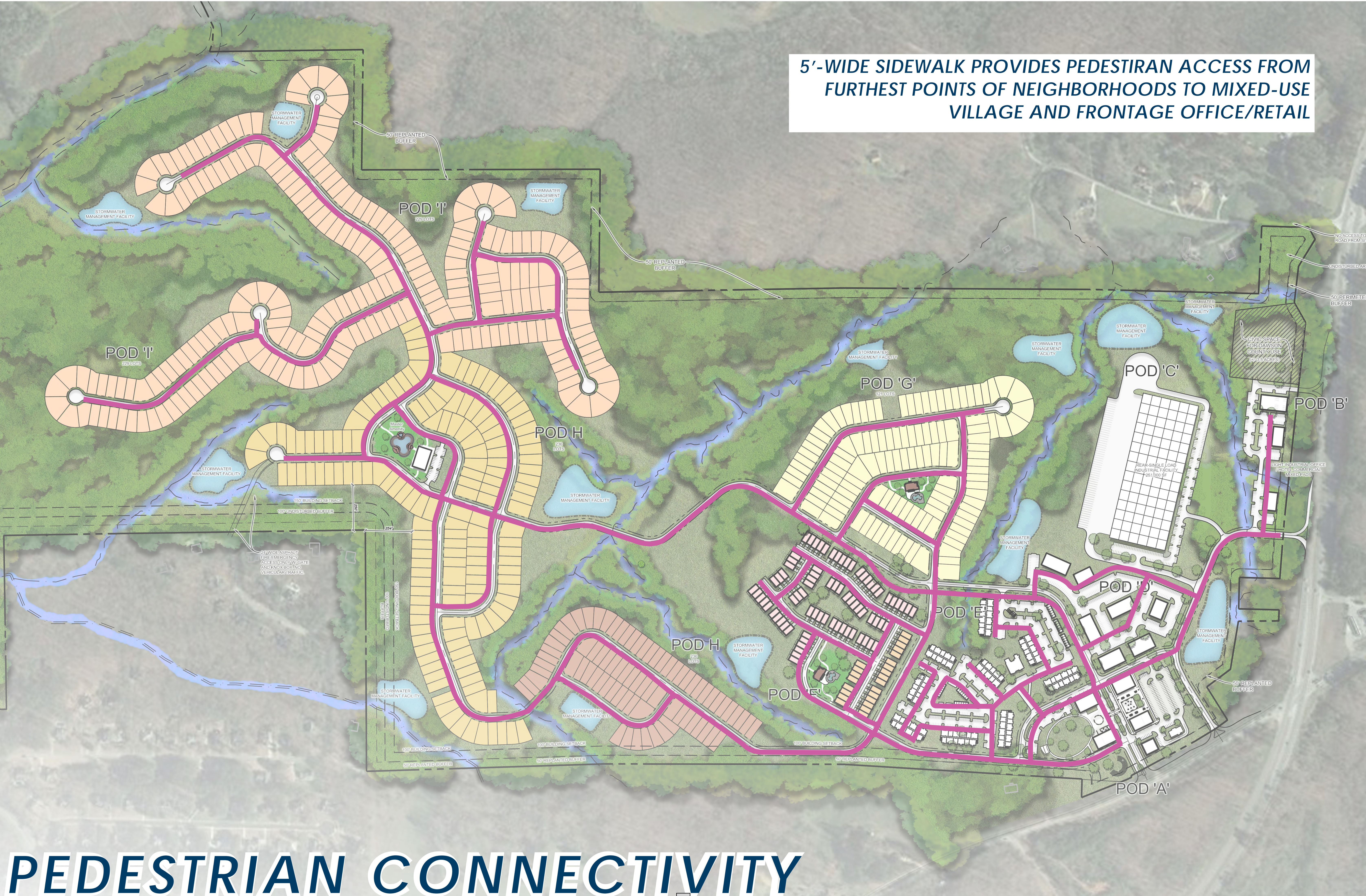
THE PRESERVE AT ETOWAH BLUFFS

SINGLE-FAMILY RESIDENTIAL LIVING



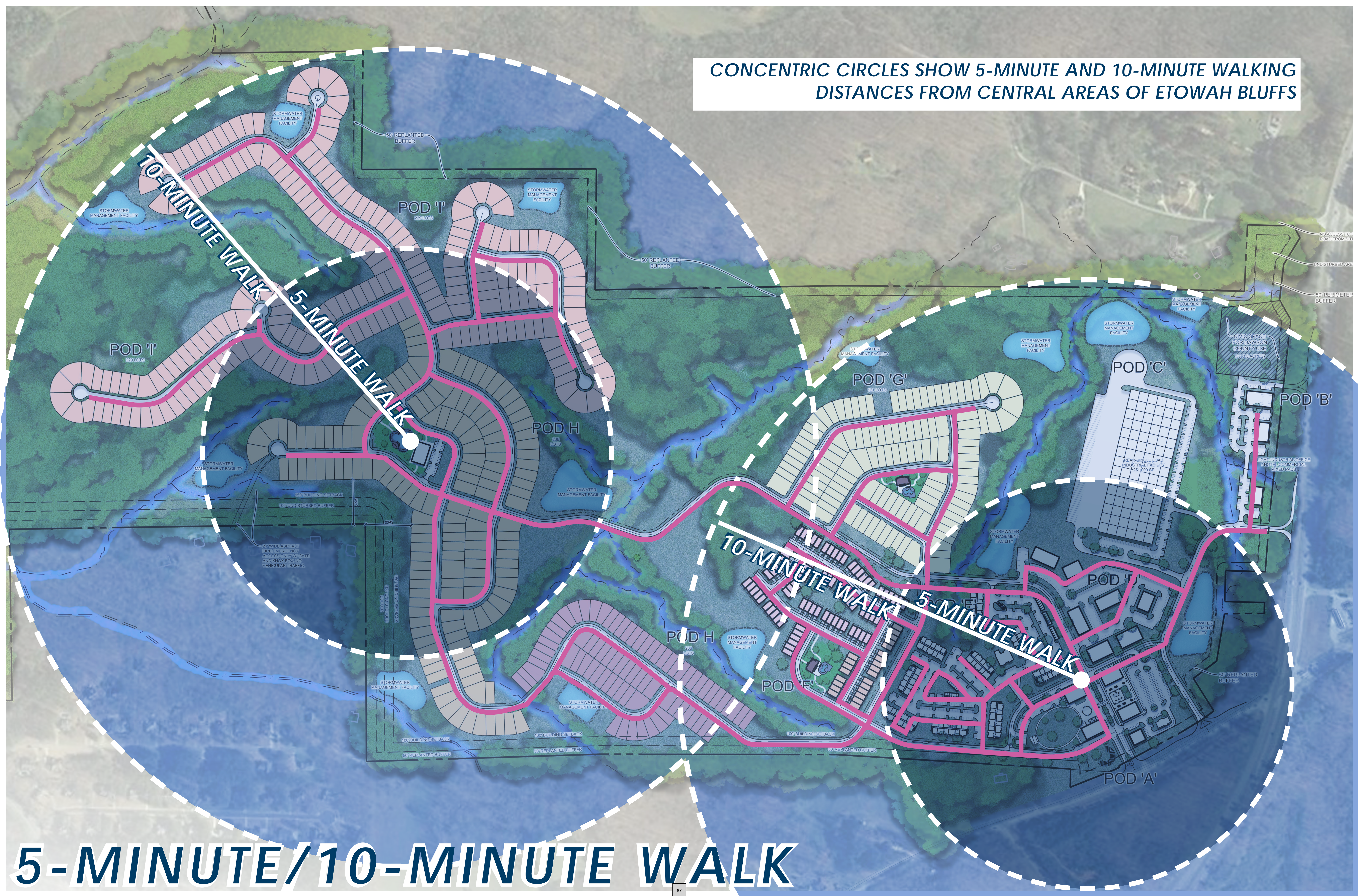
2022 SITE PLAN RENDERING

5'-WIDE SIDEWALK PROVIDES PEDESTIRAN ACCESS FROM FURTHEST POINTS OF NEIGHBORHOODS TO MIXED-USE VILLAGE AND FRONTAGE OFFICE/RETAIL



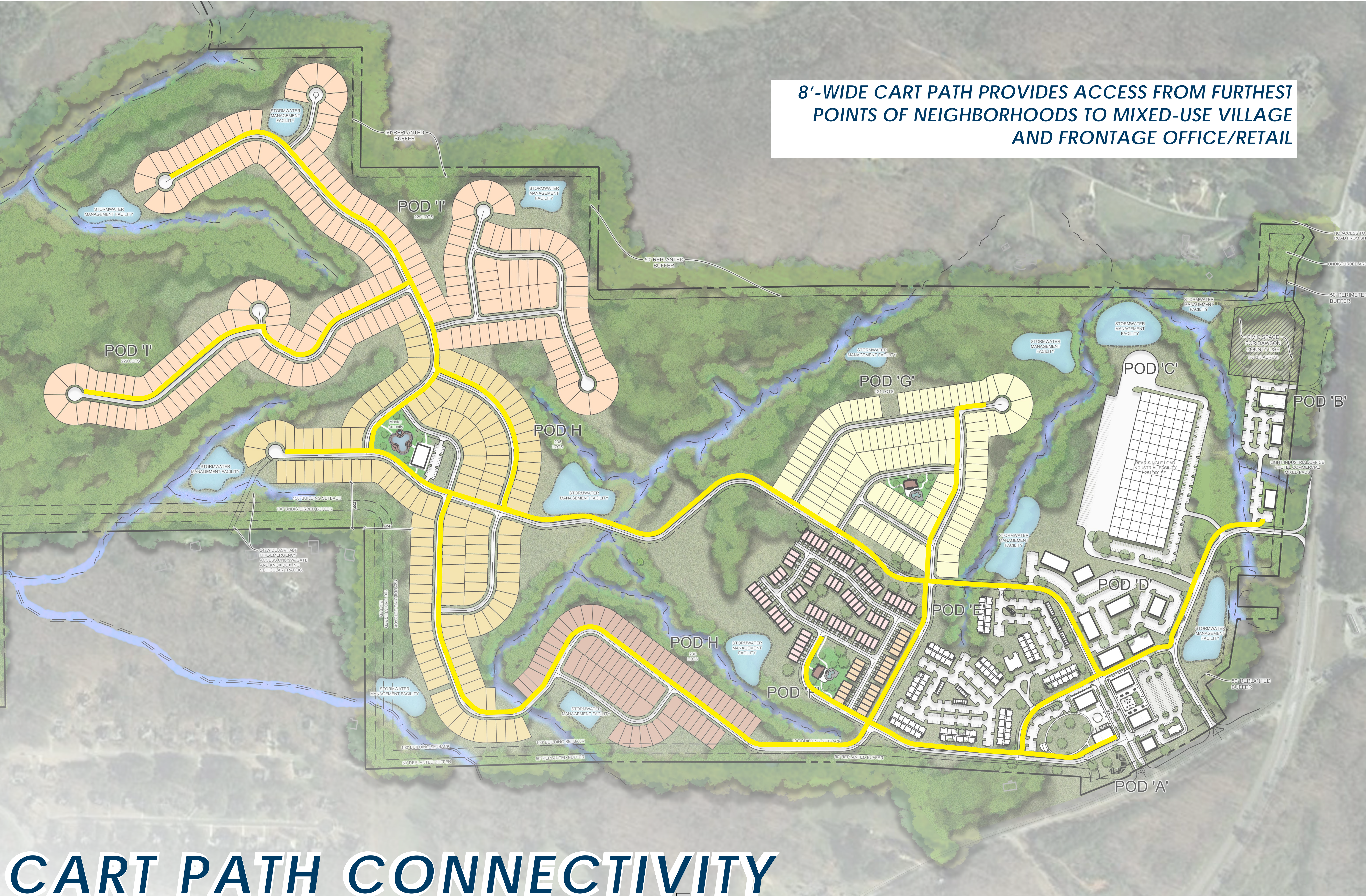
PEDESTRIAN CONNECTIVITY

CONCENTRIC CIRCLES SHOW 5-MINUTE AND 10-MINUTE WALKING DISTANCES FROM CENTRAL AREAS OF ETOWAH BLUFFS



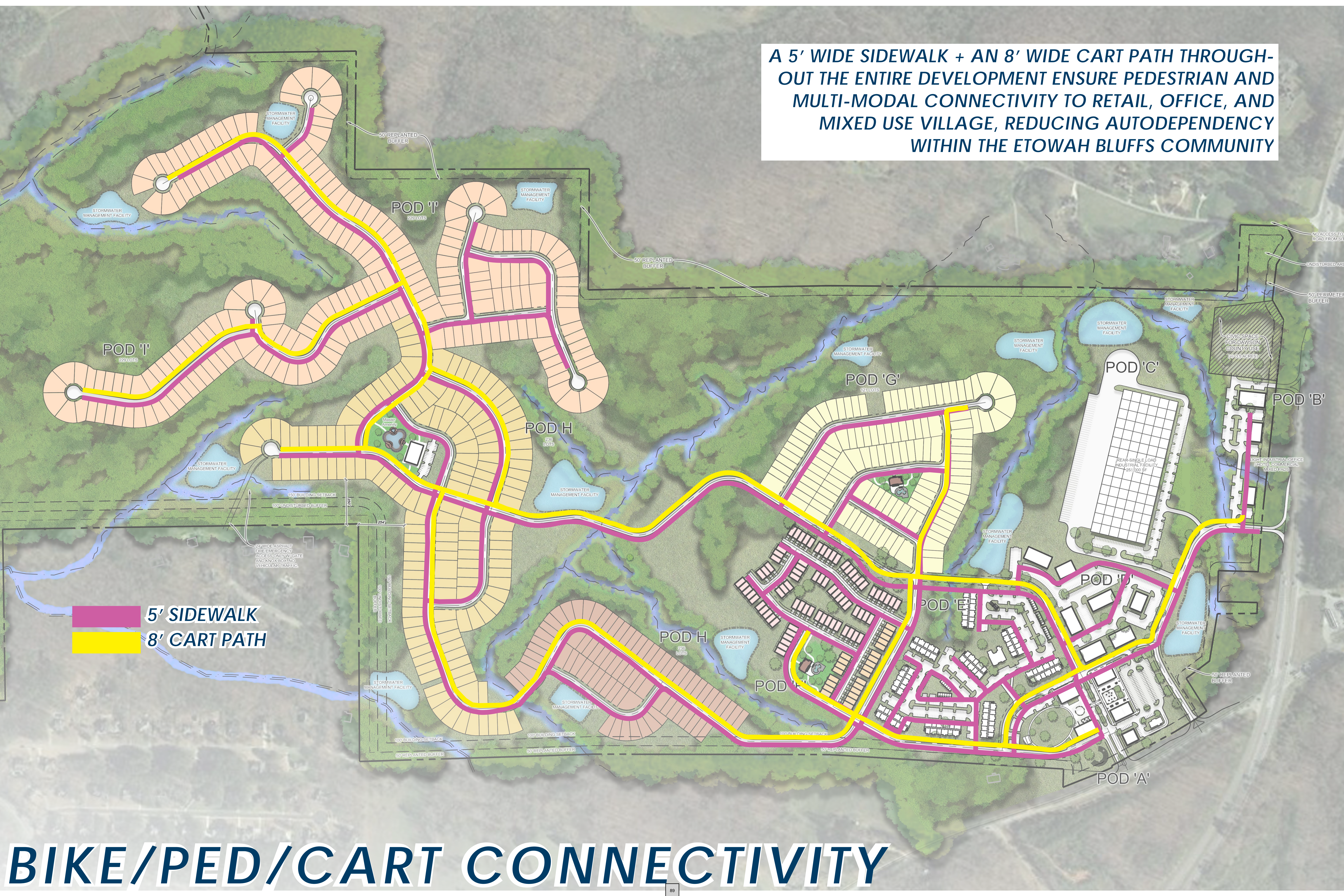
5-MINUTE / 10-MINUTE WALK

8'-WIDE CART PATH PROVIDES ACCESS FROM FURTHEST POINTS OF NEIGHBORHOODS TO MIXED-USE VILLAGE AND FRONTAGE OFFICE/RETAIL



CART PATH CONNECTIVITY

**A 5' WIDE SIDEWALK + AN 8' WIDE CART PATH THROUGH-
OUT THE ENTIRE DEVELOPMENT ENSURE PEDESTRIAN AND
MULTI-MODAL CONNECTIVITY TO RETAIL, OFFICE, AND
MIXED USE VILLAGE, REDUCING AUTODEPENDENCY
WITHIN THE ETOWAH BLUFFS COMMUNITY**



5' SIDEWALK
8' CART PATH

BIKE/PED/CART CONNECTIVITY



TOWNSHIP
at ETOWAH BLUFFS
COMMERCIAL ACTIVITY HUB

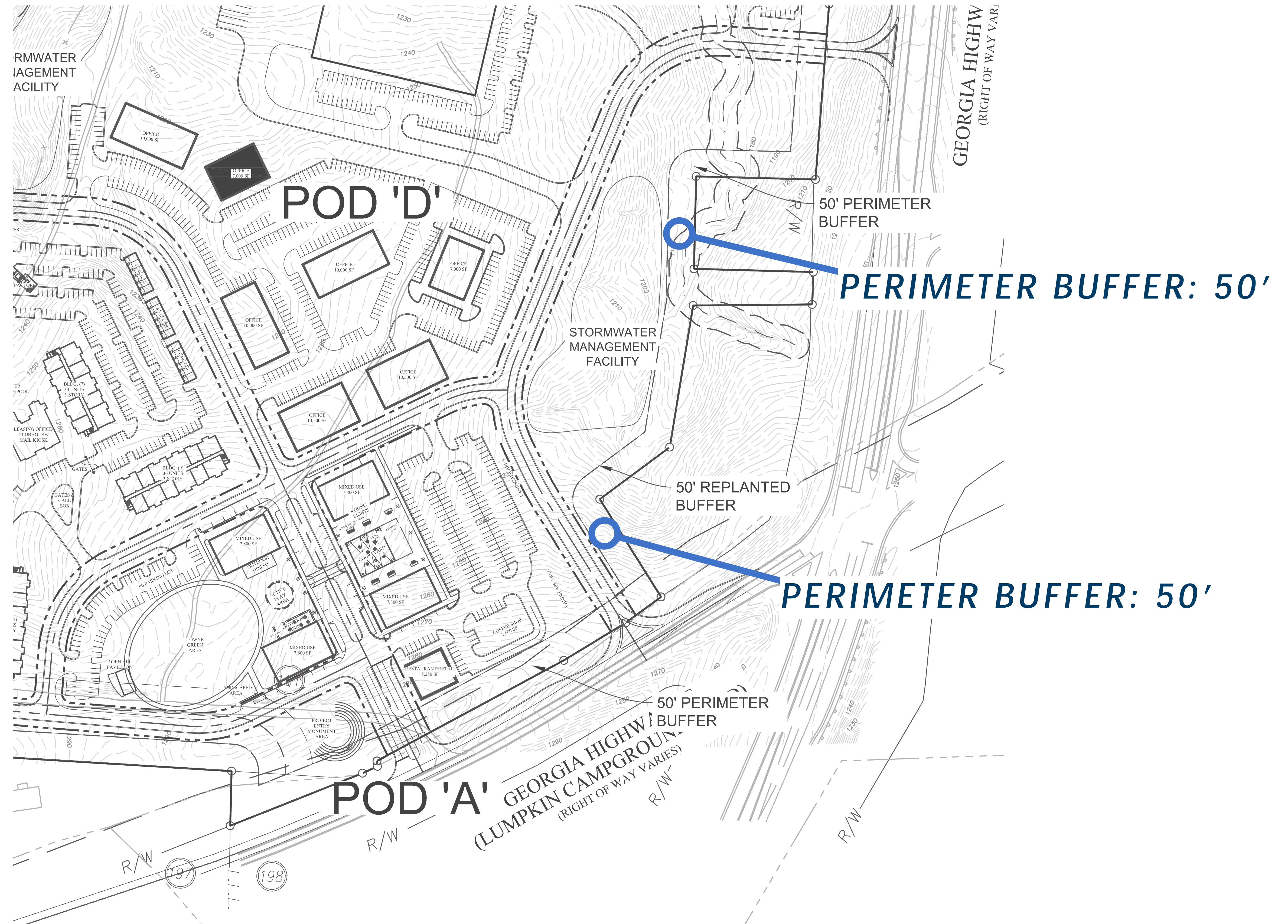
TOWNSHIP TECHNICAL SPECIFICATIONS

Commercial/office uses in Pods A and D utilize overall site setbacks.

Prescribed setbacks are shown on the plans.

For all uses in Pods A and D, the 50-foot perimeter buffer applies.

Uses will be separated from one another within the exterior setbacks as generally shown on plans.



STANDARDS FOR OFFICE/COMMERCIAL USES, PODS A & D

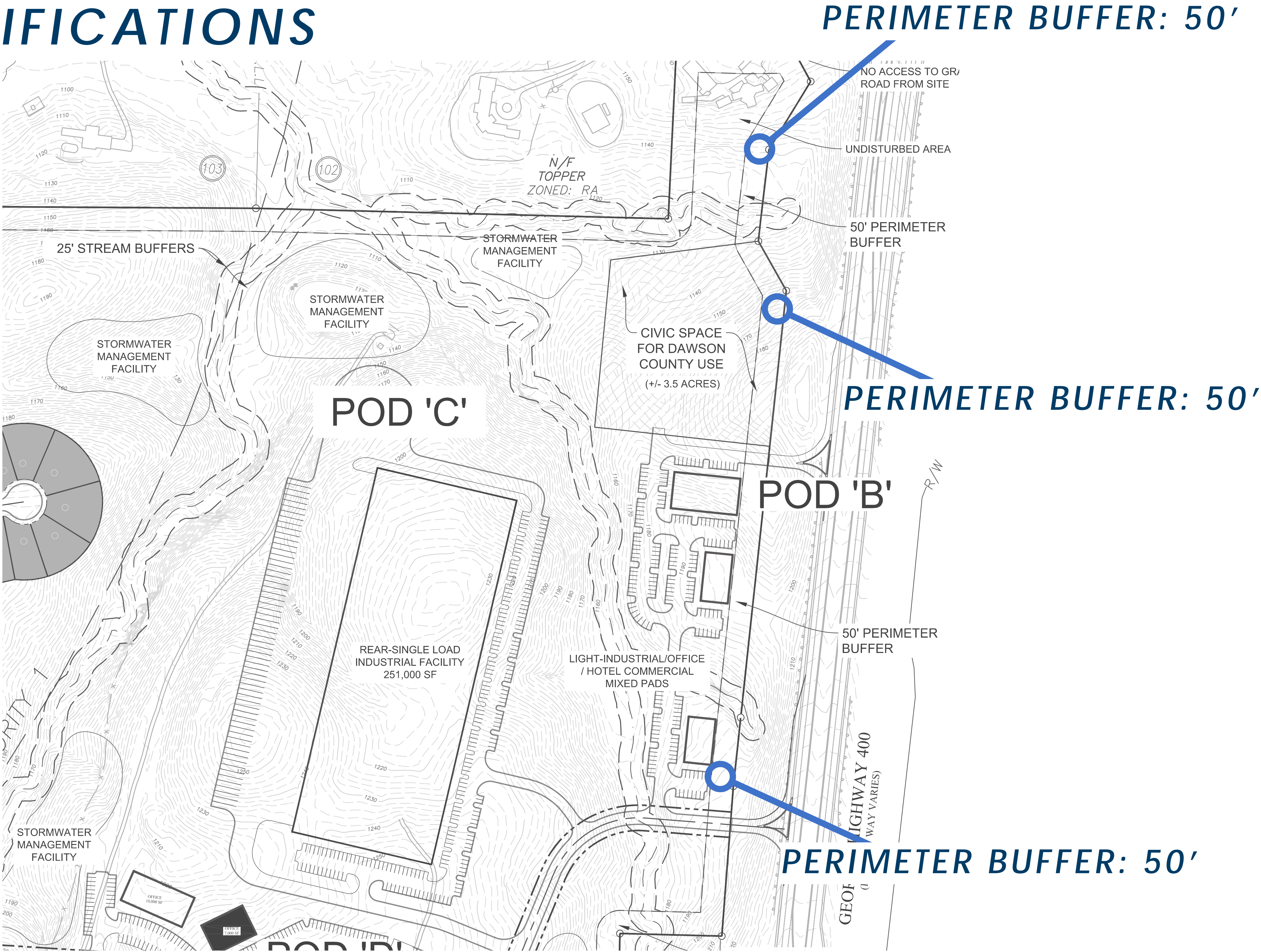
TOWNSHIP TECHNICAL SPECIFICATIONS

Industrial/commercial uses in Pods B and C utilize overall site setbacks.

Prescribed setbacks are shown on the plans.

For all uses in Pods B and D, the 50-foot perimeter buffer applies.

Uses will be separated from one another within the exterior setbacks as generally shown on plans.



STANDARDS FOR INDUSTRIAL/COMMERCIAL USES, PODS B & C

TOWNSHIP

at ETOWAH BLUFFS

LIVE, WORK, PLAY



COMMERCIAL & ACTIVITY HUB

PODS A-E

TOWNSHIP

at ETOWAH BLUFFS

LIVE, WORK, PLAY

The proposal for the eastern third of the site is a mixture of commercial, industrial, office, and multi-family residential uses, making the Township truly a place to live, work and play.

The focus and intent of these pods is to generate jobs and provide housing to support that growth.

The site benefits from major visibility along the GA 400 and Lumpkin Campground Road frontages, which this proposal seizes on!

Pod A: 38,000 square feet of retail, commercial, and restaurant/cafe space.

Pod B: 44,000 square feet of office/industrial park.

Pod C: 250,000 square feet of light industrial which includes warehousing and innovation space

Pod D: 38,000 square feet of professional/medical office

Pod E: 300 multi-family apartments

See rendering for approximate locations, and accompanying photos for design precedents and visioning.



POD B: OFFICE INDUSTRIAL / FLEX
(44,420 SF)



POD C: INDUSTRIAL SINGLE REAR LOAD
(251,000 SF)



PODS A-E:



POD A: RETAIL RESTAURANTS (29,800 SF)



POD D: OFFICE/MEDICAL OFFICE (38,000 SF)



POD E: MULTI-FAMILY (300 UNITS)



Introducing: Township at Etowah Bluffs

Township at Etowah Bluffs constitutes the front third of the Etowah Bluffs site, divided into five pods of development.

Pod A: Mixed Use Village

Pod A is proposed to be a Mixed Use Village developed in two phases. More details about the phasing and design elements can be found on the Mixed Use Village summary pages.

Pod B: Office Industrial/Flex Space

Pod B would consist of approximately 44,000 square feet of flexible floor space. Uses in this pod could include business headquarters, light industrial ‘maker’ spaces for creative professionals, or even professional office suites. The site unlocks flexibility in use and usability with direct access to and visibility from GA 400.

TOWNSHIP
at ETOWAH BLUFFS
LIVE, WORK, PLAY

Pod C: Light Industrial Flex Space

Pod C is proposed to be developed as a single-loaded industrial facility, with 250,000 square feet of space. The pad would be equipped with truck loading space, thru-traffic pathways for trucks and vehicles, and truck parking space. This pod would be set back off of GA 400 behind Pod B, but would still have unmatched access to the major roadways. Pod C would also be flexible in terms of uses—but preference will be given to user proposals that include job/employment intense functions.

Pod D: Professional Office Suites

Pod D would include approximately 38,000 square feet of professional office space. This pod would be set back off of the major roadways, but would still have access to Lumpkin Campground Road, and the residential pods. This space is ideal for medical office suites, or professional service suites looking to expand practices in Dawson County.

Pod E: Class-A Multi-Family

Pod E is the only residential pod of Township, consisting of 300 units of Class-A multi-family housing. This



pod is the best of both worlds in terms of accessibility and security: it has almost direct access to Lumpkin Campground Road, but will be entirely gated. The apartments would be upscale, high-quality units with state-of-the-art amenities, including a resort-style pool and cabana. The multi-family residences would also have direct pedestrian access to the commercial, retail, and office pods.

Live, Work, Play

Township at Etowah Bluffs truly embodies the ‘Live, Work, Play’ mantra. With a breadth of potential for businesses small and large, not to mention dining and professional services, Township is the beating heart of Etowah Bluffs.



Pod A will become the Mixed Use Village. The Mixed Use Village will be developed in two phases: Phase I, hardscape and landscape build out, and Phase II, mixed-use buildings final build out. In Phase I, food trucks will be used to generate interest and visibility (and name recognition) for the development. Phase II will utilize the momentum from Phase I for the complete build out. Both phases will include the large gathering green, the complete parking, landscaping, patios and decor. The following pages describe the two phases, how they will work and transition, and show the visioning elements that will define and 'brand' the spaces.

*TOWNSHIP AT
ETOWAH BLUFFS*

**MIXED USE
VILLAGE**

MIXED USE VILLAGE PHASES I & II

PHASE I LANDSCAPE/HARDSCAPE BUILD-OUT WITH FOOD TRUCKS AND REMOVABLE FURNITURE



PHASE II FULL BUILD-OUT OF PERMANENT COMMERCIAL/RETAIL MIXED USE STRUCTURES

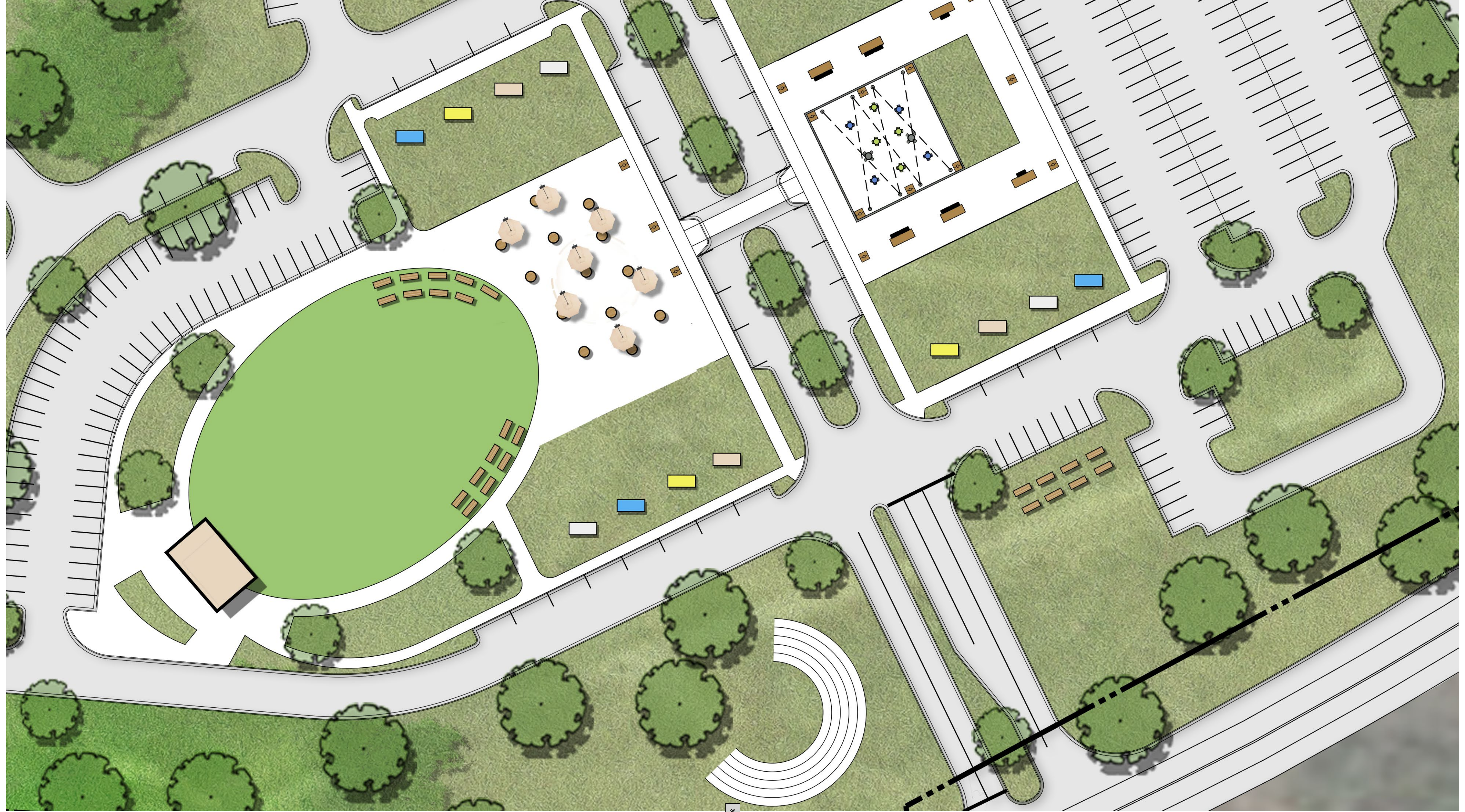


The Mixed-Use Village (Pod A) will be constructed in two phases. Phase I (left rendering) will include both hardscape and landscape build out. During this phase, the seating areas, gathering green, flexible field and other amenities in this Pod will be fully constructed. In lieu of permanent structures, the hallmark of Phase I will be the food trucks and pop-up vendors invited to set up on-site. The purpose of this phase is to generate interest, excitement, and visibility for the overall development, as a promise of the exciting permanent businesses to come. Other extremely popular ‘destination retail’ and town center developments have used this model with great success.

Phase II (right rendering) will be the full build out of the Pod, including the permanent mixed-use buildings. The permanent buildings will be constructed in the same ‘mountain modern’ style. Although the model will shift from ‘pop-up’ to ‘permanent’ between Phases I and II, it is expected that the excitement generated from visibility, name recognition, branding, and the high-quality vendors of Phase I will mark the ultimate build out of Phase II a success.

