DAWSON COUNTY BOARD OF COMMISSIONERS VOTING SESSION AGENDA – THURSDAY, AUGUST 18, 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 AND PLEDGE OF ALLEGIANCE

C. ANNOUNCEMENTS

D. APPROVAL OF MINUTES

- <u>1.</u> Minutes of the Work Session held on August 4, 2022
- 2. Minutes of the Voting Session held on August 4, 2022

E. APPROVAL OF AGENDA

F. PUBLIC COMMENT

G. ALCOHOL LICENSE

<u>1.</u> New Alcohol License (*Retail Consumption of Beer, Wine and Distilled Spirits*) - Dawsonville Mac LLC d/b/a Taco Mac

H. ZONINGS

- <u>ZA 22-04</u> 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). (*Last tabled from the July 21, 2022, Voting Session; a public hearing was held at the May 19, 2022, Voting Session*)
- <u>SU 22-02</u> Happy Dog Retreat Inc. requests a Special Use to gain zoning compliance of TMP 070-005-001 for a pet boarding and kennel facility in a RA (Residential Agriculture) zoning (Elliott Family Parkway).
- 3. <u>ZA 22-16</u> Noah and Rachel Behel request to rezone TMP 092-047 and 092-047-001 from RA (Residential Agriculture) to RSR (Residential Sub-Rural) for the purposes of subdividing the parcel to RSR standards (Highway 9 North).
- 4. <u>ZA 22-17</u> Fred Stowers requests to rezone TMP 111-036 from RSR (Residential Sub-Rural) to RA (Residential Agriculture) for agricultural purposes (Stowers Creek Circle).
- 5. <u>ZA 22-18</u> Eastgate Holdings LLC requests to rezone TMP 106-214 from RA (Residential Agriculture) to CIR (Commercial Industrial Restricted) for purposes of developing office/warehouse space (Lumpkin Campground Road South).

I. NEW BUSINESS

<u>1.</u> Consideration of Application for Parade and Assembly - *Five Star NTP Bootlegger Triathlon*

J. PUBLIC COMMENT

K. 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 – AUGUST 4, 2022 DAWSON COUNTY GOVERNMENT CENTER ASSEMBLY ROOM 25 JUSTICE WAY, DAWSONVILLE, GEORGIA 30534 4:00 PM

Those present were Chairman Billy Thurmond; Commissioner Chris Gaines, District 2; Commissioner Tim Satterfield, District 3; Commissioner Emory Dooley, District 4 (via teleconference); County Manager David Headley; County Attorney Angela Davis; County Clerk Kristen Cloud; and interested citizens of Dawson County. District 1 Commissioner Sharon Fausett was not present.

*"Sheriff's Office School Traffic Direction Pay Increase Request" was added as item No. 3 under New Business.

NEW BUSINESS

- 1. Presentation of Application for Parade and Assembly *Five Star NTP Bootlegger Triathlon* - Planning & Development Director Sharon Farrell *This item will be placed on the August 18, 2022, Voting Session Agenda.*
- 2. Presentation of Land Donation Agreement- County Attorney *This item will be added to the August 4, 2022, Voting Session Agenda.*
- 3. Sheriff's Office School Traffic Direction Pay Increase Request *This item, presented by Sheriff Jeff Johnson, will be added to the August 4, 2022, Voting Session Agenda.*
- 4. County Manager Report *This item was for information only.*

At Commissioner Gaines' request, Chief Financial Officer Vickie Neikirk clarified information about the county's fund balance.

5. County Attorney Report County Attorney Davis had no information to report and requested an Executive Session.

Motion passed 3-0 to enter into Executive Session to discuss litigation. Satterfield/Gaines

<u>APPROVE</u>:

ATTEST:

Billy Thurmond, Chairman

Kristen Cloud, County Clerk

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DAWSON COUNTY BOARD OF COMMISSIONERS VOTING SESSION MINUTES – AUGUST 4, 2022 DAWSON COUNTY GOVERNMENT CENTER ASSEMBLY ROOM 25 JUSTICE WAY, DAWSONVILLE, GEORGIA 30534 6:00 PM

Motion passed 3-0 to come out of Executive Session. Satterfield/Gaines

<u>ROLL CALL</u>: Those present were Chairman Billy Thurmond; Commissioner Chris Gaines, District 2; Commissioner Tim Satterfield, District 3; Commissioner Emory Dooley, District 4 (via teleconference); County Manager David Headley; County Attorney Angela Davis; County Clerk Kristen Cloud; and interested citizens of Dawson County. District 1 Commissioner Sharon Fausett was not present.

OPENING PRESENTATIONS:

<u>Proclamation of Achievement for Eagle Scout Projects</u> Chairman Thurmond read aloud a Proclamation of Achievement for Eagle Scout Projects.

Motion passed 3-0 to approve a Proclamation of Achievement for Eagle Scout Projects. Gaines/Satterfield

Habitat for Humanity North Central Georgia Introduction- Executive Director Steve Napier / Vice President of Development & Strategic Initiatives Sabrina Kirkland

Betsy McGriff, board member of Habitat for Humanity North Central Georgia, introduced the organization's VP of Development & Strategic Initiatives Sabrina Kirkland, who made a presentation.

Proclamation for National Health Center Week

Chairman Thurmond read aloud a Proclamation for National Health Center Week.

Motion passed 3-0 to approve a Proclamation for National Health Center Week. Gaines/Satterfield

INVOCATION: Chairman Thurmond

PLEDGE OF ALLEGIANCE: Chairman Thurmond

ANNOUNCEMENTS:

None

APPROVAL OF MINUTES:

Motion passed 3-0 to approve the Minutes of the Work Session held on July 21, 2022. Satterfield/Gaines

Motion passed 3-0 to approve the Minutes of the Voting Session held on July 21, 2022. Gaines/Dooley

APPROVAL OF AGENDA:

Motion passed 3-0 to approve the agenda with the following change:

Page 1 of 3 Minutes 08-04-2027 Voting Session

- Addition of an Opening Presentation: Proclamation for National Health Center Week
- Addition of Nos. 3-4 under New Business:
 - Land Donation Agreement
 - o Sheriff's Office School Traffic Direction Pay Increase Request

Satterfield/Gaines

PUBLIC COMMENT:

None

PUBLIC HEARINGS:

2022 Millage Rate and Property Tax (3rd of 3 hearings; 1st hearing was held July 7, 2022, and 2nd hearing was held July 21, 2022)

Chairman Thurmond opened the hearing by asking if there was anyone present who wished to be heard on the 2022 Millage Rate and Property.

The following spoke on the 2022 Millage Rate and Property Tax:

• Michelle Clark, Dawsonville, Georgia, said she has concerns about her property taxes going up more than 22 percent. "Needless to say, if I had realized what we were going to be dealing with, I would have submitted something to protest our assessment," she said. "However, when I looked at the assessment, I thought we could probably sell our house for this. We bought back in '95 with the intention of retiring here and obviously a lot has changed over that period of time, but here we are with a 22 percent increase. Most people's retirement incomes are down. We don't really know what's going to happen. I just think that 22 percent is a bit excessive and I've got some really big concerns." Clark added that she moved to the county after her son was through school, "so we've never felt like we were much of a tax burden to the county but, in return, I just feel like things need to be a little more affordable than 22 percent. I don't know what our recourse is."

Chairman Thurmond asked if there was anyone else present who wished to speak on the 2022 Millage Rate and Property Tax and, hearing none, closed the hearing.

Motion passed 3-0 to approve a rollback of the 2022 property tax, reducing the millage rate to 7.2225. The millage rate of 7.2225 is a reduction from the 2021 rate of 7.625. Gaines/Dooley

Extension of an Existing Moratorium on the Acceptance of Residential Rezoning Applications (1st of 1 hearing)

Chairman Thurmond opened the hearing by asking if there was anyone present who wished to be heard on an Extension of an Existing Moratorium on the Acceptance of Residential Rezoning Applications and, hearing none, closed the hearing.

Motion passed 3-0 to approve a resolution for an Extension of an Existing Moratorium on the Acceptance of Residential Rezoning Applications until November 2, 2022, effective immediately. Gaines/Satterfield

UNFINISHED BUSINESS:

Consideration of Proposed Transfer Station Improvements (Tabled from the July 21, 2022, Voting Session)

County Manager Headley provided an update concerning Proposed Transfer Station Improvements.

Motion was made by Commissioner Satterfield and seconded by Commissioner Dooley to approve Proposed Transfer Station Improvements to proceed with "Option 1" (to make necessary repairs and set up for recycling), not to exceed \$350,000.

Motion was made by Commissioner Satterfield and seconded by Commissioner Gaines to amend the original motion to include that the funds (not to exceed \$350,000) come from the county's Solid Waste Fund.

The amended motion passed 3-0.

The original motion passed 3-0.

NEW BUSINESS:

<u>Consideration of Request for Addition of Position Classification</u> Motion passed 3-0 to approve a Request for the Addition of Position Classification for Emergency Services. Satterfield/Gaines

Consideration of Request for Funding for Fire Hydrants

Motion passed 3-0 to approve a Request for Funding for Fire Hydrants; \$76,400 will come from General Fund's fund balance. Satterfield/Gaines

Land Donation Agreement

Motion passed 3-0 to approve a Land Donation Agreement between donor Anne L. Styles and donee Dawson County. Gaines/Satterfield

Sheriff's Office School Traffic Direction Pay Increase Request

Motion passed 3-0 to approve the Sheriff's Office School Traffic Direction Pay Increase Request for an additional \$3,600 total. Satterfield/Gaines

PUBLIC COMMENT:

None

ADJOURNMENT:

<u>APPROVE</u>:

ATTEST:

Billy Thurmond, Chairman

Kristen Cloud, County Clerk

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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 regulrements/inspections:

Planning and Development
 Fire Department
 Environmental Health Department
 Department of Agriculture

(food stores only)

(706) 344-3500 x 42335 (706) 344-3666 x 233 (706) 265-2930 (770) 535-5955

Provide Copy of Business License. Provide Copy of Inspection Report. Provide Copy of Inspection Report. 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 bons 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, <u>attach</u> 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.

	۵	If building is proposed, <u>attach</u> 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.
	St	atement of Personal History Form (Form 4) for sole owner, partners, officers, actors, 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.
	C	Attach copy of Permanent Resident Card and Alien Number (if epplicable) 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.
		ojected Purchases / Projected Gross Sales (Form 5) nsumption on premises-distilled spirits only)
		cise Tax Reporting Form (Form 6) (to be submitted monthly) nsumption on premises-distilled spirits only)

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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***

Nam	e of Bus	siness:	
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Appr	oved: _		Denied:
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Loca	Licens	e Number:	
Admi	nistrativ	e/investigative Fee Enclosed : \$	Advertising Fee Enclosed: \$
1.	ТҮР	E OF LICENSE: (check one): 🛛 NEV	AMENDMENT (TRANSFER)
2.	ADM	IINISTRATIVE AND INVESTIGATIVE FEE:	🔀 \$250.00 (Consumption on Premises)
	ADM	INISTRATIVE AND INVESTIGATIVE FEE:	S250.00 (Retall Package)
	Note:	INISTRATIVE AND INVESTIGATIVE FEE: Administrative/Investigative fees may be higher dep background check.	\$250.00 (Transfer of License) ending on the number of persons for which we conduct a federal and
	ADV	ERTISING FEE:	\$ 40.00 (Distilled Spirits) (Consumption on Premises & Retail Package)
3.	TYP	E OF BUSINESS:	
	XI.	Bona Fide Eating Establishment	Indoor Commercial Recreation Facility
		Super Market	Hotel/Motel
		Canvenience Store	Caterer (must have alcohol by the drink license)
		Package Liquor Store (see Item 14, Page 5,	Other Explain:

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_	BINESS iness Name:	Dawsonville	Mac, LLC o	<u>lba Taco</u>	Мас		
	\$25 Per Day						
	ECIAL EVENT COHOL PERMIT:		Note: Mu Form # 2-		ete additional S	pecial E	vent Alcohol Permit
	Beer \$750		U Wine	\$750		Hotel In	-Service \$250
HO	TEL IN-ROOM SE	RVICE:	Note: M before H	ust obtai otel in-Se	n a retail consu ervice License la	mption of issued.	on the premises licen
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(Cr	eck all that apply)		Note: If I	cense is j	ssued after July	lst, fees	are one half.

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Place of Incorporation/Organizatio	n: Georgia		
State Parent Corporation, if application	able: n/a		
Number of Shares of Capital Stock	k Authorized, if applicable:	n/a	
Number of Shares of Outstanding	Stock, if applicable: n/a		
For Corporations or LLC's, list office stock:	cers, directors, members, and	or principal shareholde	ers with 20% or more
Name S		Position	Interest %
TM Restaurant Group, LLC		wner	100%
is the corporation owned by a pare if yes, explain: $\underline{n/a}$			l/a
FOR PRIVATE CLUBS ONLY:	N/A		
Date of organization under the law			
State the total number of regular d	ues paving members:		
Is any member, officer, agent, or		ectly or indirectly from	the profits of the s
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STATE OF GEORGIA

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

CERTIFICATE OF ORGANIZATION

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

Dawsonville Mac LLC a Domestic Limited Liability Company

has been duly organized under the laws of the State of Georgia on 08/02/2021 by the filing of articles of organization 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 08/04/2021.



Brad Rafforspe

Brad Raffensperger Secretary of State

ARTICLES OF ORGANIZATION

Electronically Filed Secretary of State Filing Date: 8/2/2021 12:23:15 PM

BUSINESS INFO	RMATION		
CONTROL NUM	IBER	21210587	
BUSINESS NAM	E	Dawsonville Mac LLC	
BUSINESS TYPE	2	Domestic Limited Liability Company	
EFFECTIVE DAT	ГЕ	08/02/2021	
PRINCIPAL OFF	ICE ADDRESS		
ADDRESS	and the second se	6220 Shiloh Road, Suite 100, Alpharetta, GA, 30005, USA	
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REGISTERED A	- Constant	ADDRESS	COUNTY
NAME			Fulton
Harold Martin	ET La	6220 Shiloh Road, Suite 100, Alpharetta, GA, 30005, USA	Fulton
	Ell.		
ORGANIZER(S)			W. R. HARLIN
NAME	TITLE	ADDRESS	
John Bakkegard	ORGANIZER	6220 Shiloh Road, Suite 100, Alpharetta, GA, 30005, USA	
		ATT ATT REAL MORE AND IN	
OPTIONAL PRO	VISIONS		
N/A	111-1-2	N *****	
AUTHORIZER I	NFORMATION		The later the
AUTHORIZER S	IGNATURE	JOHN BAKKEGARD	
AUTHORIZER T	ITLE	Organizer	

GENERAL INFORMATION: 13.

- Has owner and/or individual partner, shareholder, director, officer or member any interest in any manufacturer or (a) wholesaler of alcoholic beverage? no
- Has owner and/or individual partner, shareholder, director, officer or member received any financial aid or (b) assistance from any manufacturer or wholesaler of alcoholic beverages? no If answer is "Yes" to either of immediate foregoing, explain: (C) 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

(8)

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 or Business Name

SEE ATTACHED EXHIBIT A

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 shell be issued more than two retail peckage liquor licenses, nor shell any person be permitted to have a banaficial interest in more then two retail peckage liquor licenses issued by the Depertment 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 peckage 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" shell 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 If yes, attach a separate sheet listing liquor licenses as described above? X No Yes names, addresses, and license numbers.

<u>NOTE</u>: 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.

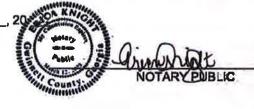
STATE OF GEORGIA, DAWSON COUNTY

I, Jason Everett, 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.

ARPLICANT'S SIGNATURE

I HEREBY CERTIFY THAT Jason Everett 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 13 DAY OF July



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.

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:

Planning and Development Director

Planning and Development Director

Planning and Development Director

Sherift

Date

Revised 1-1-12

Alcoholic Beverage License Application of Dawsonville Mac, LLC dba Taco Mac 314 Marketplace Blvd Dawsonville, GA 30534

Exhibit "A" – Related Businesses

Each of the below entities is wholly owned by TM Restaurant Group, LLC and holds local and state alcohol licenses which permit sales of beverage alcohol for consumption on the premises:

STORE	ADDRESS	LOCAL MUNICIPALITY	
1006, LLC	1006 North Highland Road	City of Atlanta	
	Atlanta, GA 30306		
Canton Mac, LLC	1810 Cumming Highway	City of Canton	
	Canton, GA 30114		
Chattanooga, LLC	423 Market Street	City of Chattanooga	
Chattanooga, LLC	Chattanooga, TN 37402		
Crabby Mac II II C	685 West Crossville Road	City of Roswell	
Crabby Mac II, LLC	Roswell, GA 30075	City of Roswein	
	3101 Cobb Parkway, STE 100	Cobb County	
Cumberland Mac, LLC	Atlanta, GA 30339	CODD County	
	2275 Market Place Boulevard	City of Comming	
Cumming Mac, LLC	Cumming, GA 30041	City of Cumming	
	240 West Ponce De Leon Boulevard		
Decatur Mac, LLC	Decatur, GA 30030	City of Decatur	
	3543 Peachtree Industrial Boulevard		
Duluth Mac, LLC	Duluth, GA 30096	City of Duluth	
	7397 Douglas Boulevard		
Douglasville Mac, LLC	Douglasville, GA 30135	City of Douglasville	
	2630 Holcomb Bridge Road		
East Roswell Mac, LLC	Alpharetta, GA 30022	City of Roswell	
	3250 Woodward Crossing		
G. Mall Mac, LLC	•	Gwinnett County	
	Buford, GA 30519		
H.R. Cleveland, LLC	4305 State Bridge Road	City of Alpharetta	
	Alpharetta, GA 30022		
Johns Creek Mac, LLC	2607 Peachtree Parkway	Forsyth County	
	Suwanee, GA 30024	,	
Kennesaw Mac, LLC	600 Chastain Road	Cobb County	
	Kennesaw, GA 30144	coop county	
Lindborgh Mag LLC	573 Main Street NE	City of Atlanta	
Lindbergh Mac, LLC	Atlanta, GA 30324		
	1300 Highway 20 W	City of McDanaugh	
McDonough Mac, LLC	McDonough, GA 30253	City of McDonough	
	933 Peachtree Street		
Metropolis Mac, LLC	Atlanta, GA 30309	City of Atlanta	
	301 Newnan Crossing Bypass		
Newnan Mac Restaurant, LLC	Newnan, GA 30265	City of Newnan	
Peachtree City Mac Restaurant, LLC	275 Market Place Connector		
reachtiee City Mac Restaurant, LLC	Peachtree City, GA 30269	City of Peachtree City	
Perimeter Mac, LLC	1211 Ashford Crossing	City of Dunwoody	
	Dunwoody, GA 30346		

Alcoholic Beverage License Application of Dawsonville Mac, LLC dba Taco Mac 314 Marketplace Blvd Dawsonville, GA 30534

Exhibit "A" – Related Businesses

Each of the below entities is wholly owned by TM Restaurant Group, LLC and holds local and state alcohol licenses which permit sales of beverage alcohol for consumption on the premises:

STORE	ADDRESS	LOCAL MUNICIPALITY
Prado Mac, LLC	5600 Roswell Road Sandy Springs, GA 30342	City of Sandy Springs
Suwanee Mac Restaurant, LLC	3443 Lawrenceville-Suwanee Road Suwanee, GA 30024	City of Suwanee
Windward Mac, LLC	875 North Main Street Alpharetta, GA 30009	City of Alpharetta
Lawrenceville Mac, LLC	835 Lawrenceville-Suwanee Rd Lawrenceville, GA 30043	Gwinnett County
Hiram Mac, LLC	5886 Wendy Bagwell Pkwy, Ste 101 Hiram, GA 30141	Paulding County

HLM Concessions, LLC dba Highland Cigar Company	245 N. Highland Ave., Ste 140 Atlanta, GA 30307	City of Atlanta
MMTR, LLC dba Mary Mac's Tea	240 Ponce de Leon Ave NE,	City of Atlanta
Room	Atlanta, GA 30308	

Alcoholic Beverage License Application of Lawrenceville Mac, LLC d/b/a Taco Mac 835 Lawrenceville-Suwanee Rd Lawrenceville, GA 30043

Exhibit "B" – Violations

Business Name and Address	Violation	lssuing Authority	Date	Disposition
Duluth Mac, LLC 3543 Peachtree Industrial Blvd. Duluth, GA 30096	Underage Sale	City of Duluth	8/2015	Citations issued against server and manager. Server found not guilty; manager's case dismissed.
Johns Creek Mac, LLC 2607 Peachtree Parkway Suwanee, GA 30024	Underage Sale	Forsyth County	8/2014	Citation issued against server. Warning issued to business.
Suwanee Mac Restaurant, LLC 3443 Lawrenceville-Suwanee Road Suwanee, GA 30024	Underage Sale	City of Suwanee	9/2010	Citation issued to manager and server. Warning issued to business.
Decatur Mac, LLC 240 West Ponce de Leon Avenue Decatur, GA 30030	Underage Sale	Georgia Department of Revenue	12/2006	Citation issued. Entered a plea of no contest. Paid \$250.00 penalty and served 1 year probation.
Newnan Mac Restaurant, LLC 301 Newnan Crossing Bypass Newnan, GA 30265	Underage Sale	Georgia Department of Revenue	4/2006	Citation issued. Entered a plea of no contest. Paid \$250.00 penalty and served 1 year probation.
HR Cleveland, LLC 4305 State Bridge Road Alpharetta, GA 30022	Pouring Permit Violation	City of Alpharetta	9/2016	Citation issued for Failure to Supply List of EE's. Paid \$1200 Fine.
Windward Mac, LLC 875 North Main Street Alpharetta, GA 30009	Pouring Permit Violation	City of Alpharetta	5/2016	Citation issued against business for Failure to Supply EE List and manager pouring permit. Paid \$2400 Fine.
HR Cleveland, LLC 4305 State Bridge Road Alpharetta, GA 30022	Pouring Permit Violation	City of Alpharetta	5/2017	Citation issued against business, manager, and server. Paid \$2400.00 fine.



DAWSON COUNTY SHERIFF'S OFFICE

SHERIFF JEFF JOHNSON 19 Tucker Avenue Dawsonville, Georgia 30534 Office (706) 344-3535 ~ Fax (706) 344-3537



CREMINAL HISTORY REQUEST

I hereby request for the Dawson County Sheriff's Office to retrieve any criminal history record information, which may pertain to myself (or the person named below), that may be found in any state or local criminal justice agency in Georgia. Records obtained from the Dawson County Sheriff's Office shall only be used by the requesting agency or individual solely for the purposes requested. If any information is used to deny employment or license, it shall not reflect on the liability of this office, but on the agency or entity who makes that decision and to allow the person/applicant a chance to dispute any information which may be in error. Any dissemination of the information obtained by another agency, state or federal, which provides such information and whose files reflect records which may contain errors or omissions.

TO ENSURE ACCURACY, PLEASE PRINT AND PROVIDE COMPLETE INFORMATION.

Date of request:	_ 7/13/2022	Authorization good for: 🗋 7 📄 30 📄 60 📄 90 🔀 180 days				
Agency requesting	g criminal history (name and phone #);	Dawson County Planning & Development				
Full name:	Jason Michael Everett	Phone #:				
Address:	6781 Pannell Rd, Buford, GA 30	518				
SSN:	Providing your SS	N is voluntary - SSN helps confirm your identity and history				
DOB	Sex: M	Race: C State of birth: Georgia				
Height: 5'11"	Weight: 170 Hair: brn	lyes: blue				

Individual(s) authorized to receive cruninal history:

Any authorized individualts) must present a valid identification upon receipt of this criminal history. If a valid identification cannot be presented, the criminal history will not be released.

Special employment provisions (check if applicable):

- Employment with mentally disabled (Purpose code "M").
- Employment with elder care (Purpose code "N")
- Employment with children (Purpose code "W")

To be completed by Dawson County Sheriff's Office personnel:

Select purpose code used: C C I C I C I M N N P C I N V Z

Case number or criminal history number used:

Date of inquiry:

Time of inquiry:

Operator's initials:

RE OF APPLICANT



SIGNATURE OF RECEIVING PERSON

DAWSON COUNTY PLANNING AND DEVELOPMENT

ALCOHOL LICENSING

Locating & Mailing Address:

25 JUSTICE WAY, SUITE 2322 Dawsonville, GA 30534 Phone: 706.344.3500 x 42335

PREMISE AND STRUCTURE FORM

INSTRUCTION: THIS STATEMENT MUST BE TYPEWRITTEN OR 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 PROVIDED THAT A SEPARATE SHEET IS ATTACHED.

TYPE OF BUSINESS:

M EATING ESTABLISHMENT

INDOOR COMMERCIAL RECREATION ESTABLISHMENT

CONVENIENCE STORE

SUPER MARKET

PACKAGE LIQUOR STORE

HOTEL OR MOTEL

OTHER (DESCRIBE)_

LOCATION:	314 Marketpla				
	Street Number	Street Name			
	Dawsonville,	GA 30534		and the second second	
City		State	Zip Code	Phone Number	
	See attached lan	nd description			
1.0		Land Lot		Map & Parcel N	umber
		MMERCIAL ZONING D D FROM PLANNING AI		X vəs	
PROOF OF Z For package Comprehensiv ves	DNING IS REQUIRED liquor stores, is thi e Development (CPC no.	D FROM PLANNING AI	ND DEVELOPMENT Highway Business (I rdinance?	C-HB) or Commercial	24
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Revised

EXHIBIT A

(Land Description)

TRACT 1:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 407, 408, 433 AND 434 OF THE SOUTH HALF OF THE 13TH DISTRICT, 1ST SECTION, DAWSON COUNTY, GEORGIA AND BEING OUTLOT B, CONTAINING 1.249 ACRE, AS SHOWN THAT SUBDIVISION PLAT FOR DAWSON MARKETPLACE, RECORDED IN JANUARY 30, 2020, AT PLAT BOOK 85, PAGES 59-61, DAWSON COUNTY, GEORGIA REAL PROPERTY RECORDS WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE.

TRACT 2:

TOGETHER WITH NON-EXCLUSIVE EASEMENTS RIGHTS CONTAINED IN THAT RECIPROCAL EASEMENT AGREEMENT, BY AND BETWEEN THE KROGER CO. AND HENDON-BRE DAWSON MARKETPLACE, LLC, DATED DECEMBER 16, 2015, FILED DECEMBER 17, 2015, AND RECORDED AT DEED BOOK 1177, PAGE 549, AFORESAID RECORDS.

TRACT 3:

TOGETHER WITH NON-EXCLUSIVE EASEMENT RIGHTS CONTAINED IN THAT OUTLOT DECLARATION BY HENDON-BRE DAWSON MARKETPLACE, LLC, DATED JANUARY 20, 2017, FILED JANUARY 23, 2017, AND RECORDED AT DEED BOOK 1228, PAGE 32, AFORESAID RECORDS.

EXHIBIT A Page 1

PREMISE AND STRUCTURE FORM

- 5. (a) DOES THE BUILDING IN WHICH THE BUSINESS IS TO BE LOCATED CONTAIN SUFFICIENT LIGHTING SO THAT THE BUILDING ITSELF AND THE PREMISES ON ALL SIDES OF THE BUILDING ARE READILY VISIBLE AT ALL TIMES FROM THE FRONT OF THE STREET ON WHICH THE BUILDING IS LOCATED AS TO REVEAL ALL OF THE OUTSIDE PREMISES OF SUCH BUILDING? Yes

IF THE ANSWER IS NO TO EITHER OR BOTH (a) OR (b) ABOVE, PLEASE EXPLAIN PROPOSED METHODS TO RECTIFY THE INSUFFICIENT LIGHTING. n/a

6. FOR CONSUMPTION ON PREMISES AND RETAIL PACKAGE APPLICATIONS:

(Answer "N/A" for items that are not applicable to your business)

- (a) NUMBER OF SQUARE FEET OF TOTAL FLOOR AREA: 8350
- (b) NUMBER OF SQUARE FEET DEVOTED TO DINING AREA: 2171
- (c) SEATING CAPACITY EXCLUDING BAR AREA: 259
- (d) DO YOU HAVE A FULL SERVICE KITCHEN? _____ yes

DOES THE FULL SERVICE KITCHEN CONTAIN A THREE (3) COMPARTMENT SINK? _____

IF THE ANSWER TO ANY OF THE IMMEDIATE FOREGOING IS NO, PLEASE EXPLAIN:

structure is still being built

- (e) HOURS PREPARED MEALS OR FOODS ARE SERVED: same as hours of operation
- (f) HOURS THAT ALCOHOLIC BEVERAGES ARE SERVED or SOLD: _______ same as hours of operation
- (g) HOURS OF OPERATION: Mon-Wed 11am-12am; Thurs-Sat 11am-1am; Sun 11am-12am
- (h) MAXIMUM NUMBER OF EMPLOYEES ON HIGHEST SHIFT: _____30
- (j) NUMBER OF PARKING SPACES DEVOTED TO HANDICAPPED PERSONS: 4
- (k) PACKAGE LIQUOR STORES: N/A

DO YOU COMPLY WITH ORDINANCE ARTICLE 5 SECTION 503 - POSTING OF LICENSE NUMBER? Every licensee shall have posted on the front of the licensed premises the name of the licensee together with the following inscription, "County Retail Package Sales of Distilled Spirite License No. " DO YOU COMPLY WITH ORDINANCE ARTICLE 5 SECTION 505 A) (2) - TYPES OF OUTLETS WHERE PACKAGE SALES ARE PERMITTED? Outlets that are devoted exclusively to the retail sale of distilled spirits, malt beverages and/or wine by the package with ingress and egress provided directly to and only to the exterior of the building and not to any other enclosed part of the building or adjoining building.

Form # 3

Revised 1-1-12

PREMISE AND STRUCTURE

- 7. FOR HOTEL/MOTEL ONLY: N/A
 - (a) NUMBER OF ROOMS AVAILABLE FOR HIRE TO GENERAL PUBLIC:
 - (b) NUMBER OF SQUARE FEET OF FLOOR SPACE DEVOTED TO RESTAURANT:
 - (c) NUMBER OF SQUARE FEET OF FLOOR SPACE DEVOTED TO DINING AREA:
 - (d) SEATING CAPACITY EXCLUDING BAR AREA: ______
 - (e) DO YOU HAVE A FULL SERVICE KITCHEN?

DOES THE FULL SERVICE KITCHEN CONTAIN A THREE (3) COMPARTMENT SINK?

IS THE STOVE AND/OR GRILL PERMANENTLY INSTALLED AND APPROVED BY THE HEALTH AND FIRE DEPARTMENTS?_____

IF THE ANSWER TO ANY OF THE IMMEDIATE FOREGOING IS NO, PLEASE EXPLAIN:

- (f) HOURS PREPARED MEALS OR FOODS ARE SERVED:
- (g) HOURS THAT ALCOHOLIC BEVERAGES ARE SERVED: _____
- (h) MAXIMUM NUMBER OF EMPLOYEES ON THE HIGHEST SHIFT DEVOTED TO THE OPERATION OTHER THAN THE RESTAURANT:
- (I) MAXIMUM NUMBER OF EMPLOYEES ON HIGHEST SHIFT DEVOTED TO THE RESTAURANT OPERATION:
- (j) NUMBER OF PARKING SPACES: _
- (k) NUMBER OF PARKING SPACES DEVOTED TO HANDICAPPED PERSONS: ____

FOR ALL APPLICATIONS:

- 8. <u>ATTACH</u> A CERTIFIED SCALE DRAWING OF THE PROPOSED PREMISES BY A REGISTERED LAND SURVEYOR OR PROFESSIONAL ENGINEER, SHOWING THE DISTANCE REQUIREMENT FROM CHURCH, SCHOOL, DAYCARE FACILITY, OR ALCOHOL TREATMENT CENTER. (See Survey Form # 3-A)
- 9. <u>ATTACH</u> APPLICANT'S CERTIFICATION THAT THE LOCATION COMPLIES WITH THE DISTANCE REQUIREMENT FROM CHURCH, SCHOOL, DAYCARE FACILITY OR ALCOHOL TREATMENT CENTER. (See Survey Form 3-A)
- 10. ATTACH EVIDENCE OF OWNERSHIP (DEED, LEASE, SALES AGREEMENT, LETTER OF INTENT).

- 11. IF THE APPLICANT IS A FRANCHISE, ATTACH A COPY OF THE FRANCHISE AGREEMENT OR CONTRACT.
- 12. IF THE APPLICANT IS AN EATING ESTABLISHMENT, ATTACH A COPY OF THE MENU(S).
- 13. (a) IF THE BUILDING IS COMPLETE, ATTACH COPIES OF DETAILED SITE PLANS OF SAID BUILDING INCLUDING OUTSIDE PREMISES AND FLOOR PLAN.

(b) IF THE BUILDING IS PROPOSED, ATTACH COPIES OF PROPOSED SITE PLAN AND SPECIFICATIONS AND BUILDING PERMIT OF THE PROPOSED BUILDING.

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

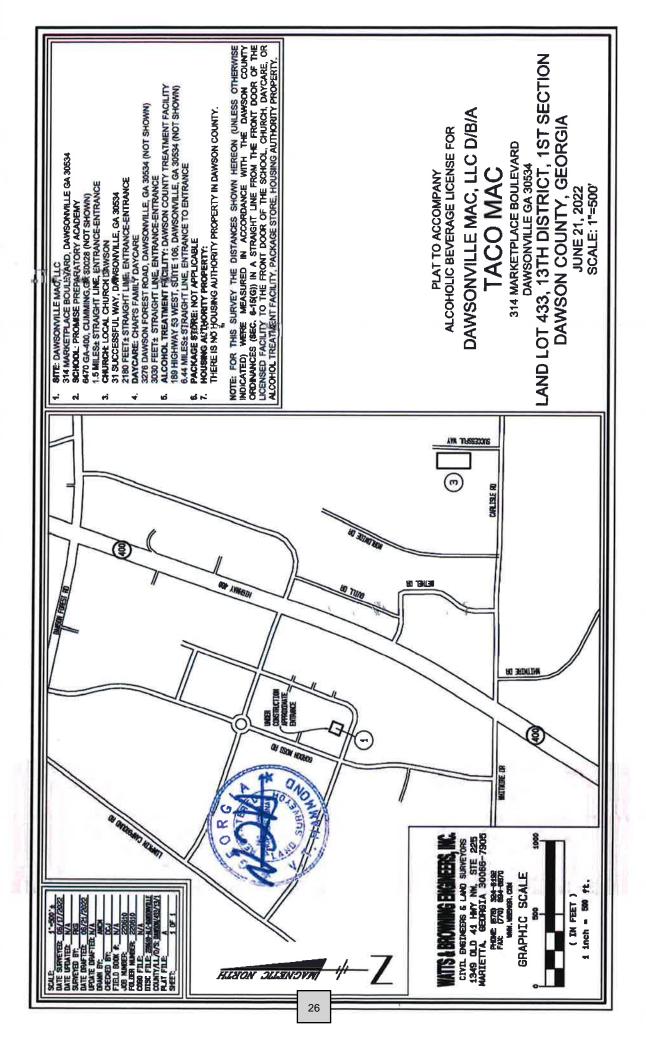
I, Jason Everett DO SOLEMNLY SWEAR, SUBJECT TO THE PENALTIES OF FALSE SWEARING, THAT THE STATEMENTS AND ANSWERS MADE BY ME AS THE APPLICANT IN THE FOREGOING PREMISE AND STRUCTURE STATEMENT ARE TRUE AND CORRECT.

APPLICANT'S SIGNATURE

I HEREBY CERTIFY THAT Jason Everett 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 DAY OF	July	. 20 22
		CA ENICA
		A: A Drug =).
	_	STRAND WOLLS AND IN
		NOTARY EUBLINE County inter

Revised 1-1-12



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:

Dawsonville Mac, LLC

BUSINESS NAME:

Taco Mac

ADDRESS OF PREMISES TO BE LICENSED: 314 Market Place Blvd. 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	Local Church Dawson				
of Nearest Church	31 Successful Way, Dawsonville, GA 30534				
Distance Measured	2180 feet				
Distance Measured	2180 feet				

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 500(B), Article 7 Section 700 (B)

Name and Address	Promise Preparatory Academy				
of Nearest School	6470 GA-400, Cumming, GA 30028				
Distance Measured	1.5 miles				

Revised 1-1-12

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	Char's Family Daycare				
of Nearest Daycare	3276 Dawson Forest Road, Dawsonville, GA 303534				
Distance Measured	3030 feet				

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 Ortinance References: Article 5 Section 501(A), Article 8 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	Dawson County Treatment Court				
of Nearest Alcohol Treatment Facility	189 Highway 53 West, Suite 106, Dawsonville, GA 30534				
Distance Measured	6.44 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	NONE IN DAWSON COUNTY	
of Nearest Housing		
Authority Property		1
Distance Measurad		

Form # 3-A

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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

X

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

Jason Everett
Applicant's Printed Name

Applicant's Signature

Notary Signature

Count

7/13/2022

Date of Signature

7/13/2022

Date of Signature

Revised 29

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 <u>neatly</u> 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.

NAME:	Evere		_		Jason			-	Micha	
	Last				First				Middle	
RESIDEN	ICE:	6781 Pan	nell	Rd					_	
		Street Num	ber			5	Street Name			
		Buford,	GA			30)518			
City				State		2	Lip Code		Teleph	one Numbe
CHECK:	(all that a	pply)								
Sole (Owner/Pi	roprietor		Partner:	Genera	r [Limited		Silent	
	tor VP O	perations		Principal	Stockholder	20% 0	r more)			
1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	tered Ag	-	-	Officer:						
🗌 Mana			- 22	Employee						
r-t lakaltar	An.			Linkoyoe						
TRADE N	AME OF	BUSINESS	FOR	WHICH 1	THIS STATE	IENT	S MADE:			
NAME OF	BUSINE		Daws	onville M	lac, LLC dl	a Tac	o Mac			
									-	
LOCATIO	N:	314 Ma	rketp	place Blve	d				-	
	St	reet Number		Street	t Name			P. 0	. Box	
-		Dawso	nville	e, GA)534				
City	_	Dawso	nville	e, GA State)534 Code		Tele	phone Nun	ber
				State	Z	Code				
	HE PERC			State		Code				
	HE PERC			State	Z	Code				
STATE TI		ENTAGE O	F OW	State /NERSHI	Z P OR INTER	Code EST, IF	ANY, IN TH	IIS BUS	SINESS: _	0%
STATE TI		ENTAGE O	F OW	State /NERSHI	Z	Code EST, IF	ANY, IN TH	IIS BUS	SINESS: _	0%
STATE TI	ETHOD	ENTAGE O	DF OW	State /NERSHII F COMPE	Z P OR INTER	Code EST, IF	ANY, IN TH	IIS BUS	SINESS: _	0%
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MAINEN NA		Ashley Anne Ev			Carbin KV
	AME: <u> </u>	rowlev	_		
DATE OF E	IRTH: _	7		ND ADDRESS	of spouse's ei
<u> </u>	orgia Air Ass	ociates, 6135-A North	<u>belt Dr, Nor</u> d	cross, GA 300	71
FORMER N	AMES CHANG	ES THAT YOU HAVE US ED LEGALLY OR OTHE			
	'ES, ETC.:				
	_				
EMPLOYM	ENT RECORD	FOR THE PAST TEN	(10) YEARS.	(LIST THE M	ost recent e
From Mo/Yr	To Ma/Yr	Occupation & Duties Performed	Salary Received	Employer (Business	Rea Neme) Lea
07/2007	present	VP Operations	\$205,275	TM Restaura	nt Group, LLC
	VERSE CHRC	NOLOGICAL ORDER A	LL OF YOU		FOR THE PAS
	То	Street		City	Stat
YEARS: From	present 67	81 Pannell Rd		Buford	GA
From					
From					

Þ

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

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

13.

15.

HAVE YOU EVER HAD ANY FINANCIAL INTEREST IN AN ALCOHOLIC BEVERAGE BUSINESS THAT WAS DENIED A LICENSE? no

IF SO, GIVE DETAILS: ______n/a_____

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? Ves

IF SO, GIVE DETAILS: _______ see Exhibit B

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

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

IF SO, GIVE DETAILS: n/a

ARE YOU A REGISTERED VOTER? ______ Ves ____ IN WHAT STATE? _____ Georgia 17.

HAVE YOU EVER BEEN ARRESTED, OR HELD BY FEDERAL, STATE OR OTHER LAW ENFORCEMENT 18. 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. no arrest 2. 3. 4. Revis Page 3 of 5 Form #4 2

đ	a
	-

20.

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.

2		C			
	473 NW 118th Way, Coral	Springs, FL 330/1			
	Graham Everett	<u>.m</u>			
	7280 Coral Lake Drive, Flo	owery Branch, GA 30542			
	Ashley Everett		31		
	6781 Pannell Rd, Buford, GA 30518				
	Mark Craig -				
	6260 Clapham Lane, John	s Creek, GA 30097			

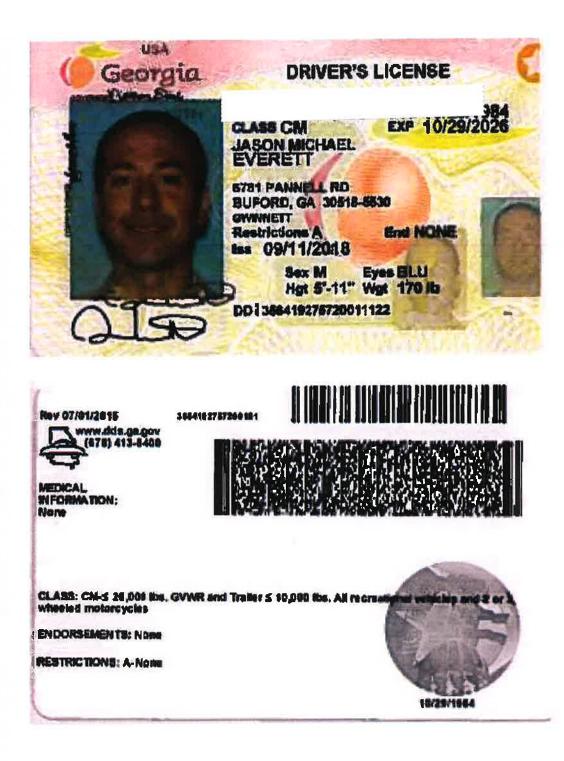
21. ATTACH PHOTOGRAPH (Front View) TAKEN WITHIN THE PAST YEAR:



NOTE: ATTACH & COPY

ER'S LICENSE TO THIS FORM.

Revised 1-1-12



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 Jason Michael Everett 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.

APPL/CANT'S SIGNATURE

I HEREBY CERTIFY THAT Jason Michael Everett 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	13	DAY OFIuly	20 <u>22</u>
			STATUCA KNOT
			12 - 31
			NOTARY PUBLIC CONNER
			Countyin

Revis 35

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 allen 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(c)(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:

driver license

Х

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 Alpharetta	(city), GA	(state)		
- Qtut		7/13/2022		
Signature of Applicant	Date	Date		
Jason Everett	Da	Dawsonville Mac, LLC dba Taco Mac		
Printed Name	Nan	Name of Business		
		SCRIBED AND SWORN BEPOINTE ON 13 DAY OF July Commission Expires:		
public benefits as referenced in O.C.	C.G.A § 50-36-1(a)(3). The p business, corporation, partners	eted for <u>initial</u> applications and <u>renewal</u> applications for erson who has made application for access to public ship or other private entity must complete and sign the		

Page 1 of 2

Secure and Verifiable Documents Under O.C.G.A. § 50-36-2

The following list of secure and verifiable documents, published under the authority of O.C.G.A. § 50-36-2, contains documents that are verifiable for identification purposes, and documents on this list may not necessarily be indicative of residency or immigration status.

