

DAWSON COUNTY REZONING APPLICATION

This portion to be completed by Zoning Administrator

ZA 19.01 Tax Map & Parcel # (TMP): 041 007
Submittal Date: Jan. 9 Time: _____ am/pm Received by: [Signature] (staff initials)
Fees Assessed: _____ Paid: _____ Commission District: _____
Planning Commission Meeting Date: Feb. 19
Board of Commissioners Meeting Date: March 21

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Diana Rowe for Dawson Cherokee Capital, LLC
Address: _____

Phone: Listed _____ Unlisted _____ Email: Business _____ Personal _____

Status: [] Owner [X] Authorized Agent [] Lessee [] Option to purchase

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

I have X /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: July 10, 2018 Applicant Signature: [Signature]

PROPERTY OWNER/PROPERTY INFORMATION

Name: Dawson Cherokee Capital, LLC

Street Address of Property being rezoned: 416 Crystal Falls Fairway, Dawsonville GA 30534

Rezoning from: R-1 to: RPC Total acreage being rezoned: 1038

Directions to Property: SR 53 to Cowart Rd, South-West on Cowart Rd to entrance.

Subdivision Name (if applicable): Crystal Falls Lake & Golf Lot(s) #: _____

Current Use of Property: Residential Golf Community

Any prior rezoning requests for property? yes if yes, please provide rezoning case #: ZA 02-21

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

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

If yes, what section? _____

SURROUNDING PROPERTY ZONING CLASSIFICATION:

North RA & R1 South RA East RA West RA

Future Land Use Map Designation: Planned Residential Community

Access to the development will be provided from:

Road Name: Cowart Road & Existing internal roads Type of Surface: Asphalt

REQUESTED ACTION & DETAILS OF PROPOSED USE

Rezoning to: RPC Special Use Permit for: _____

Proposed Use: Single Family Residential Neighborhood designed for 55+ Senior Living

Existing Utilities: Water Sewer Gas Electric

Proposed Utilities: Water Sewer Gas Electric

RESIDENTIAL

No. of Lots: 1012 Minimum Lot Size: 5,000 sf (acres) No. of Units: 1012

Minimum Heated Floor Area: _____ sq. ft. Density/Acre: 0.975 homes/acre

Type: Apartments Condominiums Townhomes Single-family Other

Is an Amenity Area proposed: Yes; if yes, what? Pool, Club House, Bocce, Pickle Ball, Trails in addition to existing Golf & other facilities

COMMERCIAL & INDUSTRIAL

Building area: _____ No. of Parking Spaces: _____

APPLICANT CERTIFICATION

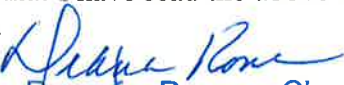

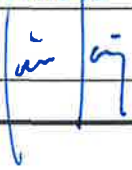
I hereby request the action contained within this application relative to the property shown on the attached plats and site plan and further request that this item be placed on both the Planning Commission and Board of Commissioners agenda(s) for a public hearing.

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  Diana Rowe for Dawson Cherokee Capital, LLC Date  1/10/19
Witness  Date 1/10/19

WITHDRAWAL

Notice: This section only to be completed if application is being withdrawn.

I hereby withdraw application # _____

Signature _____ Date _____

Withdrawal of Application:

Withdrawals of any application may be accommodated within the Planning & Development Department if requested before the Planning Commission agenda is set. Therefore, withdrawals may not be made after ten (10) days prior to the scheduled Planning Commission meeting hearing, unless accompanied by written request stating specific reasons for withdrawal. This withdrawal request is to be published in the legal organ prior to the meeting. Following the written request and publication the Planning Commission will vote to remove the item from the agenda at the scheduled hearing. Please note that should the withdrawal be denied, the item will receive deliberation and public hearing with a decision by the Planning Commission. Further, the applicant is encouraged to be present at the hearing to substantiate reasons for withdrawal. Please note that no refund of application fees may be made unless directed by the Board of Commissioners.

