

DAWSON COUNTY REZONING APPLICATION

This portion to be completed by Zoning Administrator

ZA 19.05 Tax Map & Parcel # (TMP): 112 019, 113 057 002, 112 109, 104 065, 104 028, 104 029, 112 018, 104 027, 11 024 001
 Submittal Date: 2-8 Time: 12:00 am/pm Received by: UJG (staff initials)
 Fees Assessed: \$2900 Paid: check #109 Commission District: _____
 Planning Commission Meeting Date: March 19, 2019
 Board of Commissioners Meeting Date: April 18, 2019

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Dawson Village Partners c/o Shaun R. Adams, Esq. of Andersen Tate & Carr, P.C.

Address: 1960 Satellite Blvd., Suite 4000, Duluth, GA 30097

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

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

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

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

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

Meeting Date: Dec. 11, 2018 Applicant Signature: [Signature]

PROPERTY OWNER/PROPERTY INFORMATION

Name: Barry Conner (112 019, 113 057 002, 112 109, 104 065, 104 028, 104 029)/Doris Byrd Stephens (112 018)/Gordon Fishburne(104 027)/Mitigation Resource Group (111 024 001)

Street Address of Property being rezoned: Eastern Boundary: Corner Ga 400 & Lumpkin Campground Rd
Western Boundary: 1094 Etowah River Road

Rezoning from: R-A, RPC, C-HB, C-PCD, & C-CI to: MUV-Mixed Use Village District Total acreage being rezoned: 974

Directions to Property: North on Ga 400 to Lumpkin Campground Rd. Property is on the NW corner of intersection and extends north almost to Grant Rd

Subdivision Name (if applicable): Etowah Village Lot(s) #: 2,492 + 235 Assist Lvg

Current Use of Property: Agriculture

Any prior rezoning requests for property? yes if yes, please provide rezoning case #: ZA 00-14

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

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

If yes, what section? _____

SURROUNDING PROPERTY ZONING CLASSIFICATION:

North _____ South _____ East _____ West _____

Future Land Use Map Designation: Commercial Highway Business, Campus Style Business Park, Multi-Family, Planned Residential Community, Suburban Residential, Agriculture, & Parks/Recreation

Access to the development will be provided from:

Road Name: Ga 400, Lumpkin Campground Rd, SR 53, Etowah River Rd Type of Surface: Asphalt

REQUESTED ACTION & DETAILS OF PROPOSED USE

[X] Rezoning to: MUV- Mixed Use Village [] Special Use Permit for: _____

Proposed Use: a Master Planned Community with a broad mix of uses to complement each other and the surrounding community.

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

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

RESIDENTIAL

No. of Lots: 2492+235 Assist Lvg Minimum Lot Size: 4,000 sf (acres) No. of Units: 2,727

Minimum Heated Floor Area: varies sq. ft. Density/Acre: 2.8/ac

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

Is an Amenity Area proposed: yes; if yes, what? Standard neighborhood amenities+public park, canoe launch, walking trails, museums, retail within walking distance,

COMMERCIAL & INDUSTRIAL

Building area: Retail: 538,780 SF No. of Parking Spaces: varies per use but meets Dawson Co
Office: 243,200 Regulations
Convention & Performing Arts Center: 110,000

APPLICANT CERTIFICATION

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

I understand that the Planning & Development staff may either accept or reject my request upon review. My request will be rejected if all the necessary data is not presented.

I understand that I have the obligation to present all data necessary and required by statute to enable the Planning Commission and the Board of Commissioners to make an informed determination on my request. I will seek the advice of an attorney if I am not familiar with the zoning and land use requirements.

I understand that my request will be acted upon at the Planning Commission and Board of Commissioner hearings and that I am required to be present or to be represented by someone able to present all facts. I understand that failure to appear at a public hearing may result in the postponement or denial of my rezoning of special use application. I further understand that it is my responsibility to be aware of relevant public hearing dates and times regardless of notification from Dawson County.

I hereby certify that I have read the above and that the above information as well as the attached information is true and correct.

Signature  Date 2/5/19
Witness Anjala Bryant Date 2/5/19

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 _____

TMP#: _____

List of Adjacent Property Owners

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

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

	<u>Name</u>	<u>Address</u>
TMP _____	1. See Attached List	_____
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.