• A United States Passport or Passport Card [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]

• A United States Military Identification card [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2)

• A Driver's License issued by one of the United States, the District of Columbia, the Commonwealth of Puerto Rico, Guam, the Commonwealth of the Northern Marianas Islands, the United States Virgin Island, American Samoa, or the Swain Islands, provided that it contains a photograph of the bearer or lists sufficient identifying information regarding the bearer, such as name, date of birth, gender, height, eye color, and address to enable the identification of the bearer [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]

• An **Identification** Card issued by one of the United States, the District of Columbia, the Commonwealth of Puerto Rico, Guam, the Commonwealth of the Northern Marianas Islands, the United States Virgin Island, American Samos, or the Swain Islands, provided that it contains a photograph of the bearer or lists sufficient identifying information regarding the bearer, such as name, date of birth, gender, height, eye color, and address to enable the identification of the bearer [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]

• A Tribal Identification Card of a federally recognized Native American tribe, provided that it contains a photograph of the bearer or lists sufficient identifying information regarding the bearer, such as name, date of birth, gender, height, eye color, and address to enable the identification of the bearer. A listing of federally recognized Native American tribes may be found at:

http://www.bia.gov/WhoWcAre/BIA/OIS/TribalGovernmentServices/TribalDirectory/index.htm [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]

- A United States Permanent Resident Card or Alien Registration Receipt Card [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]

• An Employment Authorization Document that contains a photograph of the bearer [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]

• A Passport Issued by a Foreign Government [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]

• A Merchant Mariner Document or Merchant Mariner Credential issued by the United States Coast Guard [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]

• A Free and Secure Trade (FAST) card [O.C.G.A. § 50-36-2(b)(3); 22 CFR § 41.2]

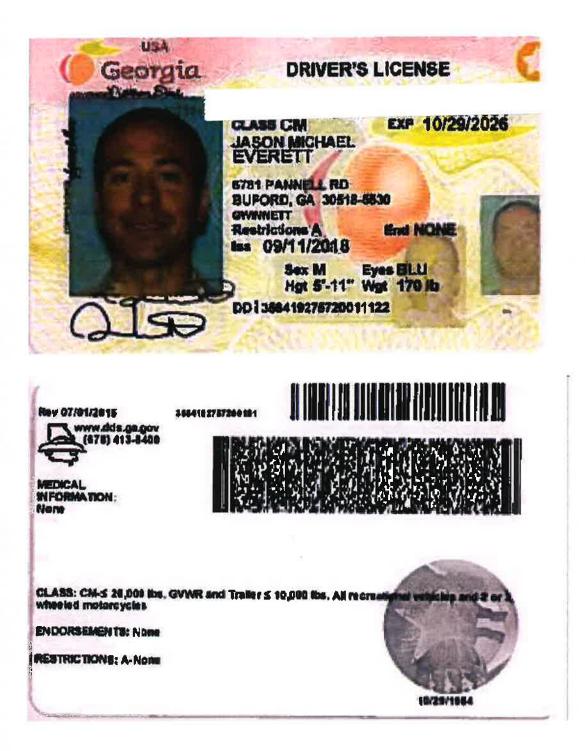
• A NEXUS Card [O.C.G.A. § 50-36-2(b)(3); 22 CFR § 41.2]

• A Secure Electronic Network for Travelers Rapid Inspection (SENTRI) card [O.C.G.A. § 50-36-2(b)(3); 22 CFR § 41.2]

• A Driver's License issued by a Canadian Government Authority [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]

• A Certificate of Citizenship issued by the United States Department of Citizenship and Immigration Services (USCIS) (Form N-560 or Form N-561) [O.C.G.A. § 50-36-2(b)(3); 6 CFR § 37.11]

• A Certificate of Naturalization issued by the United States Department of Citizenship and Immigration Services USCIS) (Form N-550 or Form N-570) [O.C.G.A. § 50-36-2(b)(3); 6 CFR § 37.11]



Dawson County, Georgia Board of Commissioners

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

By executing this affidavit, the undersigned private employer verifies its compliance with O.C.G.A. § 36-60-6, stating affirmatively that the individual, firm or corporation employs more than ten employees and has registered with and utilizes the federal work authorization program commonly known as E-Verify, or any subsequent replacement program, in accordance with the applicable provisions and deadlines established in O.C.G.A. § 13-10-90. Furthermore, the undersigned private employer hereby attests that its federal work authorization user identification --umber and date of authorization are as follows:

Date of Authorization			
TM Restaura	ant Group, LLC		
	enalty of perjury that the foregoing is true and con	rect.	
Executed onJuly	13 , 20 22 in Alpharetta	(city), <u>GA</u> (sta	ate).
NED			
Signature of Authorized	1 Officer or Agent		
Iason Everett VP Or	nerations		
Jason Everett, VP Of Printed Name and Title	perations of Authorized Officer or Agent		
Printed Name and Title	of Authorized Officer or Agent		
Printed Name and Title SUBSCRIBED AND SW	of Authorized Officer or Agent	, 20 <u>22</u> .	
Printed Name and Title SUBSCRIBED AND SW	of Authorized Officer or Agent	, 20 <u>22</u> .	
Printed Name and Title SUBSCRIBED AND SW ON THIS THE 13	of Authorized Officer or Agent	, 20 <u>22</u> .	
	ORN BEFORE ME OF July	, 20 <u>22</u> .	

DAWSON COUNTY PLANNING AND DEVELOPMENT

ALCOHOL LICENSING 25 JUSTICE WAY, SUITE 2322 Dawsonville, GA 30534

(706) 344-3500 x 42335

DISTILLED SPIRITS

PROJECTED PURCHASES

PROJECTED GROSS SALES

Dawsonville Mac, LLC dba Taco Mac

APPLICANT:

Jason Everett

BUSINESS NAME:

ADDRESS:

314 Marketplace Blvd

Dawsonville, GA 30534

Please provide the following projections for your establishment:

Projected Purchases of Distilled Spirits (in liters) Projected Gross Sales of Mixed Drinks

Balance of Calendar Year 20 _____

Calendar Year 20 _____

Fam #5



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

CONSUMPTION ON PREMISES: ALCOHOL BY THE DRINK DISTILLED SPIRITS EXCISE TAX REPORT & FOOD SALES REPORT

	Monthly Period Repo	orted:		_
Business Name:	Dawsonville Mac, I	LLC dba Taco I	Mac	
Address:	314 Marketplace F	3lvd		
City, State, Zip Code:	Dawsonville, GA	30534		
County License #:	County License #: State License #:			
Gross Food Receipts for	r the month ≔			
Gross Alcohol Receipts	for the month (Beer, W	line, Distilled Spir	rits) =	
Gross Alcohol Receipts	for the month (Beer &)	Wine Only) =		
Gross Taxable Receipts	for the month (Distilled	d Spirits Only) =	:	
Three Percent (3%) Tax	due on Gross Distille	d Spirits Receip	ots =	
Less 3% Discount = (If remitted on or before t	he 10 th day of the succ	eding month.)		
Add 10% penalty = (If remitted on or after the		ding month.)		
NET TAX DUE ON DIS	stilled spirits:			

Excise Tax payments on Distilled Spirits are required under Article III of the Dawson County Consolidated Alcohol Ordinance.

- I understand that a penalty of 10% of the tax amount is due for failure to remit tax on or before the 20th of the succeeding month.
- 2. I understand that if the County Commission deems it necessary to conduct an audit of the records and books of the licensee, they will notify the licensee of the date, time, and place of the audit.
- I understand that any licensee who violates any provision of this article may, upon conviction, be punished by a fine of not less than \$300.00, and the license of such location may be suspended or revoked.
- I further understand that if my establishment fails to meet the appropriate percentage requirement for the sale of food (50%), my license shall be subject to possible suspension or revocation.
- 5. I HEREBY CERTIFY THAT THE STATEMENTS MADE HEREIN AND IN ANY SUPPORTING SCHEDULES ARE TRUE, CORRECT, AND COMPLETE TO THE BEST OF MY KNOWLEDGE

Signature of Preparer	Title	Date
Printed Name of Preparer	Email Address	Telephone #
Make check payable to Dawson County	- Hand deliver, mail, or fax to: Dawson Co	unty Planning & Development

Attn: Alcohol Licensing, 25 Justice Way, Suite 2322, Dawsonville, GA 30534 Fax: (706) 531-2725

Form #8

ALL ALCOHOL LICENSEES MUST COMPLETE THIS FORM, HOWEVER Revised 05.13.2014 EXCISE TAX IS PAID ONLY ON DISTILLED SPIRITS



BITES & SHARES

SALSA 4.99 580 Cal

GUACAMOLE | 6,99/8,99 | 950/1140 Cal. QUESO DIP 🕳 | 5,99/799 | 1220/1470 Cal. QUESO DIP CON CARNE 🥳 | 8.99 | 1580 Cal.

TRIO DIP | 9.29 Guacamole, queso dip, salsa | 1520 Cal. SPINACH & ARTICHOKE DIP | 9.49 | 11

SPINACH & ARTICHOKE DIP | 9,49 | 1190 cal. FRIED PICKLE CHIPS | 6,99 | 880 cal. with ranch

MOZZARELLA STICKS | 7.99 | 770 Cal. with marinara sauce BAVARIAN PRETZEL BITES | 729 | 1210 Cd. with spicy mustard, queso dip and honey mustard SMOKED PULLED PORK SLIDERS | 9.99 Coleslaw, BBQ sauce, bread and butter pickles,

Colesiaw, BBQ sauce, bread and butter Hawaiian rolls | 920 Cal. **NFW PHILLY FGG POLL** | 4.00

NEW PHILLY EGG ROLL | 6.99 with '79 sauce | 555 Cal. NEW BUFFALO CHICKEN EGG ROLL | 6.99 | with ranch | 580 Cal.

42

A blend of all your favorite ingredients in one bowl, ready for dipping. Salsa, sour reaam, guacamole, tortilla chips and tortillas on the side.

ALL THE WAY 😻 | 10,49 Seasoned beef, chili, black beans, queso dip, cheese, pico de gollo, pickled jalapeños | 2320 Cal

CHICKEN TINGA | 10.49 Queso dip, cheese, white onions, pico de gallo, queso fresco, cilantro | 2280 Cal.

DUESADILLAS

Tortilla, onions, peppers, pepper jack cheese with pico de gallo, lettuce, guacamole, sour cream and salsa.

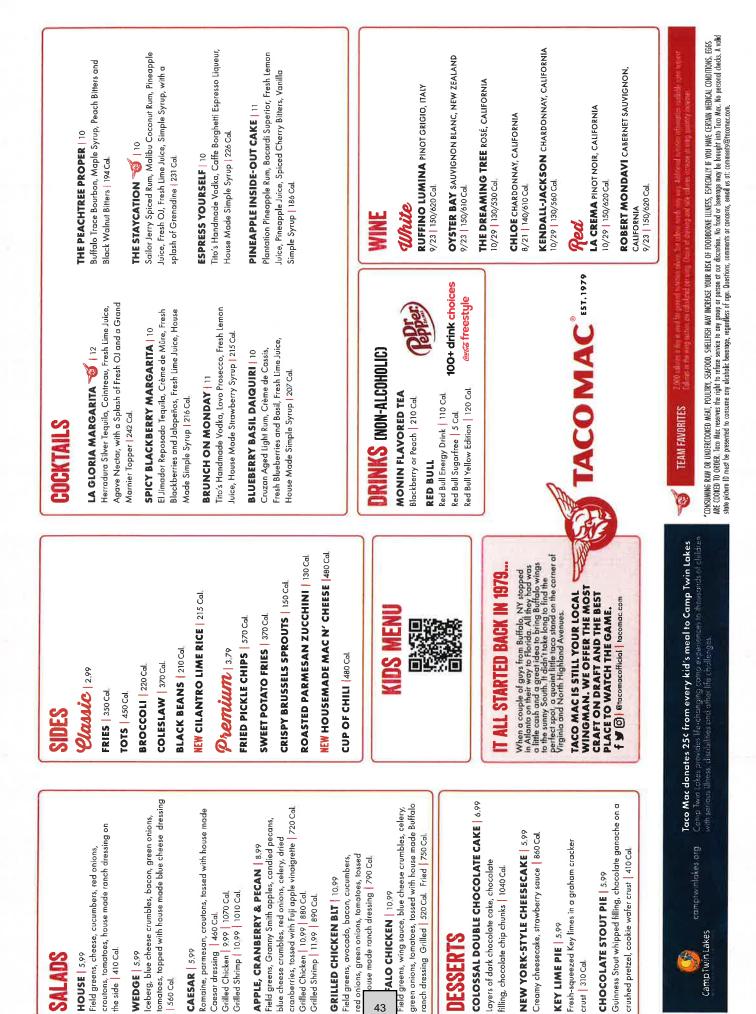
CHICKEN TINGA | 9:99 | 1130 cal. GRILLED STEAK | 10:29 | 1220 cal.

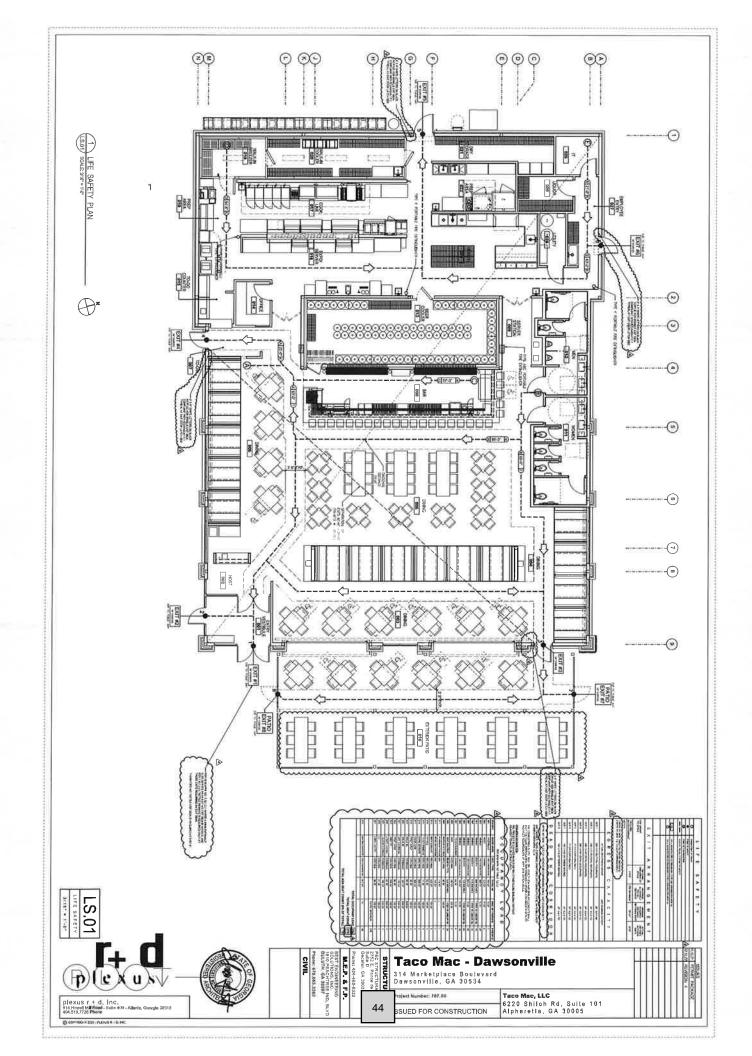
GRILLED VEGETABLE & BLACK BEAN 8.99

NEW CARNITAS | 10,29 | 1148 Cal. Fiesta black beans, pepperjack cheese, red onion, fresh cilantro

TEAM FAVORITES

SUPER AND SALADE BY MANY OF MENU





DAWSON COUNTY REZONING APPLICATION

Thi	s portion to be completed	by Zoning Administrator	
ZA 22-04	Tax M	Iap & Parcel # (TMP): 112 019	
Submittal Date: 10/08/2021	Time: 11:49 a.m.	am/pm Received by:	(staff initials)
Fees Assessed:	Paid:3500.00	Commission District:	3
Planning Commission Meeting Da	ate: <u>TBD</u> (DRI - Multi U	se)	
Board of Commissioners Meeting	Date: TBD		
APPLICANT INFORMAT	ION (or Authorized Re	presentative)	
Printed Name: FOX CREEK PRO	PERTIES, INC.		
Address:			
Phone: Listed Unlisted	Ema	il: Business Personal	2
Status: [] Owner [] Author			
Notice: If applicant is other than	ı owner, enclosed Prope	rty Owner Authorization form mu	st be completed.
I have X /have not par			
If not, I agree X /disagree	to schedule a meetin	g the week following the submittal	deadline.
Meeting Date:	Applicant	Signature:	
PROPERTY OWNER/PRO	OPERTY INFORM	ATION	
Name:	ND ROAD LLC		
Street Address of Property being	rezoned: <u>NW CORNER</u>	OF LUMPKIN CAMPGROUND R	DAD AND GA 400
R-A, RPC, C-HB, Rezoning from: <u>C-PCD, C-OI</u>		Total acreage being rezoned: 518.	274 ACRES
		MPGROUND ROAD NW (STATE 3 AND ETOWAH RIVER ROAD	ROUTE 9 E)
	45		5

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? <u>YES</u> (yes/no)
If yes, what section?NORTH
SURROUNDING PROPERTY ZONING CLASSIFICATION:
North <u>RA</u> South <u>RA, R-1, R-2</u> East <u>C-HB, C-CB</u> West <u>RA</u>
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: <u>HEAVY DUTY ASPHALT</u>
CAMPGROUND ROAD REQUESTED ACTION & DETAILS OF PROPOSED USE
[X] Rezoning to: MUV- MIXED-USE [] Special Use Permit for:
Proposed Use:
SINGLE-FAMILY DETACHED LOTS, MULTI-FAMILY UNITS, ATTACHED HOMES, OFFICE, INDUSTRIAL, COMMERCIAL AND RETAIL
Existing Utilities: [] Water [] Sewer [] Gas [] Electric
Proposed Utilities: [X] Water [X] Sewer [X] Gas [X] Electric
RESIDENTIAL
No. of Lots: 586 SFD LOTS Minimum Lot Size: SFA TH: 1800 SF (acres) No. of Units:
100 SFA TOWNHOMES SFD: 4800-6000 SF 300 MF UNITS sq. ft. Density/Acre: 1.88 UPA
Type: [] Apartments [] Condominiums [] Townhomes [] Single-family [] Other
Is an Amenity Area proposed: YES ; if yes, what? <u>FULL AMENITY AREAS FOR SFD AND MF</u> PODS
COMMERCIAL & INDUSTRIAL
Building area: 300,000+ TOTAL SOUARE FEET No. of Parking Spaces: TBD TBD
40055 62007 62007 90000

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	wm	Date 10/7/2021
Witness	Chingthemedlag	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:

7210CT 8 11:436

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.

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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.

350 Research Ct, Ste. 200, Peachtree Corners, Geo Main: (770) 451-27 www.pecatl.com



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 abovementioned 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.

	Name	<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. QUING ZHANG	RIVERVIEW DRIVE
TMP 104 067 002	11. QUING 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
ТМР 104 067 009	15. JOHN P BIANCHINI	188 RIVERVIEW DRIVE

Use additional sheets if necessary.

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	<u>Name</u>	Address
TMP_104 067 010	1. TERRY T BURCH	189 RIVERVIEW DRIVE
TMP	2	
TMP 104 067	3. CHESATEE LLC	NO ADDRESS GIVEN
TMP	4	
ТМР	10	
ТМР	11	
TMP	15	

Use additional sheets if necessary.

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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.

u Second

Applicant Signature:
Applicant Printed Name: FOX CREEK PROPERTIES, INC.
Application Number:
Date Signed: $10/7/202/$
Sworn and subscribed before me
this 7th day of October, 2021.
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Notary Public My Commission Expires:
Notary Public Seal
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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:

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 \$_____

Date: _____

NANC

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:

Date: 10/

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.

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 of	r agent: <u>Mar</u>	T	Date: <u>10-7-21</u>
*****	*****	*****	*****
Printed Name of Owner	BARRY CONNER		
Signature of Owner(s):	VIANJ WMEN		Date: 10-7-21
Mailing address:			
City, State, Zip:			
Telephone Number:	Listed		
-	Unlisted		
Sworn and subscribed b this day of Mule Vuu	October, 20	ZI.	RILL MINING
Notary Public		PL	BLID S. O
My Commission Expire	s: 1-10-23		Affy Seatthin

(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.)

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.

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ignature of applicant or agent: <u>Montagene</u> Date: <u>M-7-21</u>

ignature of Owner(s):
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(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.)

PROPERTY OWNER AUTHORIZATION

I/we, <u>BARRY CONNER</u>

_, 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.

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Signature of applicant or agent: _	Nay	Date: 10-7-21
**************************************		**************************************
Signature of Owner(s):	his unny	Date: 10-7-21
Mailing address:		*
City, State, Zip:		
Telephone Number: Lister Unlis		
Sworn and subscribed before me this day of Octobe Meley Vuuu Notary Public My Commission Expires:		PUBLIC Seall MARTE COULT

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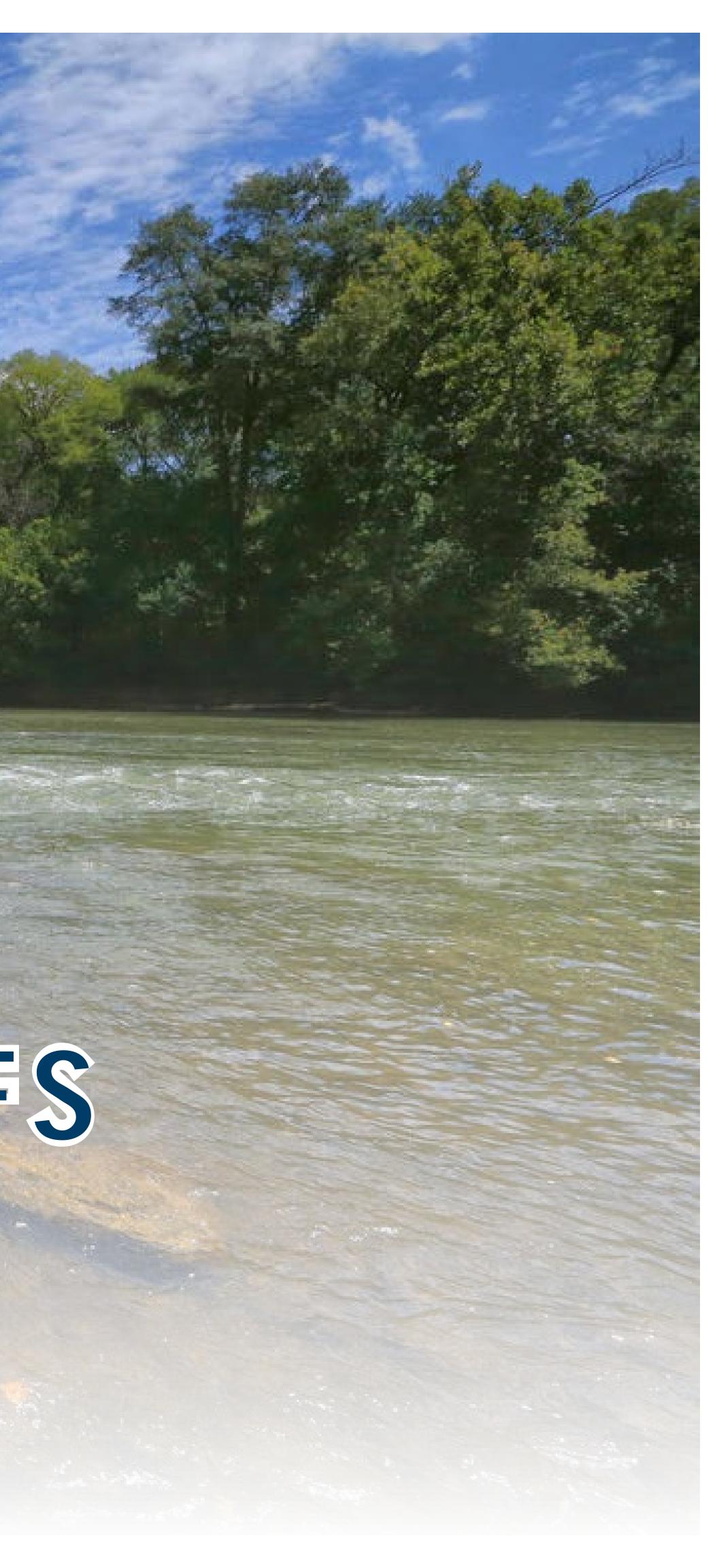
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REVISED JAN 2022

ETOWAH BLUFFS TOWNSHIP **COMMERCIAL AND ACTIVITY HUB**

THE PRESERVE SINGLE-FAMILY RESIDENTIAL LIVING





Mission Statement

Fox Creek Properties, in our conscientious attention to the In 1993, Fox Creek's residential home division consisted of two companies with less than 10 employees building environment's sustainability, is dedicated to becoming the 70 homes per year. By 2013, this division had grown to premier leader of land development, advisory and management services in the land acquisition industry. Honorfour companies with over 100 employees building over ing our promises and commitments, we continuously strive 460 homes per year. This growth was critical to retaining to distinguish ourselves by maintaining the highest level of the competitive nature of these companies in the marketprofessionalism and integrity. place as the home building industry in metropolitan Atlanta became more sophisticated and learned to weather **Co-Founders** economic recessions. However, two of these companies The founding team of Fox Creek Properties is experiare still considered lower volume, custom builders that foenced in all aspects of land development. The team offers cus on serving smaller, niche markets throughout Atlanta expertise in funding, marketing, construction, market analincluding more "in town" locations.

ysis, mitigation banking, stream bank restoration, and has extensive backgrounds in banking and accounting. Foxcreek 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.

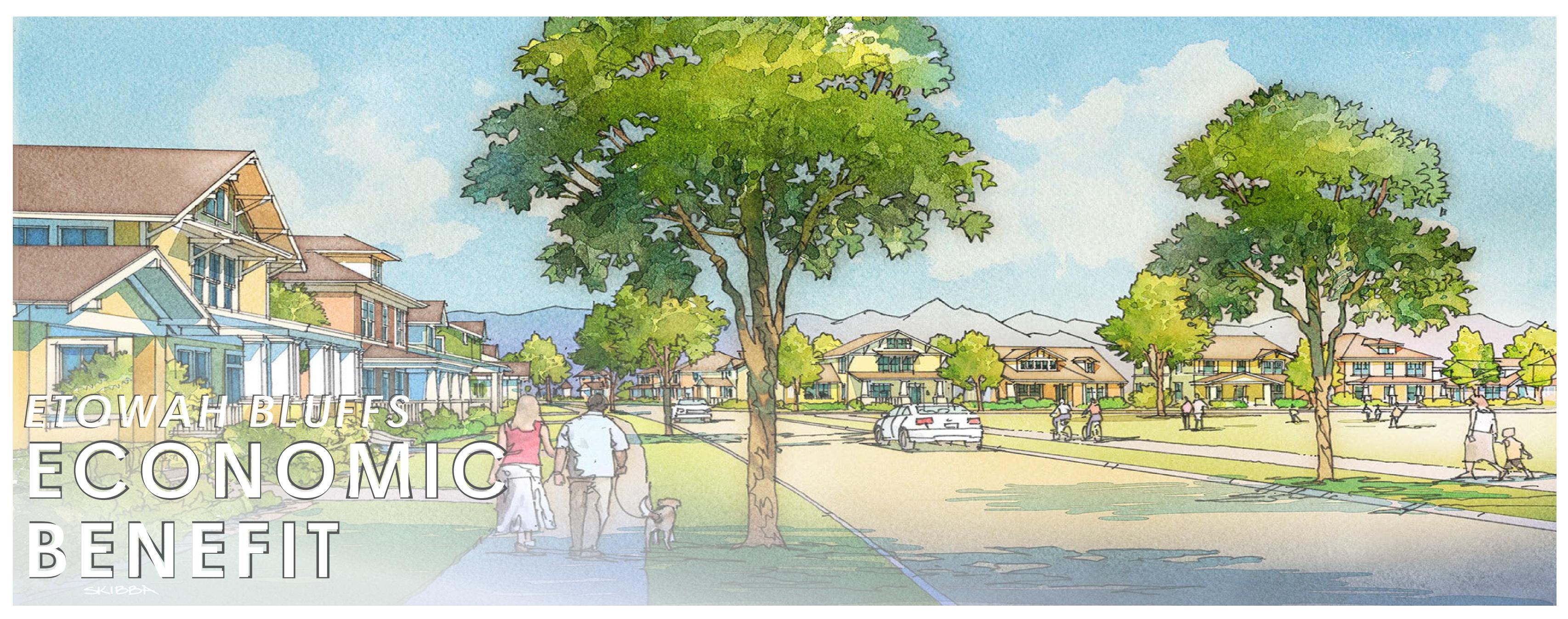
Fox Creek is committed to the highest quality construc-

Residential and Land Development

tion, 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 loss subd each even expe it wo 1/3r Deve not l The deve burd

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.

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.

Benefits of Commercial Development

Unlike residential uses, which constitute a small dollarfor-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. 61

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.

Etowah Bluffs' Consistency with Research and 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.

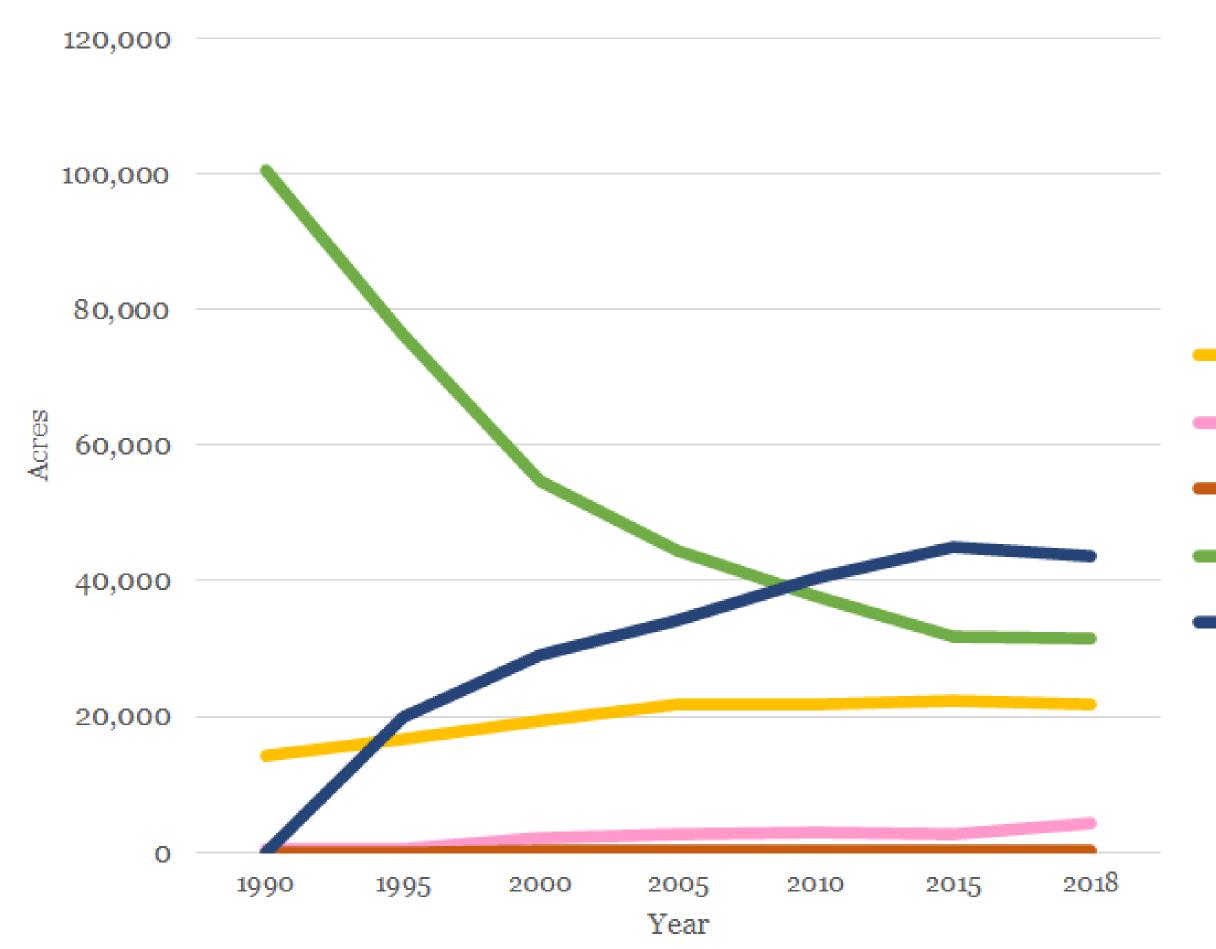
The Township at Etowah Bluffs proposal eases the need to commute out of the County for work. This not only keeps residents (and their disposable income) in the County, but it would also attract workers from outside of the County as well.

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 ECONOMC. BENEFIT

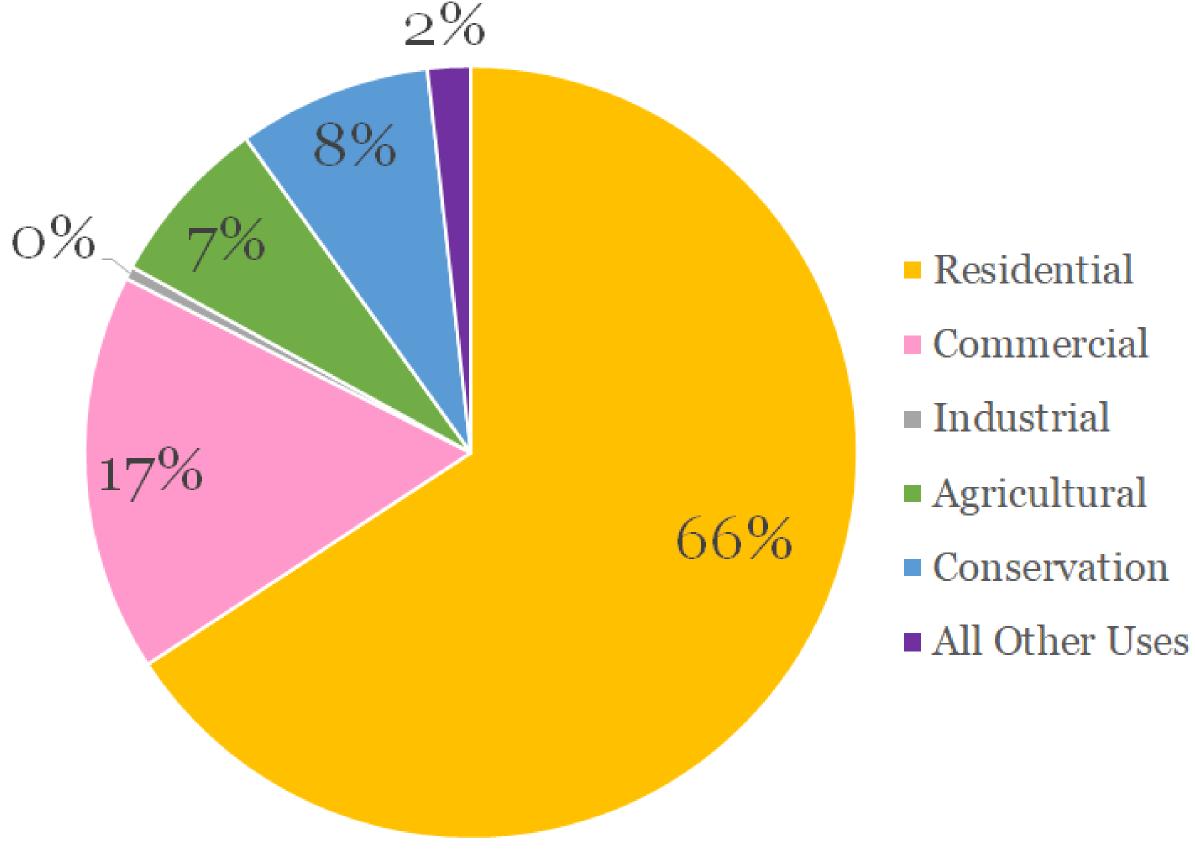
Dawson County Land Use Trends 1990 - 2018



2018 Dawson County Property Tax Collections

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

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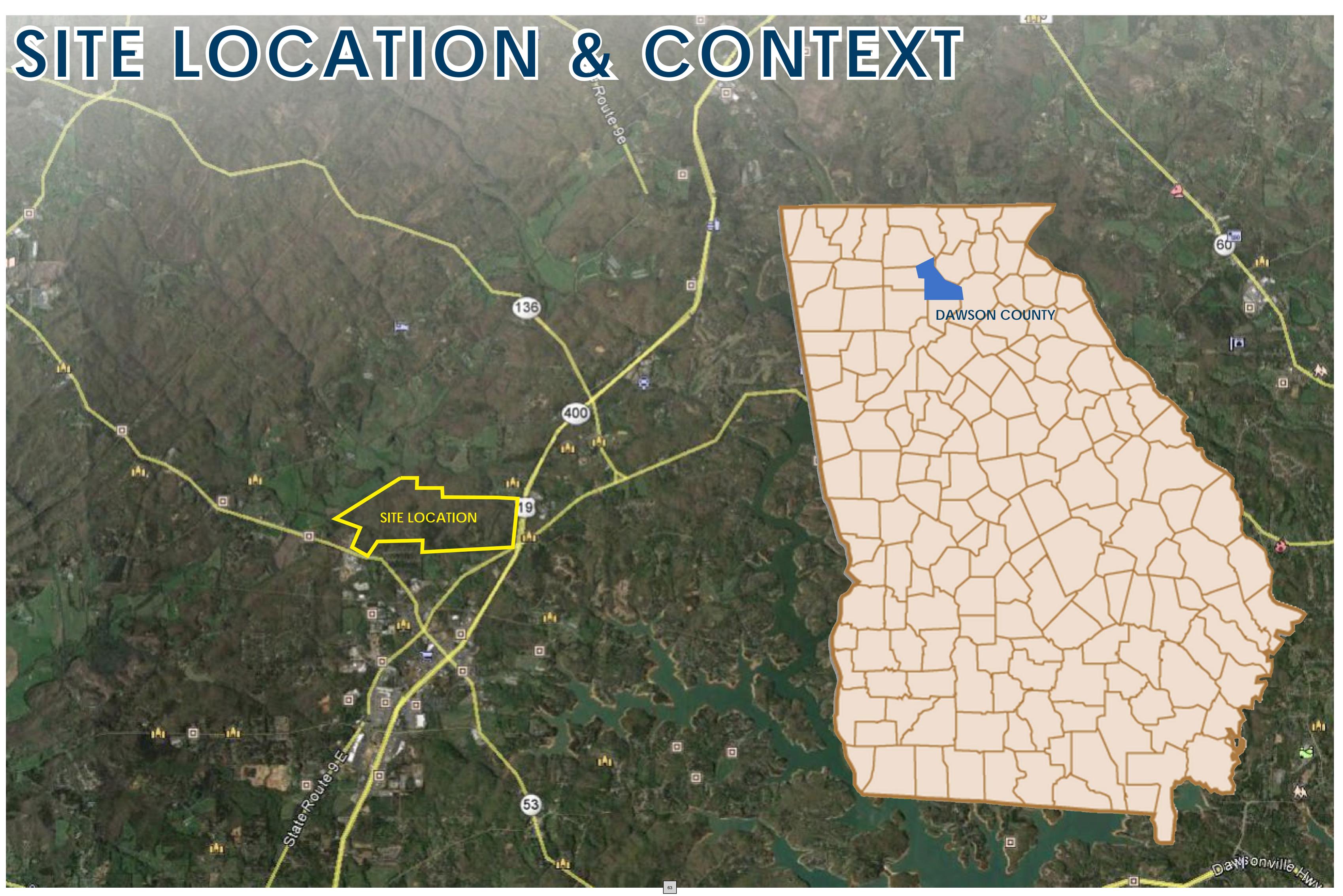


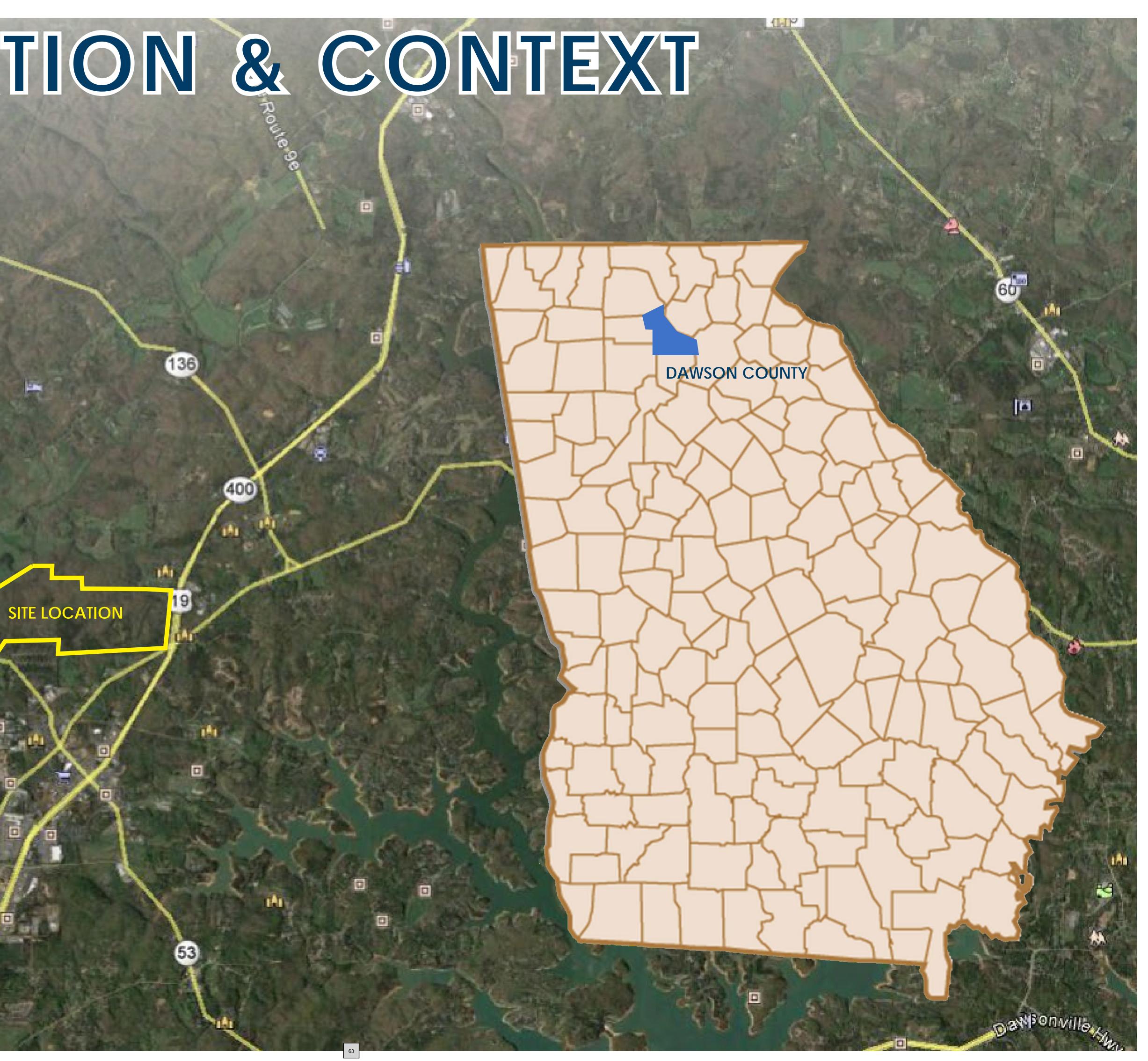
LEFT: Total acreage of land uses in Dawson County, 1990 to 2018.

Data source: Dawson County Chamber of Commerce.

Residential Acreage Commercial Acrage Industrial Acreage Agricultural Acreage Conservation Acreage

Source: Georgia Department of Revenue 2018 Tax Digest Consolidated Summary









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

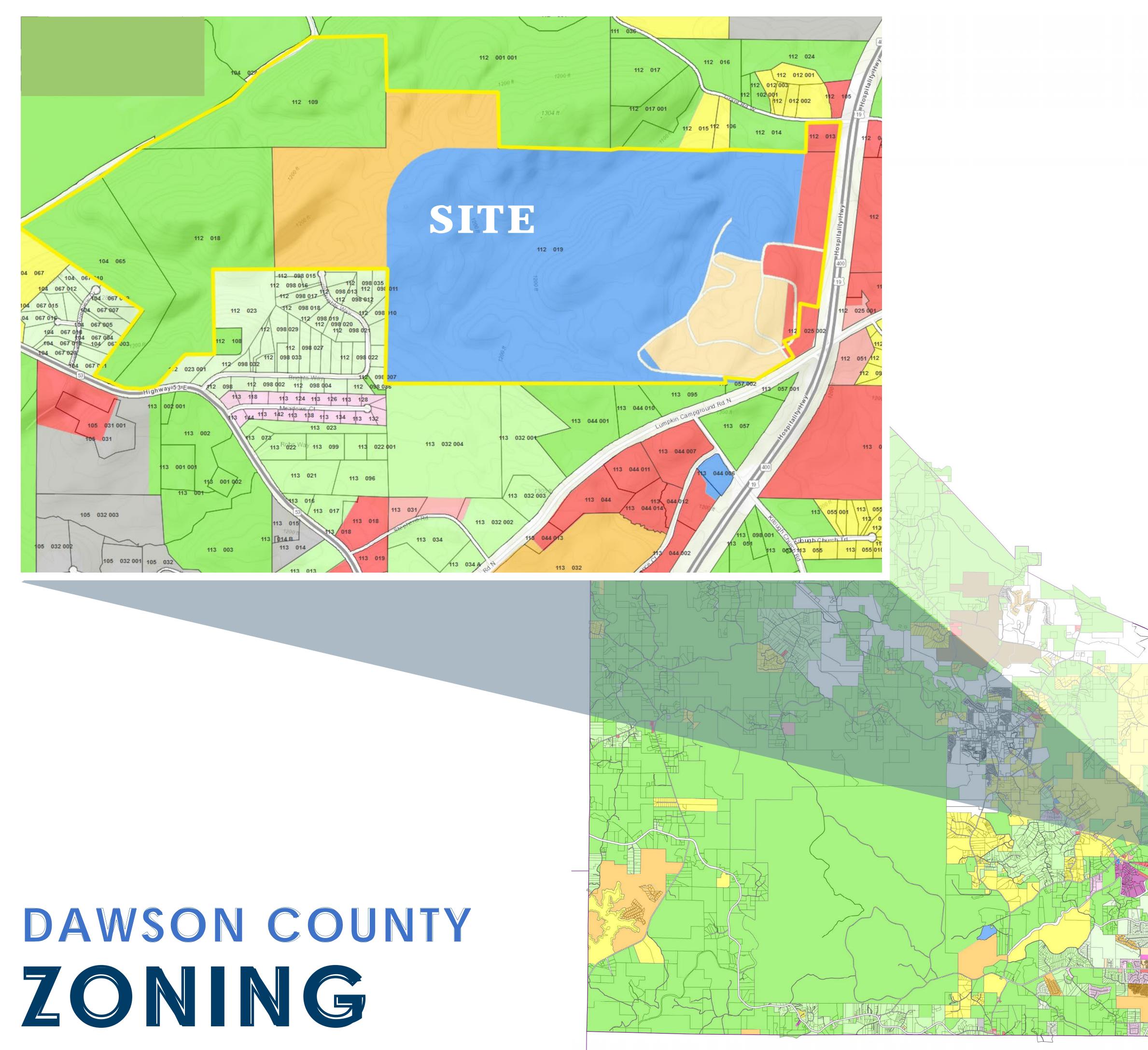
The site currently has several zoning designations: Residential Agricultural (RA), Residential Planned Community (RPC), Office/Institutional (C-OI), Planned Comprehensive Development (C-PCD), and Highway Business (C-HB).

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.