ZA 19.01

TMP#: 041 007

List of Adjacent Property Owners

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

****Please note this information should be obtained using the Tax Map & Parcel (TMP) listing for any parcel(s) adjoining or adjacent to the parcel where a variance or rezone is being requested.**

	<u>Name</u>	<u>Address</u>
TMP _____	1. <u>Attached</u>	_____
TMP _____	2.	_____
TMP _____	3.	_____
TMP _____	4.	_____
TMP _____	5.	_____
TMP _____	6.	_____
TMP _____	7.	_____
TMP _____	8.	_____
TMP _____	9.	_____
TMP _____	10.	_____
TMP _____	11.	_____
TMP _____	12.	_____
TMP _____	13.	_____
TMP _____	14.	_____
TMP _____	15.	_____

Use additional sheets if necessary.

Crystal Falls

Case#	City/State/Zip	Address	Last	First	TMP
VR 18-14	Dawsonville, GA 30534	1159 Roscoe Collette Rd	Nations	Joyce	040 021
VR 18-14	Dawsonville, GA 30534	2121 Roscoe Collette Rd	Martin	Eddie	040 020
VR 18-14	Dawsonville, GA 30534	1134 Roscoe Collette Rd	Martin	Leonard & Evelyn	040 007
VR 18-14	Dawsonville, GA 30534	174 Hoppy Lane	Cook	Jean	040 006
VR 18-14	Dawsonville, GA 30534	118 Hoppy Lane	Yother	Lisa & Joseph	040 022
VR 18-14	Dawsonville, GA 30534	904 Roscoe Collette Rd	Bennett	Betty	040 004
VR 18-14	Dawsonville, GA 30534	824 Roscoe Collette Rd	Wilkins	James	040 003
VR 18-14	Dawsonville, GA 30534	29 Spruce Drive	Bennett	James	040 002
VR 18-14	Cumming, GA 30040	5800 Hillside Dr	Mills	Cindy	039 045
VR 18-14	Atlanta, GA 30307	1759 Dyson Drive NE	Smithwick	Ronald & Elea	039 044
VR 18-14	Atlanta, GA 30307	1759 Dyson Drive NE	Smithwick	Ronald & Elea	039 026
VR 18-14	Dawsonville, GA 30534	427 Roscoe Collette Rd	Barnett	Deborah	039 055
VR 18-14	Ballground, GA 30107	25 Mayes Dr	Hill	Ronald & John	039 022
VR 18-14	Dawsonville, GA 30534	406 Helens Dr	Cowart	Russell	039 032
VR 18-14	Dawsonville, GA 30534	446 Helens Dr	Willoughby	John & Lyn	039 033
VR 18-14	Dawsonville, GA 30534	524 Helens Dr	Knight	James & Nancy	039 034
VR 18-14	Dawsonville, GA 30534	548 Helens Dr	Burruss	Thomas & Joyce	039 061
VR 18-14	Dawsonville, GA 30534	3821 War Hill Park Rd	Brock	Larry	039 035
VR 18-14	Dawsonville, GA 30534	501 Helens Dr	Johnson	Reginald	039 036
VR 18-14	Dawsonville, GA 30534	441 Helens Dr	Haynes	Daniel	039 037
VR 18-14	Dawsonville, GA 30534	405 Helens Dr	Hudson	Kathy & Christopher	039 038
VR 18-14	Alpharetta, GA 30005	806 Old Alpharetta Rd	Mayville	Paul	039 039
VR 18-14	Dawsonville, GA 30534	345 Helens Dr	Hudson	Christopher	039 049
VR 18-14	Dawsonville, GA 30534	207 Helens Dr	Smith	Anthony & Doris	039 040
VR 18-14	Dawsonville, GA 30534	149 Helens Dr	Butler	James & Army	039 041
VR 18-14	Dawsonville, GA 30534	125 Helens Dr	Emory	Jim	039 042
