

DAWSON COUNTY PLANNING COMMISSION
MEETING Agenda – Tuesday, May 17, 2022
DAWSON COUNTY GOVERNMENT CENTER ASSEMBLY ROOM
25 JUSTICE WAY, DAWSONVILLE GEORGIA 30534
6:00 PM

A. MEETING CALLED TO ORDER

B. INVOCATION

C. PLEDGE OF ALLEGIANCE

D. ROLL CALL

E. ANNOUNCEMENTS:

F. APPROVAL OF MINUTES:

1. April 19, 2022

G. APPROVAL OF THE AGENDA

H. STATEMENT OF DISCLOSURE:

For speakers in favor or opposition to any application who have made contributions more than \$250.00 to any local official campaign.

I. NEW BUSINESS:

Application for Rezoning:

1. Presentation of ZA 22-09 Continental 673 Fund, LLC

2. Presentation of ZA 22-12 David Cowart

J. UPDATES BY PLANNING & DEVELOPMENT:

K. ADJOURNMENT

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

The Dawson County Planning Commission meeting was called to order at 6:00 p.m. by Vice Chairman Neil Hornsey.

John Maloney gave the invocation.

The Pledge of Allegiance was led by Vice Chairman Hornsey.

Members present: John Maloney, District 2; Tim Bennett, District 3; Neil Hornsey, District 4, Steve Sanvi, Chairman Appointee.

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

There will be a Planning Commission meeting held on May 17th, 2022.

Vice Chairman Hornsey asked for a motion to approve the minutes from the March 15th, 2022 minutes as prepared. Motion passed by a vote of 3-0. Maloney/Sanvi

Vice Chairman Hornsey asked for a motion to approve the agenda as presented by staff. Motion passed by a vote of 4-0. Maloney/Sanvi

Vice Chairman Hornsey made an announcement of the required statement of disclosure of campaign contributions of \$250 or more in order to speak in favor or opposition to any application.

Old Business: ZA 21-18 & SU 21-05 Benjamin Smith is requesting to down zone the parcel from RSR to R-A and a Special Use for a temporary sawmill. TMP 102-040 Patience Way. The request was tabled from the September 21st 2021 Planning Commission meeting without a public hearing.

Vice Chairman Hornsey asked if there was anyone to speak to the application. Benjamin Smith of Dawsonville, GA spoke to his request. He stated that he and his wife purchased the property with the intentions of building their primary residence while using a small sawmill to mill a portion of the lumber on the parcel so that it may be used for flooring in their new barn to be constructed on the land.

John Maloney asked the applicant if he was aware of the stipulations that were suggested by staff to which Mr. Smith stated that he was not. Mr. Maloney then read over the stipulations:

- Sawmill shall not interfere with the quiet use and enjoyment of the outside environment of neighboring property owner's Operational hours shall be between the hours of 8 a.m. and 8 p.m. Monday thru Friday, 10 a.m. to 6 p.m. Saturdays and Sundays.
- Sawmill shall not be operated for more than 4 hours on Saturday and Sunday
- Sawmill shall not be operated after dark
- Lumber produced by the sawmill shall not be used for structural materials in the construction of the applicant's single-family residence but may be used as hardwood flooring or other decorative elements

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

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

Vice Chairman Hornsey then asked for a motion. Motion for approval with the staff recommended stipulations passed 4-0 Maloney/Sarvi

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/Sanvi

New Business:

Application for Variance: VR 22-08 Caren Martin is requesting to vary from the Dawson County Land Use Resolution Article III Section 309 C.3 front setback reductions. TMP 012-017 Eagle Ridge Rd.

Vice Chairman Hornsey asked if there was anyone to speak to the application. Caren Martin of Suwanee, GA spoke on behalf of the application. Ms. Martin stated that she is seeking to build her primary residence but to accommodate the layout of the land and her house plan she needs a variance. Ms. Martin also asked if she would be able to request an additional 10' or more at the suggestion of her builder. Vice Chairman Hornsey deferred the question to Planning & Development Director Sharon Farrell to which she replied that she would not be able to request the additional encroachment due to the advertising of her original request.

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

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

Vice Chairman Hornsey then closed the Board for discussion.

Vice Chairman Hornsey then asked for a motion. Motion to approve the request as applied was passed 4-0 Sanvi/Maloney

VR 22-09 Andrew Eckert is requesting to vary from the Dawson County Land Use Resolution Article III Section 309 C.3 front setback reductions. TMP L21-055 Lake Circle.

Vice Chairman Hornsey asked if there was anyone to speak to the application. Andrew Eckert of Dawsonville, GA presented his request. He stated that he is need of a variance to accommodate a detached two-car garage. Mr. Eckert stated that he is unable to use the garage that was built with the home due to the position of it.

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

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

Vice Chairman Hornsey then closed the Board for discussion.

Vice Chairman Hornsey then asked for a motion. Motion was made to recommend approval of the request. 4-0 Bennett/Sanvi

Application for Variance: VR 22-10 Joseph Byess is requesting to vary from the Dawson County Land Use Resolution Article III Section 319 Table 3.2 side setback reductions. TMP 051-049 Hwy 136 West

Vice Chairman Hornsey asked if there was anyone to speak to the application. Joe Byess of Dawsonville, GA spoke on behalf of his application. Mr. Byess states that he wishes to construct a storage building. The location of the proposed building requires a variance due to other locations on his parcel would require grading and the removal of several large trees. He has spoken to his surrounding property owners and none of which had any objections to his request.

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

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

Vice Chairman Hornsey then closed the Board for discussion.

Vice Chairman Hornsey then asked for a motion. Motion was made to recommend approval of the request. Motion passed 4-0 Maloney/Sanvi

Application for Rezoning: ZA 22-10 George & Phyliss Robinson is requesting to rezone TMP 088-001 & 087-004 from RSR to R-A for the purpose of down zoning the parcel for agricultural purposes.

Vice Chairman Hornsey asked if there was anyone to speak to the application. George and Phyliss Robinson of Dawsonville, GA spoke on behalf of their application. Mr. Robinson stated that they purchased property (3 lots) two years ago. Their long-term intent is to have a multi-generational farm. Presently, they grow micro-greens in a small greenhouse but would like to expand into larger raised beds and gardens.

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

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

Vice Chairman Hornsey then closed the Board to discussion.

Vice Chairman Hornsey then asked for a motion. Motion to recommend approval passed. 4-0 Maloney/Sanvi

Application for Rezoning: ZA 22-11 Tyler Burt is requesting to rezone Two (2) acres of TMP 068-014 from R-A (Residential Agriculture) to RSRMM (Residential Sub Rural Manufactured Moved) for the purpose of subdividing the parcel to RSRMM standards.

Vice Chairman Hornsey asked if there was anyone to speak to the application. Tyler Burt of Dawsonville, GA stated that he recently sold his home and “its time to get back home”. The parcel belongs to his aunt who has no children and is unable to care for the larger in size fields. He seeks to build his home on the 7.2-acre portion leaving his aunt’s portion in zoning compliance if approved.

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

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

Vice Chairman Hornsey then closed the Board to discussion.

Vice Chairman Hornsey asked for a motion. Motion to recommend approval of the request. 4-0
Sanvi/Bennett

Public Hearing:

Comprehensive Plan Minor Update with the second public hearing being held on April 21st at the Board of Commissioners Meeting.

Planning Director Sharon Farrell presented the minor update to the Comprehensive Plan stating that the new zoning classifications of RS 2 & RS 3 along with Commercial Highway Intensive were added to the Land Use Resolution and needed to be reflected within the Comprehensive Plan.

Vice Chairman Hornsey then opened the Public Hearing.

No one spoke in favor or opposition of the update.

Vice Chairman Hornsey closed the Public Hearing.

Motion to recommend approval of the update as presented 4-0 Maloney/Sanvi

Land Use Resolution Update with the second hearing being held on April 21st at the Board of Commissioners meeting.

Planning Director Sharon Farrell presented the section of the Land Use Resolution section 121-69 Residential Agricultural/Residential Exurban highlighting that the phrase “unless a variance is granted” was omitted from that section.

Vice Chairman Hornsey opened the public hearing and asked if there was anyone to speak in favor or opposition of the Land Use Resolution update. There was none.

Vice Chairman Hornsey then closed the Board for discussion.

