

DAWSON COUNTY REZONING APPLICATION

This portion to be completed by Zoning Administrator

ZA 19-15 Tax Map & Parcel # (TMP): _____
Submittal Date: 8.8.19 Time: _____ am/pm Received by: _____ (staff initials)
Fees Assessed: \$2900 Paid: _____ Commission District: _____
Planning Commission Meeting Date: Sept. 17, 2019
Board of Commissioners Meeting Date: October 17, 2019

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Lumpkin Campground Road, LLC Keith Brown
Address: _____

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: _____ Applicant 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)

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

Rezoning from: R-A, RPC, C-HB, C-PCD, & C-CI to: MUV- Mixed Use Village District Total acreage being rezoned: 518

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

19AUG 8 2:35PM

* See amended page 5 for corrected parcels

Amended - Corrected parcel
DAWSON COUNTY REZONING APPLICATION

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

ZA _____ Tax Map & Parcel # (TMP): _____

Submittal Date: _____ Time: _____ am/pm Received by: _____ (staff initials)

Fees Assessed: _____ Paid: _____ Commission District: _____

Planning Commission Meeting Date: _____

Board of Commissioners Meeting Date: _____

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Lumpkin Campground Road, LLC Keith Brown

Address: 2144 Hilton Drive, Gainesville GA 30501

Phone: Listed KBrown@americashomeplace.com Business
 Unlisted _____ Email: 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: _____ Applicant Signature: _____

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Western Boundary: The Etowah River

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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) #: 1447

Current Use of Property: Agriculture

Any prior rezoning requests for property? yes if yes, please provide rezoning case #: ZA 00-14 & ZA 19-05

*****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? north

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

Access to the development will be provided from:

Road Name: Ga 400, Lumpkin Campground Rd, & SR 53 for emergency only Type of Surface: Asphalt

REQUESTED ACTION & DETAILS OF PROPOSED USE

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: Water Sewer Gas Electric

Proposed Utilities: Water Sewer Gas Electric

RESIDENTIAL

No. of Lots: _____ Minimum Lot Size: _____ (acres) No. of Units: 1447

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

Type: Apartments Condominiums Townhomes Single-family Other

Is an Amenity Area proposed: yes; if yes, what? _____

COMMERCIAL & INDUSTRIAL

Building area: Retail: 538,780 SF
Office: 243,200 No. of Parking Spaces: varies per use but meets Dawson County Regulations
Hotel/Conference Center: 110,000

APPLICANT CERTIFICATION

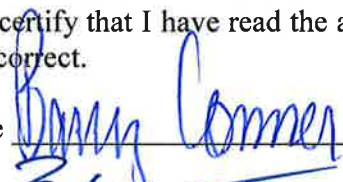

I hereby request the action contained within this application relative to the property shown on the attached plats and site plan and further request that this item be placed on both the Planning Commission and Board of Commissioners agenda(s) for a public hearing.

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 8-2-19
Witness  Date 8-2-19

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.

19AUG 8 2:35PM

ZA 19.15

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.**

Name

Address

- TMP _____ 1. See attached
- 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.

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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: Barry Conner for Lumpkin Campground Road, LLC

Application Number: _____

Date Signed: 8-2-19

Sworn and subscribed before me

this 2 day of August, 2019.


Notary Public

My Commission Expires: March 9, 2022



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N/A

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.

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PROPERTY OWNER AUTHORIZATION

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

112 019, 112 109, 112 013, 104 065, & 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: Keith Brown

Signature of applicant or agent: [Signature] Date: 8-1-19

Printed Name of Owner(s): Barry Conner for Lumpkin Campground, LLC

Signature of Owner(s): [Signature] Date: 8-2-19

Mailing address: _____

City, State, Zip: _____

Telephone Number: Listed _____
Unlisted _____

Sworn and subscribed before me this 2 day of August, 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.)

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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 #):

000 Highway 53

Tax Id 112-018

as shown in the tax maps and/or deed records of Dawson County, Georgia, and which parcel will be affected by this request.

I hereby authorize the person named below to act as the applicant or agent in pursuit of the rezoning requested on this property. I understand that any rezone granted, and/or conditions or stipulations placed on the property will be binding upon the property regardless of ownership. The under signer below is authorized to make this application. The under signer is aware that no application or reapplication affecting the same land shall be acted upon within six (6) months from the date of the last action by the Board of Commissioners.

