

**DAWSON COUNTY PLANNING COMMISSION**  
**MEETING Agenda – Tuesday, April 16, 2024**  
**DAWSON COUNTY GOVERNMENT CENTER ASSEMBLY ROOM**  
**25 JUSTICE WAY, DAWSONVILLE GEORGIA 30534**  
**6:00 PM**

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**A. MEETING CALLED TO ORDER**

**B. INVOCATION**

**C. PLEDGE OF ALLEGIANCE**

**D. ROLL CALL**

**E. ANNOUNCEMENTS:**

There will be a Planning Commission Meeting May 21<sup>st</sup> 2024

**F. APPROVAL OF MINUTES:**

February 20, 2024

**G. APPROVAL OF THE AGENDA**

**H. STATEMENT OF DISCLOSURE:**

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

**I. NEW BUSINESS:**

**Application for Variance:**

1. Presentation of VR 24-04 Don Rogers

**Application for Rezoning:**

2. Presentation of ZA 24-01 Jim King obo Dawson Forest Owner

**J. UPDATES BY PLANNING & DEVELOPMENT:**

**K. ADJOURNMENT**

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



VR 24-04

Donald Rogers

Planning Commission Hearing April 16, 2024

VARIANCE STAFF REPORT

**Proposal:** The applicant is requesting a variance to the Dawson County Land Use Resolution side setback requirements for the construction of a primary residence seven feet from the left and right-side setbacks.

Applicant	Donald Rogers
The development standard and requirement to be varied	Land Use Code, Article III Section 121-67
Zoning	Vacation Cottage Restricted
Acreage	.367 acres
Plat	Plat Book
Road Classification	Private
Right-of-Way	Unknown
Tax Parcel	L21 100 031
Commission District	District 3

Direction	Zoning	Existing Use
North	VCR	Open Space
South	VCR	Single Family Residence
East	VCR	Single Family Residential
West	VCR	Vacant Lot

***Unless a variance is approved the minimum requirements for the VCR Land Use District are:***

Minimum square footage. 800 square feet (heated).

Minimum setbacks.

Front yard - 100 feet on parkways, 60 feet on state highways, 35 feet on others;

Side yard - 15 feet;

Rear yard - 20 feet.

Front yard setback applies to all frontages on publicly maintained streets.

Minimum setbacks for accessory structures:

Front yard - 100 feet on parkways, 60 feet on state highways, 40 feet on others;  
Side yard - 10 feet; and Rear yard - 10 feet.

If a principal residential structure is located less than 15 feet from any property line, then local fire codes impose certain requirements.

*A variance should be granted only after evidence is presented and accepted that enforcement of all of the required standards on the property in question would render the property useless.*

*Reasonable conditions may be imposed in connection with a variance as deemed necessary to protect the best interests of the surrounding property or neighborhood, and otherwise secure the purpose and requirements of this article. Guarantees and evidence may be required that such conditions will be and are being complied with.*

*Variations in accordance with this article should not ordinarily be granted if the special circumstances on which the applicant relies are a result of the actions of the applicant or owner or previous owners.*

**County Agency Comments:**

Emergency Services: "Must meet Fire Code requirements."

Environmental Health Department: Serviced by Forsyth County water and sewer.

Etowah Water & Sewer Authority: Serviced by Forsyth County water and sewer.

Planning and Development: In 2007, a blanket variance of a front setback reduction of fifteen feet was approved for lots 1-20 & 24-41 allowing homes to be constructed twenty-five feet from the front setback due to the challenging topography for most of the lots within this development on the Dawson County side. An Administrative Variance was granted to the previous owner of the parcel in 2021 for a side setback reduction of one foot but due to the change of house plan with the new owner, a variance is needed for an additional two feet for a total reduction of three feet allowing the home to be constructed seven feet from the left and right property lines.

Public Works Department: "No comments necessary."

**PHOTO**



**Criteria for granting variances.**

**THE PLANNING COMMISSION SHALL MAKE ITS RECOMMENDATIONS BASED ON ALL FOUR EXPRESSLY WRITTEN FINDINGS:**

- (1) That a strict or literal interpretation and enforcement of the specified standard or requirement would result in practical difficulty or unnecessary hardship; and**
- (2) That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property which do not apply generally to other properties in the same district; and**
- (3) That the granting of the variance will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the near vicinity; and**
- (4) That the granting of the variance would support general objectives contained within the Land Use Chapter of the code.**

# APPROVAL

## PUBLIC HEARING OF ADMINISTRATIVE VARIANCE REQUEST

We, the Dawson County Planning & Development department, do hereby **APPROVE** the following request:

AVR #: 21-03 Date of hearing: 3/12/21

Applicant's Name: Israel Reyes

Address: Crestline Drive

Tax Map Parcel & Parcel Number: L21-100-031 Parcel Zoned: VCR

Variance Request For:  
Front set back reduction from 40' to 31'  
Side setback reduction from 10' to 9'

This **APPROVAL** is based upon the following which we feel will/will not:

- A. Affect the property values of surrounding property.
- B. Affect the health, safety or general welfare of the public.
- C. Impose any special hardships on the surrounding property owners.
- D. The subject property is suited for the proposed land use.

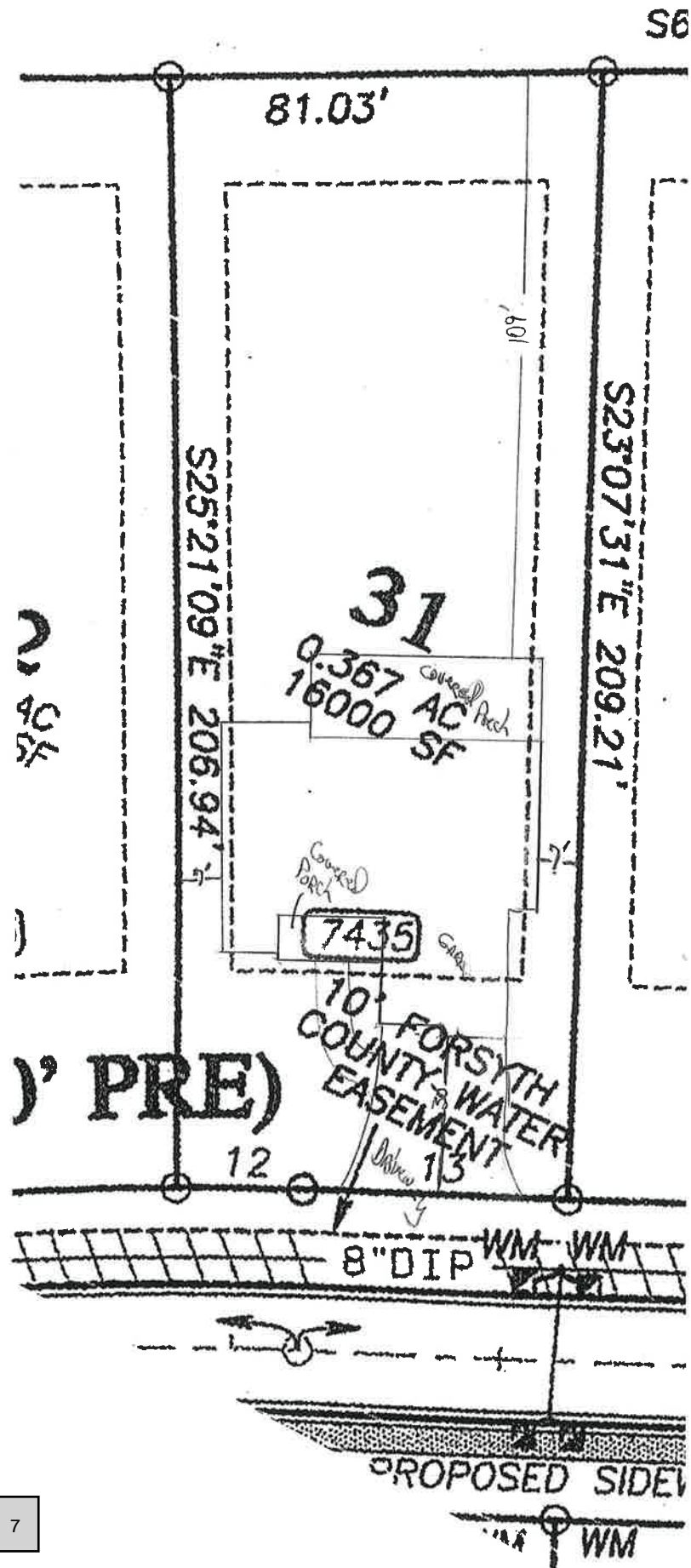
This **APPROVAL** is, however, subject to the following stipulations and/or modifications:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

