

**DAWSON COUNTY REZONING APPLICATION**

\*\*\*This portion to be completed by Zoning Administrator\*\*\*

ZA 19-07 Tax Map & Parcel # (TMP): 114 022 006 + 114 022 007  
Submittal Date: 4-19-19 Time: 11:49 am/pm Received by: YHJ (staff initials)  
Fees Assessed: 350- Paid:  Commission District: 3  
Planning Commission Meeting Date: May 21, 2019  
Board of Commissioners Meeting Date: June 20, 2019

**APPLICANT INFORMATION** (or Authorized Representative)

Printed Name: JUDD HUGHES (AUTHORIZED REPRESENTATIVE)  
Address: \_\_\_\_\_

Phone: Listed \_\_\_\_\_ Unlisted \_\_\_\_\_ Email: Business \_\_\_\_\_ Personal \_\_\_\_\_

Status:  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: 4.2.2019 Applicant Signature: Billy Hughes III. (JUDD)

**PROPERTY OWNER/PROPERTY INFORMATION**

Name: DAVID JAMES, ROCKY PHILLIPS + BILLY G HUGHES

Street Address of Property being rezoned: DAWSON FOREST RD  
PARCELS 114 022 006 + 114 022 007

Rezoning from: RA to: RMF Total acreage being rezoned: 40 acres

Directions to Property: GA 400 NORTH TO EAST ON DAWSON FOREST RD. PROPERTY IS 1/2 MILE ON SOUTHSIDE OF DAWSON FOREST RD

Subdivision Name (if applicable): \_\_\_\_\_ Lot(s) #: \_\_\_\_\_

Current Use of Property: RAW LAND

Any prior rezoning requests for property? No if yes, please provide rezoning case #: ZA \_\_\_\_\_

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

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

If yes, what section? SOUTH

**SURROUNDING PROPERTY ZONING CLASSIFICATION:**

North CS commercial South RA East C-HB, RA West RA

Future Land Use Map Designation: \_\_\_\_\_

Access to the development will be provided from:

Road Name: DAWSON FOREST RD Type of Surface: ASPHALT

**REQUESTED ACTION & DETAILS OF PROPOSED USE**

Rezoning to: RMF [ ] Special Use Permit for: \_\_\_\_\_

Proposed Use: 240 UNIT APARTMENT DEVELOPMENT + ASSOCIATED AMENIT.

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

6 UNITS PER ACRE

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

**RESIDENTIAL**

No. of Lots: \_\_\_\_\_ Minimum Lot Size: \_\_\_\_\_ (acres) No. of Units: 240

Minimum Heated Floor Area: 700 sq. ft. Density/Acre: 6

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

Is an Amenity Area proposed: YES; if yes, what? ~ 4,000 sqft clubhouse + leasing

pool + pool deck

**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 Bill H. Hight III (Judd)

Date 04-10-2019

Witness Jasmine Wood

Date 4.10.2019

**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 19.07

114 022 006  
TMP#: 114 022 007

**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 ALT 8308 114 022 005	1. Hughes, David, Rocky, Billy	244 Thompson Creek Park Rd Dawsonville, GA 30534
TMP ALT 15502 114 022 003	2. Hughes, David, Rocky, Billy	244 Thompson Creek Park Rd Dawsonville, GA 30534
TMP ALT 15450 114 003 005	3. Hughes - David, Rocky, Karen	244 Thompson Creek Park Rd Dawsonville, GA 30534
TMP 16172	4. GA 400 Industrial Park	6840 Bennett Rd Cumming GA 30041
TMP 14676	5. Etowah Water & Sewer Authority	1162 Hwy 53E Dawsonville, GA 30534
TMP Alt 9276	6. Hughes David, Rocky, Billy	244 Thompson Creek Park Rd Dawsonville GA 30534
TMP Alt 9692	7. Hughes, Sara Phillips	7580 Hwy 53E Dawsonville, GA 30534
TMP Alt 9277	8. Hughes, David James	250 West Broad St #805 Athens, GA 3060
TMP 8307	9. Byrd Elliott Properties	7342 Hwy 53E Dawsonville, GA 30534
TMP Alt 15505	10. Hughes - David, Rocky, Billy	244 Thompson Creek Park Rd Dawsonville GA 30534
TMP	11.	
TMP	12.	
TMP	13.	
TMP	14.	
TMP	15.	