VR 18-14	Dawsonville, GA 30534	77 Helens Dr	Krol	Edwin	039 019
VR 18-14	Atlanta, GA 30327	30 Overby Lane	FDB Associates Limited Partnership		039 018
VR 18-14	Dawsonville, GA 30534	9497 Kelly Bridge Rd	Hardin	Katharine	039 018 001
VR 18-14	Dawsonville, GA 30534	9497 Kelly Bridge Rd	Hardin	Kate	039 016
VR 18-14	Atlanta, GA 30327	30 Overby Lane	McCabe	Judy	039 012 008
VR 18-14	Dawsonville, GA 30534	2896 Cowart Rd	Flits	David & Teresa	039 012 003
VR 18-14	Dawsonville, GA 30534	2955 Cowart Rd	Flits	David & Teresa	039 063
VR 18-14	Atlanta, GA 30327	30 Overby Lane	Bohlayer, Faison Dubose Rev. Trust		039 012 005
VR 18-14	Dawsonville, GA 30534	2905 Cowart Rd	Hill	Catherine	039 064
VR 18-14	Dawsonville, GA 30534	3031 Cowart Rd	Carson	William & Jennifer	039 066
VR 18-14	Marble Hill, GA 30148	PO Box 123	Price	Jonathan	039 062
VR 18-14	Dawsonville, GA 30534	3159 Cowart Rd	Reynolds	Eula	040 009
VR 18-14	Dawsonville, GA 30534	3190 Cowart Rd	Cowart	Jason	040 008
VR 18-14	Atlanta, GA 30327	30 Overby Lane	FDB Associates Limited Partnership		040 019
VR 18-14	Marble Hill, GA 30148	PO Box 278	Pettigrew	Thomas & Sherry	040 014 001
VR 18-14	Marble Hill, GA 30148	PO Box 278	Pettigrew	Thomas & Sherry	040 014 003
VR 18-14	Dawsonville, GA 30534	3370 Cowart Rd	Pettigrew	Estel	040 014
VR 18-14	Dawsonville, GA 30534	3478 Cowart Rd	Pettigrew	Willie	040 014 002
VR 18-14	Dawsonville, GA 30534	104 Anderson Farm Rd	Anderson	Robert & Judy	040 011
VR 18-14	Atlanta, GA 30305	2870 Peachtree Rd #844	Nguyen	Spring Wood Property Co.	040 018
VR 18-14	Navarre, FL 32566	1499 Seaside Circle	Nguyen	James & Ngan	041 012
VR 18-14	Dawsonville, GA 30534	3565 Hwy 9 N	Waters	Peggy	041 001 005
VR 18-14	Dawsonville, GA 30534	4903 Cowart Rd	Moles	Ronald & Jane	041 001 004
VR 18-14	Dawsonville, GA 30534	4903 Cowart Rd	Moles	Ronald & Jane	041 001 002
VR 18-14	Canton, GA 30114	PO Box 5000	Cherokee Co. Water & Sewage		041 009
VR 18-14	Dawsonville, GA 30534	70 Lakeside Dr	Atwater-Homes, LLC		040 007 002
VR 18-14	Dawsonville, GA 30534	166 Lakeside Dr	Smeltz	Steve	040 007 006
VR 18-14	Sugar Hill, GA 30518	342 Spring Willow Dr.	Hall	Byron	040 007 023
VR 18-14	Cumming, GA 30041	1395 Delo Lane	Arnette	Jeff & Paige	040 007 048
VR 18-14	Dawsonville, GA 30534	361 Attwater Circle	McVain	Michael	040 007 019
VR 18-14	Dawsonville, GA 30534	131 Dawson Creek Dr	Mansheim	Michael	040 007 031
VR 18-14	Dawsonville, GA 30534	218 Dawson Creek Dr	Banger	Jerry & Sandra	040 007 054
VR 18-14	Cumming, GA 30041	7275 Wingfield Way	Curry	Samuel & Kimberly	040 007 052
VR 18-14	Cumming, GA 30041	7275 Wingfield Way	Curry	David & Wu	040 007 052