MIXED USE VILLAGE PHASE I

FOOD TRUCK AND EVENT VENUE

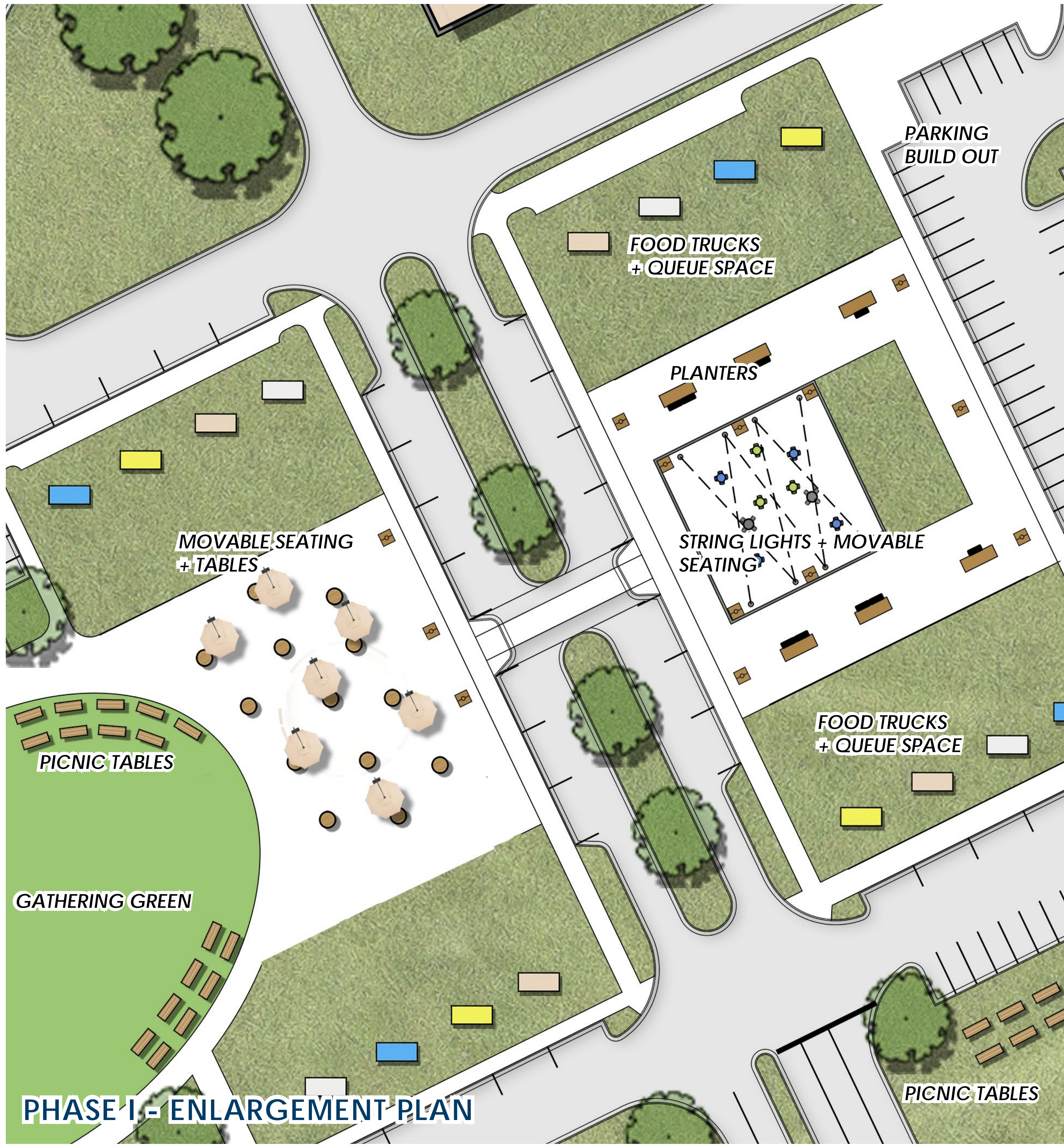


MIXED USE VILLAGE PHASE I

FOOD TRUCK AND EVENT VENUE



PHASE I - FOOD TRUCK FESTIVAL CONCEPT



PHASE I - ENLARGEMENT PLAN



MIXED USE VILLAGE: POP-UP GATHERING SPACES



The *POP-UP GATHERING SPACES* board gives ideas of the various types of temporary pop-up spaces that could be featured in Phase I of the Mixed Use Village.

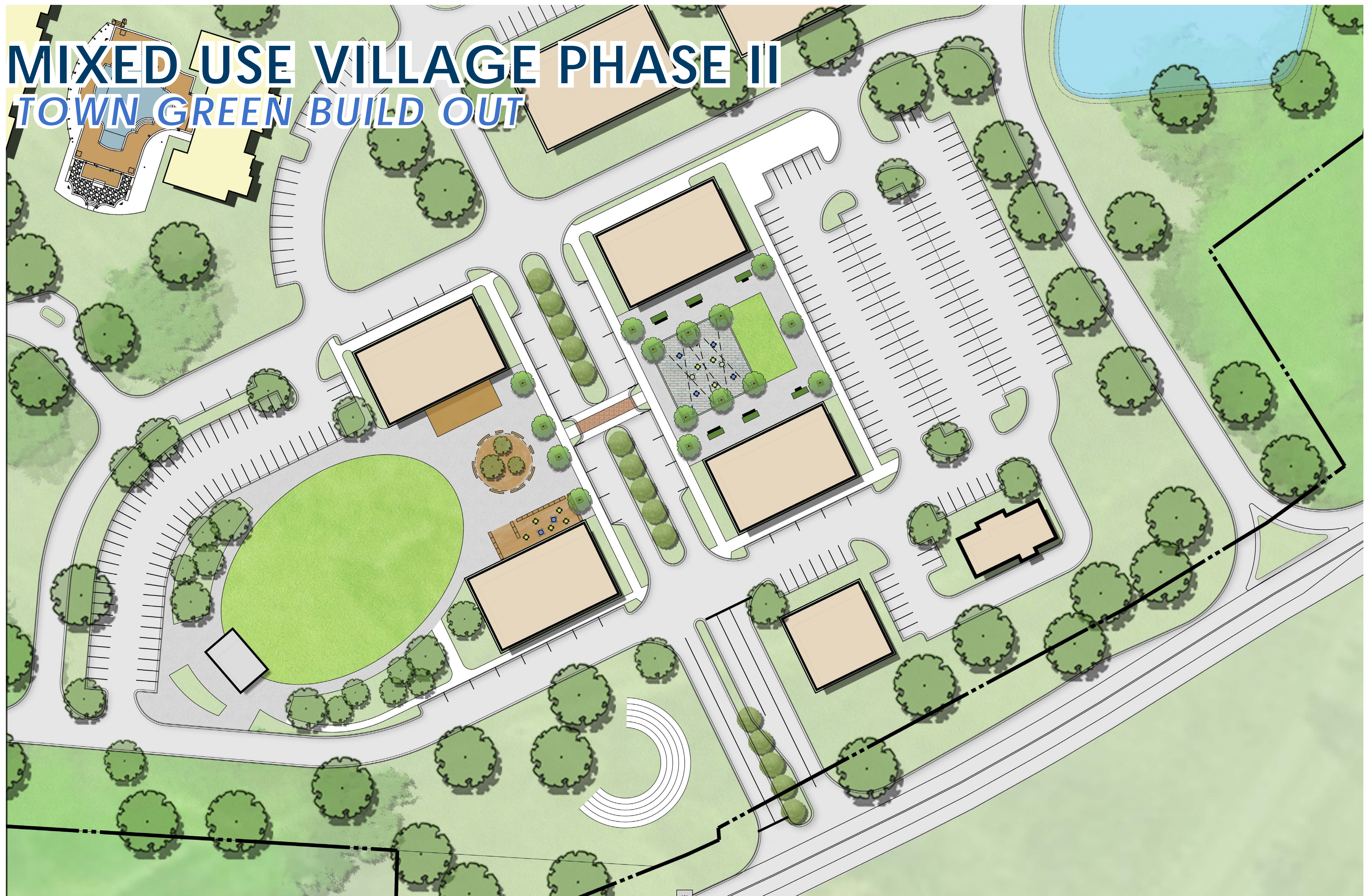
Fun, bright colors give a care-free feeling with a modern twist. Guests are encouraged to spend time in the space and gather together in the various configurations of movable furniture.

Types of temporary furniture could include folding chairs and tables, patio furniture, sun screens and umbrellas, and picnic tables with benches.



MIXED USE VILLAGE PHASE II

TOWN GREEN BUILD OUT



MIXED USE VILLAGE PHASE II

TOWN GREEN BUILD OUT



PARKING LOT
(90 PARKING SPACES)

TO SINGLE FAMILY POD

1-STORY RESTAURANT/
RETAIL/COMMERCIAL
7,800 SQ.FT.

OUTDOOR
DINING SPACE WITH
SHADE

PLAY AREA

RAISED CROSS WALK

1-STORY RESTAURANT/
RETAIL/COMMERCIAL
7,800 SQ.FT.

COURTYARD SPACE /
OUTDOOR DINING

1-STORY RESTAURANT/
RETAIL/COMMERCIAL
7,800 SQ.FT.

GRAND
GREEN

MIXED USE VILLAGE PHASE II

TOWN GREEN BUILD OUT



The final build out of the Mixed-Use Village will include a collection of attractive, inviting spaces that are characteristic of the most popular regional town centers. Small specialty shops, local businesses and boutiques, and unique restaurants are the vision to complete this area.

Small, trendy shops and restaurants, with some more popular chain options could thrive in this area. Ample outdoor seating, landscaping, and decor will provide an inviting look that encourages patrons to stay, relax, explore, and return.

Comparable developments include the Avalon in Alpharetta, Suwanee Town Center in Suwanee, and Peachtree Corners Town Center in Peachtree Corners.



MIXED USE VILLAGE: PERMANENT GATHERING SPACES



The *PERMANENT GATHERING SPACES* visioning board provides ideas of how the open spaces and patios could be styled when the Phase II build out has been completed. This visioning board also includes ideas of textures, materials, decorations and landscaping to create inviting, exciting places to eat, play, and shop. Permanent gathering spaces would be styled to complement the textures and materials of the overall development, which could include wood or stone benches and planters, and wooden awnings or trellises. The permanent gathering spaces could also include removable elements from Phase I (Pop-Up Gathering) such as movable chairs, tables, and umbrellas.



MIXED USE VILLAGE: MATERIALS VISIONING



The *MATERIALS VISIONING* board showcases the types of materials, colors, and textures that are proposed for the Mixed Use Village. Design elements will incorporate textures and materials that are modern, rustic, organic, and airy to capture the ‘modern mountain’ feel of the Mixed Use Village at Etowah Bluffs.



MIXED USE VILLAGE PHASE II: ARCHITECTURAL PRECEDENTS



OFFICE/PROFESSIONAL TOWNSHIP at ETOWAH BLUFFS

Pod B (see sample image of example building, below) would consist of approximately 44,000 square feet of flexible floor space. Uses in this pod could include business headquarters, light industrial ‘maker’ spaces for creative professionals, or even professional office suites. The site unlocks flexibility in use and usability with direct access to and visibility from GA 400.

Pod D (see sample image of example building, right) would include approximately 38,000 square feet of professional office space. This pod would be set back off of the major roadways, but would still have access to Lumpkin Campground Road, and the residential pods. This space is ideal for medical office suites, or professional service suites looking to expand practices in Dawson County.



LIGHT INDUSTRIAL FLEX

TOWNSHIP at ETOWAH BLUFFS

Pod C (see sample images of buildings, below) is proposed to be developed as a single-loaded industrial facility, with 250,000 square feet of space. The pad would be equipped with truck loading space, thru-traffic pathways for trucks and vehicles, and truck parking space. This pod would be set back off of GA 400 behind Pod B, but would still have unmatched access to the major roadways.

Pod C would also be flexible in terms of uses—but preference will be given to user proposals that include job/employment intense functions.

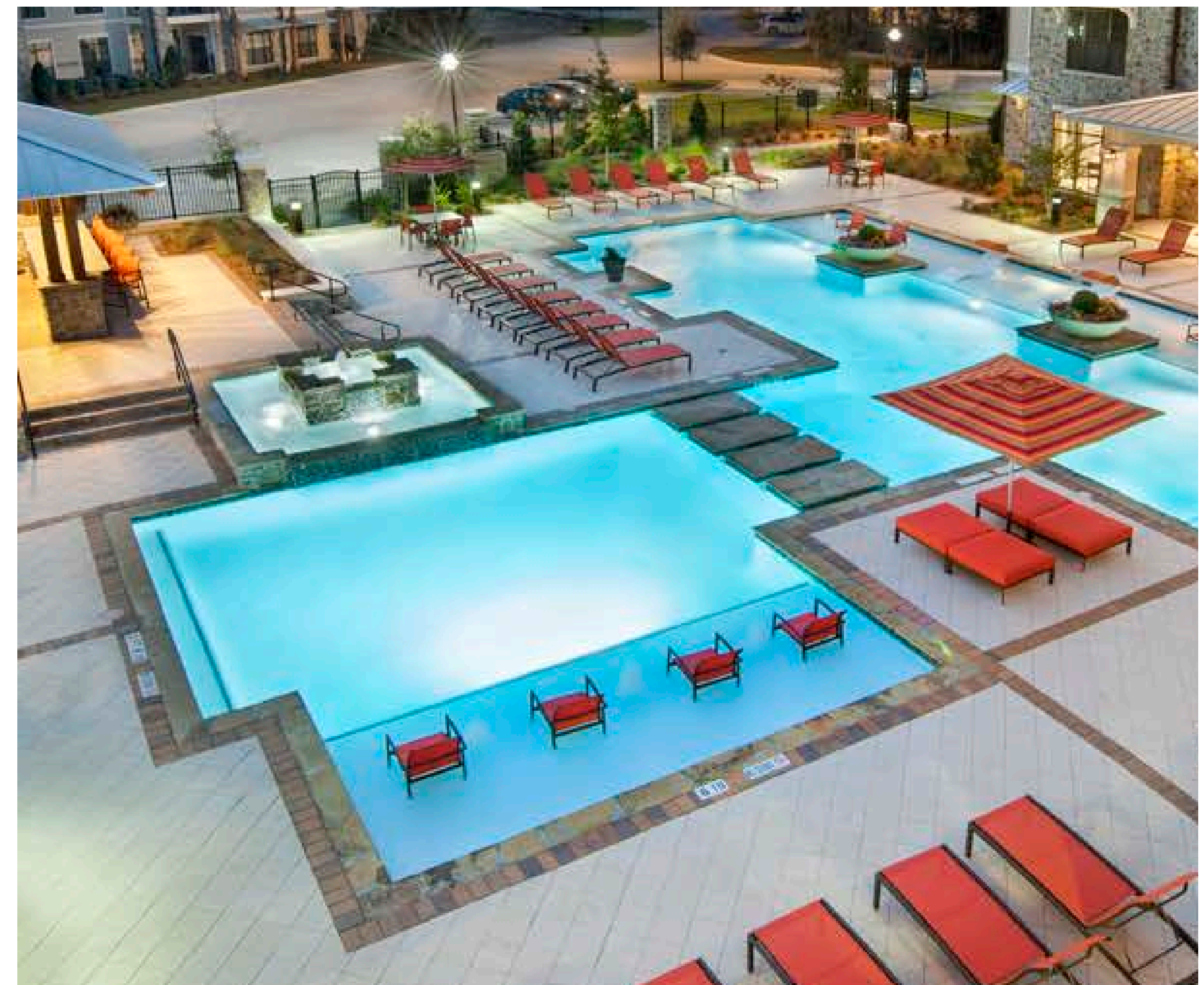
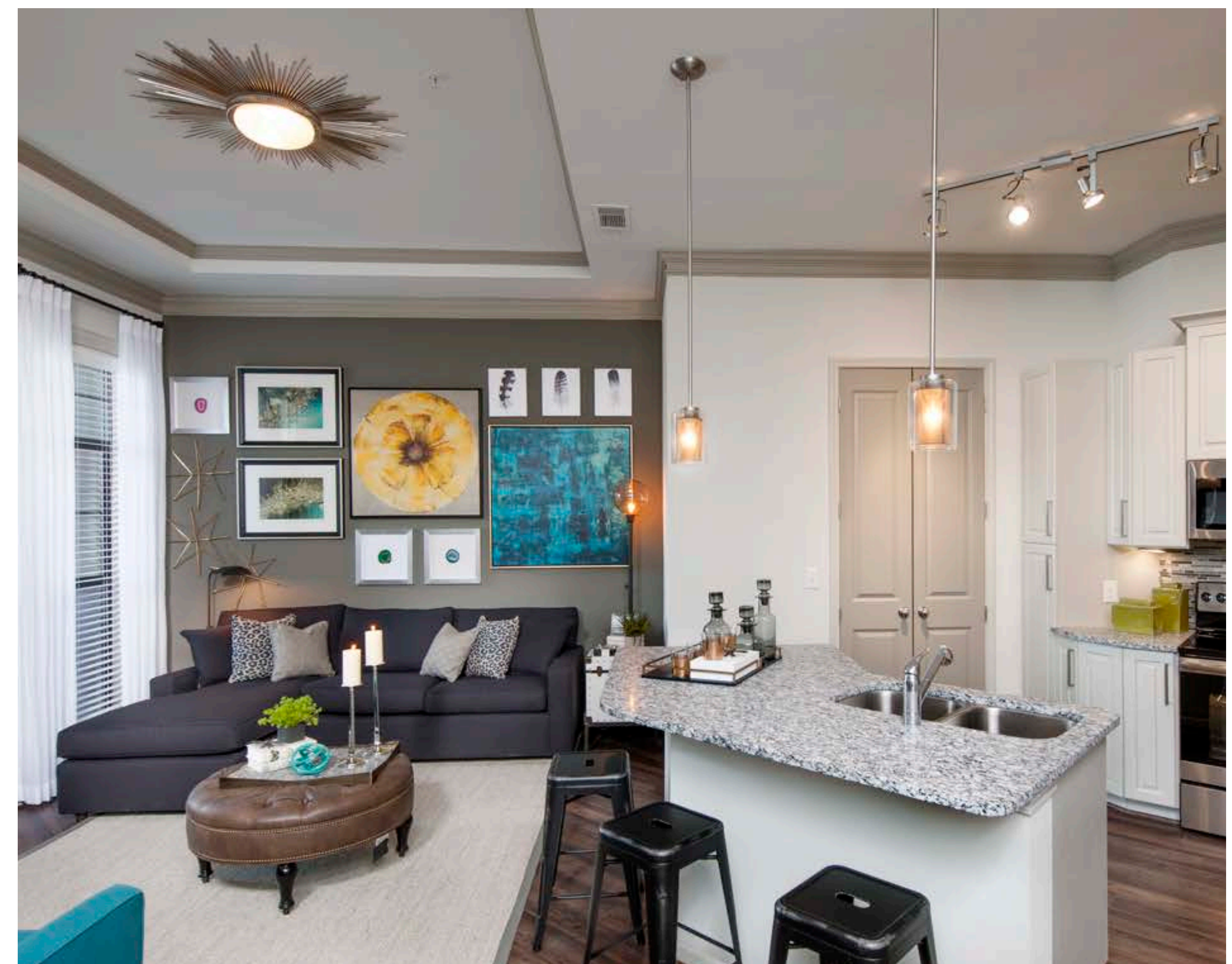


CLASS-A MULTI-FAMILY TOWNSHIP *at ETOWAH BLUFFS*



Pod E is the only residential pod of Township, consisting of 300 units of Class-A multi-family housing. This pod has almost direct access to Lumpkin Campground Road, but the residences will be entirely gated. The apartments would be upscale, high-quality units with state-of-the-art amenities, including a resort-style pool and cabana. The multi-family residences would also have direct pedestrian access to the commercial, retail, and office pods.

See next page for additional sample photos of amenity space.





CEMENTITIOUS BOARD & BATTEN SIDING

CEMENTITIOUS SHAKE SIDING
ARCHITECTURAL SHINGLE ROOFING

STAINED CEDAR WOOD POST

CEMENTITIOUS LAP SIDING

CEMENTITIOUS PANEL

ALUMINUM WINDOW

MUTLI-FAMILY MATERIALS & SAMPLE ELEVATION



THE PRESERVE
at ETOWAH BLUFFS
SINGLE-FAMILY PRODUCTS



CENTURY
COMMUNITIES
A HOME FOR EVERY DREAM

THE PRESERVE

TECHNICAL SPECIFICATIONS

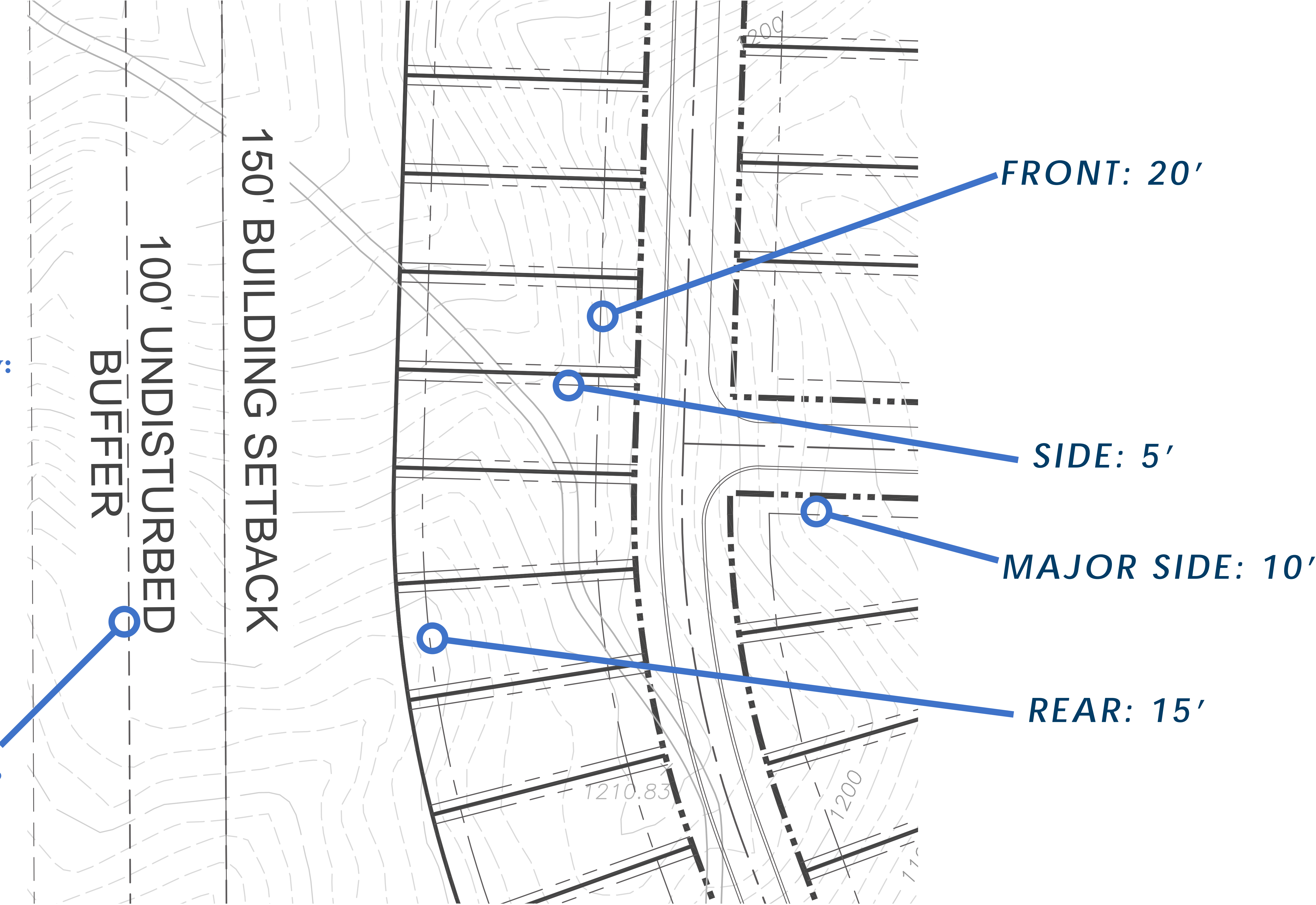
Setback standards are typical for all single-family detached lots, regardless of lot size.

Prescribed setbacks apply to all lots, Pods G-I.

For all single family detached lots, the following setbacks apply:

- Front: 20'
- Side: 5'
- Major Side: 10'
- Rear: 15'

Overall/Exterior property setbacks and buffers stand alone, but all lots are located outside of external setbacks and buffers



TYPICAL SINGLE-FAMILY DETACHED LOTS PODS G-I

THE PRESERVE

TECHNICAL SPECIFICATIONS

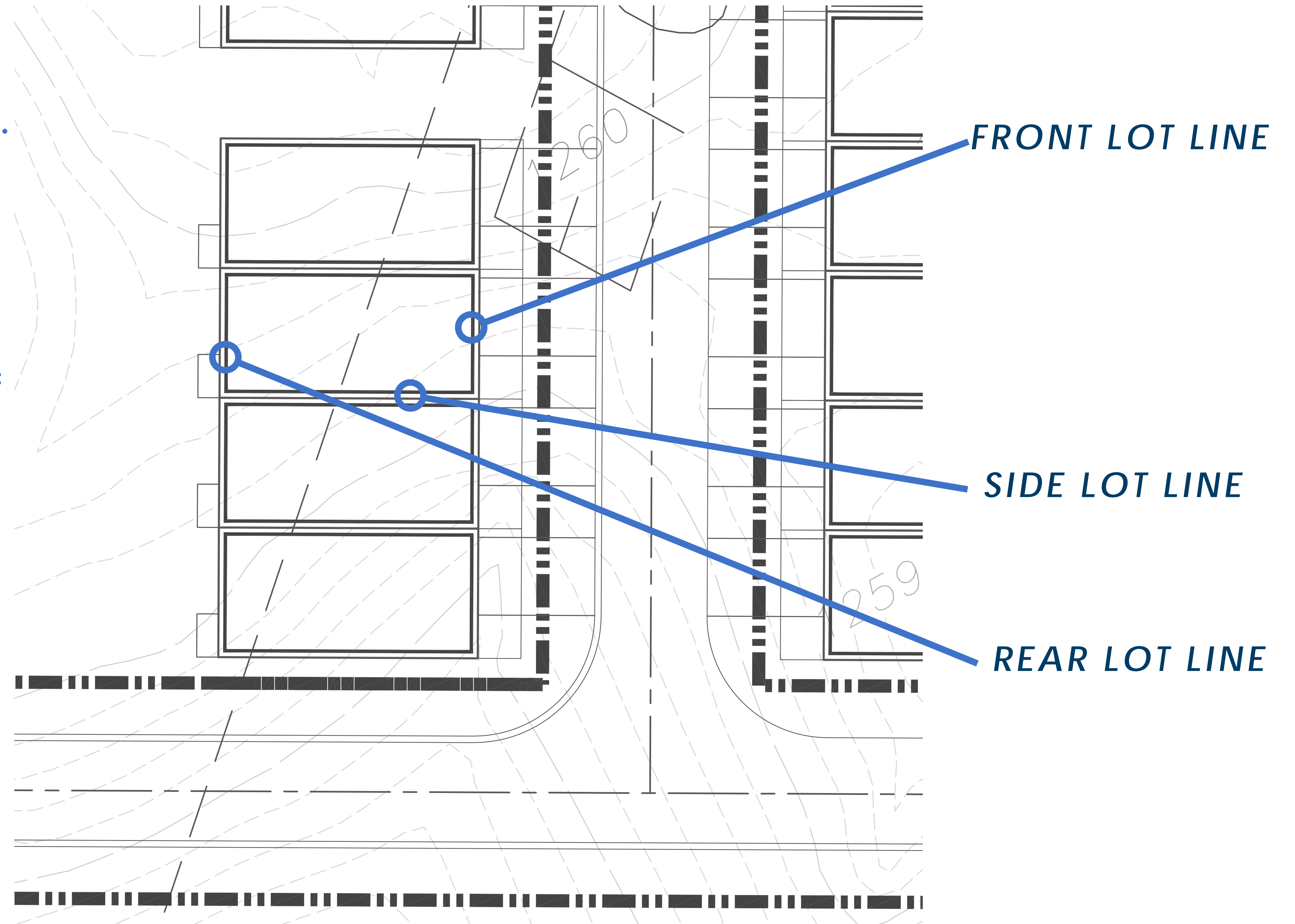
Setback standards are typical for all single-family attached lots (townhomes) regardless of townhome size/dimension or direction.

Prescribed setbacks apply to all homes in Pod F.

Townhome 'lots' are the unit footprint. Setbacks are as follows:

- Front: 0'
- Side: 0'
- Major Side: 0'
- Rear: 0'

Overall/Exterior property setbacks and buffers apply, and all townhome lots are located outside of external setbacks and buffers.

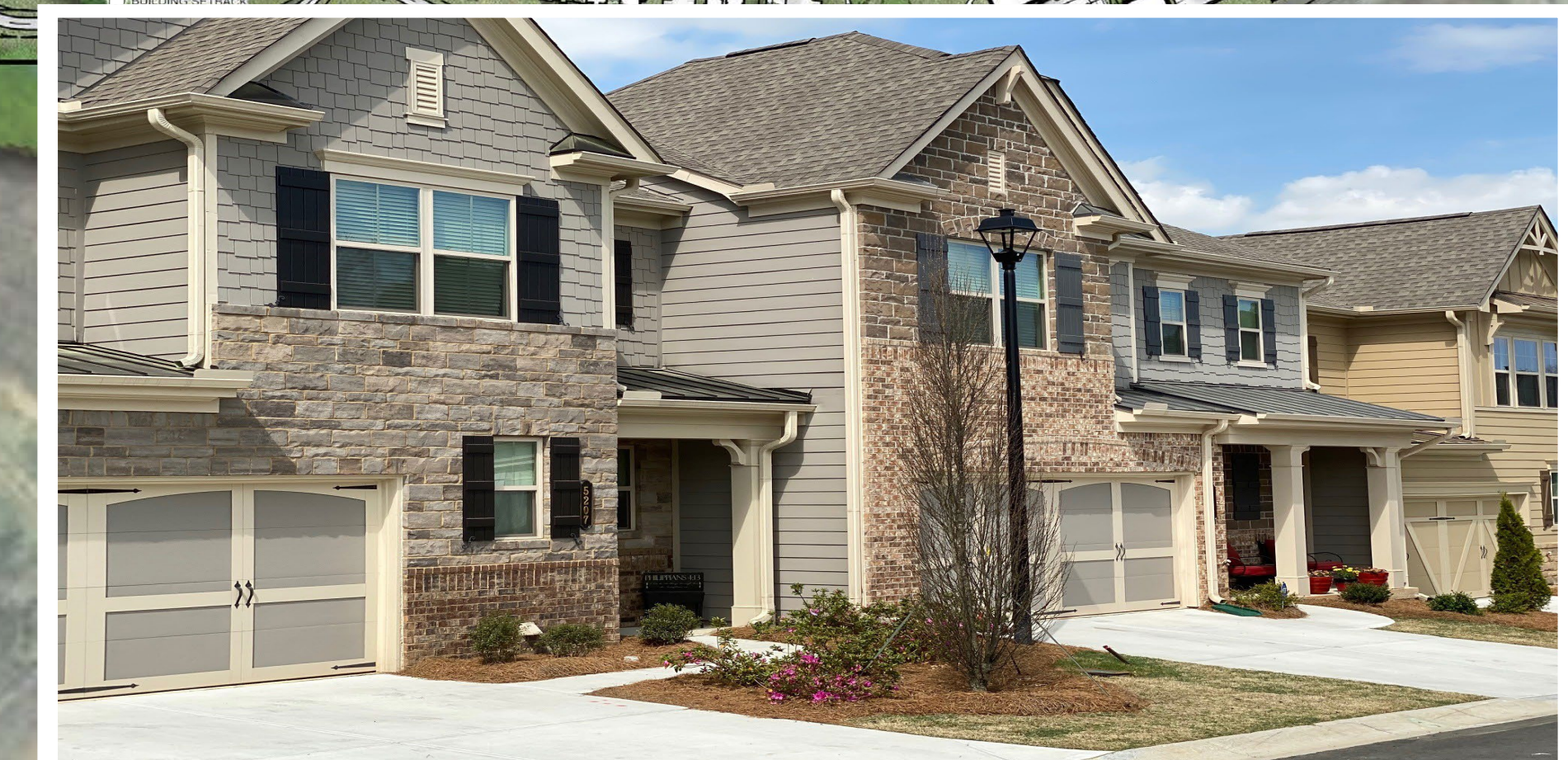


TYPICAL TOWNHOME LOTS POD F

THE PRESERVE

at ETOWAH BLUFFS

SERENITY IN SECLUSION



SINGLE-FAMILY RESIDENTIAL LIVING PODS F-I

THE PRESERVE

at ETOWAH BLUFFS

SERENITY IN SECLUSION

Just past the Township at Etowah Bluffs activity hub lies The Preserve at Etowah Bluffs: a vast system of interconnected neighborhoods nestled amidst the forest. A relaxed lifestyle is a priority for The Preserve. Seclusion and preservation are two key elements of this plan, but with the added bonus of proximity to amenities and entertainment!

The homes in the four pods of The Preserve are perfect for any phase of life: for new families, young professionals, mature adults, and seniors looking to age in place. With such variety in product, there's something for everyone!

Below is a summary of each pod. See photos for sample products!

Pod F: Senior Attached Homes (100 Lots)

Pod G: Single-Family Detached (121 Lots)

Pod H: Single-Family Detached (236 Lots)

Pod I: Single-Family Detached (229 Lots)





Introducing the Preserve at Etowah Bluffs

The Preserve at Etowah Bluffs comprises the back two-thirds of the 523-acre site. Set back off of the major roadways, The Preserve offers a series of inter-connected single-family neighborhoods that are suitable for any phase of life. The four pods of The Preserve include one with independent senior attached homes, and three additional pods of single-family detached lots, for a total of 686 new residences.