Printed Name of applicant or agent: Keith Brown/America's Home Place

Signature of applicant or agent: [Signature] Date: 8-15-19

Printed Name of Owner(s): Chris Stephens

Signature of Owner(s): Chris Stephens Date: 8/15/19

Mailing address: _____

City, State, Zip: Waynesboro, Va, 22190

Telephone Number:
Listed
Unlisted

Sworn and subscribed before me this 15 day of August, 2019.

Rachel Baxter
Notary Public

My Commission Expires: 2/12/2022

{Notary Seal}



(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

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APPLICATION PROCESSING: STAFF USE ONLY

ZA 19-15

Applicant Name: _____

Application Fee: \$ _____

IF APPLICABLE:

- Legal Advertisement Submitted to Newspaper Date: _____
- Planning Commission & Board of Commissioners Packets Delivered Date: _____
- Application Posted on County Website Date: _____
- Adjacent Property Owner Notices Mailed Date: _____
- Interdepartmental Forms Submitted for Review Date: _____
- Department of Transportation Notified Date: _____
- Georgia Mountains Notified (DRI) Date: _____
- Public Notice Signs on Property Verified Date: _____
- Approval or Denial Form placed in folder Date: _____
- Applicant Notified of Final Action Date: _____
- Approval or Denial Form to Office Manager/Building Official/Marshal Date: _____
- Rezoning Change Form to Director Date: _____
- Zoning Map Amended Date: _____
- Change Zoning in EnerGov by Parcel Date: _____
- Planning Commission Meeting Minutes placed in folder Date: _____
- Board of Commission Meeting Minutes placed in folder Date: _____

Planning Commission & Board of Commissioners Actions

PC Recommendation Date: _____ Approval Approval w/stipulations Denial

BOC Decision Date: _____ Approval Approval w/stipulations Denial

'19AUG 8 2:36PM

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 Gainesville (city), GA (state)

Barry Conner
Signature of Applicant

~~Keith Brown~~ Barry Conner
Printed Name

8-2-19
Date

Lumpkin Campground, LLC
Name of Business

SUBSCRIBED AND SWORN BEFORE ME ON

THIS DAY OF August, 2019

Harmony Lee Notary Public

My Commission Expires

{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]

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Rezoning Narrative

Lumpkin Campground Road, LLC | Etowah Village, Ga 400 | August 2019

The applicant, Dawson Village Partners, LLC requests the Rezoning of Parcel Numbers: 112 019, 112 109, 112 018, 104 065, and 113 057 002 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 518 acres bordered on the East by Ga 400 and Lumpkin Campground Road and on the West by the Etowah River. 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 a few 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 Hotel and Convention Center
- Site for a future Fire Station on Ga 400
- 770 Units of Multi-Family Living
- 254 Units of Single-Family Attached Homes
- A 350-Unit Continuing Care Retirement Community providing for both Independent and Assisted Living
- 265 Single Family Detached Homes divided within 3 separate neighborhoods
- 156 acres Preserved for Parks and Greenspace

The property is bordered on the West by the Etowah River. 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 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. A Fire Station will also be incorporated into the Town Center to provide a much needed emergency service center for the surrounding area.

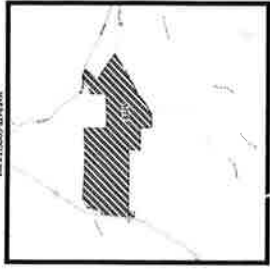
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Pocket Parks and Sidewalks will be integrated throughout the Master-Planned community to create pedestrian-friendly environment and provide social gathering areas for the residents. By decreasing the size of the lots, we increased open space. We are preserving a remarkable 156 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.