NOTICE OF RESIDENTIAL EXURBAN/AGRICULTURAL DISTRICT (R-A) ADJACENCY

Agricultural districts include uses of land primarily for active farming activities and result in odors, noise, dust and other effects, which may not be compatible with adjacent development. Future abutting developers in non RA land use districts shall be provided with this "Notice of RA Adjacency" prior to administrative action on either the land use district or the issuance of a building or occupancy permit.

Prior to administrative action the applicant shall be required to sign this waiver which indicates that the applicant understands that a use is ongoing adjacent to his use which will produce odors, noise, dust and other effects which may not be compatible with the applicant's development. Nevertheless, understanding the effects of the adjacent RA use, the applicant agrees by executing this form to waive any objection to those effects and understands that his district change and/or his permits are issued and processed in reliance on his agreement not to bring any action asserting that the adjacent uses in the RA district constitute a nuisance) against local governments and adjoining landowners whose property is located in an RA district.

This notice and acknowledgement shall be public record.

Applicant Signature: 

Applicant Printed Name: Diana Rowe for Dawson Cherokee Capital, LLC

Application Number: _____

Date Signed: 4/10/19

Sworn and subscribed before me

this 10th day of January, 2019.


Notary Public

My Commission Expires: 5/22/20



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:

None

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:

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.

PROPERTY OWNER AUTHORIZATION

I/we, Bin Wu for Dawson Cherokee Capital, LLC, hereby swear that I/we own the property located at (fill in address and/or tax map & parcel #):

416 Crystal Falls Fairway, Dawsonville GA 30534 aka Crystal Falls Lake & Golf

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: Diana Rowe for Dawson Cherokee Capital, LLC

Signature of applicant or agent: *Diana Rowe* Date: _____

Printed Name of Owner(s): Bin Wu for Dawson Cherokee Capital, LLC

Signature of Owner(s): *Bin Wu* Date: _____

Mailing address: 210 Marina Way

City, State, Zip: Dawsonville, GA 30534

Telephone Number: Listed (770) 894-1680
Unlisted _____

Sworn and subscribed before me this 10th day of January, 2019.

Ad
Notary Public

My Commission Expires: 5/22/20



(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.)

DRI INFORMATION

IF YOUR DEVELOPMENT FALLS WITHIN ANY OF THE FOLLOWING THRESHOLDS,
PLEASE ASK PLANNING STAFF FOR DRI REVIEW CHECKLISTS.

**Table 1: Developments of Regional Impact - Tiers and Development Thresholds
Effective January 1, 2005**

Type of Development	Non-metropolitan Regions (Dawson County status eff. 1/2005)
(1) Office	Greater than 125,000 gross square feet
(2) Commercial	Greater than 175,000 gross square feet
(3) Wholesale & Distribution	Greater than 175,000 gross square feet
(4) Hospitals and Health Care Facilities	Greater than 200 new beds; or generating more than 250 peak hour vehicle trips per day
(5) Housing	Greater than 125 new lots or units
(6) Industrial	Greater than 175,000 gross square feet; or employing more than 500 workers; or covering more than 125 acres
(7) Hotels	Greater than 250 rooms
(8) Mixed Use	Gross square feet greater than 125,000 (with residential units calculated at 1800 square feet per unit toward the total gross square footage); or covering more than 40 acres; or if any of the individual uses meets or exceeds a threshold as identified herein
(9) Airports	Any new airport with a paved runway; or runway additions of more than 25% of existing runway length
(10) Attractions & Recreational Facilities	Greater than 1,500 parking spaces or a seating capacity of more than 6,000
(11) Post-Secondary School	New school with a capacity of more than 750 students, or expansion by at least 25 percent of capacity
(12) Waste Handling Facilities	New facility or expansion of use of an existing facility by 50 percent or more
(13) Quarries, Asphalt & Cement Plants	New facility or expansion of existing facility by more than 50 percent
(14) Wastewater Treatment Facilities	New facility or expansion of existing facility by more than 50 percent
(15) Petroleum Storage Facilities	Storage greater than 50,000 barrels if within 1,000 feet of any water supply; otherwise, storage capacity greater than 200,000 barrels
(16) Water Supply Intakes/Reservoirs	New Facilities
(17) Intermodal Terminals	New Facilities
(18) Truck Stops	A new facility with more than three diesel fuel pumps; or containing a half acre of truck parking or 10 truck parking spaces.
(19) Any other development types not identified above (includes parking facilities)	1000 parking spaces

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.

X I am a United States citizen.

I am a legal permanent resident of the United States. (FOR NON-CITIZENS)

I am a qualified alien or non-immigrant under the Federal Immigration and Nationality Act with an alien number issued by the Department of Homeland Security or other federal immigration agency. (FOR NON-CITIZENS)

My alien number issued by the Department of Homeland Security or other federal immigration agency is:

The undersigned applicant also hereby verifies that he or she is 18 years of age or older and has provided at least one **secure and verifiable document**, as required by O.C.G.A. § 50-36-1(e)(1), with this affidavit. (See reverse side of this affidavit for a list of secure and verifiable documents.)