Tax Map Parcel	Name	Address	City	State	Zip Code	Zoning
103-025-001	Kenneth B. Clary	5825 Glen Ridge Drive, BLDG. 2 STE. 111	Atlanta	Georgia	30328	RA
103-025	James Wesley Gasaway	7685 Chestnut Hill Road	Cumming	Georgia	30041	RA
103-005	Green William & James A Green III Trust & Ann Green Mosley	472 Indian Creek Drive	Cocoa Beach	Florida	32931	RA
111-022	Herman Chester	1689 Etowah River Road	Dawsonville	Georgia	30534	RA
111-110	Ricky Raye Nelson	3315 Shady Cover Road	Cumming	Georgia	30041	RA
111-021	Grafstein Michael H & David J Savula	253 Station Trail	Dawsonville	Georgia	30534	RSR
111-020	Grafstein Michael H & David J Savula	253 Station Trail	Dawsonville	Georgia	30534	RSR
111-024-003	Cotter Dawn & Grady B	2150 Etowah River Road	Dawsonville	Georgia	30534	RSR
112-001	McClure C N	772 Stowers Road W	Dawsonville	Georgia	30534	RSR
112-001-001	McClure C N	772 Stowers Road W	Dawsonville	Georgia	30534	RSR
112-017-001	Behrmann Heidi J	12033 Gandy Blvd N, Apt 181	St. Petersburg	Florida	33702	RA
112-105	Sweetland Investments LLC	5384 Fox Hill Drive	Norcross	Georgia	30092	RSR
112-015	Hartner Christie	317 Grant Road W	Dawsonville	Georgia	30534	RA
112-106	Wiechard Greg & Kelly	267 Grant Road W	Dawsonville	Georgia	30534	RSR
112-014	Topper Mary A	101 Grant Road West	Dawsonville	Georgia	30534	RSR
104-027	Fishburner Gordon T & Louella H	1094 Etowah River Road	Dawsonville	Georgia	30534	RA
112-108	Ray Richard	5235 HWY 53 East	Dawsonville	Georgia	30534	RA
104-067-001	Gober Family Limited Partnership	46 Riverview Drive	Dawsonville	Georgia	30534	RS
104-067-002	Thompson Mary Lelia Gober	46 Riverview Drive	Dawsonville	Georgia	30534	RS
104-067-003	Clark David W & Leigh A	56 Riverview Drive	Dawsonville	Georgia	30534	RS
104-067-006	Minor William W & Treva K	126 Riverview Drive	Dawsonville	Georgia	30534	RS
104-067-008	Link Harold H & Theresia	162 Riverview Drive	Dawsonville	Georgia	30534	RS
104-067-009	Bianchini John P & Julie M Zeidler	188 Riverview Drive	Dawsonville	Georgia	30534	RS
104-067-010	Tamasi Terry M	189 Riverview Drive	Dawsonville	Georgia	30534	RS
104-067	Chestatee LLC	8595 Dunwoody Place	Atlanta	Georgia	30350	RS
104-063	Chestatee LLC	8595 Dunwoody Place	Atlanta	Georgia	30350	RSR
104-173	McMicheal Holdings LLC C/O Richard Waites	3585 Northside Pkwy NW	Atlanta	Georgia	30327	RA
104-024	Bishop Gary	904 Etowah River Road	Dawsonville	Georgia	30534	RA
104-025	Holcombe Patricia	947 Etowah River Road	Dawsonville	Georgia	30534	RA
104-026-001	Hubbard Leland B	1017 Etowah River Road	Dawsonville	Georgia	30534	RA
103-026	Stapler Kathy T J	1933 Seed Tick Road	Dawsonville	Georgia	30534	RA
112-025-002	Red Rock LLC Woodruff Management Group C/O Brenda Duffy	5430 New Northside Drive, STE 200	Atlanta	Georgia	30339	C-HB
113-057-002	America's Home Place, INC	PO Box 1316	Gainseville	Georgia	30503	RA
113-095	Stephens Christopher B & Vaudell	995 Lumpkin Cmpgd Road N	Dawsonville	Georgia	30534	RA
113-044-010	Stephens Jr. Roger Lanier	859 Lumpkin Campground Road	Dawsonville	Georgia	30534	RA