  
Jameson Kinley, Director  
Dawson County Planning & Development

3/12/21  
Date

# Site Plan



1" = 20'

Character Area



L21  
100  
025

Lake Cove Court

L21 100

L21 100  
026

L21 100  
027

L21 100  
028

L21 100  
029

L21 100  
030

L21 100  
031

L21 100  
032

L21 100 033

L21 100 034

L21 100 035

L21 100 036

L21 100 037

L21 100 038

L21 100 039

L21 100 005

L21  
100  
004

L21 100  
006

L21 100  
007

L21 100  
008

L21 100  
009

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010

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011

L21 100  
012

L21 100  
013

L21  
100  
014

Crestline Drive



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Dawson County

Planning and Development

8

Staff Report

Parcel #: L21 100 031  
Current Zoning: VCR  
FLU: RL  
Application #: VR 24-04  
Character Area: Lanier



Current Zoning

L21 100

L21 100  
029

L21 100 030

L21 100 031

L21 100 032

L21 100 033



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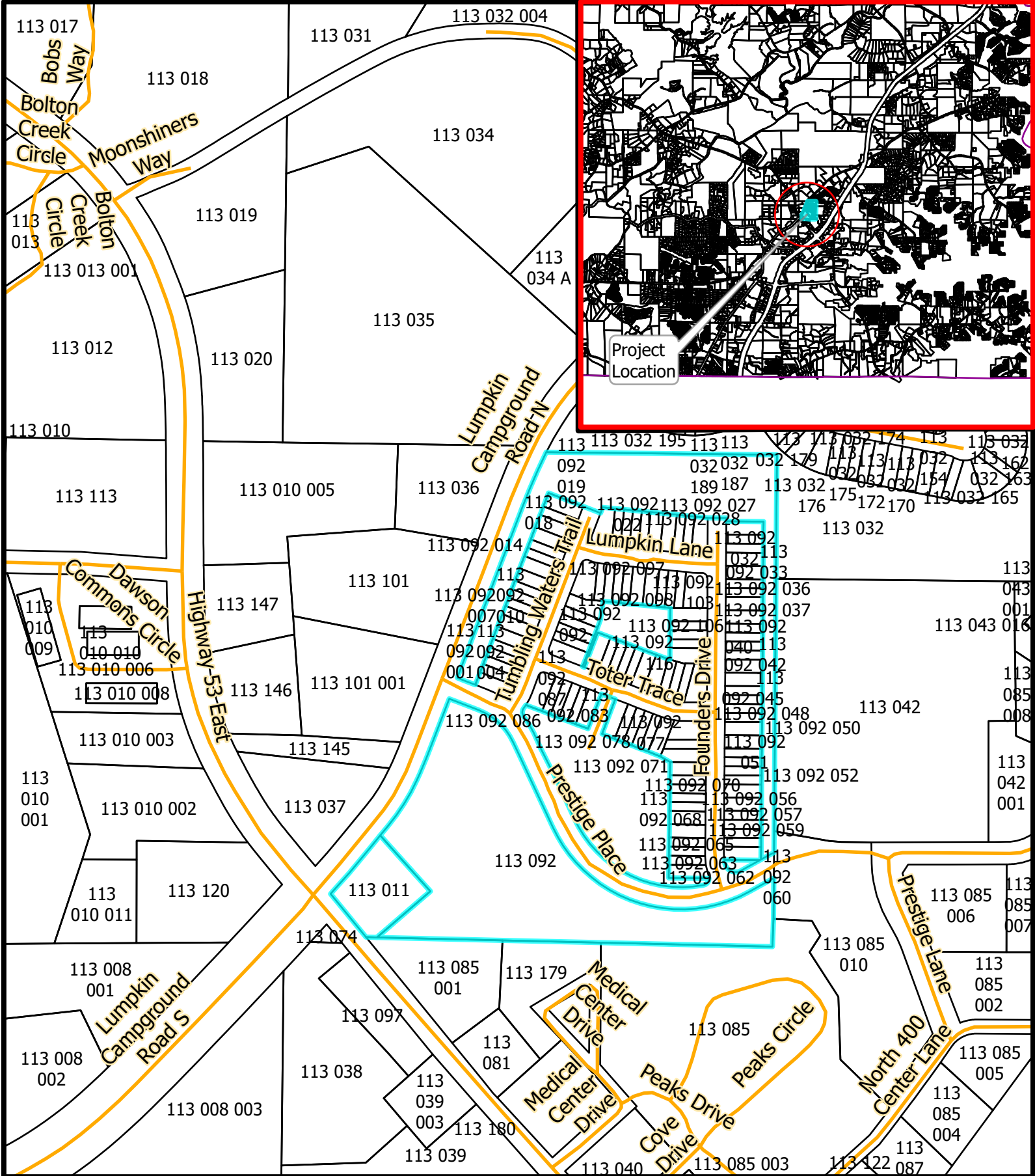
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Planning and Development

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Staff Report

Parcel #: L21 100 031  
Current Zoning: VCR  
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Dawson County  
Planning and Development  
10  
Staff Report: Exhibit

Parcel #: L21 100 031  
Current Zoning: VCR  
FLU: RL  
Application #: VR 24-04  
Character Area: Lanier





Permit 21055

DAWSON COUNTY VARIANCE APPLICATION

25 Justice Way, Dawsonville, Georgia 30534

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: DONALD ROGERS

Address: \_\_\_\_\_

Contact Email: \_\_\_\_\_ Telephone # \_\_\_\_\_

Status:  Owner  Authorized Agent  Lessee

PROPERTY INFORMATION

Street Address of Property:

7435 Crestline Dr.

Land Lot(s): 513 + 528 District: 13th Section: Phase 1-A

Subdivision/Lot: Reserve Club Marina / 31

Building Permit #: \_\_\_\_\_ (if applicable)

REQUESTED ACTION

A Variance is requested from the requirements of Article # \_\_\_\_\_ Section # \_\_\_\_\_ of the Land Use Resolution/Sign Ordinance/Subdivision Regulations/Other.

Front Yard setback  Side Yard setback  Rear Yard setback variance of 30' + 7' feet to allow the structure to:  be constructed;  remain a distance of 30' + 7' feet from the  property line, or  other: \_\_\_\_\_ instead of the required distance of 40' + 10' feet as required by the regulations.

Home Occupation Variance: Single Family

Other (explain request): \_\_\_\_\_

If there are other variance requests for this site in past, please list case # and nature of variance:

Reduction of 10' in the front  
Reduction of 3' on left + right sides



## DAWSON COUNTY VARIANCE APPLICATION

25 Justice Way, Dawsonville, Georgia 30534

Variances to standards and requirements of the Regulations, with respect to setbacks, lot coverage, height, and other quantitative requirements may be granted if, on the basis of the application, investigation, and other evidence submitted by the applicant, all four (4) expressly written findings below are made:

1. Describe why a strict and literal enforcement of the standards would result in a practical difficulty or unnecessary hardship:

The lot is very narrow.  
Also the steepness of the lot falls drastically to the rear of the property line At least 50' in elevation.

2. Describe the exceptional and extraordinary conditions applicable to this property which do not apply to other properties in the same district:

They don't have the steepness of the lot.

3. Describe why granting a variance would not be detrimental to the public health, safety, morals or welfare and not be materially injurious to properties in the near vicinity:

Other homes nearby have gotten similar variances  
this one would be in line with next door  
neighbor. Also homes on Forsyth side are 30' from front.

4. Describe why granting this variance would support the general objectives within the Regulation:

It would be in line with other homesites  
in the area.

Add extra sheets if necessary.

2-23-24

Don Rogers

Lot 31 is a very steep lot.