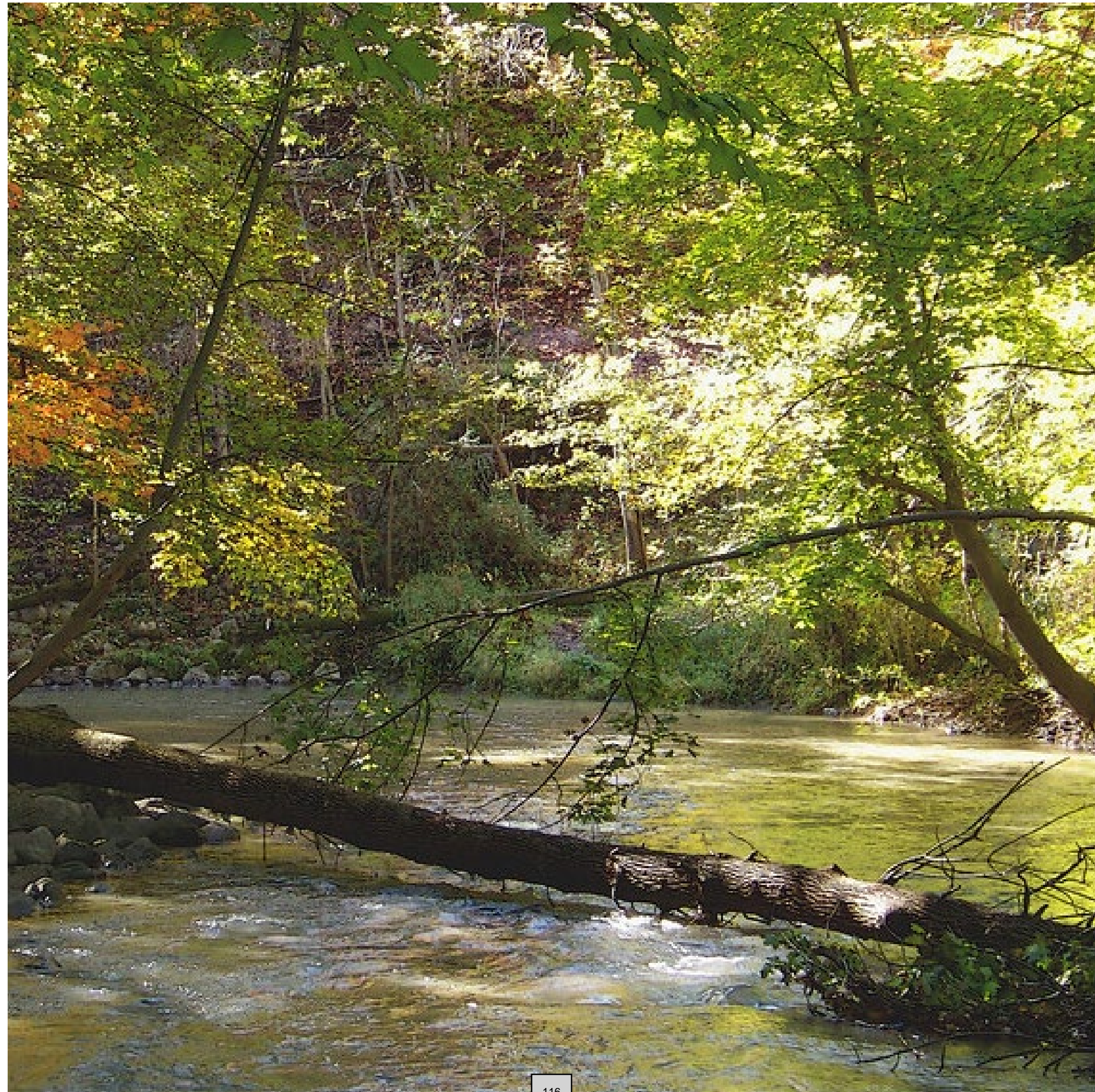
Building off of the research from the University of Georgia’s department of Agriculture and Economics,

THE PRESERVE
at ETOWAH BLUFFS
SERENITY IN SECLUSION

The Preserve leverages smaller lot sizes to minimize the burden on existing and proposed utilities, while maximizing preservation space. The neighborhood pods are designed to be in the ‘conservation subdivision style’, which will preserve over 200 acres of the 518-acre site for conservation uses. The Preserve at Etowah Bluffs neighborhoods are nestled amongst the streams and abundance of natural features that currently exist on the site, instead of working against them. The existing tree cover will be left largely intact around the perimeter of the site, providing natural buffers for the surrounding neighborhoods and developments.

Pod F: Independent Senior Attached homes

Pod F would contain 100 attached homes which will be located toward the front of the development and will be targeted at independent seniors. Units in this pod will include front- and rear-loaded townhomes, and will have their own master amenity area.



Pod G: 40-foot-wide detached lots

Pod G consists of 121 small lots opposite the stream from the light-industrial facility, and will be fully screened from it by utilizing the natural features. Lots in this pod are the smallest of the detached single-family pods, at 40-foot wide. Homes in this pod will be smaller, single-story ranch-style homes.



Pod H: 40- to 50-foot-wide detached lots

Pod H consists of 236 lots and extends back from the more dense housing, nestled amongst the many streams on-site. The largest pod in the development, lots range in size from 40- to 50-foot wide. Homes in this pod would be single-family ranch-style and two-story homes. Additionally, a resort-style master amenity will be located in this pod, so that it is central to the other residential pods.

Pod I: 40- to 50-foot-wide detached lots

Pod I consists of 229 lots in the most secluded, forested part of the site. Homes in this pod are closest to the Etowah River, and are surrounded by natural features and foliage. Lots in this pod range in size from 40- to 50-foot-wide. This pod would have two-story homes with the largest amount of square-footage; perfect for growing families.

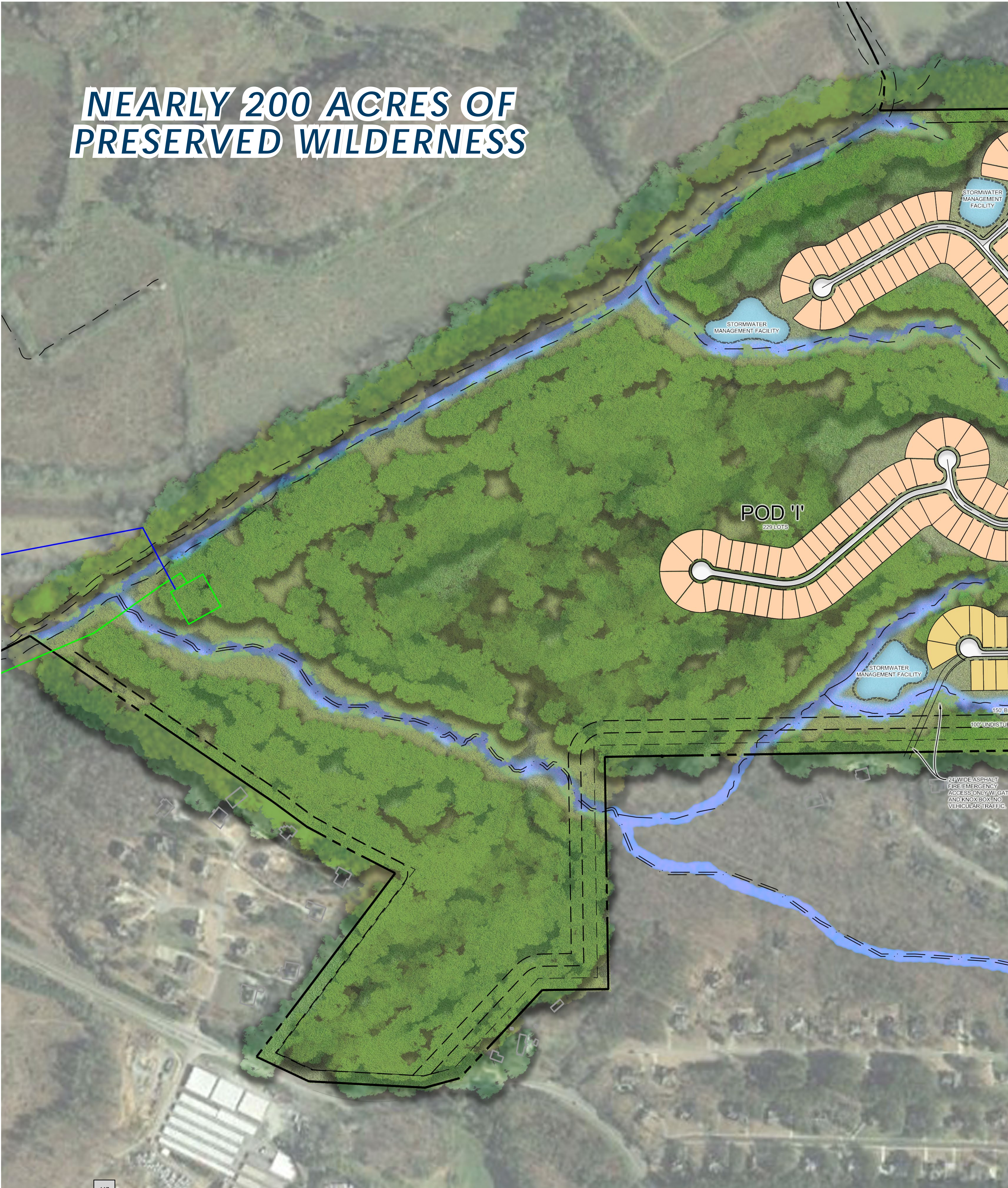
EMPHASIS ON PRESERVATION

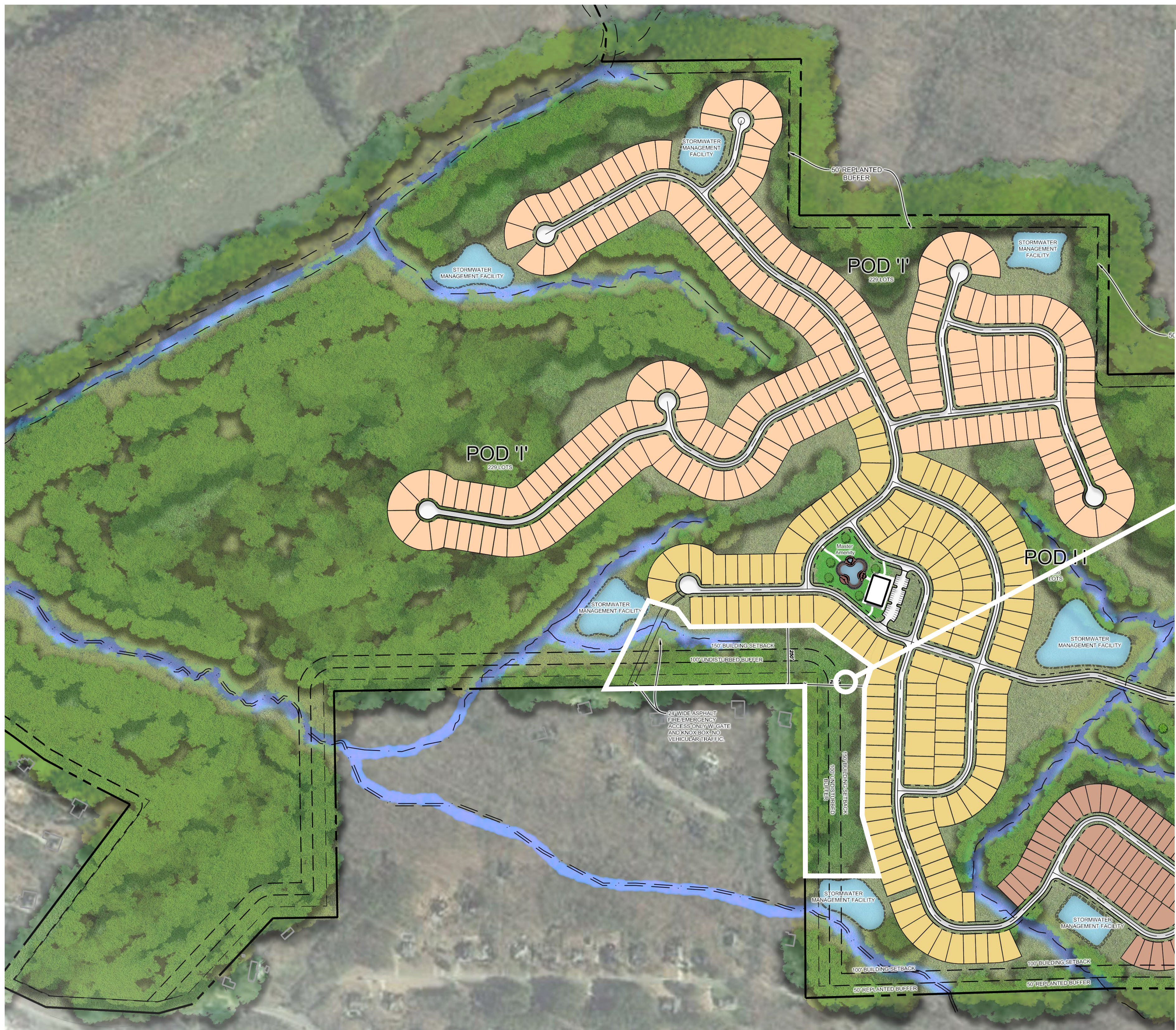
Nature as a Priority

Nearly two-thirds of the site is proposed to feature a mixture of lower-intensity residential uses.

The residences will be interspersed throughout the existing, forested area, working in harmony with the natural features. This site plan aims to preserve the natural areas and ecosystems surrounding the Etowah River.

Nearly 200 acres of the site will be left in a natural, forested state!

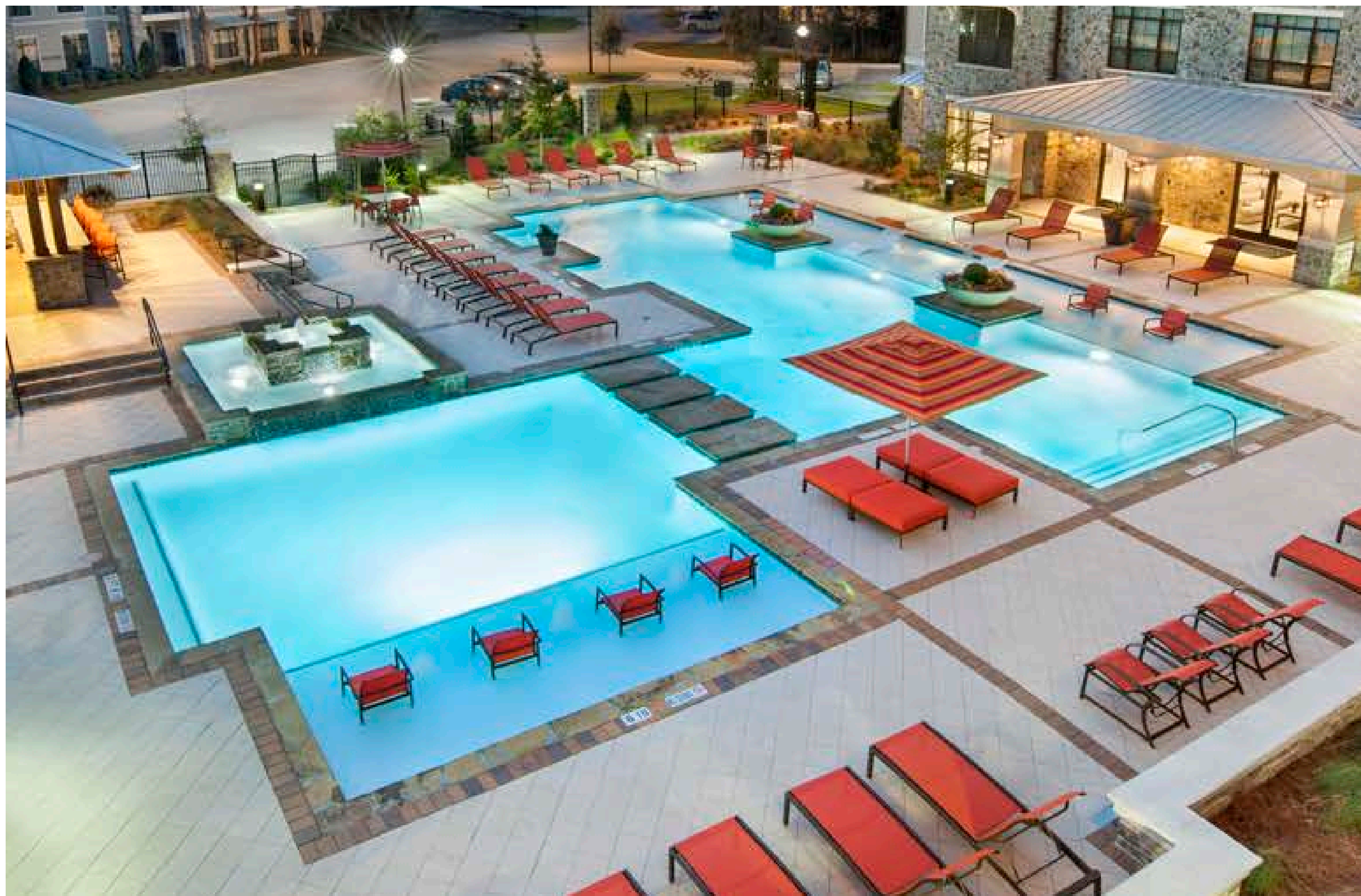




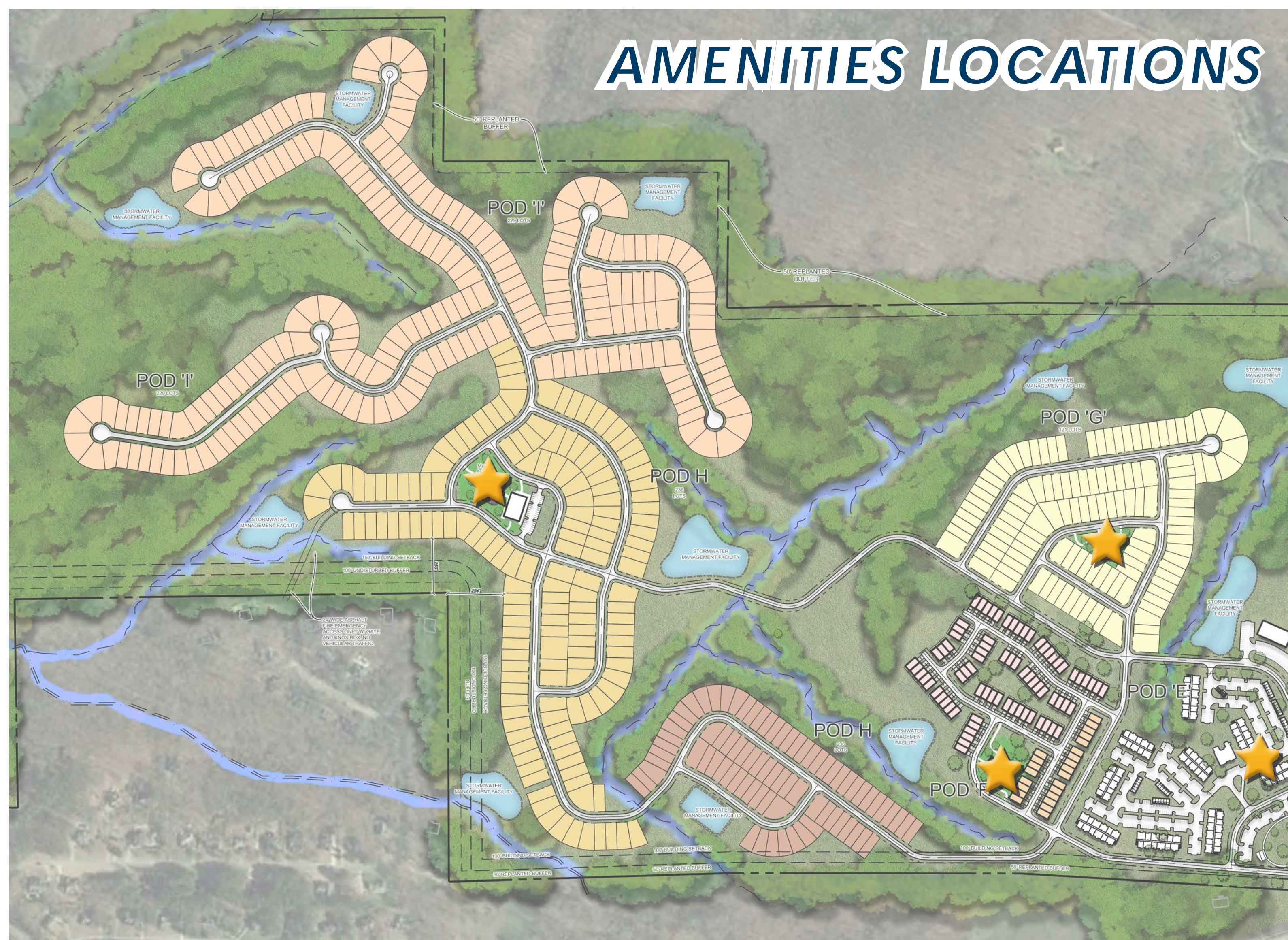
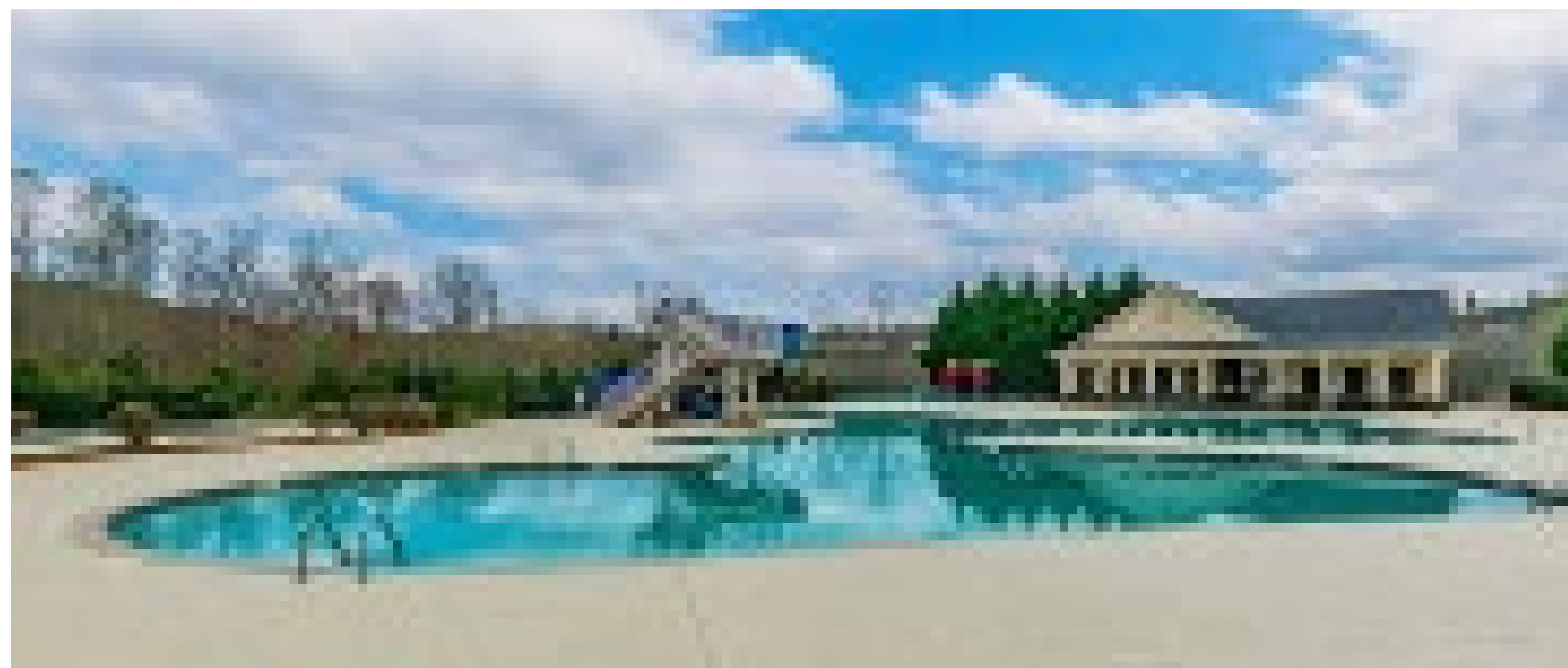
GOOD NEIGHBORS

The buffer width along western property line (nearest to surrounding neighborhoods) is 250 feet at narrowest point.

EMPHASIS ON PRESERVATION



Amenities will be located throughout the 518-acre development. The attached single-family and multi-family will have their own dedicated amenity areas, while the single-family detached homes will share two central amenity areas. The images represent samples of the kind of amenities that would be built. See map for all locations.

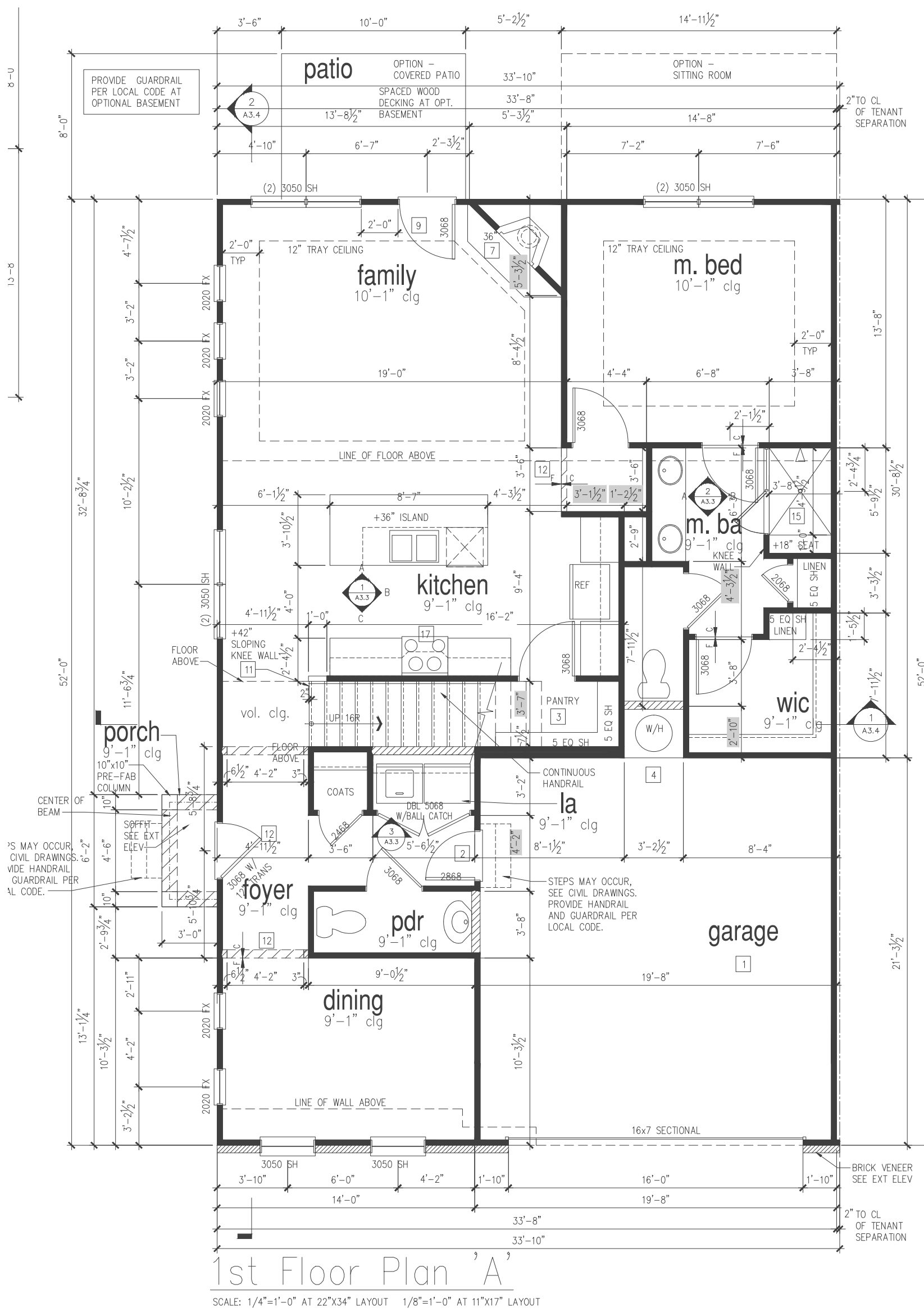


ATTACHED HOMES

THE PRESERVE at ETOWAH BLUFFS



Pod F Standards	
Minimum Unit Size	1800 square feet
Minimum Lot Width	30 feet
Building Setback	
	Front 27 feet from FOC to building face
	Rear 40 feet back-to-back
	Side 20 feet side-to-side
Minimum Building Separation	20 feet
Maximum Height	30 feet
Maximum Building Coverage	Coverage is measured for entire pod
Parking	2 spaces per unit



SERENITY IN SECLUSION

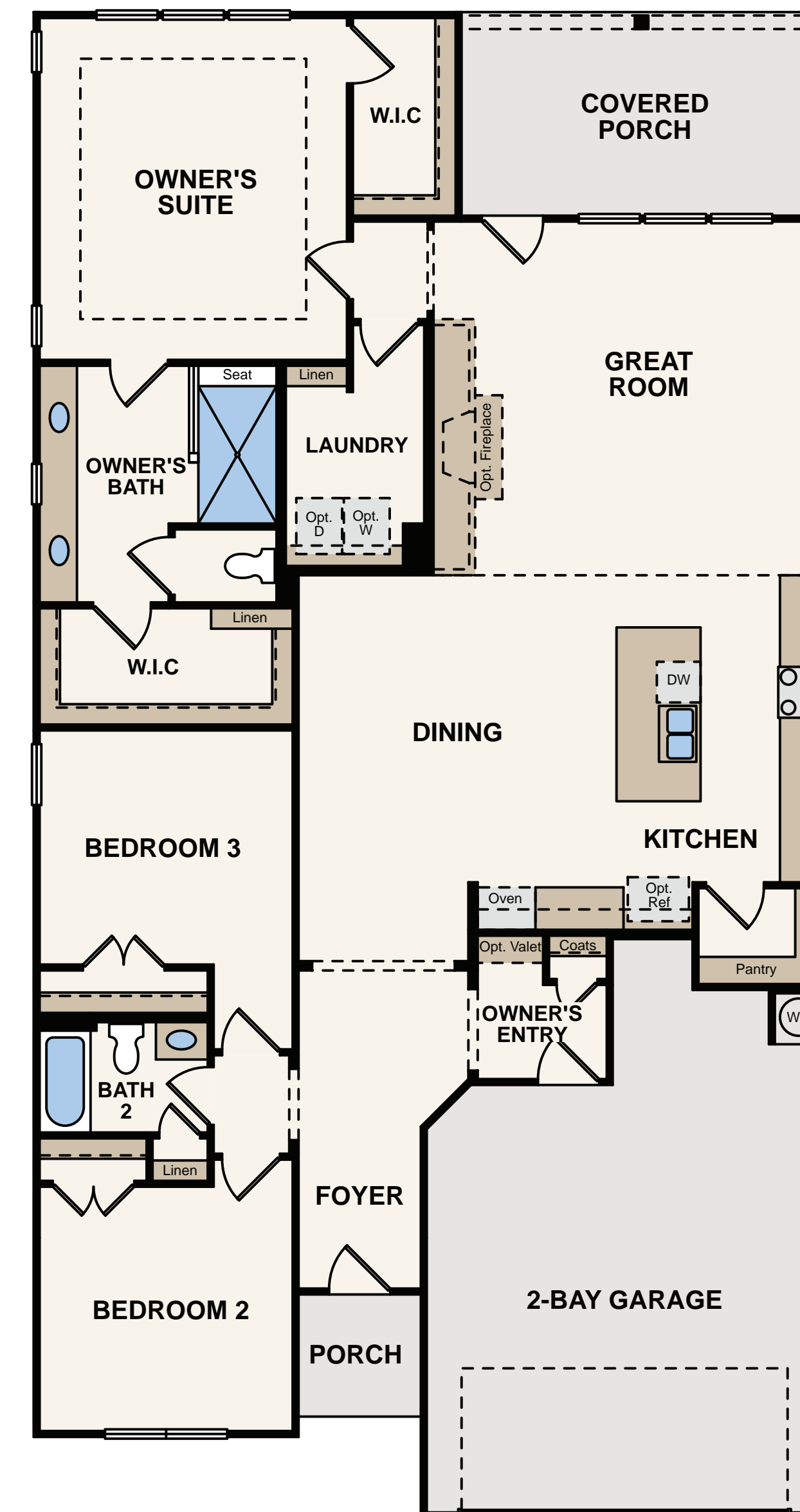
SIENNA

SINGLE-FAMILY DETACHED *THE PRESERVE at ETOWAH BLUFFS*

2,100 SQ FT | 1-STORY | 3 BEDROOMS |
2-3 BATHROOMS | 2 BAY GARAGE



Pod G Standards	
Minimum Lot Size	4,800 square feet
Minimum Lot Width	40 feet
Building Setback	
Front	15 feet, or 27 feet from FOC to building face
Rear	25 feet
Side	None (see min. building separation)
Minimum Building Separation	10 feet
Maximum Height	30 feet
Maximum Building Coverage	65%
Parking	4 spaces per unit




**CENTURY
COMMUNITIES**
A HOME FOR EVERY DREAM

SERENITY IN SECLUSION

YELLOW JASMINE

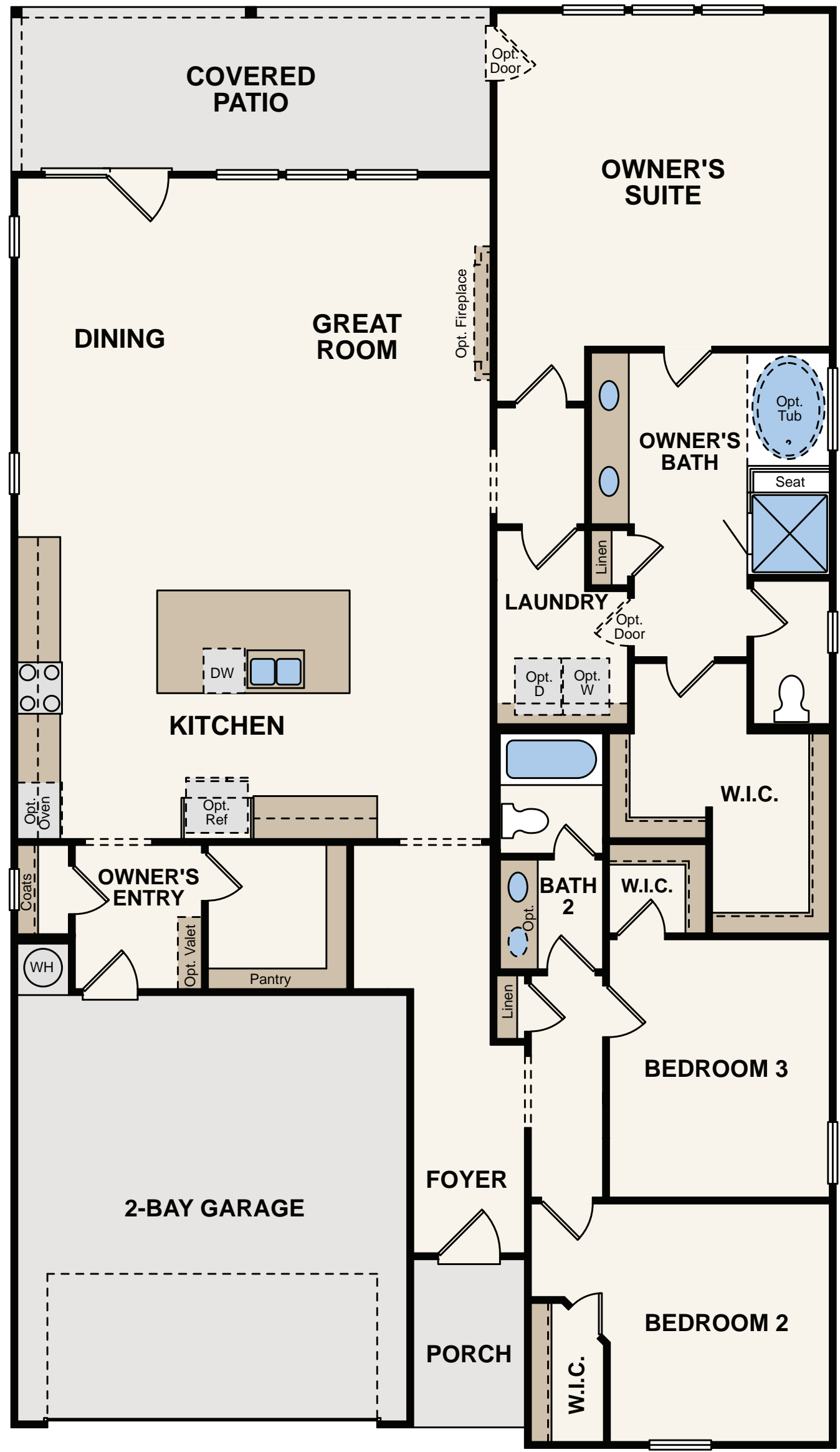
SINGLE-FAMILY DETACHED

THE PRESERVE at ETOWAH BLUFFS

2,100 SQ FT | 1-STORY | 3 BEDROOMS |
2 BATHROOMS | 2 BAY GARAGE



Pod G Standards	
Minimum Lot Size	4,800 square feet
Minimum Lot Width	40 feet
Building Setback	
	Front 15 feet, or 27 feet from FOC to building face
	Rear 25 feet
	Side None (see min. building separation)
Minimum Building Separation	10 feet
Maximum Height	30 feet
Maximum Building Coverage	65%
Parking	4 spaces per unit