Vice Chairman Hornsey then asked for a motion. Motion to recommend approval was passed 4-0 Maloney/Sanvi

Subdivision Regulations Update with the second public hearing being held April 21st at the Board of Commissioners meeting.

Planning Director Sharon Farrell presented an update to the Subdivision Regulations that would allow for a family density lot size variance to be reviewed at the staff level instead of coming to a public hearing.

Vice Chairman Hornsey then opened the public hearing. No one spoke in favor or opposition of the update.

Vice Chairman Hornsey closed the public hearing and asked for a motion. Motion to recommend approval was passed 4-0 Sanvi/Maloney

Vice Chairman Hornsey asked for updated by Planning and Development staff. Planning Director Sharon Farrell stated that May is Building Safety Month.

There being no further business to discuss, the meeting was adjourned at 6:51 p.m.

Neil Hornsey, Vice Chairman

Date

Attest: Harmony Gee

Date



ZA 22-09

Planning Commission Meeting May 17, 2022

Board of Commission Hearing June 16, 2022

Applicant Proposal

The applicant is seeking to zone the property from C-HB (Commercial Highway Business) to RMF (Residential Multi-Family) for the purpose of developing a 113 attached residential rental development with amenities area including a centralized clubhouse, dog park and swimming pool. These units would have a range of one (1) to four (4) bedrooms.

Applicant	Continental 673 Fund, LLC
Amendment #	ZA 22-09
Request	Rezone Property from Commercial Highway Business (C-HB) to Residential Multi-Family (RMF)
Proposed Use	113 attached residential units
Current Zoning	C-HB (Commercial Highway Business)
Future Land Use	C-HB (Commercial Highway)
Acreage	18.9 acres
Location	Beartooth Pkwy/Dawson Village Way South/GA Hwy 400
Commercial Square footage	0
Road Classification	Beartooth Pkwy & Dawson Village Way S (private road) GA Hwy 400-Public / Arterial Roadway
Tax Parcel	114-020
Dawson Trail Segment	n/a
Commission District	3
DRI	No

Planning Commission Recommendation

Direction	Existing Zoning	Existing Use
North	C-HB	Commercial
South	C-HB	Commercial
East	C-HB & RMF	Commercial/Townhomes
West	C-HB	Commercial

According to the Comprehensive Plan and accompanying Future Land Use Plan, the subject property is identified as Commercial Highway. Development in this area includes developed or undeveloped land on both sides of lands designated along Georgia 9 and 400. This area includes retail centers, office and employment areas usually located on large tracts of land with campus or unified development, mixed use activity centers, multi-family development, light industrial and other associated uses.

The desired development pattern should seek to:

- Locate employment centers in areas with ample sewer capacity, with direct access to major arterials; Provide suitable transitions to surrounding residential uses
- Establish a grid pattern of public streets with block lengths between 300 and 600 feet
- Locate employment centers on land that has good access to GA 400 and other high-capacity highways, utilities and infrastructure
- Emphasize connectivity with adjacent subdivisions and/or commercial developments in the layout of new developments; Create a network of interconnected streets and parking lots
- Provide safe facilities for pedestrians, school buses, and bicyclists using the road ROW.
- Create safe, convenient pedestrian and bicycle connections to neighborhoods and subdivisions that are adjacent to the commercial corridors; incorporate sidewalks, crosswalks and bike paths; Require dedicated right-of-way; Limit driveway spacing along the highway frontage and align driveways where needed to improve traffic flow
- Encourage shared driveways and inter-parcel access for adjacent commercial uses
- Require residential subdivisions accessing the highway to be interconnected and to provide at least two entrances; Encourage shared parking lots between uses
- Relate road alignment to topography; Ensure environmental protection

Land Uses

Parks, Recreation and Conservation • Urban Residential • Multi-family Residential • Office Professional • Commercial Highway • Light Industrial • Campus-style Business Park • Urban Activity Center

Zoning Districts RMF (multi-family residential 6 units per acre density neutral) • C-OI (Office Professional) • C-HB; C-PCD (Commercial) • C-IR (Light Industrial) • Georgia 400 Corridor Design Overlay

COUNTY AGENCY COMMENTS:

Engineering Department: “Beartooth Parkway is a County maintained road with 40’ of Right of Way. And the road will require resurfacing, stripping and new turning lanes. Portions of the road will require widening. Access to State routes will be per GDOT requirements/recommendations. Improvements required: a traffic study, widening of Beartooth, turning lanes off of Beartooth, and State routes and possibility of additional Right of Way.”

Environmental Health Department: No comments returned as of May 5, 2022

Emergency Services: No comments returned as of May 5, 2022

Etowah Water & Sewer Authority: “Water main and sewer extension/upgrade/relocation required to serve the development. Must be designed and installed per EWSA specifications at the developer’s expense.”

Planning and Development: The applicant is seeking to develop the property with 113 attached residential units (density of approximately 6 units per acre) as depicted on the concept plan. The application is consistent with the Future Land Use plan and policies which allows RMF (multi-family residential 6 units per acre density neutral). The proposed Infill development will improve an under-used parcel within an existing area that is developed. The site is over eighteen acres of vacant land within an established commercial node, which, for various reasons, has been passed over in the normal course of commercial growth. Developing the parcel with attached residential uses in lieu of retail is logical due to the lack of adequate frontage on an arterial or collector roadway.

The property lies within the Georgia 400 Overlay and shall be developed to meet the applicable standards. Any sensitive resources will be addressed through the land development review process. Landscaping and screening shall be in accordance with the Dawson County Code, as amended.

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:



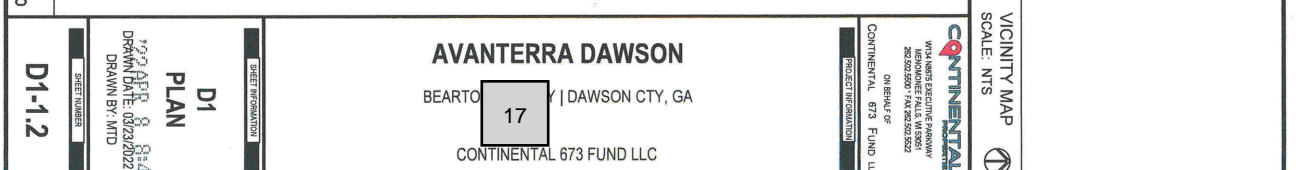


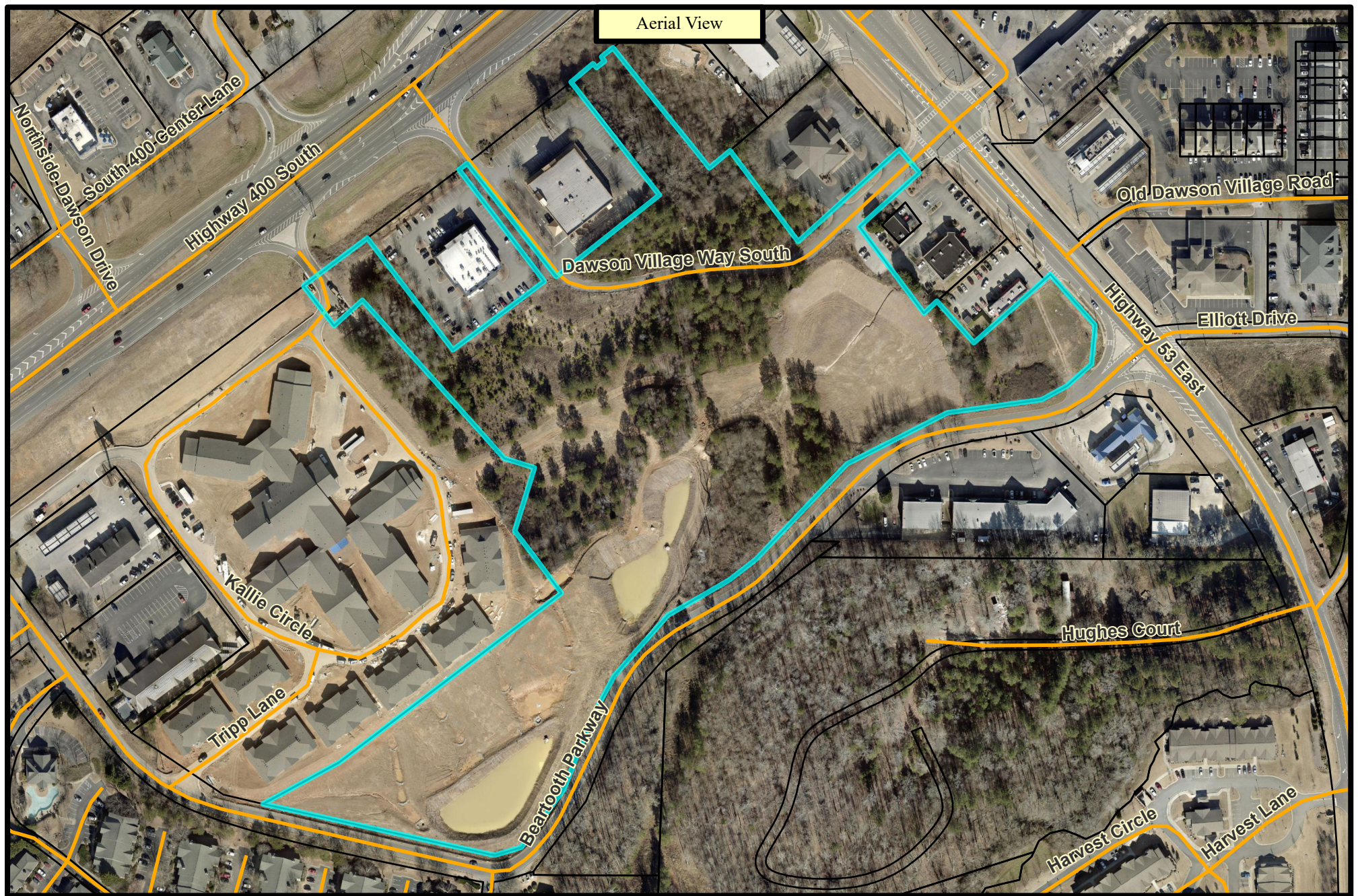
AVANTERRA DAWSON

DAWSON COUNTY, GA

CONTINENTAL PROPERTIES

22 APR 8 8:43AM





Aerial View



DAWSON COUNTY DISCLAIMS
ANY RESPONSIBILITIES,
LIABILITIES OR DAMAGES
FROM THE USE OF THIS MAP.
THIS MAP IS ONLY FOR
DISPLAY PURPOSES.

N



Scale: 1:3,663

Dawson County

Planning and Development

19

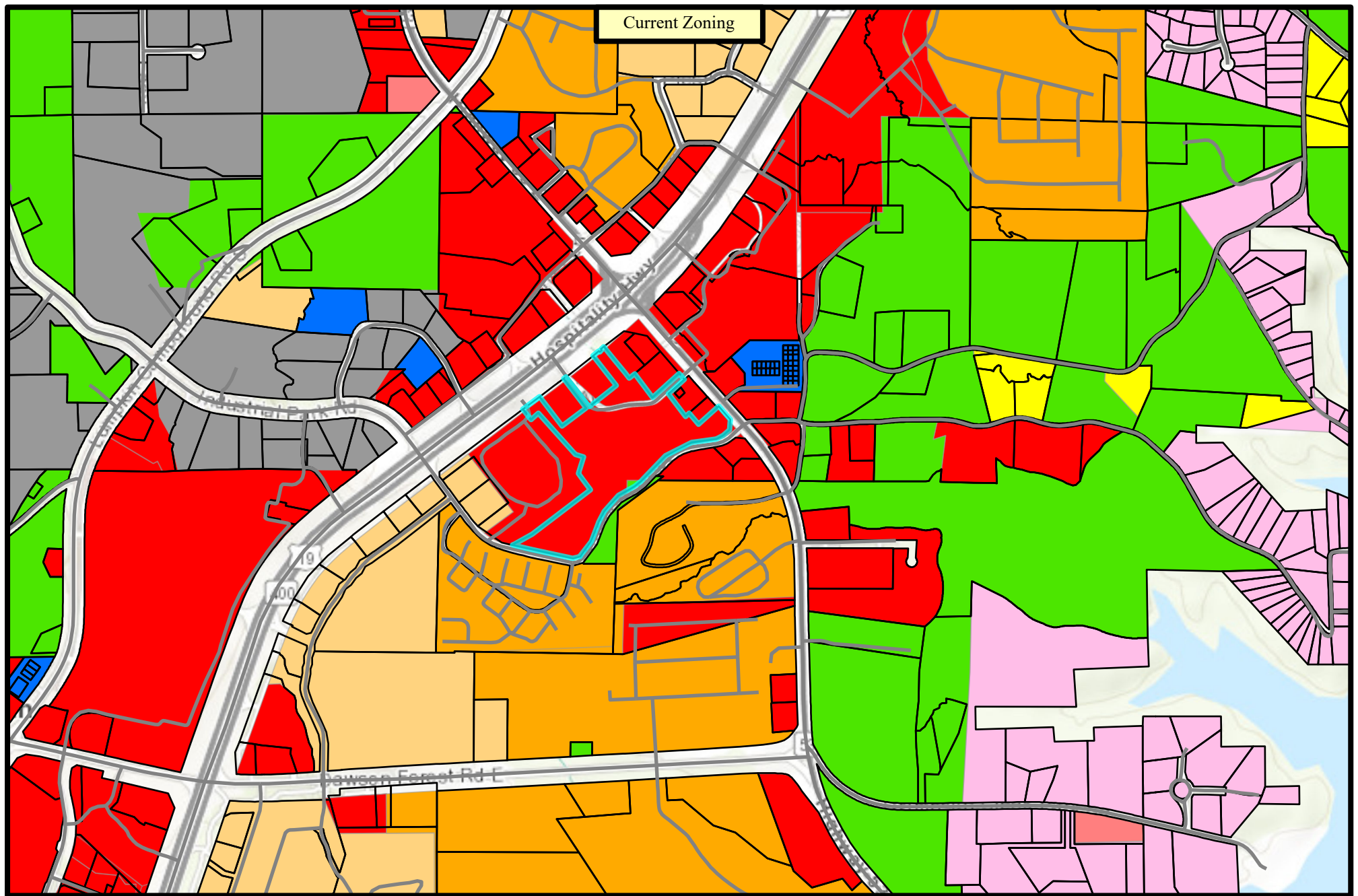
Site Report

Parcel #: 114-020

Current Zoning: **C-HB**

FLU: C-HB

Application #: ZA 22-09



DAWSON COUNTY DISCLAIMS
ANY RESPONSIBILITIES,
LIABILITIES OR DAMAGES
FROM THE USE OF THIS MAP.
THIS MAP IS ONLY FOR
DISPLAY PURPOSES.