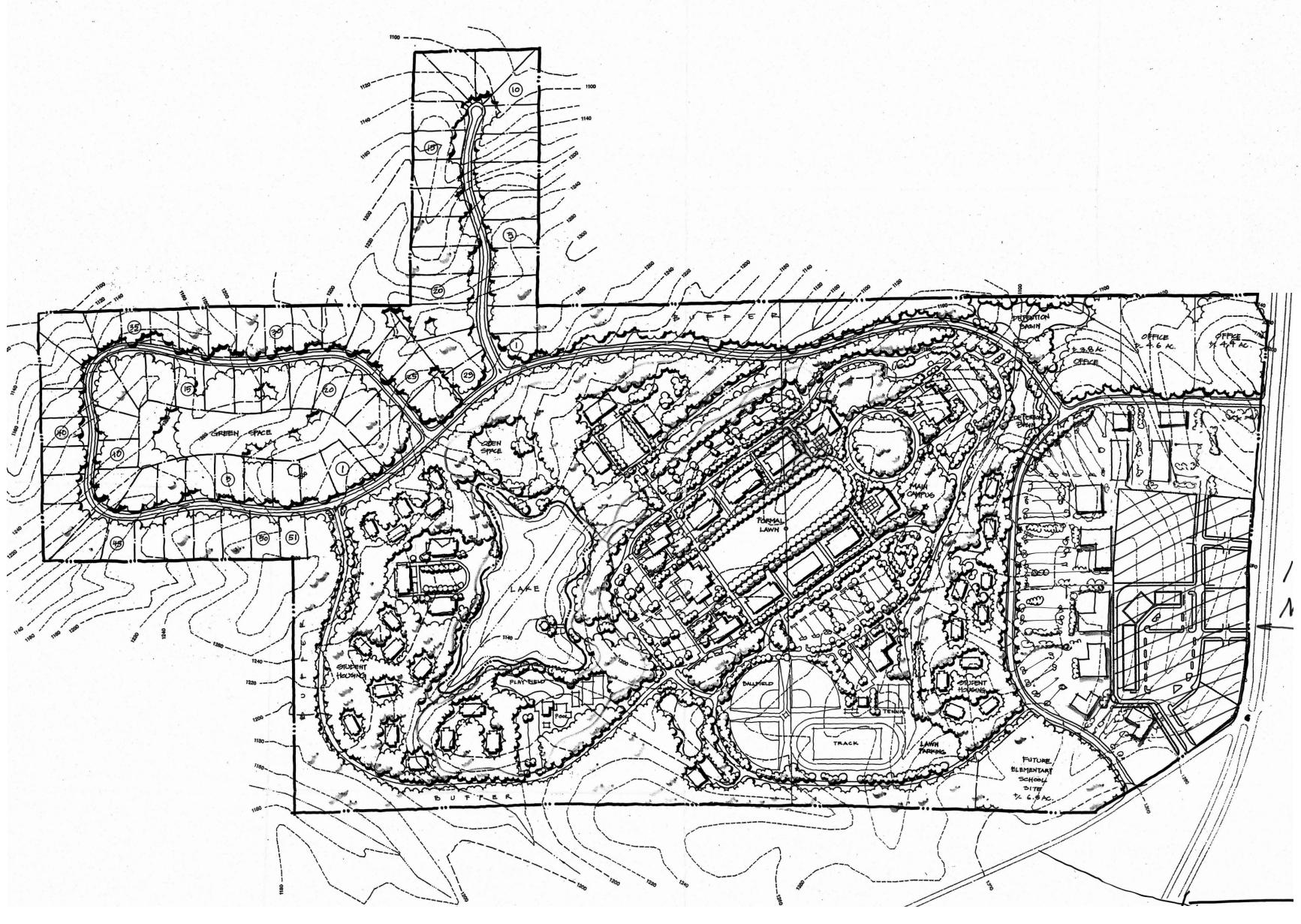
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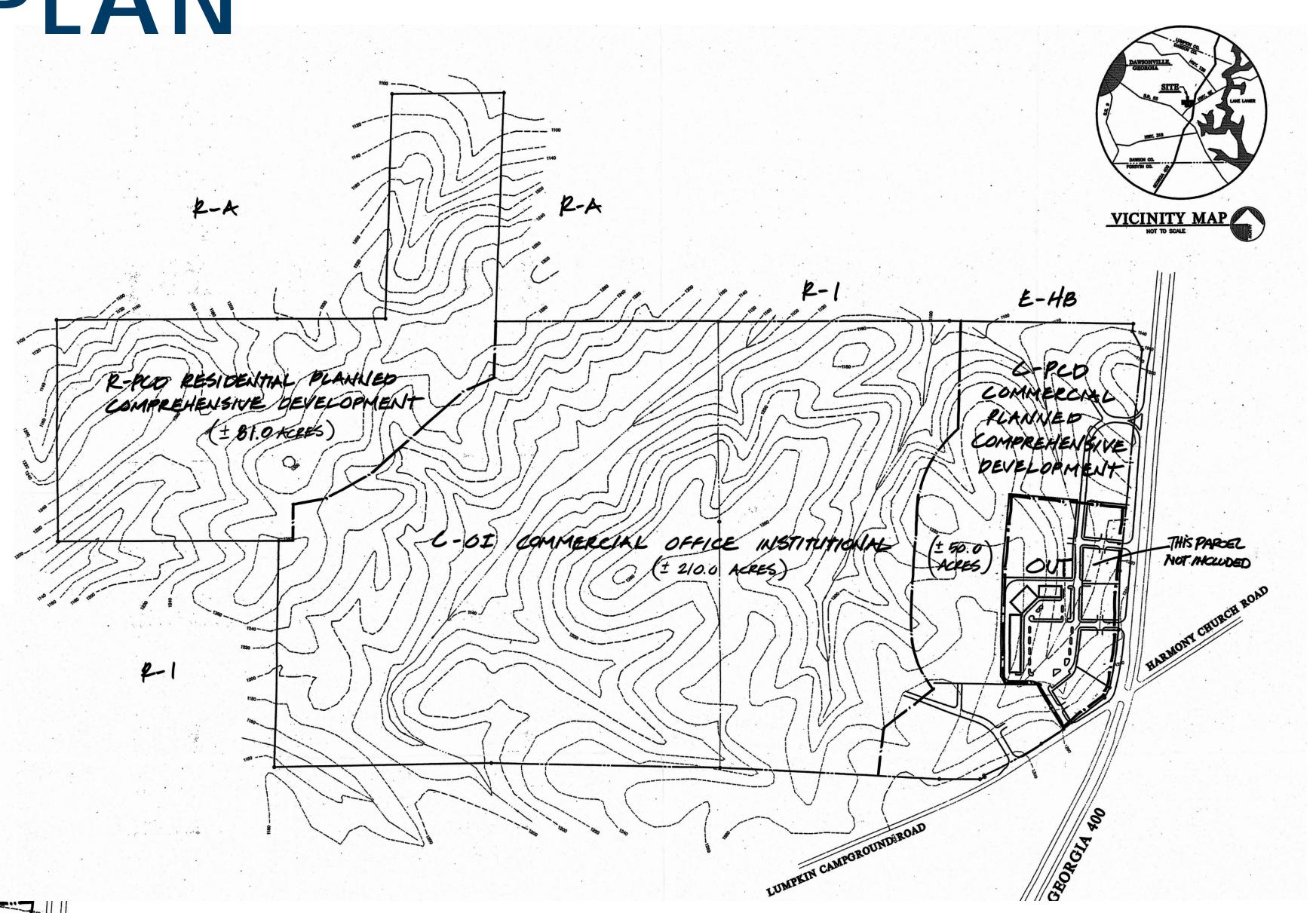
Legend

County_Line	C-PCD
RA	RS
RSR	C-01
VCR	VC
C-HB	MUV
RSRMM	CT
RPC	C-RB
C-CB	RMF
C-IR	HD
	Parcels

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		44,420 square feet			
Commercial Square Footage	80-acre town center	30,000 square feet			
Industrial Square Footage	ou-acte town center	250,000 square feet			
Hotel Space		Not currently a planned use within this development			
Blitter	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

'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 onsite is further balanced with over 200 acres of preservation space (two thirds the size of the current plan area!).

emphasis on the commercial component of the site plan. The unique

LAND USE COMPARISON **COMPREHENSIVE PLAN**

Land Use		Density ¹	General Range of Land	Range of % Total Land						
	Description	Units or Square Footage	or Intensity	Area Needed (acres)	Area in Activity Center	LAND USE	DESCRIPTION	RANGE OF % TOTAL LAND AREA IN ACTIVITY CENTER	TOTAL % OF LAND AREA	LAND AREA OF USE PROPOSED
Detached (cluster)		0.1500	2.8 units	100 040	22.240/			(PER COMP PLAN)	(PER SITE PLAN)	(ACRES)
homes	Fee-simple lots	0-1500 units	per acre overall	158-340	32-34%	DETACHED HOMES	Fee simple lots	32% - 34%	17%	88.9
Townhouses/attached condominiums	Freestanding	200-1000 units	2.8 units per acre overall	25-125	5-13%	TOWNHOUSES/ ATTACHED	Freestanding	5% - 13%	1%	5.86
Apartments/condomini ums, 650 – 1850 square feet per unit,	2 nd & 3 rd floors of mixed-use	100-300 units	125,000- 375,000 square	Included with employ-		CONDOMINIUMS APARTMENTS	Buildings only	1% -2%	1%	2.7
1250 square feet	buildings		feet	ment		EMPLOYMENT USES	Buildings only		2%	8.4
average Employment uses: Office, retail, service, restaurants, civic, institutional	In mixed-use building or freestanding	150,000 - 250,000 square feet		7-20	1-2%	LANDSCAPING/ PARKS/RECREATION /OPEN SPACE	All remaining site area	30%	69%	356.64
Parking structure(s) for employment uses and apartments/condominiu	65%-100% of spaces for	815-2080 spaces	1 per 300 square feet	10-25	2%-3%	ROADS & PARKING FOR EMPLOYMENT & APARTMENTS	All paved lanes, circulation, parking spaces, and garages	23%	7%	36.5
ms						MISC.	Stormwater ponds		3%	15.77
Landscaping, parks, recreation, open space	30% of Total			150-300	30%	OUTPARCEL FOR PUBLIC USE		10%	1%	3.5
Miscellaneous Roads	10% of total 20% of total	1		50-100 100-200	10% 20%	TOTAL SITE AREA	518.274	100%	100%	518.274
TOTAL (acres)				500-1000	100%				1	1

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 $\frac{1}{70}$

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



DETACHED HOMES 17%

TOWNHOMES 1%

APARTMENTS 1%

2%

EMPLOYMENT USES

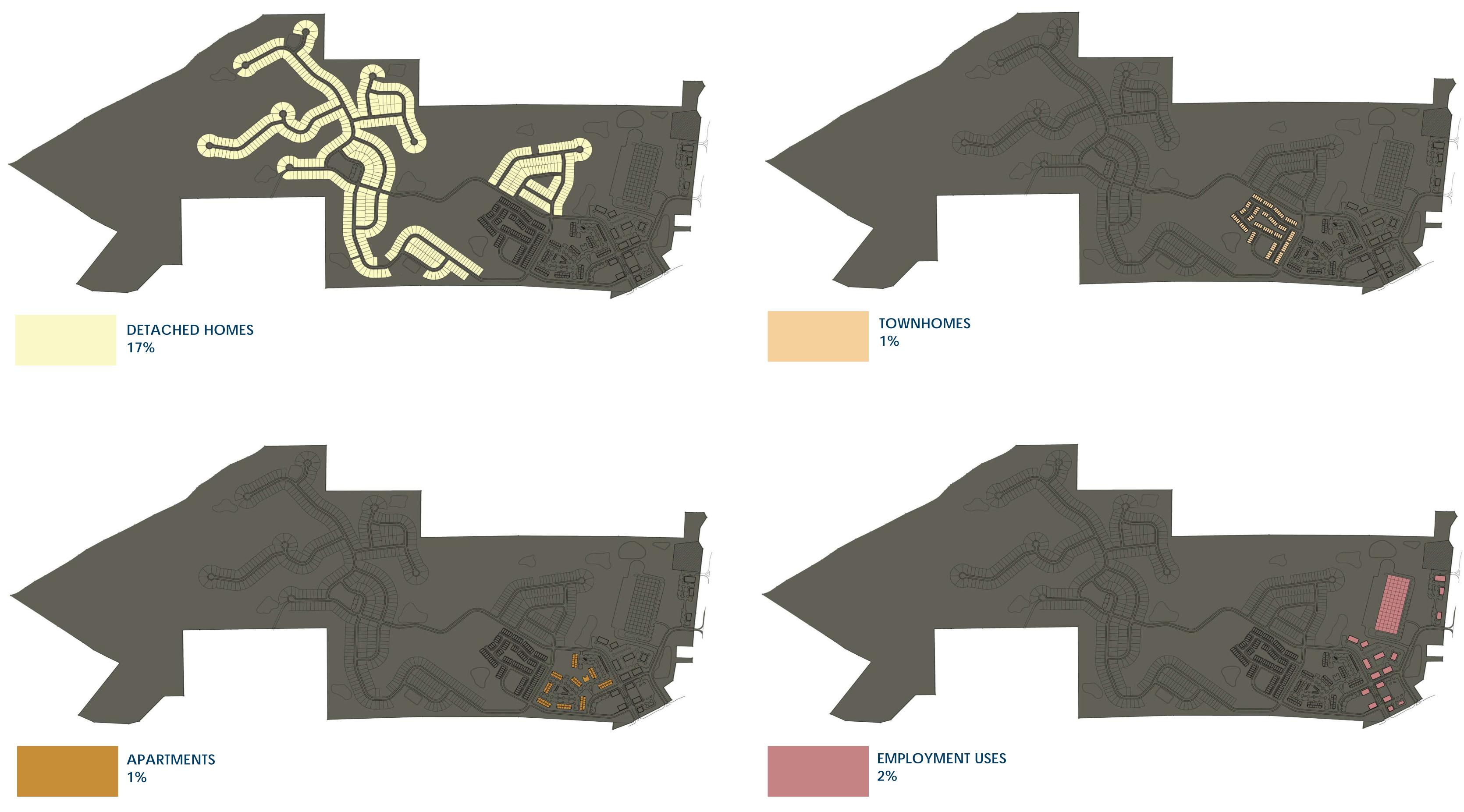
LANDSCAPING, PARKS, **OPEN SPACE, AMENITIES** 69%

ROADS & PARKING 7%

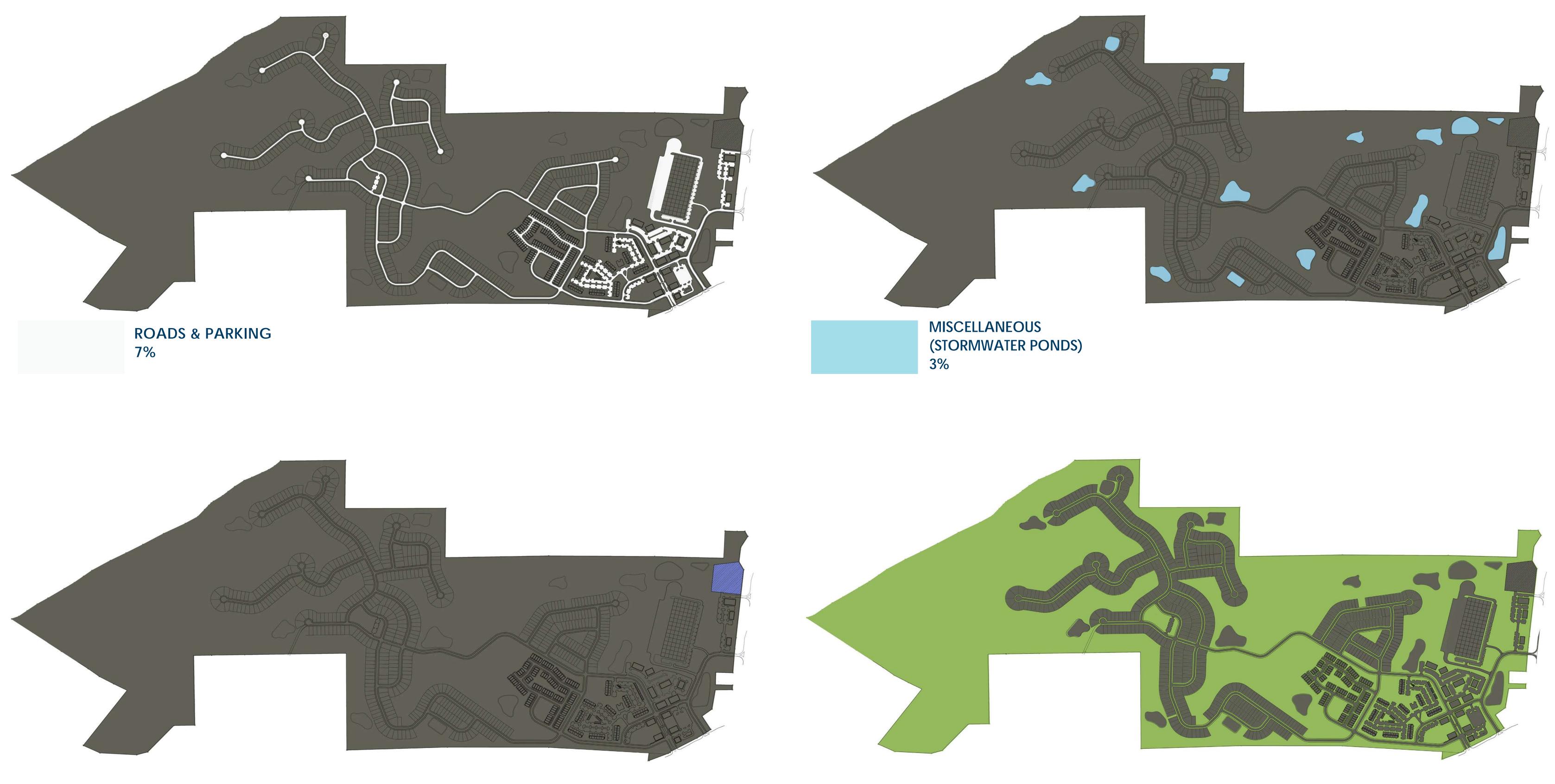
MISCELLANEOUS (STORMWATER PONDS) 3%

CIVIC OUTPARCEL 1%

LAND USE BREAK DOWN PROPOSED PLAN

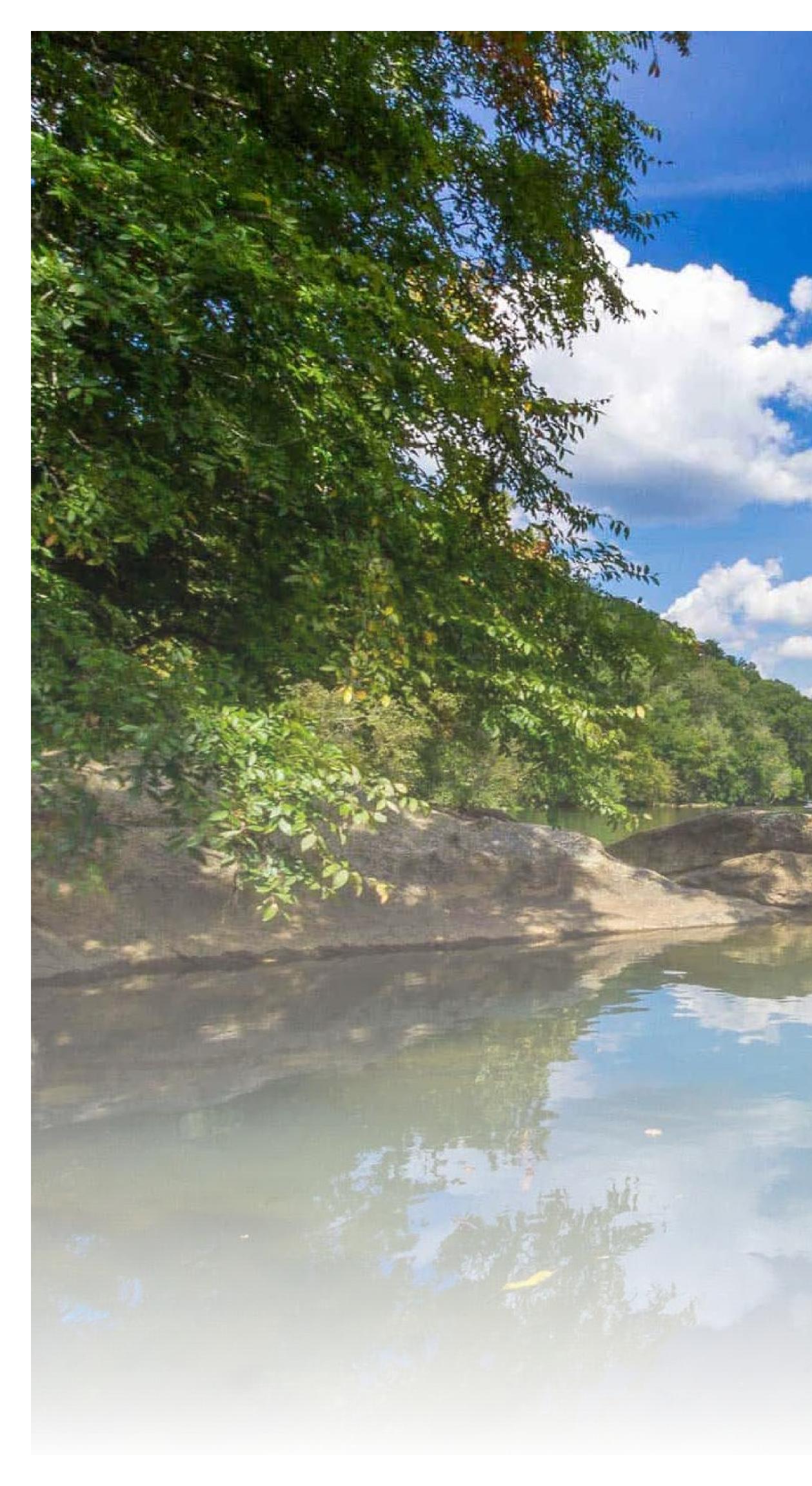


LAND USE BREAK DOWN PROPOSED PLAN



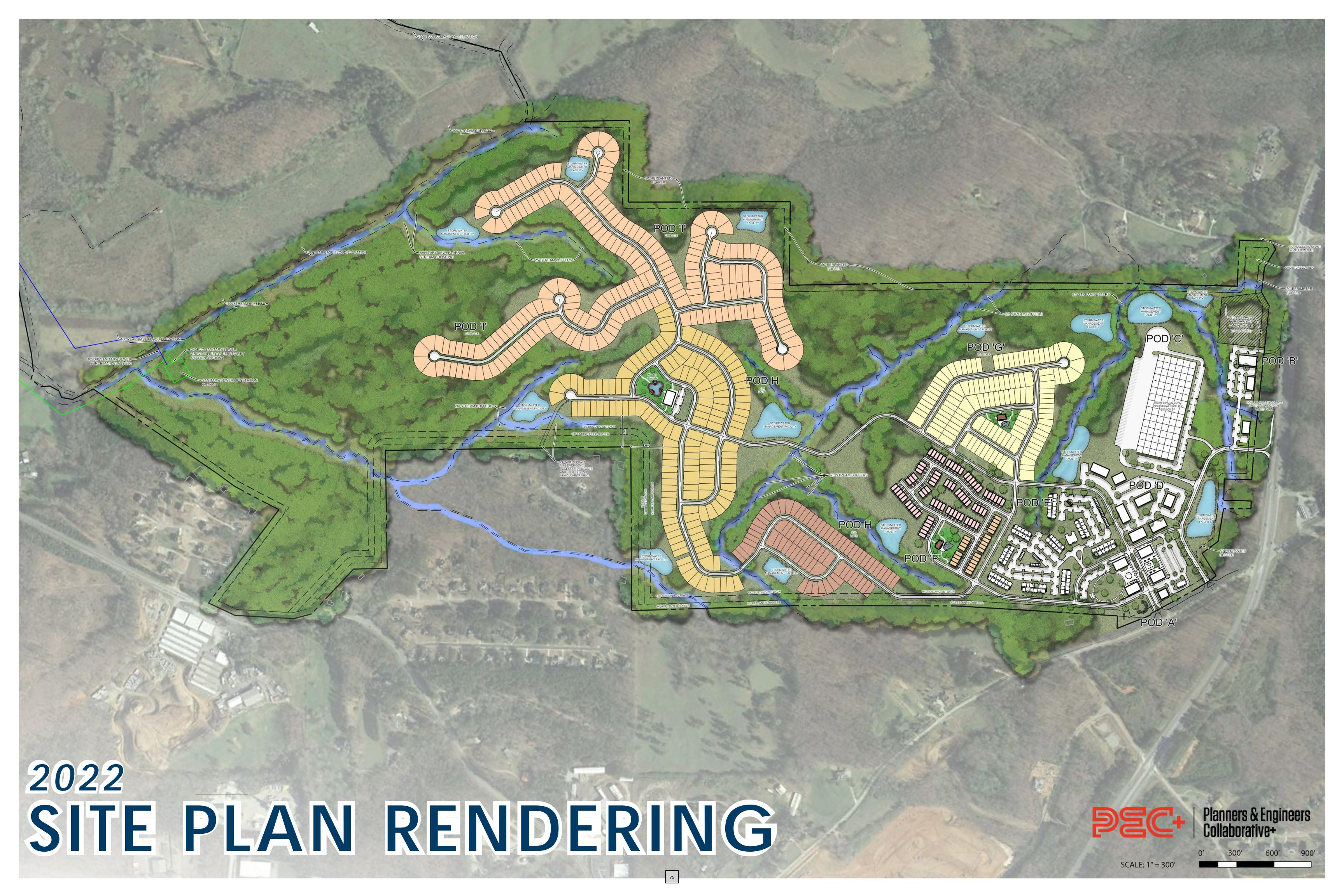
CIVIC OUTPARCEL 1%

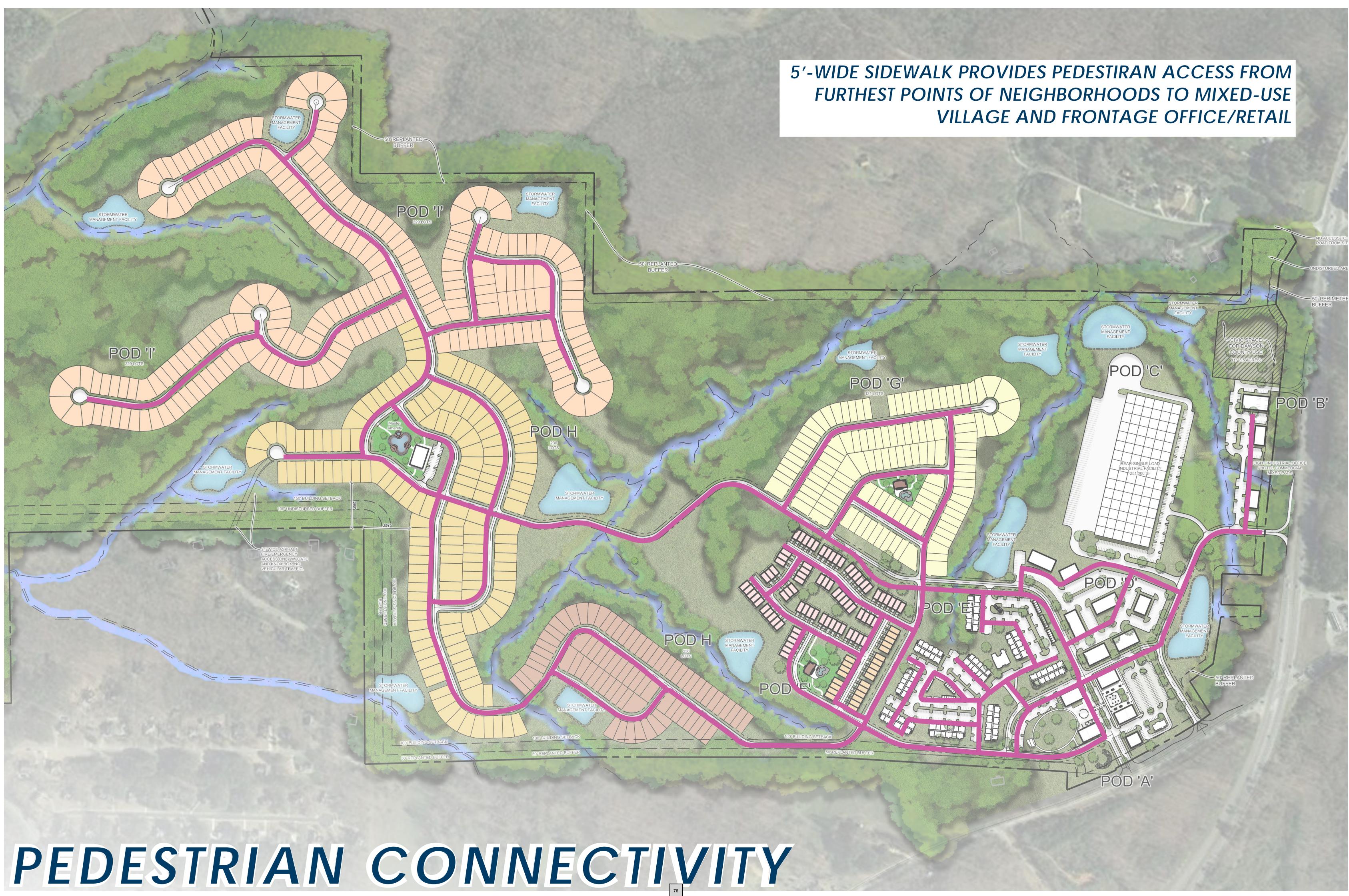
LANDSCAPING, PARKS, **OPEN SPACE, AMENITIES** 69%

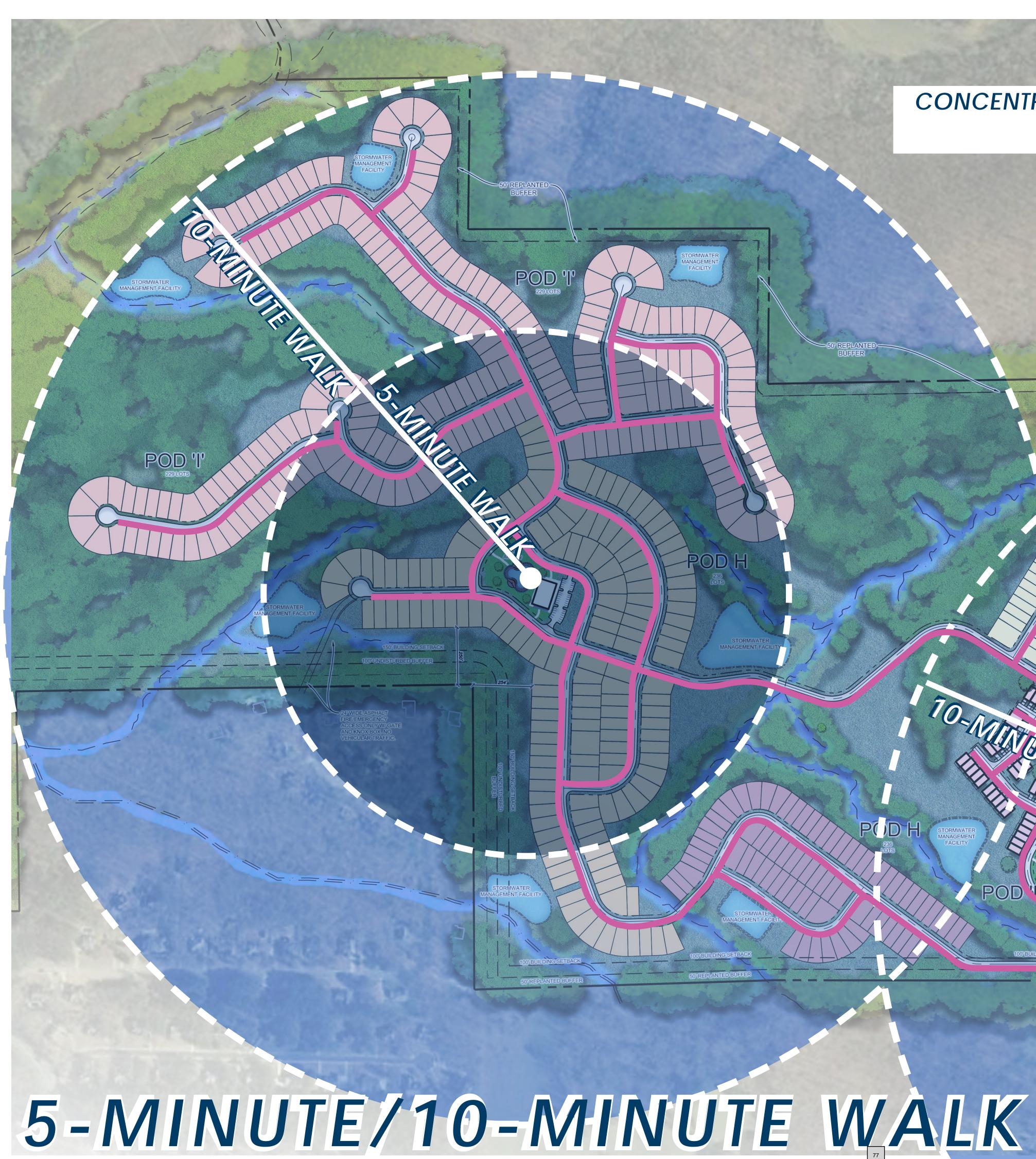


THE PROPOSAL: **ETOWAAH BLUEFS DOWNSHIP AT ETOWAH BLUEFS** COMMERCIAL AND ACTIVITY HUB **THE PRESERVE AT ETOWAH BLUEFS** SINCLE FAMILY RESIDENTIAL LIVING

74





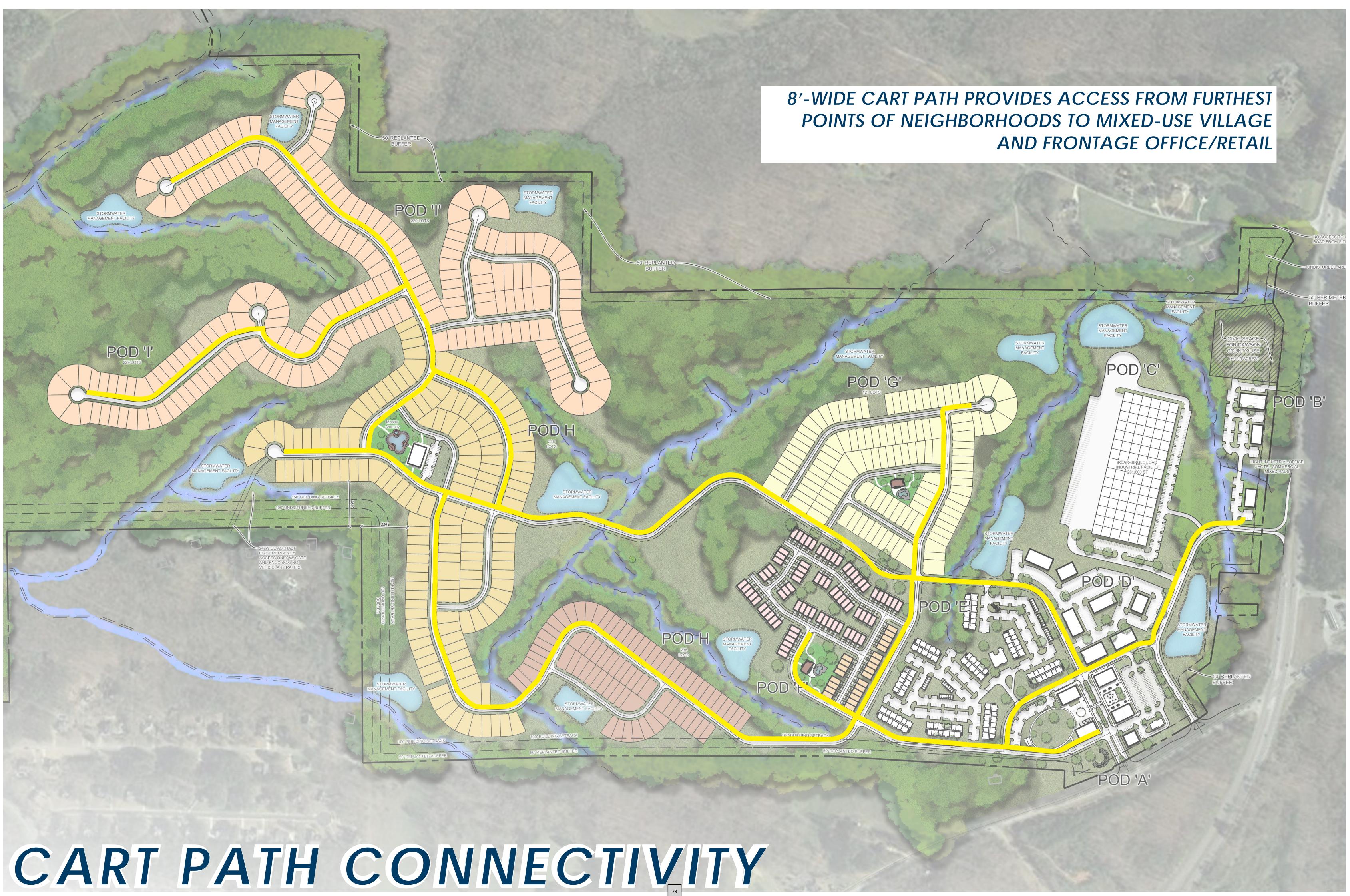


CONCENTRIC CIRCLES SHOW 5-MINUTE AND 10-MINUTE WALKING DISTANCES FROM CENTRAL AREAS OF ETOWAH BLUFFS

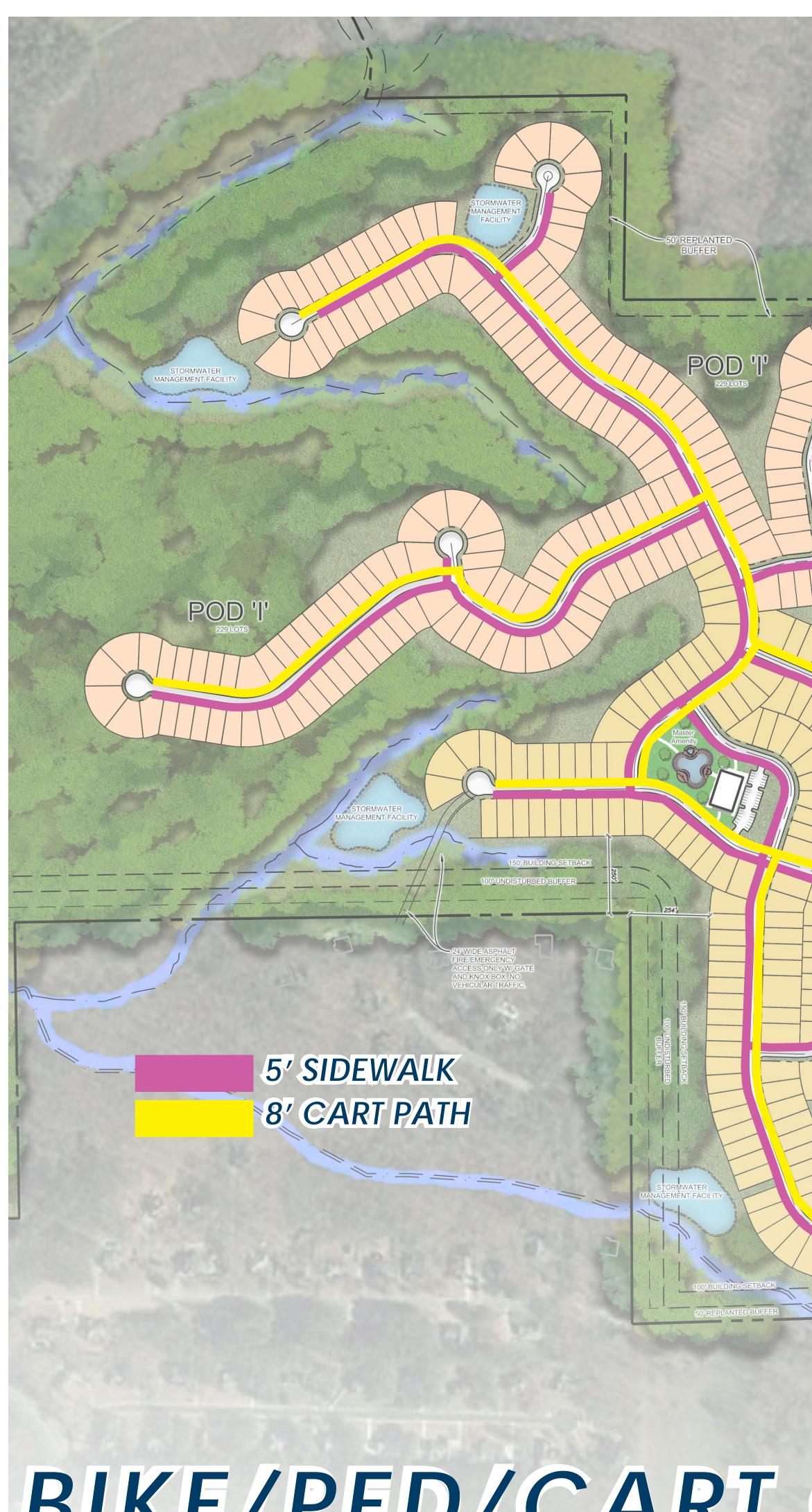
POD 'G'

10









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

POD 'G'

BIKE/PED/CART CONNECTIVITY





TOWNSHIP **TECHNICAL SPECIFICATIONS**

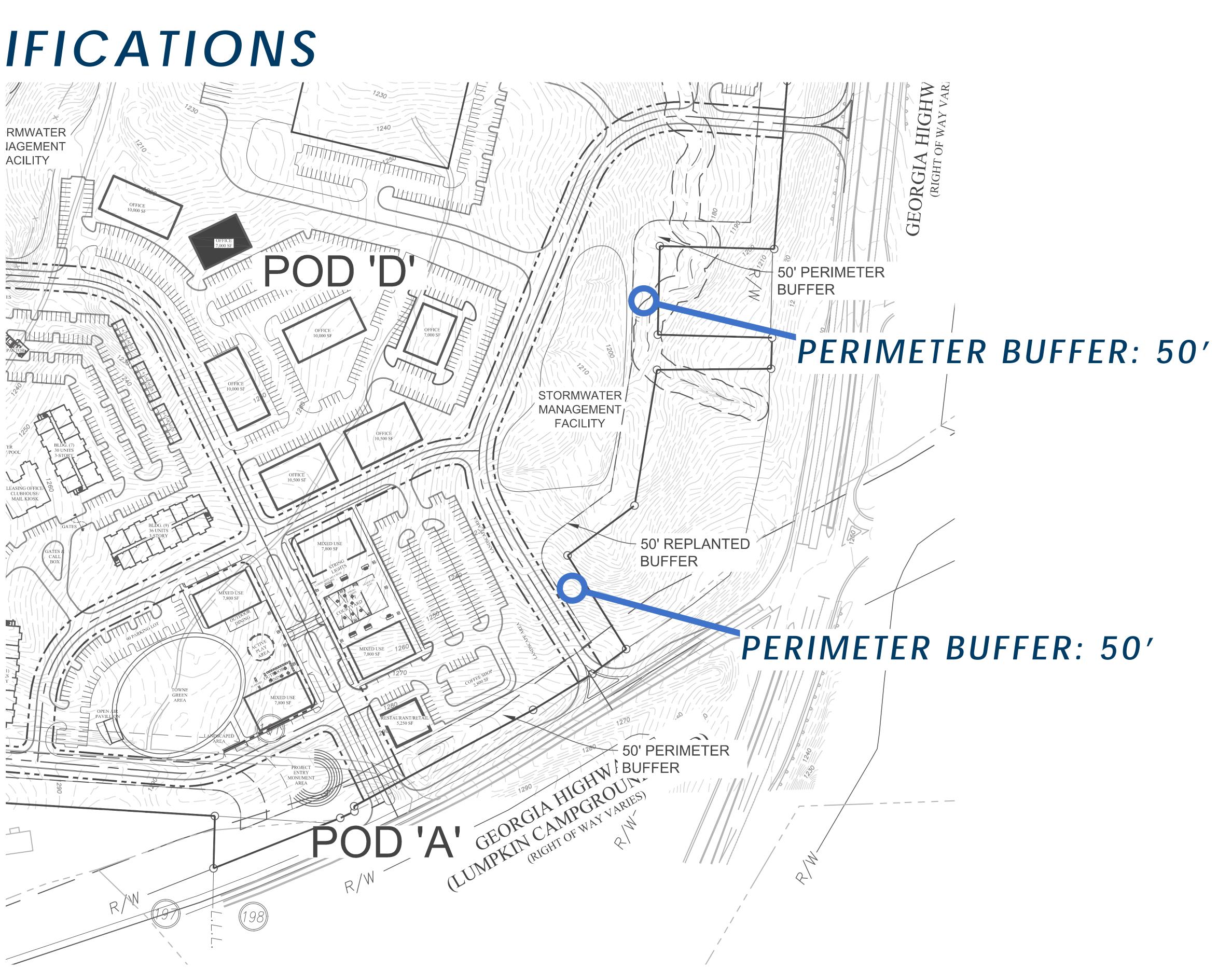
Commercial/office uses in Pods A and D utilize overall site setbacks.

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.