SERENITY IN SECLUSION

TEA OLIVE

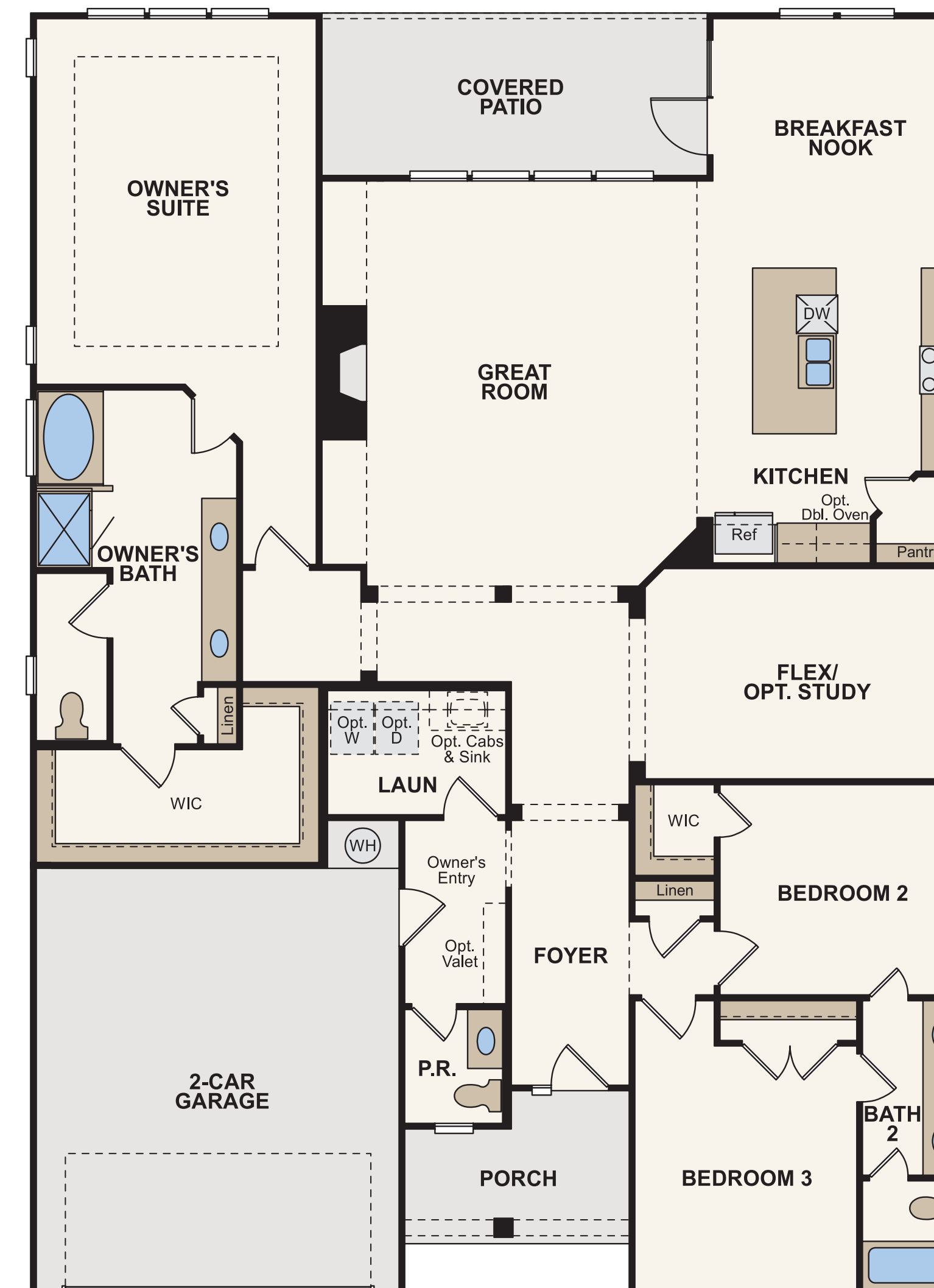
SINGLE-FAMILY DETACHED

THE PRESERVE at ETOWAH BLUFFS

2,500 SQ FT | 1-STORY | 3 BEDROOMS |
2.5 BATHROOMS | 2 BAY GARAGE



Pod H Standards	
Minimum Lot Size	4,900 square feet
Minimum Lot Width	40 feet
Building Setback	
	Front 15 feet, or 27 feet from FOC to building face
	Rear 25 feet
	Side None (see min. building separation)
Minimum Building Separation	10 feet
Maximum Height	35 feet
Maximum Building Coverage	65%
Parking	4 spaces per unit



SERENITY IN SECLUSION

GREY BIRCH

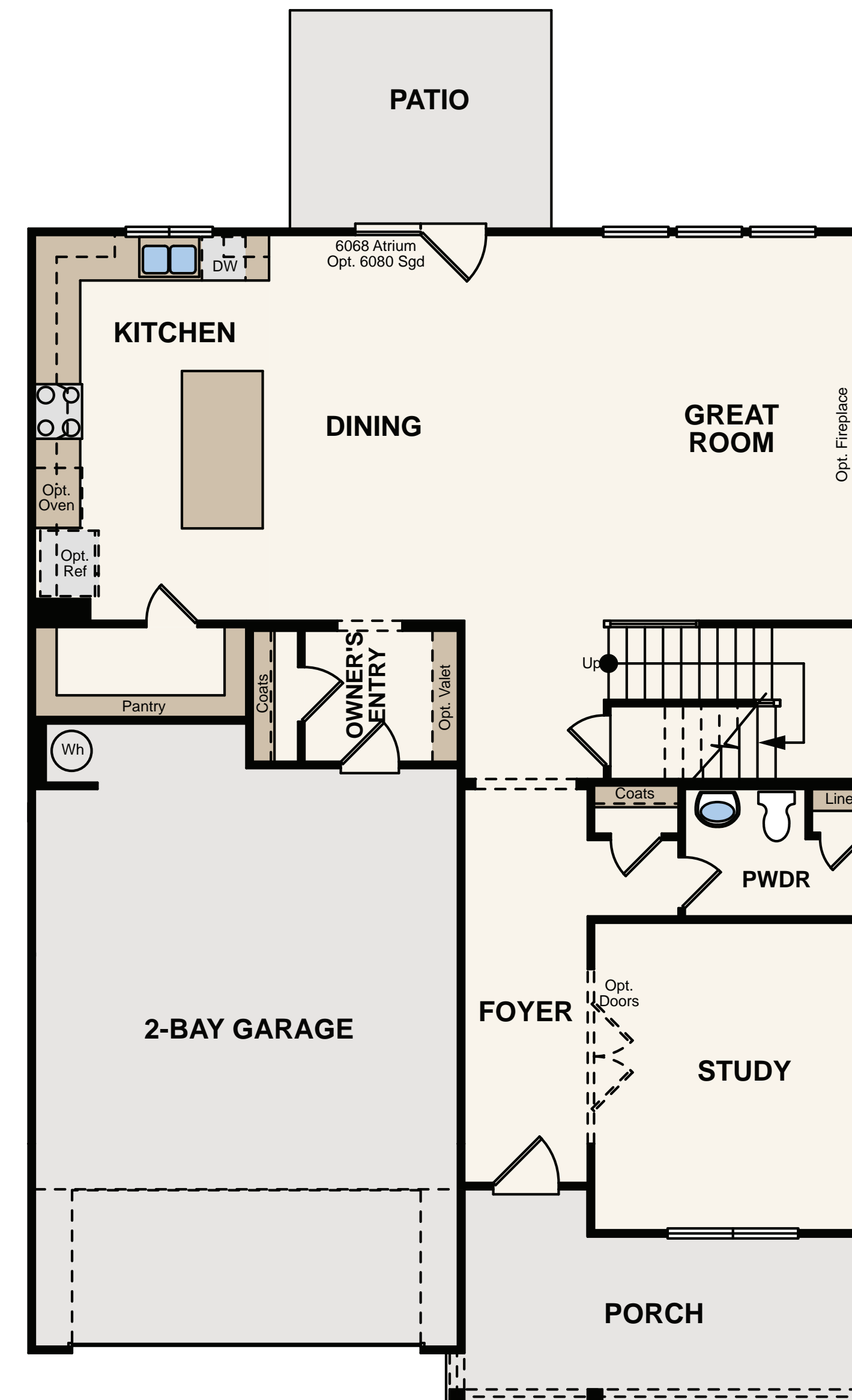
SINGLE-FAMILY DETACHED

THE PRESERVE at ETOWAH BLUFFS

3,000 SQ FT | 2-STORIES | 4-6 BEDROOMS |
2.5-4.5 BATHROOMS | 2 BAY GARAGE



Pod H Standards	
Minimum Lot Size	4,900 square feet
Minimum Lot Width	40 feet
Building Setback	
	Front 15 feet, or 27 feet from FOC to building face
	Rear 25 feet
	Side None (see min. building separation)
Minimum Building Separation	10 feet
Maximum Height	35 feet
Maximum Building Coverage	65%
Parking	4 spaces per unit



SERENITY IN SECLUSION

SILVER MAPLE

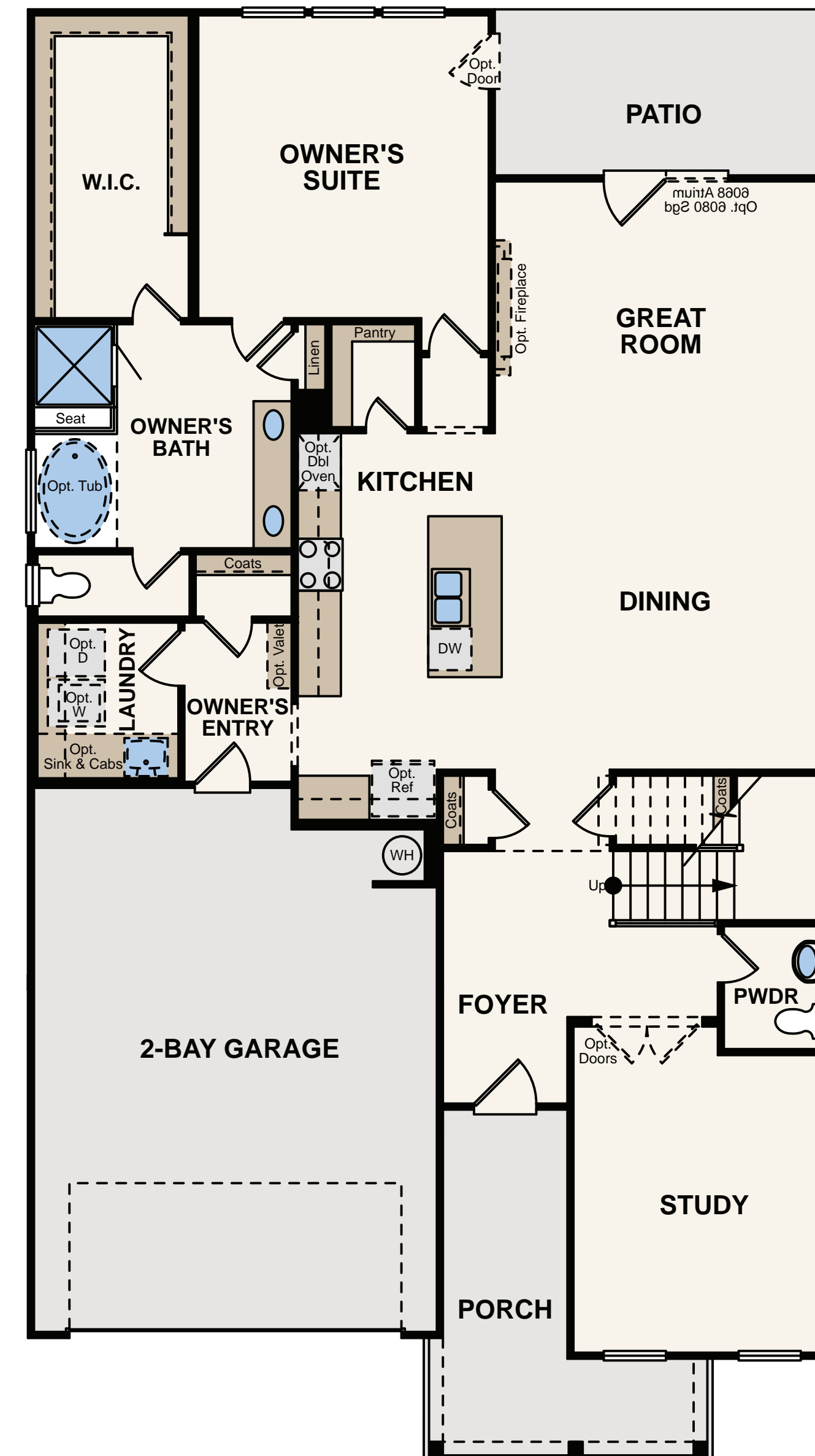
SINGLE-FAMILY DETACHED

THE PRESERVE at ETOWAH BLUFFS

3,100 SQ FT | 2-STORIES | 5 BEDROOMS |
3.5 BATHROOMS | 2 BAY GARAGE



Pod I Standards	
Minimum Lot Size	6,000 square feet
Minimum Lot Width	40 feet
Building Setback	
	Front 15 feet, or 27 feet from FOC to building face
	Rear 25 feet
	Side None (see min. building separation)
Minimum Building Separation	10 feet
Maximum Height	35 feet
Maximum Building Coverage	65%
Parking	4 spaces per unit



SERENITY IN SECLUSION

SYCAMORE

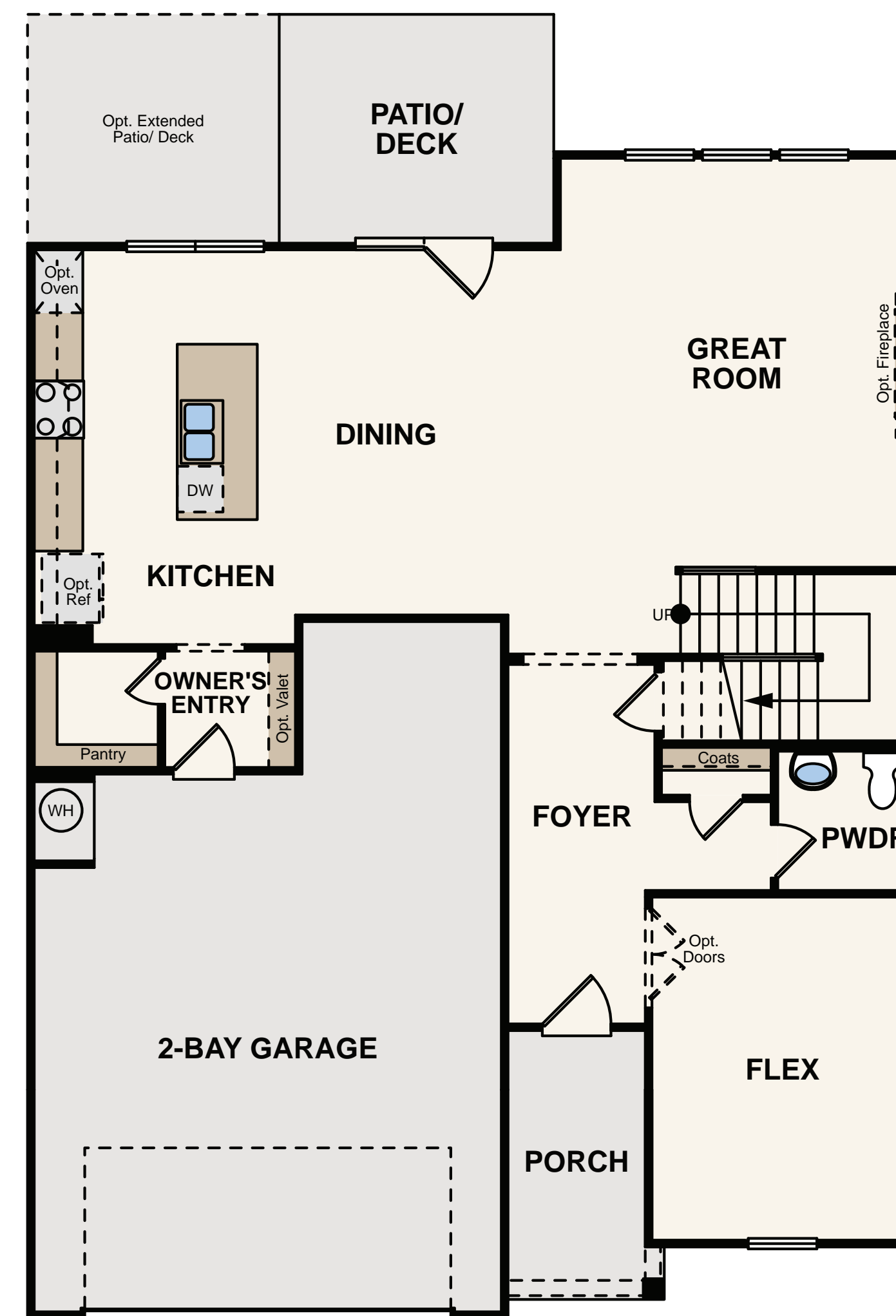
SINGLE-FAMILY DETACHED

THE PRESERVE at ETOWAH BLUFFS

2,700 SQ FT | 2-STORIES | 4 BEDROOMS |
3.5 BATHROOMS | 2 BAY GARAGE



Pod I Standards	
Minimum Lot Size	6,000 square feet
Minimum Lot Width	40 feet
Building Setback	
	Front 15 feet, or 27 feet from FOC to building face
	Rear 25 feet
	Side None (see min. building separation)
Minimum Building Separation	10 feet
Maximum Height	35 feet
Maximum Building Coverage	65%
Parking	4 spaces per unit



SERENITY IN SECLUSION



ETOWAH BLUFFS



ZA 22-04

Planning Commission Meeting March 15, 2022

Planning Commission Meeting April 21, 2022

Board of Commission Hearing May 19, 2022

Applicant Proposal

The applicant is seeking to zone a 518-acre property located at the northwest corner of Lumpkin Campground Road and Georgia 400 from a mix of residential, commercial, office and institutional zoning designations to Mixed Use Village. The request for zoning approval includes the concept plan dated January 26, 2022.

Applicant	Fox Creek Properties, Inc
Amendment #	ZA 22 - 04
Request	Mixed Use Village
Concept Plan Proposed Uses	Single Family Detached, Multifamily low rise, Multifamily Mid Rise, Senior Adult Housing, General Office Building, Medical Office Building, Medical Dental Office, Warehousing, Shopping Plaza, Strip Retail Plaza, Fast Casual Restaurant, Coffee Shop,
Current Zoning	RA, RPC, C-HB, C-PCD, C-OI
Acreage	518.274
Location	Northwest corner of SR19 (GA400) and SR9 (Lumpkin Campground Road)
Concept Plan Commercial Square footage	Warehousing – 251,000 Office – 165,000 Retail – 71,200 Restaurant – 8,060
Road Classification	State Route 19 – Arterial (State Maintained) State Route 9 – Collector (County Maintained)
Tax Parcel	Six tracts: 104-065 ,112-012, 112-013, 112-018, 112-019, 113-057 002
Dawson Trail Segment	Segment 2 Etowah River Trail
Commission District	3
DRI	YES #3507

Direction	Existing Zoning	Existing Use
North	RA	Residential, Vacant
South	RA, R1	Residential, Commercial, Vacant
East	C-HB	Vacant
West	RSR/RA	Residential/Vacant

According to the Comprehensive Plan and accompanying Future Land Use Plan, the subject property is identified as **Planned Residential Community** and **Suburban Residential**. The development pattern in the **PRC** district may consist of the resort variety, like Big Canoe, which has increasingly become home to permanent as well as seasonal residents and golf course communities such as Chestatee and Crystal Falls. Planned residential communities provide unique, flexible, creative and imaginative arrangements and site plans that result in predominantly single-family residential development. The desired development pattern should seek to:

- Encourage higher density housing types within walking distance of services and amenities within and adjacent to the community
- Emphasize connectivity with adjacent subdivisions and/or commercial developments in the layout of new developments
- Design for walkability throughout, encouraging creative pedestrian networks
- Create interconnected pattern of streets and trails extending into surrounding neighborhoods for cars, bikes, golf carts, and pedestrians
- Limit truck traffic in congested areas by redirecting it to higher capacity roads
- Separate through-traffic from local traffic
- Examine potential for traffic calming techniques on major corridors to facilitate enhanced pedestrian use (including safe crossings)
- Encourage strong connectivity and continuity between each master planned development
- Use access management strategies in appropriate locations e.g., requiring new subdivisions to be developed with an internal street system and no private driveways accessing the highway; for lots adjacent to arterial streets, encourage alley access to allow the building to face highway with automobile access to the rear.

The **Suburban Residential** designation located in the area closer to the Etowah River. The development pattern of this land use area consists of locations where pressures for the typical types of suburban residential subdivision development are greatest (due to availability of water and sewer service). Guidelines are needed to encourage pedestrian-friendly neighborhoods that are accessible to transit (when it becomes available), adequate open space, strategically placed civic buildings, a connected system of streets and housing choices. The desired development pattern should seek to:

- Incorporate regional (i.e., serving multiple sites) water quality enhancement areas to intercept stormwater and improve water quality as it flows from development areas into the lake. These regional facilities would be located along the tributaries of the Etowah River and would likely consist of wetlands, retention ponds, biofiltration swales, and other best management practices for water quality protection
- Incorporate master planned mixed-uses blending residential development with schools, parks, recreation, retail businesses and services, linked in a compact pattern that encourages walking and

minimizes the need for auto trips within the subdivision

- Locate schools, community centers, or well-designed small commercial activity centers at suitable locations within walking distance of residence
- Promote moderate density, traditional neighborhood development (TND) style residential subdivisions
- Employ design features that encourage safe, accessible streets such as narrower streets, on street parking, sidewalks, street trees and landscaped raised medians for minor collectors and wider streets
- Encourage comparable architectural styles that maintain the regional character and do not include franchise or corporate architecture
- Establish strong connectivity within, and continuity between, each master planned development to disperse traffic and shorten trips (may include minimizing or prohibiting cul de-sacs) to disperse traffic in a more traditional grid pattern and to shorten walking/biking trips
- Provide safe facilities for pedestrians, school buses, and bicyclists using the road right-of-way
- Enhance the pedestrian-friendly environment by adding sidewalks and creating other pedestrian-friendly multi-use trail/bike routes linking neighboring communities and major destinations such as libraries, neighborhood centers, health facilities, commercial clusters, parks, schools, etc.
- Add traffic calming improvements, sidewalks and increased street interconnections to improve walkability within existing neighborhoods; Separate through-traffic from local traffic
- Use access management strategies in appropriate locations
- Limit truck traffic in congested areas by redirecting it to higher capacity roads and designating truck routes where appropriate
- Encourage on-street parking and shared parking
- Limit driveway spacing along the highway frontage and align driveways to improve traffic flow
- Require residential subdivisions accessing the highway to be interconnected
- Ensure that residential development does not encroach on major employment centers
- Require traffic studies for developments with more than 200,000 square feet

Georgia 400 Overlay District (North and South)

This overlay district, which is divided into northern and southern portions each with its own character, was previously established by amendment to the 2010 Comprehensive Plan. Regulations and guidelines were prepared and adopted by the County in 2000. This district is designed to retain the commercial and light industrial viability of the GA 400 corridor as the County's main economic engine, but also to ensure land use in the area is efficiently designed and adheres to the development standards defined in the County ordinances.

Analysis:

The surrounding development pattern affecting the use and development of this property give the Staff grounds for supporting the applicant's rezoning proposal for a Mixed-Use Village with design as a pedestrian friendly mixed-use, providing protection of the Etowah River Corridor with ample open space. Granting the applicant's rezoning request would be in general conformity with the overall intent of the Dawson County Comprehensive Plan.

The MUV density is limited to 2.8 units per acre overall, the concept plan dated 1-26-2022 projects a density of 1.9 units per acre split into five distinct PODs offering a variety of housing types.

All water and sewer service construction shall meet the standards of the service provider – Etowah Water and Sewer. Utilities shall be placed underground. Stormwater facilities shall be constructed to the specifications of the applicable local authority and meet all Best Management Practices.

A minimum of 30 percent of the total land area of the MUV District shall be open space or green space. Open space may include areas for both passive and active recreation. The concept plan delineates proposed areas of open space of 49%.

The parcels are currently zoned for a mix of uses allowed within the residential, commercial, office and institutional zoning designations as granted previously by Dawson County. The project commonly known as the *Southern Catholic campus* included a University Campus component, a Residential component, Commercial Village, Town Center and a conference hotel.

County Agency Comments:

Engineering Department:

1. The Developer shall allow for a future access point for the perpendicular re-alignment of Harmony Church Road.
2. Development's access points shall comply with Georgia DOT Design Rules and Regulations.
3. The Traffic Study provided by A&R Engineering, Inc. shall be evaluated and compared to a Traffic Study prepared by Dawson County.
4. The Developer shall provide a Traffic Study that shall be updated for development activity during the calendar year – annually

Environmental Health Department: No comments returned as of 3/9/2022

Emergency Services: Please see the attached.

Etowah Water & Sewer Authority: "Water is partially available at the site. Water main upgrades and extensions required. Must be designed and installed per EWSA regulations at developer's expense. Consult with EWSA. Sanitary Sewer is not currently available at the site and would require upgrades and extensions per EWSA regulations at the developer's expense. Consult with EWSA."

Georgia Department of Transportation: "This application will require GDOT coordination."

<u>Board of Education:</u>	High	Middle/Junior High	Elementary
School Name:	Dawson Co. High School	DC Middle/ DC Jr. High	Kilough Elementary
Recommended Capacity	1400	725/725	650
Latest Enrollment	812	604/579	427

No improvements are planned at this time and staff will be added as needed.

Planning & Development:

The Mixed-Use Village (MUV) District is established primarily to encourage the development of mixed-use developments consisting of both residential and commercial property. The MUV District is intended to:

- (1) Encourage the development of large tracts of land as planned, mixed use communities;
- (2) Encourage flexible and creative concepts in site planning;
- (3) Preserve the natural amenities of the land by encouraging scenic and functional open space areas; and
- (4) Provide for an efficient use of land

Proposed land uses:

Single Family Detached	586 units
Multifamily Low Rise	285 units
Multifamily Mid Rise	15 units
Senior Adult Housing	100 units
General Office Building	100,000
Medical Dental Office	65,000
Shopping Plaza	40,000
Warehousing	251,000
Strip Retail Plaza	31,200
Fast Casual Restaurant	5,260
Coffee shop w/drive	2,800

Staff recommended Prohibited Uses:

Food Manufacturing
Beverage and Tobacco Product Manufacturing
Textile Mills
Textile Product Mills
Apparel Manufacturing
Leather and Allied Product Manufacturing
Wood Product Manufacturing
Paper Manufacturing
Printing and Related Support Activities
Petroleum and Coal Products Manufacturing
Chemical Manufacturing
Plastics and Rubber Products Manufacturing
Nonmetallic Mineral Product Manufacturing
Primary Metal Manufacturing
Fabricated Metal Product Manufacturing
Machinery Manufacturing
Computer and Electronic Product Manufacturing
Electrical Equipment, Appliance, and Component
Transportation Equipment Manufacturing
Furniture and Related Product Manufacturing
Storage of hazardous materials
Any use that emits noxious odors

THE PLANNING COMMISSION SHALL MAKE ITS RECOMMENDATIONS BASED ON THE FOLLOWING CRITERIA:

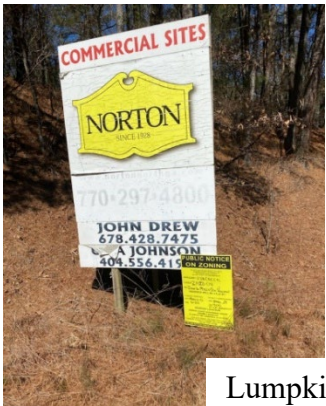
- (1) The existing uses and classification of nearby property;
- (2) The extent to which property values are diminished by the particular land use classification;
- (3) The extent to which the destruction of property values of the applicant promotes the health, safety, morals, or general welfare of the public;
- (4) The relative gain to the public, as compared to the hardship imposed upon the individual property owner;
- (5) The suitability of the subject property for the proposed land use classification;
- (6) The length of time the property has been vacant under the present classification, considered in the context of land development in the area in the vicinity of the property; and
- (7) The specific, unusual, or unique facts of each case, which give rise to special hardships, incurred by the applicant and/or surrounding property owners.



Georgia Hwy 400 S



GRANT ROAD



Lumpkin Campground Rd.



Brights Way



Dawson County Emergency Services

Danny Thompson, EMA Director/Fire Chief
Jason Dooley, Division Chief Operations & Training
Jeff Bailey, Division Chief Fire Marshall
Robby Lee, Division Chief EMS/Administration

393 Memory Lane
Dawsonville, Georgia 30534
(706) 344-3666 Office
(706) 344-3669 Fax

Date: March 8, 2022
To: Dawson County Planning Commission
From: Jeff Bailey
Subj: ZA 22-04
Fox Creek Properties
Etowah Bluffs

Good afternoon,

In reviewing the requested zoning change, I would again express the same concerns noted in my comments on the previous request (ZA 20-08). While not in opposition of this zoning change, or proposed land development, the scale and complexity of the development warrants serious consideration of impacts that must be anticipated and planned for. This large of an increase in the number of structures and people to protect will absolutely increase the number of calls for service from Dawson County Emergency Services. This proposed development could potentially result in growth *over a ten-year period* that could have otherwise taken fifty years to take place.

It would not be unrealistic to expect an increase in the County's permanent population of nearly twenty percent based on the number of residential occupancies proposed. The daily transient population will further increase this to over thirty percent. The sheer number of structures and population increase will impact Emergency Services' capabilities to provide acceptable service levels. These projections are in addition to all the other residential and commercial building projects already permitted, underway, pending, and yet forthcoming. Dawson County is experiencing previously unwitnessed growth and if this growth is to continue, we need to start increasing public safety capabilities now and not after being outpaced by it.

Emergency Services already finds itself without enough ambulances available in the County for EMS transport. This necessitates that we rely on mutual aid requests to surrounding services to fill the gap, and results in increased response times. The same holds true for fire suppression and rescue operations as well. With the current number of stations, apparatus, and personnel; a single-family residential fire *severely* hinders our ability to effectively respond to any additional calls. The frequency of multiple calls being simultaneously dispatched is already increasing, and will certainly not be decreasing.

Mission Statement

Dawson County Emergency Services is committed to the preservation of life and protection of property of the citizens of Dawson County.

If this zoning request is approved and building permits are issued to begin the proposed land development, the need for a second aerial apparatus (ladder truck/quint) will also exponentially increase; along with the need for an additional pumper, med unit, staffing, and station to house them. These items all require significant time and money to acquire and must be considered concurrently with the approval of projects such as this, and not in reaction to them after approval.

Sincerely,

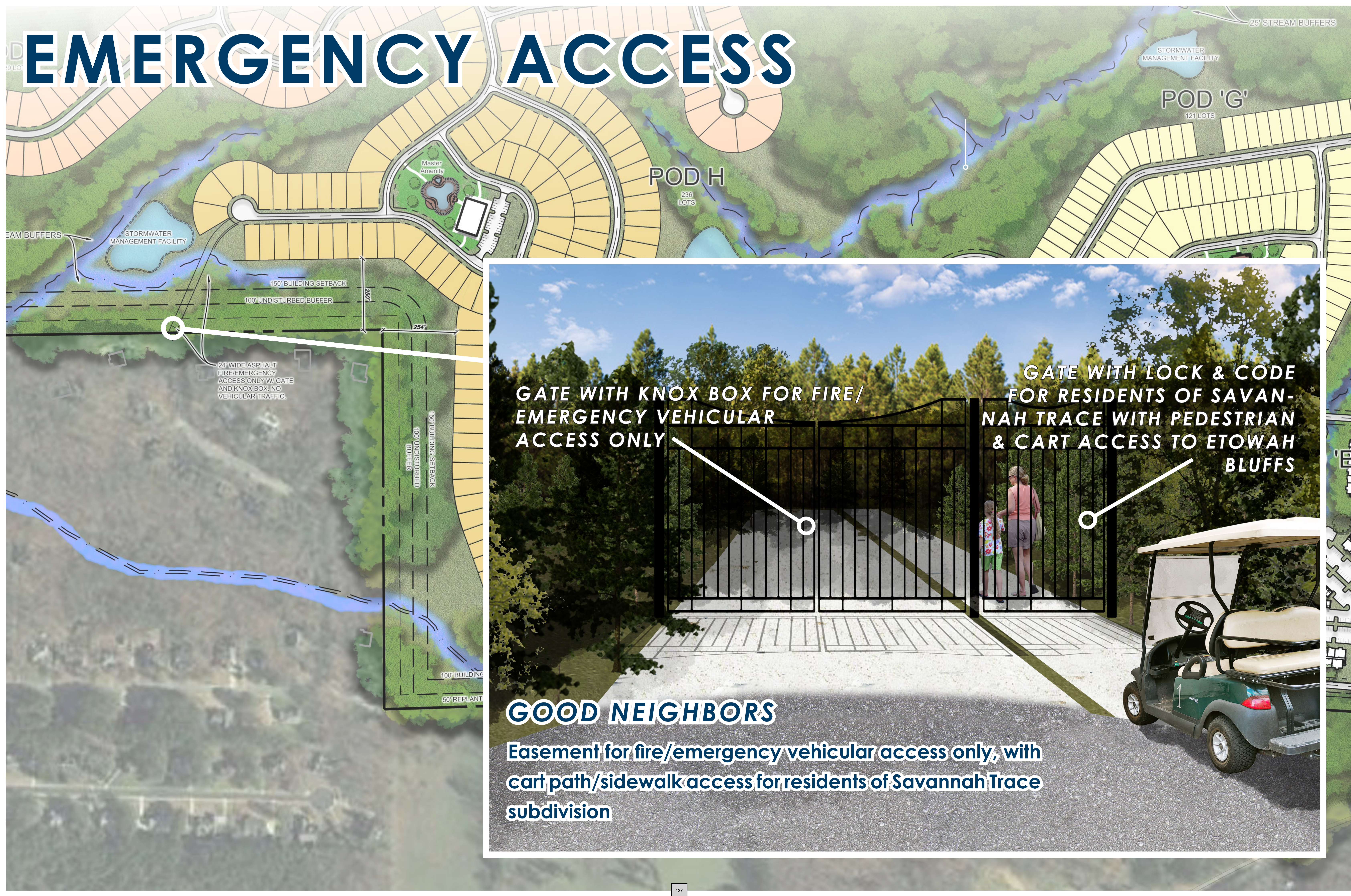

Jeff Bailey
Fire Marshal


Danny Thompson
Fire Chief

Mission Statement

Dawson County Emergency Services is committed to the preservation of life and protection of property of the citizens of Dawson County.