113-044-001	Stephens Marjorie Ann	759 Lumpkin Campground Road	Dawsonville	Georgia	30534	RA
113-032-004	Stephens Edna K	445 Lumpkin Campground Road	Dawsonville	Georgia	30534	VCR
113-032-001	Stephens Russell N & Felicia D	555 Lumpkin Campground Road	Dawsonville	Georgia	30534	RA
112-098-007	Frazier Michael Wayne & Kimberly A	326 Brights Way	Dawsonville	Georgia	30534	RS
112-098-008	Pagel Keith John	334 Brights Way	Dawsonville	Georgia	30534	RS
112-098-009	Poisson Daniel C & Rebecca C	340 Brights Way	Dawsonville	Georgia	30534	RS
112-098-010	Lewis Bruce Wayne	PO Box 2703	Cumming	Georgia	30028	RS
112-098-011	Petersw Dana W & Judith M	444 Brights Way	Dawsonville	Georgia	30534	RS
112-098-035	Brantly Brian D & Stella Y	650 Brights Way	Dawsonville	Georgia	30534	RS
112-098-015	Matson Thomas D & Cathy A	645 Brights Way	Dawsonville	Georgia	30534	RS
112-023	Parker Jeffery K	209 Martin Road	Dawsonville	Georgia	30534	RA

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: Shaun R. Adams, Esq.

Application Number: _____

Date Signed: 2/5/19

Sworn and subscribed before me

this 5th day of February, 2019.

Angela Gratz
Notary Public

My Commission Expires: Jan. 2, 2023



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: _____

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

112 019, 112 109, 112 013, 104 028, 104 029,
104 065 and 113 057 002

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: Shaun R. Adams, Esq. of Andersen, Tate & Carr, P.C.

Signature of applicant or agent: [Signature] Date: 2/5/19

Printed Name of Owner(s): Barry Conner, America's Home Place & Lumpkin Campground, LLC

Signature of Owner(s): [Signature] Date: 2/5/19

Mailing address: _____

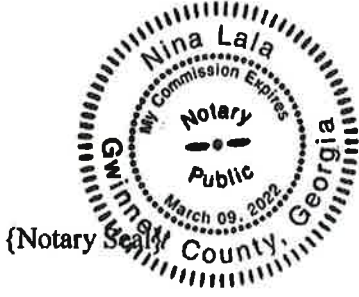
City, State, Zip: _____

Telephone Number: Listed Unlisted _____

Sworn and subscribed before me this 5 day of February, 2019.

[Signature]
Notary Public

My Commission Expires: March 9, 2022



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

112018

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: Shaun R. Adams, Esq. of Andersen, Tate & Carr, P.C.

Signature of applicant or agent: [Signature] Date: 2/15/19

Printed Name of Owner(s): Chris Stephens

Signature of Owner(s): Chris Stephens Date: 2/15/19

Mailing address: _____

City, State, Zip: _____

Telephone Number: Listed Unlisted _____

Sworn and subscribed before me this 8 day of February, 2019.

Rachel Baxter
Notary Public

My Commission Expires: 2/12/2022



(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, Gordon Fishburne Louella H. Fishburne, hereby swear that I/we own the property located at (fill in address and/or tax map & parcel #):

1094 Etowah River Rd.

Dawsonville, Ga. 30534

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: Shaun R. Adams, Esq. of Andersen, Tate & Carr, P.C.

Signature of applicant or agent: [Signature] Date: 2/5/19

Printed Name of Owner(s): Gordon Fishburne Louella H. Fishburne

Signature of Owner(s): Gordon Fishburne Louella H. Fishburne Date: 2/7/19

Mailing address: _____

City, State, Zip: _____

Telephone Number: Listed Unlisted _____

Sworn and subscribed before me this 7th day of February, 2019.

[Signature]
Notary Public

My Commission Expires: Aug. 26, 2022



(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, Gordon Fishburne Louella H. Fishburne, hereby swear that I/we own the property located at (fill in address and/or tax map & parcel #):

1094 Etowah River Rd.

Dawsonville, Ga. 30534

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: Shaun R. Adams, Esq. of Andersen, Tate & Carr, P.C.