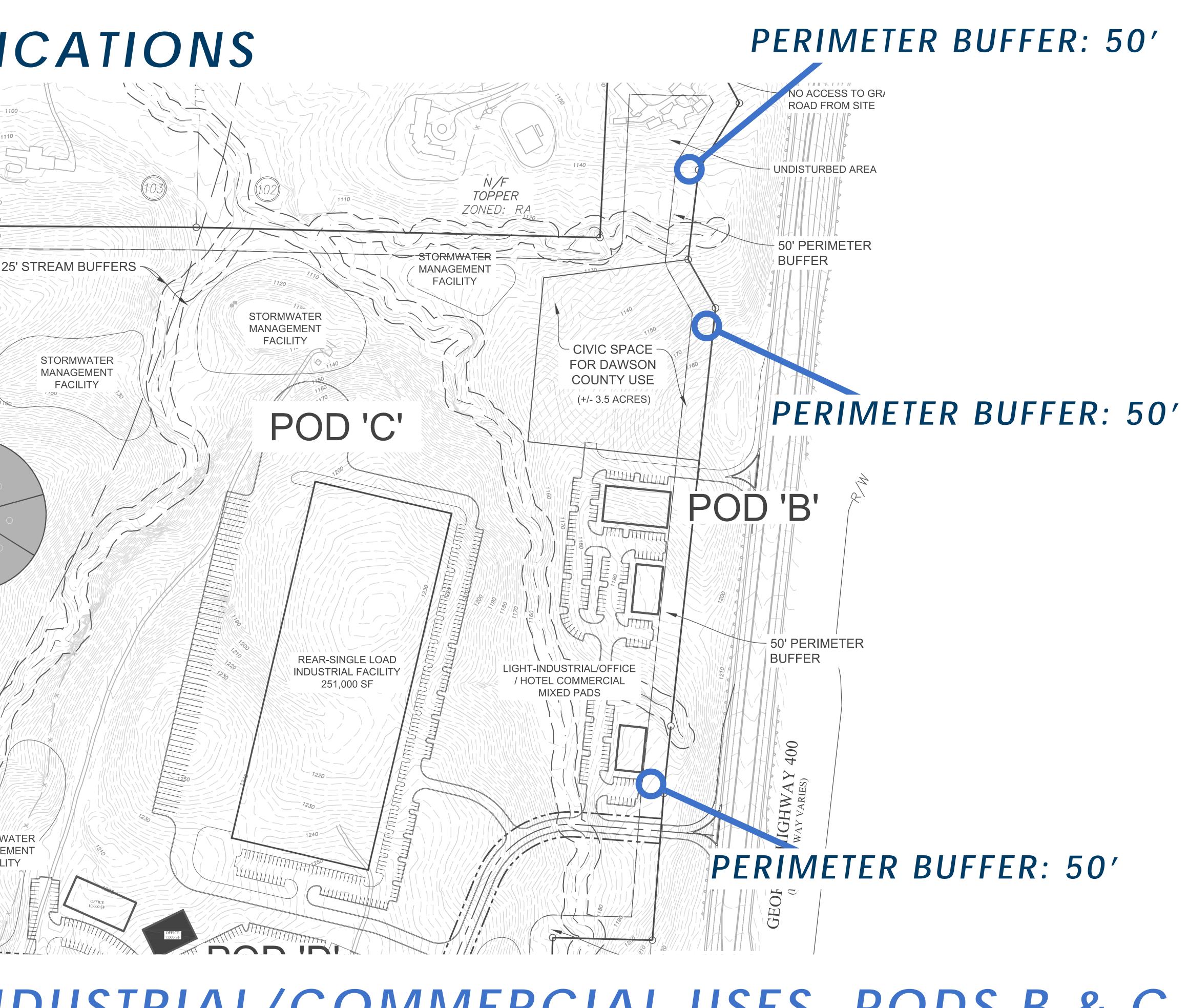
For all uses in Pods B and D, the **50-foot perimeter buffer applies**.

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

STANDARDS FOR INDUSTRIAL/COMMERCIAL USES, PODS B & C

STORMWATER MANAGEMENT

FACILITY





ACTIVII 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.

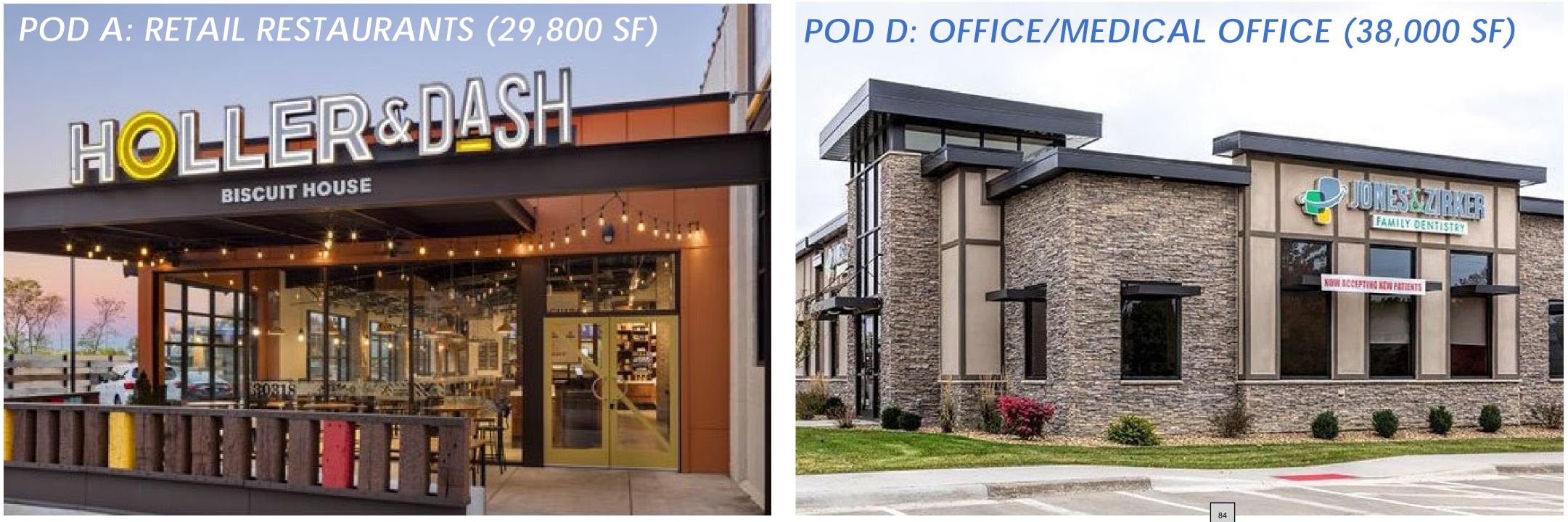
The site benefits from major visibility along the GA 400 and Lumpkin Campground Road frontages, which this proposal seizes on!

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.

















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 stateof-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

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



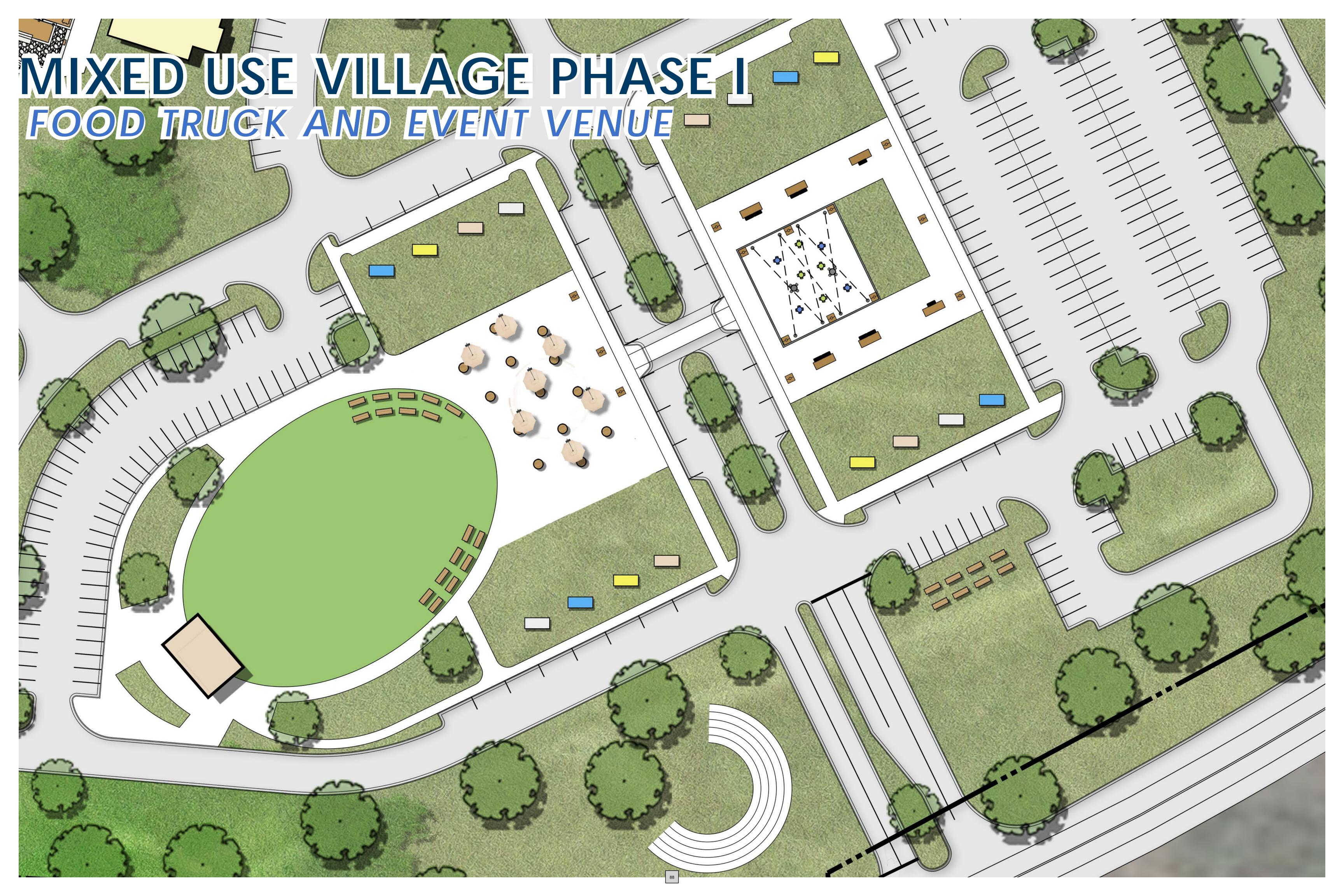
The Mixed-Use Village (Pod A) will be constructed in two phases. Phase I (left rendering) will include both hardscape and landscape build out. During this phase, the seating areas, gathering green, flexible field and other amenities in this Pod will be fully constructed. In lieu of permanent structures, 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 FULL BUILD-OUT OF PERMANENT COMMERCIAL/RETAIL MIXED USE STRUCTURES



build out of Phase II a 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

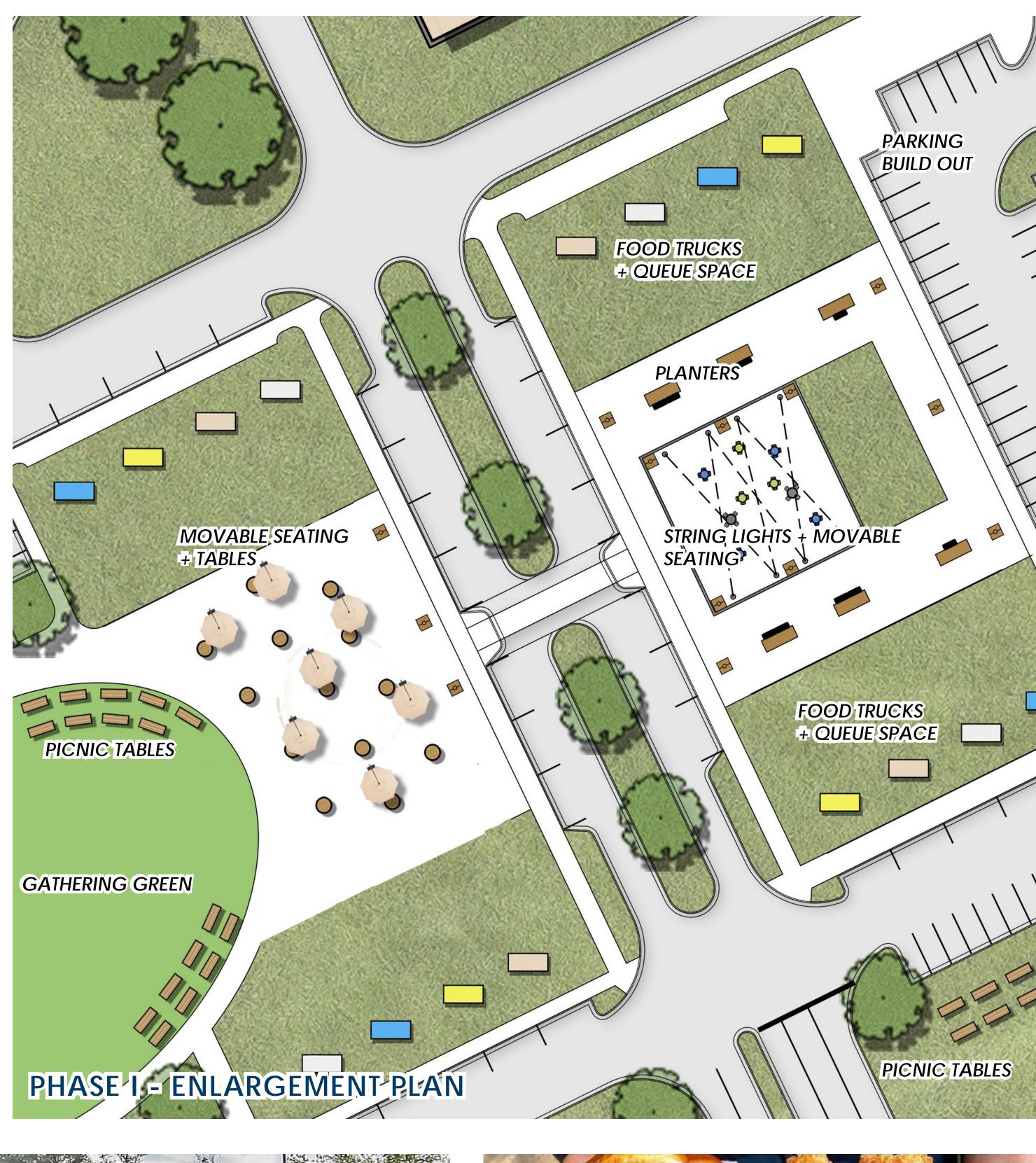


MIXED USE VILLAGE PHASE I FOOD TRUCK AND EVENT VENUE











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.



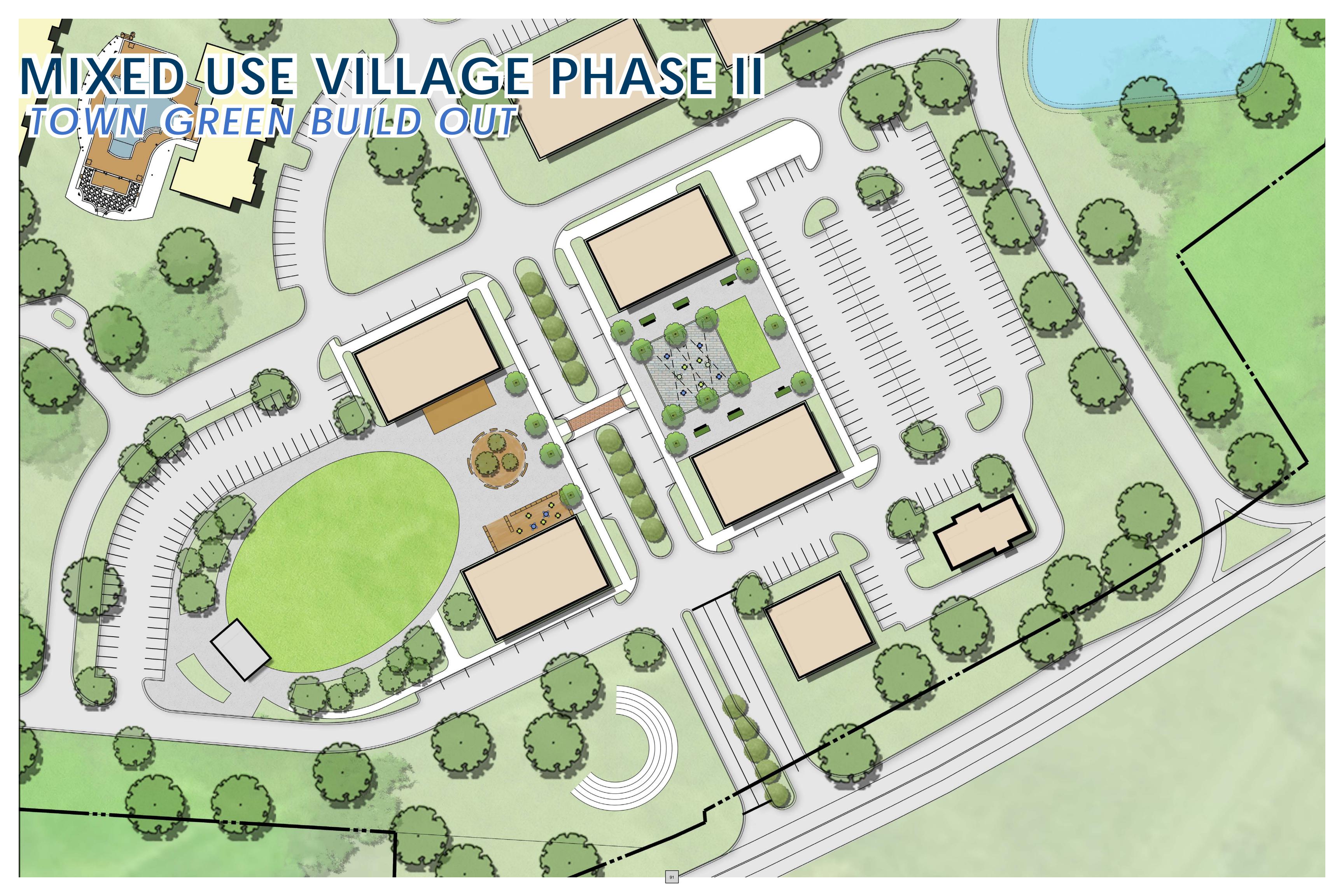




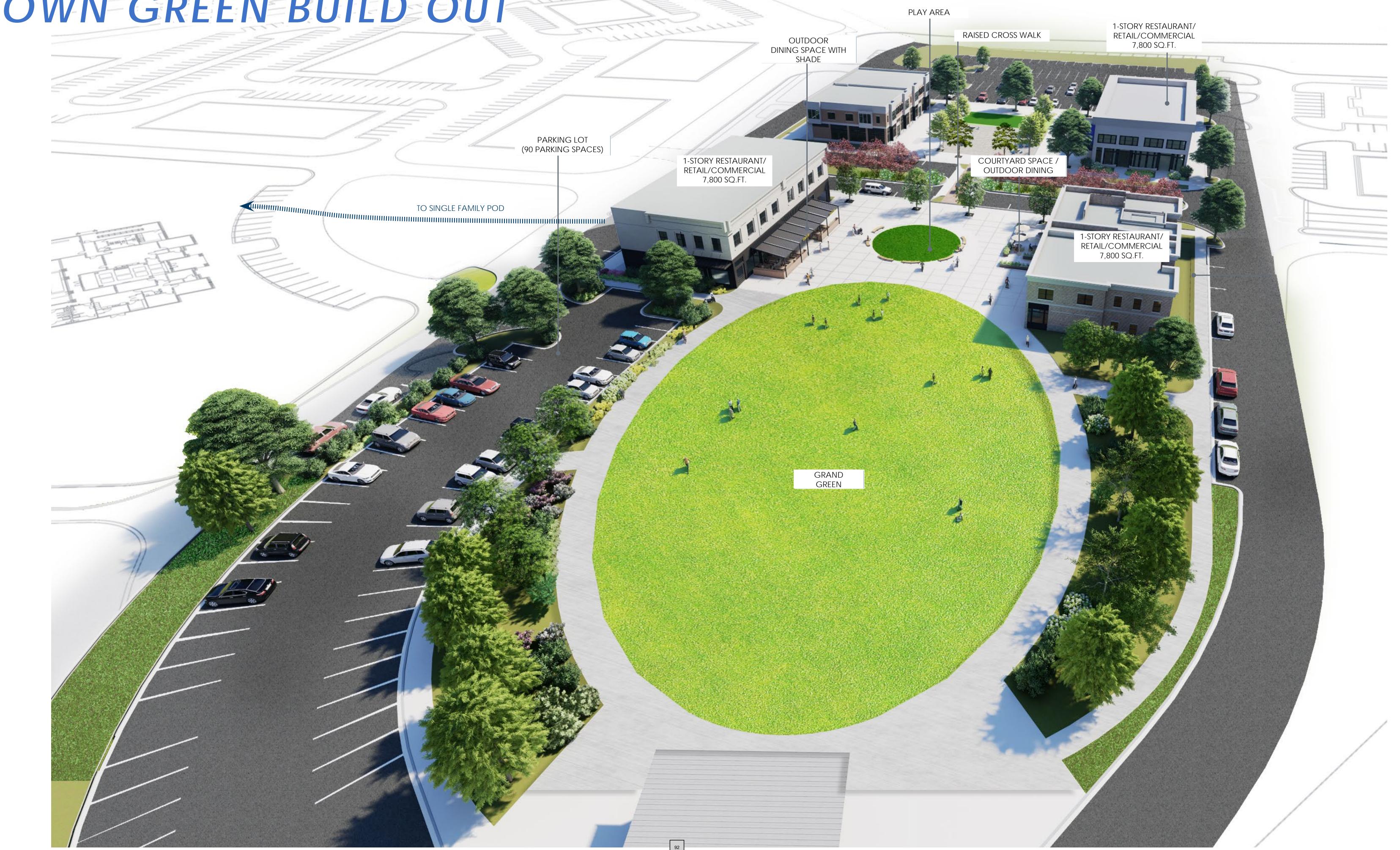








MIXED USE VILLAGE PHASE II TOWN GREEN BUILD OUT



MIXED USE VILLAGE PHASE II TOWN GREEN BUILD OUT



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.

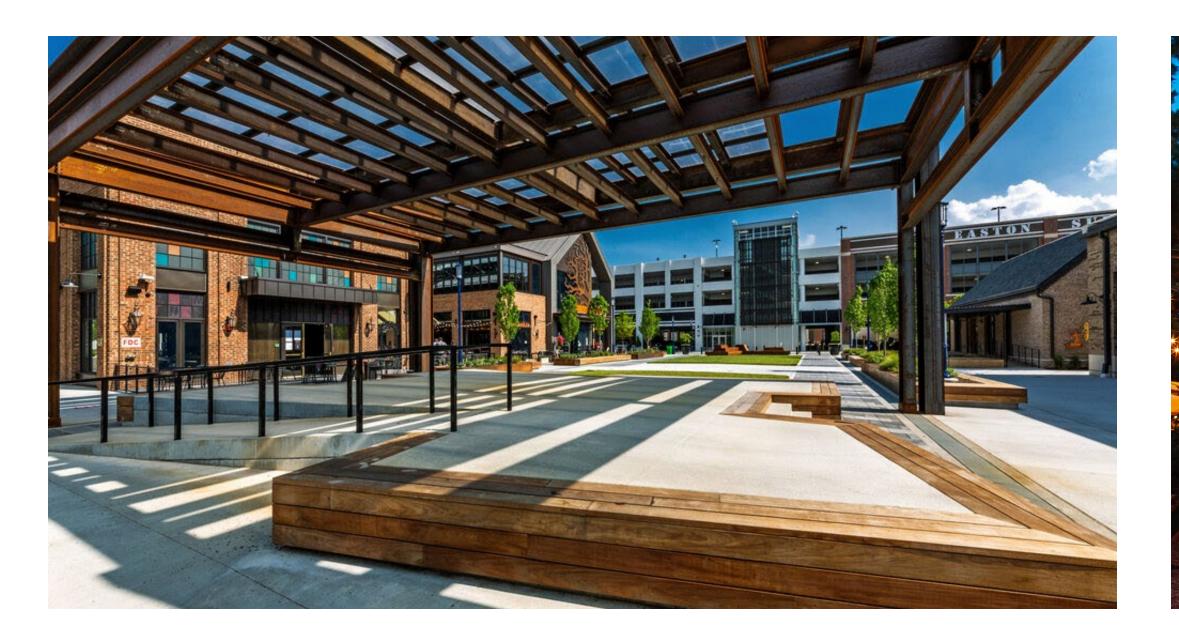
Small, trendy shops and restaurants, with some more popular chain options could thrive in this area. Ample outdoor seating, landscaping, and decor will provide an inviting look that encourages patrons to stay, relax, explore, and return.

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



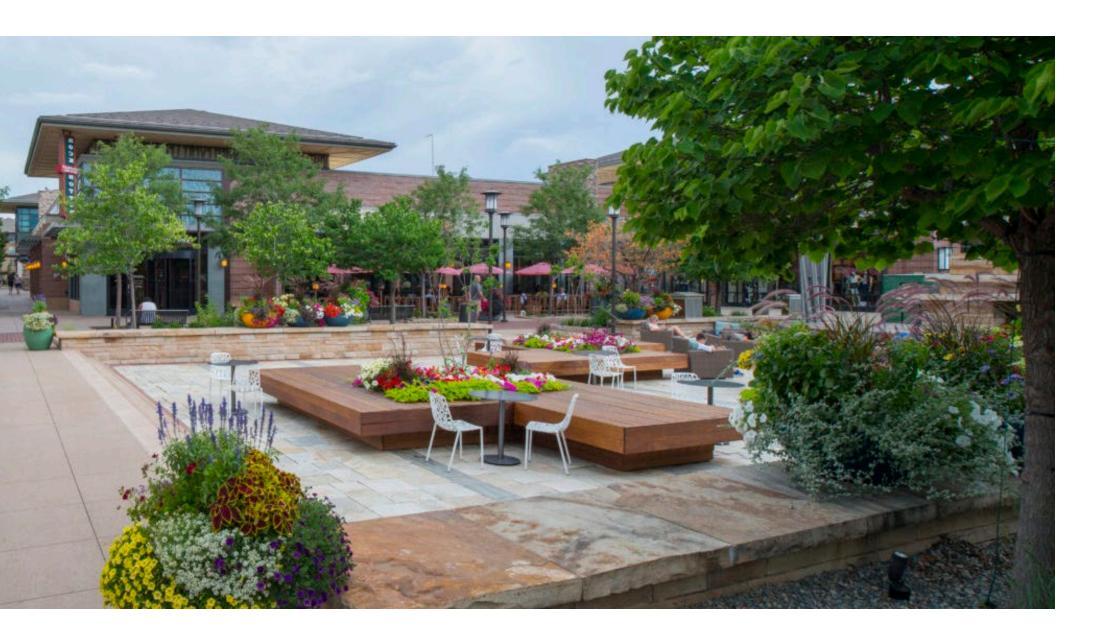


The *PERMANENT GATHERING SPACES* visioning board provides ideas of how the open spaces and patios could be styled when the Phase II build out has been completed. This visioning board also includes ideas of textures, materials, decorations and landscaping to create inviting, exciting places to eat, play, 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.

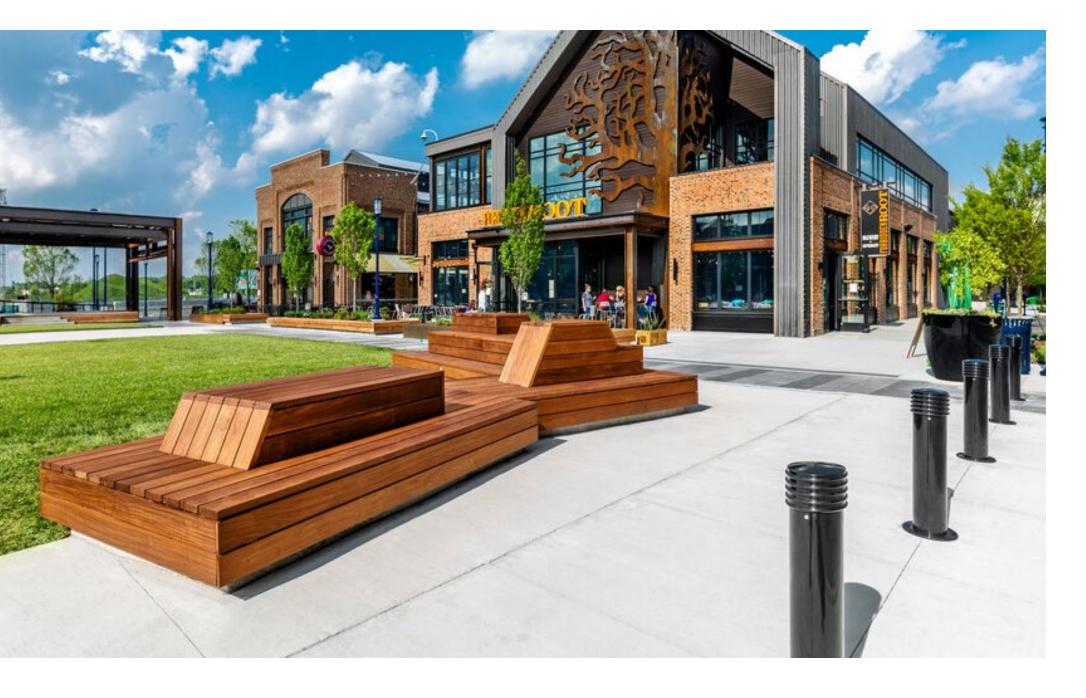












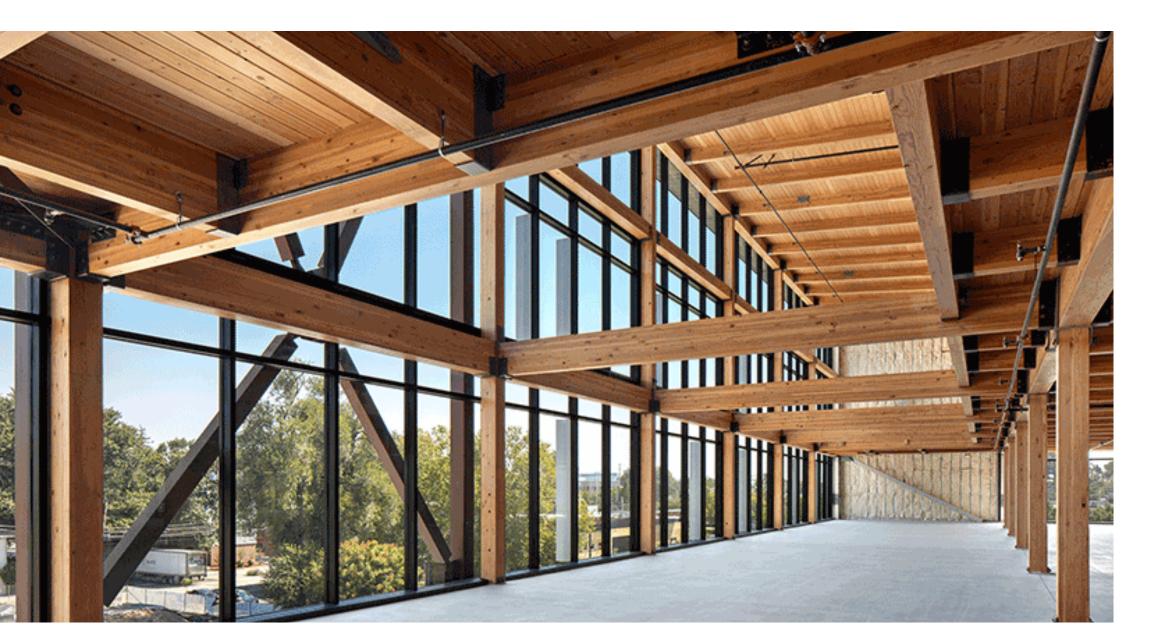
MIXED USE VILLAGE: MATERIALS VISIONING



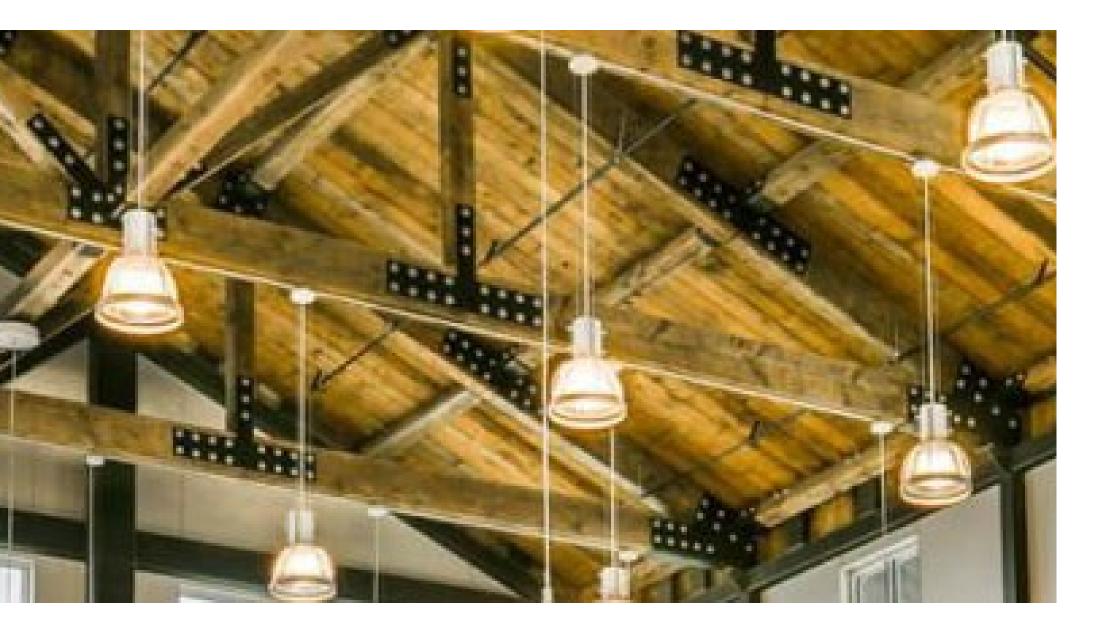


The *MATERIALS VISIONING* board showcases the types of materials, colors, and textures that are proposed for the Mixed Use Village. Design elements will incorporate textures and materials that are modern, rustic, organic, and airy to capture the 'modern mountain' feel of the Mixed Use Village at Etowah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

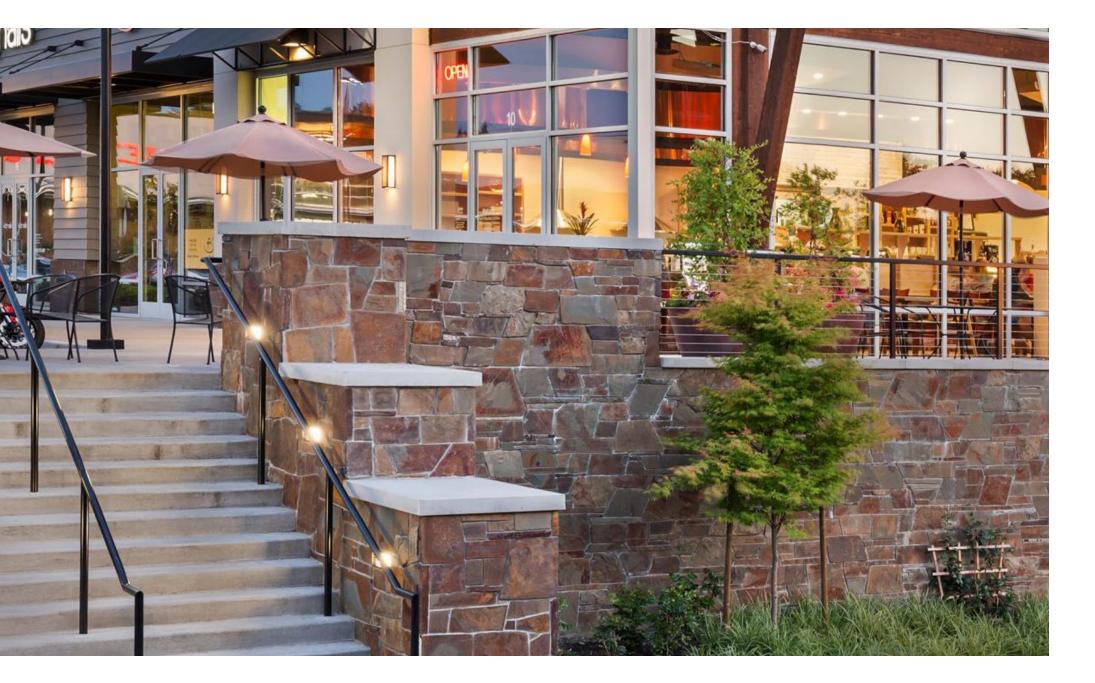












MIXED USE VILLAGE PHASE II: ARCHITECTURAL PRECEDENTS









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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 singleloaded 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.



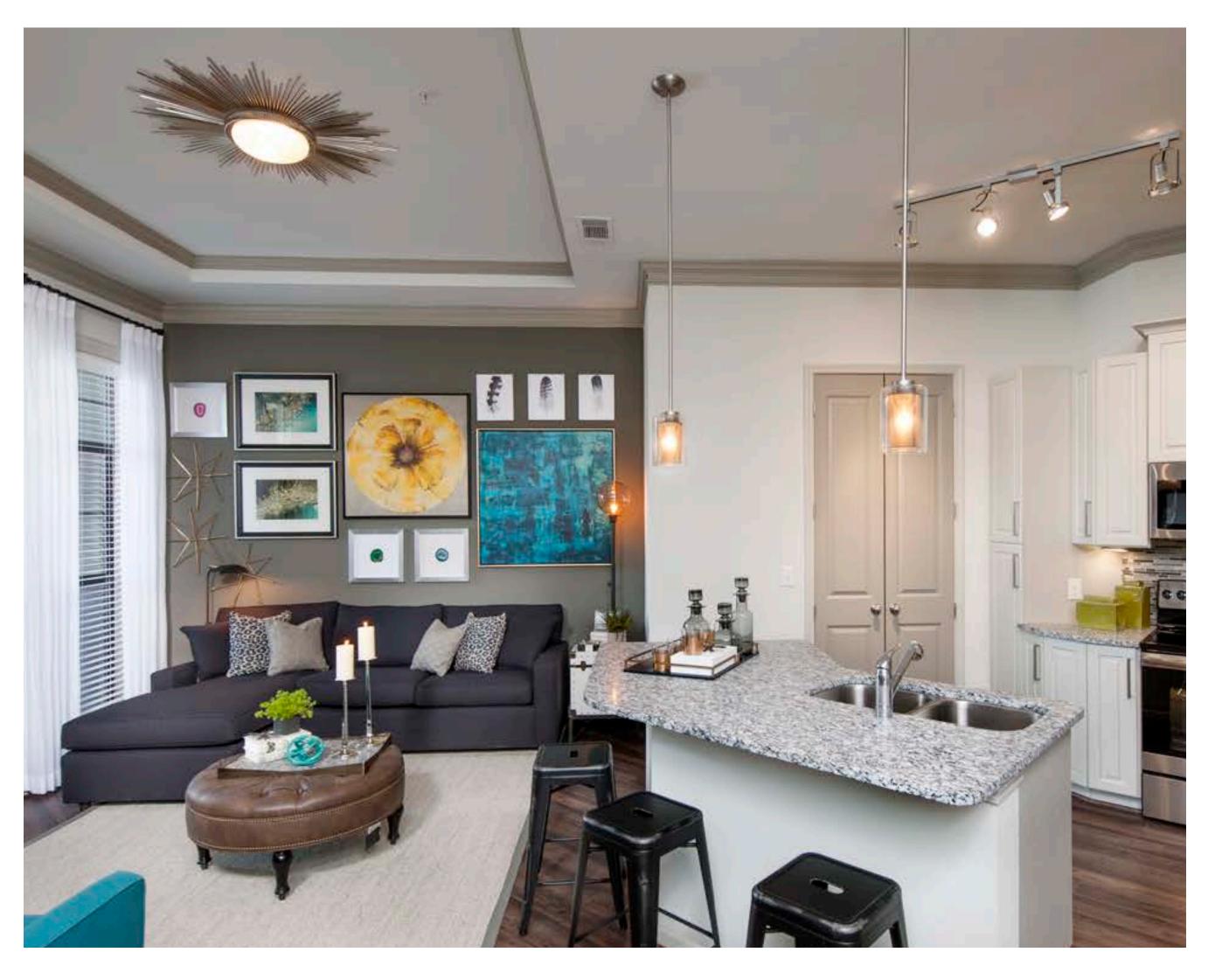


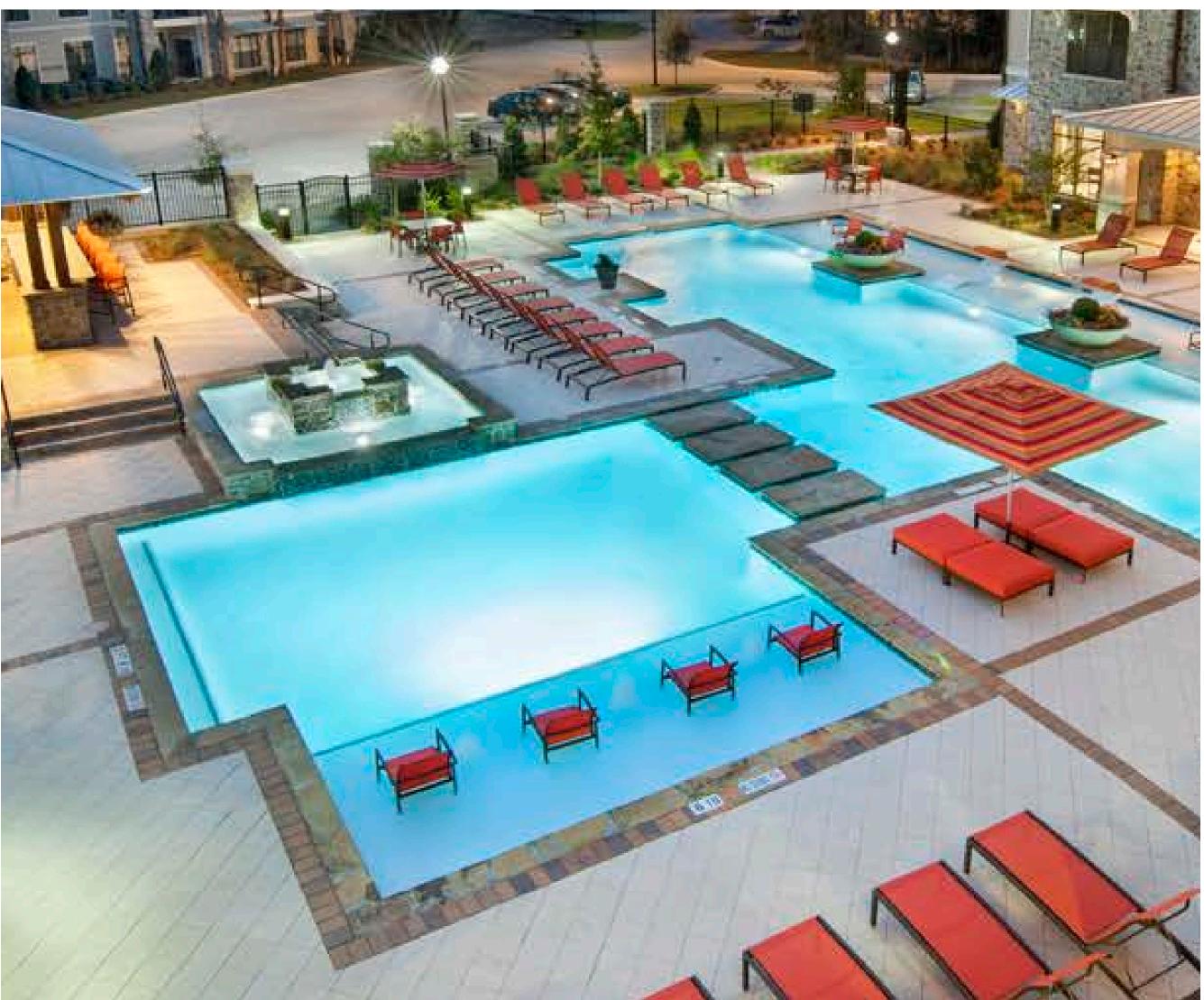
CLASS-A MULTI-FAMILY TOWNSHIP at ETOWAH BLUFFS

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 resdidences 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.