EMERGENCY ACCESS



24' WIDE ASPHALT
FIRE/EMERGENCY
ACCESS ONLY W/ GATE
AND KNOX BOX. NO
VEHICULAR TRAFFIC.

GATE WITH KNOX BOX FOR FIRE/
EMERGENCY VEHICULAR
ACCESS ONLY

GATE WITH LOCK & CODE
FOR RESIDENTS OF SAVAN-
NAH TRACE WITH PEDESTRIAN
& CART ACCESS TO ETOWAH
BLUFFS

GOOD NEIGHBORS

Easement for fire/emergency vehicular access only, with
cart path/sidewalk access for residents of Savannah Trace
subdivision

GATE WITH KNOX BOX FOR FIRE/
EMERGENCY VEHICULAR
ACCESS ONLY

GATE WITH LOCK & CODE
FOR RESIDENTS OF SAVAN-
NAH TRACE WITH PEDESTRIAN
& CART ACCESS TO ETOWAH
BLUFFS

VIEW FROM SAVANNAH TRACE CUL-DE-SAC

EMERGENCY ACCESS

Old Business: ZA 22-04 Fox Creek Properties, Inc. is requesting to rezone TMP 112-109, 104-065, 112-019, 112-013, 113-057-002, and 112-018 from R-A, RPC, C-HB, CPCD, C-OI to Mixed Use Village for the purpose of developing single family, multi-family, retail/commercial/office, and light industrial uses. (GA 400 & Lumpkin Campground Rd.) Vice Chairman Hornsey state that the first public hearing for this request was heard on March 15th 2022 and the second hearing would be heard at the May 19th Board of Commissioners meeting.

Vice Chairman Hornsey asked if there was anyone to speak to the application and any changes to the plan since the last meeting. Kenneth Wood of Peachtree Corners, GA stated that he represented the applicant. Mr. Wood stated that a follow up community meeting was held at the request of the Planning Commission at the March meeting and several concerns had been addressed along with questions of citizens answered. Some of which were traffic concerns, the taxes that will be brought into the county, impact fees for the project, and buffers. Mr. Wood was told by Planning Director Sharon Farrell that any new presentation will need to be presented to the Board of Commissioners at the May 19th meeting but could speak to what was discussed at the community meeting.

Mr. Wood stated that the proposed development would generate approximately \$5 million per year in tax revenue for the County. Impact fees would be approximately \$10 million for the proposed development (\$7 million to Etowah Water and Sewer Authority with the remaining \$3 million to the County). There were five proposed stipulations that the developer had agreed upon which were:

1. The section of the property to the north and east of the Savannah Trace neighborhood as shown on the Zoning Site Plan shall have a 200' undisturbed buffer and an additional 50' replanted landscape buffer.
2. The emergency vehicle access area that ties into the Savannah Trace neighborhood is permitted to disturb the 250' combined buffer and landscape area for purposes of construction and fencing.
3. A five foot in height (5) black vinyl, chain link fence shall be installed along the north and east border of Savannah Trace along the subject property line.
4. The single-family detached lots that border the 250' combined buffer and landscape area of Savannah Trace shall not be permitted to encroach or construct any improvements within the 250' buffer and landscape area. This restriction shall apply to the residential homeowner's association in addition to the individual lot owners.
5. The emergency access exit into Savannah Trace (located at the northern border of Savannah Trace along the subject property line) shall have a gate with a knox box with Fire Department emergency access. The gate shall have cart access for residents of Savannah Trace subdivision

Mr. Wood then discussed the traffic changes to Lumpkin Campground Road and Georgia Highway 400 that would be addressed with the proposed development. The phases to the development and the timeline that they would follow, the trail/path system within the development and how they connect. The Board asked questions in regards to the access to access and if Brights Way is private or publicly maintained, if the developers had met with Georgia Department of Transportation to discuss access and traffic changes along Hwy 400 and GA 53

Bill Evans of Atlanta, GA, owner of the development company, spoke to the Commission of the portion of residential that will be developed in the first phases. He stated that the apartments (residential multi-family) would be developed first. That he believes “that we are fixing to have another recession” and it could happen within the next three years. Mr. Evans preferred that the traffic studies be linked to the impacts of the developments instead of a yearly basis.

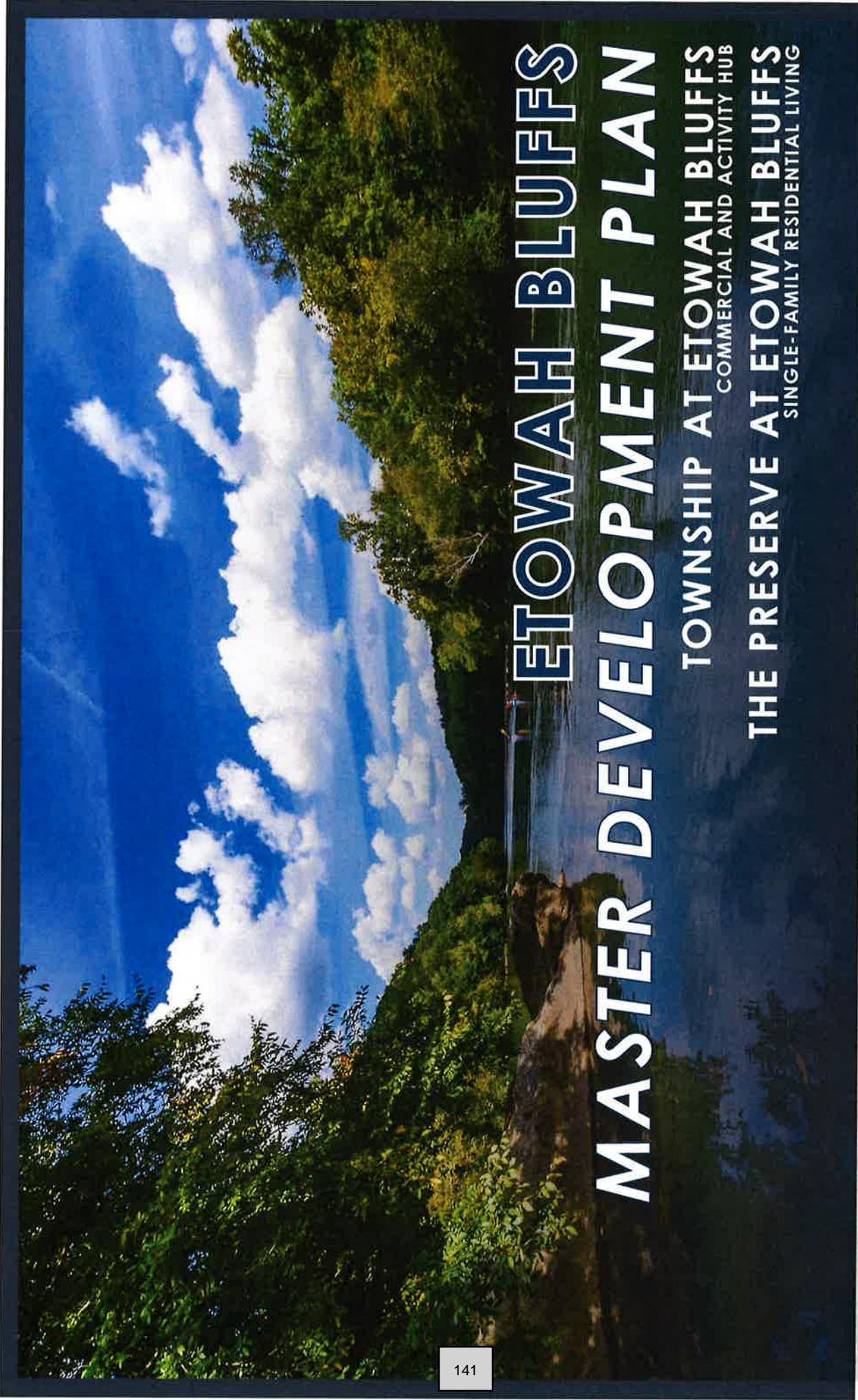
Vice Chairman Hornsey closed the Board for discussion.

Vice Chairman Hornsey asked for a motion.

Motion to recommend approval of the request with the developer approved five stipulations along with the following three stipulations:

6. Land leveling and grading activity cannot commence without an approved associated land development plan. No pad grading, without approved plans for a specific project.
7. The plan dated 2022 is conceptual in regards to the implementation and management of entry and exit points driveways, entrances or exits, and throat depths.
8. A traffic study update will be performed at the completion of the individual PODs or on an annual basis as determined necessary by the Dawson County Engineer, or designee

Was approved 3-1 Maloney/Sarvi



ETOWAH BLUFFS MASTER DEVELOPMENT PLAN

TOWNSHIP AT ETOWAH BLUFFS
COMMERCIAL AND ACTIVITY HUB

THE PRESERVE AT ETOWAH BLUFFS
SINGLE-FAMILY RESIDENTIAL LIVING



Planners & Engineers
Collaborative+

ETOWAH BLUFFS MASTER DEVELOPMENT PLAN



TOTAL DEVELOPMENT SUMMARY

SITE AREA: 518.274 ACRES

PROPOSED ZONING: MIXED USE VILLAGE DISTRICT

PROPOSED DENSITY: 1.9 UNITS PER ACRE

PROPOSED OPEN SPACE: 49.2% (257 ACRES)

POD A: RETAIL RESTAURANTS (29,800 SF)

POD B: OFFICE INDUSTRIAL / FLEX (44,420 SF)

POD C: WAREHOUSE FLEX (251,000 SF)

POD D: MEDICAL OFFICE (38,000 SF)

POD E: MULTI-FAMILY GARDEN UNITS (300 UNITS)

POD F: ATTACHED HOMES (100 LOTS)

POD G: ACTIVE ADULT SINGLE FAMILY DETACHED (121 LOTS)

POD H: SINGLE FAMILY DETACHED (236 LOTS)

POD I: SINGLE FAMILY DETACHED (229 LOTS)

26'-WIDE STREETS/ROADWAYS WITH A 50'-WIDE RIGHT OF WAY WILL BE INSTALLED THROUGHOUT THE MIXED USE VILLAGE. ALL ROADWAYS/STREETS/ALLEYS WILL BE INSTALLED PER SEC. 133-(175-191).

STREETS, ROADWAYS, ALLEYS & PARKING/LOADING LOCATIONS WILL BE INSTALLED WHERE INDICATED.

26'-WIDE ROADWAY/
50'-WIDE ROW

ETOWAH BLUFFS MASTER DEVELOPMENT PLAN

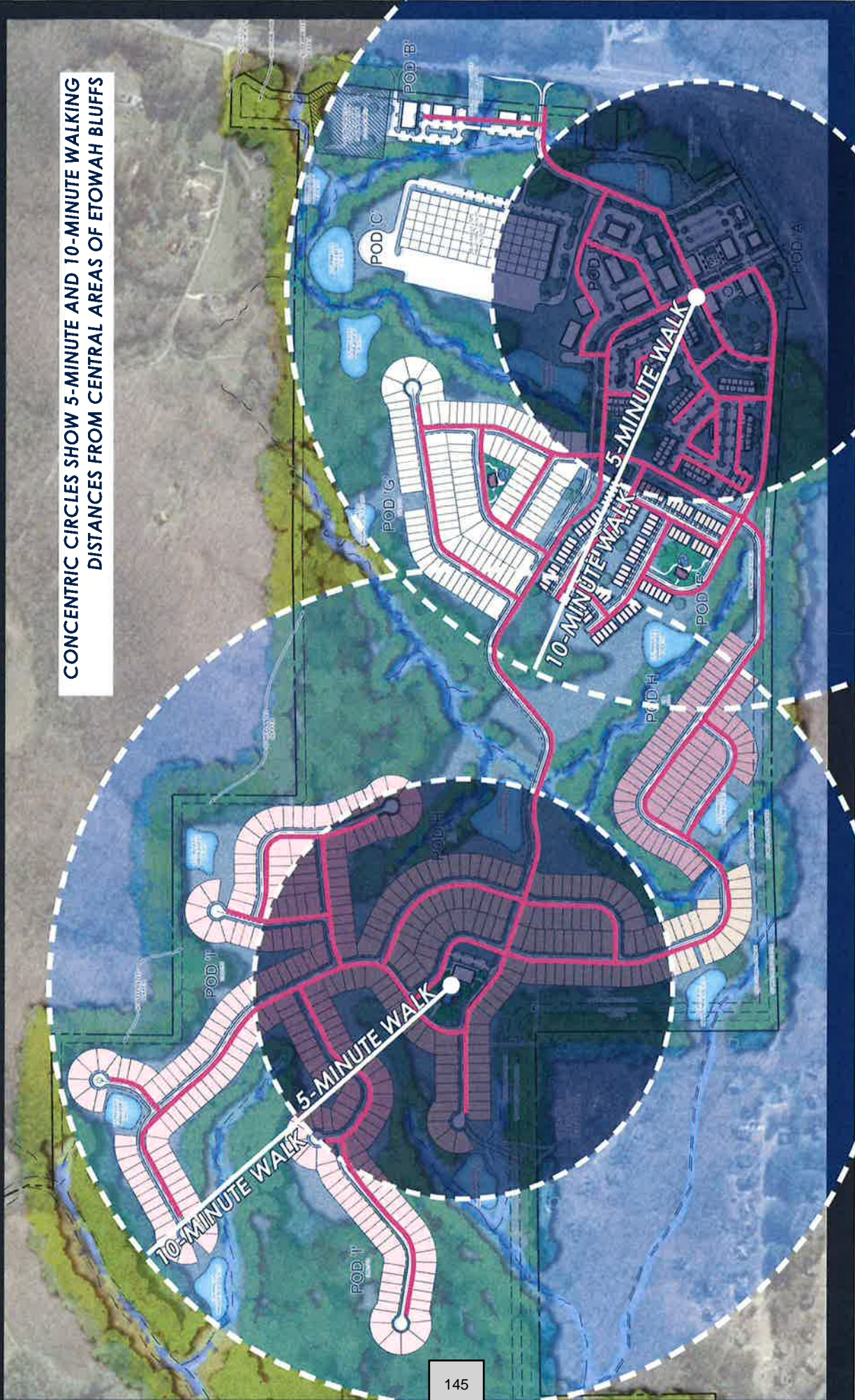
5'-WIDE SIDEWALKS WILL BE INSTALLED PER SEC. 133-192,
ON ONE SIDE OF THE STREET TO PROVIDE PEDESTRIAN
ACCESS FROM FURTHEST POINTS OF NEIGHBORHOODS
TO MIXED-USE VILLAGE AND FRONTAGE OFFICE/RETAIL

SIDEWALKS WILL BE INSTALLED WHERE INDICATED



5' WIDE SIDEWALK

CONCENTRIC CIRCLES SHOW 5-MINUTE AND 10-MINUTE WALKING DISTANCES FROM CENTRAL AREAS OF ETOWAH BLUFFS



ETOWAH BLUFFS MASTER DEVELOPMENT PLAN

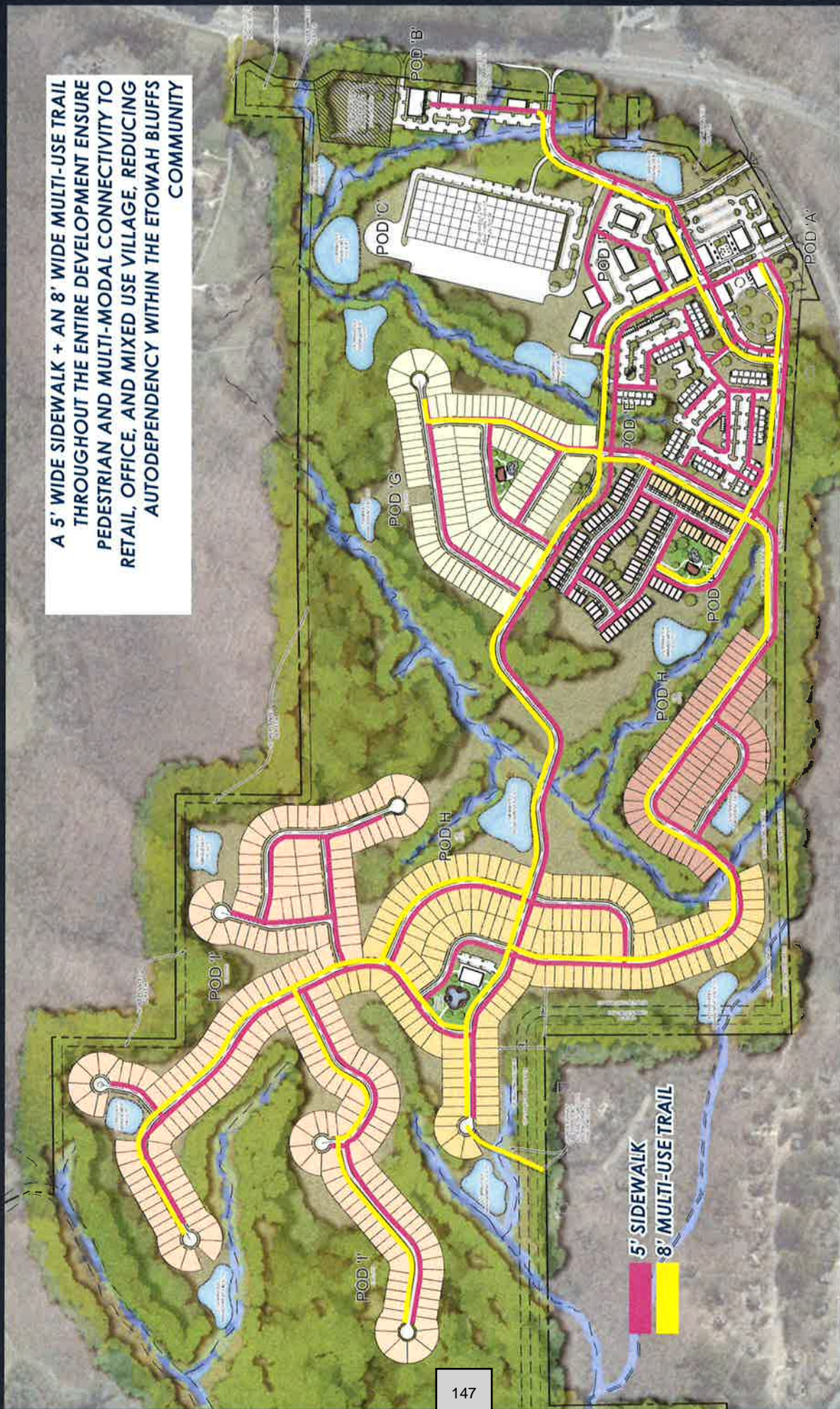
8'-WIDE MULTI USE TRAIL ON ONE SIDE OF STREET PROVIDES ACCESS FROM FURTHEST POINTS OF NEIGHBORHOODS TO MIXED-USE VILLAGE AND FRONTAGE OFFICE/RETAIL



8' WIDE MULTI-USE TRAIL

ETOWAH BLUFFS MASTER DEVELOPMENT PLAN

A 5' WIDE SIDEWALK + AN 8' WIDE MULTI-USE TRAIL THROUGHOUT THE ENTIRE DEVELOPMENT ENSURE PEDESTRIAN AND MULTI-MODAL CONNECTIVITY TO RETAIL, OFFICE, AND MIXED USE VILLAGE, REDUCING AUTODEPENDENCY WITHIN THE ETOWAH BLUFFS COMMUNITY



5' SIDEWALK
8' MULTI-USE TRAIL

ETOWAH BLUFFS MASTER DEVELOPMENT PLAN

P (770) 451-3741 F (770) 451-9111
www.pbc.com



Planners & Engineers Collaborative+
2000 W. Peachtree Dunwoody Road, Suite 100
Atlanta, Georgia 30328
Phone: (770) 451-3741
Fax: (770) 451-9111
www.pbc.com

ETOWAH BLUFFS
A MASTER PLANNED MIXED USE
DEVELOPMENT

DAWSON COUNTY
LANDS LOTS 105, 107,
108, 132, 133, 134, 135, 137, 138,
139, 161, 162, 163, 164, 166, 167
3TH DISTRICT

FOR
FOX CREEK DEVELOPMENT

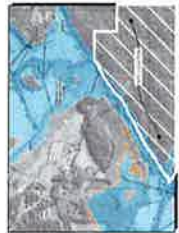
DAWSON COUNTY

REVISIONS

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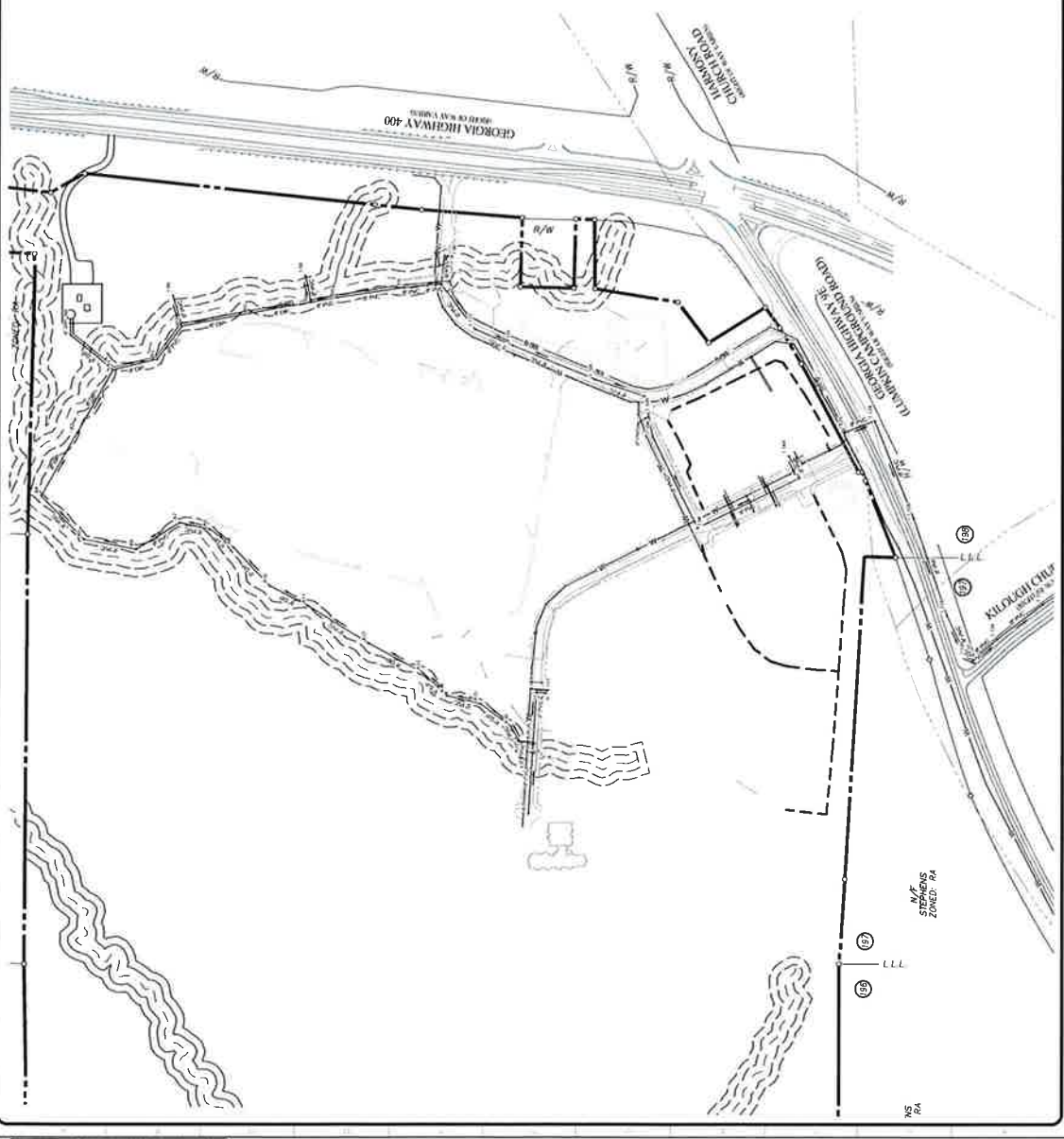
**POD A MASTER
UTILITY PLAN**
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DATE: 03/01/2020
PROJECT: 18222.01



FEMA FIRM MAP



SITE LOCATION MAP



§ 121-139(2)b. LOCATION AND SIZE OF WATER/SEWER FACILITIES

ETOWAH BLUFFS MASTER DEVELOPMENT PLAN

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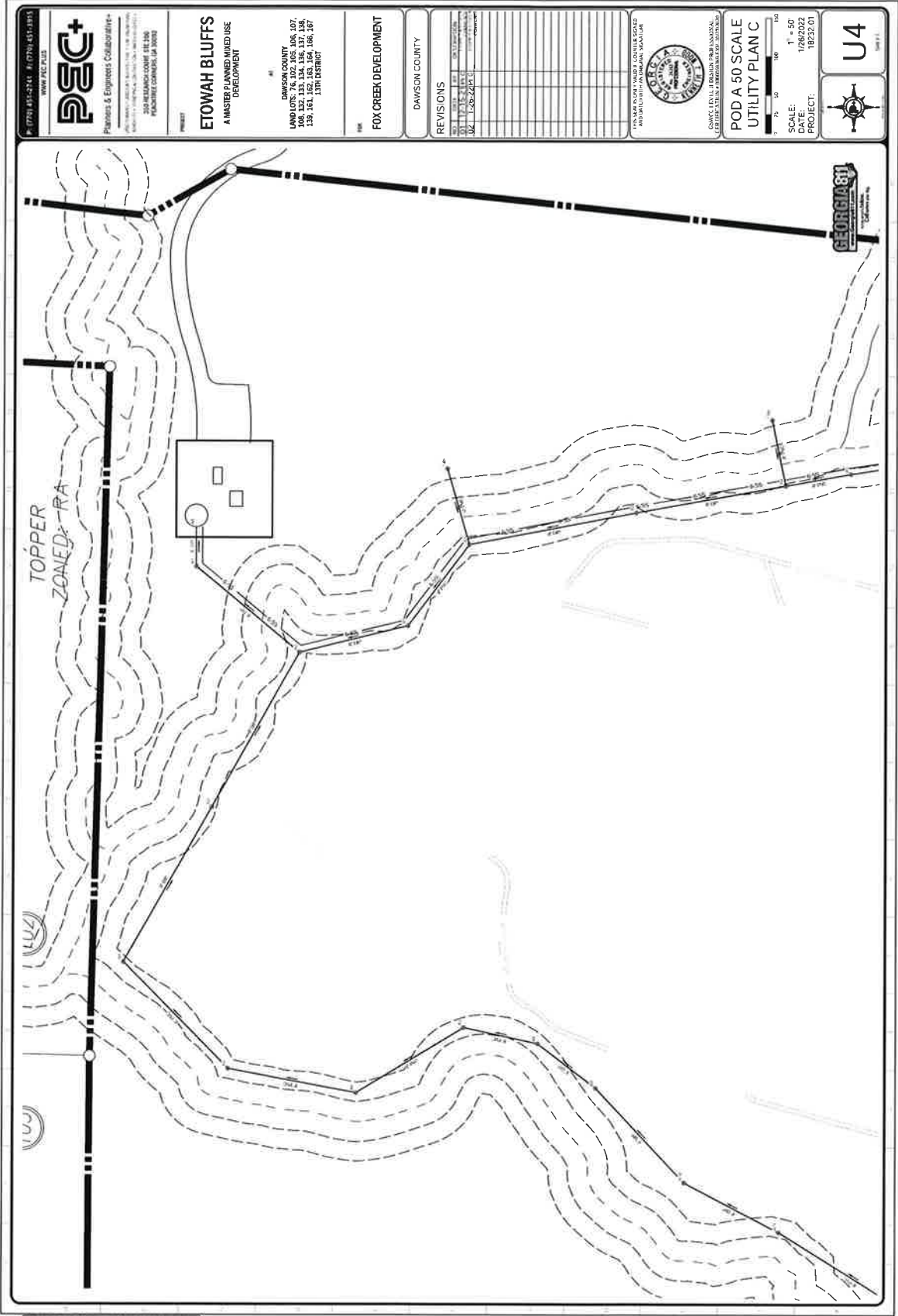


§ 121-139(2)b. LOCATION AND SIZE OF WATER/SEWER FACILITIES

ETOWAH BLUFFS MASTER DEVELOPMENT PLAN

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 Planners & Engineers Collaborative+
 210 WILSON COURT, SUITE 100
 FORT WORTH, TEXAS 76102

ETOWAH BLUFFS
 A MASTER PLANNED MIXED USE
 DEVELOPMENT

DAWSON COUNTY
 LOTS: 76, 102, 106, 108, 107,
 109, 110, 111, 112, 113, 114,
 139, 151, 162, 163, 164, 166, 167,
 13TH DISTRICT

FOX CREEK DEVELOPMENT

DAWSON COUNTY

NO.	DATE	DESCRIPTION
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100	12/22/2022	REVISED PER PERMITS

THIS PLAN IS FOR THE WATER/SEWER FACILITIES AND IS NOT TO BE USED FOR ANY OTHER PURPOSES.
 ALL RIGHTS RESERVED BY PLANNERS & ENGINEERS COLLABORATIVE+

DAWSON COUNTY
 PLANNERS & ENGINEERS COLLABORATIVE+

POD A 50 SCALE
UTILITY PLAN C

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 PROJECT: 18232/01

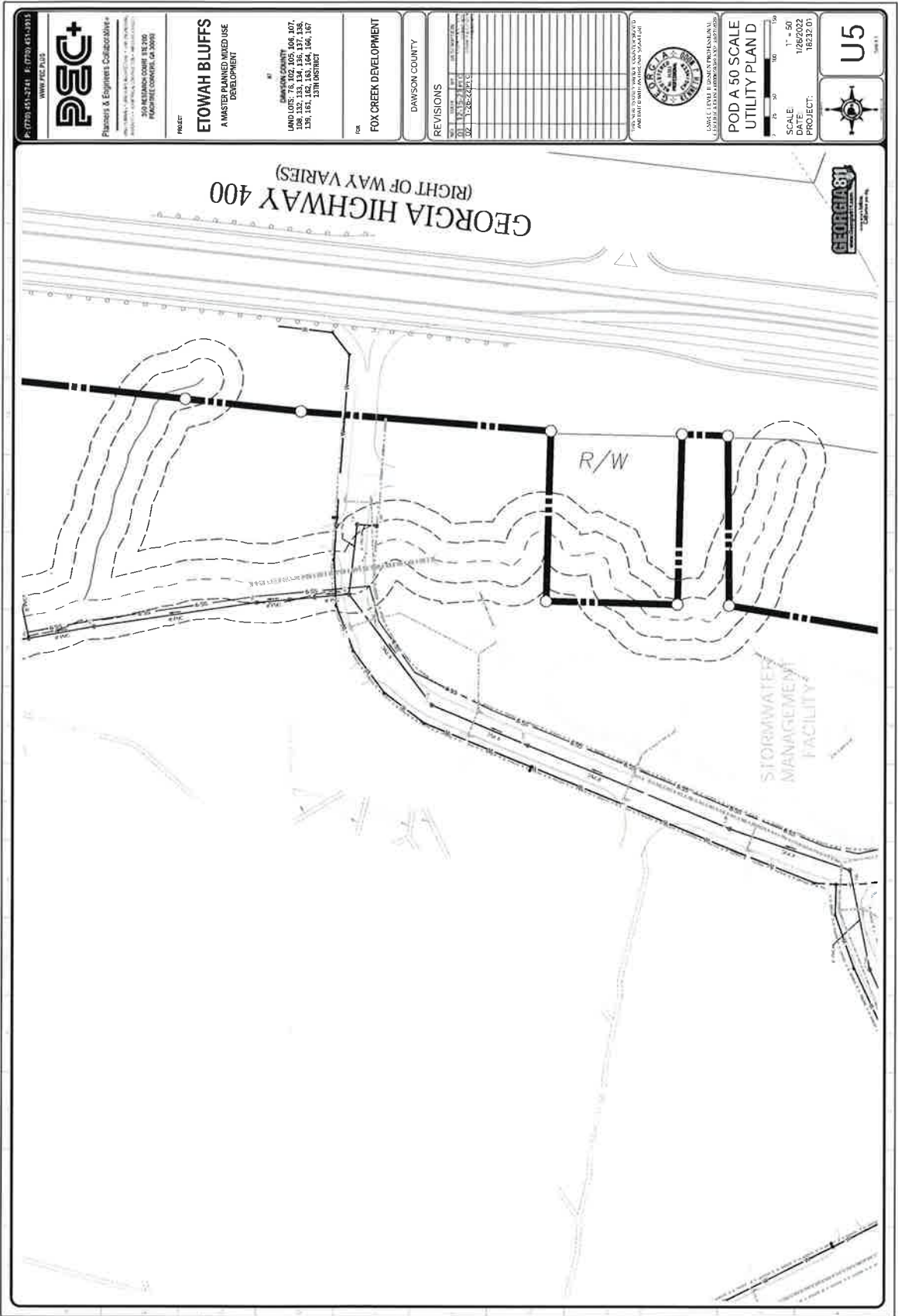
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§ 121-139(2)b. LOCATION AND SIZE OF
 WATER/SEWER FACILITIES

ETOWAH BLUFFS MASTER DEVELOPMENT PLAN

Planners & Engineers
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P-0729 (04-21) E-0729 (01-2011)
WWW.PEC+US

PEC+
Planners & Engineers Collaborative+
200 HIGHLAND DRIVE, SUITE 200
MARIETTA, GEORGIA 30066