At least 50' level drop. I need to bring the house closer to the street to be able to construct the house on a sub wall that won't be higher than 9' tall.

The sides need 3' over to allow for the home that is desired to be built there. These lots are very narrow. I built the house on Lot 30 and received similar variance.

Thank you,

Don Rogers

Lot 31 Reserve Club & Marina.



## DAWSON COUNTY VARIANCE APPLICATION

25 Justice Way, Dawsonville, Georgia 30534

### 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 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 and Parcel Number listing of any parcel(s) adjoining or adjacent to parcel where variance or zoning is being requested. Please add additional sheets if necessary.

	Name	Address
TMP _____ - _____	1. William Murphy	7445 Crestline Dr.
TMP _____ - _____	2. CHARABHAKA Sandhya	7425 Crestline Dr.
TMP _____ - _____	3. Moudal Baran	7430 Crestline Dr.
TMP _____ - _____	4. _____	_____
TMP _____ - _____	5. _____	_____
TMP _____ - _____	6. _____	_____
TMP _____ - _____	7. _____	_____
TMP _____ - _____	8. _____	_____
TMP _____ - _____	9. _____	_____

### 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 the Planning Commission agenda 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 Board of Commissioners to make an informed determination on my request. I may seek the advice of a land use professional if I am not familiar with the zoning and land use requirements.



# DAWSON COUNTY VARIANCE APPLICATION

25 Justice Way, Dawsonville, Georgia 30534

I understand that my request will be acted upon at the Planning Commission 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 special use or rezoning 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 of Applicant or Agent: [Handwritten Signature]  
Date: 2/22/24

Withdrawals of any application may be accommodated within the Planning & Development office 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 that written request and publication the 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 Commission. Further the applicant is encouraged to be present at the hearing to substantiate reasons for withdrawal.

**THIS SECTION TO BE COMPLETED BY STAFF.**

VR 24- 04 Tax Map & Parcel# \_\_\_\_\_  
Zoning: VCR Commission District #: 3  
Submittal Date: 2.23.24 Time: 09:20 Received by: [Signature] (staff initials)  
Fee Paid: \$350 Planning Commission Meeting Date: \_\_\_\_/\_\_\_\_/2024




Variances

Property Owner Authorization Form

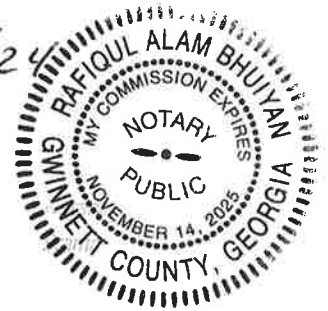
This form must be signed by the owner(s) as listed on the deed of record for the subject property. If there is more than one property owner, additional affidavits must be provided. **Only an owner or an authorized agent may speak on behalf of the variance at the public hearing.**

Owner's Name: Patricia C. Sanchez-Royes

Mailing Address: 4305 Woodland Bank Blvd  
BuFord, GA 30518

Signature of Owner:  Date: 2/22/24

Signature of Notary:  Date: 2/22/2024



U. S. ARMY ENGINEER DISTRICT, MOBILE  
CORPS OF ENGINEERS  
MOBILE, ALA  
BUFORD RESERVOIR  
SEGMENT "L"



LL 513

LL 528

URGE CHW  
N02°04'00"E 136.84'

N89°46'05"E 401.36'

COMMON AREA  
12.189 AC.

AMENITY AREA  
7620

U. S. ARMY ENGINEER DISTRICT, MOBILE  
CORPS OF ENGINEERS  
MOBILE, ALA  
BUFORD RESERVOIR  
SEGMENT "L"

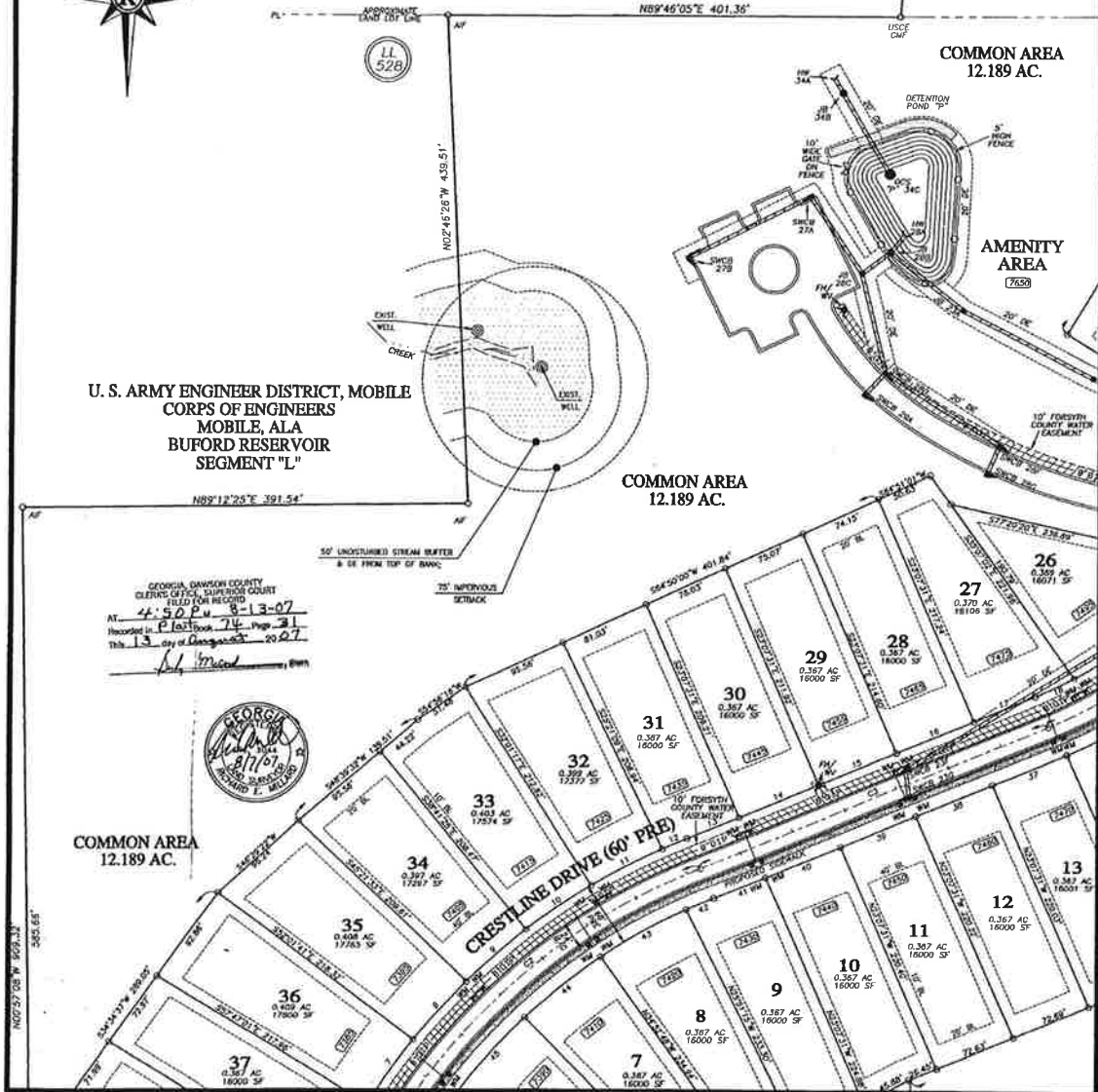
COMMON AREA  
12.189 AC.

N88°12'25"E 391.54'

GEORGIA, DAWSON COUNTY  
CLERK OF SUPERIOR COURT  
FILED FOR RECORD  
AT 4:50 PM 8-13-07  
Recorded in Plat Book 74 Page 31  
This 13 day of August 2007  
*John M. ...*



COMMON AREA  
12.189 AC.



SHEET 9 OF 10  
DATE: 8/7/07  
SCALE: 1" = 60'  
FILED: DAW/JMD/01  
#08 10204113 FOR  
DRAWN BY: MDC

THIS PLAN IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE IN RELAY OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.