MUTLI-FAMILY MATERIALS & SAMPLE ELEVATION

CEMENTITIOUS BOARD & BATTEN SIDING

CEMENTITIOUS SHAKE SIDING ARCHITECTURAL SHINGLE ROOFING

> STAINED CEDAR WOOD POST **CEMENTITIOUS LAP SIDING CEMENTITIOUS PANEL**

> > ALUMINUM WINDOW





THE PRESERVE at ETOWAH BLUFFS SINGLE-FAMILY PRODUCTS





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:

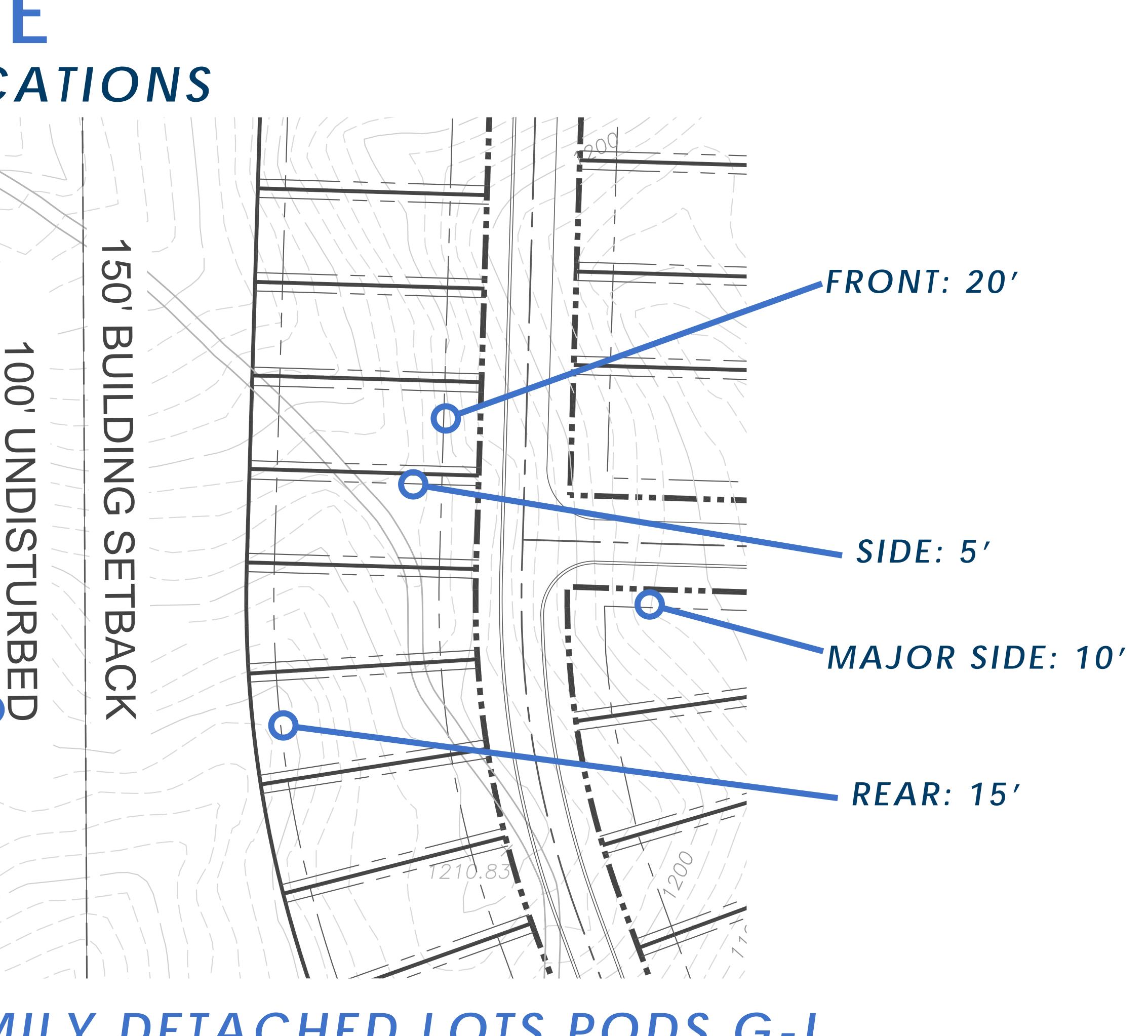
Front: 20' Side: 5' Major Side: 10' Rear: 15'

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

 \Box

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THE PRESERVE **TECHNICAL SPECIFICATIONS**

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

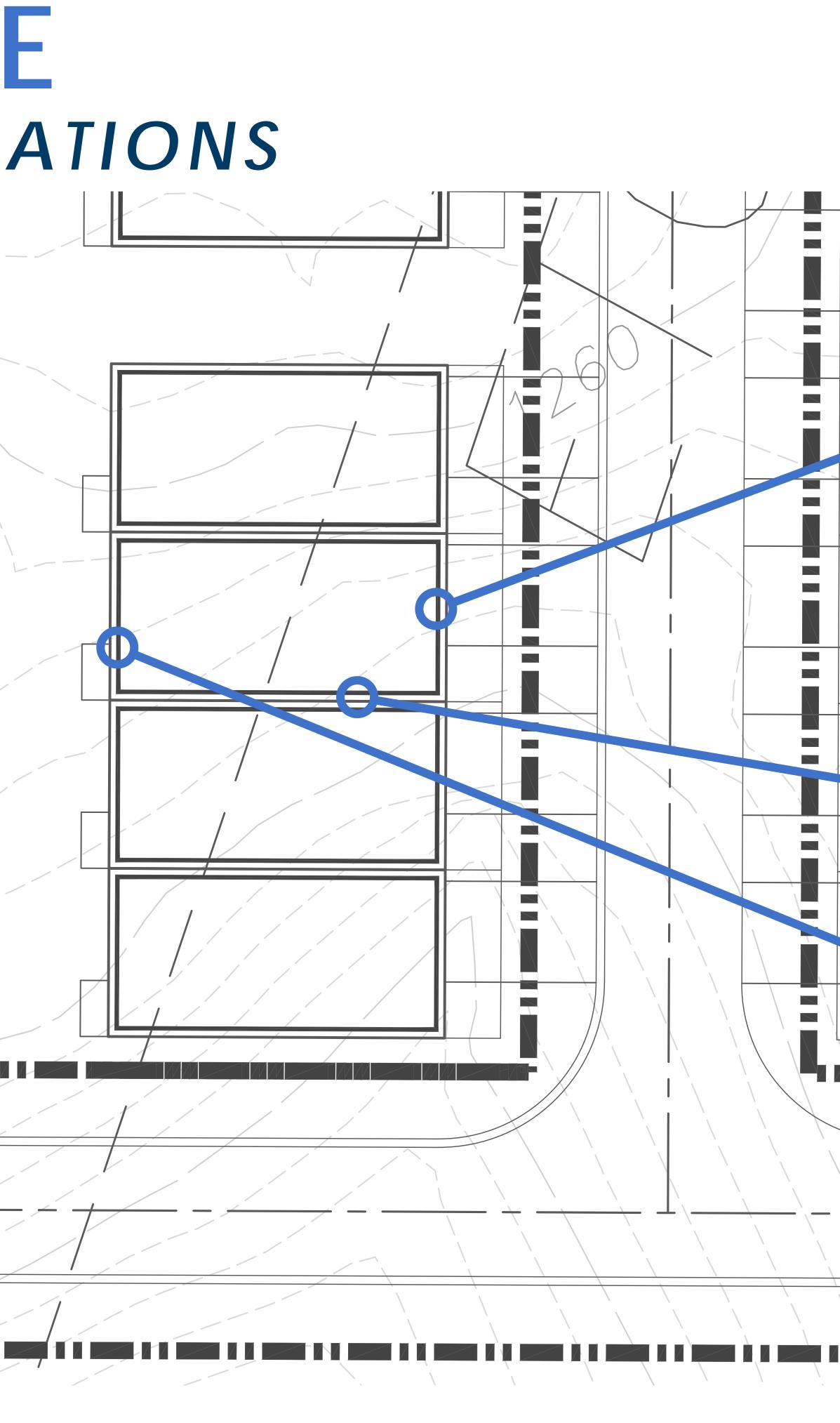
Prescribed setbacks apply to all homes in Pod F.

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

Front:o' Side: o' Major Side: o' Rear: o'

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

TYPICAL TOWNHOME LOTS POD F



FRONT LOT LINE SIDE LOT LINE REAR LOT LINE

THE PRESERVE at ETOWAH BLUFFS SERENITY IN SECLUSION



SERENITY IN SECLUSION



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 twothirds 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.

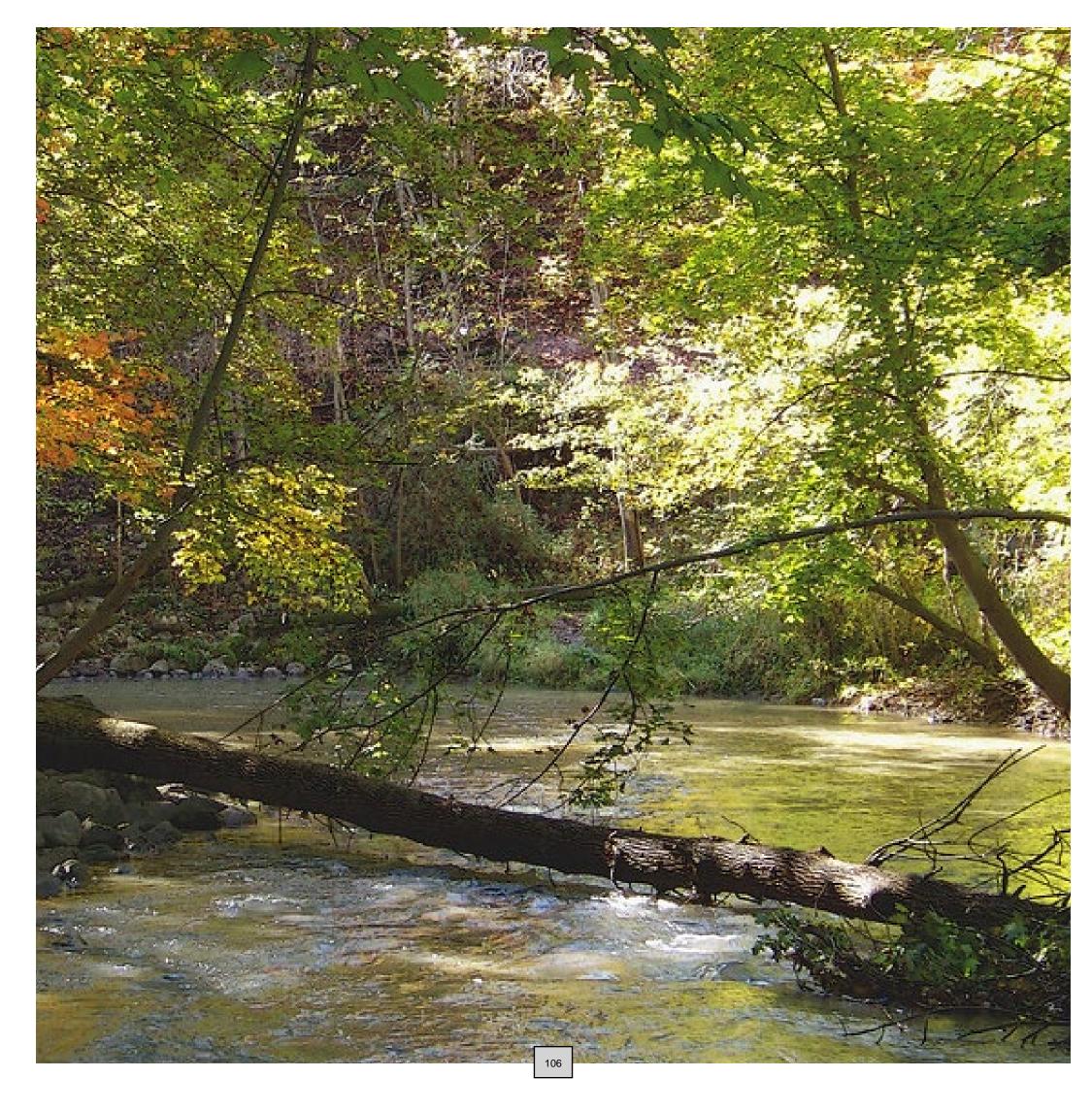
Building off of the research from the University of Georgia's department of Agriculture and Economics,

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 40feet 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-feet 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-feetwide. 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 lowerintensity 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.

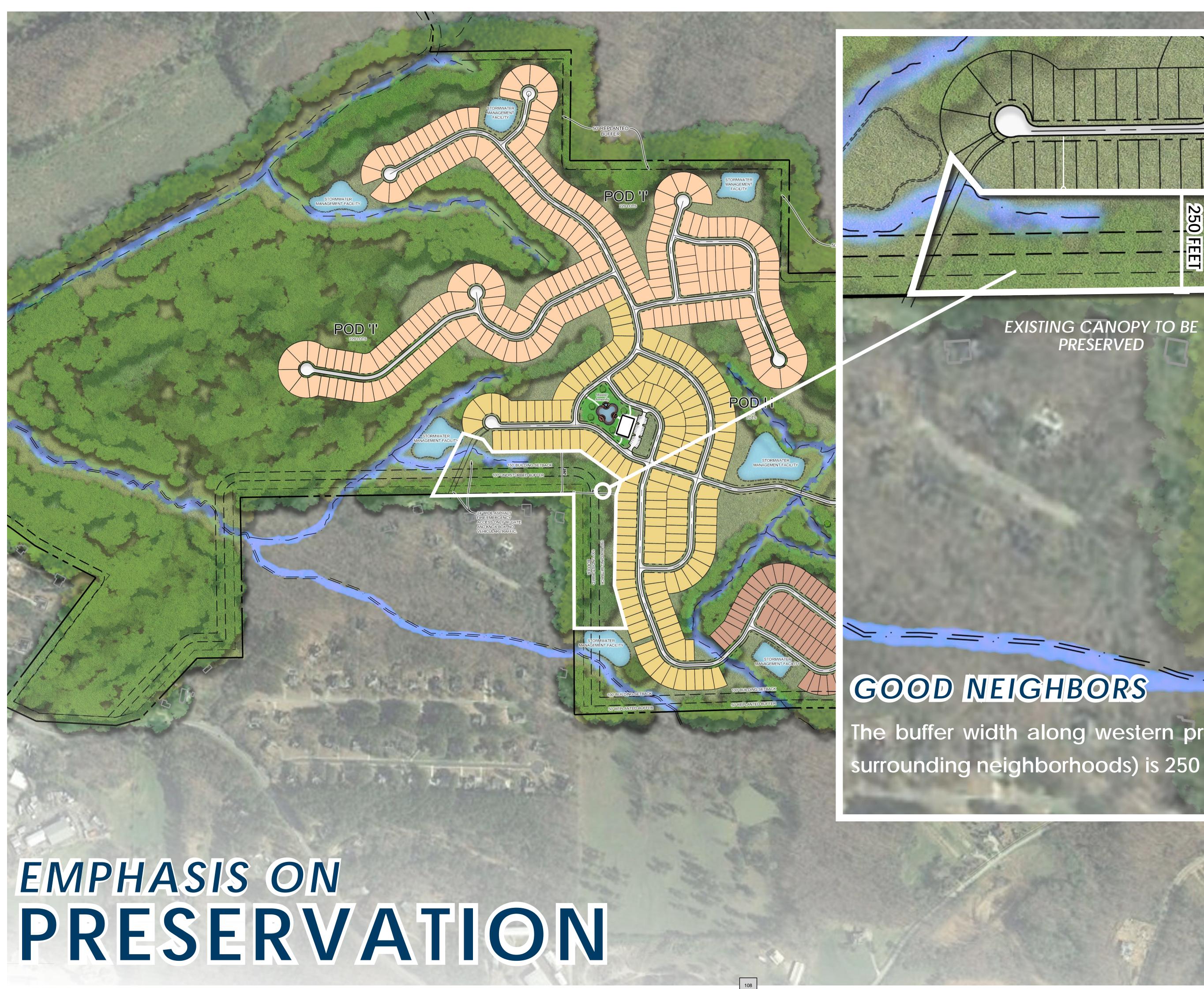
Nearly 200 acres of the site will be left in a natural, forested state!





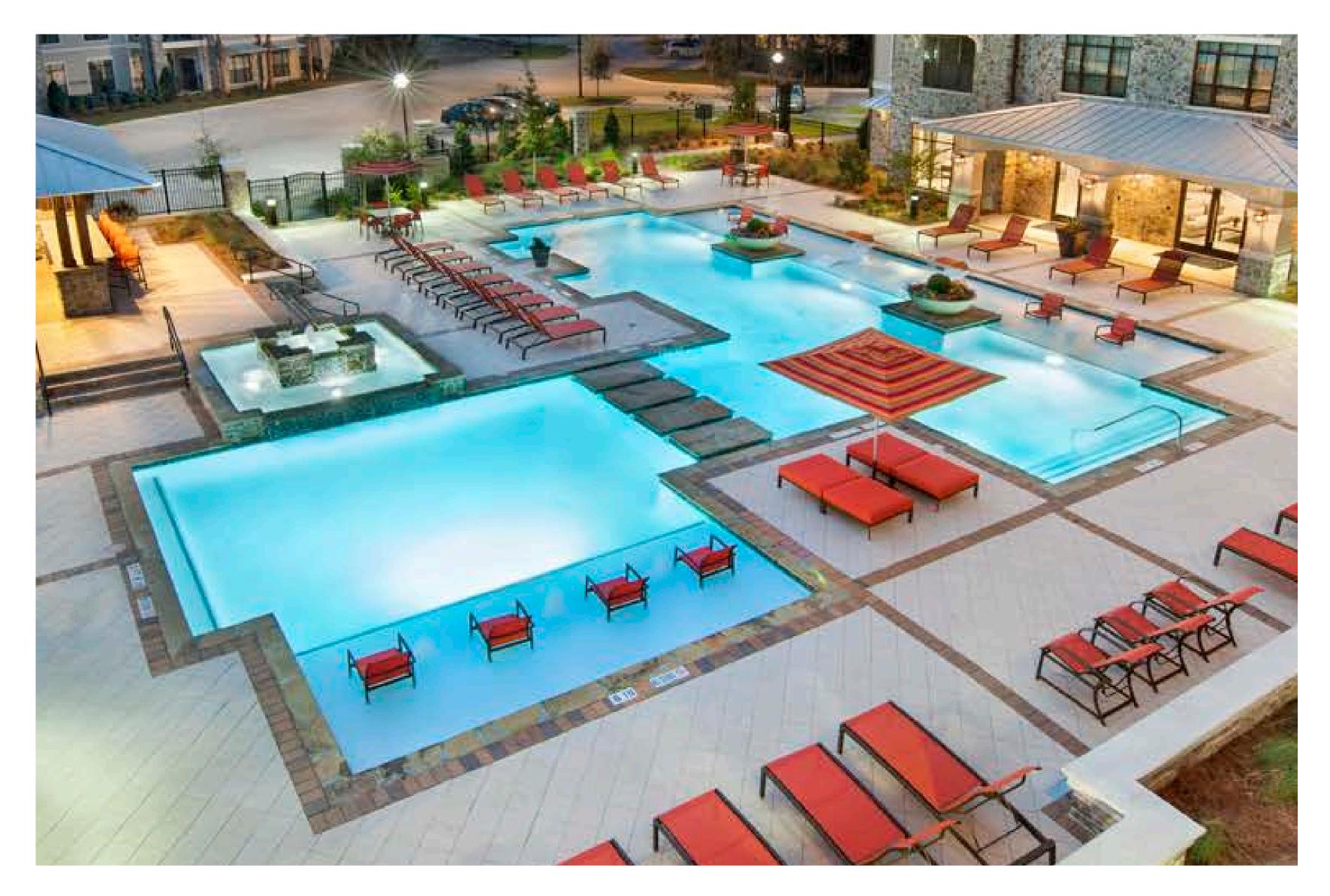
NEARLY 200 ACRES OF PRESERVED WILDERNESS





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

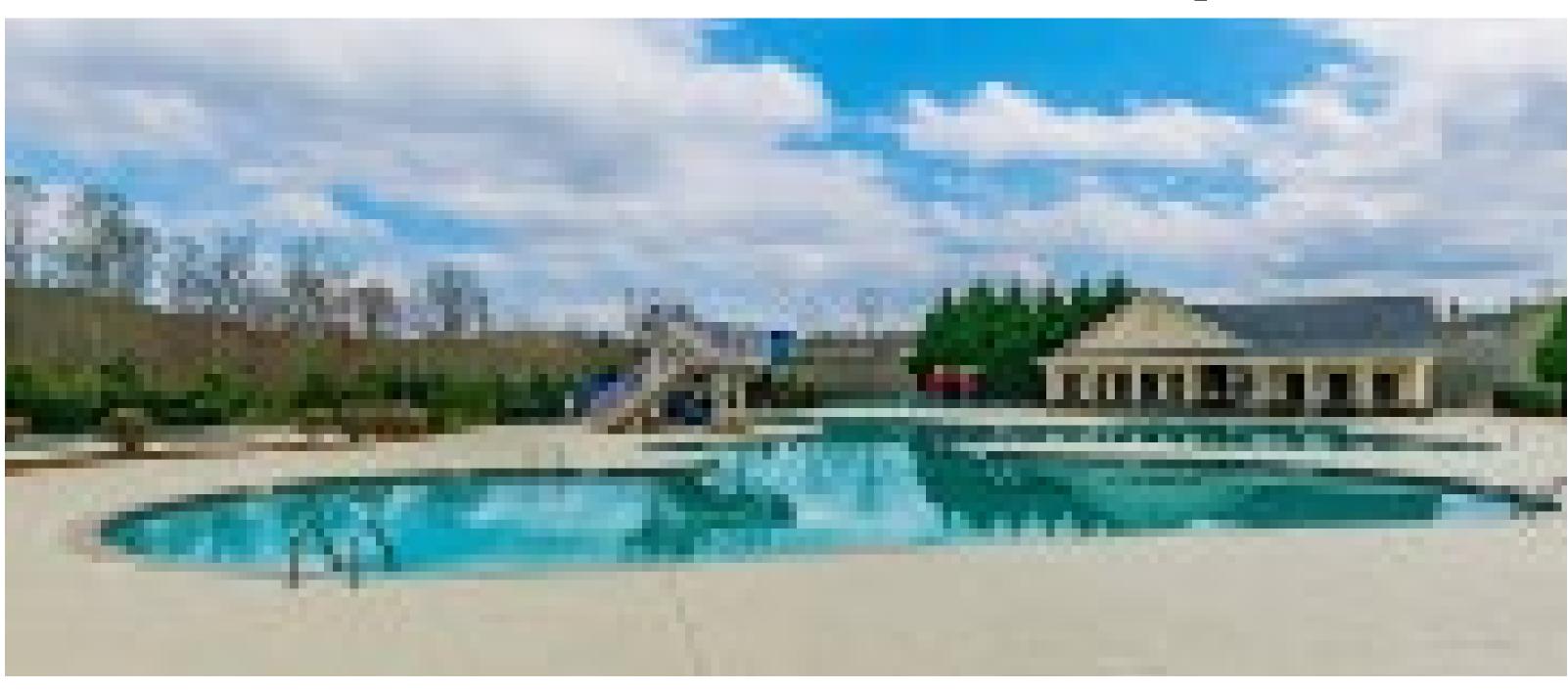
250 FEET

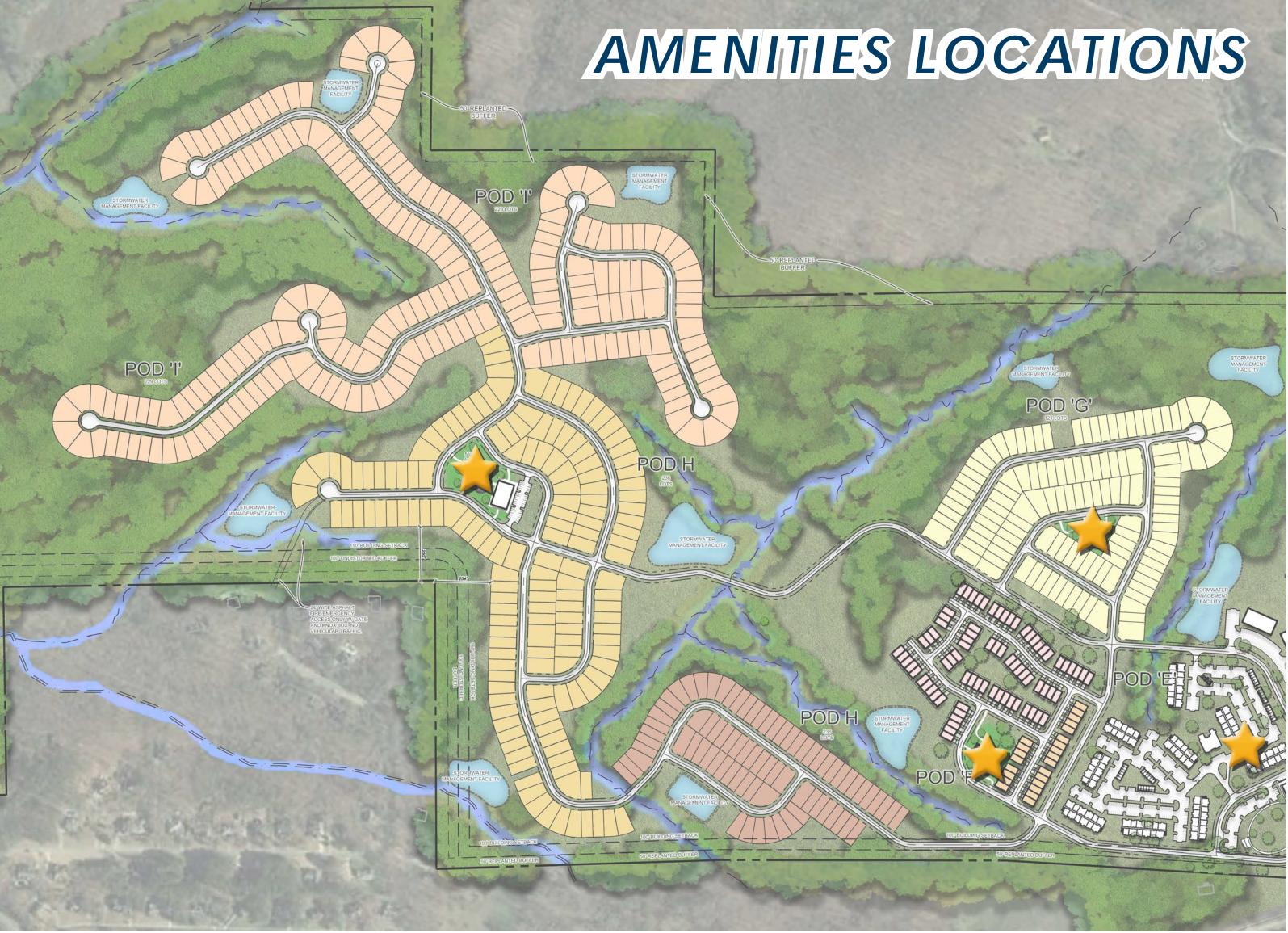


EXCELLENT ANENITIES



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



Minimum Unit Size Minimum Lot Width

Building Setback

F

Minimum Building Separation Maximum Height Maximum Building Coverage

Parking



Pod	F Standards
	1800 square feet
	30 feet
ront	27 feet from FOC to building face
Rear	40 feet back-to-back
Side	20 feet side-to-side
n	20 feet
	30 feet
	Coverage is measured for entire pod
	2 spaces per unit

SIENNA **SINGLE-FAMILY DETACHED** THE PRESERVE at ETOWAH BLUFFS

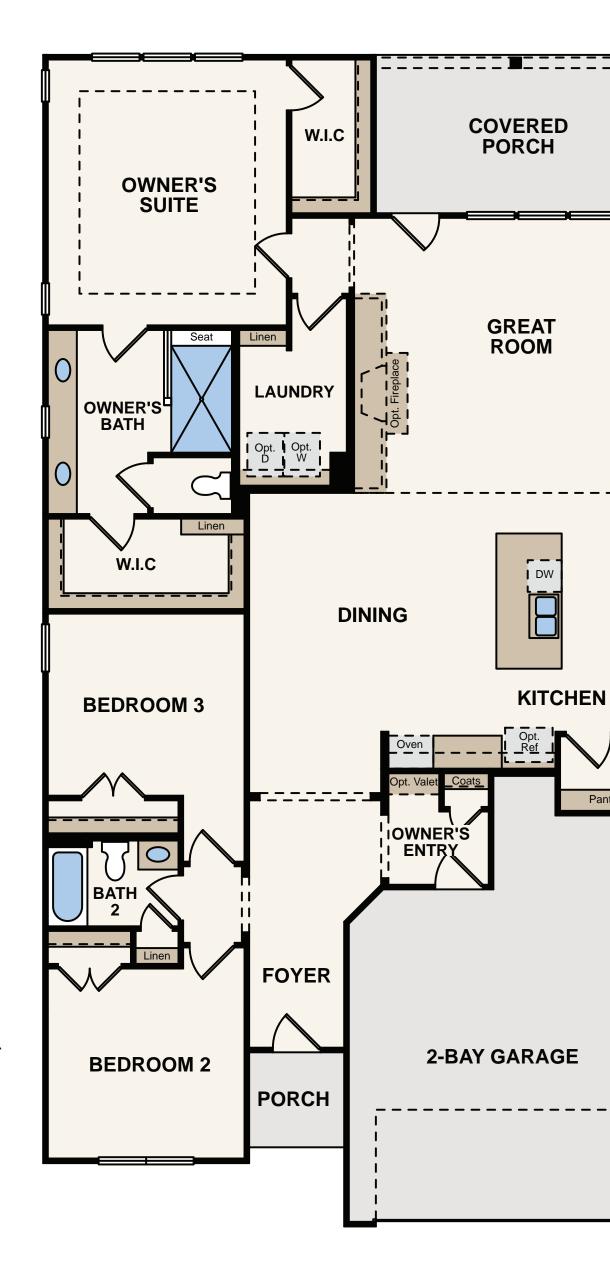






2,100 SQ FT | 1-STORY | 3 BEDROOMS | 2-3 BATHROOMS | 2 BAY GARAGE

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	



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A HOME FOR EVERY DREAM®

YELLOW JASMINE SINGLE-FAMILY DETACHED THE PRESERVE at ETOWAH BLUFFS

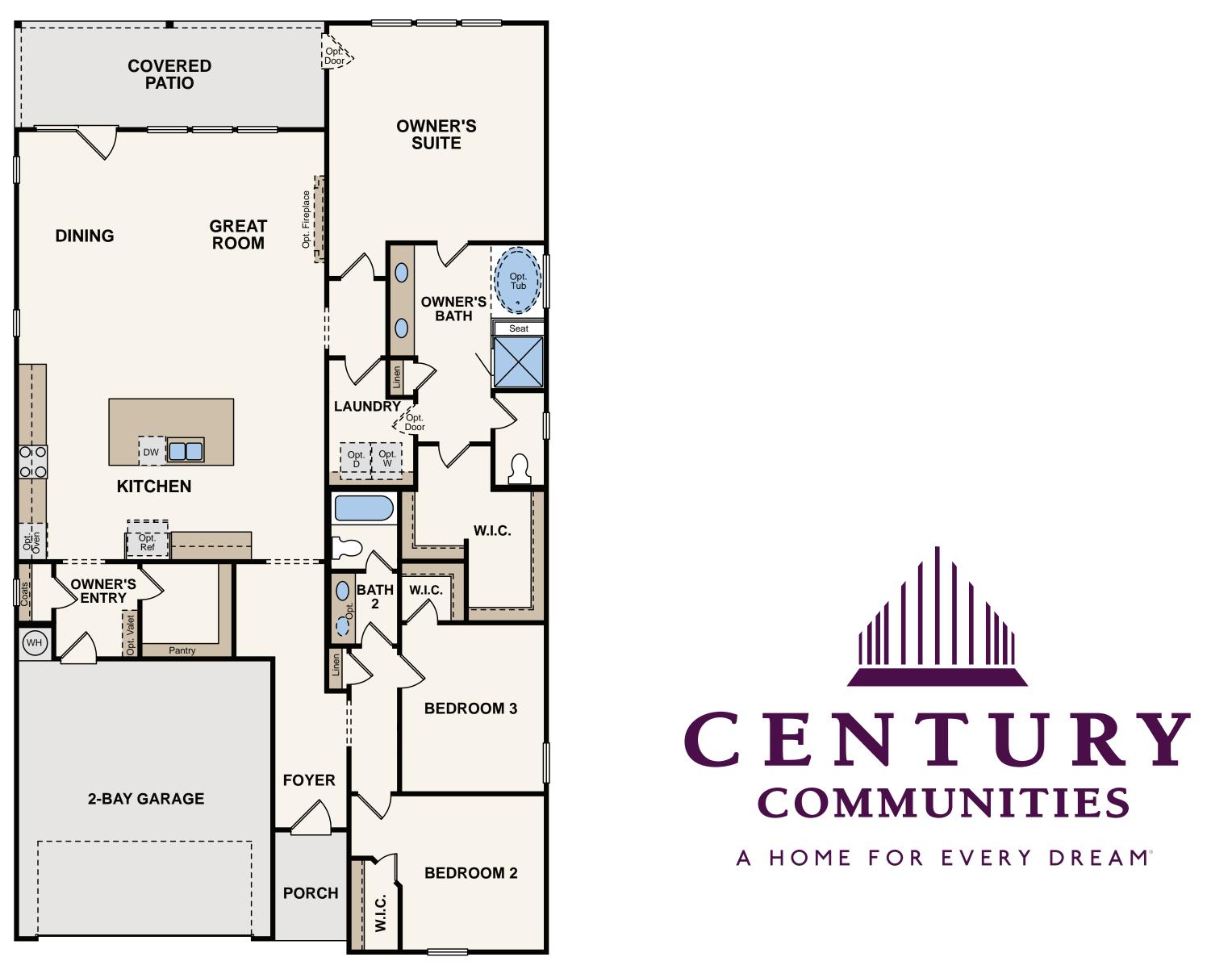






2,100 SQ FT | 1-STORY | 3 BEDROOMS | 2 BATHROOMS | 2 BAY GARAGE

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	



TEA OLIVE SINGLE-FAMILY DETACHED THE PRESERVE at ETOWAH BLUFFS

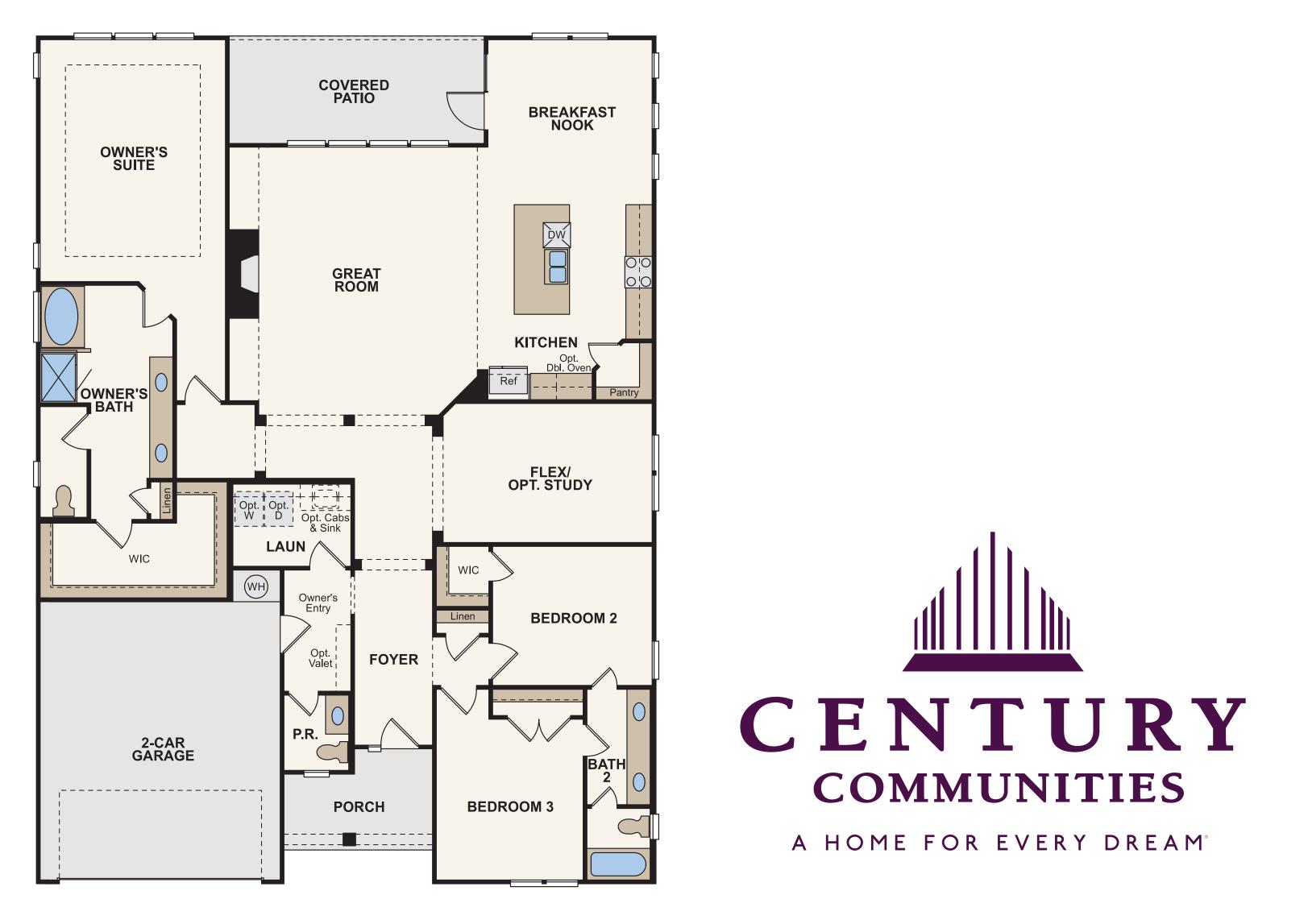




2,500 SQ FT | 1-STORY | 3 BEDROOMS | 2.5 BATHROOMS | 2 BAY GARAGE



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	



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	



SILVER MAPLE SINGLE-FAMILY DETACHED THE PRESERVE AT ETOWAH BLUFFS

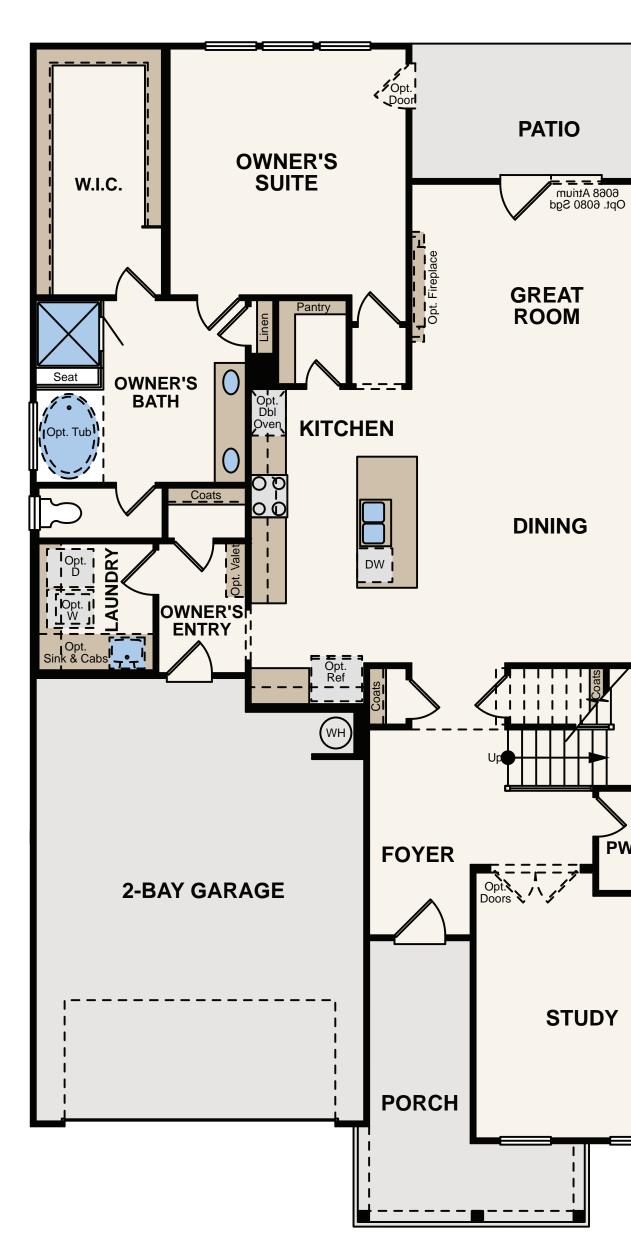






3,100 SQ FT | 2-STORIES | 5 BEDROOMS | 3.5 BATHROOMS | 2 BAY GARAGE

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	





CENTURY

COMMUNITIES

A HOME FOR EVERY DREAM

SYCANORE SINGLE-FAMILY DETACHED THE PRESERVE at ETOWAH BLUFFS

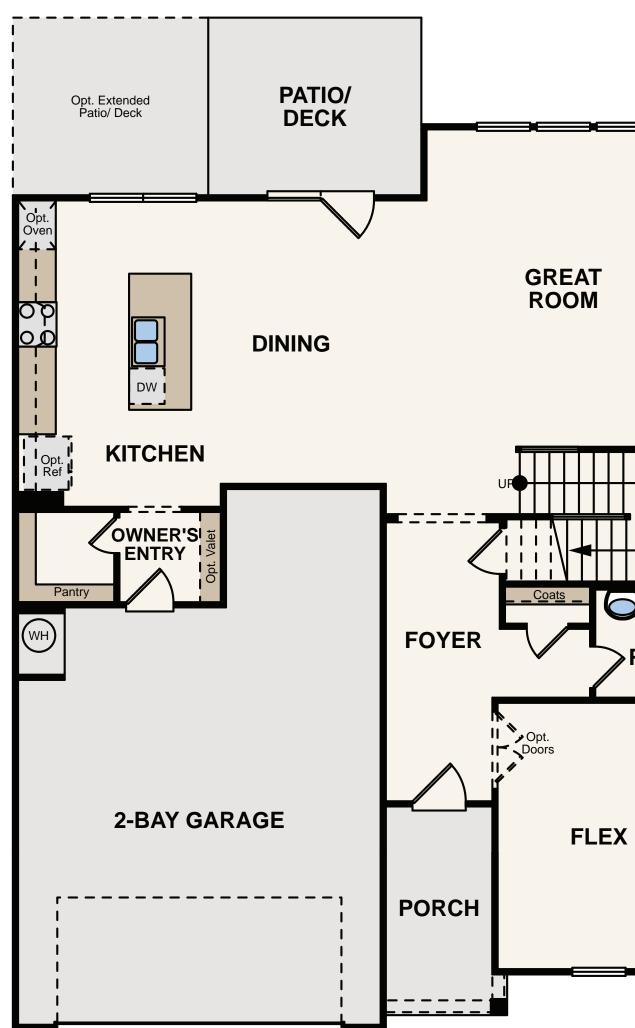


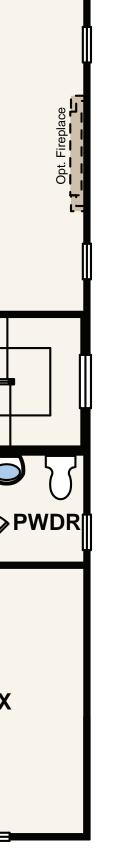




2,700 SQ FT | 2-STORIES | 4 BEDROOMS | 3.5 BATHROOMS | 2 BAY GARAGE

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	







A HOME FOR EVERY DREAM®







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.

<u>Etowah Water & Sewer Authority</u>: "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."

Board of Education:	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 mixeduse 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.





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 citizene 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,

Bailey Fire Marshal

Dann

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.