PROJECT:
ETOWAH BLUFFS
A MASTER PLANNED MIXED USE
DEVELOPMENT

DAWSON COUNTY
LAND OUSE # 121-139(2) b
121-139(2) b, 134, 135, 137, 138,
139, 161, 162, 163, 164, 166, 167
13TH DISTRICT

FOR:
FOX CREEK DEVELOPMENT

DAWSON COUNTY

REVISIONS

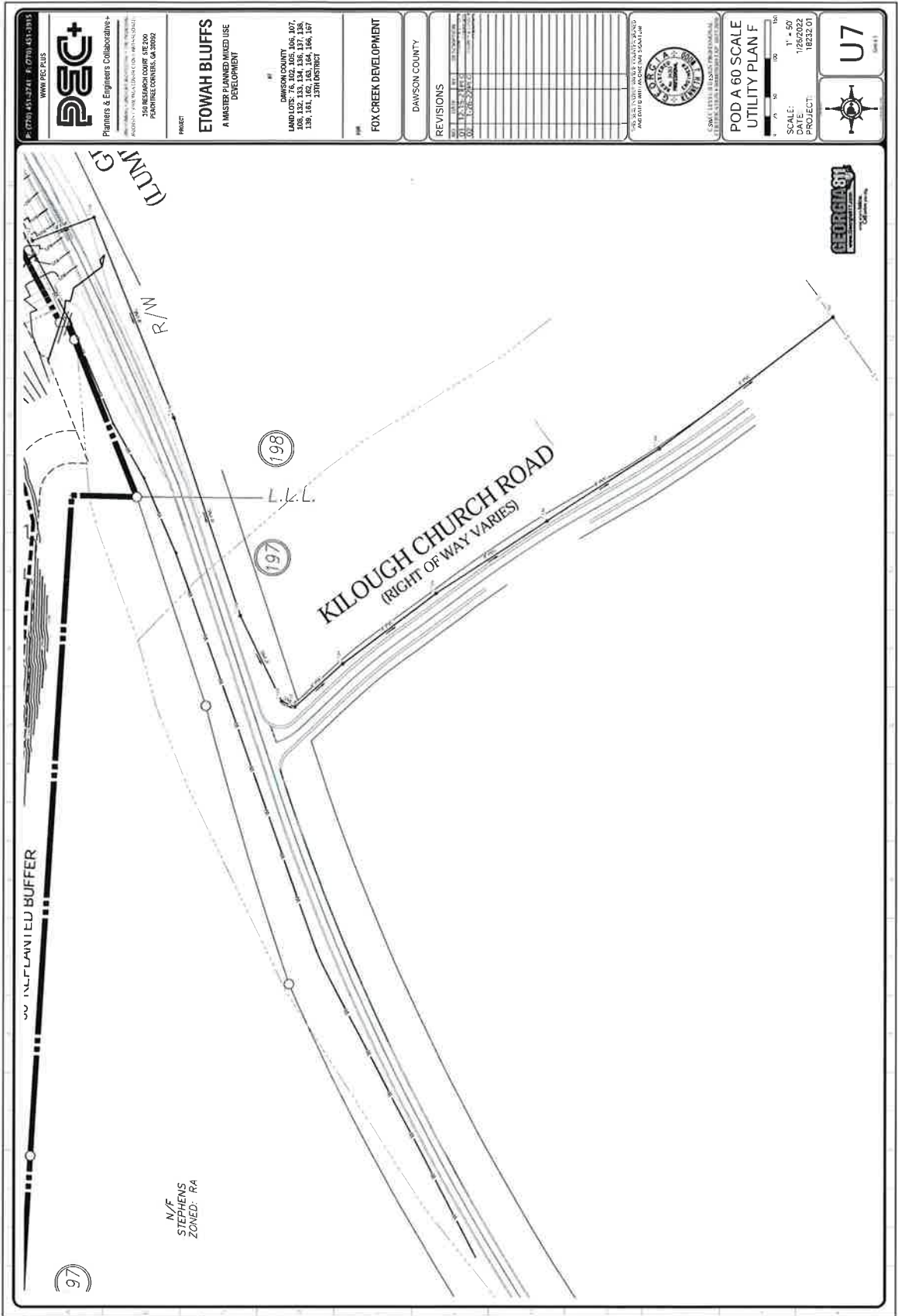
NO.	DATE	DESCRIPTION
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02	12/28/12	ISSUE FOR PERMIT



SCALE:
POD A 50 SCALE
UTILITY PLAN D

SCALE: 1" = 50'
DATE: 12/28/12
PROJECT: 121-139(2) b





P&C+ Planners & Engineers Collaborative+
 309 RESEARCH CAMP SE #200
 FARMINGTON, GA 30629
 WWW.P&CPLUS.COM

PROJECT
 ETOWAH BLUFFS
 A MASTER PLANNED MIXED USE
 DEVELOPMENT

DAWSON COUNTY
 MAPS 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

REVISIONS
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FOX CREEK DEVELOPMENT
 DAWSON COUNTY
 STATE OF GEORGIA
 REGISTERED PROFESSIONAL ENGINEER
 NO. 123456789
 EXPIRES 12/31/2012

SCALE: 1" = 50'
 DATE: 11/20/11
 PROJECT: 121-139(2)

U7
 SHEET NO. 11 OF 11

ETOWAH BLUFFS MASTER DEVELOPMENT PLAN
 § 121-139(2)b. LOCATION AND SIZE OF WATER/SEWER FACILITIES



ETOWAH BLUFFS MASTER DEVELOPMENT PLAN

MIXED USE VILLAGE

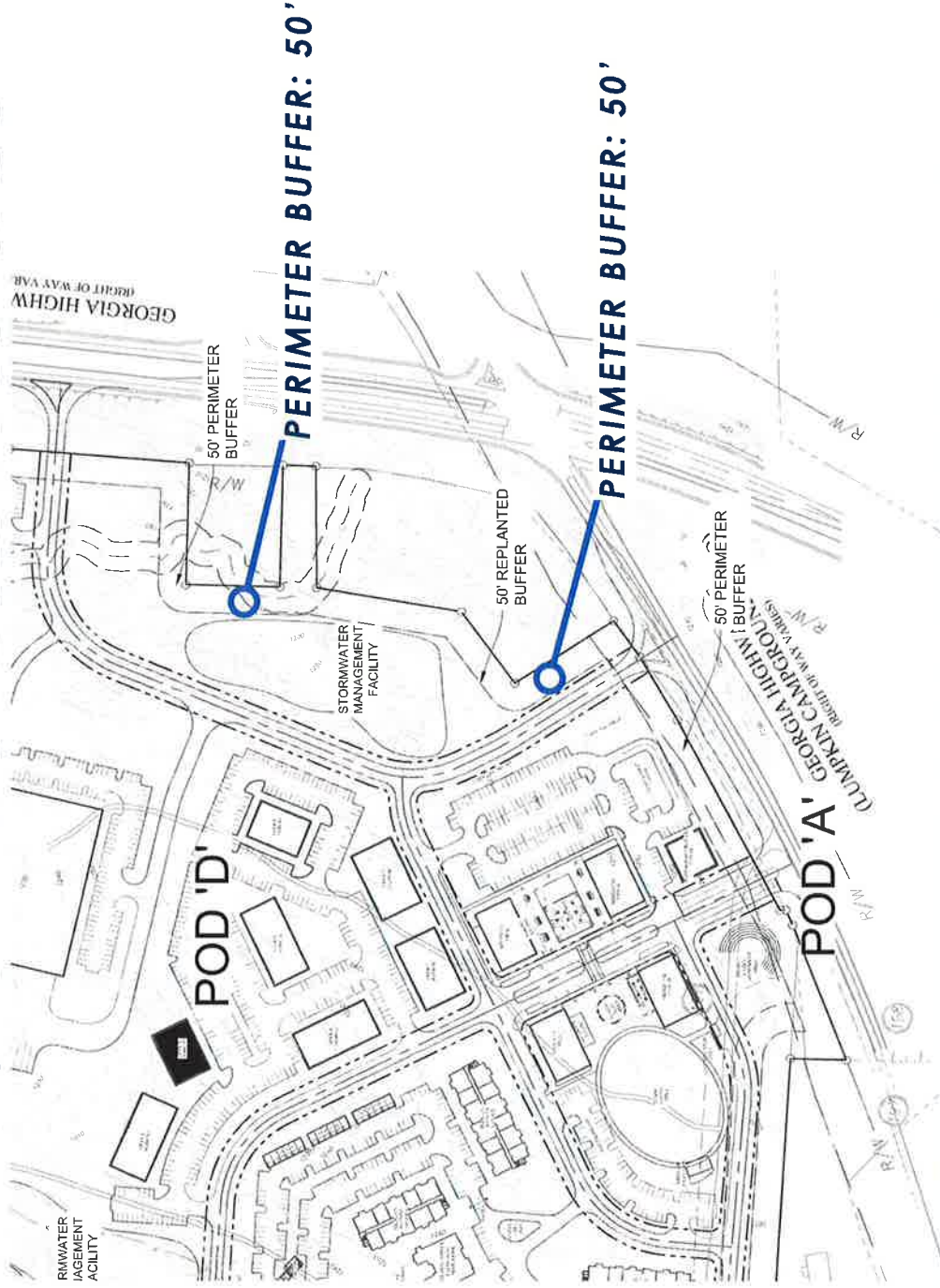
STANDARDS FOR OFFICE/COMMERCIAL USES, PODS A & D

Commercial/office uses in Pods A and D utilize overall site setbacks.

Prescribed setbacks are shown on the plans (RIGHT).

For all uses in Pods A and D, the 50-foot perimeter buffer applies.

Uses will be separated from one another a minimum of 20 feet within the exterior setbacks as shown on plans.



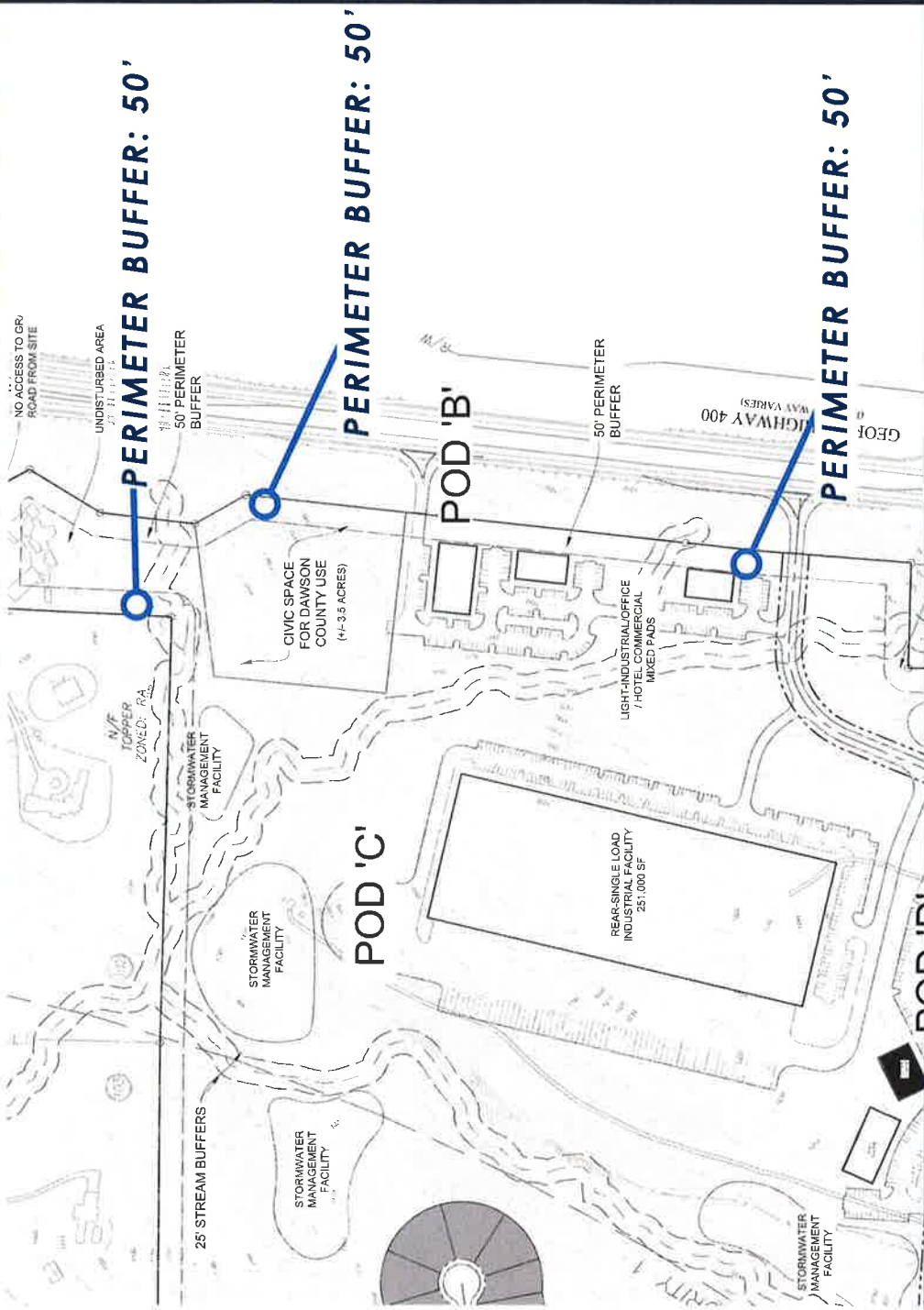
COMMERCIAL/LIGHT INDUSTRIAL STANDARDS FOR INDUSTRIAL/COMMERCIAL USES, PODS B & C

Industrial/commercial uses in Pods B and C utilize overall site setbacks.

Prescribed setbacks are shown on the plans (RIGHT).

For all uses in Pods B and D, the 50-foot perimeter buffer applies.

Uses will be separated from one another a minimum of 20 feet within the exterior setbacks as shown on plans.



TOWNHOMES

TYPICAL TOWNHOME LOTS POD F

Setback standards are typical for all single-family attached lots (townhomes) regardless of townhome size/dimension or direction.

Prescribed setbacks apply to all homes in Pod F.

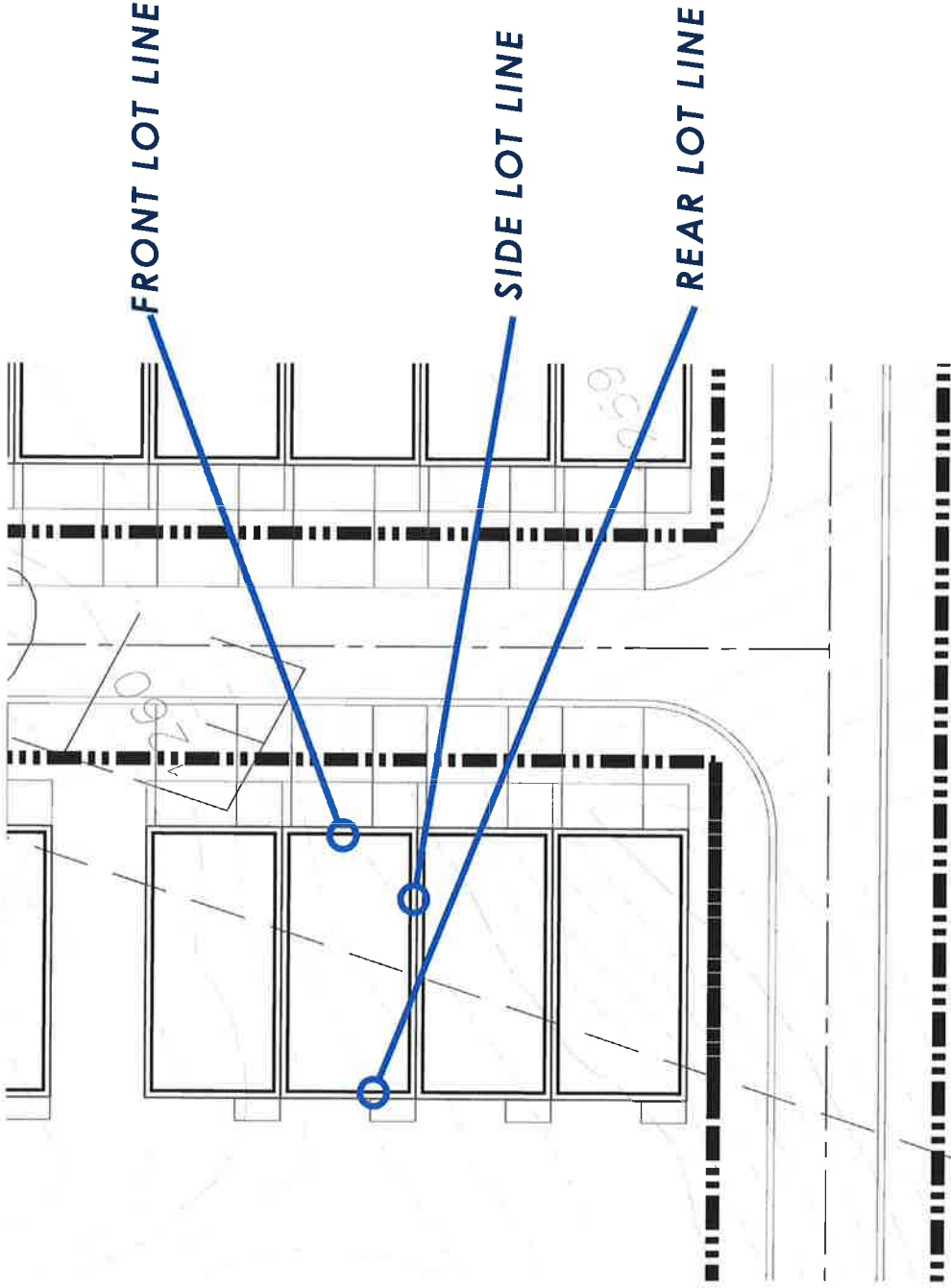
Townhome 'lots' are the unit footprint. Setbacks are as follows:

Front: 0'
 Side: 0'
 Major Side: 0'
 Rear: 0'

Driveway from unit to sidewalk: 20'

Overall/Exterior property setbacks and buffers apply, and all townhome lots are located outside of external setbacks and buffers.

See Attached Home Pod F standards for overall pod setbacks.



ATTACHED HOMES POD F

100 1,400 SQ FT HOMES



Pod F Standards

Minimum Unit Size	1400 square feet
Minimum Lot Width	20 feet
Building Setback	Front 15 feet
	Rear 20 feet (40 feet back-to-back)
	Side 10 feet (20 feet side-to-side)
Minimum Building Separation	20 feet
Maximum Height	30 feet
Maximum Building Coverage	Coverage is measured for entire pod
Parking	2 spaces per unit

SINGLE FAMILY DETACHED TYPICAL SINGLE-FAMILY DETACHED LOTS PODS G-1

Setback standards are typical for all single-family detached lots, regardless of lot size.

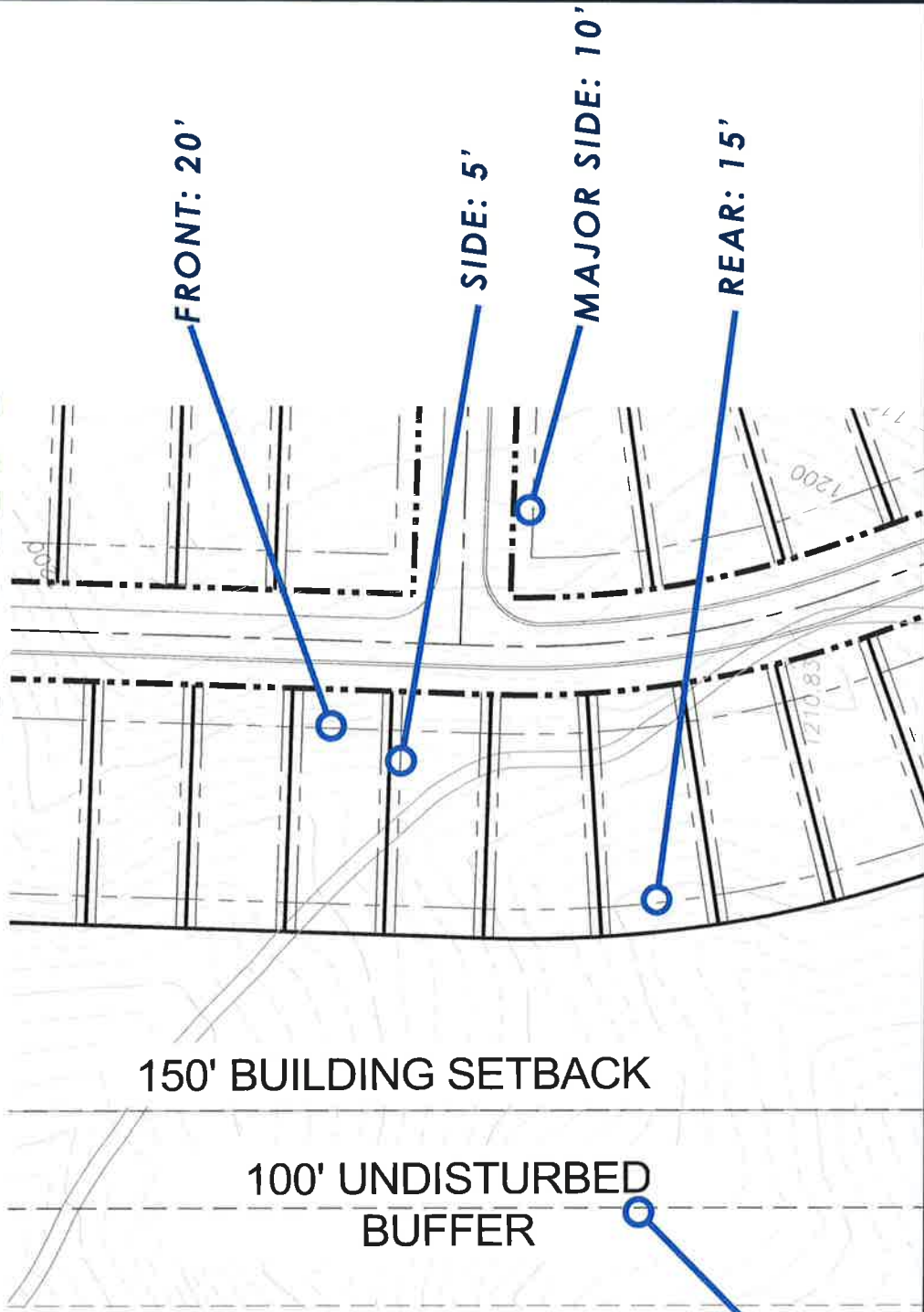
Prescribed setbacks apply to all lots, Pods G-1.

See following page for lot dimensions.

For all single family detached lots, the following setbacks apply:

Front: 20'
Side: 5'
Major Side: 10'
Rear: 15'

Overall/Exterior property setbacks and buffers stand alone, but all lots are located outside of external setbacks and buffers



POD G

ACTIVE ADULT SINGLE FAMILY DETACHED 121 4,800 SQ FT LOTS



Pod G Standards

Minimum Lot Size	4,800 square feet
Minimum Unit Size	1,600 square feet
Minimum Lot Width	40 feet
Building Setback	Front 20 feet
	Rear 25 feet
	Side 5 feet
Minimum Building Separation	15 feet
Maximum Height	30 feet
Maximum Building Coverage	65%
Parking	4 spaces per unit

POD H

236 6,000 SQ FT LOTS

Pod H Standards	
Minimum Lot Size	6,000 square feet
Minimum Home Size	1,800 square feet
Minimum Lot Width	50 feet
Building Setback	Front 20 feet
	Rear 25 feet
	Side 5 feet
Minimum Building Separation	15 feet
Maximum Height	35 feet
Maximum Building Coverage	65%
Parking	4 spaces per unit



POD I

229 7,500 SQ FT LOTS



Pod I Standards

Minimum Lot Size	7,500 square feet
Minimum Home Size	2,000 square feet
Minimum Lot Width	65 feet
Building Setback	Front 20 feet
	Rear 25 feet
	Side 5 feet
Minimum Building Separation	15 feet
Maximum Height	35 feet
Maximum Building Coverage	65%
Parking	4 spaces per unit

THE ENTIRE SITE WILL HAVE A 50'-WIDE PERIMETER BUFFER THAT WILL SCREEN ADJOINING PROPERTIES FROM THE PROPOSED DEVELOPMENT.

50' WIDE PERIMETER BUFFER

PERIMETER BUFFER: 50'

PERIMETER BUFFER: 50'



GOOD NEIGHBOR BUFFER

The buffer width along western property line (nearest to surrounding neighborhoods) is 250 feet at narrowest point.



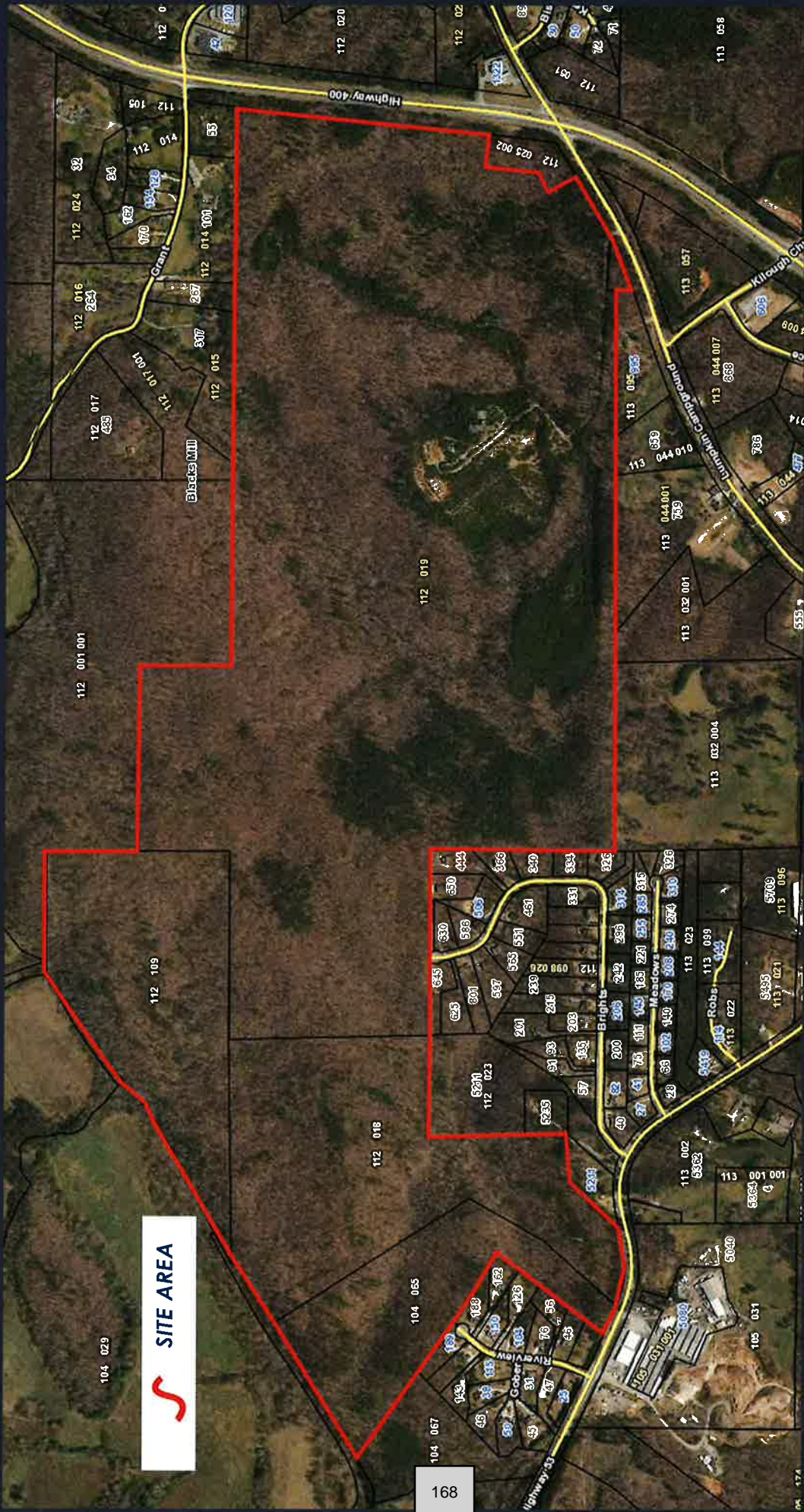
STREAMS AND CREEKS STEMMING FROM THE ETOWAH RIVER RUN THROUGHOUT THE SITE.

NO LOTS ARE CLOSER THAN 350 FEET FROM THE ETOWAH RIVER ALONG THE NORTHWESTERN PROPERTY LINE.

ALL OTHER STREAMS HAVE AT LEAST A 50' STREAM BUFFER.



EXISTING STREAMS,
CREEKS, WATERWAYS



ETOWAH BLUFFS MASTER DEVELOPMENT PLAN

ZA _____

TMP#: _____

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 104 029	1. BARRY CONNER	NO PHYSICAL ADDRESS
TMP 104 028	2. BARRY CONNER	NO PHYSICAL ADDRESS
TMP 112 001 001	3. CN MCCLURE	GRANT ROAD W
TMP 112 017 001	4. HEIDI BEHRMANN	GRANT ROAD W
TMP 112 015	5. CHRISTIE HARTNER	317 GRANT ROAD
TMP 112 106	6. GREG WIECHARD	267 GRANT ROAD W
112 014	7. MARILOU/PHILLIP TORRE	101 GRANT ROAD W
112 025 002	8. RED ROCK LLC	NO PHYSICAL ADDRESS
TMP 113 057 002	9. AMERICA'S HOMEPLACE	NO PHYSICAL ADDRESS
TMP 113 095	10. CHRISTOPHER STEPHENS	995 LUMPKIN CAMPGROUND ROAD N
TMP 113 044 010	11. ROGER LANIER STEPHENS	859 LUMPKIN CAMPGROUND ROAD N
TMP 113 032 001	12. RUSSELL STEPHENS	NO ADDRESS GIVEN
TMP 113 032 004	13. EDNA STEPHENS	NO ADDRESS GIVEN
TMP 113 044 001	14. MARJORIE ANN STEPHENS	759 LUMPKIN CAMPGROUND ROAD N
TMP 112 098 007	15. MICHAEL WAYNE FRAZIER	326 BRIGHTS WAY

Use additional sheets if necessary.

List of Adjacent Property Owners

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****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 112 098 008	1. KEITH JOHN PAGEL	334 BRIGHTS WAY
TMP 112 098 009	2. DANIEL POISSON	340 BRIGHTS WAY
TMP 112 098 010	3. MATTHEW DEVENY	366 BRIGHTS WAY
TMP 112 098 011	4. DANA W PETERS	444 BRIGHTS WAY
TMP 112 098 035	5. BRIAN BRANTLY	650 BRIGHTS WAY
TMP 112 098 015	6. THOMAS MATSON	645 BRIGHTS WAY
TMP 112 108	7. RICHARD RAY	5235 HWY 53 E
TMP 112 023	8. JEFFREY PARKER	5211 HWY 53 E
TMP 112 023 001	9. RICHARD RAY	5211 HWY 53 E
TMP 104 067 001	10. QUNING ZHANG	RIVERVIEW DRIVE
TMP 104 067 002	11. QUNING ZHANG	46 RIVERVIEW DRIVE
TMP 104 067 003	12. DAVID CLARK	56 RIVERVIEW DRIVE
TMP 104 067 006	13. WILLIAM MINOR	126 RIVERVIEW DRIVE
TMP 104 067 008	14. HAROLD LINK	162 RIVERVIEW DRIVE
TMP 104 067 009	15. JOHN P BIANCHINI	188 RIVERVIEW DRIVE

Use additional sheets if necessary.

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 104 067 010	1. TERRY T BURCH	189 RIVERVIEW DRIVE
TMP _____	2. _____	_____
TMP 104 067	3. CHESATEE LLC	NO ADDRESS GIVEN
TMP _____	4. _____	_____
TMP _____	5. _____	_____
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.

APPROXIMATELY 200 ACRES OF THE SITE WILL BE PRESERVED / LEFT IN ITS ORIGINAL FORESTED STATE. PARKS, OPEN SPACE, AMENITIES, LANDSCAPING, AND BUFFERS COMPRISE APPROX. 68% OF THE SITE.

PRIMARY AREA OF CONSERVATION

PRIMARY AREA OF CONSERVATION



AMENITIES WILL BE LOCATED FOR ALL RESIDENTIAL PODS THROUGHOUT THE DEVELOPMENT. PODS E, F, AND G WILL EACH HAVE THEIR OWN DEDICATED AMENITY. PODS H AND I WILL SHARE A CENTRAL AMENITY. ALL AMENITIES WILL BE ACCESSIBLE BY SIDEWALKS AND MULTI-USE PATHS.