The secure and verifiable document provided with this affidavit can best be classified as:

In making the above representation under oath, I understand that any person who knowingly and willfully makes a false, fictitious, or fraudulent statement or representation in an affidavit shall be guilty of a violation of O.C.G.A. § 16-10-20 and face criminal penalties as allowed by such criminal statute.

Executed in Dawsonville (city), Georgia (state)

Diana Rowe
Signature of Applicant

1/10/19
Date

Diana Rowe for Dawson Cherokee Capital, LLC
Printed Name

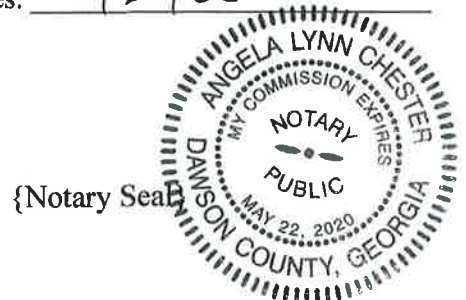
DAWSON CHEROKEE CAPITAL, LLC
Name of Business

SUBSCRIBED AND SWORN BEFORE ME ON

THIS 10th DAY OF January, 20 19

[Signature] Notary Public

My Commission Expires: 5/22/20



LETTER OF INTENT

The applicant requests a Rezoning from R-1 to Residential Planned Community (RPC) for Parcel Numbers: 041 007, 040 007 135-149, & 040 007 056-060 in order to expand on the previously approved development to include 1012 homes on 1038.46 acres. The first Phase will consist of a 367-Home Senior LifeStyle Neighborhood on 367 acres. The property is part of the existing 1600-acre Crystal Falls Lake & Golf Community located in the Southwest corner of the County on Cowart Road. It is bordered on the north by various Residential & Agricultural properties. The remainder of the property is surrounded by the existing Crystal Falls development. This property is designated as Planned Residential Community on the Future Land Use Plan which is precisely what we are proposing.

The proposed Master Planned Development is in unison with what has already been approved. The original approved Master Plan depicted a 1st Phase of 422 homes with the remaining property designated as "Future Development". The proposed development will add clarity to the original Master Plan, defining areas of "Future Development" and limiting the overall number of lots to 1012 total on 1038 acres thus maintaining a density of less than one home per acre. The proposed 367 homes in the first phase, combined with the existing 55 lots that have already been platted & recorded, equal a total of 422 homes which is identical to what was approved with the original zoning.