Use additional sheets if necessary.

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

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

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

This notice and acknowledgement shall be public record.

Applicant Signature: \_\_\_\_\_

Applicant Printed Name: \_\_\_\_\_

Application Number: \_\_\_\_\_

Date Signed: \_\_\_\_\_

Sworn and subscribed before me

this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

{  
Notary Public Seal

NOT APPLICABLE

**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, Billy G. Hughes, hereby swear that I/we own the property located at (fill in address and/or tax map & parcel #):

PARCEL ID 114 022 006

PARCEL ID 114 022 007

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: Billy G. Hughes III (Judd)  
Signature of applicant or agent: Billy G. Hughes III (Judd) Date: 4-10-19

\*\*\*\*\*

Printed Name of Owner(s): Billy G. Hughes  
Signature of Owner(s): Billy G. Hughes Date: 4-10-19  
Mailing address: 441 HERMAN JOSEBEE ROAD  
City, State, Zip: DAWSONVILLE, GA 30534  
Telephone Number: Listed (770) 530-0253  
Unlisted

Sworn and subscribed before me this 10 day of April, 2019.  
Deanna MCBayer  
Notary Public

My Commission Expires: \_\_\_\_\_

**DEANNA MCBAYER**  
NOTARY PUBLIC  
Dawson County  
State of Georgia }  
My Comm. Expires Aug. 7, 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:  
\_\_\_\_\_

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), GA (state)  
Billy G. Hughes \_\_\_\_\_  
Signature of Applicant Date 4-10-2019  
Billy G. Hughes \_\_\_\_\_  
Printed Name Name of Business

SUBSCRIBED AND SWORN BEFORE ME ON  
THIS 10 DAY OF April, 2019  
Deanna McBrayer Notary Public  
My Commission Expires: \_\_\_\_\_

**DEANNA MCBRAYER**  
NOTARY PUBLIC  
Dawson County  
State of Georgia  
My Comm. Expires Aug. 7, 2022  
(Notary Seal)

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

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

- A **United States Passport or Passport Card** [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **United States Military Identification card** [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **Driver's License** issued by one of the United States, the District of Columbia, the Commonwealth of Puerto Rico, Guam, the Commonwealth of the Northern Marianas Islands, the United States Virgin Island, American Samoa, or the Swain Islands, provided that it contains a photograph of the bearer or lists sufficient identifying information regarding the bearer, such as name, date of birth, gender, height, eye color, and address to enable the identification of the bearer [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- An **Identification Card** issued by one of the United States, the District of Columbia, the Commonwealth of Puerto Rico, Guam, the Commonwealth of the Northern Marianas Islands, the United States Virgin Island, American Samoa, or the Swain Islands, provided that it contains a photograph of the bearer or lists sufficient identifying information regarding the bearer, such as name, date of birth, gender, height, eye color, and address to enable the identification of the bearer [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **Tribal Identification Card** of a federally recognized Native American tribe, provided that it contains a photograph of the bearer or lists sufficient identifying information regarding the bearer, such as name, date of birth, gender, height, eye color, and address to enable the identification of the bearer. A listing of federally recognized Native American tribes may be found at:  
<http://www.bia.gov/WhoWeAre/BIA/OIS/TribalGovernmentServices/TribalDirectory/index.htm>  
[O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **United States Permanent Resident Card or Alien Registration Receipt Card** [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- An **Employment Authorization Document** that contains a photograph of the bearer [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **Passport Issued by a Foreign Government** [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **Merchant Mariner Document or Merchant Mariner Credential** issued by the United States Coast Guard [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **Free and Secure Trade (FAST) card** [O.C.G.A. § 50-36-2(b)(3); 22 CFR § 41.2]
- A **NEXUS Card** [O.C.G.A. § 50-36-2(b)(3); 22 CFR § 41.2]
- A **Secure Electronic Network for Travelers Rapid Inspection (SENTRI) card** [O.C.G.A. § 50-36-2(b)(3); 22 CFR § 41.2]
- A **Driver's License issued by a Canadian Government Authority** [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **Certificate of Citizenship** issued by the United States Department of Citizenship and Immigration Services (USCIS) (Form N-560 or Form N-561) [O.C.G.A. § 50-36-2(b)(3); 6 CFR § 37.11]
- A **Certificate of Naturalization** issued by the United States Department of Citizenship and Immigration Services USCIS) (Form N-550 or Form N-570) [O.C.G.A. § 50-36-2(b)(3); 6 CFR § 37.11]