Signature of applicant or agent: [Signature] Date: 2/5/19

Printed Name of Owner(s): Gordon Fishburne Louella H. Fishburne

Signature of Owner(s): Gordon Fishburne Louella H. Fishburne Date: 2/7/19

Mailing address: _____

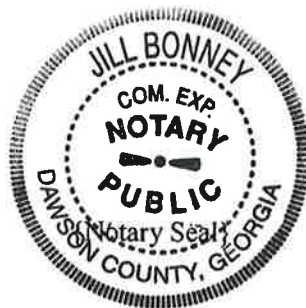
City, State, Zip: _____

Telephone Number: Listed xxx-xxx-xxxx
Unlisted _____

Sworn and subscribed before me this 7th day of February, 2019.

[Signature]
Notary Public

My Commission Expires: Aug. 26, 2022



(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.

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:

US PASSPORT

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 Dawson Vill (city), GA (state)

Signature of Applicant [Handwritten Signature]

Date 2-8-2019

Printed Name Yong Pan

Name of Business Dawson Village Partners, LLC.

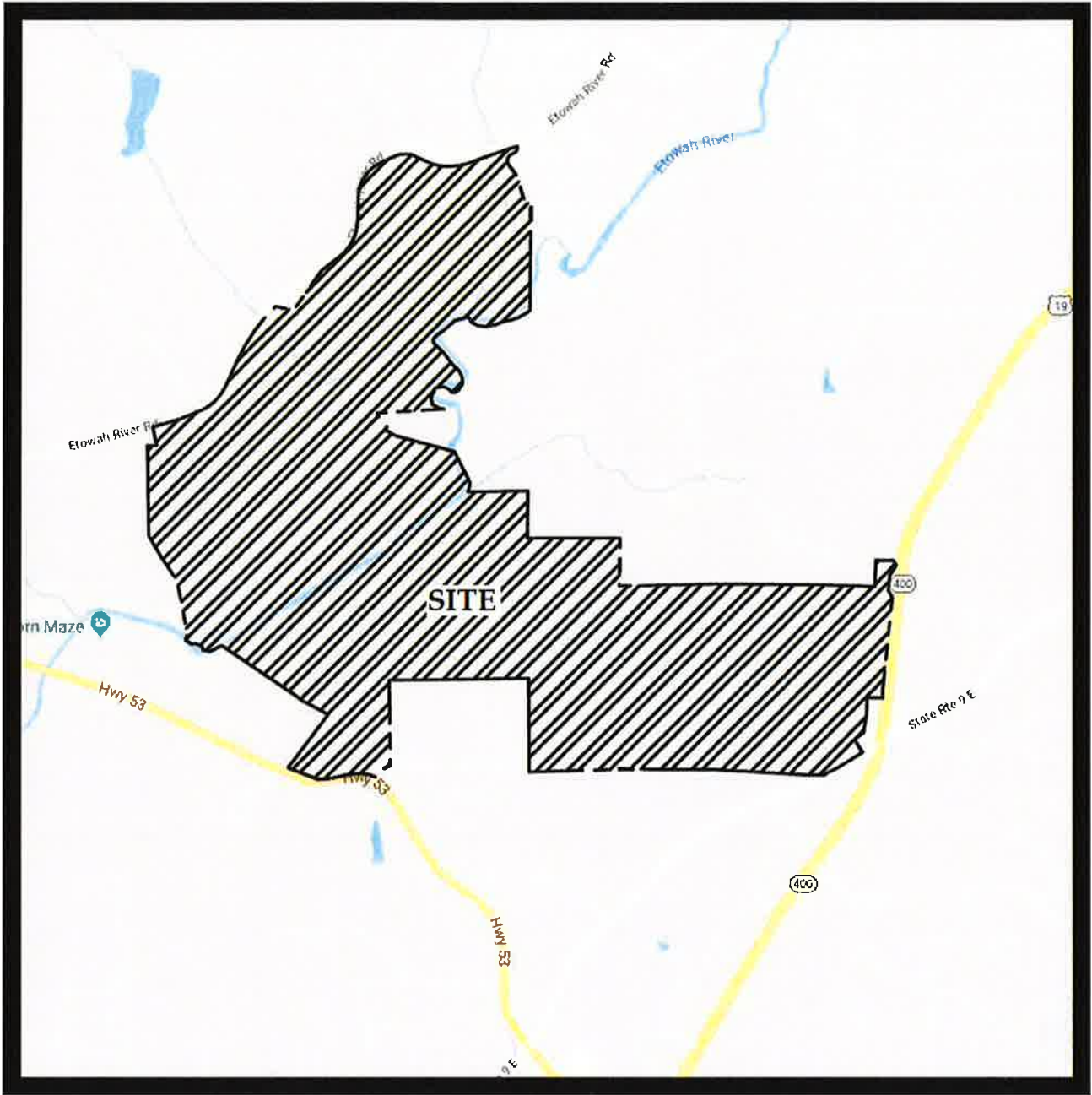
SUBSCRIBED AND SWORN BEFORE ME ON

THIS 8th DAY OF February, 2019

[Handwritten Signature] Notary Public

My Commission Expires: Aug. 26, 2022





MAP DATE: GOOGLE © 2015

SITE LOCATION MAP

N.T.S.

Owner Information

STEPHENS DORIS BYRD
C/O MYRA AMOS
1431 PIEDMONT DR NE
DALTON, GA 30721

Payment Information

Status	Paid
Last Payment Date	11/14/2018
Amount Paid	\$453.81

Property Information

Parcel Number	112.018
District	1 DAWSON COUNTY UNINCORPORATED
Acres	69.76
Description	LL 133 134 166 167 LD 135
Assessed Value	\$187,440
Appraised Value	\$468,600

Bill Information

Record Type	Property
Tax Year	2018
Bill Number	13025
Account Number	38081
Due Date	12/01/2018

Taxes

Base Taxes	\$453.81
Penalty	\$0.00
Interest	\$0.00
Total Due	\$0.00

Owner Information

FISHBURNE GORDON T & LOUELLA H
1094 ETOWAH RIVER RD
DAWSONVILLE, GA 30534

Payment Information

Status	Paid
Last Payment Date	10/11/2018
Amount Paid	\$503.10

Property Information

Parcel Number	104 027
District	1 DAWSON COUNTY UNINCORPORATED