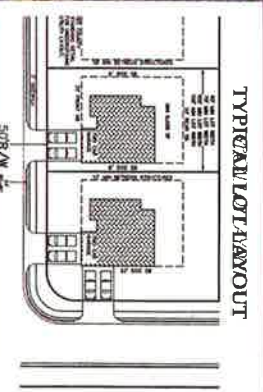
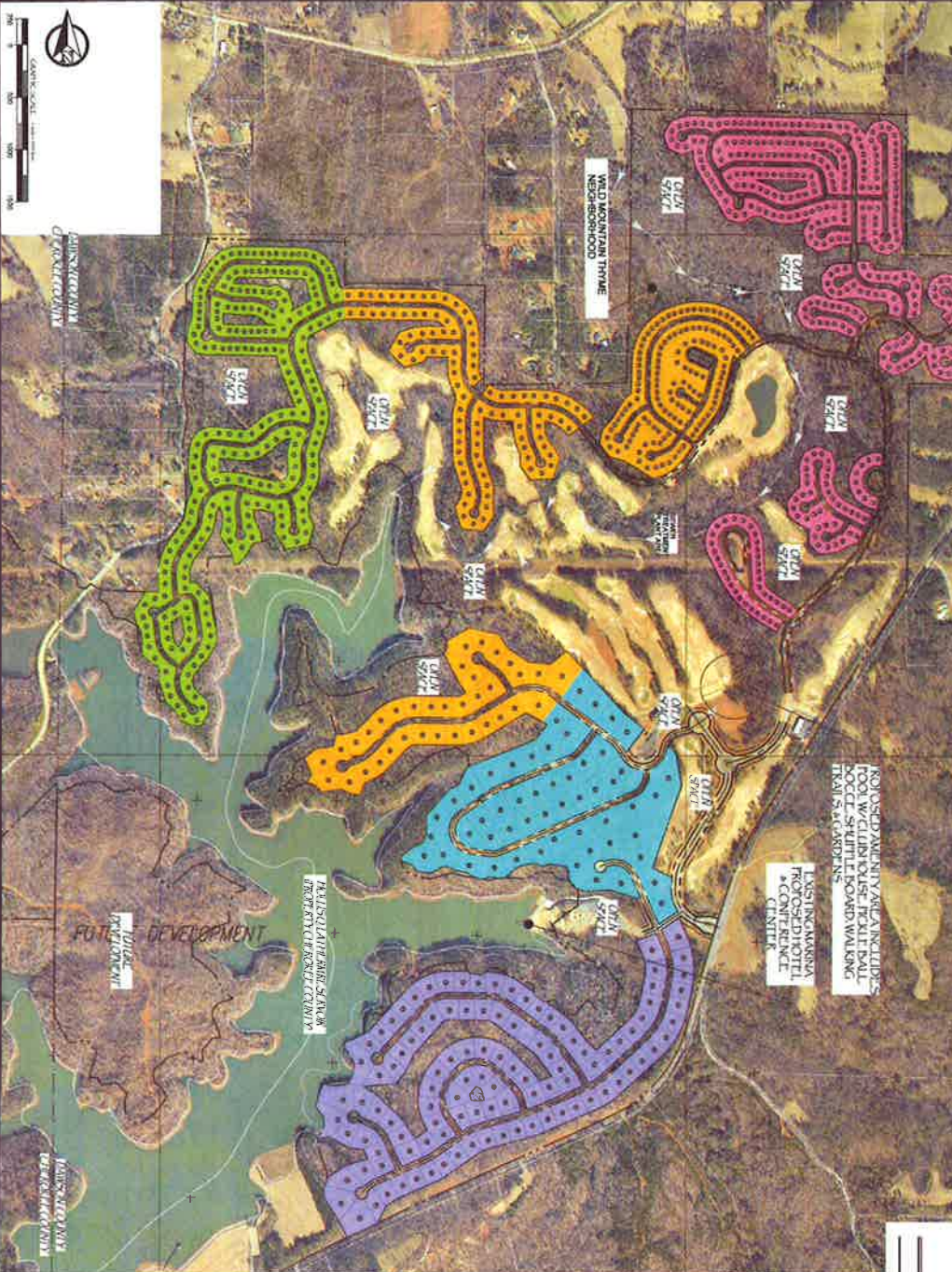
The initial neighborhood will provide a much needed solution for Dawson Seniors desiring a much simpler lifestyle that is designed specifically with age 55+ Seniors in mind. Landscaping and outdoor spaces will be maintained by a common landscape maintenance association giving owners the choice of a maintenance-free life style. Homes will be designed to appeal to seniors with discriminating taste and style. The home design will center around the empty nester who desires less square footage to maintain; but wants luxurious finishes and interior upgrades. Typically, the Master is on the main floor; but additional rooms are included for visiting family. Amenities will be added to the existing Club including: Tennis Courts, Bocce, Pickle Ball, Shuffle Board, and an Olympic size pool and clubhouse. Walking trails and Golf Cart paths will be added for access and exercise.

The proposed development and new residents will add much needed vitality to the existing community. Only 5 homes have been sold since its inception in 2002. The more intensive uses will be positioned off the golf course and away from the existing neighborhood to minimize impact. By compacting development into a smaller footprint, more greenspace can be preserved to enhance the overall community. Nearer to existing residents; larger lots, akin to the ones already in place, will be utilized to harmonize with what has already inaugurated. The entire community will be connected with walking trails and golf cart paths.

The impact on schools and utilities will be far less than the currently approved development because the new neighborhood will be predominantly targeted to empty nesters and retired or semi-retired seniors. An on-site wastewater plant will be constructed to utilize sanitary sewer and avoid more of the current septic systems which could lead to long-term contamination of the lake/reservoir. The wastewater treatment plant is preferred by both environmental groups and environmental agencies over septic systems.

By clustering smaller lots in one area, we are able to preserve large areas of open space that are actually capable of sustaining wildlife microsystems rather than small patches of woods fenced in by the homeowner. Therefore, the proposed neighborhood will have a far smaller ecological footprint than the currently approved plan.

The proposed Master Plan and associated Zoning reflect the intent of the County's Future Land Use Plan and will create a much needed resource for Dawson County's maturing population.