N



Scale: 1:13,972

Dawson County

Planning and Development

20

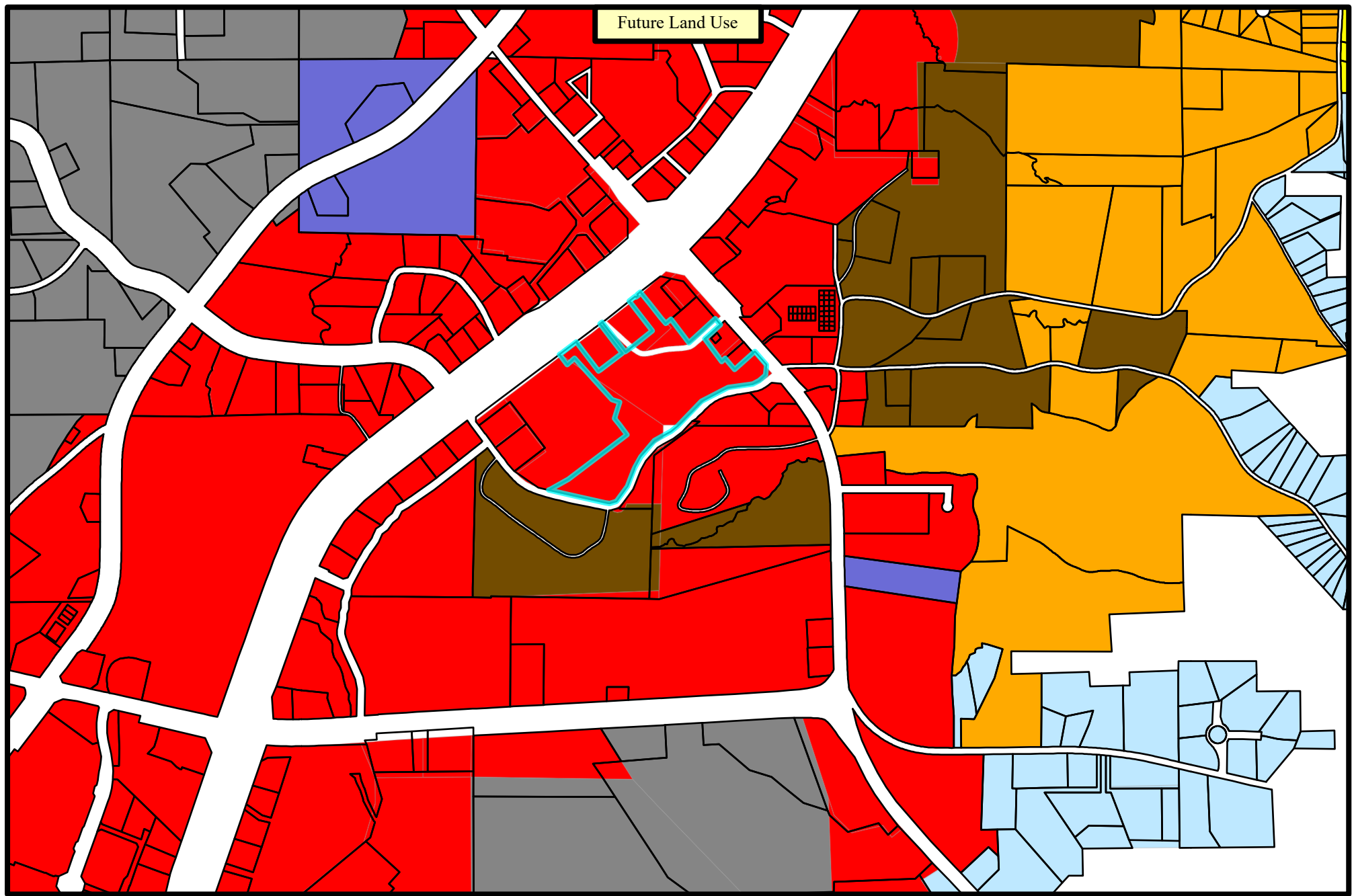
Staff Report

Parcel #:114-020

Current Zoning: **C-HB**

FLU: C-HB

Application #: ZA 22-09



DAWSON COUNTY DISCLAIMS
ANY RESPONSIBILITIES,
LIABILITIES OR DAMAGES
FROM THE USE OF THIS MAP.
THIS MAP IS ONLY FOR
DISPLAY PURPOSES.

N
Scale: 1:13,972

Dawson County
Planning and Development
21
Staff Report

Parcel #: 114-020
Current Zoning: C-HB
FLU: C-HB
Application #: ZA 22-09

DAWSON COUNTY REZONING APPLICATION

This portion to be completed by Zoning Administrator

ZA ZA 22 09 Tax Map & Parcel # (TMP): 114 020
Submittal Date: 4/8/22 Time: am/pm Received by: SOF (staff initials)
Fees Assessed: _____ Paid: ☒ Commission District: 3
Planning Commission Meeting Date: _____
Board of Commissioners Meeting Date: _____

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Continental 673 Fund LLC

Address: W134 N8675 Executive Parkway Menomonee Falls, WI 53051

Phone: Listed Email: Business
Unlisted Personal

Status: ☐ Owner ☒ Authorized Agent ☐ Lessee ☐ Option to purchase

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

I have ☒ /have not _____ participated in a Pre-application meeting with Planning Staff.

If not, I agree ☒ /disagree _____ to schedule a meeting the week following the submittal deadline.

Meeting Date: 02/10/2022 Applicant Signature: 

PROPERTY OWNER/PROPERTY INFORMATION

Name: Beartooth Village LLC

Street Address of Property being rezoned: BEARTOOTH PKWY - Parcel ID 114 020

Rezoning from: C-4 to: RMF Total acreage being rezoned: 18.9
Directions to Property (if no address): hwy 400 to hwy 53, south on hwy 53 to Beartooth Parkway, right on Beartooth

22 APR 8 8:48 AM

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

Current Use of Property: _____ Vacant / storm water management _____

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

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

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

If yes, what section? North _____ South _____

SURROUNDING PROPERTY ZONING CLASSIFICATION:

North _____ C-4 _____ South _____ C-4 _____ East _____ C-4 _____ West _____ C-4 _____

Future Land Use Map Designation: _____ Commercial - Highway/Business _____

Access to the development will be provided from:

Road Name: _____ Dawson Village Prkwy _____ Type of Surface: _____ Paved _____

REQUESTED ACTION & DETAILS OF PROPOSED USE

[x] Rezoning to: _____ RMF _____ [] Special Use Permit for: _____

Proposed Use: _____ Attached residential _____

Existing Utilities: [x] Water [x] Sewer [x] Gas [x] Electric

Proposed Utilities: [] Water [] Sewer [] Gas [] Electric

RESIDENTIAL

No. of Lots: _____ One _____ Minimum Lot Size: _____ (acres) No. of Units: _____ 113 _____

Minimum Heated Floor Area: _____ 980 _____ sq. ft. Density/Acre: _____ 6 Max _____

Type: [x] Apartments [] Condominiums [] Townhomes [] Single-family [] Other

Is an Amenity Area proposed: _____ Yes _____ ; if yes, what? _____ Clubhouse with Pool _____

COMMERCIAL & INDUSTRIAL

Building area: _____ No. of Parking Spaces: _____

22 APR 8 8:48 AM

CONTINETAL 673 FUND LLC AVANTERRA BEARTOOTH STATEMENT OF INTENT

Continental 673 Fund (“Continental”) is currently under contract with the property owner to purchase and develop approximately 18.9 acres located near the corner of GA 400 S and Hwy 53, north of Beartooth Parkway (“The Property”). The Property is located in unincorporated Dawson County and is zoned C-4. The Property is unimproved, and a portion of the site is presently being utilized for storm water management. Immediately adjacent to the property on the west is an assisted living and memory care facility, while all other adjacent properties are commercial or retail uses. All of which are very compatible uses to the Continental proposal.

Continental is a well-established Wisconsin-based land development company. Having been established in 1979, Continental has developed over 27,000 multi-family homes in the last 40+ years, making Continental a recognized partner for institutional investors. Continental’s business model is based on long-term investment in communities, with over 18,000 apartment units in a portfolio that it owns and operates. With Avanterra, Continental seeks to provide a diversified product offering that will provide a transitional point between a traditional apartment and the County’s large supply of traditional owner-occupied single-family homes. Per the County’s Future Land Use Map and 2018 Comprehensive Plan, the property is guided for Commercial – Highway/Business which allows for multifamily residential (RMF) at 6 du/ac.

While the site plan for Avanterra reads similar to a traditional single-family community, Continental views Avanterra as a small-scale deconstructed apartment community. From an ownership and management standpoint, Avanterra will function very

22APR 8 8:48AM

much akin to an apartment community. Ownership will be consolidated in a single lot. Standard leases will be written on a one-year term. Continental's own, in-house, first-in-class management team will be responsible for all aspects of the community operations and maintenance, including all components of the dwelling unit, from yard maintenance to trash removal, roof repairs, plumbing and electrical. Like an apartment community, common amenities are prioritized over private yards. A centralized clubhouse will house a fitness center, business center, gathering room, outdoor patio space and a pool. Pedestrian paths will be integrated throughout the community. A dog park will be provided on-site. Each home will include a small private outdoor patio, with a select number of homes featuring fenced in yards. The goal is to create a unique amenitized community that will help fill a growing demand through a housing product between a traditional apartment and the more expensive and long-term commitments associated with the purchase of a traditional single-family home. Continental anticipates that Avanterra will achieve an approximately 20% rental rate premium over traditional apartment communities.

Avanterra will include a unique mix of home types and floorplans that range from 1 – 4 bedroom offerings. This mix of unit types stands in contrast to apartment communities that traditionally focus on 1-bed and 2-bed offerings and single-family communities that traditionally focus on 3-bed and 4-bed offerings. The community will also provide various parking options including 1 and 2 car attached garages to fit the residents' needs. The unique mix of home types will create a broad appeal among different demographic groups from Millennials leaving more urban locations to Baby Boomers looking to downsize and/or minimize exposure to real estate. Avanterra is planning to cater to the growing segment of

'22 APR 8 8:48AM

the population that can be characterized as “Renters by Choice.” At Avanterra, Continental projects an average household income of approximately \$150,000.