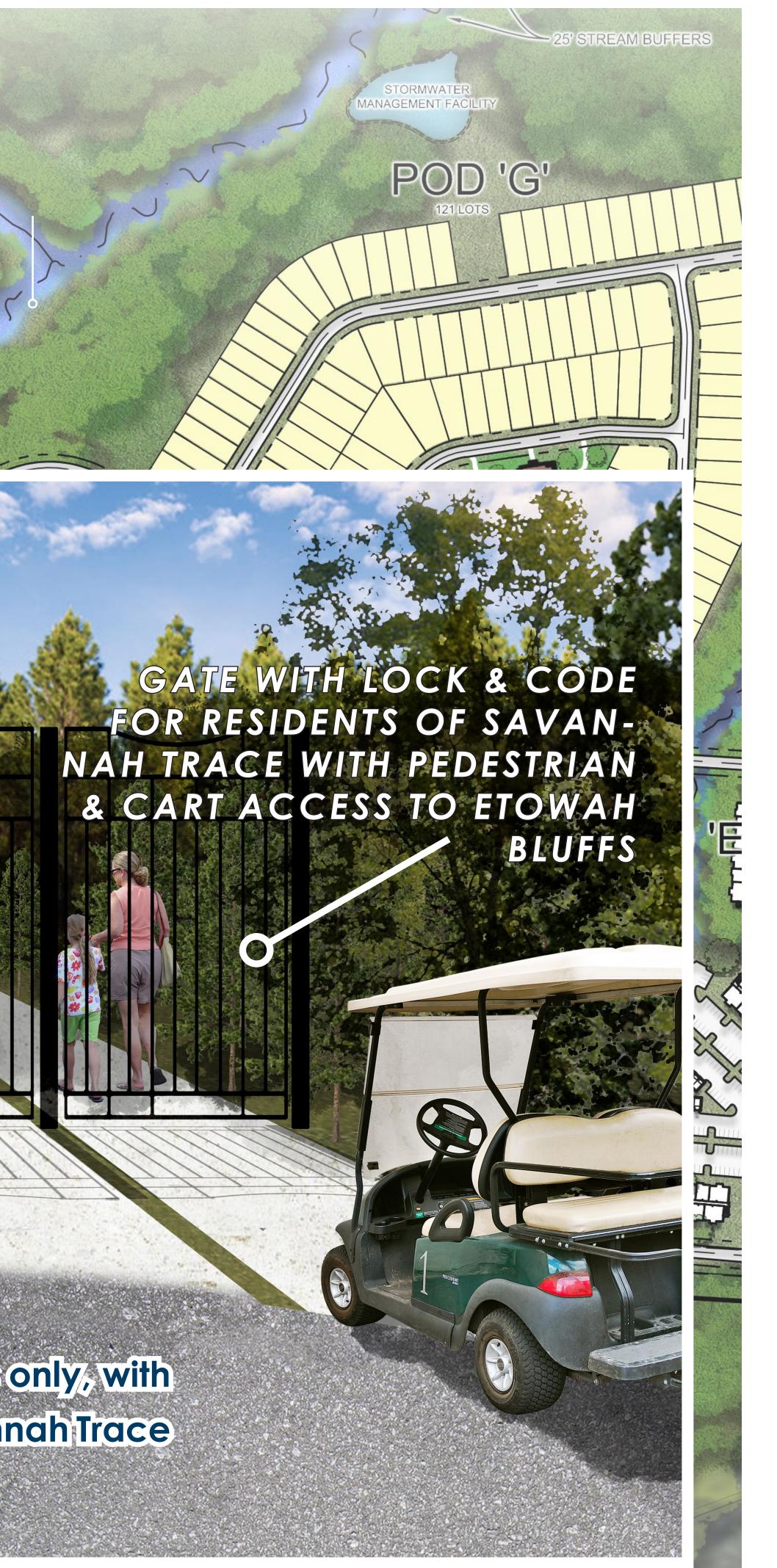




POD

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

THEW FROM SAVANNAH TRACE CUL-DE-SAC EMERGERGENCY ACCESS



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

DAWSON COUNTY PLANNING COMMISSION MEETING HELD APRIL 19, 2022 DAWSON COUNTY GOVERNMENT CENTER – ASSEMBLY ROOM 2303 25 JUSTICE WAY, DAWSONVILLE, GEORGIA 30534

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

ETOWAH BLUFFS MASTER DEVELOPMENT PLAN



TOWNSHIP AT ETOWAH BLUFFS COMMERCIAL AND ACTIVITY HUB THE PRESERVE AT ETOWAH BLUFFS SINGLE-FAMILY RESIDENTIAL LIVING

MASTER DEVELOPMENT PLAN



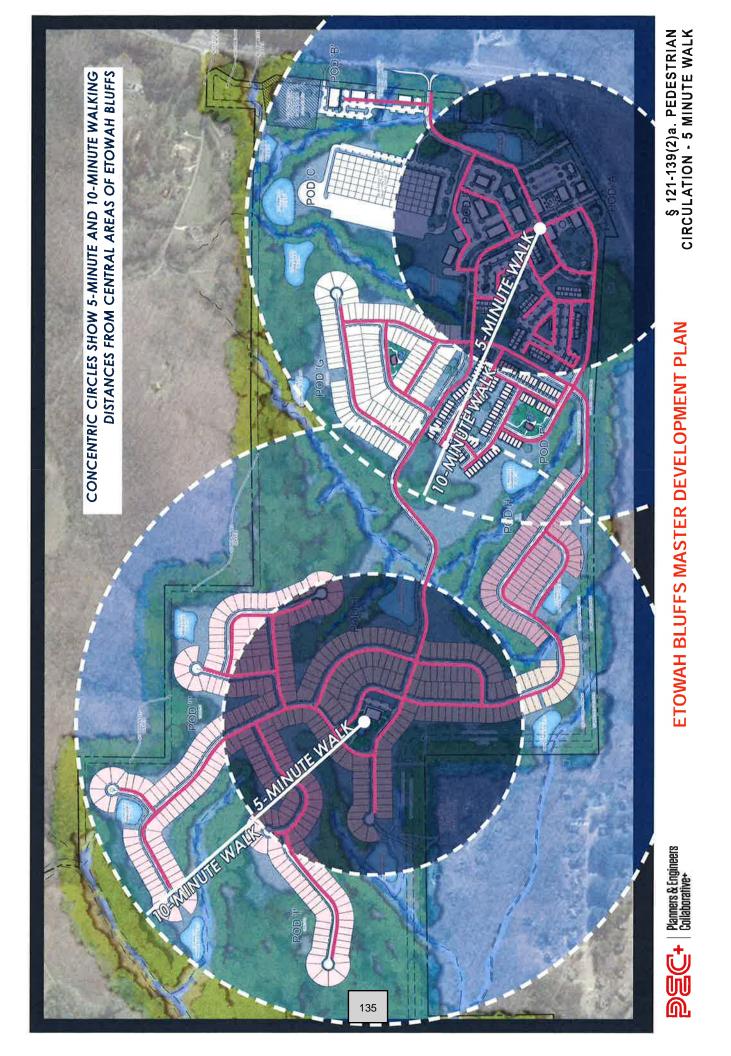
ETOWAH BLUFFS OVERALL SITE PLAN

ETOWAH BLUFFS MASTER DEVELOPMENT PLAN











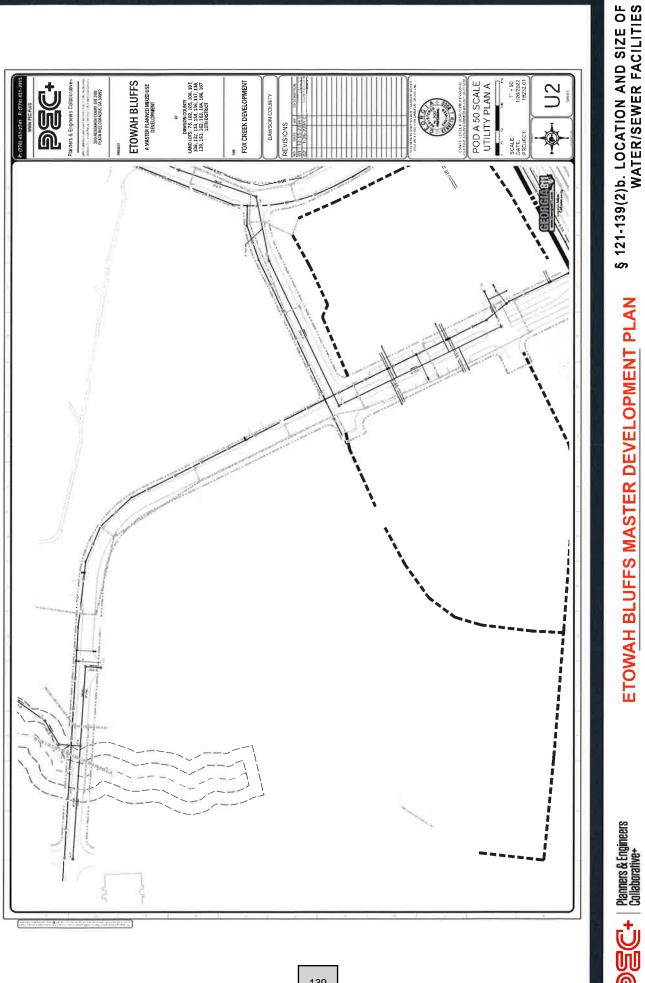




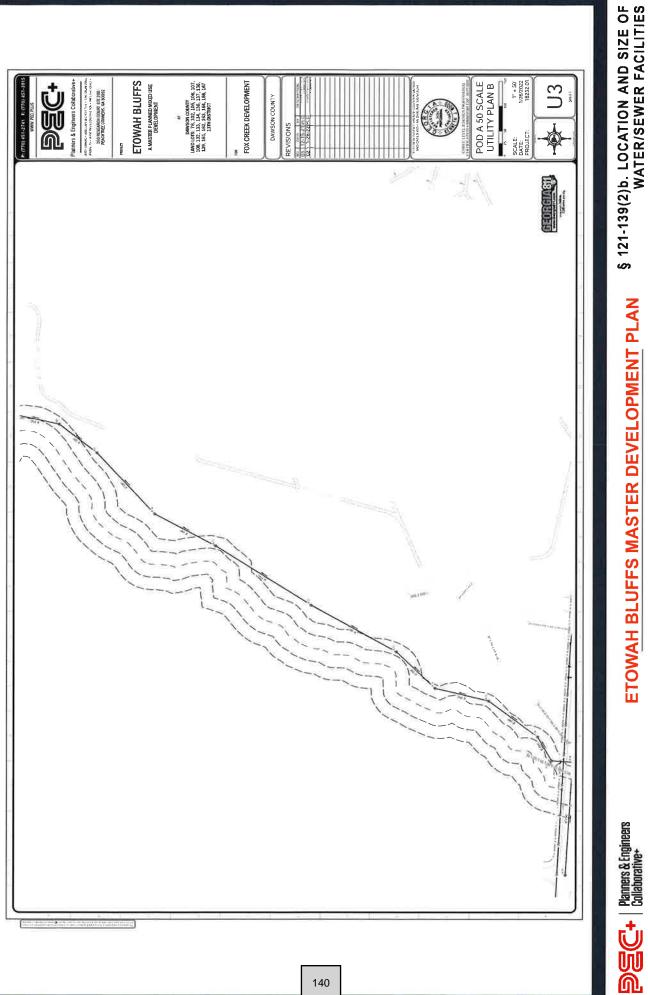
§ 121-139(2)b. LOCATION AND SIZE OF WATER/SEWER FACILITIES

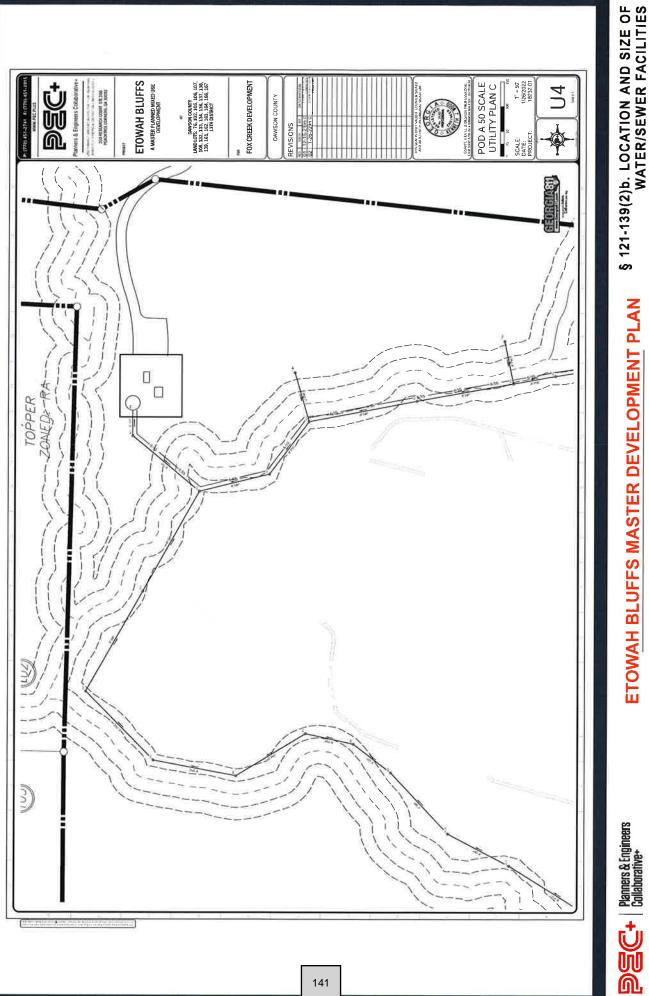
ETOWAH BLUFFS MASTER DEVELOPMENT PLAN

Panners & Engineers Collaborative+

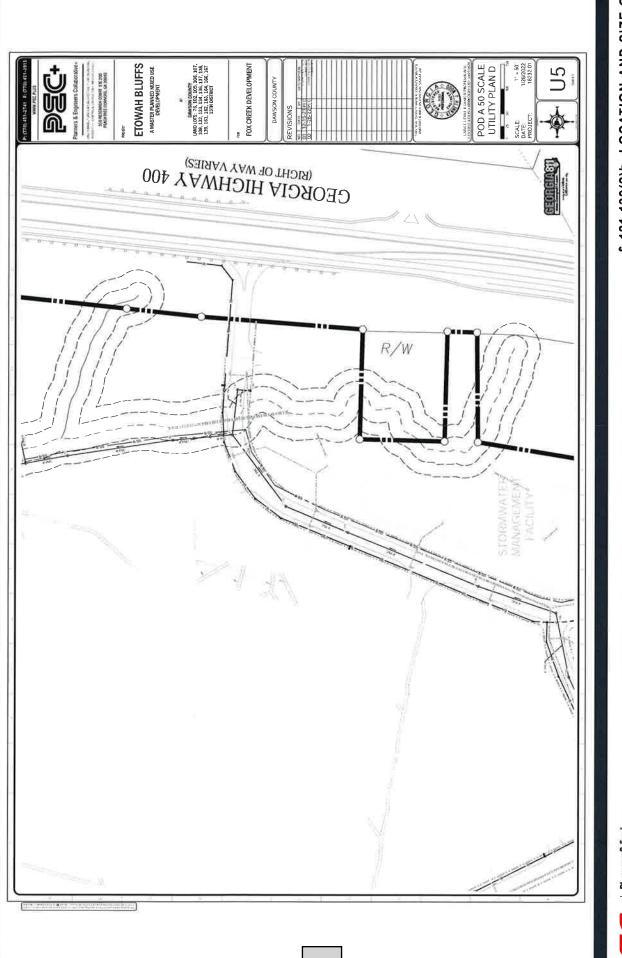


ETOWAH BLUFFS MASTER DEVELOPMENT PLAN





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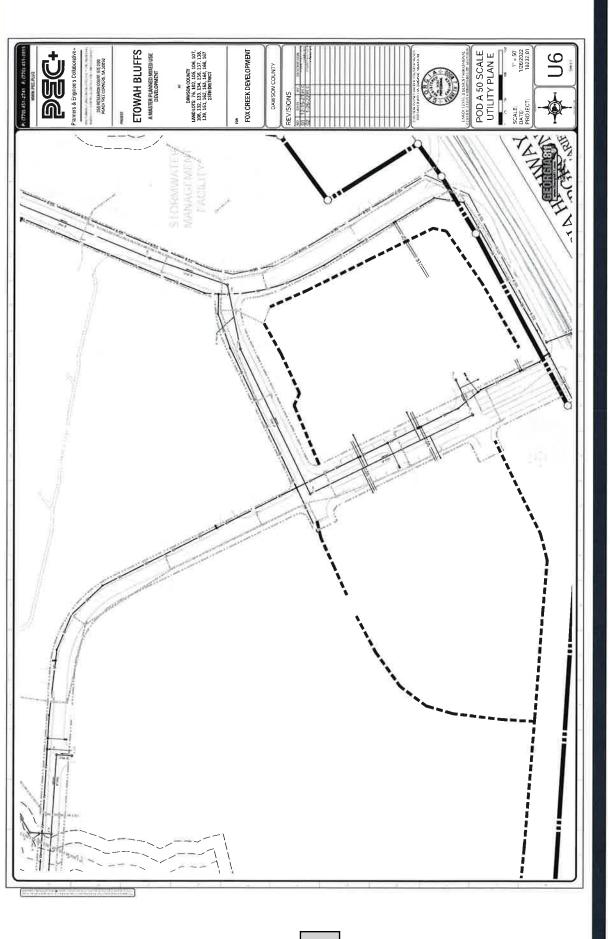


§ 121-139(2)b. LOCATION AND SIZE OF WATER/SEWER FACILITIES

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ETOWAH BLUFFS MASTER DEVELOPMENT PLAN

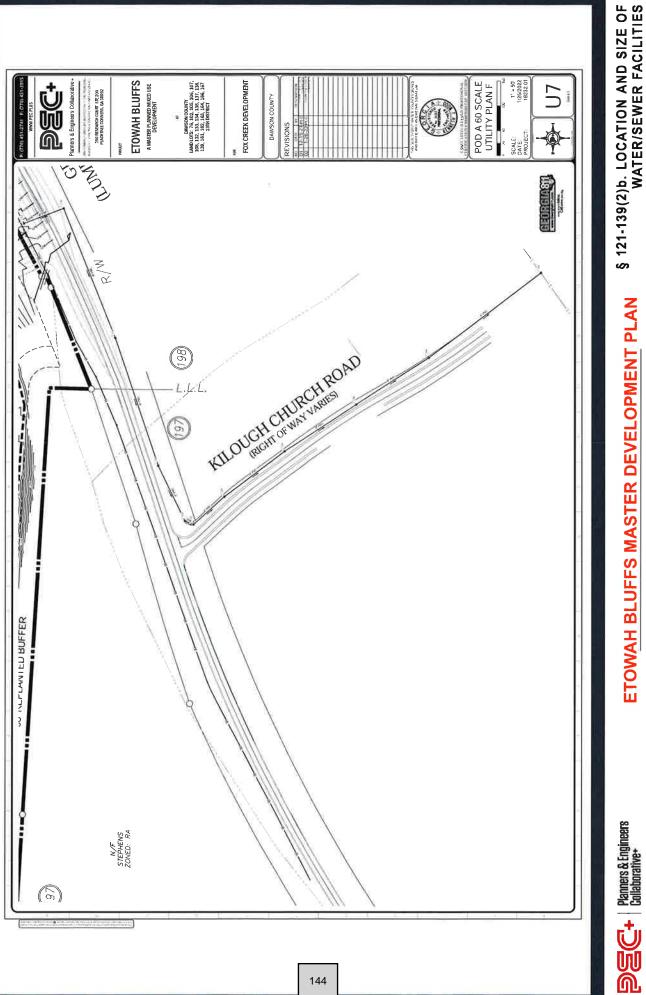
Planners & Engineers Cullaborative+



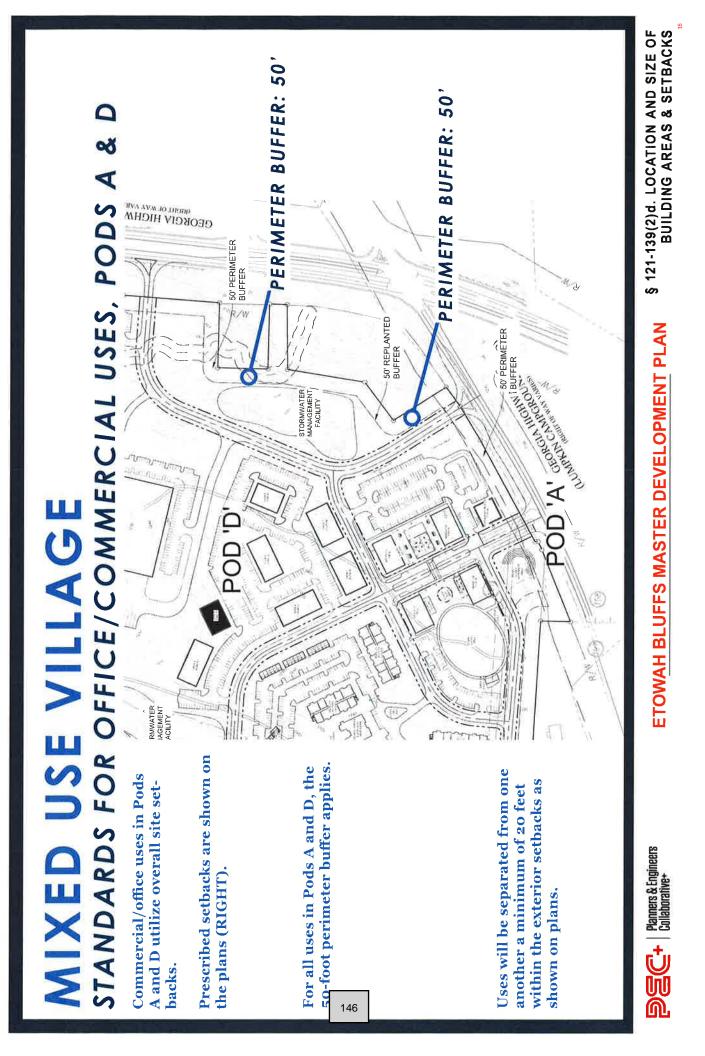
LAN § 121-139(2)b. LOCATION AND SIZE OF WATER/SEWER FACILITIES

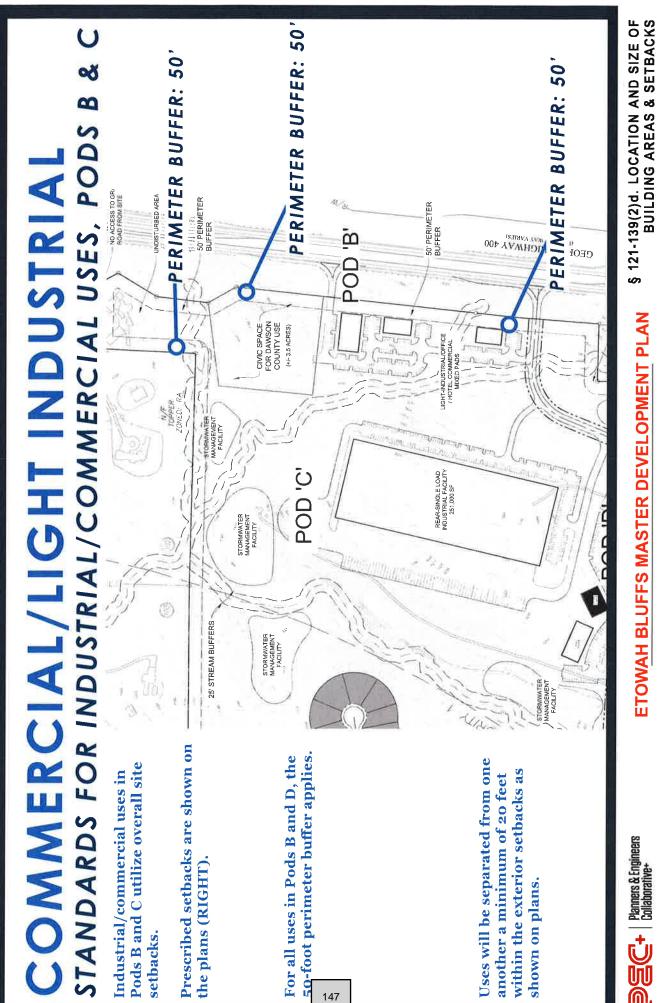
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ETOWAH BLUFFS MASTER DEVELOPMENT PLAN

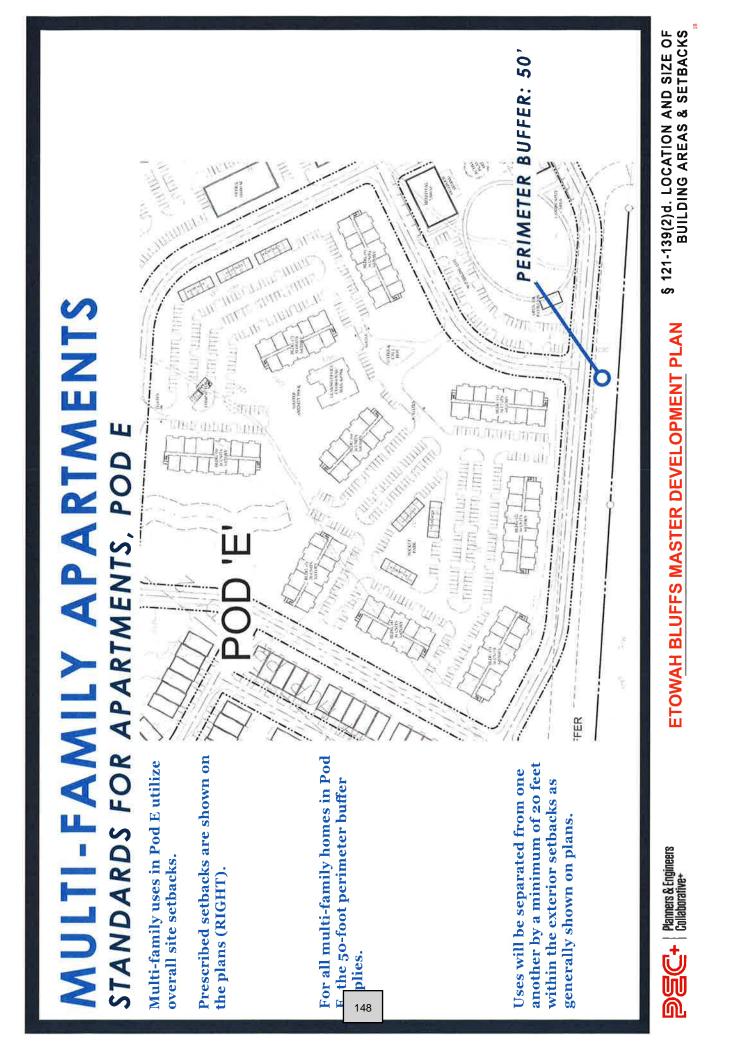


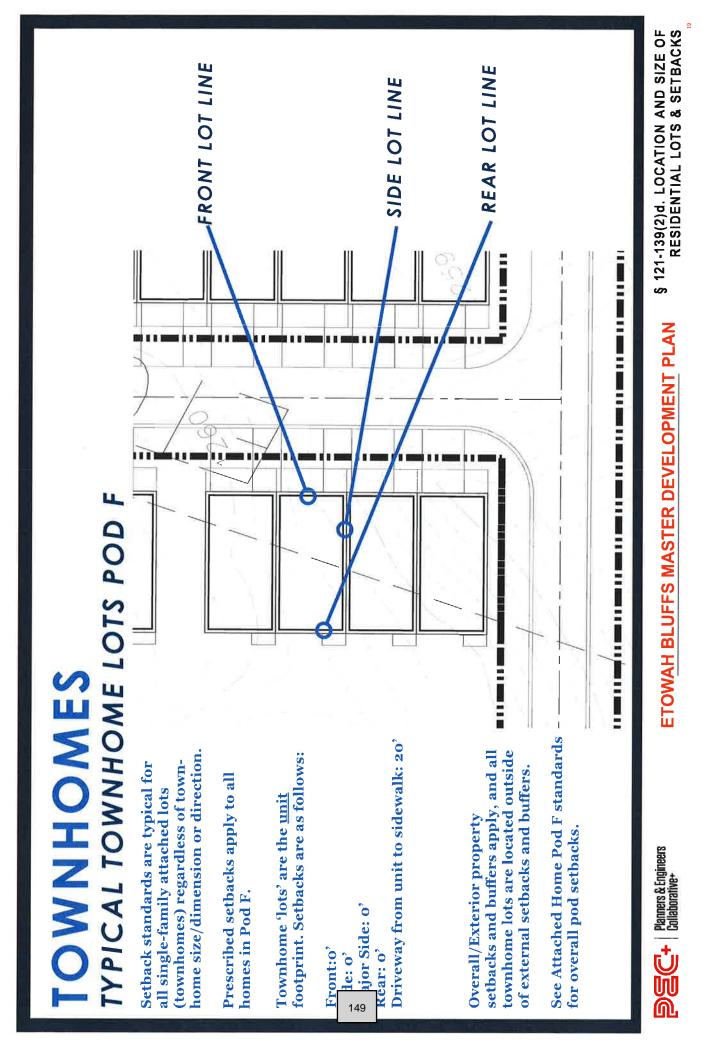






Panners & Engineers

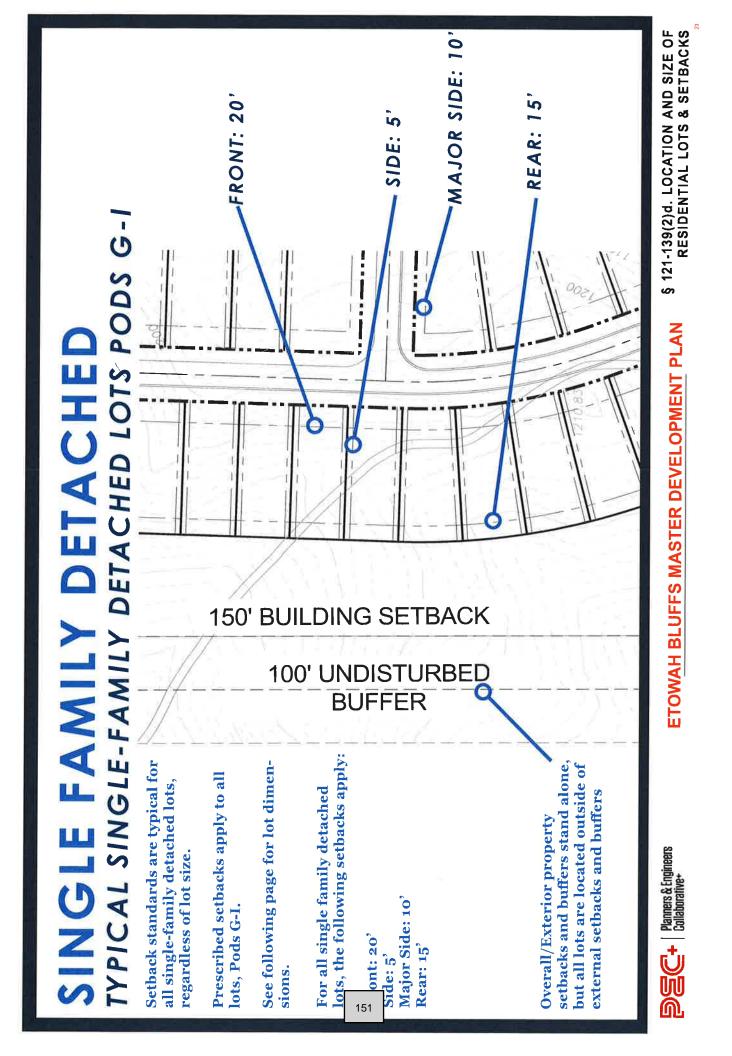






§ 121-139(2)d. LOCATION AND SIZE OF RESIDENTIAL LOTS & SETBACKS **ETOWAH BLUFFS MASTER DEVELOPMENT PLAN**







6,000 SQ FT LOTS	Pod H Standards	6,000 square feet	1,800 square feet	50 feet		Front 20 feet	Rear 25 feet	Side 5 feet	15 feet	35 feet	65%	4 spaces per unit	§ 121-139(2)d. LOCATION AND SIZE OF RESIDENTIAL LOTS & SETBACKS
236	I	Minimum Lot Size	Minimum Home Size	Minimum Lot Width	Building Setback		Rear	Side	Minimum Building Separation	Maximum Height	Maximum Building Coverage	Parking	FS MASTER DEVELOPMENT PLAN
											in the second		ETOWAH BLUFFS MASTER [



Planners & Engineers Collaborative+











§ 121-139(2)e. ADJACENT PROPERTY OWNERS - LIST	
NT PLAN	

80

8

ETOWAH BLUFFS MASTER DEVELOPMEN

8



Use additional sheets if necessary.

	**Please note t parcel(s) adjoin	**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.	Map & Parcel (TMP) listing for any one is being requested.
		Name	Address
ĩ	TMP 112 098 008	1. KEITH JOHN PAGEL	334 BRIGHTS WAY
1	TMP 112 098 009	2. DANIEL POISSON	340 BRIGHTS WAY
n	TMP 112 098 010	3. MATTHEW DEVENY	366 BRIGHTS WAY
ľ	TMP 112 098 011	4. DANA W PETERS	444 BRIGHTS WAY
T	TMP 112 098 035	5, BRIAN BRANTLY	650 BRIGHTS WAY
1	TMP 112 098 015	6. THOMAS MATSON	645 BRIGHTS WAY
1	TMP 112 108	7, RICHARD RAY	5235 HWY 53 E
	TMP 112 023	8. JEFFREY PARKER	5211 HWY 53 E
i i	TMP 112 023 001	9. RICHARD RAY	5211 HWY 53 E
z	TMP 104 067 001		RIVERVIEW DRIVE
i ii	TMP 104 067 002	11, QUING ZHANG	46 RIVERVIEW DRIVE
r i	TMP 104 067 003	12, DAVID CLARK	56 RIVERVIEW DRIVE
	TMP 104 067 006	13, WILLIAM MINOR	126 RIVERVIEW DRIVE
AD N	TMP 104 067 008	TMP 104 067 008 14, HAROLD LINK	162 RIVERVIEW DRIVE
i î	TMP 104 067 009	15. JOHN P BIANCHINI	188 RIVERVIEW DRIVE

Use additional sheets if necessary.

TMP#:

ZA

List of Adjacent Property Owners

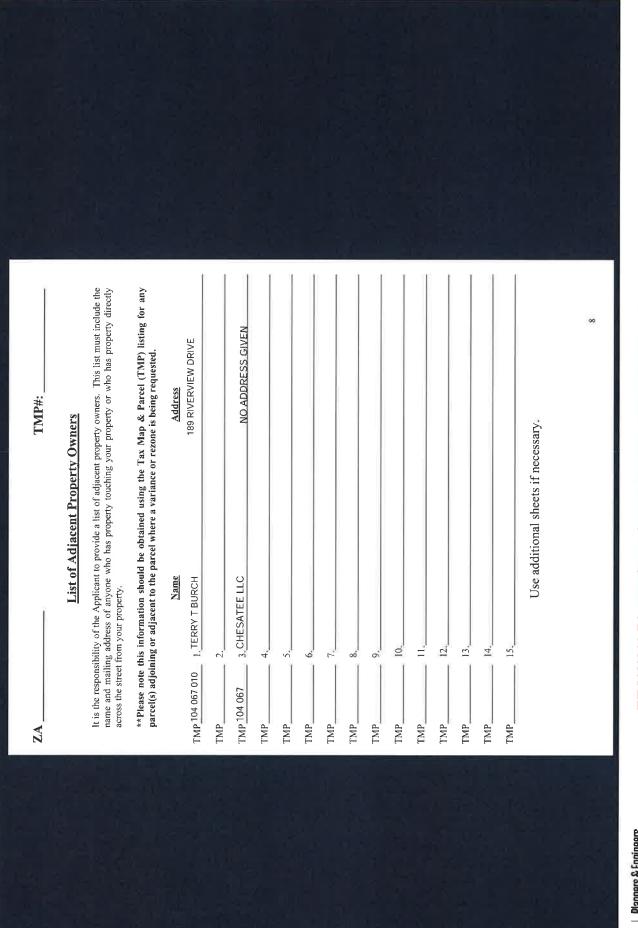
It is the responsibility of the Applicant to provide a list of adjacent property owners. This list must include the name and mailing address of anyone who has property touching your property or who has property directly across the street from your property.

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List of Adjacent Property Owners

TMP#:

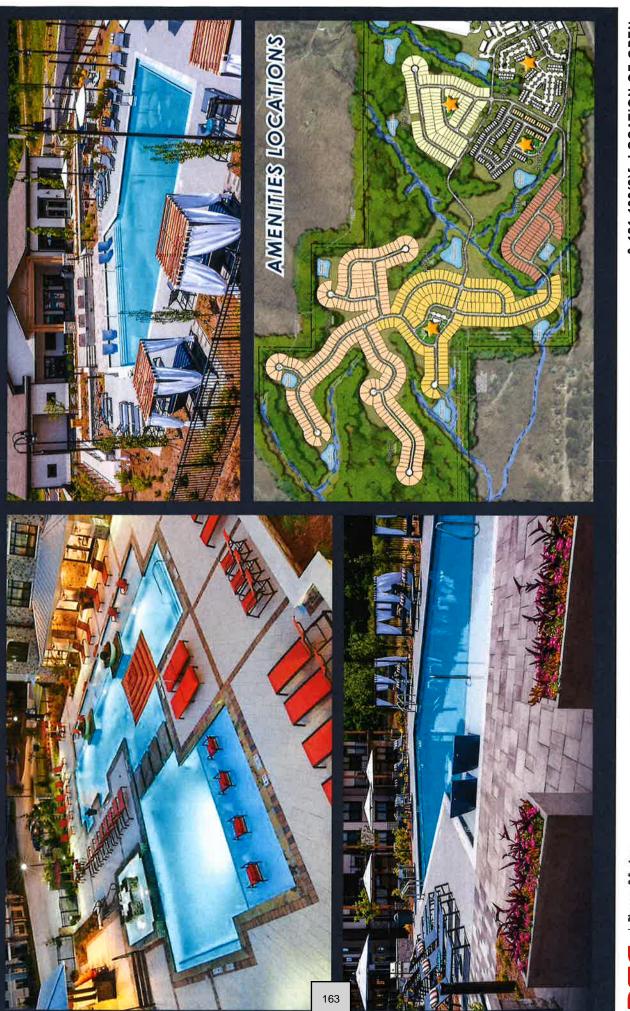
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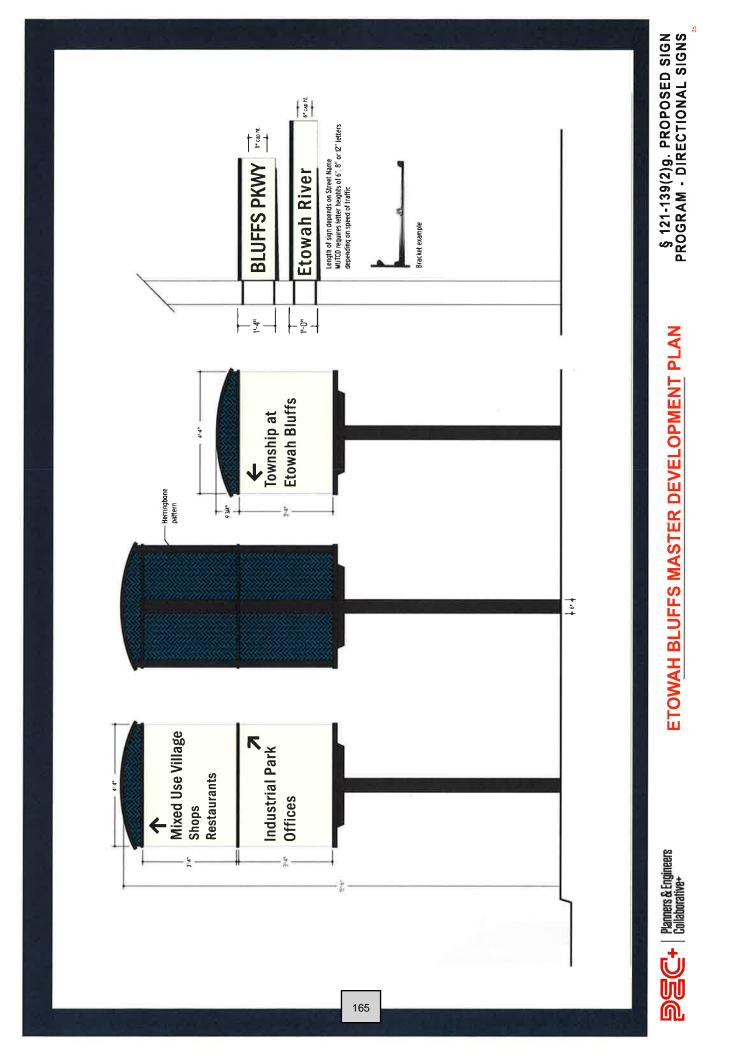


§ 121-139(2)f. LOCATION OF OPEN SPACE - SAMPLE AMENITIES









§ 121-139(2)h. PROPOSED LANDCAPING

ETOWAH BLUFFS MASTER DEVELOPMENT PLAN



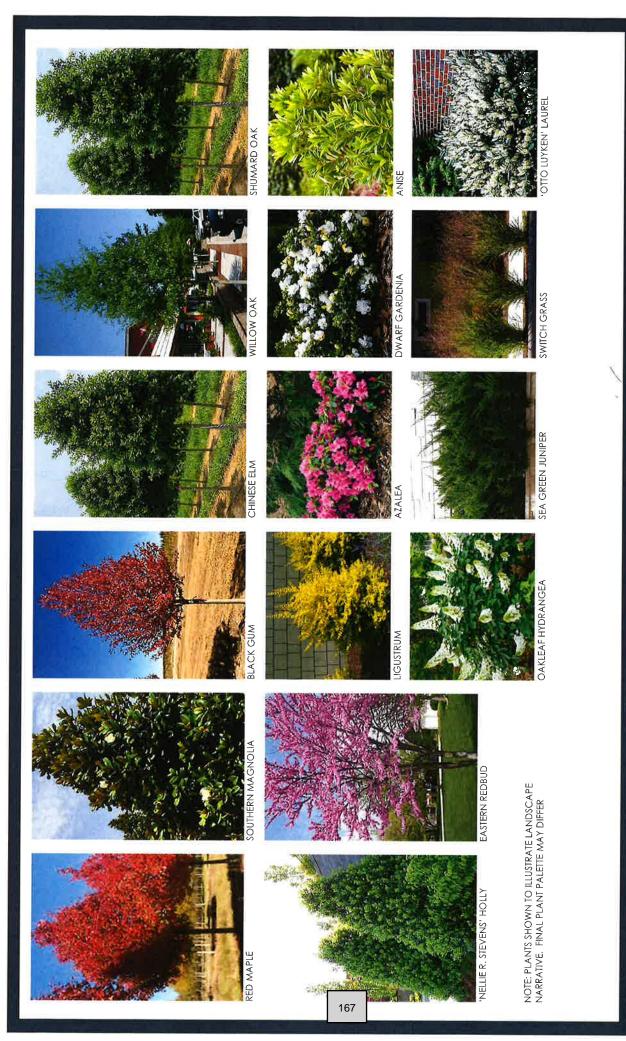
Within the required buffers, evergreen trees and shrubs will be planted to achieve the look of a natural pre-existing buffer. Stormwater management facilities will be screened with a mixture of larger evergreen trees, evergreen shrubs, with a mixture of larger evergreen trees, evergreen strubs,

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 decidious 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.

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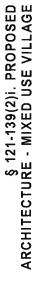


§ 121-139(2)h. PROPOSED LANDCAPING

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AMPLE INDOOR-OUTDOOR SPACES/ACCESS TO PATIOS

1-STORY, LOW-RISE BUILDINGS

ALUMINUM WINDOW TREATMENTS

METAL AWNINGS

CONTEXTUALLY, APPROPRIATE MODERN ARCHITECTURE

CEMENTITIOUS/FABRICATED BRICK

CEMENTITIOUS/FABRICATED PANEL SIDING

MIXED-USE VILLAGE PROPOSED ARCHITECTURE FLAT ARCHITECTURAL ROOFING







ETOWAH BLUFFS MASTER DEVELOPMENT PLAN § 121-139(2)i. PROPOSED ARCHITECTURE - COMMERCIAL/INDUSTRIAL FLEX



1-STORY, LOW-RISE BUILDINGS

ALUMINUM WINDOW TREATMENTS

METAL AWNINGS

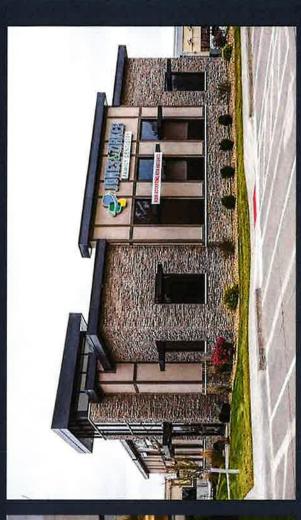
CONTEXTUALLY, APPROPRIATE MODERN ARCHITECTURE

CEMENTITIOUS FABRICATED STONE

CEMENTITIOUS/FABRICATED BRICK

CEMENTITIOUS/FABRICATED PANEL SIDING

COMMERCIAL/INDUSTRIAL FLEX PROPOSED ARCHITECTURE FLAT ARCHITECTURAL ROOFING





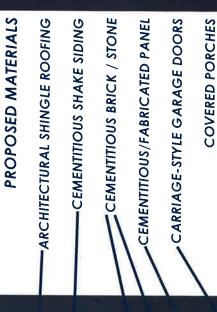




§ 121-139(2)i. PROPOSED ARCHITECTURE - TOWNHOMES









§ 121-139(2)i. PROPOSED ARCHITECTURE - SINGLE FAMILY

4

ETOWAH BLUFFS MASTER DEVELOPMENT PLAN



ARTS-AND-CRAFTS/STICKHOUSE STYLE DECORATIVE ELEMENTS

COVERED PORCHES

GARAGE DOORS WITH CARRIAGE-STYLE HARDWARE

CEMENTITIOUS FABRICATED STONE

CEMENTITIOUS/FABRICATED BRICK

CEMENTITIOUS/FABRICATED PANEL SIDING

ARCHITECTURAL SHINGLE ROOFING

SINGLE-STORY DETACHED HOMES: PROPOSED MATERIALS







§ 121-139(2)i. PROPOSED ARCHITECTURE - SINGLE FAMILY

ETOWAH BLUFFS MASTER DEVELOPMENT PLAN



ESTATE-HOME STYLE DECORATIVE ELEMENTS

COVERED PORCHES

GARAGE DOORS WITH CARRIAGE-STYLE HARDWARE

CEMENTITIOUS FABRICATED STONE

CEMENTITIOUS/FABRICATED BRICK

CEMENTITIOUS/FABRICATED PANEL SIDING

ARCHITECTURAL SHINGLE ROOFING

TWO-STORY DETACHED HOMES: PROPOSED MATERIALS







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,

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

1

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-stylepool, 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)

entative) ^{22,00N} 711:02an

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

Printed Name:	Laura Manner	
Address:	659 Elliott Family Parkway Dawsonville	4
Phone (Listed/Unlisted)):	
Email (Business/Person		
Status: Owne	er 🗖 Authorized Agent 🔲 Lessee 🛄 Option to purchase	
	ot Participated in a Pre-application meeting with Planning Staff.	
If not, I agree 🗹/dis	agree \square to schedule a meeting the week following the submittal deadline.	
Meeting Date:	Applicant Signature:	
1	REQUESTED ACTION & DETAILS OF PROPOSED USE	
Rezoning to:	Special Use Permit for: <u>Expansion of Kennel</u> Eacility	
Proposed Use: <u>Rec</u>	reation Bldg. + New Office + 4 private dag room	S
Existing Utilities:	Special Use Permit for: <u>Expansion of Kennel</u> Eacility Well Septic LA Water Usewer UGas Utelectric	
	Water Sewer Gas Electric	
RESIDENTIAL		
No. of Lots:	Minimum Lot Size: (acres) No. of Units:	
Minimum Heated Floc	or Area:sq. ft. Density/Acre:	
Type: 🚺 Apartments	Condominiums Townhomes Single-family Other	
ls an Amenity Area pr	roposed:; if yes, what?	
COMMERCIAL & INDU		
Building area: <u>43'4</u>	" X 36 4 (Rec.) No. of Parking Spaces: 6 now 5 after Blog	٩
34'(" X 1818 (Gecic 182 paces)	

Property Owner/ Property Information

Name: Laura Manner
Street Address of Property being rezoned: 659 Elliott Family Pkusy
Rezoning from: <u>R-A</u> to: <u>Special Use</u> Total acrage being rezoned: <u>4</u>
Directions to Property (if no address):
Subdivision Name (if applicable): Lot(s) #:
Subdivision Name (if applicable): Longy Longy
Does this proposal reach DRI thresholds? 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? (yes/no) If yes, what section? North South
City SURROUNDING PROPERTY ZONING CLASSIFICATION: North Clobal ID South PIA East PA West Clobal ID
Future Land Use Map Designation:
Road Name:
183 2

Applicant Certification

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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 67
Witness Aggund	Date June 7

2022

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:

NIA

 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 \$ _____ 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

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.