TYPICAL LOT LAYOUT

SITE DATA

Existing Zoning: R-1
 Requested Zoning: R/C
 Setbacks:
 Front: 20'
 Side: 5'
 Rear: 20'
 Minimum Lot Size: 6,000 sq ft
 Minimum Lot Width: 50'

Total Land Area = 1602 ac
 Less Land within Lake = 564 ac
 Net Developed Area = 1038.46 ac
 Total Open Space = 68.82 ac
 Total Commercial Area (Hotel, Marina, Clubhouse, & Amenity Area) = 12 ac

Land Area: 1038.46 ac
 Net Proposed Density: 0.975 lots/ac
 Overall Gross Density: 0.83 lots/ac

Note:
 New Development will be served by an onsite wastewater system.

A new Amenity Area will be added to include the proposed development to include Pool, Clubhouse, Pickle Ball, Bocce, Shuttle/tennis, Walking Trails, and Gardens

- Existing Development
- Phase 1 (304 Lots)
- Phase 2 (255 Lots)
- Phase 3 (107 Lots)
- Phase 4 (223 Lots)

Colbeck Design
 1000 Peachtree Street, NE
 Atlanta, GA 30309
 Phone: 404.525.1100
 Fax: 404.525.1101
 www.colbeckdesign.com

Owner/Developer

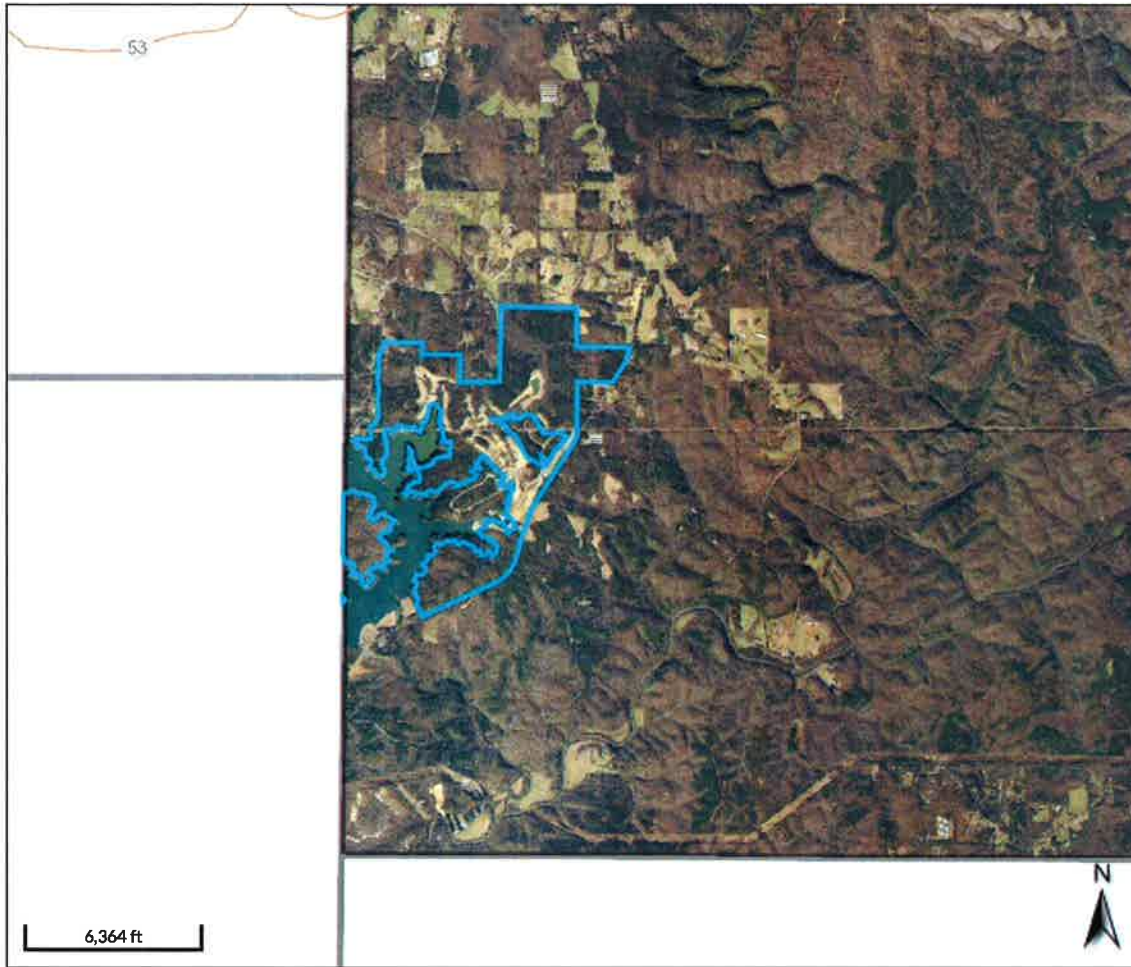
Project:
CRYSTAL FALLS TRACT

LOCATION:
 LAND ONSAW
 ANDERSON
 DAWSON COUNTY, GEORGIA

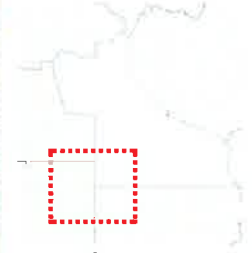
Sheet Title:
CONCRETE PLAN

Stamp











Sheet Revision



Overview



Legend

-  Parcels
- USA Major Highways**
-  Limited Access
-  Highway
-  Major Road
-  Local Road
-  Minor Road
-  Other Road
-  Ramp
-  Ferry
-  Pedestrian Way

Parcel ID	041007	Owner	DAWSON CHEROKEE CAPITAL LLC	Last 2 Sales			
Class Code	Commercial		210 MARINA WAY	Date	Price	Reason	Qual
Taxing District	UNINCORPORATED		DAWSONVILLE GA 30534	2/28/2005	\$20000000	KN	U
	UNINCORPORATED	Physical Address	3756 COWART RD	1/25/1990	\$4001000	FM	Q
Acres	941.96	Assessed Value	Value \$3832254				

(Note: Not to be used on legal documents)

Date created: 12/26/2018
 Last Data Uploaded: 12/21/2018 12:42:47 PM

Developed by  Schneider GEOSPATIAL

Harmony Gee

From: Ringle, Bill <Bill.Ringle@dph.ga.gov>
Sent: Thursday, December 27, 2018 2:42 PM
To: Harmony Gee