## Brian Metzler

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**From:** Brian Metzler  
**Sent:** Wednesday, April 10, 2019 2:33 PM  
**To:** Ringle, Bill  
**Subject:** RE: Re-Zoning Application

Thanks, Bill for the quick response. We are not planning food service or nightly rentals.  
Best,  
Brian

BRIAN METZLER | MANAGING PARTNER

 2964 PEACHTREE RD NW | STE 620  
ATLANTA, GA 30305  
770.367.5508 | [bmetzler@penler.com](mailto:bmetzler@penler.com)  
[www.penler.com](http://www.penler.com)

**From:** Ringle, Bill <Bill.Ringle@dph.ga.gov>  
**Sent:** Wednesday, April 10, 2019 2:29 PM  
**To:** Brian Metzler <bmetzler@penler.com>  
**Subject:** Re: Re-Zoning Application

Brian,

Thank you for getting in touch with me, but it doesn't look like there is going to be anything about this development that would fall under our regulatory scope (unless you are planning food service, or nightly rentals). As far as the sewer system, we only deal with domestic, on-site sewage management (septic tank & drainfield systems). All public sewer plans would be under the authority of the Georgia Environmental Protection Division. You can begin your contact with them with the Cartersville Office at 770-387-4900. They'll point you in the right direction.

Don't hesitate to contact me if you have any questions.

Thank you,

Bill

**George W. "Bill" Ringle**

Environmental Health Manager

Dawson County Environmental Health

189 Hwy 53 West

Suite 102

Dawsonville, GA 30534

phone 706-265-2930

fax 706-265-7529

---

**From:** Brian Metzler <[bmetzler@penler.com](mailto:bmetzler@penler.com)>

**Sent:** Wednesday, April 10, 2019 11:11:02 AM

**To:** Ringle, Bill

**Cc:** Brian Metzler

**Subject:** Re-Zoning Application

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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.

---

Bill Ringle (706-265-2930),

As a follow up to the voicemail I just left you. Please see the attached draft site plan. We met with Jameson a couple weeks ago and are going to submit for re-zoning for ~40 acres RMF asking for a 240 unit apartment project (6 units per acre). A narrative from our civil engineering team with a suggestion for how we might do utilities is below. I would like to connect with you to discuss further at your earliest convenience. Please let me know what might work best for you. Thanks, Brian

*There is an 8" water line in Dawson Forest Road. The Etowah Water and Sewer Authority is the provider. There will be a master meter for the development, but each dwelling unit will have its own private individual meter. Sanitary sewer will tie into the public sewer located on the north side of Dawson Forest Rd. We will likely design and install gravity sewer running from north to south near the creek and install a sewer lift station and force main to reach the existing sewer and lift station. If the existing lift station doesn't have capacity it will be upgraded.*

BRIAN METZLER | MANAGING PARTNER

 2964 PEACHTREE RD NW | STE 620  
ATLANTA, GA 30305  
770.367.5508 | [bmetzler@penler.com](mailto:bmetzler@penler.com)  
[www.penler.com](http://www.penler.com)

Printed: 4/10/2019 7:23:06 AM



**Official Tax Receipt**  
**Dawson County**  
**25 Justice Way, Suite 1222**  
**Dawsonville, GA 30534**  
**--Online Receipt--**

**Phone: (706) 344-3520**  
**Fax: (706) 344-3522**

Trans No	Property ID / District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2018 - 7136	114 022 007 / 1 LL 403 LD 13-S FMV: 222300	\$77.68	\$1.42 Fees: \$0.00 \$12.50	\$0.00	\$91.60	\$0.00
<b>Totals:</b>		<b>\$77.68</b>	<b>\$13.92</b>	<b>\$0.00</b>	<b>\$91.60</b>	<b>\$0.00</b>