Having a long-term interest in the Avanterra, Continental is committed to high-quality building materials for all the homes. All units will feature an open concept design with stainless steel appliances, solid surface countertops and washer and dryer in every home. While ultimate product selections have not been finalized, Continental expects the buildings to be constructed with 100% composite siding such as an LP SmartSide or James Hardie Board Siding, all offering a farmhouse architectural style.

'22 APR 8 8:48AM

20 APR 8 0:49 AM

20 APR 8 8:49 AM



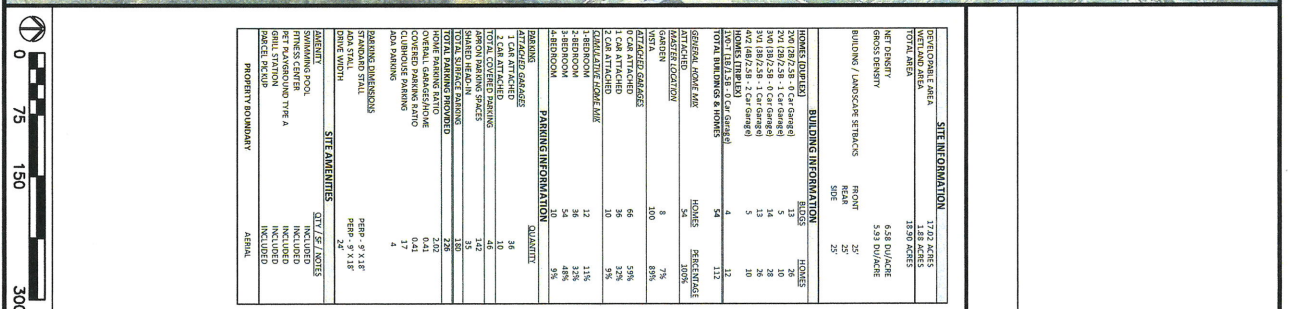
AVANTERRA DAWSON

DAWSON COUNTY, GA

CONTINENTAL
PROPERTIES

22 APR 8 8:43AM





APR 6 2:37 PM

DAWSON COUNTY REZONING APPLICATION

This portion to be completed by Zoning Administrator

ZA 22-12 Tax Map & Parcel # (TMP): 113-056
Submittal Date: 4/6/22 Time: 2:37 am/pm Received by: ARC (staff initials)
Fees Assessed: 300.00 Paid: 4/6/22 Commission District: _____
Planning Commission Meeting Date: MAY 17, 2022
Board of Commissioners Meeting Date: _____

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: David Cowart
Address: 2365 Southers Cir, Suwanee, GA 30024

Phone: Listed _____ Email: Business _____
Unlisted _____ Personal _____
Status: ☒ Owner ☐ Authorized Agent ☐ Lessee ☐ Option to purchase

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

I have ☒ /have not _____ participated in a Pre-application meeting with Planning Staff.

If not, I agree _____ /disagree _____ to schedule a meeting the week following the submittal deadline.

Meeting Date: 3/10/2022 Applicant Signature: David Cowart

PROPERTY OWNER/PROPERTY INFORMATION

Name: David Cowart
Street Address of Property being rezoned: Kilbough Church Road, Dawsonville, GA

Rezoning from: RA to: RSR Total acreage being rezoned: ± 1.5 acres
Directions to Property (if no address): ± 1000' from intersection of GA 400 + Kilbough Church Rd
lying between Kilbough Ridge Drive + Oak Forest Drive

12 APR 6 2:37 PM

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

Current Use of Property: Vacant

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

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

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

If yes, what section? North — South ✓

SURROUNDING PROPERTY ZONING CLASSIFICATION:

North RSR South RSR East RSR West RSR

Future Land Use Map Designation: ~~SR~~ SRR

Access to the development will be provided from:

Road Name: Kilough Church Road Type of Surface: Asphalt

REQUESTED ACTION & DETAILS OF PROPOSED USE

[☒] Rezoning to: RSR [] Special Use Permit for: —

Proposed Use:
Residential

Existing Utilities: [☒] Water [] Sewer [] Gas [] Electric

Proposed Utilities: [] Water [] Sewer [] Gas [] Electric

RESIDENTIAL

No. of Lots: 2 Minimum Lot Size: 1 acre (acres) No. of Units: 2

Minimum Heated Floor Area: 800 sq. ft. Density/Acre: 1

Type: [] Apartments [] Condominiums [] Townhomes [☒] Single-family [] Other

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

COMMERCIAL & INDUSTRIAL

Building area: — No. of Parking Spaces: —



2022 APR 6 9:45 AM

April 6, 2022

Letter of Intent

To whom it may concern:

Please note that Davis Engineering & Surveying, LLC has prepared a survey and rezoning application for the property off of Kilough Church Road, known as parcel 113-056. The Applicant is requesting to rezone two proposed lots totaling 2.44 acres from RA to RSR to support the future construction of two single family homes. Please let us know if we can provide further assistance for this request.

Sincerely,

A handwritten signature in cursive script that reads "Rebecca Martin".

Rebecca Martin

22 APR 6 2:38 PM

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 David Court

Date 4/6/22

Witness Die Callam

Date 4/6/22

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.



ZA 22-12

Planning Commission Meeting May 17, 2022

Board of Commission Hearing June 16, 2022

Applicant Proposal

The applicant is seeking to zone the property from Residential Agriculture (R-A) to Residential Sub-Rural (RSR) for the purpose of subdividing the parcel into three (3) lots. Tract two of 1.0 acres and Tract three of 1.44 acres. The remaining property (Tract 1) is not part of this zoning application, as depicted on the survey will be approximately 9.64 acres.

Applicant	David Cowart
Amendment #	ZA 22-12
Request	Rezone Property from Residential Agriculture to Residential Sub Rural
Proposed Use	Two (2) single-family residential lots
Current Zoning	Residential Agriculture (R-A)
Future Land Use	Sub-Rural Residential
Acreage	2.44
Location	Kilough Church Road
Commercial Square footage	0
Road Classification	Public / Collector roadway
Tax Parcel	113-056
Dawson Trail Segment	n/a
Commission District	3
DRI	No

Planning Commission
Recommendation

Direction	Existing Zoning	Existing Use
North	RSR	Single Family Residential
South	RSR/RMF	Vacant & Single Family Residential
East	RSR	Single Family Residential
West	C-HB/R-A	Vacant

According to the Comprehensive Plan and accompanying Future Land Use Plan, the subject property is identified as Sub-Rural Residential. This area designated as **Sub-Rural Residential by the future land use plan map**, east of Georgia 400 and lakefront residential uses along Lake Lanier. Development in this area must be sensitive to the Lake Lanier watershed, and as a result, densities are proposed to be kept low (0.67 unit per acre) in this area. The desired development pattern should seek to:

- Permit rural cluster or conservation subdivision design that incorporates significant amount of open space
- Limit extension of public utilities in these areas
- Limit parking in front of properties
- Connect to regional network of greenspace and trails, available to pedestrians, bicyclists, and equestrians for both tourism and recreational purposes
- Consider the use of drainage swales on paved roads in lieu of curb and gutter
- Ensure safe and direct access to major thoroughfares
- Provide at least one access point from a county road for a minimum number of homes
- Allow unpaved roads and shared driveways that provide access for up to six residences
- Support and encourage agricultural industries

County Agency Comments:

Environmental Health Department: No comments returned as of 5-5-2022

Emergency Services: No comments returned as of 5-5-2022

Etowah Water & Sewer Authority: "Septic only at this site. If construction impacts existing water lines, it must be done to EWSA specifications at the developer's expense."

Planning and Development: The application is consistent with the Sub-Rural land use district narrative as found in the Land Use Resolution. The property is located east of the GA 400 Highway; however, it is not in close proximity to Lake Lanier, therefore the proposed density (lot sizes) is appropriate. The property is surrounded by residential plats on the north, south and east; these established lots are comparable in size the division this application proposes. The Etowah Water and Sewer authority has indicated that central water is available to the subject property.

Any sensitive resources will be addressed during the land disturbance permit for construction of a single-family residence.