Acres	7
Description	LL 74 LD 135
Property Address	1094 ETOWAH RIVER RD
Assessed Value	\$94,800
Appraised Value	\$237,000

Bill Information

Record Type	Property
Tax Year	2018
Bill Number	5026
Account Number	37101
Due Date	12/01/2018

Taxes

Base Taxes	\$503.10
Penalty	\$0.00
Interest	\$0.00
Total Due	\$0.00

Owner Information

MITIGATION RESOURCE GROUP LLC
931 MONROE DR NE
SUITE A-102 #302
ATLANTA, GA 30308

Payment Information

Status	Paid
Last Payment Date	11/29/2018
Amount Paid	\$6,457.32

Property Information

Parcel Number	111 024 001
District	1 DAWSON COUNTY UNINCORPORATED
Acres	193.43
Description	LL 13 14 15 47 48 49 533 534 561 562 LD 135
Property Address	1892 ETOWAH RIVER RD
Assessed Value	\$270,000
Appraised Value	\$675,000

Bill Information

Record Type	Property
Tax Year	2018
Bill Number	9652
Account Number	52663
Due Date	12/01/2018

Taxes

Base Taxes	\$6,457.32
Penalty	\$0.00
Interest	\$0.00
Total Due	\$0.00

Owner Information

LUMPKIN CAMPGROUND ROAD LLC
P O BOX 1316
GAINESVILLE, GA 30503

Payment Information

Status	Paid
Last Payment Date	11/19/2018
Amount Paid	\$2,553.74

Property Information

Parcel Number	112 019
District	1 DAWSON COUNTY UNINCORPORATED
Acres	352.69
Description	LL 135 136 137 138 139 161 162 163 164
Assessed Value	\$2,488,920
Appraised Value	\$6,222,300

Bill Information

Record Type	Property
Tax Year	2018
Bill Number	8743
Account Number	38082
Due Date	12/01/2018

Taxes

Base Taxes	\$2,553.74
Penalty	\$0.00
Interest	\$0.00
Total Due	\$0.00

Owner Information

CONNER BARRY
P O BOX 1316
GAINESVILLE, GA 30503

Payment Information

Status	Paid
Last Payment Date	11/19/2018
Amount Paid	\$1,095.79

Property Information

Parcel Number	104 028
District	1 DAWSON COUNTY UNINCORPORATED
Acres	76.6
Description	LL 49 74 75 76 106 107 LD 13-5
Assessed Value	\$474,080
Appraised Value	\$1,185,200