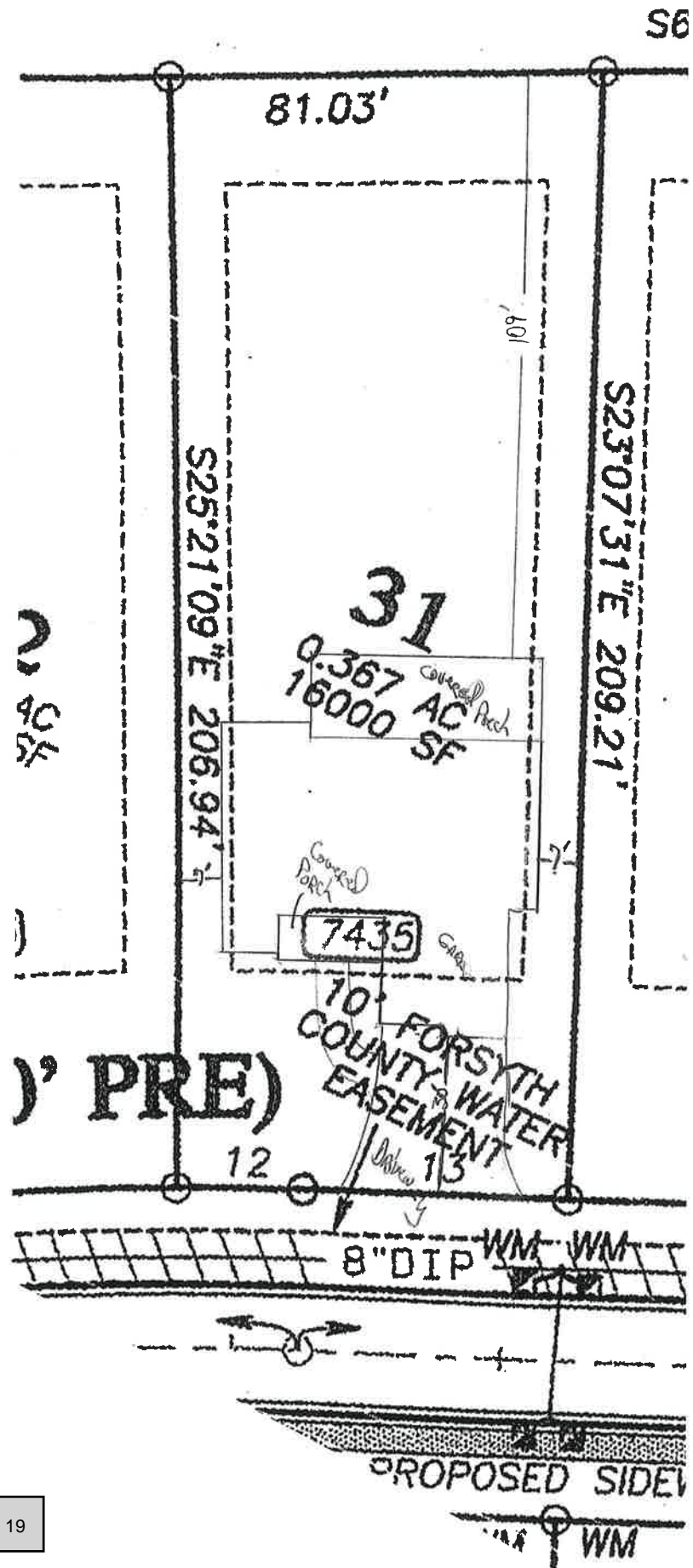
NO.	DATE	DESCRIPTION

GRAPHIC SCALE: 0' 30' 60' 120'

FINAL PLAN FOR:  
**THE RESERVE CLUB & MARINA**  
PHASE 1-A  
LOCATED IN  
LAND LOTS 513 AND 528  
13TH DISTRICT  
DAWSON COUNTY, GEORGIA

**Rochester & Associates, Inc.**  
425 Oak Street N.W., • Gainesville, Georgia 30601  
(770)718-0600 (770)718-9590 Fax • www.rochester-associates.com

# Site Plan



1" = 20'



# LAND USE AMENDMENT STAFF REPORT

## PLANNING & DEVELOPMENT

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**ZA Number:** **24-01**  
**Public Meetings:** Planning Commission April 16, 2024  
 Board of Commission Hearing May 16, 2024  
**Project Name:** Dawson Crossings  
**Owner:** Matthew Oppenheimer / Dawson Forest Owner, LLC  
**Applicant:** Jim King

**Requested Action:** Amend the C-PCD master plan, approved in 2014, to construct 42 townhomes instead of 84 apartments in this phase and delete the stipulation that the development connect via World Wide Drive, allowing access to Carlisle Road.

**Planning Commission Recommendation:**

**Property Size:** 8.07 acres  
**Location:** 4130 Dawson Forest Road (*Behind the Dawson Crossroad Retail Center*)  
**Commission District:** 4  
**Parcel I.D. Number:** 114-031  
**Zoning District:** C-PCD (ZA14-08)  
**Road Classification:** Internal roads are private, and Worldwide Drive is private.  
**Proposed Zoning District:** n/a Amendment to ZA14-08 stipulations and Master Plan.  
**Character Area:** Suburban Residential  
**Dawson Trail Segment:** n/a  
**Environmental Constraint:** Thompson Creek

Location	Character Area	Zoning	Existing Use	Status
114 031	Suburban Residential	CPCD	vacant	natural
North	GA400 Mixed Uses	CPCD	Shopping Center	Developed Retail
South	Suburban Residential	Industrial	Vacant/Industrial	Industrial Park
East	Suburban Residential	CPCD	Apartment Complex	Multi-family
West	GA400 Mixed Use	CPCD	Shopping Center	Developed retail

## -Analysis-

The applicant proposes constructing single-family attached units instead of the original proposal for apartments with access through an established retail center instead of Worldwide Drive as stipulated in 2014. This last phase of the mixed-use 56-acre development is on a parcel with extreme topography. The conceptual plan indicates there will be eight groups of townhomes, with one building containing four units, four buildings containing five units each, and three buildings containing six units each (42 total units).

A creek (state waters) transects the property from south to north. The creek acts as a natural buffer and the break line for the multifamily and commercial retail properties. Under the current code, unbuildable land, such as State Water Buffers (streams and lakes), is not calculated as part of the net density. The number of dwellings per net acre is based on the total developable area of the parcel, including vacated rights-of-way and excluding separate or non-contiguous lands, constrained lands, common open space, and rights-of-way or easements.

### Land Use Code Dimensional Requirements of Townhouses:

- a. Each townhouse shall be located on its lot of record, which shall be a minimum of 2,400 square feet in size.
- b. The minimum lot width for a townhouse shall be 24 feet.
- c. Frontage. The minimum frontage of the site for a townhouse development project on a public street shall be at least 100 feet.
- d. Setbacks for principal and accessory structures.
  1. All units shall be a minimum of 22 feet from the front property line.
  2. Driveway length. All units shall have a driveway that is a minimum of 24 feet from the face of the unit to the back of the curb or sidewalk, whichever is more restrictive.
  3. Between buildings, there shall be no less than a 20-foot separation.
  4. A minimum 50-foot exterior setback from any adjoining parcel boundary is required.
  5. The rear setbacks for lots not located on the exterior property boundary of the plat shall be a minimum of 20 feet except where a rear entry garage, carport, or other parking area accessible from an alley is provided. The setback shall be 20 feet measured from the alley curb or property line, whichever is greater.

## **Sec. 121-313. Guidelines are to be considered when Granting an Amendment.**

Whenever consideration is being given to an amendment to the Land Use Code, the planning commission shall make its recommendations, and the board of commissioners shall make its decision based on the following criteria:

- (1) **The existing uses and classification of nearby property.**
- (2) **The extent to which the particular land use classification diminishes property values;**
- (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) **Whether the requested zoning would result in a use that could create an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools;**

### Public Works Department

This development must make every effort to avoid additional impacts to Thompson Creek. It should also be noted that since the first approval for phases 1 and 2 of *The Crossings* development, the stream buffer for this tributary has been increased from 25 feet to 50 feet. The applicant may not have taken into account this additional stream buffer requirement. Applicants should be made aware of this as soon as practical.