185

<u>10000</u>0

Property Owner Authorization

I/we, Laura Manner	, hereby swear that I/we own
the property located at (fill in address and/or tax me	ap parcel #):
Street Address of Property being rezoned: 69	Ellistt Family Pkwy wsonville, GA 30534
TMP#: 070 005 001	Υ.

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.

(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 join penture, 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.)

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LETTER OF INTENT

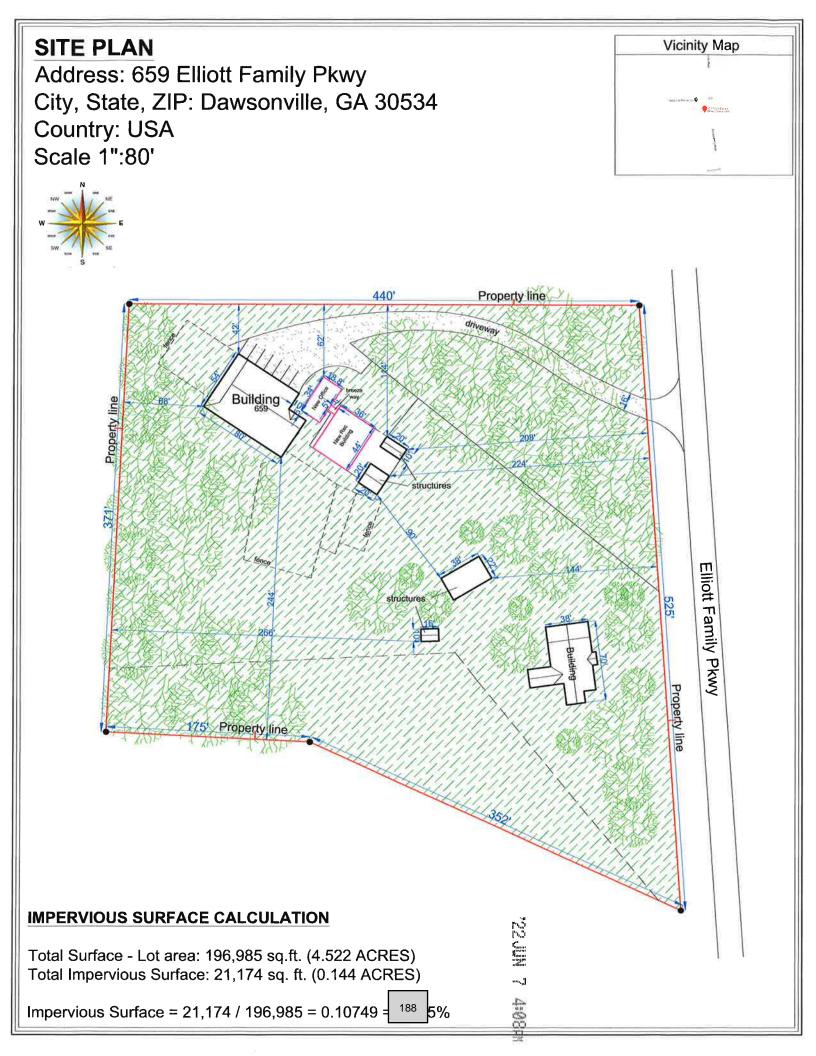
Applicant:	Happy Dog Retreat, Inc.
Subject Property:	659 Elliott Family Parkway, Dawsonville, GA 30534
Current Zoning:	RA
Proposed Zoning	Special Use
Application:	RA to Special Use Permit for Boarding Kennel
ROW Access:	Direct Access to Elliott Family Parkway

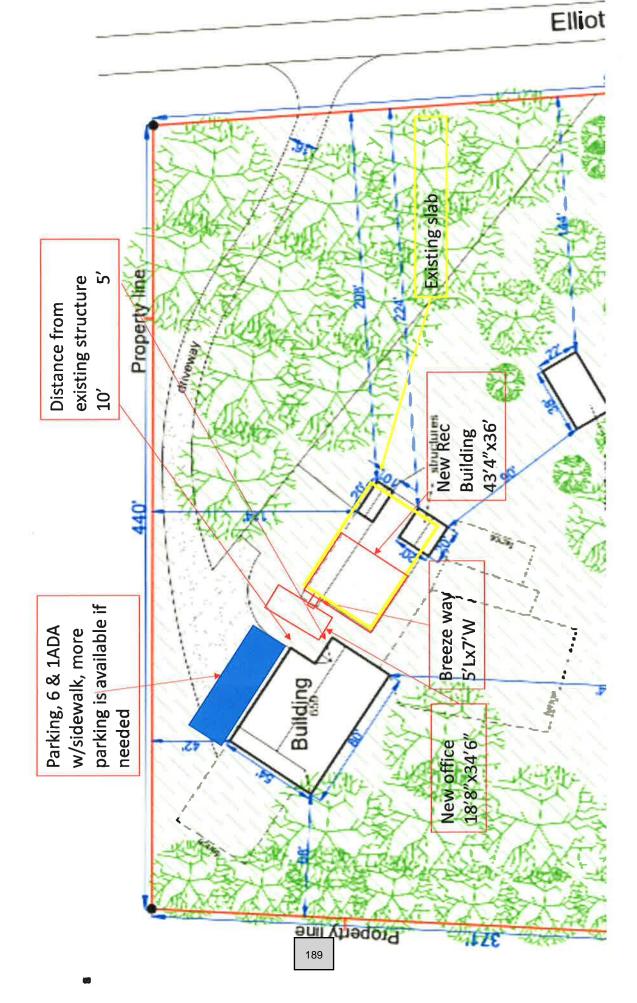
Proposed Use:

The Applicant proposes to build a recreation building that will provide indoor play for the dogs that board with us. This would be built over an existing cement slab. There will be water lines installed for cleaning purposes and this will drain into a pre-existing septic tank. We would also have the electric lines pulled from existing services. Water will also be pulled into this building for a deep sink and hose use. This water will be supplied from an existing well.

Applicant also proposes to build an additional office space in a separate building. This building will include three small dog spaces and a dog suite. We will only have electric pulled into this building.

'22 JUN 711:01AM





722 JUN 7 4-08pm

laura.manner@aol.com

From:	Ringle, Bill <bill.ringle@dph.ga.gov></bill.ringle@dph.ga.gov>
Sent:	Tuesday, June 7, 2022 2:42 PM
То:	Harmony Gee
Cc:	Lacey Edwards; dcallahan@dawsoncounty.org;
Subject:	Happy Dog and Fat Cat Kennels

Harmony,

The owner of the subject business at 733 Elliott Family Parkway is proposing to build a couple of buildings at the kennel. From the site plan that I have seen, neither one of these buildings will encroach upon the two septic systems (permit # 710, installed 11/19/1997; and permit # S-042-2000-00079, installed 3/24/2000) that are currently associated with the kennels.

There is no proposed restroom associated with either new building. An existing restroom is located within approximately 50' of the proposed office building.

We do not see the need to perform a site visit for this project. Do not hesitate to contact me if you have any questions.

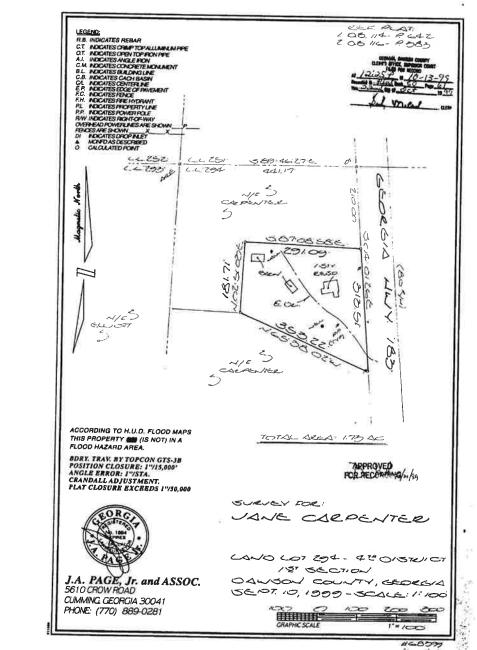
Thank you, Bill

George W. "Bill" Ringle

Environmental Health Manager Dawson County Environmental Health 189 Hwy 53 West Suite 102 Dawsonville, GA 30534 phone 706-265-2930 fax 706-265-7529

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22 **NH** 7 499m

Official Tax Receipt Nicole Stewart DAWSON COUNTY Tax Commissioner

25 Justice Way Suite 1222 Dawsonville, GA 30534									
Trans No		perty ID/District Description		Original Due	Interest & Penalty	Prev Paid	Amount Due	Amount Paid	Transaction Balance
25924 Year-Bill No 2021 - 8858	070 005 001 LL 294 LD 5 FMV: \$4	102,290.00	/ 001	3,640.73	0.00 Fees 0.00		3,640.73	3,640.73	0.00
	ι π	102,200.00						Paid Date 9/17/2021 11:23:00	Current Due 0.00
Transactions:	25924	- 25925	Totals	3,640.73	0.00	0.00	3,640.73	3,640.73	0.00

Paid By :

HAPPY DOG RETREAT	Cash Amt:	0.00
	Check Amt:	0.00
	Charge Amt:	0.00
	Change Amt:	0.00
Check No	Refund Amt:	0.00
Charge Acct	Overpay Amt:	0.00

MANNER LAURA 659 ELLIOTT FAMILY PARKWAY DAWSONVILLE, GA 305347



SPECIAL USE APPLICATION 22-02

Planning Commission MeetingJuly 19, 2022Board of Commission HearingAugust 18, 2022

Applicant Proposal

The applicant is seeking approval to bring an existing, non-conforming a dog kenneling facility approximately 4300 square feet in size including a proposed new office 612 square feet in size and an additional 1548 square feet indoor recreation facility. Happy Dog Retreat, Inc. is an existing boarding facility in Dawson County, Georgia that has been in business for over 15 years.

Applicant	Happy Dog Retreat, Inc.
Amendment #	SU 22-01
Request	Special Use of a Dog Kennel
Proposed Use	Dog Kennel
Current Zoning	R-A (Residential Agriculture)
Acreage	4.53±
Location	659 Elliott Family Parkway, Dawsonville
	30534
Commission District	1
Tax Parcel	070 005 001
Commercial Square footage:	6460 approximately
DDI	Ne

DRI.....No

Planning Commission Recommendation..... Approval with stipulations

Direction	Zoning	Land Use
North	R-1	City of Dawsonville
South	R-A	Vacant Land
East	R-A	Detached Residential
West	R-1	City of Dawsonville

The subject property is currently operating as a kennel approximately 3495 square feet in size with a residence.

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: "We do not see the need to perform a site visit for this project."

Emergency Services: No comments returned as of 7.11.2022.

Etowah Water & Sewer Authority: No comments returned as of 7.11.2022

Public Works Department: "No remarks at this time."

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.

RESTRICTIONS ON PARTICULAR USES.

Kennels require approval as a special use with due consideration given to all relevant data relating to public health, safety and welfare including:

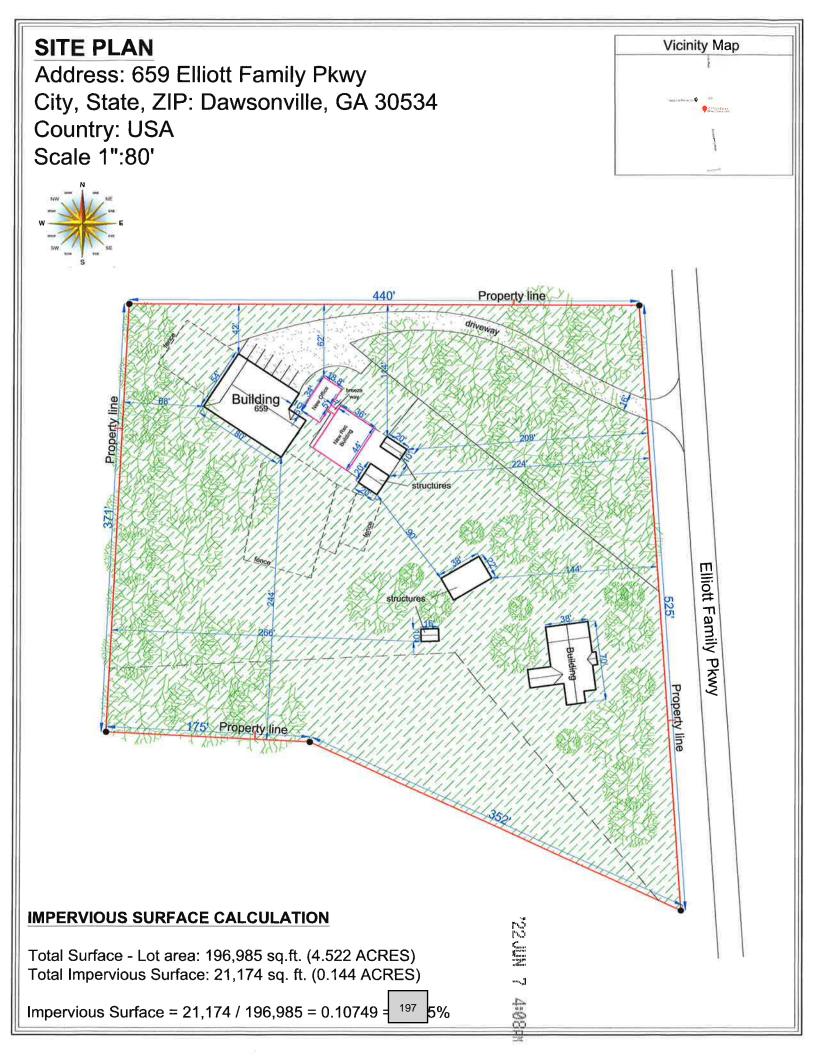
- (1) Noise factors that may impact adjacent residential areas.
- (2) Isolating factors, such as topography or buffers, and
- (3) Noxious odors affecting adjacent properties.

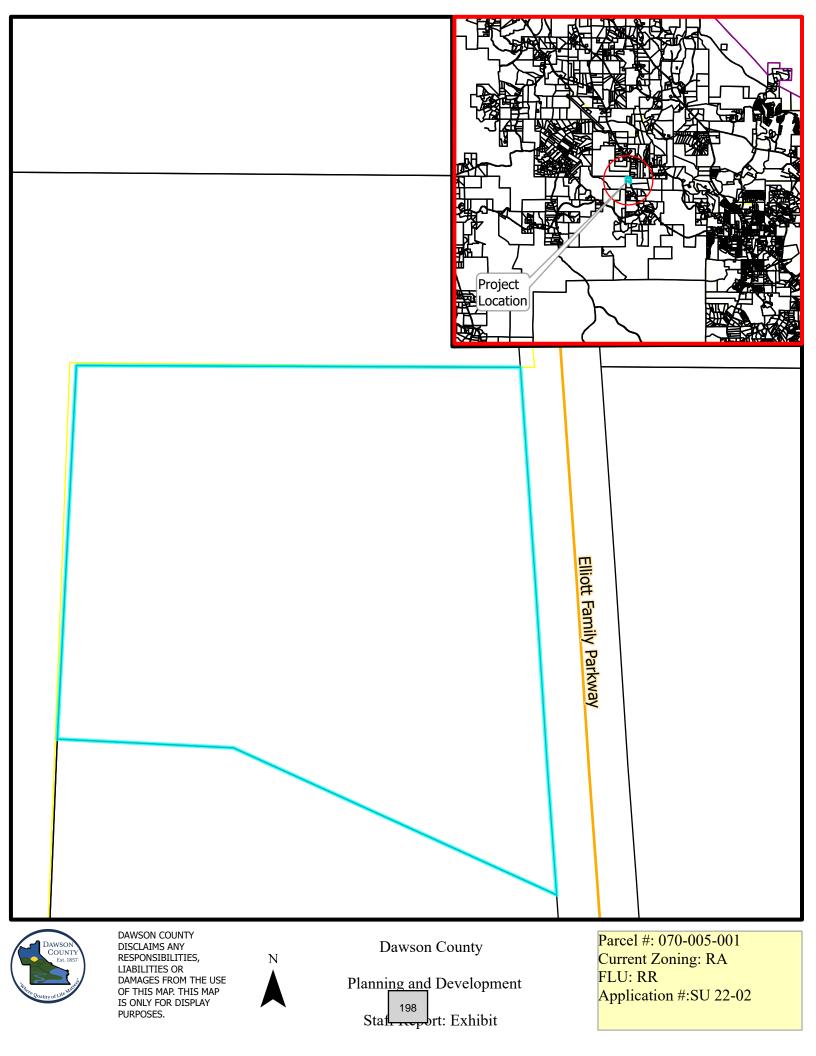
STAFF RECOMMENDED STIPULATIONS FOR CONSIDERATION:

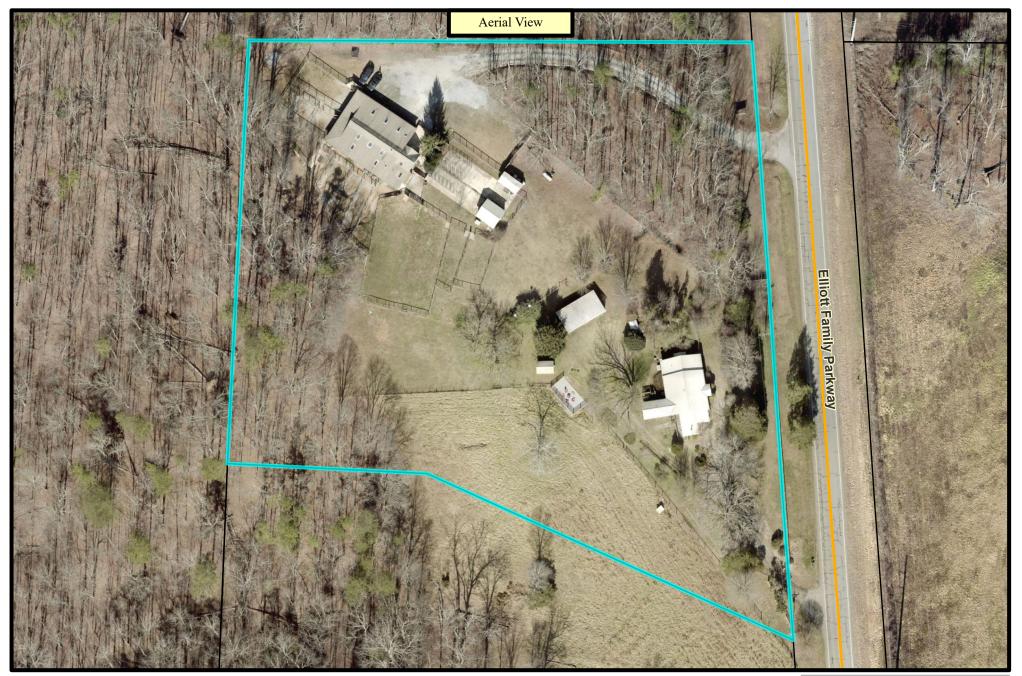
- 1. All animal service and confinement areas shall be in air conditioned.
- 2. The building shall be design and certified sound attenuated.

Photo of Property:











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

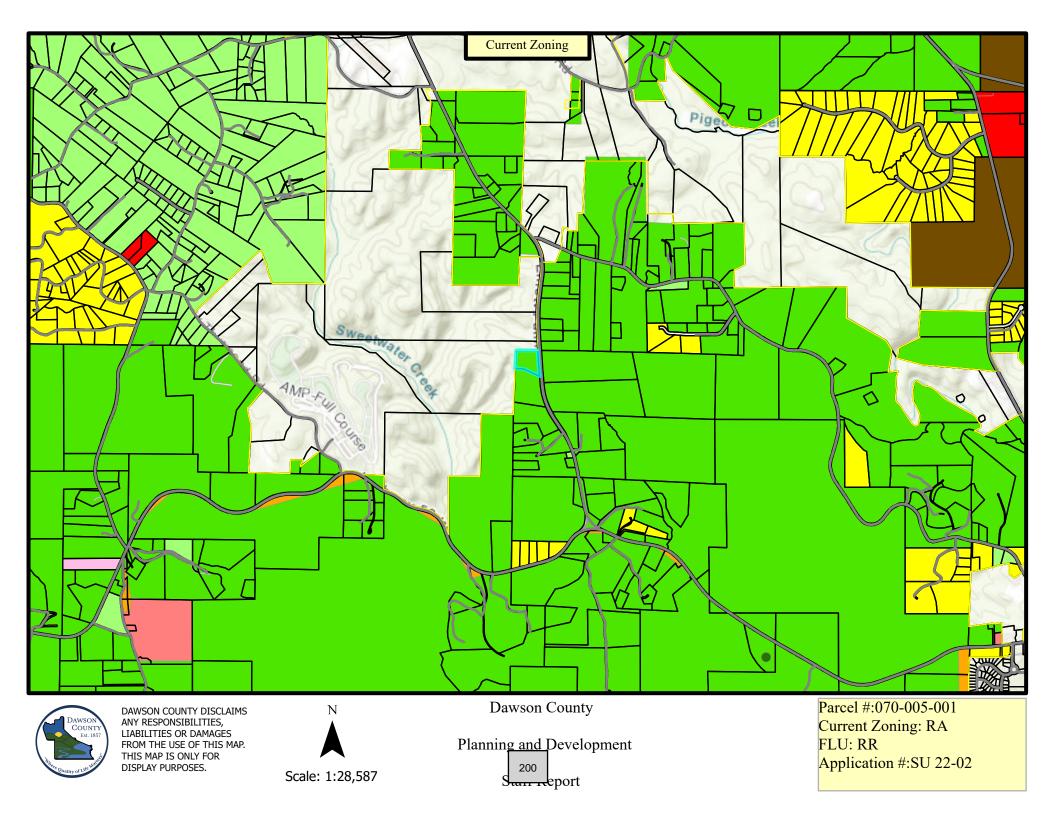


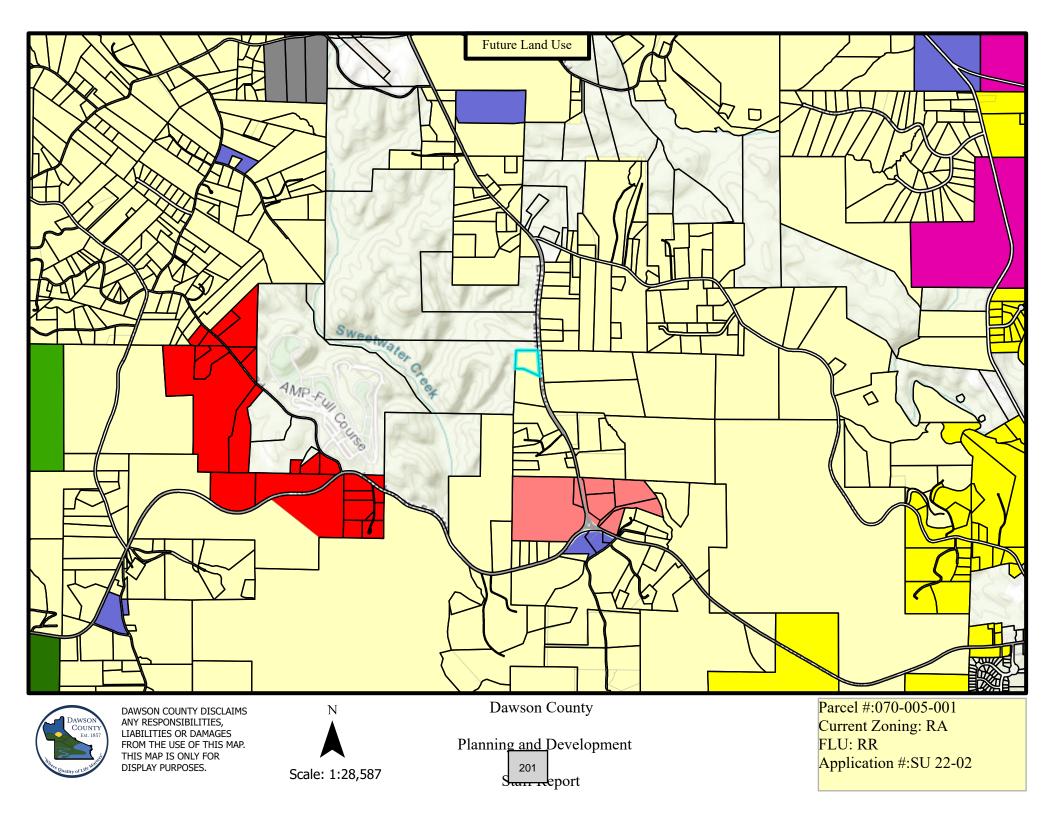
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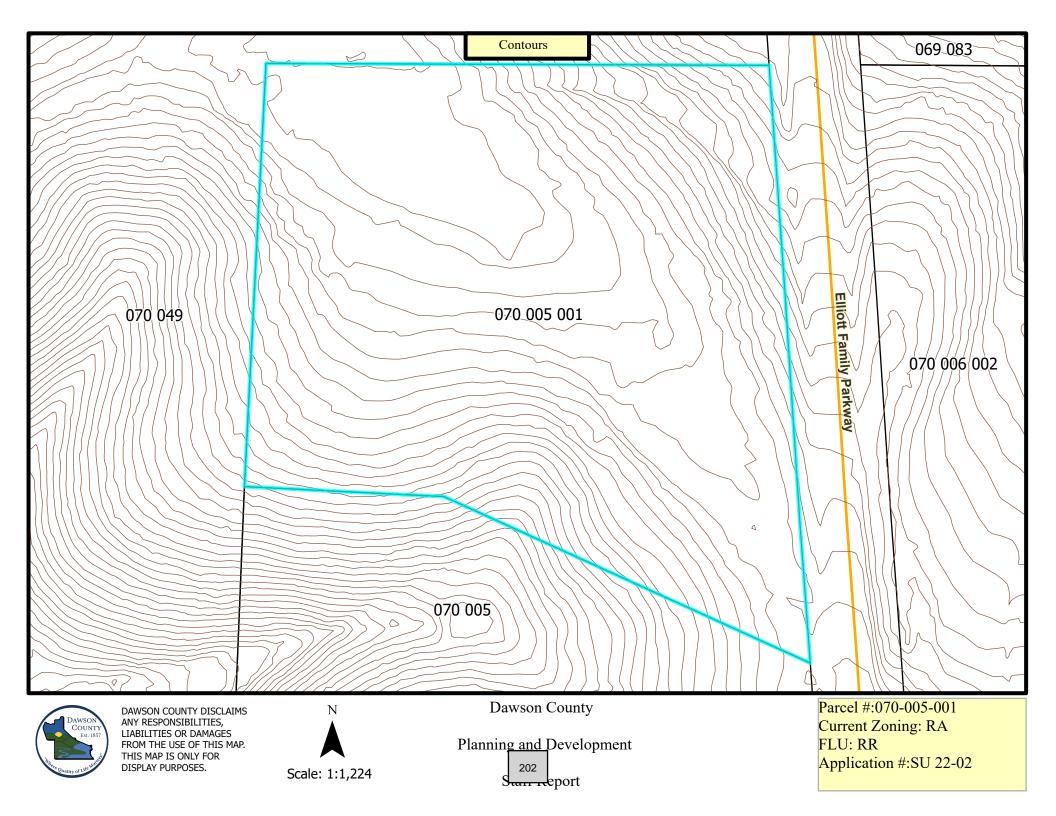
Dawson County



Parcel #:070-005-001 Current Zoning: RA FLU: RR Application #:SU 22-02







RESTRICTIONS ON PARTICULAR USES. Kennels require approval as a special use with due consideration given to all relevant data relating to public health, safety and welfare including:

- (1) Noise factors that may impact adjacent residential areas.
- (2) Isolating factors, such as topography or buffers, and
- (3) Noxious odors affecting adjacent properties.

STAFF RECOMMENDED STIPULATIONS FOR CONSIDERATION: SU 22-01

- $\sqrt{1}$. All animal service and confinement areas shall be in air conditioned.
- $\sqrt{2}$. The building shall be designed and certified sound attenuated.
 - 3. The maximum dogs on premise shall be limited to thirty (30)
 - 4. There shall be a **<u>+</u>50**-foot setback from property lines for all new structures.
 - 5. Any outdoor areas created for dog activities separate from the facility shall be a minimum of 200 feet from adjacent property boundaries.
 - 6. A 10-foot buffer of Evergreen plants shall be established and maintained along Tax Map Parcel 070-049 & 070-005; existing trees shall not be removed to establish the buffer.

PLANNING COMMISSION RECOMMENDED STIPULATIONS FOR CONSIDERATION:

- 1. All animal service and confinement areas shall be in air conditioned.
- 2. The building shall be designed and certified sound attenuated.

Dawson County Rezoning Application (AMENDMENT TO DISTRICT MAP)

FOR STAFF USE ONLY DATE & TIME STAMP

APPLICANTINFORMATION (or Authorized Representative)

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

Printed Name: Rachel & Noah Behel
Address:
Phone (Listed/Unlisted):
Email (Business/Personal):
Status: 🖌 Owner 🔲 Authonized Agent 🔲 Lessee 🔲 Option to purchase
I have 🔲 / have not ✔ participated in a Pre-application meeting with Planning Staff.
If not, lagree 🚺/disagree 🔲 to schedule a meeting the week following the submittal deadline.
Meeting Date: Applicant Signature:
REQUESTED ACTION & DETAILS OF PROPOSED USE
Rezoning to: RS Special Use Permit for:
Proposed Use:to subdivide into two parcels for single family homes
Existing Utilities: 🔲 Water 🔲 Sewer 🔲 Gas 🔲 Bectric
Proposed Utilities: 🖌 Water 🔲 Sewer 🖌 Gas 🖌 Electric
RESIDENTIAL
No. of Lots: 2 Minimum Lot Size: 1.5 (a cres) No. of Units: 2
Minimum Heated Floor Area: <u>n/a</u> sq.ft. Density/Acre: <u>0.21</u>
Type: 🔲 Apartments 🔲 Condominiums 🔲 Townhomes 🚺 Single-family 🔲 Other
Is an Amenity Area proposed : <u>no</u> ; if yes, what?;
COMMERCIAL & INDUSTRIAL
Building area:No. of Parking Spaces:
لا معنان الممنان الممنان ا

Property Owner/ Property Information

Name: Rachel & Noah Behel					
Street Address of Property being rezoned: 1009 & 1029 Hwy 9 N					
Rezoning from: RA	to: <u>RS</u>	Totalacragebe	eing rezoned: <mark>9.597</mark>		
Directionsto Property (if	noaddress):				
Subdivision Name (if app	licable): <u>n/a</u>		Lot(s) #:		
Current Use of Property:	vacant				
Does this proposal reach DRI thresholds? <u>no</u> 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 C to answer the following:	ounty's Georgia 400 C	orridor Guidelines a	nd Maps		
Doesthe plan lie within t	he Georgia 400 Corrido	or?(ye:	s/no)		
If yes, what section?	North South				
:	SURROUNDING PROPER	TY ZONING CLASSIFIC	CATION:		
North RA	South <u>RA & C-HB</u>	East	West RA		
Future Land Use Map De	signation:				
Access to the developm	ent will be provided fro				
Road Name: HWY9N		_ Type of Surface:_	Paved		
		205		2	

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 \$ N/A

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:

N/A

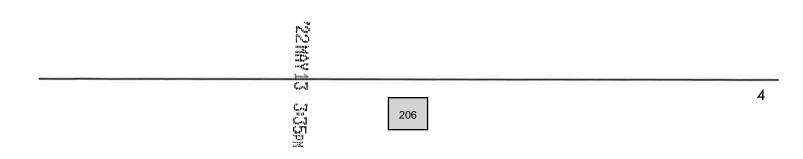
achel Belu

Date

Signature of Applicant/Representative of Applicant

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. <u>Future abutting developers in</u> **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 isongoing **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: Raebel Bebel
Applicant Printed Name: <u>Rachel Behel</u>
Application Number:
Date Signed: 5/13/2022
Swom and subscribed before me
this 13th day of May, 2022.
Notary Public
My Commission Expires: <u>8/14/2024</u>
EXPIRES GEORGIA Natasy Sesar
5 5 5 5 5 5 5 5 5 5 5 5 5 5

Property Owner Authorization

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

Street Address of Property being rezoned: 1009 & 1029 Hwy 9 N

TM P#: 092 047+092 047 001

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.

rinted Name of applicant <u>or agent: Rachel Behel</u>
ignature of applicant or agent: Paul Behel Date: 5/13/2022

rinted Name of Owner(s):
ignature of Owner(s): Revelet Belul Date: 5/13/2022
1ailing address:
Sity, State, Zip
hone (Listed/Unlisted):
worn and subscribed before me
nis 13th day of may , 2022 (Notary Seal)
lotary Public
ly Commission Expires: 8/14/2024
(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 not arized also.)



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.

Sgnature Raehul Behul			Date	5/13/	
Witness	Jealun	4	m	Date	5/13/2

22 MAY



MAY 11TH, 2022

Dawson County Zoning Department 25 Justice Way Suite 2322 Dawsonville, GA 30534

RE: Letter of Intent - 1009 & 1029 Hwy 9 N, TMP 092 047 & 092 047 001

To whom it may concern,

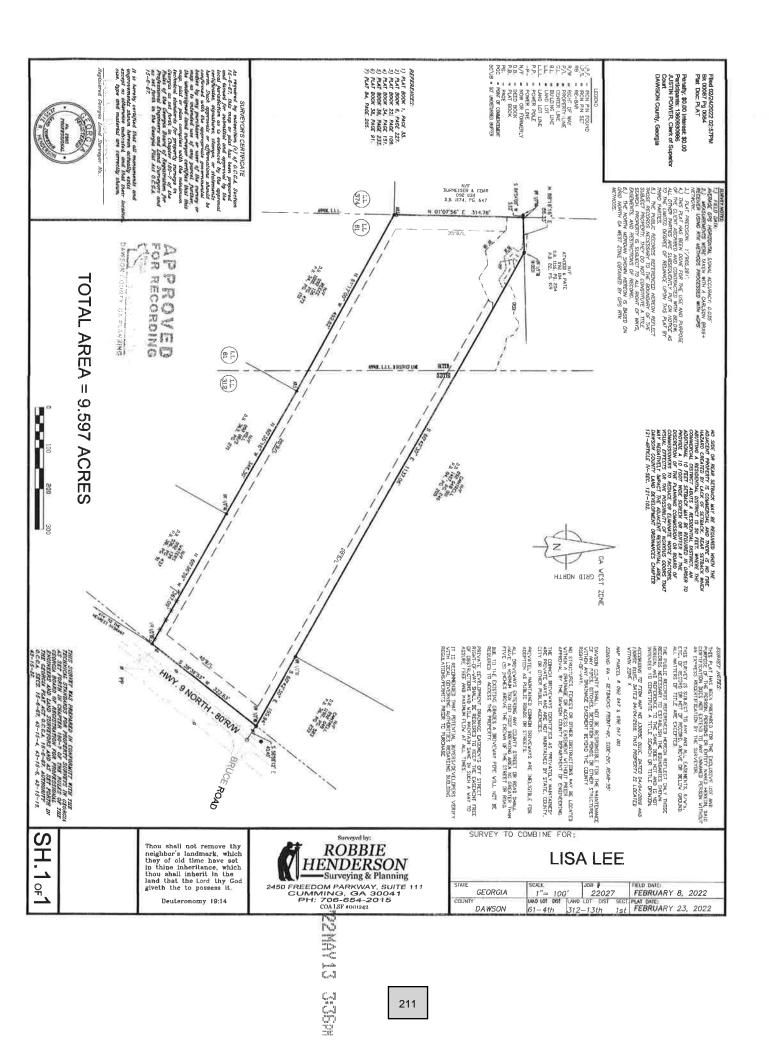
Rachel and Noah Behel are submitting an application for rezoning for a property of which they own.

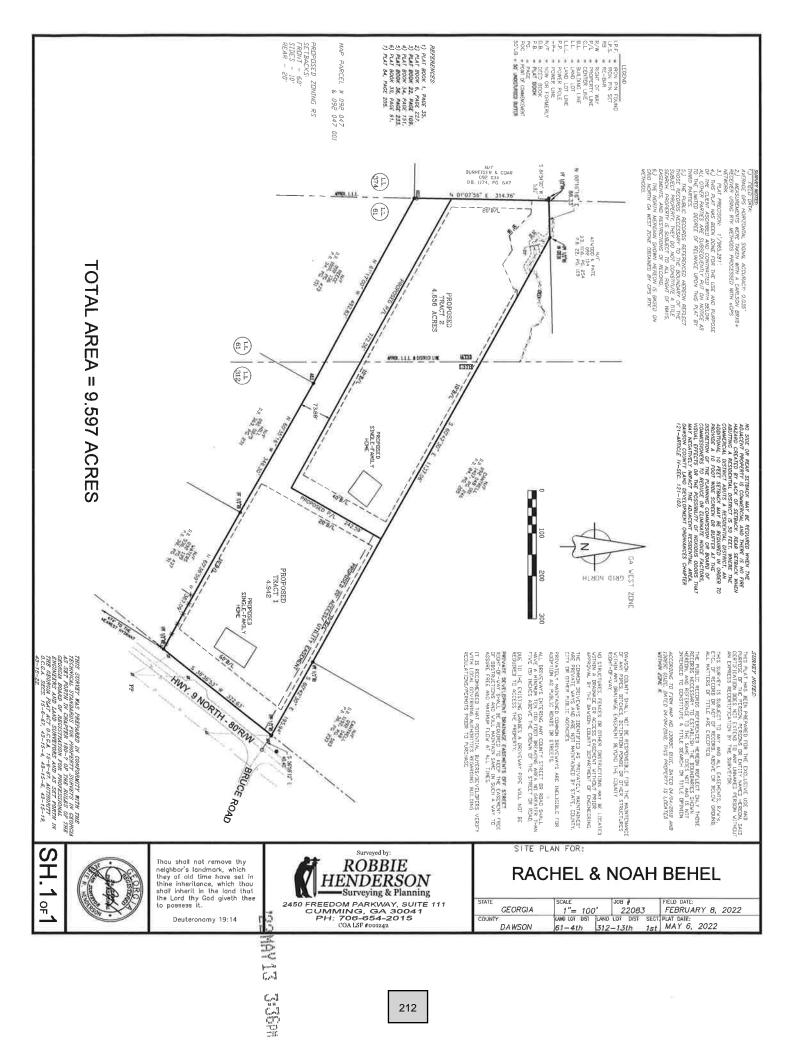
The property is currently zoned RA – Residential Exurban/Agricultural. The request is to rezone a portion of the property to RS – Residential Suburban to allow for the property to be subdivided into two (2) parcels for two (2) single family homes. The request is in line with future land use map and the character of the surrounding area.

If you have any questions about the proposal, please don't hesitate to contact the applicants, Rachel and Noah, or our office, as we have prepared the site plan for the rezoning application.

Respectfully, Hearfluer & Dom

Heather McKeldin | Survey Technician Robbie Henderson Surveying and Planning <u>Heather@rhs.llc</u> | (706) 654-2015







ZA 22-16

Planning Commission Meeting July 19, 2022 Board of Commission Hearing August 18, 2022

Applicant Proposal

The applicant is seeking to zone the property from R-A (Residential Agriculture) to RSR (Residential Sub-Rural) to reconfigure the parcels into two for the purpose of building two single family residences.

Applicant	Noah & Rachel Behel	
Amendment #	ZA 22-16	
Request	Rezone Property from R-A to RSR	
Proposed Use	Two Single Family Residences	
Current Zoning	R-A	
Future Land Use	Sub-Rural Residential	
Acreage	9.597 acres	
Location	Hwy 9 North	
Commercial Square footage	0	
Road Classification	State Route	
Tax Parcel	092-047 & 092-047-001	
Dawson Trail Segment	n/a	
Commission District	2	
DRI	No	
Planning Commission Recommendation	Approval	

1

Direction	Existing Zoning	Existing Use
North	RSR	Single Family Residential
South	R-A	Single Family Residential
East	RSR	Single Family Residential
West	R-A	Single Family Residential

According to the Comprehensive Plan and accompanying Future Land Use Plan, the subject

property is identified as Sub-Rural Residential. The primary area of unincorporated Dawson County designed as Sub-Rural Residential is bounded by the forest belt and Dawson Forest on the west, Lumpkin County line on the north, and the agricultural belt to the south and east. In the southern part of this area, there is extensive residential development, but the northern part of this area is mostly undeveloped.

Though this area may receive new development at gross densities of up to 0.67 unit per acre (1.0 acre with public water), it is not targeted for major development. Public water service may be extended into much of this area, particularly the southern half, during the planning horizon (year 2028). It is desirable that conservation subdivision principles be followed in this area in order to encourage the permanent protections of open space or retention of farm and forest lands.

There is a second **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 7.11.2022

Emergency Services: No comments returned as of 7.11.2022

Etowah Water & Sewer Authority: No comments returned as of 7.11.2022

Planning and Development: The proposed zoning meets Future Land Use and is consistent with the character of the area. The parcels were platted as a combined 9.5 acres and recorded with the Clerk of Court as of 2.24.2022. Previously, the separated parcels were grandfathered as non-conforming R-A zoned parcels with no recorded plat that would need to be brought into zoning compliance to obtain any type of building permit.

Public Works Department: "No remarks at this time."

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:





ZA 22-17

Planning Commission Meeting July 19, 2022 Board of Commission Hearing August 18, 2022

Applicant Proposal

The applicant is seeking to zone the property from RSR (Residential Sub-Rural) to R-A (Residential Agriculture) for agricultural purposes.

Applicant	Fred Stowers	
Amendment #	ZA 22-17	
Request	Rezone Property from RSR to R-A	
Proposed Use	Agriculture Use	
Current Zoning	RSR (Residential Sub-Rural)	
Future Land Use	Sub-Rural Residential	
Acreage	97.5 acres	
Location	Stowers Road West	
Commercial Square footage	n/a	
Road Classification	Local	
Tax Parcel	111 036	
Dawson Trail Segment	n/a	
Commission District	3	
DRI	No	
Planning Commission Recommendation	Approval	

Direction	ction Existing Zoning Existing Use	
North	R-A & RSR	Residential and Vacant
South	C-IR & R-A	Residential and Vacant
East	RSR	Residential
West	RSR & R-A	Residential and Vacant

According to the Comprehensive Plan and accompanying Future Land Use Plan, the subject property is identified as Sub-Rural Residential. The primary area of unincorporated Dawson County designed as Sub-Rural Residential is bounded by the forest belt and Dawson Forest on the west, Lumpkin County line on the north, and the agricultural belt to the south and east. In the southern part of this area, there is extensive residential development, but the northern part of this area is mostly undeveloped.

Though this area may receive new development at gross densities of up to 0.67 unit per acre (1.0 acre with public water), it is not targeted for major development. Public water service may be extended into much of this area, particularly the southern half, during the planning horizon (year 2028). It is desirable that conservation subdivision principles be followed in this area in order to encourage the permanent protections of open space or retention of farm and forest lands.

There is a second **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 7.11.2022

Emergency Services: No comments returned as of 7.11.2022

Etowah Water & Sewer Authority: No comments returned as of 7.11.2022

Planning and Development: Even though this request does not fall in line with the Future Land Use designation, the request is lesser in intensity than its current zoning. The applicant wishes to have the downzone of the parcel for agricultural purposes that otherwise would not be available in the current zoning. The parcel is located off of Georgia 400 it is rural in nature, a larger tract of land that has pastures and farm structures and has been in the applicant's family for many generations.

Public Works Department: "No comments at this time"

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:



Dawson County Rezoning Application (AMENDMENT TO DISTRICT MAP)

FOR STAFF USE ONLY DATE & TIME STAMP

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APPLICANT INFORMATION (or Authorized Representative)

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

Printed Name: FRED STOWERS
Address:
Phone (Listed/Unlisted):
Email (Business/Personal):
Status: Downer Authorized Agent Lessee Option to purchase
I have Market have not D 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: 4.6.2022 Applicant Signature:
REQUESTED ACTION & DETAILS OF PROPOSED USE
Rezoning to: <u>RA</u> Special Use Permit for:
Proposed Use: TO RETURN to previous 30 NING-NO DEVELOPMEN
Existing Utilities: 🗗 Water 🔲 Sewer 🔲 Gas 🗗 Electric
Proposed Utilities: Water Sewer Gas Electric
RESIDENTIAL N/A
No. of Lots: (acres) No. of Units:
Minimum Heated Floor Area:sq. ft. Density/Acre:
Type: 🔲 Apartments 🔲 Condominiums 🔲 Townhomes 🔛 Single-family 🔲 Other
Is an Amenity Area proposed:; if yes, what?;
COMMERCIAL & INDUSTRIAL NA
Building area: No. of Parking Spaces:

Property Owner/ Property Information			
Name: FRED STOWERS			
Street Address of Property being rezoned: 501 STOWERS Rd. W.			
Rezoning from: \underline{RSR} to: \underline{RA} Total acrage being rezoned: $\underline{97.5}$			
Directions to Property (if no address):			
Subdivision Name (if applicable): Lot(s) #: Current Use of Property: <u>FNRMING AND ResidentIAC</u>			
Does this proposal reach DRI thresholds? <u>NO</u> 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? (yes/no) If yes, what section? North South			
SURROUNDING PROPERTY ZONING CLASSIFICATION:			
North South East West			
Future Land Use Map Designation:			
Access to the development will be provided from: Road Name: <u>Stace PAD ま ひ で</u> Type of Surface: <u>PAD ま DI たて</u>			

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 A toes up	Date 6 - 6 - 2 2
Witness any the	Date (0. (0. 2022

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS (APPLICANT(S) AND REPRESENTATIVE(S) OF REZONING)

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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:

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 \$ _____ 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:

NONE

acum

Signature of Applicant/Representative of Applicant

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. <u>Future abutting developers in</u> **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.

This fielded and deknowledgement she posite recercit
Applicant Signature:
Applicant Printed Name: FRED STOUTRS
Application Number:
Date Signed: 6 - 6 - 2 2
Sworn and subscribed before me this L day of L, 20%. Notary Public My Commission Expires: L, 20%.