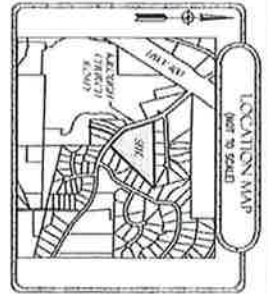
Public Works Department: No comment.

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:





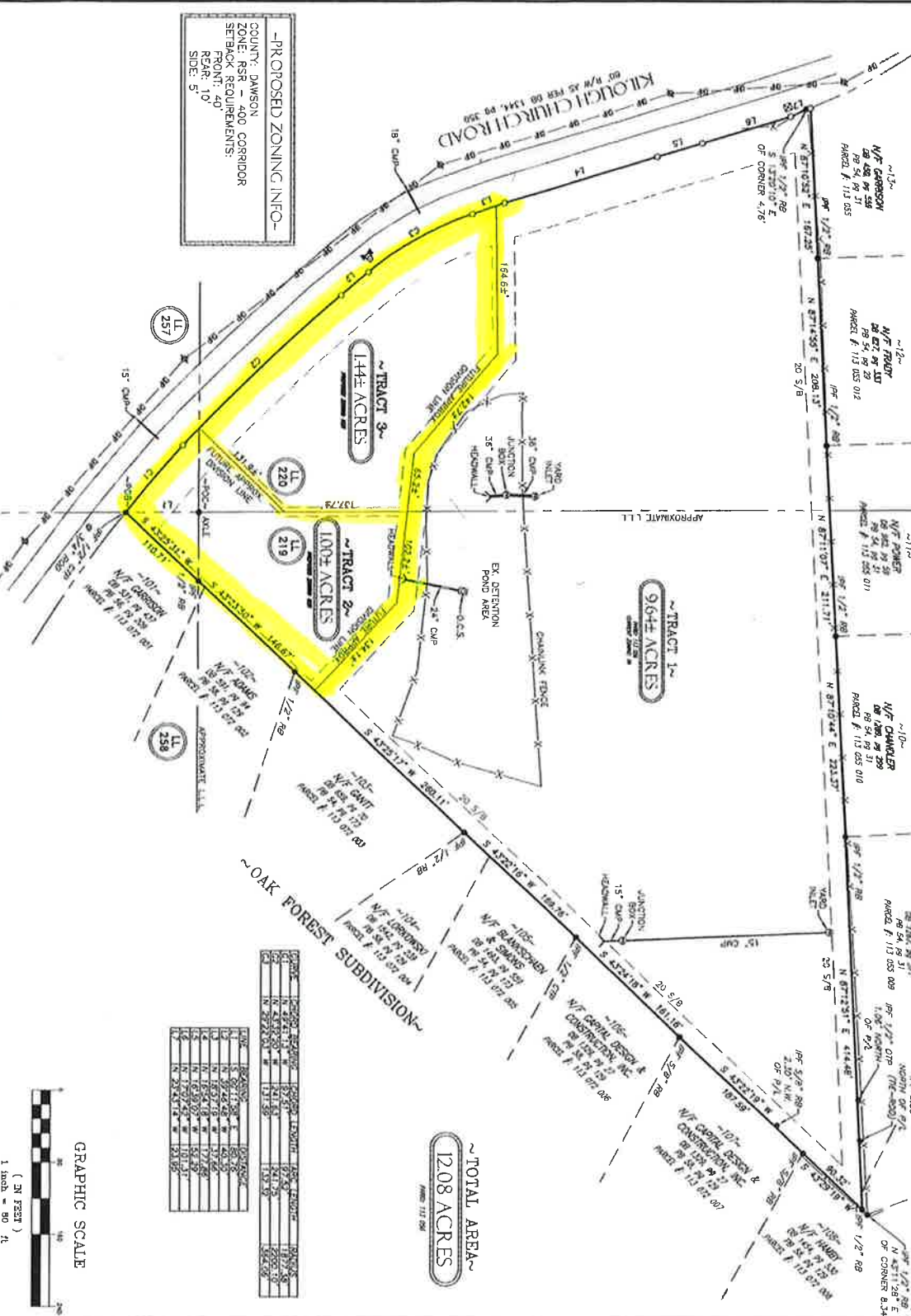
-LEGEND-

●	EXISTING BUILDING	○	PROPOSED BUILDING
○	EXISTING LOT	○	PROPOSED LOT
○	EXISTING ROAD	○	PROPOSED ROAD
○	EXISTING FENCE	○	PROPOSED FENCE
○	EXISTING UTILITY	○	PROPOSED UTILITY
○	EXISTING EASEMENT	○	PROPOSED EASEMENT
○	EXISTING CORNER	○	PROPOSED CORNER
○	EXISTING CURB	○	PROPOSED CURB
○	EXISTING SIDEWALK	○	PROPOSED SIDEWALK
○	EXISTING DRIVEWAY	○	PROPOSED DRIVEWAY
○	EXISTING PORCH	○	PROPOSED PORCH
○	EXISTING PATIO	○	PROPOSED PATIO
○	EXISTING DECK	○	PROPOSED DECK
○	EXISTING STAIRS	○	PROPOSED STAIRS
○	EXISTING WALKWAY	○	PROPOSED WALKWAY
○	EXISTING BIKEWAY	○	PROPOSED BIKEWAY
○	EXISTING TRAIL	○	PROPOSED TRAIL
○	EXISTING FENCE LINE	○	PROPOSED FENCE LINE
○	EXISTING UTILITY LINE	○	PROPOSED UTILITY LINE
○	EXISTING EASEMENT LINE	○	PROPOSED EASEMENT LINE
○	EXISTING CORNER LINE	○	PROPOSED CORNER LINE
○	EXISTING CURB LINE	○	PROPOSED CURB LINE
○	EXISTING SIDEWALK LINE	○	PROPOSED SIDEWALK LINE
○	EXISTING DRIVEWAY LINE	○	PROPOSED DRIVEWAY LINE
○	EXISTING PORCH LINE	○	PROPOSED PORCH LINE
○	EXISTING PATIO LINE	○	PROPOSED PATIO LINE
○	EXISTING DECK LINE	○	PROPOSED DECK LINE
○	EXISTING STAIRS LINE	○	PROPOSED STAIRS LINE
○	EXISTING WALKWAY LINE	○	PROPOSED WALKWAY LINE
○	EXISTING BIKEWAY LINE	○	PROPOSED BIKEWAY LINE
○	EXISTING TRAIL LINE	○	PROPOSED TRAIL LINE

-FLOOD NOTE-

BASED ON AN INTERPRETATION OF FLOOD ELEVATIONS FROM THE 1985 FLOOD INSURANCE RATE MAP NO. 13583C-100, THIS SITE IS LOCATED WITHIN THE 100-YEAR FLOOD PRONE AREA. IF THE ACCURATE LOCATION IS KNOWN, A DETAILED STUDY MAY BE NECESSARY.

KILOUGH FOREST SUBDIVISION~



GRAPHIC SCALE

(20 FEET)