**Paid Date:** 3/28/2019

**Charge Amount:** \$91.60

HUGHES DAVID JAMES,  
 ROCKY PHILLIPS HUGHES &  
 BILLY G HUGHES JR  
 244 THOMPSON CREEK PK RD  
 DAWSONVILLE, GA 30534



Scan this code with your mobile phone to view this bill

Printed: 4/10/2019 7:24:54 AM



Official Tax Receipt  
 Dawson County  
 25 Justice Way, Suite 1222  
 Dawsonville, GA 30534  
 --Online Receipt--

Phone: (706) 344-3520  
 Fax: (706) 344-3522

Trans No	Property ID / District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2018 - 7135	114 022 006 / 1 LL 375 404 LD 13-S FMV: 1629500	\$332.34	\$5.92 Fees: \$0.00 \$62.50	\$0.00	\$400.76	\$0.00
<b>Totals:</b>		<b>\$332.34</b>	<b>\$68.42</b>	<b>\$0.00</b>	<b>\$400.76</b>	<b>\$0.00</b>

Paid Date: 3/28/2019

Charge Amount: \$400.76

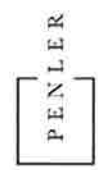
HUGHES DAVID JAMES,  
 ROCKY PHILLIPS HUGHES &  
 BILLY G HUGHES JR  
 244 THOMPSON CREEK PK RD  
 DAWSONVILLE, GA 30534



Scan this code with your  
 mobile phone to view this  
 bill



**DAWSON FOREST MULTIFAMILY**  
 DAWSONVILLE, GA  
 DENSITY STUDY • 04-04-2019





**DAWSON FOREST MULTIFAMILY**

DAWSONVILLE, GA

PROPERTY BOUNDARY • 04-10-2019

PEN2019-03

PENLER



# P E N L E R

## Letter of Intent Accompanying Dawson County Rezoning Application

April 12th, 2019

Parcel ID 114 022 006 & 114 022 007

The property is owned by brothers David, Rocky and Billy Hughes Jr. The applicant is Billy Hughes son, Billy "Judd" Hughes III. The subject site is bound by Dawson Forest Rd to the north, HWY 53 and Byrd Elliot Boat & RV Storage to the east and Thompson Creek to the south and west. The applicant is entering into a land purchase contract with Penler a multifamily developer based in Atlanta. The future land use for the subject is \_\_\_\_\_. The applicant requests a rezoning from RA (Residential Agricultural) to RMF (Residential Multi-Family) for parcel ID 114 022 006 & a portion of parcel ID 114 022 007. RMF zoning allows for 6 units per acre. The applicant is proposing a 240 unit rental apartment project and related amenities on 40 acres.

The apartment community will provide an additional much needed housing option for Dawson County residents. The project is luxury with attainably priced market rental rates with a near equal mix of one and two bedrooms and approximately 5% three bedrooms. The applicant doesn't expect many school aged children. The project will not be bond or tax credit financed. The project will provide high quality housing for the local employment base. The product will be direct unit entry "townhouse" style two story buildings. The homes will have direct entry and balconies. Some units will feature direct entry garages. The grounds will be professionally landscaped and maintained with a dog park, swimming pool and deck, ~4,000 sqft community clubhouse, fitness center, outdoor grilling areas and four open space park-like courtyards. Unit finishes will be "condo" quality with luxury finishes and interior upgrades.

There is an 8" water line in Dawson Forest Road. The Etowah Water and Sewer Authority is the provider. There will be a master meter for the development, but each dwelling unit will have its own private individual meter. Sanitary sewer will tie into the public sewer located on the north side of Dawson Forest Rd. We will likely design and install gravity sewer running from north to south near the creek and install a sewer lift station and force main to reach the existing sewer and lift station. If the existing lift station doesn't have capacity it will be upgraded.

There is strong demand for rental housing in this area. We think this high-quality project will be well received by the market and offer an incredible housing option for Dawson County residents.