★ PROPOSED AMENITIES

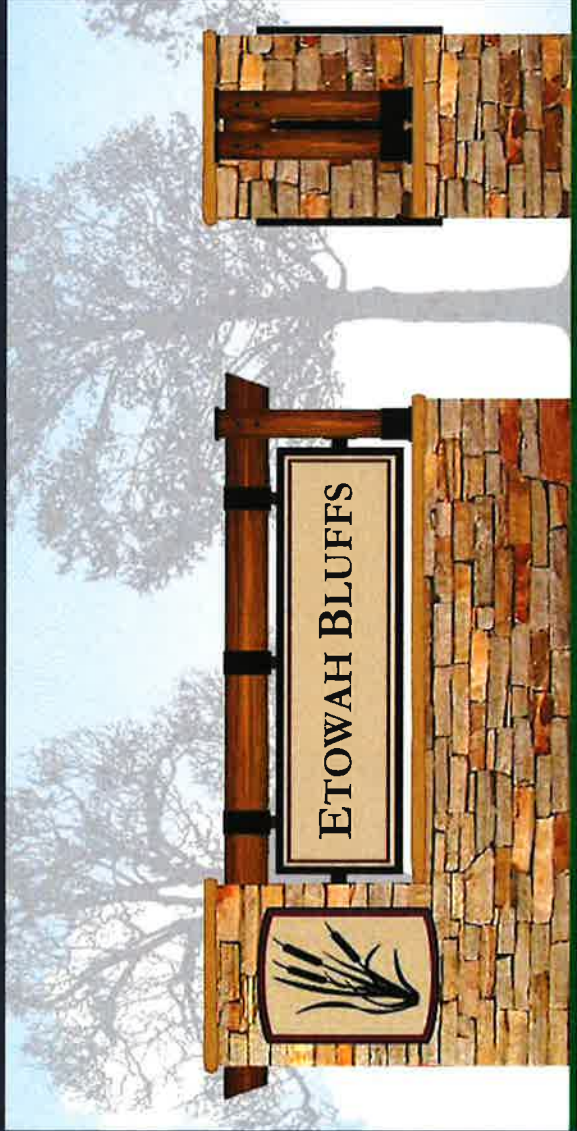
§ 121-139(2)f. LOCATION OF OPEN SPACE - DEDICATED AMENITIES

ETOWAH BLUFFS MASTER DEVELOPMENT PLAN

Planners & Engineers
Collaborative+







SAMPLE PROPOSED MONUMENT SIGN
CEMENTITIOUS/FABRICATED STACKED STONE
IRON-ACCENTS AND DECORATIVE ELEMENTS
CEDARWOOD ACCENTS

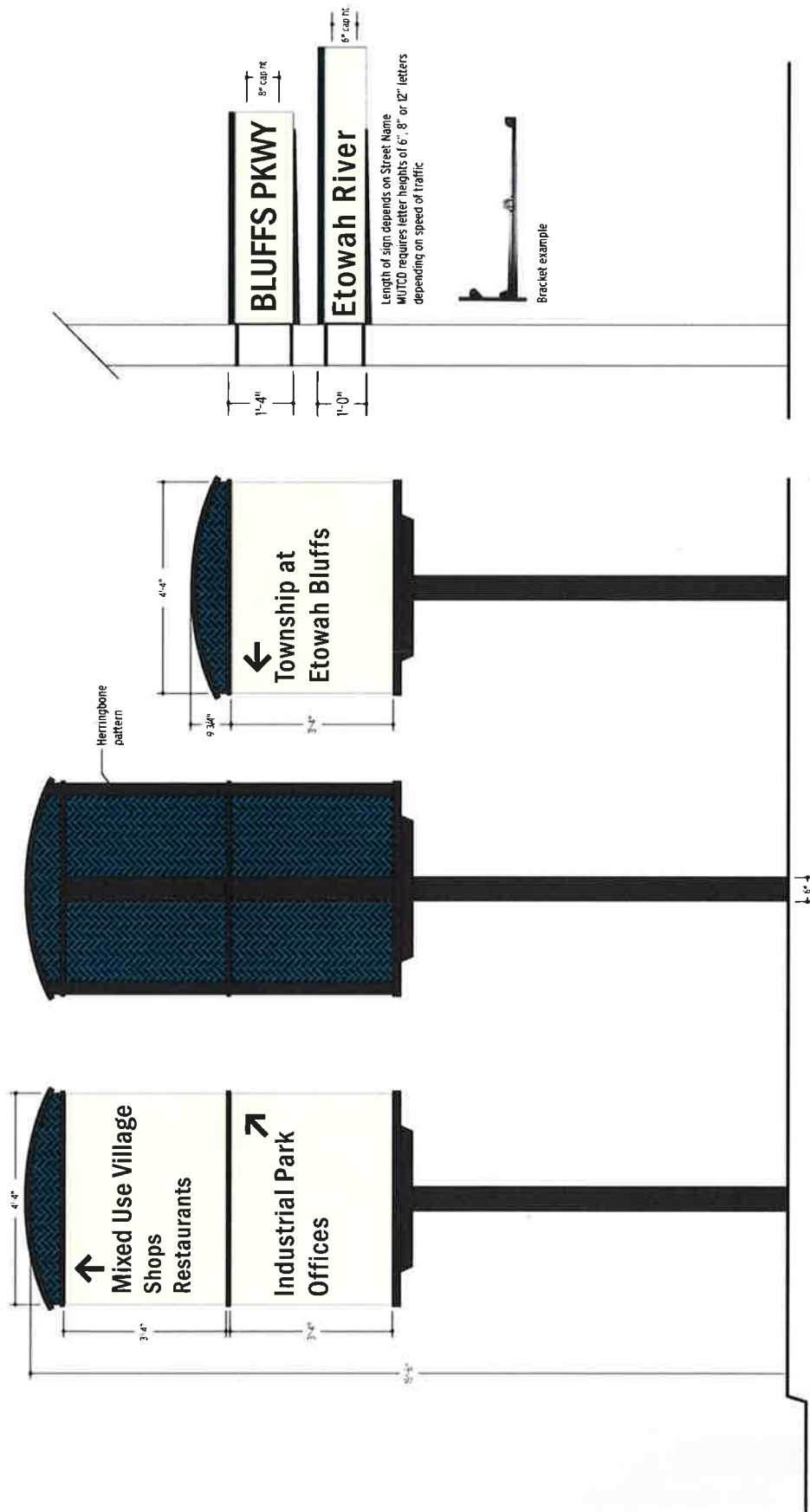
'MODERN MOUNTAIN' THEME SIGNAGE

MONUMENT SIGNAGE WILL BE PLACED ALONG GA-400 ENTRANCES, TOWNHOME POD, MULTI-FAMILY POD, AND ENTRANCE TO MAIN DETACHED RESIDENTIAL POD



SIGNAGE SAMPLES





The landscape in pods A, C, D, and E will soften the industrial uses of the proposed buildings and uses. Evergreen trees and larger evergreen shrubs will be used to screen views of GA-400 and SR-9. Ornamental deciduous trees, flowering evergreen and deciduous shrubs, and loose groundcovers will be incorporated into the proposed landscape, as well as the required landscape strips. Native and non-invasive species will be prioritized.

The landscape design in pods F, G, H, and I will incorporate larger overstory deciduous trees as well as ornamental deciduous trees and those with excellent fall color. Evergreen shrubs will be planted along building facades to soften the architecture, and a mixture of other showy deciduous and evergreen shrubs will be used to give depth to planting areas. The plant palette will incorporate ornamental grasses and loose groundcovers. Native and non-invasive species will be given priority.

Within the required buffers, evergreen trees and shrubs will be planted to achieve the look of a natural pre-existing buffer. Stormwater management facilities will be screened with a mixture of larger evergreen trees, evergreen shrubs, and ornamental grasses.

ETOWAH BLUFFS MASTER DEVELOPMENT PLAN



RED MAPLE



SOUTHERN MAGNOLIA



BLACK GUM



CHINESE ELM



WILLOW OAK



SHUMARD OAK



'NELLIE R. STEVENS' HOLLY



EASTERN REDBUD



LIGUSTRUM



AZALEA



DWARF GARDENIA



ANISE



OAKLEAF HYDRANGEA



SEA GREEN JUNIPER

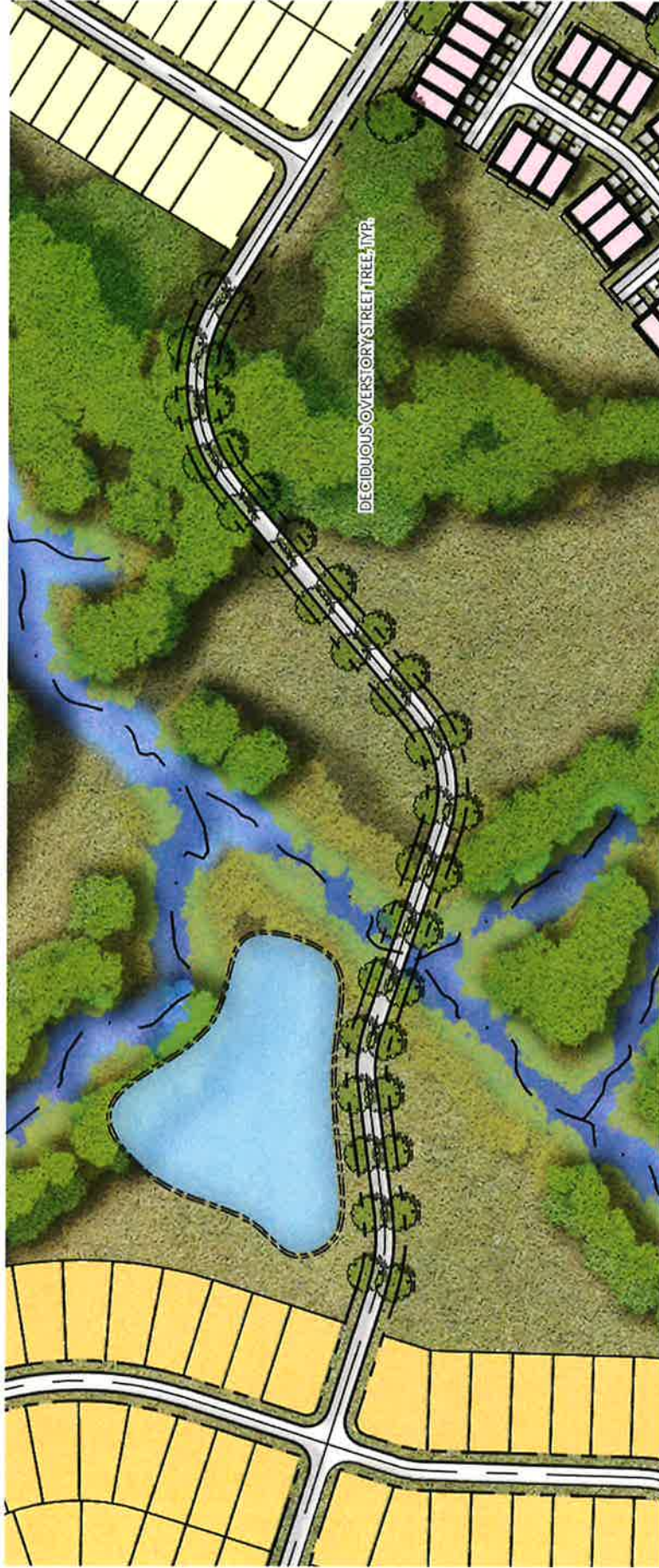


SWITCH GRASS

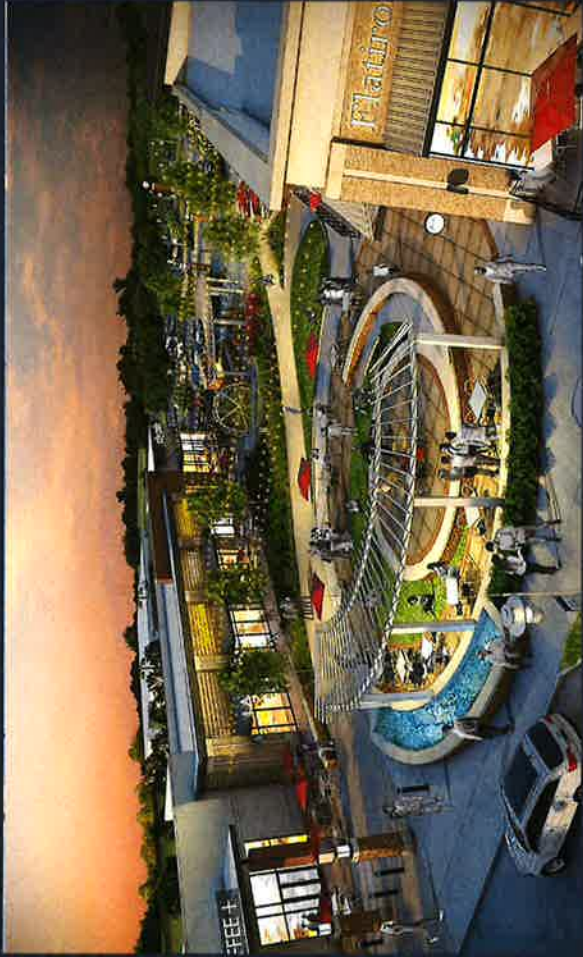


'OTTO LUYKEN' LAUREL

NOTE: PLANTS SHOWN TO ILLUSTRATE LANDSCAPE NARRATIVE. FINAL PLANT PALETTE MAY DIFFER



NOTE: THE INCLUDED SECTION OF THE PROJECT SITE IS A REPRESENTATIVE EXAMPLE OF THE INTENDED STREET PLANTING PROGRAM FOR THE ENTIRE COMMUNITY. SPECIES OF STREET TREES MAY INCLUDE: QUERCUS, ULMUS, ACER, AND OTHER BASED ON AVAILABILITY AT TIME OF INSTALLATION.



MIXED-USE VILLAGE PROPOSED ARCHITECTURE
 FLAT ARCHITECTURAL ROOFING

CEMENTITIOUS/FABRICATED PANEL SIDING

CEMENTITIOUS/FABRICATED BRICK

CONTEXTUALLY, APPROPRIATE MODERN ARCHITECTURE

METAL AWNINGS

ALUMINUM WINDOW TREATMENTS

1-STORY, LOW-RISE BUILDINGS

AMPLE INDOOR-OUTDOOR SPACES/ACCESS TO PATIOS



COMMERCIAL/INDUSTRIAL FLEX PROPOSED ARCHITECTURE
FLAT ARCHITECTURAL ROOFING

CEMENTITIOUS/FABRICATED PANEL SIDING

CEMENTITIOUS/FABRICATED BRICK

CEMENTITIOUS FABRICATED STONE

CONTEXTUALLY, APPROPRIATE MODERN ARCHITECTURE

METAL AWNINGS

ALUMINUM WINDOW TREATMENTS

1-STORY, LOW-RISE BUILDINGS





PROPOSED MATERIALS

- ARCHITECTURAL SHINGLE ROOFING
- CEMENTITIOUS SHAKE SIDING
- CEMENTITIOUS BRICK / STONE
- CEMENTITIOUS/FABRICATED PANEL
- CARRIAGE-STYLE GARAGE DOORS
- COVERED PORCHES





SINGLE-STORY DETACHED HOMES: PROPOSED MATERIALS

- ARCHITECTURAL SHINGLE ROOFING
- CEMENTITIOUS/FABRICATED PANEL SIDING
- CEMENTITIOUS/FABRICATED BRICK
- CEMENTITIOUS FABRICATED STONE
- GARAGE DOORS WITH CARRIAGE-STYLE HARDWARE
- COVERED PORCHES
- ARTS-AND-CRAFTS/STICKHOUSE STYLE DECORATIVE ELEMENTS



TWO-STORY DETACHED HOMES: PROPOSED MATERIALS

- ARCHITECTURAL SHINGLE ROOFING
- CEMENTITIOUS/FABRICATED PANEL SIDING
- CEMENTITIOUS/FABRICATED BRICK
- CEMENTITIOUS FABRICATED STONE
- GARAGE DOORS WITH CARRIAGE-STYLE HARDWARE
- COVERED PORCHES
- ESTATE-HOME STYLE DECORATIVE ELEMENTS



**A RESOLUTION BY THE
BOARD OF COMMISSIONERS OF DAWSON COUNTY, GEORGIA**

WHEREAS, a request has been received that this Board amend the Land Use Resolution of Dawson County, Georgia, adopted February 23, 1998, as amended, together with the zoning maps likewise duly adopted and amended; and,

WHEREAS, **Zoning Application Number ZA22-04** was presented to the Department of Planning & Community Development which caused to be published in The Dawson County News, a newspaper of general circulation in Dawson County in which Sheriff's advertisements are published, a notice of hearing; and,

WHEREAS, the aforesaid notice of public hearing was published at least 15 days and no more than 45 days prior to the public hearing; and,

WHEREAS, the Planning Commission held a public hearing at the time and place set forth in the notice thereof pursuant to the authority delegated by the Board; and,

WHEREAS, the staff report and recommendation of the Planning Commission have been received regarding the subject property hereto and incorporated herein by reference; and,

WHEREAS, this Board has considered the proposed amendment in light of the Future Land Use Plan as adopted and interpreted by the Board; has examined the views expressed at the public hearing, the subject parcel and surrounding area, the statutory zoning criteria, and the need to modify the exercise of the police power with regard to this particular parcel as such exercise relates to the comprehensive exercise of that power throughout the unincorporated area of Dawson County, Georgia;

NOW THEREFORE BE IT RESOLVED, that the 518-acre parcel described on Exhibit "A" should be, and hereby is, declared to be zoned as Mixed-Use Village (MUV); and,

BE IT FURTHER RESOLVED that the Land Use Resolution of Dawson County, Georgia, adopted February 23, 1998, as amended, and the zoning maps likewise duly adopted and amended, are hereby further amended effect the above zoning on the subject parcel; and,

BE IT FURTHER RESOLVED that the rezoning of the parcel described on Exhibit "A" is subject to the following stipulations:

Section 1. Terms: The uses of the property shall be limited to those specified in this resolution and consistent with the Master Development Plan attached hereto as Exhibit "B".

A. Permitted Residential Land Uses.

1. The project shall include a maximum of 465 Single Family Detached Dwelling Units; and 121 Active Adult Detached Dwelling Units.
2. The project shall include a maximum of 300 Multifamily Dwelling Units.
3. The project shall include a maximum of 100 Attached Dwelling Units.
4. Each residential Pod shall include amenities that shall be for Passive or Active recreation use that is a minimum of five percent of the Pod acreage and shall be under construction prior to the recording of final plat of the Pod. Notwithstanding, Pods H and I can share a central amenity that constitutes 5% of the total area of Pods H and I combined.
5. The overall residential density for the entire project shall not exceed two (2) units per acre for the entire tract.
6. Building facades shall be substantially similar to the elevations as shown in the Master Development Plan.
7. The minimum side yard property line setback for detached Single Family Units shall be measured from the overhang of the structure.
8. Premises identification numbers as required by code shall be not less than 4 inches high.

B. Permitted Commercial Land Uses.

1. The project shall include a maximum of 84,000 square feet of General Office/Medical Dental Office Space.
2. The project shall include a maximum of 50,000 square feet of a mix of Retail and Restaurant Space.
3. The project shall include a maximum of 250,000 square feet of Warehouse/Logistics/Flex space.
4. Building facades shall be substantially similar to the elevations as shown in the Master Development Plan.

C. Open Space Requirements.

1. A minimum of 200 acres of the project shall be preserved in perpetuity as undisturbed conservation area by recorded instrument accomplishing same.

**A RESOLUTION BY THE
BOARD OF COMMISSIONERS OF DAWSON COUNTY, GEORGIA**

D. Prohibited Uses.

1. Electronic game playing centers
2. Adult entertainment centers
3. Adult novelty stores
4. Discount Supermarket
5. Food Manufacturing
6. Tobacco Product Manufacturing
7. Textile Mills
8. Textile Product Mills
9. Apparel Manufacturing
10. General Heavy Industrial
11. Mini-Warehouse (self-storage)
12. Leather and Allied Product Manufacturing
13. Wood Product Manufacturing
14. Paper Manufacturing
15. Printing and Related Support Activities
16. Petroleum and Coal Products Manufacturing
17. Chemical Manufacturing
18. Plastics and Rubber Products Manufacturing
19. Nonmetallic Mineral Product Manufacturing
20. Primary Metal Manufacturing
21. Fabricated Metal Product Manufacturing
22. Machinery Manufacturing
23. Computer and Electronic Product Manufacturing
24. Electrical Equipment, Appliance, and Component
25. Transportation Equipment Manufacturing
26. Furniture and Related Product Manufacturing
27. Storage of hazardous materials
28. Automobile Sales

E. Development Standards.

1. Multi-family buildings shall be protected by an automatic sprinkler system.
2. Poured concreted retaining walls visible from public right-of-way must be faced with stone or brick.
3. Multi-Family units shall include hardwood floors, granite countertops, modern fixtures, and stainless-steel appliances. The multi-family portion of the development (Pod E) shall include at least one of the following top-quality amenities: Full-service gym, resort-style pool, clubhouse, dog park, or picnic area.

2022-07-20

4. There shall be no less than a 50' undisturbed buffer, plus an additional 25' setback, from all stream banks.
5. There shall be no less than a 250' undisturbed natural vegetative buffer, from the banks of the Etowah River.
6. Disturbance or encroachments by ditches, swales, storm water conveyance systems, storm water detention ponds, sanitary sewer conveyance systems, and any associated easements shall not encroach into a buffer, except as necessary for property access and utility crossing. All necessary storm water or sanitary sewer pipe encroachment must encroach into the buffer as near to perpendicular as practical.
7. Grading for storm water detention ponds shall not encroach into any buffer.
8. Any improvements to the water or sewer systems required to meet fire flow or other requirements shall be done at the developer's expense.
9. There shall be no trees planted within the right-of-way or in utility easements.
10. Residential permits shall not be issued until the transfer (deeding) of POD C to the Dawson County Development Authority for employment activities, and the donation of 3.5 acres to Dawson County Government for public use.

F. Conditions

1. Land leveling and grading activity cannot commence without an approved associated land development plan. Sculpting an area of land, i.e., pad grading, without approved plans for a specific project is prohibited.
2. The site plan is conceptual in regards to the implementation and management of entry and exit points (i.e., driveways, entrances or exits, throat depths) between roadways and adjacent properties. The exact locations of project entry and exit points must be determined by the Georgia Department of Transportation and the County Engineer or designee.
3. A traffic study update must be performed at the completion of each individual Pod or on an annual basis as determined by the Dawson County Engineer, or designee, in order to ensure infrastructure is sufficient to meet traffic requirements. Developer shall be responsible for implementing any improvements recommended by the study or its updates.
4. The section of the property along the north and east property line of the Savannah Trace plat shall have a 200' undisturbed buffer and an additional 50' replanted landscape buffer.
5. The single-family detached lots that border the 250' combined buffer and landscape area adjacent to the Savannah Trace plat shall not be permitted to encroach or construct any improvements within the 250' buffer and landscape area. This restriction shall apply to the residential homeowner's association in addition to the individual lot owners.

6. A five (5) foot in height black vinyl, chain link fence shall be installed adjacent to the north and east property line of the Savannah Trace plat.
7. Owner/Developer shall provide a 24-foot-wide access easement from the Savannah Trace plat property line to the road system of the development in substantially the same location as shown on the master plan attached hereto as Exhibit B in order to provide pedestrian and golf cart access from Savannah Trace for Savannah Trace residents. Such access may be limited by a locked gate requiring a key and/or code to open.
8. Emergency access to the property shall be provided across the Savannah Trace access easement described above and shall have a separate gate with a *knox box* with Fire Department emergency access.
9. The Grand Green (Pod A) grass area shall be no less than one (1) acre in size.
10. The applicant/owner shall dedicate 3.5 acres of land for future civic use or undisturbed open space to Dawson County in substantially the same location as depicted on the Master Development Plan. The dedication of land shall take place prior to the earliest issuance of a land development permit for Pod B or Pod C.
11. The developer shall employ a third-party erosion control monitoring firm for the project. The firm shall be responsible for inspection of construction sites and implementation of Stormwater and Erosion Control Ordinances. The firm shall provide weekly reports on all active permits to Dawson County.

G. Transportation.

1. Owner/Developer shall dedicate right-of-way on Lumpkin Campground Road to accommodate required new and relocated deceleration lanes resulting from the project as determined by the Department of Engineering, or designee, prior to approval of any final plat.
2. The developer shall be responsible for all improvements and mitigation measures for acceleration and deceleration lanes resulting from the project.
3. Pedestrian Connectivity shall be provided by eight (8) foot cart paths and five (5) foot wide sidewalks substantially as delineated in the connectivity plan attached hereto as the Master Development Plan.
4. In the Village Core Area, clear pedestrian and visual paths shall be established using a combination of covered arcades, covered walkways, courtyards, landscape patterns, consistent paving materials, minimal interruption of pedestrian paths, and other similar features.
5. Sidewalks shall be present in all residential areas on at least one side of the street.
6. In nonresidential areas, sidewalks shall be present along both sides of all streets.
7. Sidewalks and pedestrian driveway crossings shall be placed so that pedestrians are visible to the drivers, and drivers are visible to the pedestrians. Pedestrian- driver sightlines shall not be blocked with landscaping or signage.

8. There shall be no access to Grant Road from the project.
9. Streets, roadways and associated right of way shall comply with the provisions of the Master Plan.

H. Landscaping.

1. All landscape design required in this resolution or the land use resolution shall incorporate a minimum of forty percent (40%) evergreen plantings (trees, shrubs, and groundcovers). All plant material must be Georgia native.
2. Landscape plans depicting plant materials to be used to mitigate development impacts along the northern and southern project boundary shall be submitted at the time of application for development permits. The plans shall include the required buffers necessary for screening.
3. Buffers in which vegetation is nonexistent or is inadequate to meet the screening requirements of this resolution shall be planted with supplemental plantings so as to provide a year-round effective visual screen.
4. Supplemental plantings and re-plantings shall consist of evergreen trees, shrubs, or a combination thereof native to the region. All trees planted shall be a minimum of six feet in height at the time of planting and shall be a species that will achieve a minimum height of 20 feet at maturity. Examples of such trees are American Holly, Eastern Redbud, Eastern Red Cedar, Fraser Fir, Scarlet Oak, Laurel Oak, Chestnut Oak, Virginia Pine and Willow Oak. All shrubs planted shall be a large growing species, shall be a minimum of three feet in height at the time of planting and shall be a species that will achieve a height of at least six feet at maturity.
5. Stormwater Management Facilities, including but not limited to detention and retention ponds, shall include landscaping intended to attract dragonflies for mosquito control, including, but not limited to Joe Pye Weed, Echinacea, Bee Balm, Black-Eyed Susans, Swamp Milkweed, and White Yarrow.

**A RESOLUTION BY THE
BOARD OF COMMISSIONERS OF DAWSON COUNTY,
GEORGIA**

I. Parking.

Parking lot areas shall be designed to ensure a safe flow of traffic in the Village Core Area, as well as, safe travel of pedestrians, bicyclists and delivery vehicles. The landscape design of the parking area shall maximize natural areas to optimize natural infiltration.

J. Compliance with Master Plan.

In the event of any inconsistency or conflict between the terms and provisions of this Resolution and the Master Development Plan, the more restrictive shall govern.

This Resolution shall become effective upon adoption, the public good demanding the same.

SO ORDAINED this ____ day of _____, 2022.

Dawson County Board of Commissioners

Billy Thurmond, Chairman

Sharon Fausett, Member

Chris Gaines, Member

Tim Satterfield, Member

Emory Dooley, Member

Attest:

By: _____
Kristen Cloud, County Clerk

[COUNTY SEAL]

Dawson County
Rezoning Application
(AMENDMENT TO DISTRICT MAP)

FOR STAFF USE ONLY DATE & TIME STAMP

APPLICANT INFORMATION (or Authorized Representative)

If applicant is other than owner, the Property Owner Authorization form must be completed.

Printed Name: Brian and Diana Lunsford

Address: _____

Phone (Listed/Unlisted): _____

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: 05/04/2022 Applicant Signature: _____

REQUESTED ACTION & DETAILS OF PROPOSED USE

Rezoning to: RRE Special Use Permit for: _____

Proposed Use: Family Estate

Existing Utilities: Water Sewer Gas Electric

Proposed Utilities: Water Sewer Gas Electric

RESIDENTIAL

No. of Lots: 2 Minimum Lot Size: 3 (acres) No. of Units: _____

Minimum Heated Floor Area: 2,800 sq. ft. Density/Acre: 1 home site per 3 acres

Type: Apartments Condominiums Townhomes Single-family Other

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

COMMERCIAL & INDUSTRIAL

Building area: _____ No. of Parking Spaces: _____

Property Owner/ Property Information

Name: Brian and Diana Lunsford

Street Address of Property being rezoned: 0 Hobert Styles Road

Rezoning from: RA to: RRE Total acreage being rezoned: 16.5

Directions to Property (if no address):

Traveling approximately 1 mile south on Cowart Road from Hwy 53, turn right on Hobert Styles Road. Entrance to property is at the end of the gravel road approximately .5 miles on the left.

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

Current Use of Property: Undeveloped land

Does this proposal reach DRI thresholds? No If yes, the application will require a transportation study and additional review by the Georgia Mountains Regional Planning Commission. This adds several weeks to the review and processing.

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? North South

SURROUNDING PROPERTY ZONING CLASSIFICATION:

North RA South RA East RA West RA

Future Land Use Map Designation: RA

Access to the development will be provided from:

Road Name: Hobert Styles Road Type of Surface: crushed gravel

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 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 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 05/10/2022

Witness 

Date 5/10/22

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:

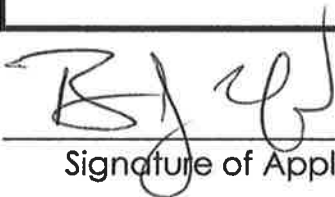
1. Name of local official to whom campaign contribution was made:

N/A

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

05/10/2022

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.

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 acknowledgement shall be public record.

Applicant Signature: 

Applicant Printed Name: Brian J. Lunsford

Application Number: _____

Date Signed: 05/10/2022

Sworn and subscribed before me

this 10 day of May, 2022.

Lacey Victoria Edwards

Notary Public

My Commission Expires: Oct. 10, 2024



Property Owner Authorization

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

Street Address of Property being rezoned: 0 Hobert Styles Road

TMP#: 038-007-001

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: Brian J. Lunsford

Signature of applicant or agent: _____ Date: _____

Printed Name of Owner(s): Brian J. Lunsford Diana Lunsford

Signature of Owner(s): [Handwritten Signatures] Date: 05/10/2022

Mailing address: _____

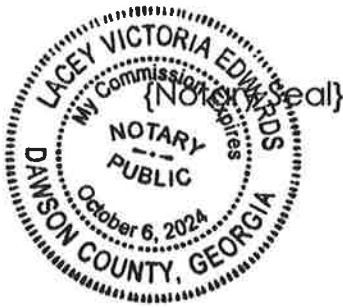
City, State, Zip. _____

Phone (Listed/Unlisted): _____

Sworn and subscribed before me this 10 day of May, 2022.

Lacey Victoria Schwandt
Notary Public

My Commission Expires: 10/06/24



(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.)

Applicant: Brian and Diana Lunsford
Subject Property: 0 Hobert Styles Road
Current Zoning: RA
Proposed Zoning: RRE
Proposed Use: Family Estate
ROW Access: Hobert Styles Road via Cowart Road

Proposed Use

We are writing to request a rezoning of our property located on Hobert Styles Road from RA to RRE. It is our intention build a home in the southwest area of the property (designated "A" on the proposed plat) and to convey a maximum of 3 acres of the existing 16.5 acres to our daughter as also indicated on the proposed plat. Her homesite is designated "B" on the proposed plat. We wish to reserve the possibility of conveying additional plots to our two sons should they desire to build family homes in the future.

The RRE designation would allow for less than 5-acre parcels and remove the smaller second home size restriction while maintaining a consistency with the surrounding RA-designated properties. Additionally, RRE would allow us to assume the majority of future property tax liabilities and not overburden our children.

Kind regards

Brian and Diana Lunsford

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
13511 Year-Bill No 2021 - 6499	038 007 001 / 001 LL 608 LD 4-1 FMV: \$137,900.00	1,248.00	0.00 Fees 0.00	0.00	1,248.00	1,248.00	0.00
						Paid Date 11/22/2021 12:54:30	Current Due 0.00
Transactions:	13511 - 13511 Totals	1,248.00	0.00	0.00	1,248.00	1,248.00	0.00

Paid By :

ROBERT G HAMPHILL
 AMY F HAMPHILL

HEMPHILL ROBERT G & AMY F

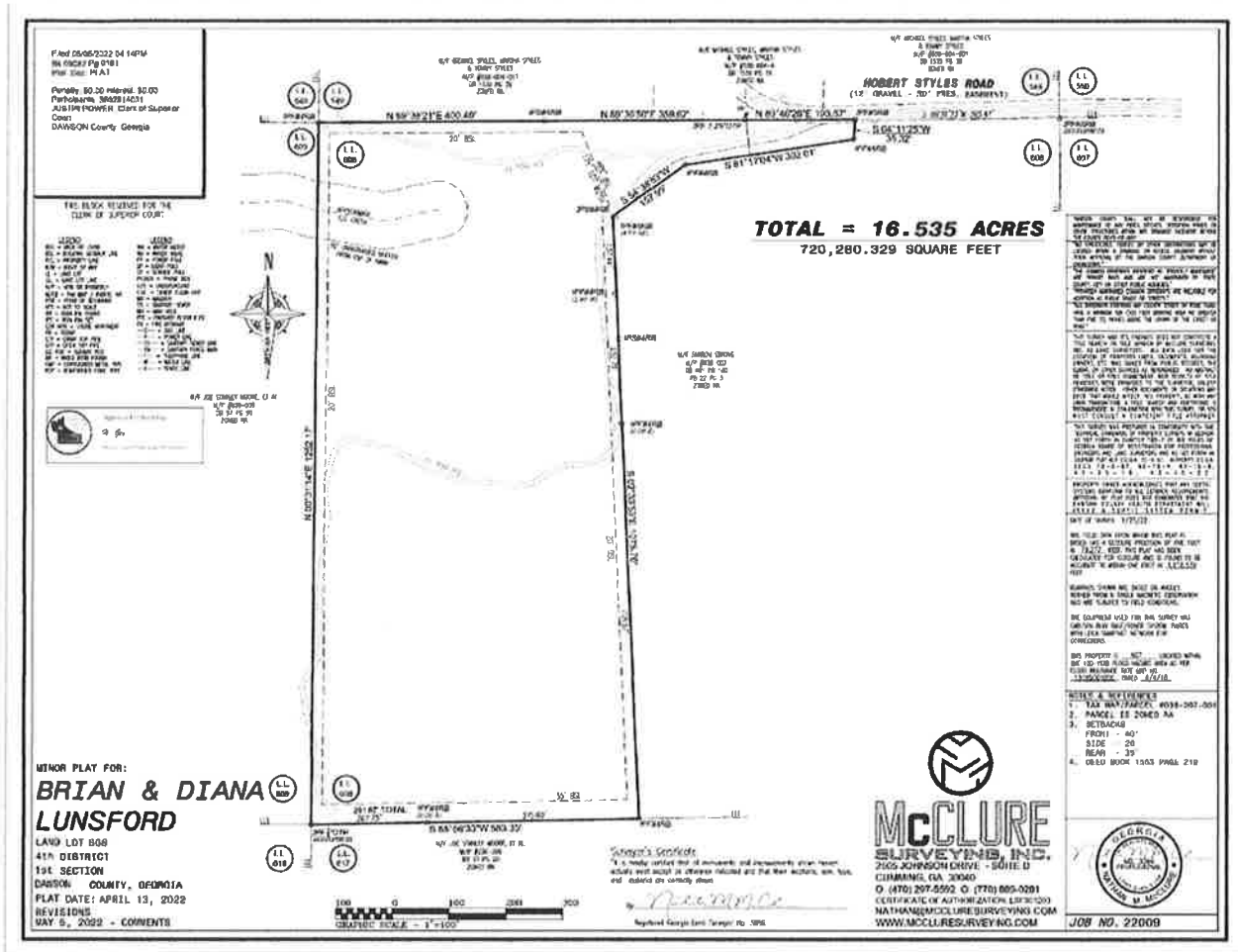
Cash Amt: 0.00
 Check Amt: 1,248.00
 Charge Amt: 0.00
 Change Amt: 0.00
 Refund Amt: 0.00
 Overpay Amt: 0.00

Check No 3173
 Charge Acct



↑
O ROBERT STYLES RD

Plat as currently filed



Filed 05/06/2022 04:14PM
 IN (2022) Pg 2/10
 (Map Code: 27A)

Parcels: 80.30 Interest: 80.00
 Performance: 38629 (ACT)
 JUSTIN POWERS, Clerk or Supervisor
 Court:
 DAVENPORT County, Georgia

THE BLOCK RETURNED FOR THE
 CLERK OF SUPERIOR COURT:

NO.	DESCRIPTION	NO.	DESCRIPTION
1	...	1	...
2	...	2	...
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MINOR PLAT FOR:
BRIAN & DIANA LUNSFORD
 LAND LOT 808
 41st DISTRICT
 191 SECTION
 DAVENPORT COUNTY, GEORGIA
 PLAT DATE: APRIL 13, 2022
 REVISIONS:
 MAY 8, 2022 - COMMENTS

Surveyor's Certificate
 I, a duly certified and duly licensed and duly sworn Surveyor, do hereby certify that the above described plat was prepared by me or under my direct supervision and that the same is a true and correct copy of the original as shown to me by the owner of the same.