1 inch = 60 ft

LOT	AREA (AC)	PERCENT	TOTAL
1	9.64	10.00	9.64
2	10.02	10.40	19.66
3	14.40	14.80	34.06
TOTAL	34.06	100.00	34.06

PROJECT NO. 22-006

SHEET NO. 1 OF 1

DATE: 2/22/2022

FIELD CREW: CC

DATE: 2/22/2022

DESIGNER: NWP

DATE: 3/28/2022

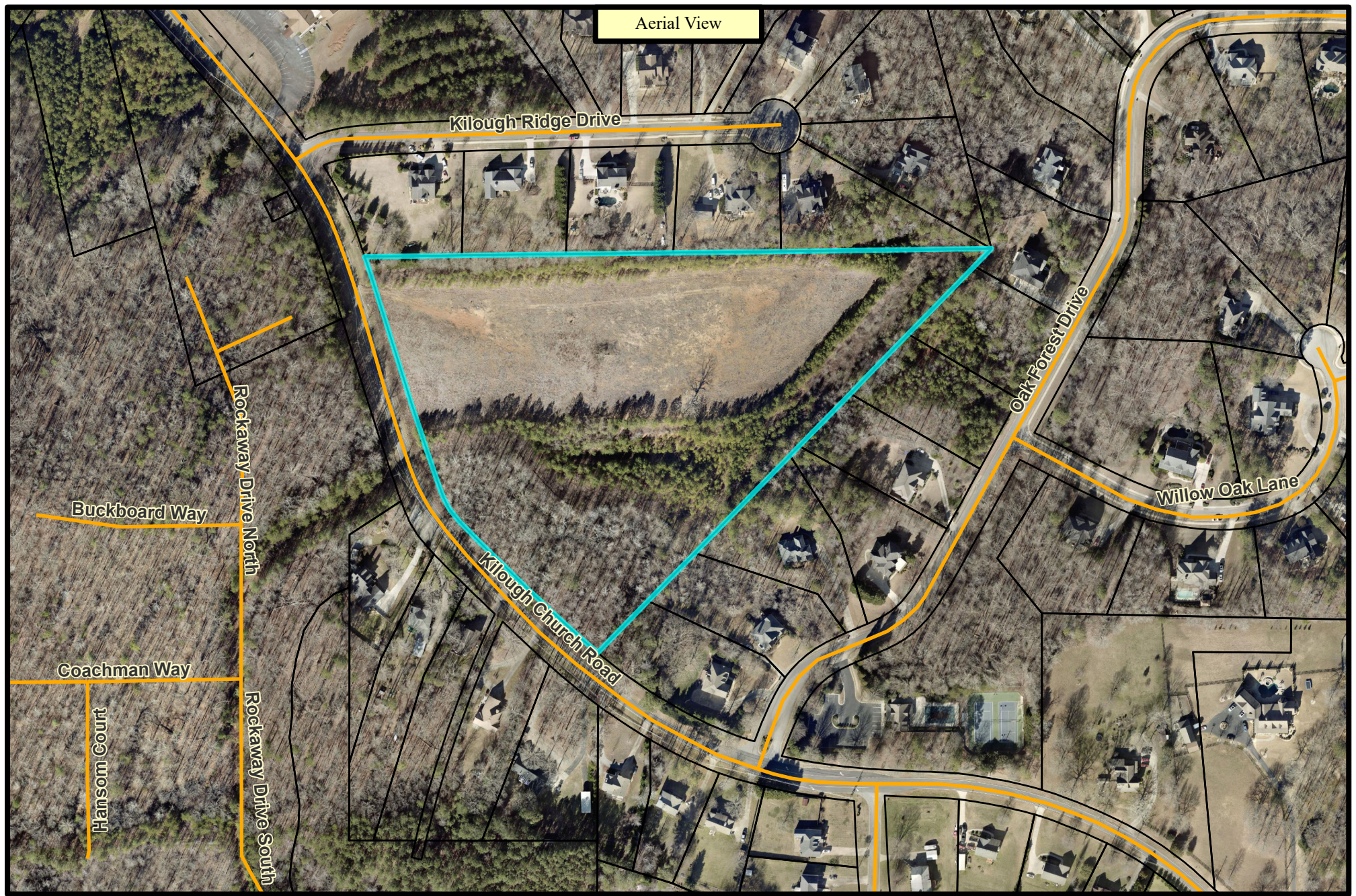
22 APR 6 2:45 PM

ZONING EXHIBIT FOR:

DAVID COWART
LAND LOTS 219, 220, 257, 258
13th DISTRICT, 1st SECTION
DAWSON COUNTY, GEORGIA

DAVIS ENGINEERING & SURVEYING

133 PROMINENCE COURT
SUITE 210
DAWSONVILLE, GA 30534
PHONE: (706) 265-1234
DAVISENGINEERS.COM

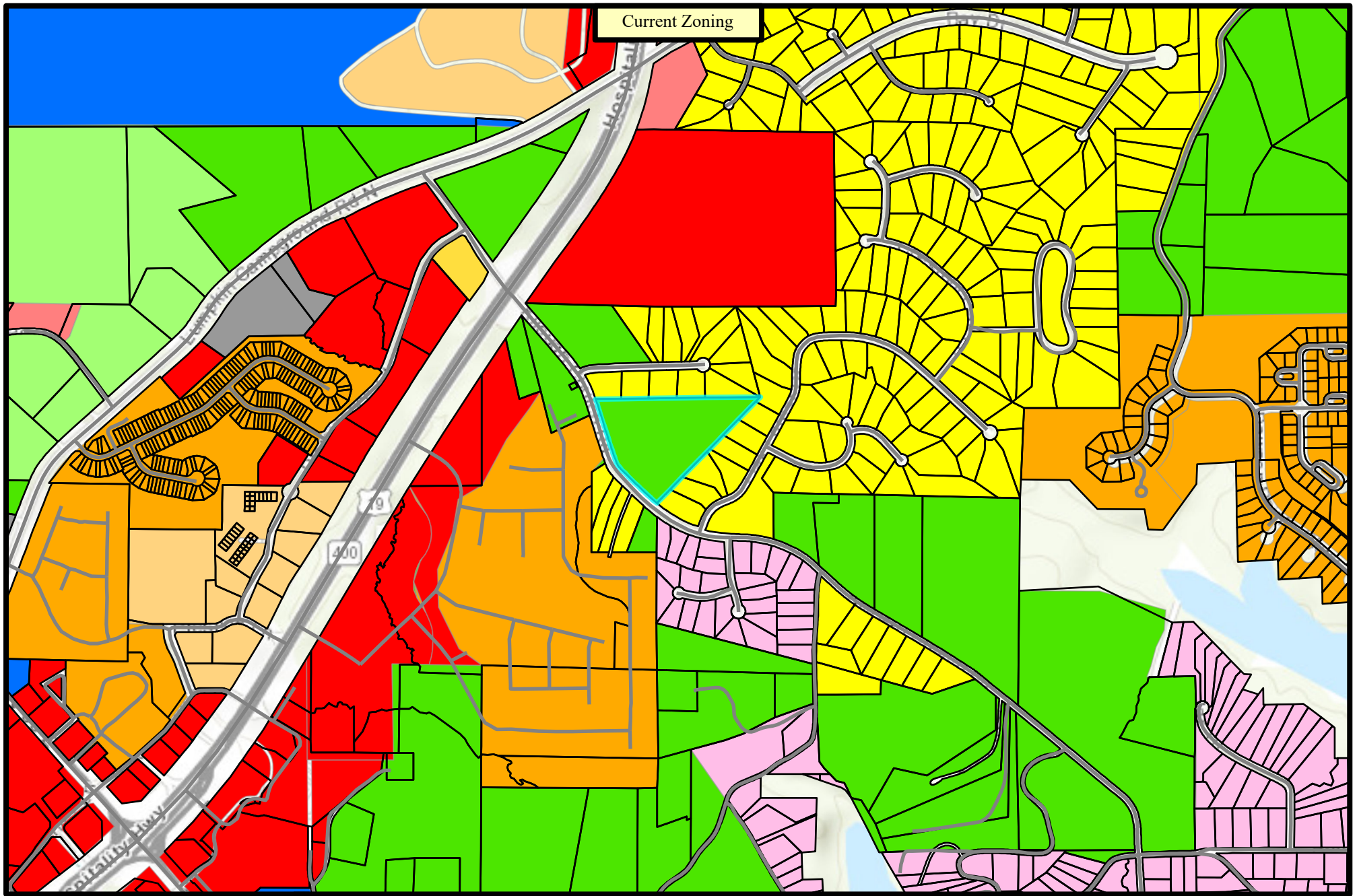


DAWSON COUNTY DISCLAIMS
ANY RESPONSIBILITIES,
LIABILITIES OR DAMAGES
FROM THE USE OF THIS MAP.
THIS MAP IS ONLY FOR
DISPLAY PURPOSES.

N
Scale: 1:3,663

Dawson County
Planning and Development
43
Site Report

Parcel #: 113-056
Current Zoning: RA
FLU: SRR
Application #: ZA 22-12



DAWSON COUNTY DISCLAIMS
ANY RESPONSIBILITIES,
LIABILITIES OR DAMAGES
FROM THE USE OF THIS MAP.
THIS MAP IS ONLY FOR
DISPLAY PURPOSES.