Bill Information

Record Type	Property
Tax Year	2018
Bill Number	2979
Account Number	37102
Due Date	12/01/2018

Taxes

Base Taxes	\$1,095.79
Penalty	\$0.00
Interest	\$0.00
Total Due	\$0.00

Owner Information

CONNER BARRY
P O BOX 1316
GAINESVILLE, GA 30503

Payment Information

Status	Paid
Last Payment Date	11/19/2018
Amount Paid	\$2,143.86

Property Information

Parcel Number	104 029
District	1 DAWSON COUNTY UNINCORPORATED
Acres	175.4
Description	LL 73 74 107 108 109 132 133 LD 13-5
Assessed Value	\$519,040
Appraised Value	\$1,297,600

Bill Information

Record Type	Property
Tax Year	2018
Bill Number	2980
Account Number	37103
Due Date	12/01/2018

Taxes

Base Taxes	\$2,143.86
Penalty	\$0.00
Interest	\$0.00
Total Due	\$0.00

Owner Information

CONNER BARRY
P O BOX 1316
GAINESVILLE, GA 30503

Payment Information

Status	Paid
Last Payment Date	11/19/2018
Amount Paid	\$403.94

Property Information

Parcel Number	112 109
District	1 DAWSON COUNTY UNINCORPORATED
Acres	56.09
Description	LL 106 107 LD 13-5
Assessed Value	\$209,440
Appraised Value	\$523,600

Bill Information

Record Type	Property
Tax Year	2018
Bill Number	2981
Account Number	47554
Due Date	12/01/2018

Taxes

Base Taxes	\$403.94
Penalty	\$0.00
Interest	\$0.00
Total Due	\$0.00

Owner Information

CONNER BARRY
P O BOX 1316
GAINESVILLE, GA 30503

Payment Information

Status	Paid
Last Payment Date	11/19/2018
Amount Paid	\$403.94

Property Information

Parcel Number	112 109
District	1 DAWSON COUNTY UNINCORPORATED
Acres	56.09
Description	LL 106 107 LD 13-5
Assessed Value	\$209,440
Appraised Value	\$523,600

Bill Information

Record Type	Property
Tax Year	2018
Bill Number	2981
Account Number	47554
Due Date	12/01/2018

Taxes

Base Taxes	\$403.94
Penalty	\$0.00
Interest	\$0.00
Total Due	\$0.00

Rezoning Narrative

Dawson Village Partners, LLC | Etowah Village, Ga 400 | February 2019

The applicant, Dawson Village Partners, LLC requests the Rezoning of Parcel Numbers: 112 019, 112 109, 112 018, 104 027, 104 028, 104 029, 104 065, 113 057 002, 112 025 002, and 111 024 001 from R-A, RPC, C-HB, C-PCD, & C-CI to MUV- Mixed Use Village District in order to build a Master Planned Community on 974 acres bordered on the East by Ga 400 and Lumpkin Campground Road and on the West by Etowah River Road. The site is the former location of the defunct Southern Catholic College. The existing zoning, based upon the Southern Catholic Master Plan, permits a variety of uses of which most are mirrored within the proposed development plans: Retail, Office, Multi-Family and Single-Family Residences. The applicant wishes to modify the arrangement of these uses and add additional parcels to create a viable alternative use for this tract that will become an asset to Dawson County.

The gross density for all residential components combined is 2.8 units/acre. This remarkable development will consist of the following uses:

- 338,000 Square Feet of Retail/Service Space. This area will be designed with an Avalon-Urban Village Life-Style, incorporating Residential Living on the 2nd & 3rd Story above the Retail Area.
- 243,200 Square Feet of Class A Office Space with a building height up to 10 Stories
- A Convention and Performing Arts Center
- Site for a future Fire Station on Ga 400
- An Historic Chinese Cultural Center providing Public Awareness of the Chinese Arts, Gardens, Herbal Medicine, and Lifestyle. This area will also provide an additional 199,000 Square Feet of Retail Space, Restaurants, and Retail Service including a 4-Story Hotel.
- 800 Units of Multi-Family Living
- 101 Units of Single-Family Attached Homes
- A 350-Unit Continuing Care Retirement Community providing for both Independent and Assisted Living
- 604 Single Family Detached Homes divided within 3 separate neighborhoods
- 273 acres Preserved for Parks and Greenspace
- A 40-acre Public Park on the Etowah River, complete with Canoe Launch
- A Winery and Vineyard