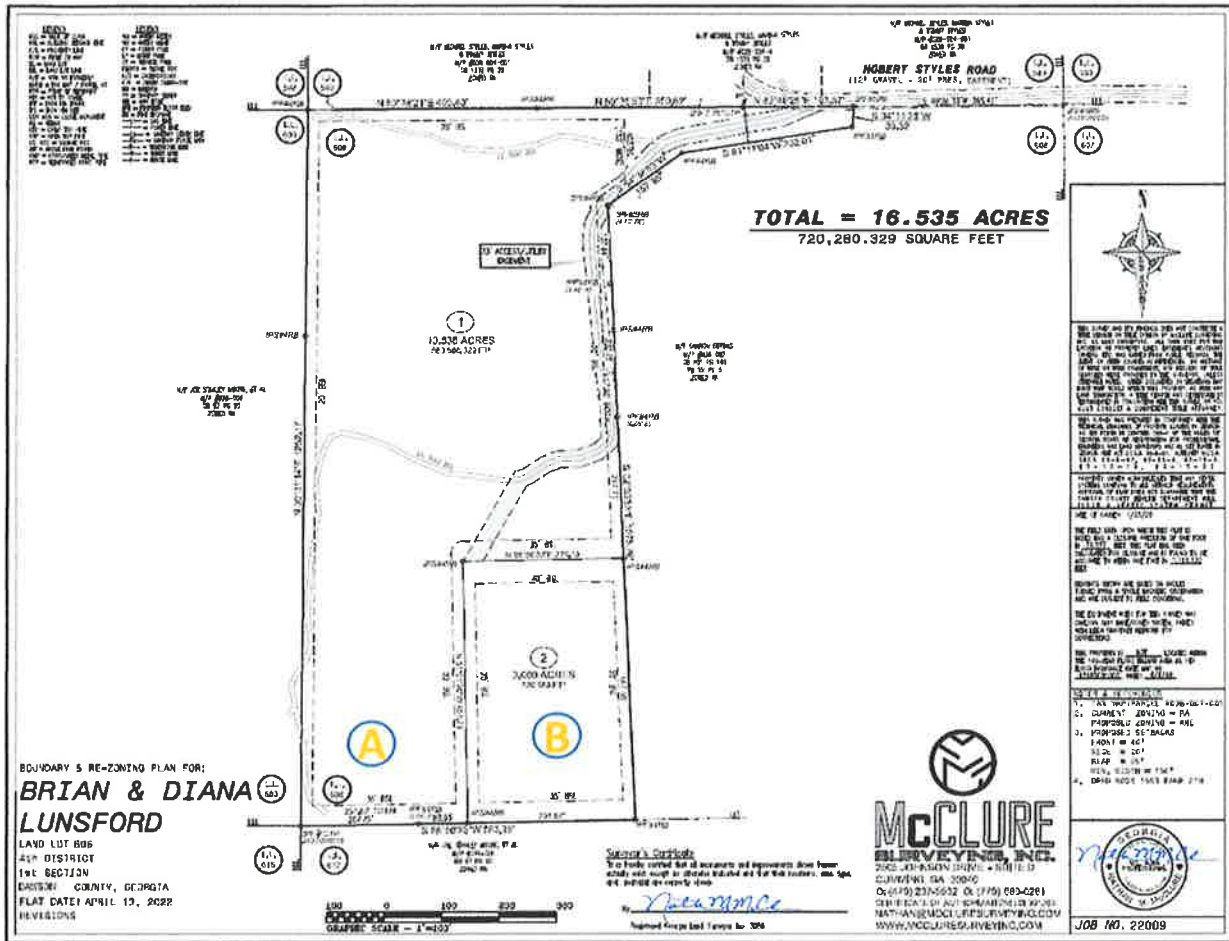
Nathan McClure
 Registered Georgia Land Surveyor No. 3096

McCLURE SURVEYING, INC.
 2155 JOHNSON DRIVE - SUITE 10
 GAINESVILLE, GA 30606
 O (478) 297-5592 • F (770) 855-0291
 CERTIFICATE OF AUTHORIZATION (LIC#2100)
 NATHAN McCLURE SURVEYING, INC.
 WWW.McCLURESURVEYING.COM

- REVISIONS & NOTES:
- TAX MAP (PARCEL: 4038-007-001)
 - PARCEL IS ZONED AA
 - STITCHES:
 FRONT - 40'
 SIDE - 20'
 REAR - 35'
 - ORLEANS BOOK 1503 PAGE 210



Proposed plat after rezoning





ZA 22-14 Brian & Diana Lunsford

Planning Commission Meeting June 21, 2022

Board of Commission Hearing July 21, 2022

Applicant Proposal

The applicant is seeking to zone the property from R-A to RRE (Rural Residential Estates) for the purpose of creating a 3 (three) acre parcel for a family member to construct a primary residence. In the future, the property may be further divided for their and their children's primary residences.

Applicant	Brian and Diana Lunsford
Amendment #	ZA 22-14
Request	Rezone Property from R-A (Residential Agriculture) to Rural Estate
Proposed Use	Residential lots
Current Zoning	R-A
Future Land Use	Rural Residential
Acreage	16.5 acres
Location	Hobert Styles Road
Commercial Square footage	n/a
Road Classification	Public - local
Tax Parcel	038-007-001
Dawson Trail Segment	n/a
Commission District	1
DRI	No
Planning Commission Recommendation	<i>TBD</i>

Direction	Existing Zoning	Existing Use
North	R-A	Single Family Residence
South	R-A	Vacant Land
East	R-A	Single Family Residence
West	R-A	Vacant Land

According to the Comprehensive Plan and accompanying Future Land Use Plan, the subject property is identified as **Rural Residential** – 130,680 square feet (3 Acre) the Rural Residential category seeks to preserve the pastoral landscape of the west of the county, limiting the need for public improvements and celebrating the natural landscape that remains both a scenic value to the community and a critical facet of supporting the environment and natural resources. This future land use category corresponds to lands west of the forest greenbelt which runs west of Dawsonville’s proposed developed area. This area currently includes exurban and rural residences, farms, and forests. A three-acre lot size ensures that this area remains rural and very low density residential, so as to prevent the need to extend facilities and services to that area. It is desirable that conservation subdivision principles be followed in this area in order to encourage the set-asides of open space or retention of farm and forest lands. The only zoning district designated for this land use is Residential Agriculture (RA)

County Agency Comments:

Environmental Health Department: No comments returned as of 6.13.22

Emergency Services: “No comments necessary for this request.”

Etowah Water & Sewer Authority: No comments returned as of 6.13.22

Planning and Development: The request is consistent with the comprehensive plan - three-acre lot sizes ensure that the area remains rural and very low density residential. The creation of three-acre parcels is consistent with the development patterns along Cowart Road.

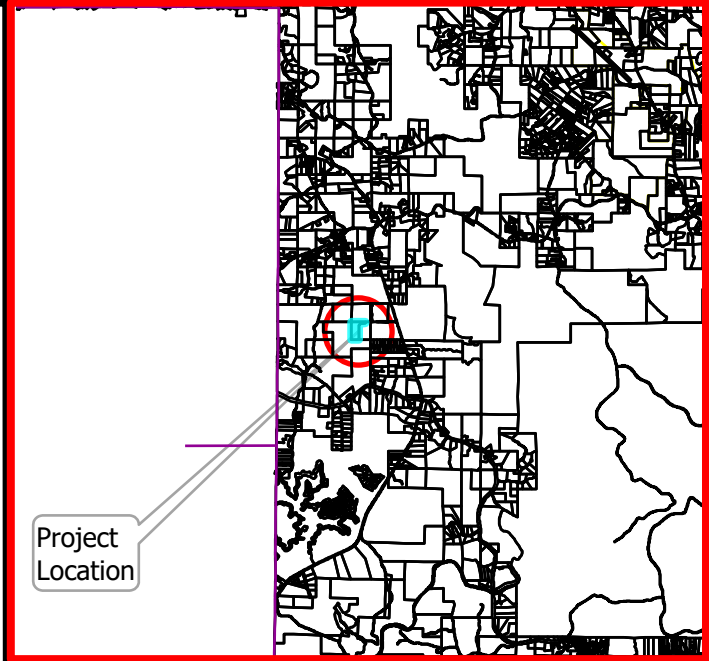
Public Works Department: No comments returned as of 6.13.22

THE PLANNING COMMISSION SHALL MAKE ITS RECOMMENDATIONS BASED ON THE FOLLOWING CRITERIA:

- (1) The existing uses and classification of nearby property;
- (2) The extent to which property values are diminished by the particular land use classification;
- (3) The extent to which the destruction of property values of the applicant promotes the health, safety, morals, or general welfare of the public;
- (4) The relative gain to the public, as compared to the hardship imposed upon the individual property owner;
- (5) The suitability of the subject property for the proposed land use classification;
- (6) The length of time the property has been vacant under the present classification, considered in the context of land development in the area in the vicinity of the property; and
- (7) The specific, unusual, or unique facts of each case, which give rise to special hardships, incurred by the applicant and/or surrounding property owners.

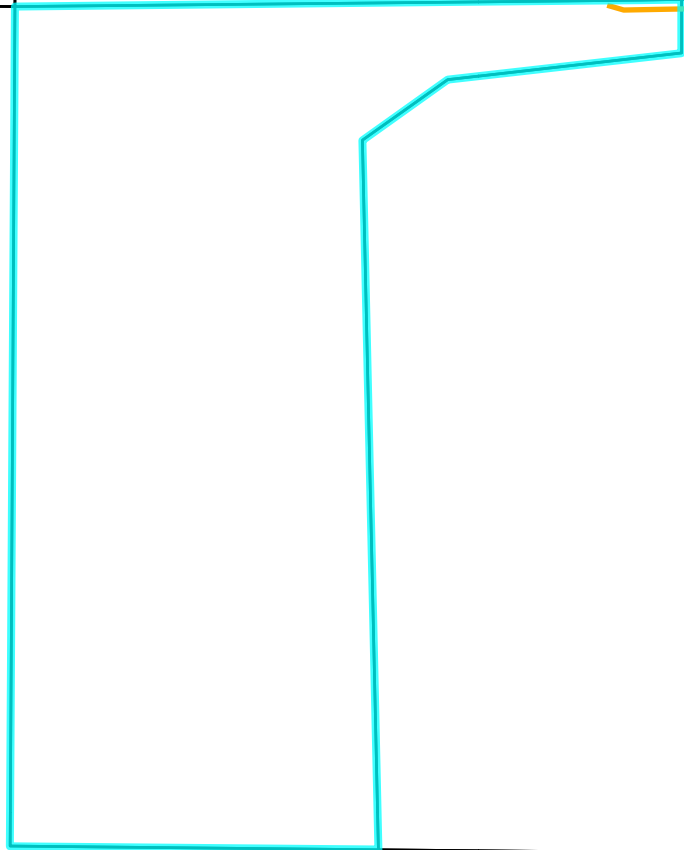
Photo of Property:





Project Location

Robert Styles Road



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Dawson County
Planning and Development
207
Staff Report: Exhibit

Parcel #: 038-007-001
Current Zoning: RA
FLU: RA
Application #: ZA 22-14

Aerial View

Robert Styles-Road



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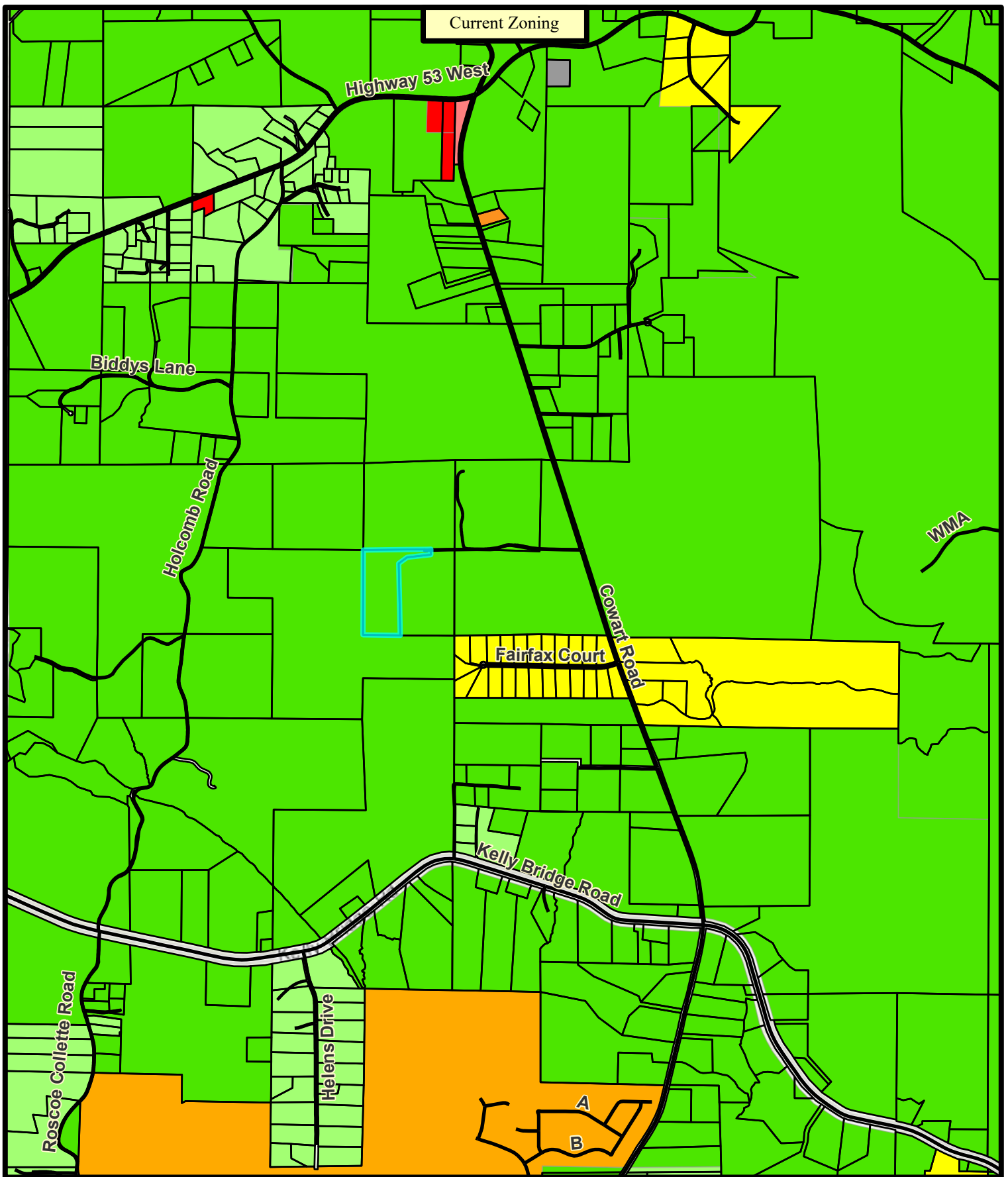
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Dawson County
Planning and Development

208

Site Report

Parcel #: 038-007-001
Current Zoning: RA
FLU: RA
Application #:ZA 22-14



Current Zoning

Highway 53 West

Biddys Lane

Holcomb Road

WMA

Fairfax Court

Cowart Road

Kelly Bridge Road

Roscoe Collette Road

Helens Drive

A

B



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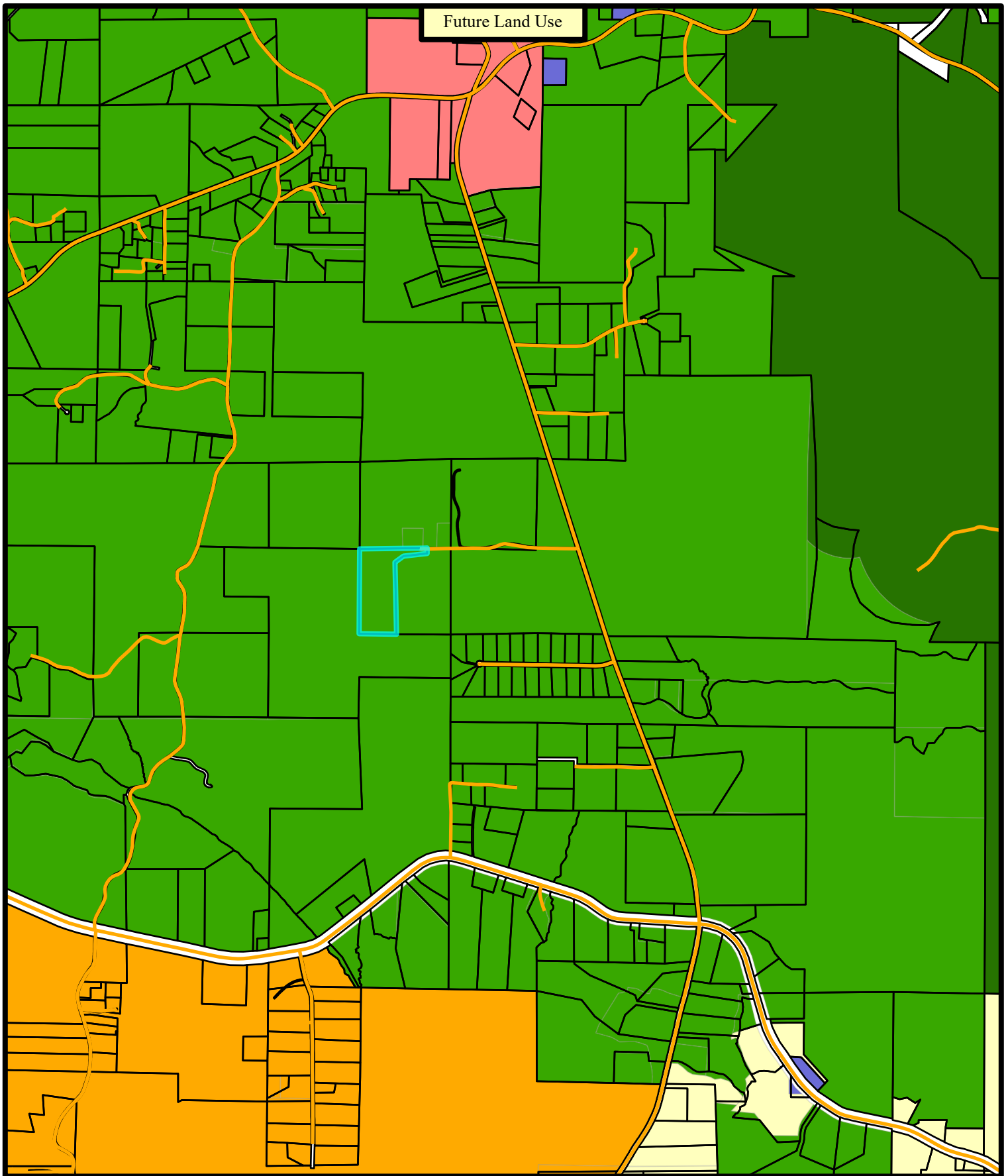
Dawson County

Planning and Development

209

Staff Report

Parcel #: 038-007-001
Current Zoning: RA
FLU: RA
Application #: ZA 22-14



Future Land Use



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Scale: 1:27,489

Dawson County
Planning and Development

210

Report

Parcel #: 038-007-001
Current Zoning: RA
FLU: RA
Application #: ZA 22-14

The Dawson County Planning Commission meeting was called to order at 6:00 p.m. by Chairman Jason Hamby.

Neil Hornsey gave the invocation.

The Pledge of Allegiance was led by Chairman Hamby.

Members present: Jason Hamby, Chairman, District 1; Neil Hornsey, District 4, Steve Sanvi, Chairman Appointee.

Staff present: Harmony Gee, Zoning Specialist and Sharon O.Farrell, Planning Director.

It was announced that there will be a Planning Commission meeting held on July 19th, 2022.

Chairman Hamby asked for a motion to approve the minutes from the May 17th, 2022 minutes as prepared. Motion passed by a vote of 3-0. Sanvi/Hornsey.

Chairman Hamby asked for a motion to approve the agenda as presented by staff. Motion passed by a vote of 3-0. Hornsey/Sanvi

Chairman Hamby announced the requirement that a *statement of disclosure of campaign contributions* of \$250 or more must be completed by anyone who wishes to speak in favor or opposition to any application.

New Business:

Application for Variance.

VR 22-13 James Callas is requesting to vary from the Dawson County Land Use Resolution Article III Section 309 C.3 for setback reductions. TMP L10-073 Lake Terrace

Chairman Hamby asked if there was anyone to speak on behalf of the application. James Callas of Dawsonville, Georgia, spoke on behalf of the application. He stated that his client purchased the home several years ago and the structure, as is, encroaches into the front setback. Mr. Callas was unsure as to the exact date of construction of the home but knows that it was prior to zoning and setbacks being put into place by the County. The owner now would like to construct a garage and add a porch along the front of the home. Mr. Callas explained to the Board that he would like to bring the home into compliance by asking for a variance for a 23' front and 6' side setback reduction.

Chairman Hamby asked if there was anyone to speak in favor of the application. There were none.

Chairman Hamby asked if there was anyone to speak in opposition of the application. There were none.

Chairman Hamby then closed the public hearing for Board discussion.

Chairman Hamby asked for a motion. The Motion was made to approve the request 3-0.Hornsey/Sanvi

Application for Rezoning.

ZA 22-14 Brian and Diana Lunsford is requesting to rezone TMP 038-00-001 from R-A to RRE for the purposes of subdividing the parcel to RRE standards. Hobert Styles Rd.

Chairman Hamby asked if there was anyone to speak to the application. Brian and Diana Lunsford of Cumming, Georgia spoke on their own behalf. Mr. Lunsford stated that what he and his wife purchased the property at the end of 2021 and they would like to have a “family compound” at some point but as the parcel is currently zoned it would not allow them to give their three children smaller parcels they would like and would also put a tax burden upon the children that Mr. & Mrs. Lunsford would prefer to bear themselves.

Chairman Hamby asked if there was anyone to speak in favor of the application. There was none.

Chairman Hamby asked if there was anyone to speak in opposition of the application. There was none.

Chairman Hamby then closed the public hearing for Board discussion.

Chairman Hamby then asked for a motion. Motion was made to recommend approval of the request. 3-0 Hornsey/Sarvi

Chairman Hamby asked for updated by Planning and Development staff. Planning Director Sharon Farrell stated that the Commission will be hearing two DRI applications in the month of August and that she is looking to schedule training for the Board and its alternates for the month of September.

There being no further business to discuss, the meeting was adjourned at 6:10 p.m.

Jason Hamby, Chairman

Date

Attest: Harmony Gee

Date



DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: Public Works

Work Session: July 7, 2022

Prepared By: David Headley, Jeff Hahn

Voting Session: July 7, 2022

Presenter: David Headley and Jeff Hahn

Public Hearing: Yes _____ No

Agenda Item Title: Proposed Transfer Station Improvements

Background Information:

On 3/17/22, staff brought to the BOC's attention safety concerns regarding the transfer station and how it has been functioning. Over the years, the transfer station has transitioned from accepting only household items to installing weight scales for accepting all commercial debris. This action over time has caused significant damage to the facility causing safety concerns that required immediate action. Per that discussion, staff was directed by the BOC to look at alternate methods to improving the operation as it relates to commercial, residential and recyclable materials. On 5/31/22, a field review of Pickens County Recycle Convenience Center, along with the main recycling/processing center, was conducted. The information obtained from Pickens County has provided staff with possible options for improving Dawson County's operation.

Current Information:

Per that direction by the BOC and review, staff has considered several options and recommends the following:

It is recommended that this project be split into two phases. Phase One for recyclables and household waste, and Phase Two for commercial waste.

Phase One:

- Create budget
- Contract out the engineering design and retrofit construction of an existing structure that is west of the transfer station structure. This is to accommodate separate recyclable containers, and household waste containers, and compactors - similar to Pickens County Recycle Convenience Center.
- Contract out containers, compactors, and hauling services.

Phase Two:

- Funding through SPLOST VIII
- Proceed with contracting out the engineering design and retrofit construction of the existing transfer station to accommodate commercial materials.

Staff respectfully requests for the Board's approval to move forward with Phase One at this time.

Budget Information: Applicable: _____ Not Applicable: _____ Budgeted: Yes _____ No _____

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

Recommendation/Motion: _____

Department Head Authorization: _____

Date: _____

Finance Dept. Authorization: Vickie Neikirk

Date: 6/28/22

County Manager Authorization: David Headley

Date: 6-28-2022

County Attorney Authorization: _____

Date: _____

Comments/Attachments:




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
Proposed Transfer Station Expansion - Phase 1 Retrofit

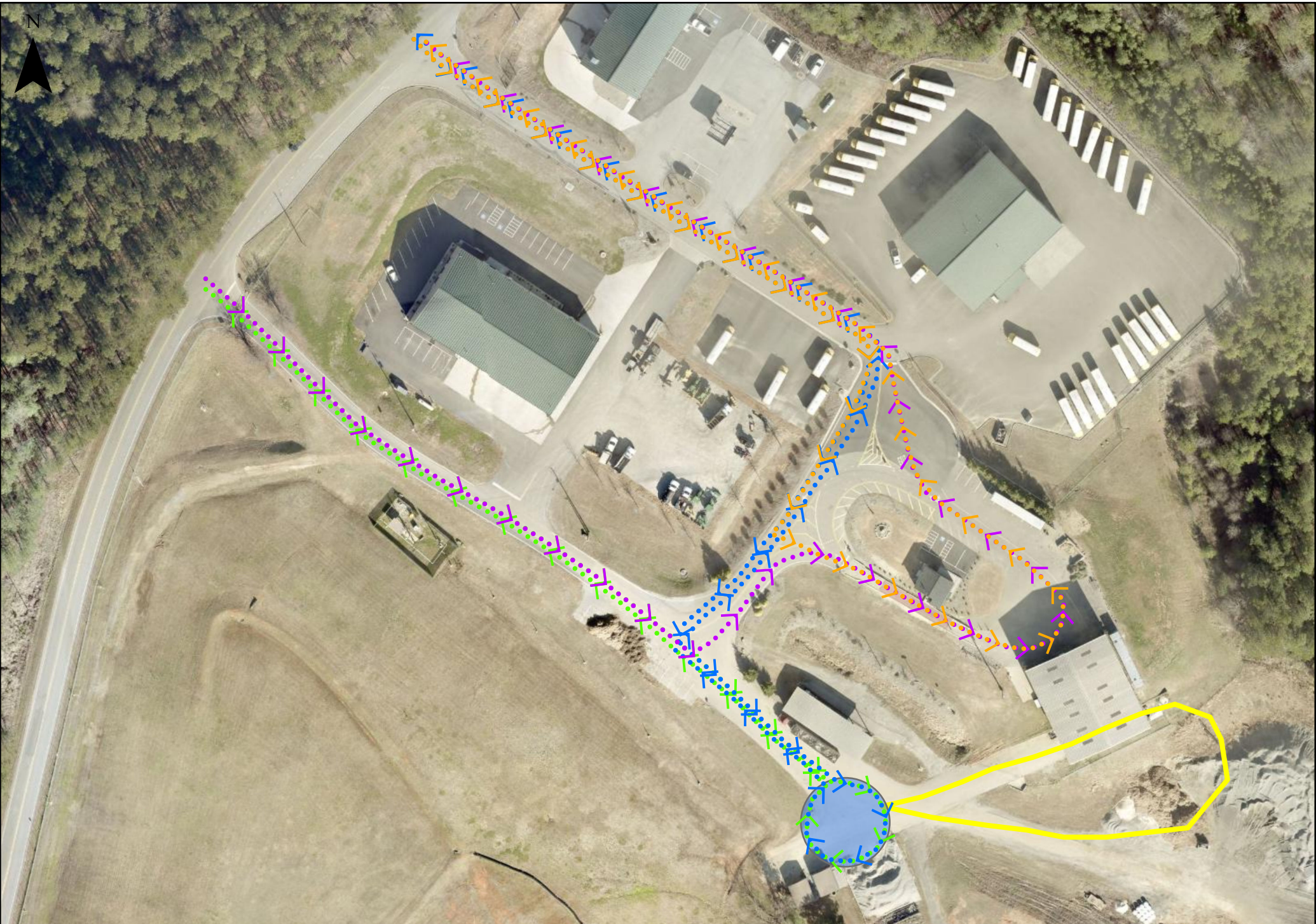
216

Legend

 Proposed Grading - Approx. 50ft.

 Roofline Length - Approx. 32ft.

 Roofline Width - Approx. 14ft.



Scale: 1:1,318

Proposed Traffic Flows

217

Legend

- Commercial - Entrance 1
- Commercial - Entrance 2
- Residential - Entrance 1
- Residential - Entrance 2
- Proposed Cul-de-sac
- Phase 2 Road





DAWSON COUNTY PROPOSED TRANSFER STATION IMPROVEMENTS

PICKENS COUNTY RECYCLE CONVENIENCE CENTER



PULL IN AND DROP IN



- Customers separate recyclables, household trash and drop into the correct receptacle
- All receptacles are clearly marked thus providing education and what is accepted per receptacle

RECEPTACLES : CONTAINERS AND COMPACTORS



PHASE ONE RETROFIT SITE



APPROXIMATE AREAS OF SITE EXPANSION

Preliminary Scope:

- Utility locate/relocate (Inhouse, Outsourced)
- Engineering design (Outsourced)
- Site work (Inhouse)
- Construction (Outsourced)

Rough Cost Estimate: \$200,000.00

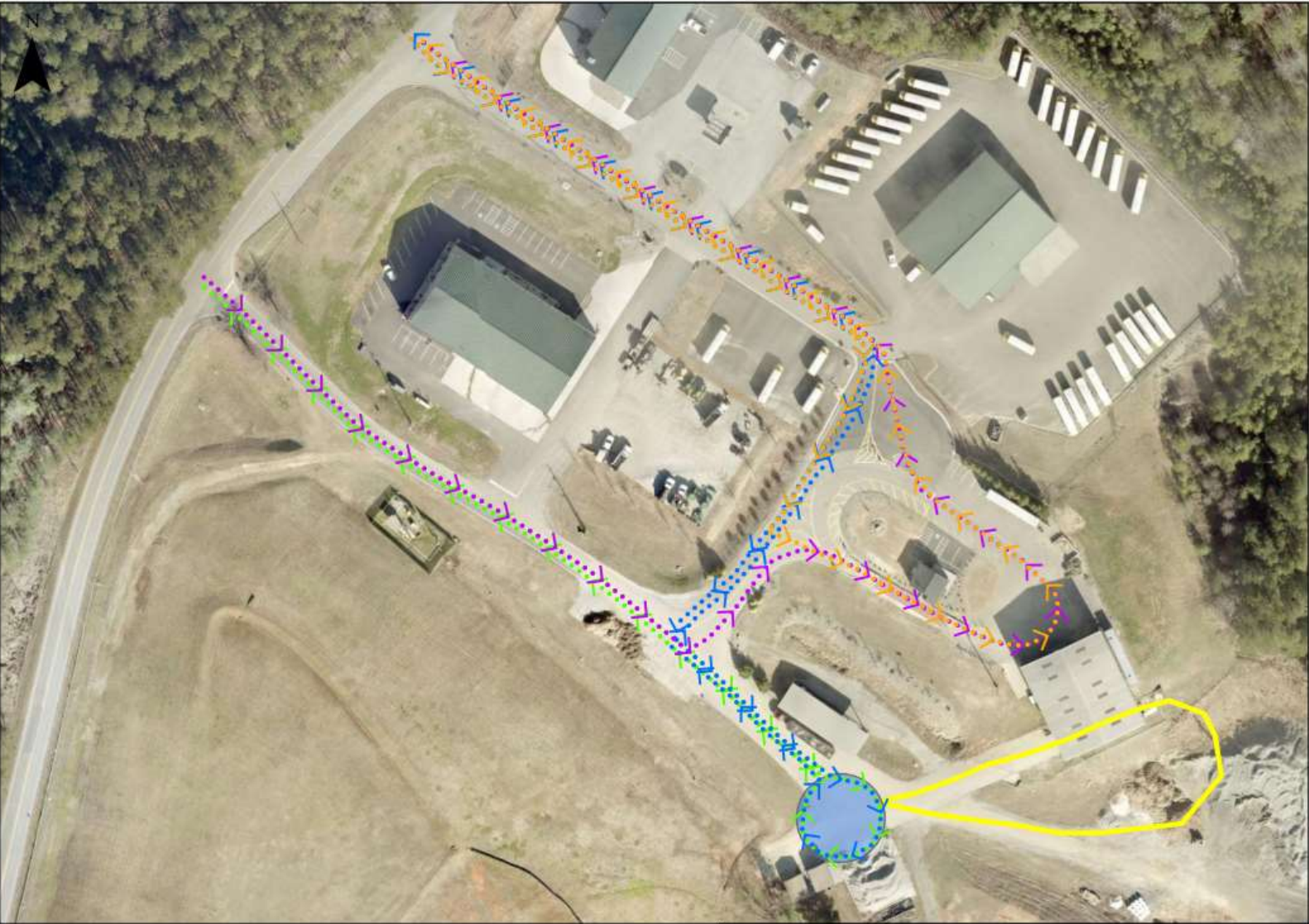


EXISTING TRANSFER STATION

- To be utilized for non commercial large household waste such as mattresses, furniture.... until such time it is decided to retrofit for commercial activities (Phase Two)



TRAFFIC FLOWS INCLUDING PHASE TWO



Scale: 1:1,318



Proposed Traffic Flows

Legend		
Commercial - Entrance 1	Residential - Entrance 1	Proposed Cul-de-sac
Commercial - Entrance 2	Residential - Entrance 2	Phase 2 Road

GREEN WAVES RECYCLING PROPOSAL

- 2 - 30 yd MSW compactors (\$80 per ton, \$295 pull rate per haul) (\$494 each, monthly rental)
- 2 - 34 yd plastic (#1 & #2) compactors (paid by Green Waves Recycling)
- 1 - 34 yd paper compactor (\$495 per month rental)
- 1 - 34 yd cardboard compactor (\$495 per month rental)
- 1 - 34 yd aluminum compactor (\$495 per month rental)
- Recycling educational banners (provided by Green Waves Recycling)
- After 8-months to a year offset some or all of the rental rates from the recycled materials

BENEFITS/GOALS

- Offset cost to “zero out” or better
- Reduce overhead i.e. equipment, fuel, maintenance, operations
- Encourage and educate Dawson County, community, and residents to recycle and cut waste to the landfill

QUESTIONS?