The preferred access location is to adhere to the original Land Use Approval in 2014 stipulation #2: "The developer shall connect an access road to World Wide Drive." However, if there is access through commercial development, please stipulate the following:

- Eliminate vehicle conflict points with commercial development as follows:
- a) Dumpster use and dumpster service backing into an access road conflict with delivery and tractor-trailers servicing the rear of the commercial development
  - b) Future residents cannot access rear delivery of commercial development
  - c) Backing vehicles that are using the rear of the restaurant's service door
  - d) Pedestrian accessibility
  - e) Deeded perpetual access easement across the commercial development

### Etowah Water and Sewer Authority

8" water line; water pressure to be determined - the extension necessary to serve projects or upgrades that are possible for fire protection to be funded by the developer.

Sewer at property line – extensions and upgrades necessary to serve the project to be funded by the developer.

### Emergency Services

The initial approval for this project was conditioned upon the Crossings providing a second access to the property before beginning additional residential construction beyond the originally approved 216

units. This second access was to connect Carlisle Road (via World Wide Dr) to the Crossings development and provide an acceptable means for emergency vehicle access. The proposed relocation of this second entrance to being through the parking lot of a well established and heavily traveled shopping center would present multiple design and acceptance challenges. A second entrance will be required, and all of the requirements of the 2018 International Fire Code, Sect's 503, 507, Appendix D, and GA 120-3-3-.04 will apply to the design and maintenance of a fire apparatus access road and fire protection water supply. Fire apparatus access roads require approval by the fire department showing compliance with the above referenced GA prescriptive codes, and as such, I would not endorse modifying the proposed condition changes without first being provided documentation that shows how those requirements will be satisfied. Additionally for consideration, the construction of 42 townhomes would also necessitate compliance with all County requirements for a new "major subdivision."

- (8) Whether the proposal conforms with the policy and intent of the future land use plan; and**
- (9) The specific, unusual, or unique facts of each case that give rise to special hardships incurred by the applicant and/or surrounding property owners.**

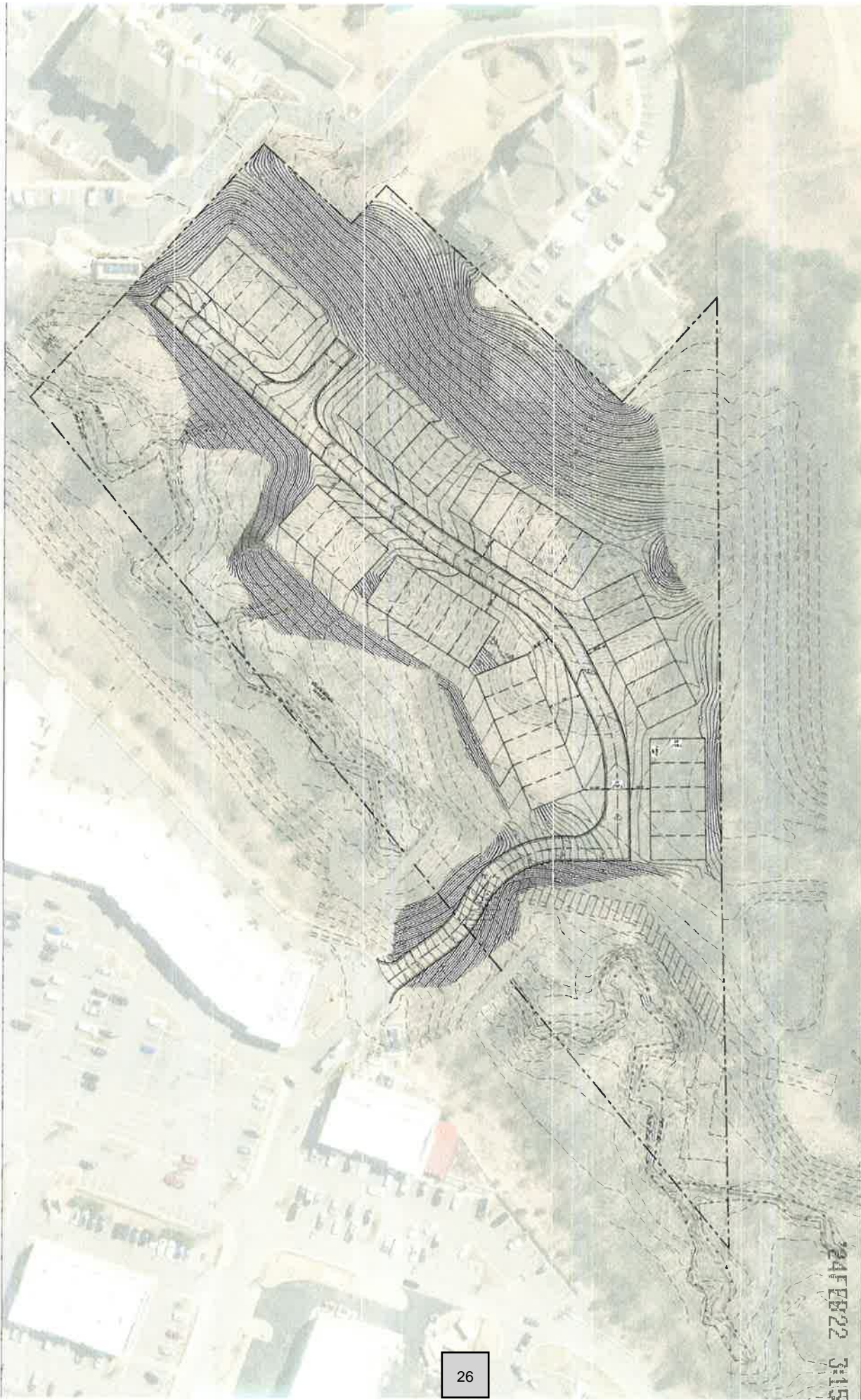
PHOTOS OF SITE





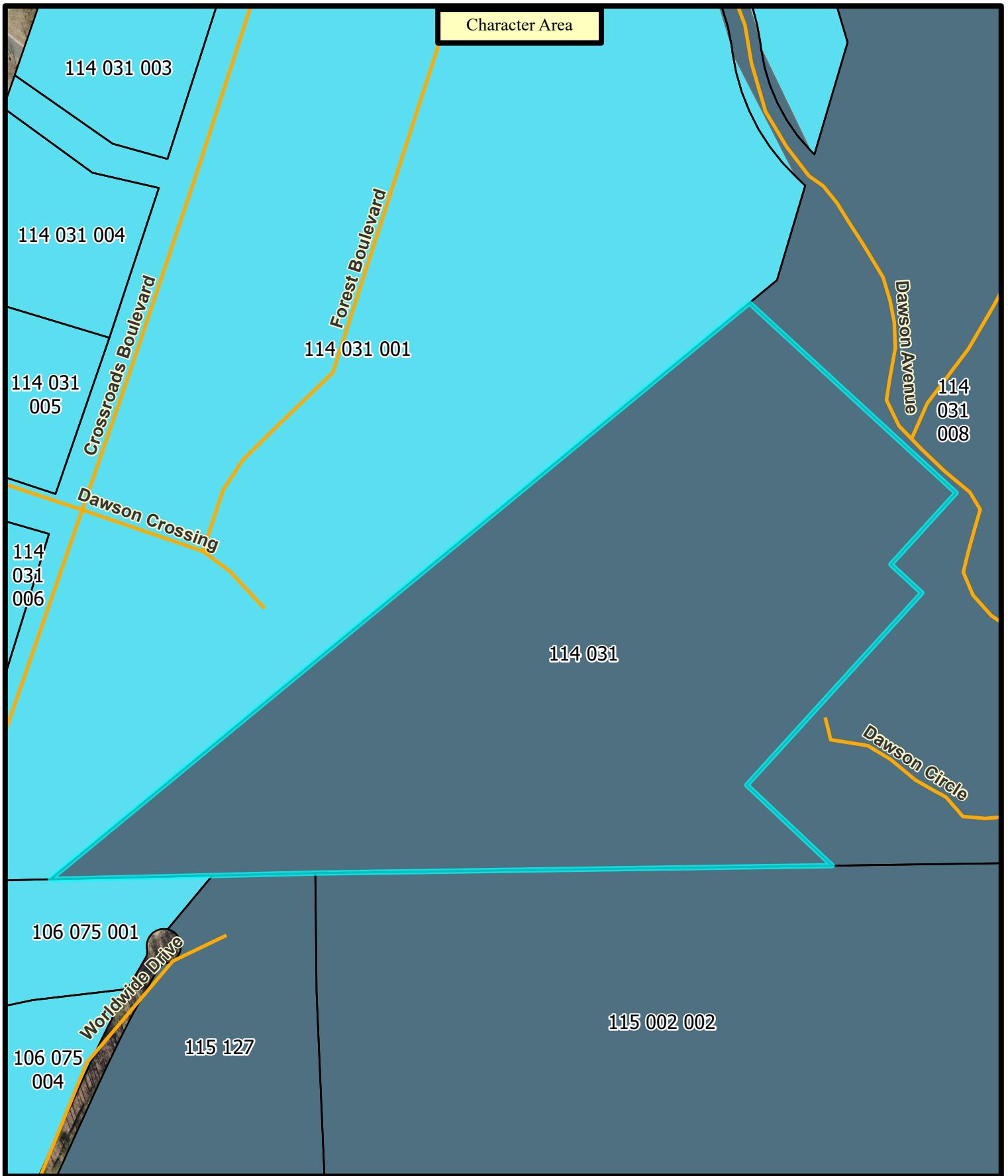
Staff recommends that the following items be added as conditions of approval.