The property is bisected by the Etowah River and bordered on the West by Etowah River Road. It is bordered on the east by Ga 400, and on the North and South by various Residential and Agricultural properties. This property is designated as Commercial-Highway, Multi-Family, Campus-Style Business Park, Planned Residential, Suburban Residential, Agriculture, and Parks/Recreation on the Future Land Use Plan which is what was used to guide our Master Plan. The proximity to a major transportation corridor warrants a higher density in order to condense development, concentrate growth along arterial roads, and minimize the impact on secondary roads.

The proposed Retail Village will contain shopping, offices, and restaurants that will be integrated into the Residential Neighborhoods providing a walkable and sustainable live-work-play community. It will also serve the surrounding area and become a sister-destination to the Outlet Mall expanding the shopping visitor's experience in Dawson County. The architecture will portray a traditional village and will complement the streetscape.

The Cultural Center is expected to be a Regional Destination for tourists drawing not only from the Outlet Mall, but from the entire Southeastern US Region. A similar Center was opened in Portland in 2000 and draws 170,000 visiting tourist per year. The Hotel, Conference Center, and Fine-Dining Restaurants will

provide a much-needed overnight option for out-of-state and international tourists visiting the outlet mall. Maximizing the stay and experience of tourists maximizes the income for Dawson County. Medical Offices providing organic and holistic medicinal solutions will be located here to both educate and treat the proposed, as well as, the existing local residents.

Pocket Parks and Sidewalks will be integrated throughout the Master-Planned community to create pedestrian-friendly environment and provide social gathering areas for the residents. By decreasing the size of the lots, we increased open space. We are preserving a remarkable 233 acres of Open Space. This land will be utilized to create large usable and meaningful green areas that can realistically sustain wildlife habitats and be enjoyed by the entire community. In addition, 40 acres on the Etowah River is being established as a Public Park and will provide a much-needed north location for a canoe launch on the Etowah River. The applicant's vision/hope is that this Park will serve as a stimulus for the County to initiate a Greenway connection from this Park along the river down to Rock Creek Park.

The residential neighborhoods will be integrally connected to the proposed retail areas to provide a true Live, Work, Play destination for the community. The 400-home neighborhood on the west side of the Etowah River will be age-restricted to 55 and older. The neighborhood will be a vibrant senior living retirement community in Dawsonville promoting an active lifestyle including resort-style amenities specifically with Senior Citizens in mind. To appease County concerns regarding the traffic impact to local roads, we will not open this neighborhood until the bridge connecting the west side to the east side of the Etowah River is in place and functioning. This coupled with the fact that it is a Senior's Community, will insure that the traffic impact to Etowah River Road is minimal.

The Primary access points for the community will be Ga 400 and Lumpkin Campground Rd just west of Ga 400. Minor ingress/egress will be provided to Etowah River Road, SR 53, and Grant Road at Ga 400. A Traffic Study has been performed and Traffic improvements identified by the Study will be implemented throughout the development phases as they are warranted. The nature of the proposed Mixed-Use Development greatly reduces traffic by providing easy access to most needs within the community. It is also well documented that Senior-Oriented Developments, similar to this, generate far less traffic than traditional neighborhoods.

Dawson Village

Mixed Use development project

LEGEND:

- A. Village Style Retail, Service and Office uses
- B. Fire Station
- C. Retail, Service
- D. Convention and Performing Art Center
- E. Luxury Boutique Hotel with Garden Access
- F. Chinese Classical Garden, Cultural Museum, Retail and Service
- G. High End Garden Style Apartments
- H. High End Single Family Attached Dwellings
- I. Assisted Living and Independent Living Facility
- J. Active Adult Single Family Detached Dwellings
- K. High End Single Family Detached Dwellings
- L. High End Single Family Detached Dwellings
- M. Retail, Service and Convenience Store
- N. 55+ Single Family Detached Dwellings
- O. Country Community Park
- P. Retail, Services, Vineyard and Hotel
- Q. Community Outdoor Activity Space (Horse Riding, Hunting, Fishing, etc..)