Subject: Re: Interdepartmental Forms

Harmony,

Wow, that looks like an ambitious project. The good news (for me, anyway) is that it appears that they plan on building a private sewer treatment plant. If so, permitting and approval will go through Georgia Environmental Protection Division. As long as they aren't modifying the lots that we have approved for on-site sewage management systems (septic systems), then we have no say so in the lot sizing, or any other aspect of the development, unless they are planning another food service, and/or a tourist accommodation facility (hotel, lodge, campground...etc).

Don't hesitate to contact me if you need any further information.

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

From: Harmony Gee <hgee@dawsoncounty.org>
Sent: Wednesday, December 26, 2018 4:55:22 PM
To: Ringle, Bill; Jeff Johnson; John Cronan; David McKee; Jeffrey Bailey; Decker, Sue Anne
Subject: Interdepartmental Forms

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Evening Ladies and Gentlemen,
Attached are the Interdepartmental Forms and application for a variance that will be heard before the Planning Commission on January 15th, 2019. Please complete and return to me at your earliest convenience.
Thanks,

Harmony Gee

Zoning Administrator
25 Justice Way Suite 2322
Dawsonville, GA 30534

hgee@dawsoncounty.org

Phone: 706-344-3500 ext 42336

Fax: 706-521-2721

Owner Information

DAWSON CHEROKEE CAPITAL LLC
 210 MARINA WAY
 DAWSONVILLE, GA 30534

Payment Information

Status	Paid
Last Payment Date	11/29/2018
Amount Paid	\$36,660.94

Property Information

Parcel Number	041 007
District	1 DAWSON COUNTY UNINCORPORATED
Acres	941.96
Description	LD 4-1
Property Address	3756 COWART RD
Assessed Value	\$1,532,904
Appraised Value	\$3,832,254

Bill Information

Record Type	Property
Tax Year	2018
Bill Number	3569
Account Number	34527
Due Date	12/01/2018

Taxes

Base Taxes	\$36,660.94
Penalty	\$0.00
Interest	\$0.00
Total Due	\$0.00