1. Each townhouse shall be located on its lot, which is a minimum of 2,400 square feet in size.
2. Dumpster use and dumpster service backing into an access road is prohibited
3. Residents cannot access the rear delivery of commercial development or
4. Backing vehicles that are using the rear of the restaurant's service door
5. Pedestrian accessibility must be provided from the project to the commercial site.
6. Deeded perpetual access easement across the commercial development



24 FEB 22 3:15 PM

4130 DAWSON FOREST ROAD - DAWSONVILLE, GA  
CONCEPT 2



Character Area

114 031 003

114 031 004

114 031 005

114 031 006

114 031 001

114 031 008

114 031

106 075 001

106 075 004

115 127

115 002 002



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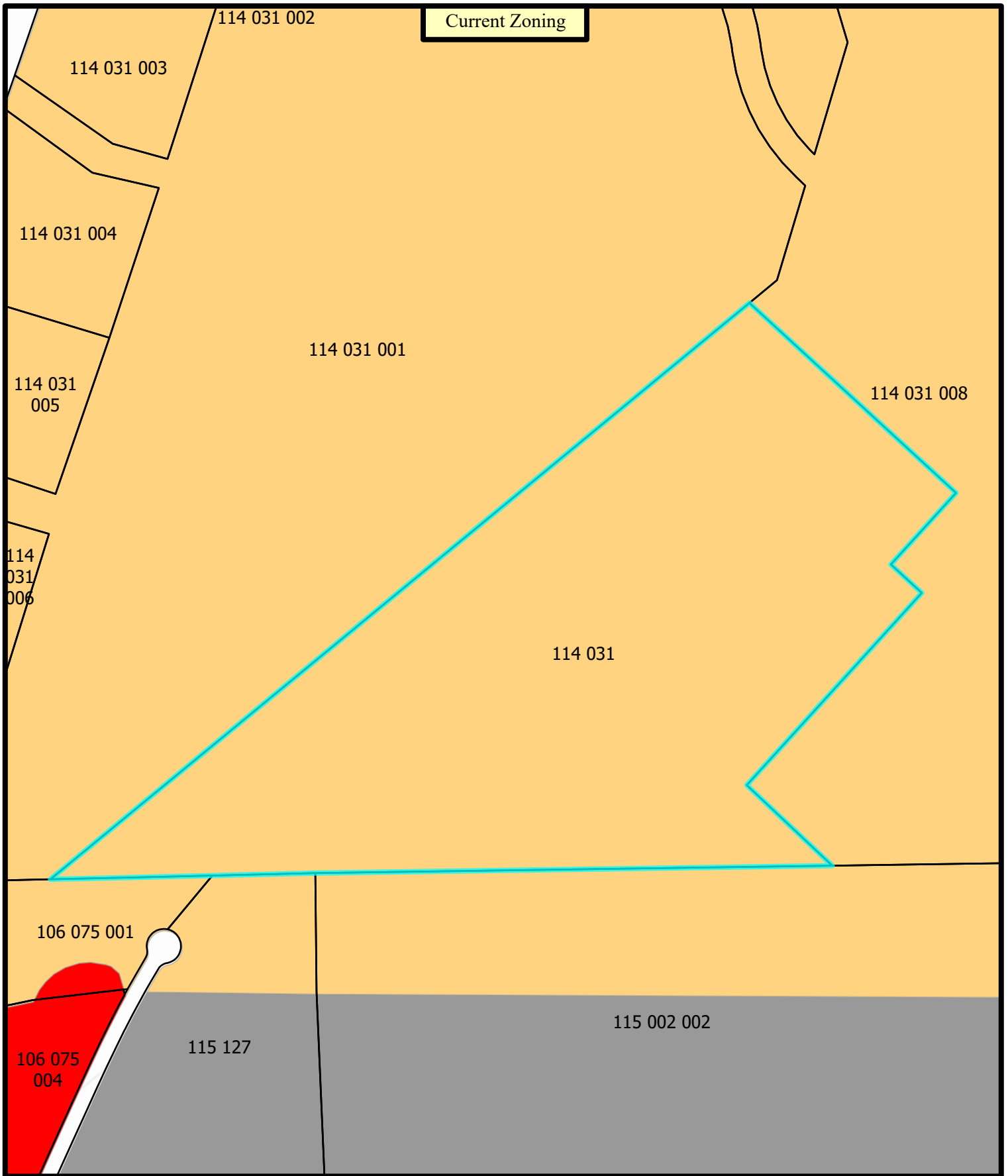


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Dawson County  
Planning and Development

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Parcel #: 114-031  
Current Zoning: C-PCD  
Application #: ZA 24-01  
Character Area: Suburban  
Residential



Current Zoning



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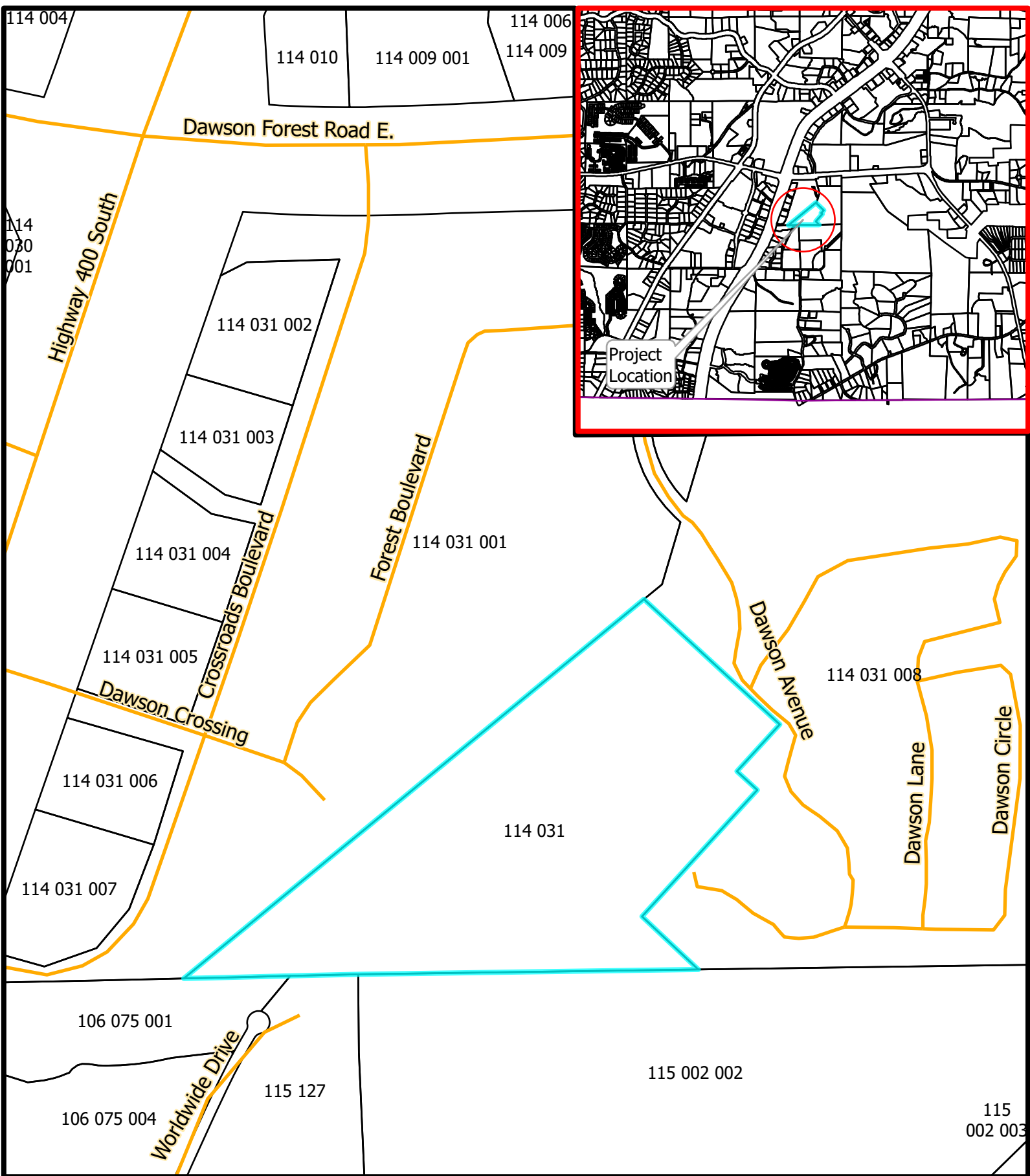
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Dawson County  
Planning and Development