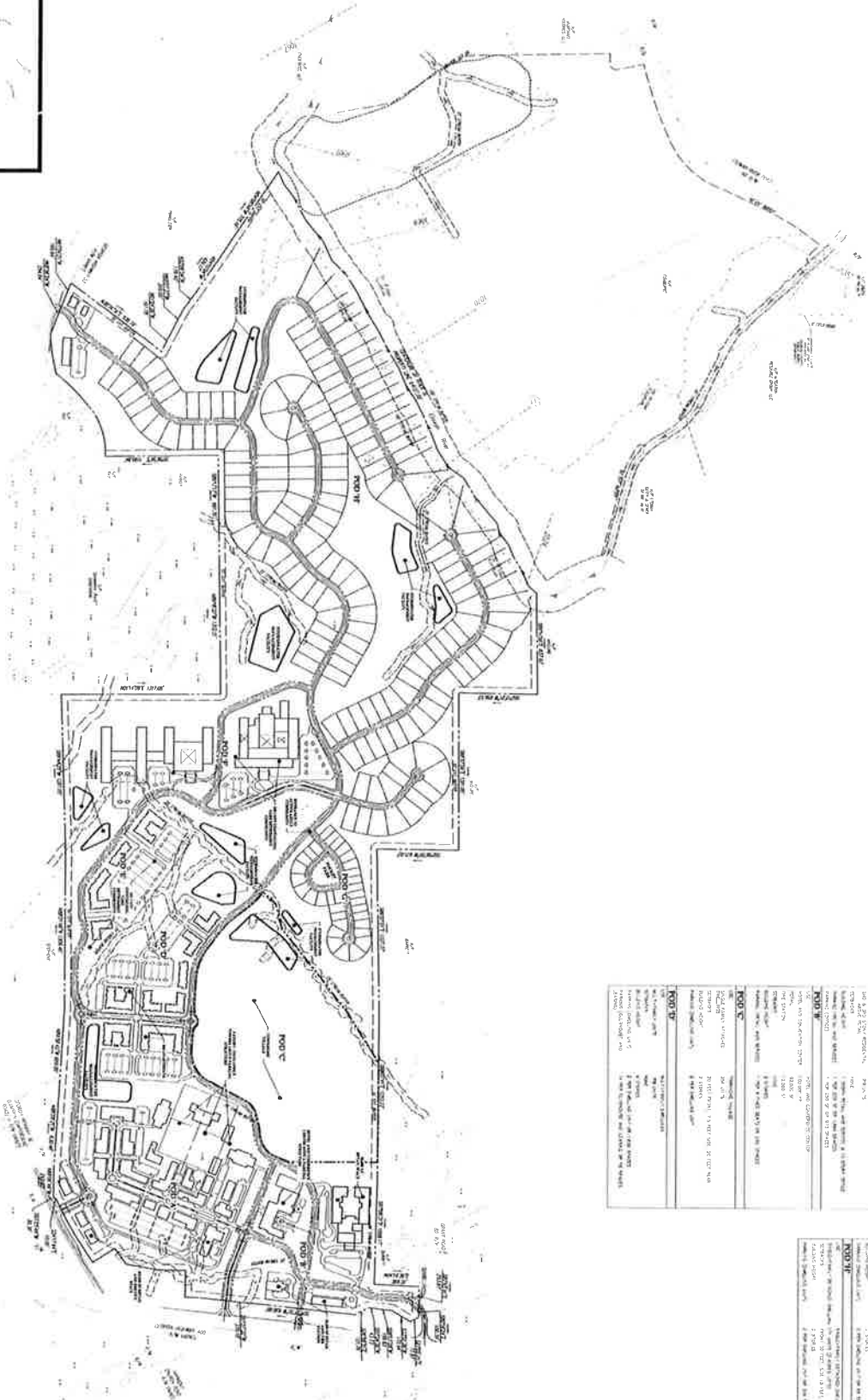
The residential neighborhoods will be integrally connected to the proposed retail areas to provide a true Live, Work, Play destination for the community.

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 Grant Road at Ga 400 and a gated entrance restricted to emergency vehicles only will be provided to SR 53. 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. Overall, approval of this rezoning request would transform a tract of property that is already zoned for identical uses; but in a disorderly and heterogenous manner without perceived pedestrian or vehicular linkage, into a well thought out planned community with structure and sense of place.

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SITE LOCATION MAP



SITE DATA	
PROJECT NAME	THRESH VILLAGE PHASE II
CLIENT	THRESH VILLAGE PHASE II, LLC
DESIGNER	GEORGIA 381
DATE	10/20/2011
SCALE	AS SHOWN
OVERALL DEVELOPMENT STANDARDS	
PHASE	PHASE II
PHASE I	PHASE I
PHASE II	PHASE II
PHASE III	PHASE III
PHASE IV	PHASE IV
PHASE V	PHASE V
PHASE VI	PHASE VI
PHASE VII	PHASE VII
PHASE VIII	PHASE VIII
PHASE IX	PHASE IX
PHASE X	PHASE X
PHASE XI	PHASE XI
PHASE XII	PHASE XII
PHASE XIII	PHASE XIII
PHASE XIV	PHASE XIV
PHASE XV	PHASE XV
PHASE XVI	PHASE XVI
PHASE XVII	PHASE XVII
PHASE XVIII	PHASE XVIII
PHASE XIX	PHASE XIX
PHASE XX	PHASE XX
PHASE XXI	PHASE XXI
PHASE XXII	PHASE XXII
PHASE XXIII	PHASE XXIII
PHASE XXIV	PHASE XXIV
PHASE XXV	PHASE XXV
PHASE XXVI	PHASE XXVI
PHASE XXVII	PHASE XXVII
PHASE XXVIII	PHASE XXVIII
PHASE XXIX	PHASE XXIX
PHASE XXX	PHASE XXX