N



Scale: 1:13,972

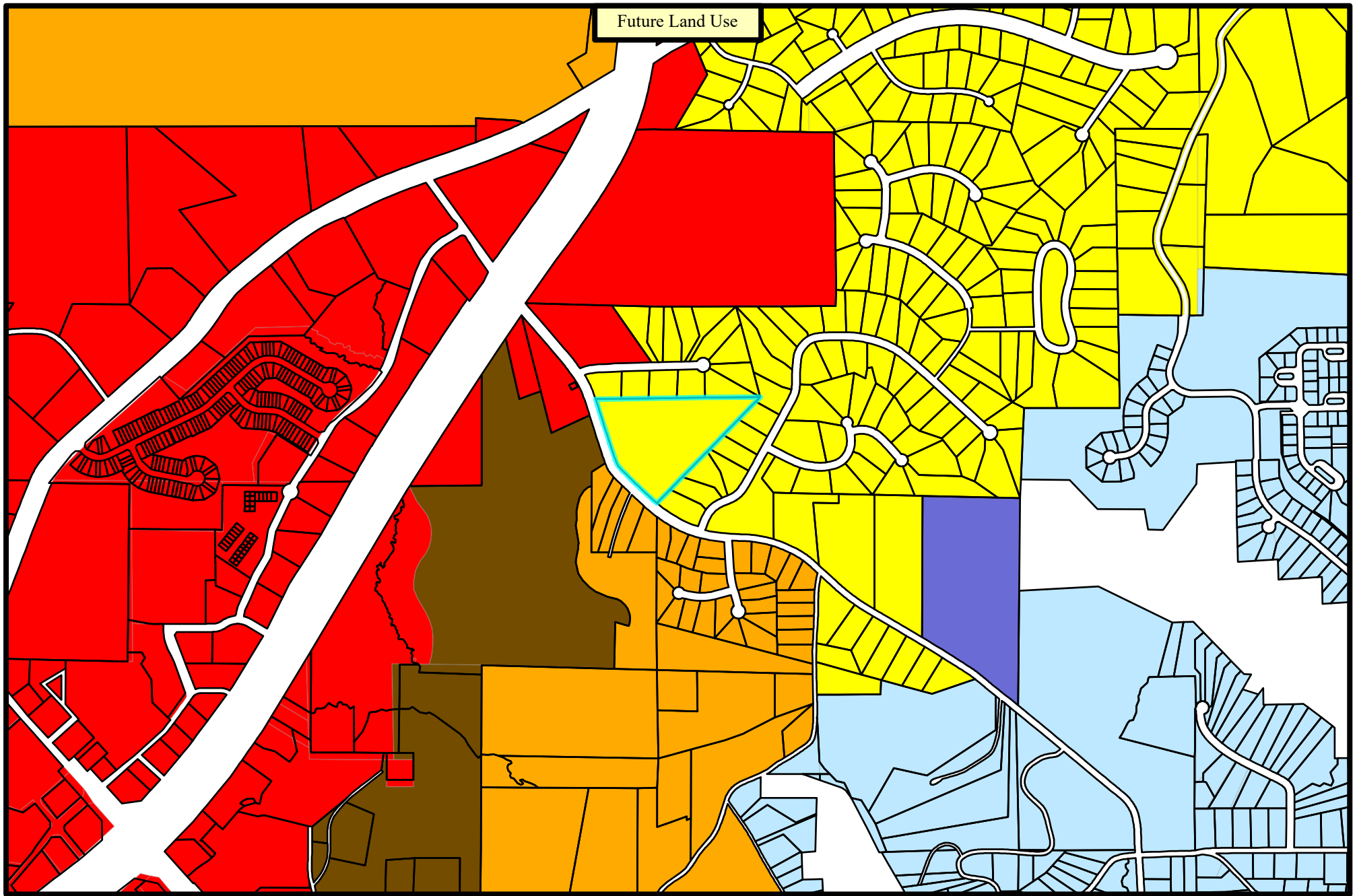
Dawson County

Planning and Development

44

Staff Report

Parcel #: 113-056
Current Zoning: RA
FLU: SRR
Application #: ZA 22-12

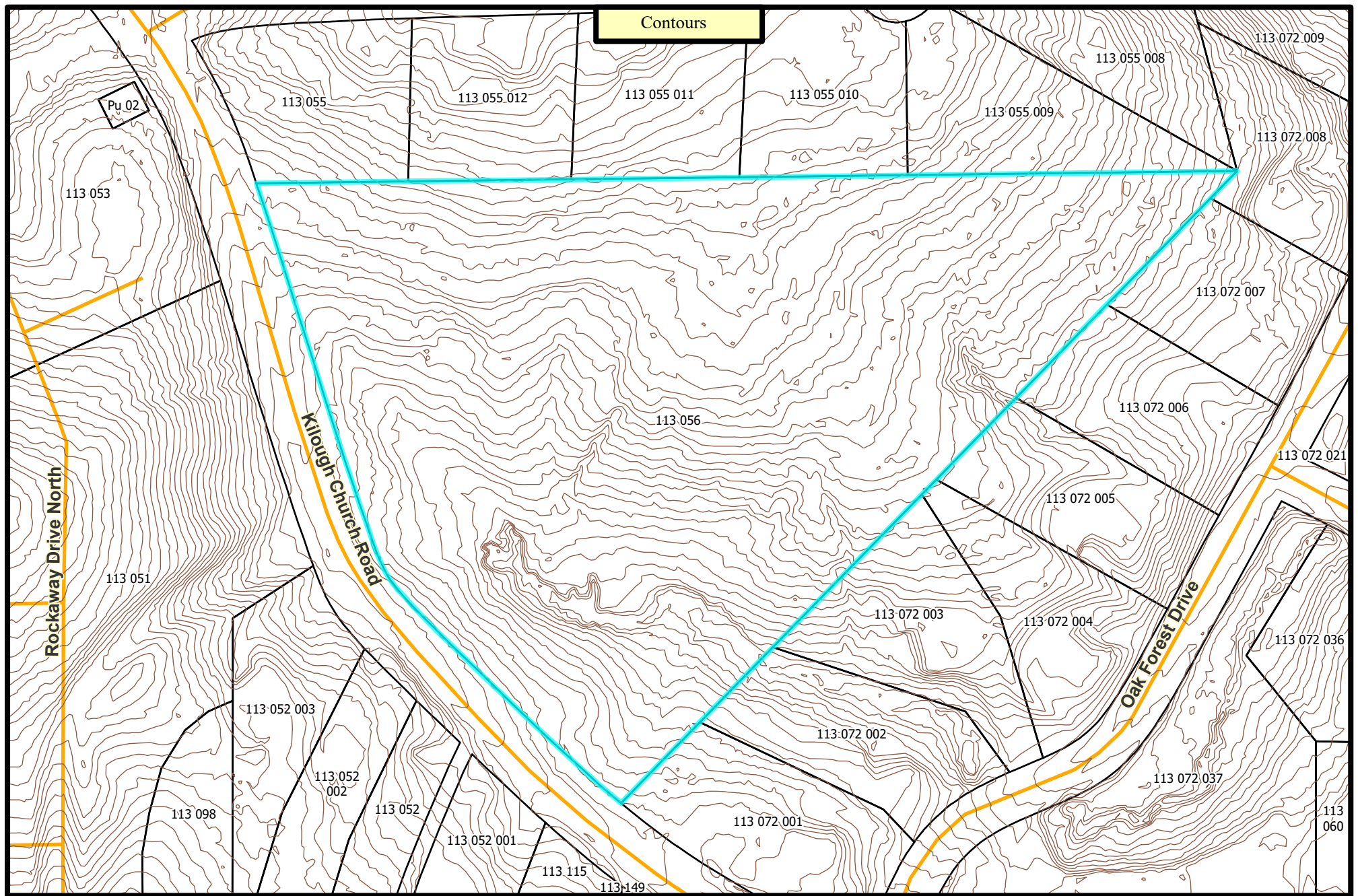


DAWSON COUNTY DISCLAIMS
ANY RESPONSIBILITIES,
LIABILITIES OR DAMAGES
FROM THE USE OF THIS MAP.
THIS MAP IS ONLY FOR
DISPLAY PURPOSES.

N
Scale: 1:13,972

Dawson County
Planning and Development
45
Staff Report

Parcel #: 113-056
Current Zoning: RA
FLU: SRR
Application #: ZA 22-12



DAWSON COUNTY DISCLAIMS
ANY RESPONSIBILITIES,
LIABILITIES OR DAMAGES
FROM THE USE OF THIS MAP.
THIS MAP IS ONLY FOR
DISPLAY PURPOSES.

N
Scale: 1:2,344

Dawson County
Planning and Development
46
Site Report

Parcel #: 113-056
Current Zoning: RA
FLU: SRR
Application #: ZA 22-12