28

Staff Report

Parcel #: 114-031  
Current Zoning: C-PCD  
#:ZA 24-01  
Character Area: Suburban  
Residential



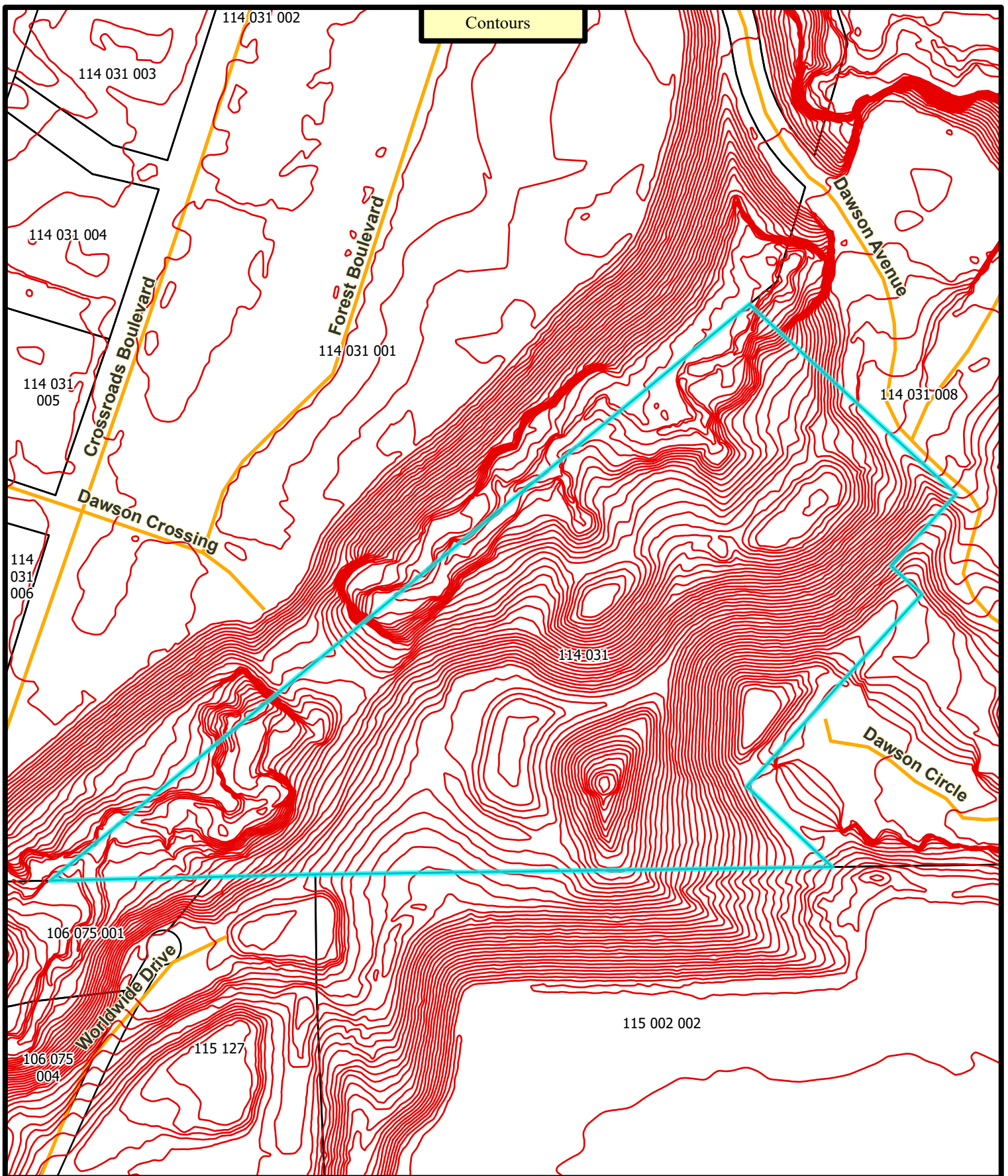
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Dawson County  
Planning and Development  
Staff Report: Exhibit

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Parcel #: 114-031  
Current Zoning: C-PCD  
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Character Area: Suburban  
Residential



Contours



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Dawson County  
Planning and Development  
30  
Staff Report

Parcel #: 114-031  
Current Zoning: C-PCD  
FLU: CHB  
Application #: ZA 24-01  
Character Area: Suburban  
Residential

Dawson County  
Rezoning Application  
(AMENDMENT TO LAND USE MAP)

**APPLICANT INFORMATION (or Authorized Representative)**

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

Printed Name: Jim King

Address: 131 Prominence Court, Suite 230 Dawsonville GA 30534

Phone (Listed only please) ' \_\_\_\_\_

Email (Business/Personal): \_\_\_\_\_

Status:  Owner  Authorized Agent  Lessee  Option to purchase

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

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

Meeting Date: 12/14/2023 Applicant Signature: 

**REQUESTED ACTION & DETAILS OF PROPOSED USE**

Rezoning to: Chg of Cond-CPCD  Special Use Permit for: \_\_\_\_\_  
SITE PLAN AMENDMENT

Proposed Use:

Existing Utilities:  Water  Sewer  Gas  Electric

Proposed Utilities:  Water  Sewer  Gas  Electric

**RESIDENTIAL**

No. of Lots: 42 Minimum Lot Size: 1,200 (acres) No. of Units: 42

Minimum Heated Floor Area: \_\_\_\_\_ sq. ft. Density/Acre: \_\_\_\_\_

Type:  Apartments  Condominiums  Townhomes  Single-family  Other

Type of Amenity: \_\_\_\_\_ Amount of Open Space: \_\_\_\_\_

**COMMERCIAL & RESTRICTED INDUSTRIAL:**

Building area: \_\_\_\_\_ No. of Parking Spaces: \_\_\_\_\_







LETTER OF INTENT

Applicant Dawson Forest Owner, LLC

Subject Property Approximately 8.07 acres at 4130 Dawson Forest Road

Current Zoning: C-PCD – ZA 14-08.