{Notc	ary Seal}		
		5.	
1.7	9 77 19 19 19	225	

Property Owner Authorization

I/we, <u>FRED</u> STOWERS, hereby swear that I/we own the property located at (fill in address and/or tax map parcel #): Street Address of Property being rezoned: 501 STOUFRS RL-20, TMP#: /// 036 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

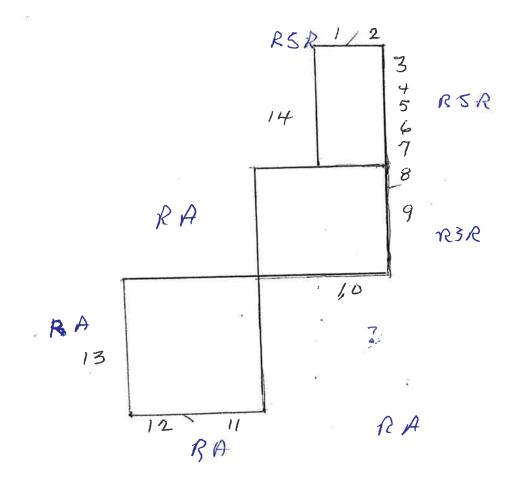
stipulations placed on the property will be binding upon the property regardless of ownership. The under signer below is authorized to make this application. The under signer is aware that no application or reapplication affecting the same land shall be acted upon within six (6) months from the date of the last action by the Board of Commissioners.

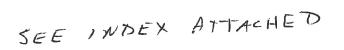
Printed Name of applicant <u>or agent:</u>	
Signature of applicant <u>or agent</u> :	.Date:
*******	ىقە ئىلە بىلە بىلە ب
Printed Name of Owner(s): FRED STOWERS	
Signature of Owner(s):	_Date:
Mailing address:	
City, State, Zip	
Phone (Listed/Unli	
Sworn and subscribed before me	
this <u>_</u> day of <u>_</u> <u>_</u> <u>20</u> <u>_</u> . Notary Public My Commission Expires: <u></u> <u>20</u> <u>_</u> . (The complete names of all owners must be listed; if the owner is a partnership, the	{Notary Seal}
listed; if a joint venture, the names of all members must be listed. If a separate she	et is needed to list all names,

please identify as applicant or owner and have the additional sheet notarized also.)



ATTACHMENT 'A' SKETCH OF LANDOWNERS AdjACENT





722 JUN 6 3:26M

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Σs.

283 pages

1 - WOMACK, BRIAN 111 089 607 River Bend Rd DRUSONU,11e 2- WATKINS, RANdy & SHEWA 111 090 1155 SUNRISE Rd Blue Ridge, G+ 30513 3. WATTACE, SCOTT & TANYA 111 028 006 AND 111 028 005 173 Old white OAK TRAIL DRUSONU, 11e, 6A SMIM, Kennethid Elizabeth 4 111 028 004 153 Old White GARTRAIL DAUSONDille GRABOWSKI, Michaelle & Michael 5 -111 028 003 125 old white OAL TRAIL Pique Sono, 1/10 MADDOX; JOHN & MAYCIN 6. 111 028.002 81 Old white ook TRAIL prusono, 1/2 Copeland, CHARLES \$ LONNA 7_ 111 028 001 No service 27 old white ask TRAIL DAWSONU. 11e

8- MULDOON, DAVID & Michelle

- , 111 041 389 STOLEAS Ad W DAWSOND, 11e
- 9. Deer Run PATNENS, LLE 111 116 131 Prominence CT
 - STE 230

DAUSBNUILLE

- 10. BKHETPAL, VIRRAM 112 003 10717 Polly TAylow Rd JOHNS CREEK, GA 30097
- 11- KITTLE, DEBORAH 112 016 264 GRANT Rd LU DAUSDNU, 11e
- 12. BEHRMANN, TODDEHHEIDI 112 017 1036 LAKE AUGEA Dr T-ARDON Spring, Florida 34689
 - 13 C. N. Midclune 112-001 772 STOWERS Ad Le DAWSONUILE

14 Poceell, Douglus dimoney 111 027 604 Stowers Rd a DANJOND. 11-229

(27)

LETTER OF INTENT

June ,2022

Ladies and Gentlemen,

Applicant: Fred Stowers

Property: 97.5 acres on Stowers Road West

Current Zoning: SRS

Proposed Zoning: RA Residential and Agricultural

Proposed Use: As is, residential and agricultural-no development

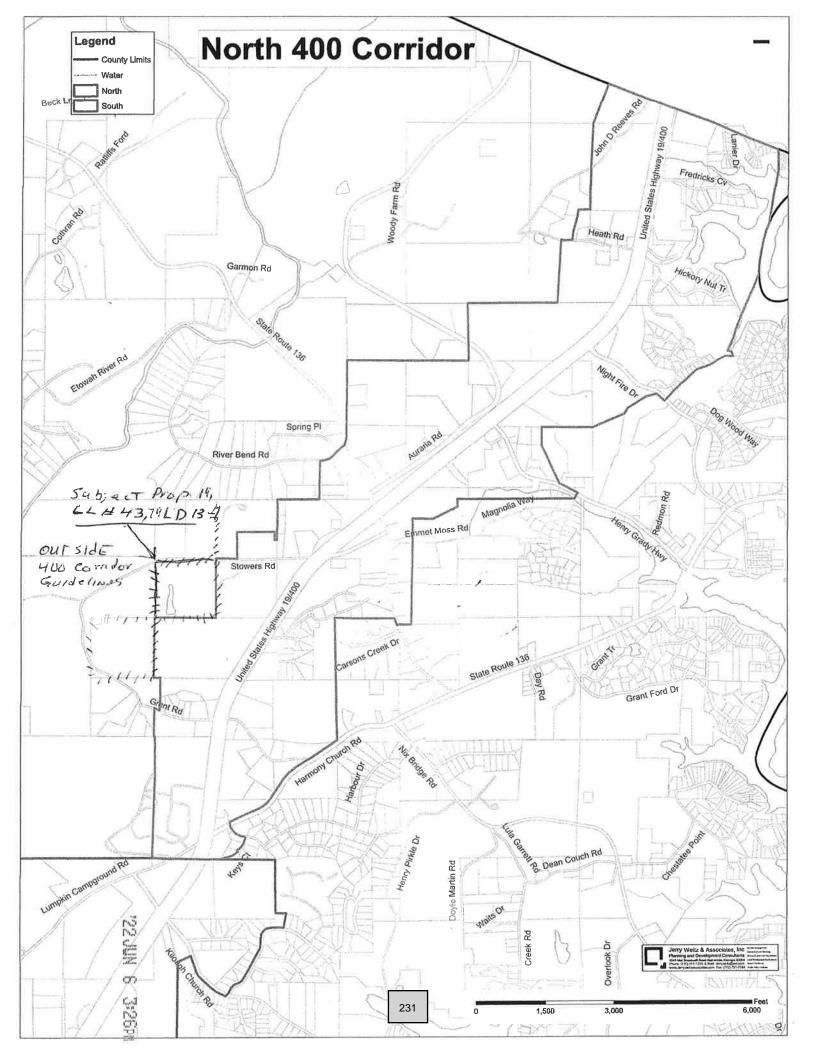
Utility Services Company Application: No change in utility services requested

Applicant is returning the property to its previous zoning. The property was rezoned without notice or discussions with Applicant sometime within the past 40 years of ownership.

Respectfully submitted,

aeven

Fred Stowers



Owner Information

STOWERS FRED G

Payment Information

Status	Paid
Last Payment Date	11/23/2021
Amount Paid	\$13,575.86

Property Information

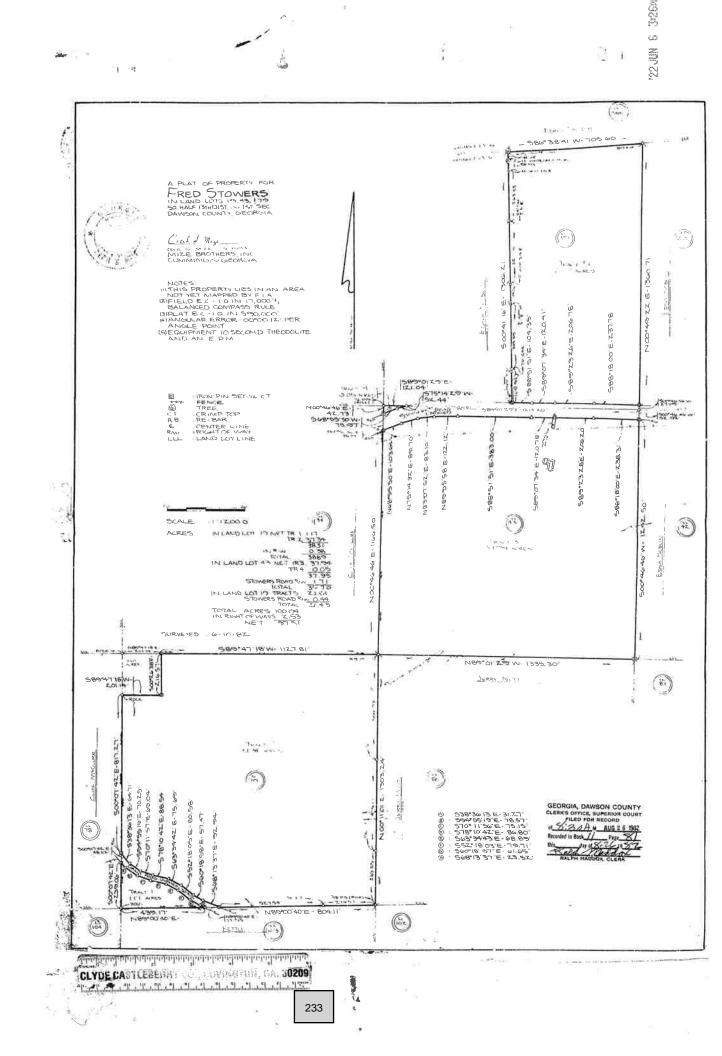
Parcel Number	111 036
District	1 DAWSON COUNTY UNINCORPORATED
Acres	97.5
Description	LL 19 43 79 LD 13-1
Property Address	501 STOWERS RD W
Assessed Value	\$1,016,924
Appraised Value	\$2,542,310

Bill Information

Record Type	Property
Tax Year	2021
Bill Number	13621
Account Number	37990
Due Date	12/01/2021

Taxes

Base Taxes		\$13,575.86
Penalty		\$0.00
Interest		\$0.00
Total Due		\$0.00



DAWSON COUNTY REZONING APPLICATION

This portion to be completed by 2	Coning Administrator
ZA22.18 Tax Map	& Parcel # (TMP): 100-214
Submittal Date: $10.8.26$ Time: 10.98 (ampm Received by:
Fees Assessed: 300 - Paid:	Commission District:
Planning Commission Meeting Date:	8
Board of Commissioners Meeting Date: UUDQUOT 18	,2028
APPLICANT INFORMATION (or Authorized Repre	sentative)
Printed Name: DENNIS GRAVITT	
Address:	
Listed	Business
Phone: Unlisted	Personal –
Status: [] Owner [] Authorized Agent [] Lesse	ee [] 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	n meeting with Planning Staff.
If not, I agree /disagree to schedule a meeting th	e week following the submittal deadline.
Meeting Date: $4.8.37$ Applicant Sign	nature: Kenne 10
PROPERTY OWNER/PROPERTY INFORMAT	ION
Name: EAST GATE HOLDINGS	
Street Address of Property being rezoned:	MPKIN CHIMPGROUND RD. S
Rezoning from: <u></u> to: <u></u> To Directions to Property To address):	tal acreage being rezoned: 6.387 ACRES
t ^{an b} ata Inneko	
234	5

Subdivision Name (if applicable):	Lot(s) #:
Current Use of Property: abandoned house	
Any prior rezoning requests for property? if yes, please provide r	ezoning 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? $\underline{4E5}$ (yes/no)
If yes, what section? North South	
SURROUNDING PROPERTY ZONING CLASSIFICATION:	
North <u>CTP</u> South <u>C-TP</u> East <u>C-HB</u>	CTR West 😹 C.TR
Future Land Use Map Designation:	
Access to the development will be provided from:	
Road Name: GRIZZLE Type of Surface	ce: ASPHALT
REQUESTED ACTION & DETAILS OF PROPOSED USE	4
[] Rezoning to: [] Special Use Permit for:	
Proposed Use:	
Existing Utilities: [] Water [] Sewer [] Gas [] Electric	
Existing Utilities: [] Water [] Sewer [] Gas [] Electric	
Proposed Utilities: [] Water [] Sewer [] Gas [] Electric	
RESIDENTIAL	
No. of Lots: Minimum Lot Size:	_(acres) No. of Units:
Minimum Heated Floor Area: sq. ft. Density	y/Acre:
Type: [] Apartments [] Condominiums [] Townhomes [] Sin	gle-family [] Other
Is an Amenity Area proposed:; if yes, what?	
COMMERCIAL & INDUSTRIAL	
Building area: No. of Parking S	paces:
	6

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.

the and concern	, , (
Signature and Start	Date 6/6/2027
Witness fam & M Lu	Date 6/6/2022

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.

East Gate Holdings. LLC 102 Kelly Mill Road Cumming, Georgia 30040

June 8, 2022

LETTER OF INTENT

TO: Dawson County Zoning Department Attention: Harmony Gee Zoning Specialist

Ms. Gee:

This letter is in reference to a recorded plat by McClure Surveying, Inc. for Dennis Gravitt, dated January 3, 2022, in land lots 311 & 312 South Half 13th district, 1st Section, Dawson County, Georgia at the intersection of South Lumpkin Campground Road and Grizzle Road containing 6.387 Acres with a street address of 606 Lumpkin Campground Road.

Our intent is to rezone this property for 5,000 to 10,000 sq foot commercial buildings to be built in the future within the specifications and conditions approved by Dawson County.

There are no immediate plans to build currently.

Thank You,

Jeremy Gravitt Managing Member, East Gate Holdings, LLC

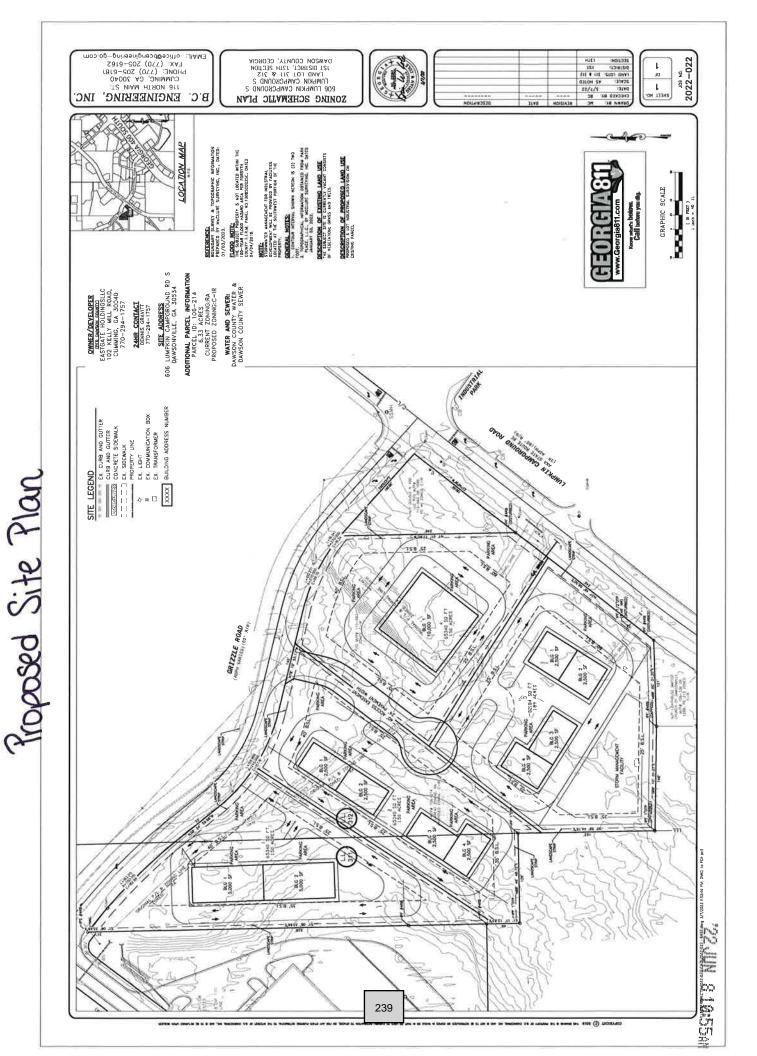
PROPERTY OWNER AUTHORIZATION

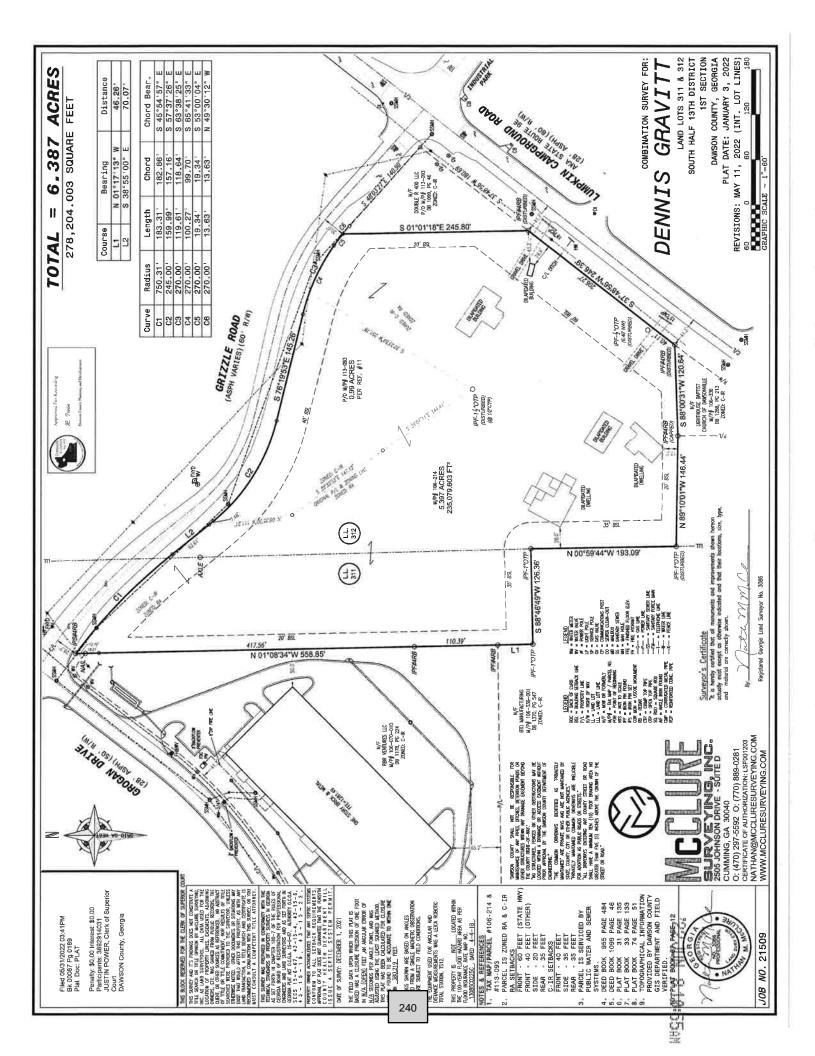
EAST GATE HOLDINGS LLC I/we, <u>leveny</u> <u>GRAVITT</u> <u>MANAGING</u> <u>MEMBLER</u>, hereby swear that I/we own the property located at (fill in address and/or tax map & parcel #): 606 LUMPKIN Campground Road DANSONVILLEGA 113093 003 106214 as shown in the tax maps and/or deed records of Dawson 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: DENNIS SRAN Date: 6-6-2022 Signature of applicant or agent: MANAGING MEMBER Printed Name of Owner(s): Date: 6/06/2022 Signature of Owner(s): Mailing address: City, State, Zip: __ Listed Telephone Number: Unlisted Sworn and subscribed before me this / the day of June Notary Public {Notary Seal} My Commission Expires:

(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.)

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ZA 22-18

Planning Commission Meeting July 19, 2022 Board of Commission Hearing August 18, 2022

Applicant Proposal

The applicant is seeking to zone the property from R-A (Residential Agriculture) to C-IR (Commercial Industrial Restricted)

Applicant	East Gate Holdings, LLC	
Amendment #	ZA 22-18	
Request	Rezone Property from R-A to C-IR	
Proposed Use	To develop office/warehouse flex space ranging in size from 5,000 square feet to 10,000 square feet in size.	
Current Zoning	R-A (Residential Agriculture)	
Future Land Use	C-IR (Commercial Industrial Restricted)	
Acreage	6.387 acres	
Location	Lumpkin Campground Road South and Grizzle Road	
Commercial Square footage	40,000	
Road Classification	Collector	
Tax Parcel	106 214	
Dawson Trail Segment	n/a	
Commission District	4	
DRI	No	
Planning Commission Recommendation	Approval with Stipulations	

Direction	Zoning	Existing Use
North	C-IR	Industrial Warehouse
South	C_IR	Industrial
East	C-HB & C-IR	Industrial and Highway Business
West	C-IR	Industrial

According to the Comprehensive Plan and accompanying Future Land Use Plan, the subject property is identified as Commercial Light Industrial. Industrial districts are established where some light industrial operations such as warehousing and low intensity manufacturing can occur without objectionable impacts such as noise, vibration, smoke, dust, gas, fumes, odors, and radiation and that do not create fire or explosion hazards or other objectionable conditions. They are to be located in areas with close proximity to arterial highways and/or adjacent access roads, with particular attention paid to traffic patterns and schedules for any heavy freight vehicles. Where possible, these uses should include compatible passive use greenspaces and possible pedestrian connections to adjacent development if appropriate.

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
- Locate employment centers on land that has good access to GA 400 and other high-capacity highways, utilities and infrastructure
- Create a network of interconnected streets and parking lots
- Incorporate sidewalks, crosswalks and bike paths as appropriate
- 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
- Encourage shared parking lots between uses
- Ensure environmental protection

Land Uses

Light Industrial

- Warehousing
- Research & Development Centers

Zoning Districts Industrial • Warehouse

County Agency Comments:

Engineering Department: "Lumpkin Campground Rd. South and Grizzle Road are both public paved roads cornering the subject property. There appears to be an access off of Lumpkin Campground Rd. South (there is a private street Plum Street) but not one off of Grizzle Road."

Environmental Health Department: No comments returned as of 7.11.2022

Emergency Services: No comments returned as of 7.11.2022

Etowah Water & Sewer Authority: No comments returned as of 7.11.2022

Planning and Development: The industries locating in this district are generally more compatible when located adjacent to commercial areas than are heavy manufacturing uses. **CRI** districts are intended to permit only those light industrial and warehouse uses that will not generate nuisances. Commercial Restricted industry is capable of operating in a manner as to control the external effects due to the operations take place within the confines of buildings. "Flex space" is the term is used to refer to light industrial zoned buildings that can be used for both office and warehouse space and can offer multifunctional usage under one roof. There may be "flex office space" or "flex warehouse space", depending upon which usage has the majority of the total space occupied.

The request is consistent with the Future Land Use designation and the general character of the immediate areas. Staff has concerns regarding the current traffic counts and congestion of the roadway; the proposed developments traffic will impact local and GDOT intersections. After reviewing all relevant information, should the Planning Commission recommend approval of this rezoning request, staff recommends the attached stipulations.:

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.

After reviewing all relevant information, should the Board of Commissioners approve this rezoning request, staff recommends the proposed stipulations:

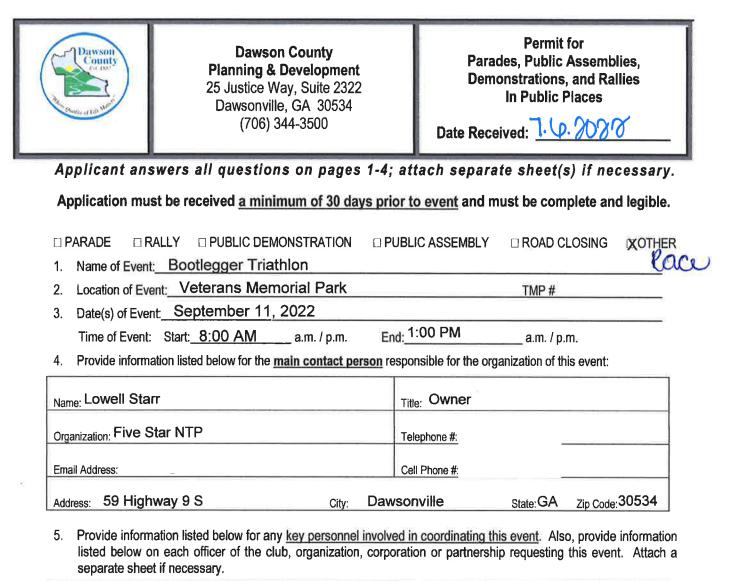
Lumpkin Campground Road is a north-south oriented roadway classified by GDOT as a Major Collector.

- 1. A traffic study is required prior to submission of a land disturbance permit.
- 2. Roadway entrances and improvements, including necessary acceleration and/or deceleration lane(s) and left/right turn lanes, shall be designed, installed, and maintained as approved by the state department of transportation, as applicable, or the director of engineering, in accordance with state or county requirements, as applicable and as may be amended from time to time.
- 3. A minimum of ten (10) feet of additional right of way along Lumpkin Campground Road frontage that is necessary for future road expansion;
- 4. Loading and unloading areas shall not be located closer than 50 feet from the right-ofway of a public street.

- 5. A minimum fifteen-foot-wide landscape strip shall be required along all side and rear lot lines, except in cases where access areas are approved. The area surrounding the road entrance(s) to the site or area, front, side, and rear landscape strips, required parking lot landscaping, and all other required landscaping shall be designed and installed according to plans prepared by a professional landscape architect,
- 6. All landscape design shall incorporate a minimum of forty percent (40%) evergreen plantings (trees, shrubs, and groundcovers). All plant material must be Georgia native.
- 7. 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.

Photo of Property:





Name: Lowell Starr Organization: Five Star NTP		Title: Owner		
Organization: Five Star NTP		Telephone #;		
Address: 59 Hogh way 9 S	City: Daws	onville.	State: 6A	Zip Code: 30534
Name:		Title:		
Organization:		Telephone #:		
Address:	City:		State:	Zip Code:
Name:		Title:		
Organization:		Telephone #:	1	
Address:	City:		State:	Zip Code:
Name:		Title:		
Organization:		Telephone #:	5	
Address:	Cit <u>y:</u>		State:	Zip Code:
Page 1 of 8	247			01-31-12

6. 7. 8. 9.	Expected number of participants: <u>100</u> Physical description of materials to be distributed: <u>N/A</u> How do participants expect to interact with public? <u>N/A</u> Route of event: (attach a detailed map of the route)
	9.a. Number and type of units in parade:
10.	Will any part of this Event take place within the City Limits of Dawsonville? No
	If YES, do you have a permit for the event from the City? Date Issued:* Attach Copy
11.	Do you anticipate any unusual problems concerning either police protection or traffic congestion as a consequence of the event?Yes XNo If YES, please explain in detail:
12.	List all <u>prior</u> parades or public assemblies, demonstrations or rallies in a public place within Dawson County for which you obtained a permit: (Also include dates – attach separate sheet, if necessary). Each year

since 2011, May-August.

Details: Please outline what your event will involve: (number of people / life safety issues / vendors / cooking / tents / rides / handicap parking / egress) – attach separate sheet if necessary. Swimming, biking, and running.

Route or Lay Out: (attach a detailed site plan)

What participation, if any, do you expect from Dawson County Emergency Services? Will call if needed.

What participation, if any, do you expect from the Dawson County Sheriff Department? Traffic Control

Insurance Requirements:

In compliance with Ordinance Section VII (C), an applicant for a permit shall obtain liability insurance from an insurer licensed in the State of Georgia for the parade, public assembly, demonstration or rally in a public place, if one or more of the following criteria exists:

1. The use, participation, exhibition, or showing of live animals;

2. The use, participation, exhibition, or showing of automobiles of any size or description, motorcycles, tractors, bicycles, or similar conveyances;

- 3. The use of a stage, platform, bleachers, or grandstands that will be erected for the event;
- 4. The use of inflatable apparatus used for jumping, bouncing, or similar activities;
- 5. The use of roller coasters, bungee jumping, or similar activities; or
- 6. Vendors or concessions.

Does your parade, non-spontaneous private assembly, demonstration, or rally in a public place meet any of the criteria above? \Box Yes $\sqrt{2}$ No If yes, which one(s)?

Any applicant required to provide insurance shall provide Dawson County with a copy of the Certificate of Insurance from an insurer authorized and **licensed by the State of Georgia**. Dawson County shall be added as an additional named insured for the event on the Certificate of Insurance by the carrier. The minimum policy limits shall be **\$1,000,000.00 per incident** and **\$2,000,000.00 aggregate** for the entire event. All costs for insurance and naming Dawson County as an additional named insured shall be borne solely by the applicant. Such insurance shall protect Dawson County from any and all claims for damages to property and/or bodily injury or death.

Is the Certificate of Liability Insur	ance attached? 🔽 Yes	🗌 No 🔄 Not a	pplicable to this event
---------------------------------------	----------------------	--------------	-------------------------

Additional information/comments about liabil	ty insurance:	
Additional information/comments about liabil	ty insurance:	

Additional information/comments about this application:

APPLICANT'S SIGNATURE FOR THE PERMIT APPLICATION; RELEASE & WAIVER OF LIABLITY; AND AGREEMENT FOR FINANCIAL RESPONSIBILITY.

APPLICATION:

OATH: I hereby swear and affirm that the information provided with this application for parade, public assembly, demonstration, or rally is true and correct to the best of my knowledge. In addition, I agree to abide by all regulations of the ordinance and to advise all participants of the conditions of the permit.

RELEASE & WAIVER OF LIABILITY:

The permit holder shall indemnify and hold Dawson County harmless from any claim, demand, or cause of action that may arise from activities associated with the event. I acknowledge that I understand this Release, and I hereby agree for myself and on behalf of the Applicant to indemnify and hold harmless Dawson County, Georgia and its agents, officers, and employees, individually and jointly, from and against any claim for injury (including, but not limited to, personal injury and property damage), loss, inconvenience, or damage suffered or sustained by any individual, including but not limited to, business owners, patrons, participants of the parade, public assembly, demonstration, or rally, and spectators participating in and/or occurring during the event, unless the claim for injury is caused by intentional misconduct of an individual, agent, officer, or employee of Dawson County.

AGREEMENT FOR FINANCIAL RESPONSIBILITY:

The undersigned agrees to be solely responsible for cleaning affected areas littered during the activity, providing sufficient parking and storage areas for motor vehicles, providing temporary toilet facilities, and providing other similar special and extraordinary items deemed necessary for the permitted activity by Dawson County to keep the area of the event safe and sanitary. However, Dawson County shall not require individuals, organizations, or groups of persons to provide personnel for normal governmental functions such as traffic control, police protection, or other activities or expenses associated with the maintenance of public order. If additional requirements are placed upon an applicant and if such requirements are not met, then Dawson County may revoke the issued permit and/or deny any subsequent permit requested by the applicant. Dawson County shall be entitled to recover from the applicant any sum expended by Dawson County for extraordinary expenses not provided by the applicant. The additional expense may include, but not be limited to, Dawson County utilizing off-duty personnel or providing equipment or resources from other areas of the county to supplement equipment or resources already present.

Sworn to and subscribed before me 1St this day of

Notary Public, State of Georgia

MARGARET A HONN

Notary Public, Georgia Dawson County My Commission Expires August 12, 2024

antitute.

My Commission

Michael Voyles Applicant's Printed Name

Applicant's Signature

Note to Applicant: Once your permit is processed, Planning & Development will notify you of the meeting dates for the Board of Commissioner's work session and voting session. You are required to attend both meetings.

Bootlegger Triathalon 9/11/22



Dawson County Planning & Development 25 Justice Way, Suite 2322 (706) 344-3500 Permit for Parades, Public Assemblies, Demonstrations, and Railles In Public Places

(EMERGENCY SERVICES)

EMERGENCY SERVICES: Please <u>complete</u> this sheet and <u>return</u> it to Dawson County Planning and Development. (Please attach additional sheet, if necessary.)

Name of Event: Bootlegger Trip	thaton_Date(s) of Event:
Any anticipated problems with proposed route?	?NO
Any anticipated problems with the designated lo	ocation for participants to assemble?
low many personnel will be required for this ev	vent?
Estimated cost for personnel:	N/A
lumber and type of vehicles required:	N/A
ype of procedures or equipment needed for th	ne health and safety needs of the participants and the view
stimated cost for equipment:	Ø
dditional comments/concerns: <u>Call</u> 9 Live EMS respo	III if any need for
Emergency Services: APPROVED: YES By: JEANY JEAN JAN JAN JAN JAN JAN JAN JAN JAN JAN J	B NO (Please also sign off on page 8 of application
	251

Bootlegger Triathalon 9/11/22



Dawson County Planning & Development 25 Justice Way, Suite 2322 Dawsonville, GA 30534 (706) 344-3500 Permit for Parades, Public Assemblies, Demonstrations, and Rallies In Public Places

(APPROVALS)

Office Lise Only:

I f applicable to the event, the following departments have reviewed and approved this event:

Department	Printed Name	Signature for Approval	Date
Sheriff Dept.			
Emergency Services	Jeff BAiley	(CRAden	7/11/22
Marshal's Office		Toplay	
Public Works Dept.		0	
Environmental Health			
Parks and Recreation			
State Park Office			
Georgia Dept. of Transportation			

Dawson County Board of Commissioners:

Work Session Date:

Approved:

Billy Thurmond, Chairman Dawson County Board of Commissioners Voting Session Date:

Attest:

Kristen Cloud, County Clerk

cc: (as applicable)

Applicant County Attorney Sheriff Dept. Emergency Services Marshal Dept. Environmental Health Public Works Parks and Recreation GA DOT (Brent Cook) GA State Parks

PERMIT#

DATE ISSUED:

Page 8 of 8

05/06/21

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18			
	Contraction of the local division of the loc	a de Maria	

Permit for Parades, Public Assemblies, Demonstrations, and Rallies In Public Places

(SHERIFF DEPARTMENT)

SHERIFF DEPARTMENT: Please <u>complete</u> this sheet and <u>return</u> it to Dawson County Planning and Development. (Please attach additional sheet, if necessary.)

Bootlesser Tristhlen Date(s) of Event: 9-11-2022 Name of Event: None Any anticipated problems with proposed route? Any anticipated problems with the designated location for participants to assemble? ______ How many officers will be required for this event? 2-off-loty Estimated cost for officers: 2 Number of vehicles required: Type of procedures and equipment needed for the health and safety needs of the participants and the viewing public: Estimated cost for equipment: Additional comments/concerns/recommendations: Enswe Cyclists follow rules the road. APPROVED: YES Sheriff Department: By: 01-31-12 Page 6 of 8 253

Parking of 1dy Water	Dawson Count Planning & Develop 25 Justice Way, Suite (706) 344-3500	ment 2322	Permit for Parades, Public Assemblies, Demonstrations, and Rallies In Public Places (EMERGENCY SERVICES)
	CES: Please <u>complete</u> thi ase attach additional she		<u>eturn</u> it to Dawson County Planning and ry.)
			Date(s) of Event:
Any anticipated proble	ms with the designated loca	ation for partic	pants to assemble?
How many personnel v	will be required for this ever	nt?	
Estimated cost for pers	sonnel:		
Number and type of ve	ehicles required:		
			ety needs of the participants and the viewing
Estimated cost for equ	ipment:		
Additional comments/co	ncerns:		
_	: APPROVED: 🗌 YES		ease also sign off on page 8 of application.)
Page 5 of 8		254	01-31-12



Permit for Parades, Public Assemblies, **Demonstrations, and Rallies** In Public Places

(SHERIFF DEPARTMENT)

SHERIFF DEPARTMENT: Please complete this sheet and return it to Dawson County Planning and Development. (Please attach additional sheet, if necessary.)

Name of Event: _____Date(s) of Event: _____

Any anticipated problems with proposed route?

Any anticipated problems with the designated location for participants to assemble?

How many officers will be required for this event? _____

Estimated cost for officers:

Number of vehicles required: _____

Type of procedures and equipment needed for the health and safety needs of the participants and the viewing public:

Estimated cost for equipment:

Additional comments/concerns/recommendations:

Sheriff Department: APPROVED: YES NO (Please also sign off on page 8 of application.) By: Date:



Permit for Parades, Public Assemblies, Demonstrations, and Rallies In Public Places

(Marshal / Public Works / Environmental Health / Parks & Recreation)

PLEASE PROVIDE COMMENTS AND APPROVALS BELOW (Attach additional sheet if necessary) (Please also sign off on page 8 of the application.)

MARSHAL:		NIA	
	□ NO <u>By:</u>		Date:

PUBLIC WORKS:	A
APPROVED: YES NO By:	Date:

ENVIRONMENTAL HE	ALTH:	NIA
PPROVED: 🗍 YES	NO By:	Date:

PARKS & RECREATION:	
·	
APPROVED: YES NO By:	Date:



Permit for Parades, Public Assemblies, Demonstrations, and Rallies In Public Places

(APPROVALS)

Office Use Only:

I f applicable to the event, the following departments have reviewed and approved this event:

Department	Printed Name	Signature for Approval	Date
•			
Sheriff Dept.			
enerni zepn			
Emergency Services			
Emorgency cervices			
Marshal's Office			
Dublic Marka Dept		-	
Public Works Dept.			
F 1 (111)			
Environmental Health			
Parks and Recreation			
State Park Office			
Georgia Dept. of Transportation			
g			

Dawson County Board of Commissioners:

Work Session Date:

Voting Session Date:

Approved:

Attest:

Billy Thurmond, Chairman Dawson County Board of Commissioners Kristen Cloud, County Clerk

cc: (as applicable)

Applicant County Attorney Sheriff Dept. Emergency Services Marshal Dept. Environmental Health Public Works Parks and Recreation GA DOT (Brent Cook) GA State Parks

PERMIT #

DATE ISSUED:



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 04/12/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.									
IMPORTANT: If the certificate holder If SUBROGATION IS WAIVED, subject this certificate does not confer rights t	to ti	he te	rms and conditions of th	e polic	cy, certain p	olicies may	AL INSURED provisions require an endorsement.	or be A st	endorsed. atement on
PRODUCER	o the	cen	incate noider in neu or st	CONTA		,			
East Main Street Insurance Services, Inc.				NAME: PHONE	o, Ext):	UUA	FAX		
Will Maddux					ss: in		(A/C, No):		
PO Box 1298				AUDRE				1	NAIO #
Grass Valley			CA 95945	INCLUDE	RA: Evansto				NAIC #
INSURED						in mounding	oompany	-	
Eive Star NTD					INSURER B :				
Lowell Starr					INSURER C :				
59 Hwy 9 S				INSURE					
Dawsonville			GA 30534	INSURE					
COVERAGES CER	TIFIC	CATE	NUMBER:	moorn			REVISION NUMBER:		
THIS IS TO CERTIFY THAT THE POLICIES INDICATED. NOTWITHSTANDING ANY RE CERTIFICATE MAY BE ISSUED OR MAY EXCLUSIONS AND CONDITIONS OF SUCH	equif Pert	REME AIN.	NT, TERM OR CONDITION THE INSURANCE AFFORDI	of an' Ed by	Y CONTRACT THE POLICIE	OR OTHER I	DOCUMENT WITH RESPECT	τ το ι	NHICH THIS
INSR LTR TYPE OF INSURANCE	ADDL	SUBR				POLICY EXP (MM/DD/YYYY)	LIMITS		
			. entre i treme til			(AND STORY (1 1 1)	EACH OCCURRENCE \$; 1,00 ; 100	00,000
Host Liquor Liability								5.00	
A Retail Liquor Liability	Y	N	3DS5473-M2179035		SEE BELOW	SEE BELOV		s 1,000,000	
GEN'L AGGREGATE LIMIT APPLIES PER:	•				12:01 AM	12:01 AM			00,000
POLICY PRO-					12.01 7191	14.01700			00,000
OTHER:								5 1,00	
AUTOMOBILE LIABILITY		1					COMBINED SINGLE LIMIT		
ANY AUTO		1				1	(Ea accident) BODILY INJURY (Per person) \$		
OWNED AUTOS ONLY SCHEDULED		1					BODILY INJURY (Per accident) \$		
HIRED NON-OWNED							PROPERTY DAMAGE		
AUTOS ONLY AUTOS ONLY						5	(Per accident) \$		
UMBRELLA LIAB OCCUR		1					EACH OCCURRENCE \$		
EXCESS LIAB		1					AGGREGATE		
DED RETENTION \$							steering street		
WORKERS COMPENSATION		1					PER OTH-		
AND EMPLOYERS' LIABILITY ANYPROPRIETOR/PARTNER/EXECUTIVE							E.L. EACH ACCIDENT	5	
OFFICER/MEMBEREXCLUDED? (Mandatory in NH)	N/A						E.L. DISEASE - EA EMPLOYEE		
If yes, describe under DESCRIPTION OF OPERATIONS below							E.L. DISEASE - POLICY LIMIT		
									1.1
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required) Certificate holder listed below is named as additional insured per attached MEGL 2217 01 19 for the following dates: 04/17/2022, 04/23/2022, 04/24/2022, 04/30/2022, 05/01/2022, 05/01/2022, 05/01/2022, 05/01/2022, 05/01/2022, 05/01/2022, 05/01/2022, 05/01/2022, 05/21/2022, 05/21/2022, 05/21/2022, 05/2022, 06/04/2022, 06/04/2022, 06/05/2022, 06/09/2022, 06/09/2022, 06/11/2022, 06/14/2022, 06/14/2022, 06/14/2022, 06/19/2022, 06/23/2022, 06/26/2022, 06/26/2022, 06/30/2022, 07/02/2022, 07/02/2022, 07/02/2022, 07/02/2022, 07/02/2022, 07/02/2022, 07/02/2022, 07/03/2022, 07/04/2022, 07/07/2022, 07/10/2022, 07/14/2022, 07/16/2022, 07/17/2022, 07/21/2022, 07/23/2022, 07/21/2022, 07/21/2022, 07/21/2022, 07/21/2022, 07/21/2022, 07/21/2022, 07/21/2022, 07/21/2022, 07/30/2022, 07/31/2022, 08/07/2022, 08/14/2022, 08/20/2022, 08/21/2022, 08/27/2022, 08/28/2022, 09/03/2022, 09/04/2022 & 09/05/2022.									
CERTIFICATE HOLDER	CERTIFICATE HOLDER								
CERTIFICATE HOLDER CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. ACCORDANCE WITH THE POLICY PROVISIONS.									
Dawson county				AUTHO	RIZED REPRESE		a 200		
25 justice way Dawsonville			GA 30534		·		1 Maddins		
ACORD 25 (2016/03)	TI	he A(CORD name and log 25	8 egi t	© 19 stered marks		ORD CORPORATION. A	ll rigi	its reserved.



EVANSTON INSURANCE COMPANY

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED – DESIGNATED PERSON OR ORGANIZATION

This endorsement modifies insurance provided under the following: COMMERCIAL GENERAL LIABILITY COVERAGE FORM

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s):	
Dawson county 25 justice way Dawsonville, GA 30534	

- A. Section II Who Is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule of this endorsement, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by the acts or omissions of any insured listed under Paragraph 1. or 2. of Section II Who Is An Insured:
 - **1.** In the performance of your ongoing operations; or
 - 2. In connection with your premises owned by or rented to you.

However:

- 1. The insurance afforded to such additional insured only applies to the extent permitted by law; and
- 2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

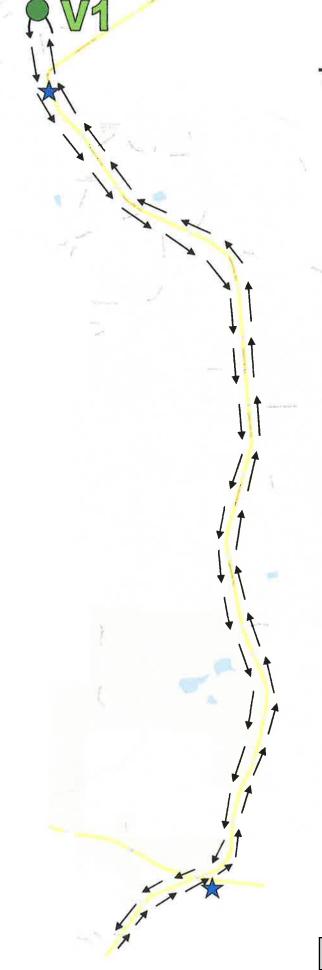
Includes copyrighted material of Insurance Services Office, Inc., with its permission. **B.** With respect to the insurance afforded to these additional insureds, the following is added to Section III – Limits Of Insurance:

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

- 1. Required by the contract or agreement; or
- 2. Available under the applicable Limits of Insurance shown in the Declarations; whichever is less.

This endorsement shall not increase the applicable Limits of Insurance shown in the Declarations.

All other terms and conditions remain unchanged.



Bootlegger Super Sprint Traffic Plan for Bike Route

<u>Route</u>

- 1. Riders will Exit Veterans Park and Turn Left, traveling North on GA-9
- 2. Riders will turn Left on Mill Creek Spur
- 3. Riders will turn around at the corner of Mill Creek Spur & Mill Creek Trail
- 4. Riders will turn Right on GA-9
- 5. Riders will turn Right into Veterans Park

Sheriff Points

- 1. GA-9 @ park exit (Dawson County)
- 2. Corner of County) GA-9 & GA-136 (Dawson
- 3. Corner of GA-9 & Mill Creek Spur (Lumpkin County)

Volunteer Points

1. Turn around...Corner of Mill Creek Spur & Mill Creek Trail

<u>Notes</u>

- 1. Ride will be done as a time trial...no pack riding
- 2. Riders will follow rules of the road