PHASE I	
PHASE I	PHASE I
PHASE II	PHASE II
PHASE III	PHASE III
PHASE IV	PHASE IV
PHASE V	PHASE V
PHASE VI	PHASE VI
PHASE VII	PHASE VII
PHASE VIII	PHASE VIII
PHASE IX	PHASE IX
PHASE X	PHASE X
PHASE XI	PHASE XI
PHASE XII	PHASE XII
PHASE XIII	PHASE XIII
PHASE XIV	PHASE XIV
PHASE XV	PHASE XV
PHASE XVI	PHASE XVI
PHASE XVII	PHASE XVII
PHASE XVIII	PHASE XVIII
PHASE XIX	PHASE XIX
PHASE XX	PHASE XX
PHASE XXI	PHASE XXI
PHASE XXII	PHASE XXII
PHASE XXIII	PHASE XXIII
PHASE XXIV	PHASE XXIV
PHASE XXV	PHASE XXV
PHASE XXVI	PHASE XXVI
PHASE XXVII	PHASE XXVII
PHASE XXVIII	PHASE XXVIII
PHASE XXIX	PHASE XXIX
PHASE XXX	PHASE XXX

PROJECT: THRESH VILLAGE PHASE II, LLC
 6978 BIRCHWOOD DRIVE
 ATLANTA, GA 30328
 CLIENT: THRESH VILLAGE PHASE II, LLC
 DESIGNER: GEORGIA 381
 DATE: 10/20/2011
 SCALE: AS SHOWN
 SHEET: 1 OF 1

GEORGIA 381
 ARCHITECTS
 1000 BIRCHWOOD DRIVE
 ATLANTA, GA 30328
 (404) 525-1000
 WWW.GEORGIA381.COM

NO.	DATE	DESCRIPTION
1	10/20/2011	CONCEPTUAL LAYOUT
2	11/15/2011	REVISIONS
3	12/10/2011	REVISIONS
4	01/10/2012	REVISIONS
5	02/10/2012	REVISIONS
6	03/10/2012	REVISIONS
7	04/10/2012	REVISIONS
8	05/10/2012	REVISIONS
9	06/10/2012	REVISIONS
10	07/10/2012	REVISIONS
11	08/10/2012	REVISIONS
12	09/10/2012	REVISIONS
13	10/10/2012	REVISIONS
14	11/10/2012	REVISIONS
15	12/10/2012	REVISIONS
16	01/10/2013	REVISIONS
17	02/10/2013	REVISIONS
18	03/10/2013	REVISIONS
19	04/10/2013	REVISIONS
20	05/10/2013	REVISIONS
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22	07/10/2013	REVISIONS
23	08/10/2013	REVISIONS
24	09/10/2013	REVISIONS
25	10/10/2013	REVISIONS
26	11/10/2013	REVISIONS
27	12/10/2013	REVISIONS
28	01/10/2014	REVISIONS
29	02/10/2014	REVISIONS
30	03/10/2014	REVISIONS
31	04/10/2014	REVISIONS
32	05/10/2014	REVISIONS
33	06/10/2014	REVISIONS
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35	08/10/2014	REVISIONS
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38	11/10/2014	REVISIONS
39	12/10/2014	REVISIONS
40	01/10/2015	REVISIONS
41	02/10/2015	REVISIONS
42	03/10/2015	REVISIONS
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64	01/10/2017	REVISIONS
65	02/10/2017	REVISIONS
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94	07/10/2019	REVISIONS
95	08/10/2019	REVISIONS
96	09/10/2019	REVISIONS
97	10/10/2019	REVISIONS
98	11/10/2019	REVISIONS
99	12/10/2019	REVISIONS
100	01/10/2020	REVISIONS

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