Proposed Zoning: C-PCD – ZA 14-08. Amend Site plan and connection point

Proposed Use: Development Townhomes and connection access

Application: 1) Amend zoning condition to update site plan to allow townhomes in place of apartments on phase II of development

ROW Access: 2) Current zoning through World Wide Drive. Request to amend

PROPOSED USE

The applicant proposes to amend zoning conditions established with ZA 14-08. Applicant would request two changes from its existing zoning:

1. Existing Zoning permits 84 multifamily apartments to be built as an additional phase of the existing apartments. Applicant proposes changing the use of that area (Phase II of the Apartment site) to allow the development of Townhomes rather than multifamily apartments.  
and.
2. The original zoning contemplated vehicular access to the Phase II apartment parcel coming from World Wide Drive. Presently, World Wide Drive terminates into a gated parking lot and has an existing detention pond built between the end of the paved road and our property line. Applicant proposes vehicular access to the Phase II apartment parcel across the stream on an existing land bridge that would be improved to connect the shopping center driveway to the new townhome access point. (see plan)





# DAWSON COUNTY BOARD OF COMMISSIONERS

## APPROVAL FORM

Mike Berg  
Chairman

Gary Pichon  
Commissioner  
District One

James Swafford  
Commissioner  
District Two

Jimmy Hamby  
Commissioner  
District Three

Julie Hughes Nix  
Commissioner  
District Four

Cindy Campbell  
County Manager

Danielle Yarbrough  
County Clerk

### PUBLIC HEARING OF LAND USE CHANGE REQUEST MEETING HELD NOVEMBER 20, 2014

We, the Dawson County Board of Commissioners, do hereby **APPROVE** the following Land Use Change Request:

<b>REQUEST:</b>	<b>ZA 14-08</b>
Applicant's Name:	Dawson Forest Developer, LLC
Applicant's Address:	5269 Buford Hwy NE, Doraville, GA 30340
Location:	Dawson Forest Road
TMP:	114-031
Purpose:	Rezone from C-HB to C-PCD
Property Usage:	Commercial and Residential uses


The approval is based upon the following stipulations that the request will:

1. The commercial component of the development shall be completed prior to or in conjunction with the first phase of the multi-family residential development.
2. Prior to the completion of Phase Three (3) of the multi-family development, the developer shall connect an access road to World Wide Drive along the southern boundary line to allow an access exit to Carlisle Road.
3. Apartment buildings shall be fully sprinkled.
4. No adult businesses will be permitted to occupy the property.

The request will not:

- A. Affect the property values of surrounding property.
- B. Affect the health, safety or general welfare of the public.
- C. Impose special hardships on the surrounding property owners.

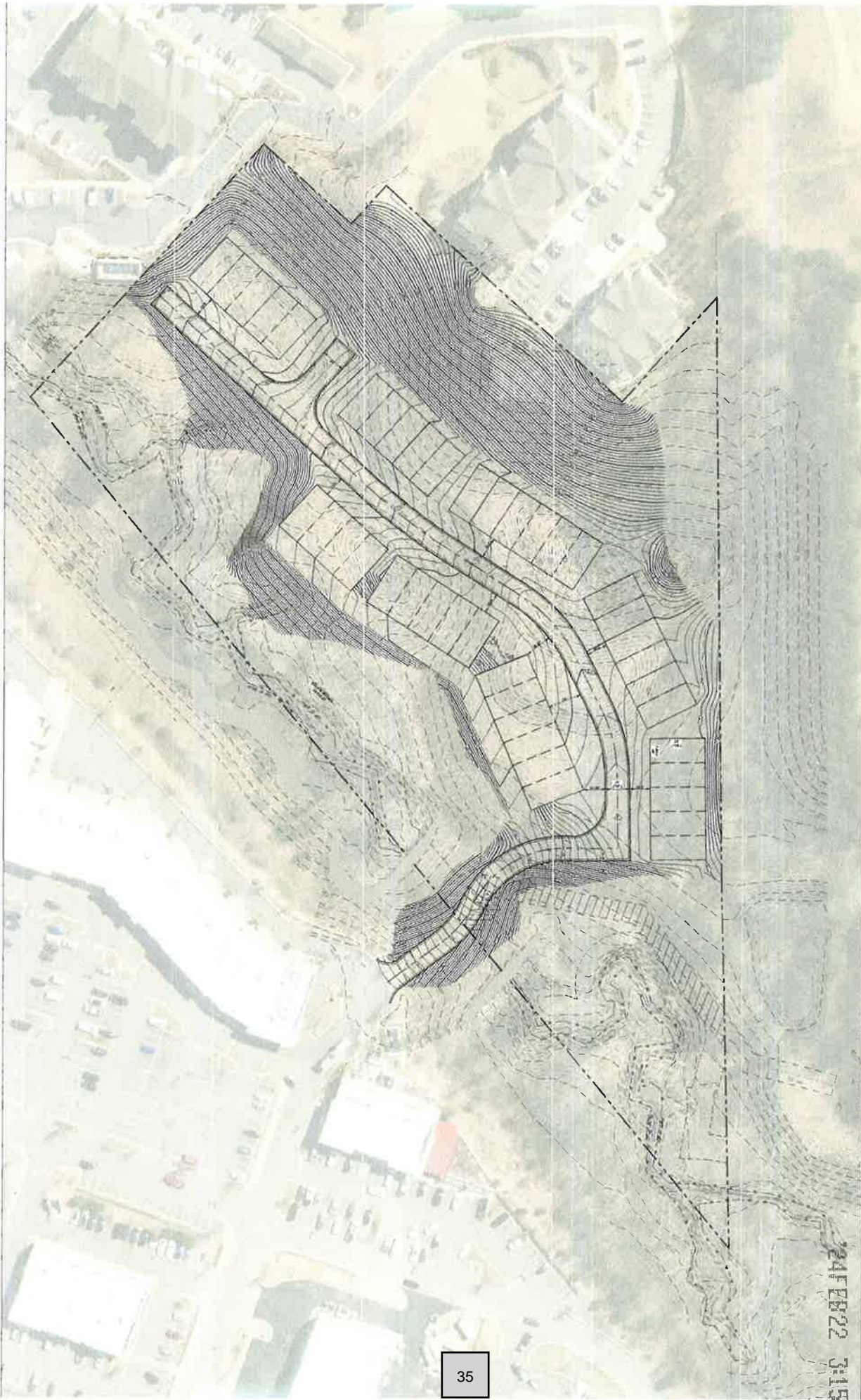
The subject property is suited for the proposed land use.

  
 Mike Berg, Chairman

11/20/14  
 Date

cc: Joey Homans, County Attorney  
 Rachel Burton, Zoning Administrator  
 Sallie Ledbetter, Tax Assessor's Office

2014



4130 DAWSON FOREST ROAD - DAWSONVILLE, GA  
CONCEPT 2

24 FEB 22 3:15 PM

DATE 02/28/2014



AERIAL IMAGE



SITE PHOTOGRAPHS



SITE PHOTOGRAPHS



VICINITY MAP

GENERAL NOTES: This site plan was prepared for the proposed development of the site shown on the attached site plan. The site plan shows the proposed development of the site shown on the attached site plan. The site plan shows the proposed development of the site shown on the attached site plan.



Geosurvey

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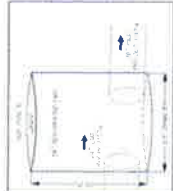
Consumers of Dawsonville

Consumers of Dawsonville

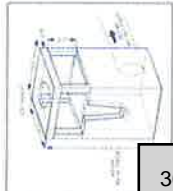
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REIN. CONCRETE #1



REIN. CONCRETE #1



REIN. CONCRETE #1

CLOSURE STATEMENT: This site plan was prepared for the proposed development of the site shown on the attached site plan. The site plan shows the proposed development of the site shown on the attached site plan.



IF YOU DIG Know what's below. Before you dig. Call 811. Or call 800-368-2411.

LEGEND: A table listing various symbols and their corresponding descriptions for the site plan.

SURVEYOR CERTIFICATION: A section containing the surveyor's name, signature, and professional seal.

4130 Dawson Forest Road. HALPERN ENTERPRISES, INC. A table with company information including address, phone, and website.



GeoSurvey logo and contact information.





## **CONSTRUCTION & DEVELOPMENT SCHEDULE**

Entitlement Process:	February 2024 - July 2024
Engineering Design:	August 2024 – October 2024
Land Development:	November 2024 – June 2025
Home Construction:	June 2025 – June 2026