

DAWSON COUNTY REZONING APPLICATION

This portion to be completed by Zoning Administrator

ZA 20.18 Tax Map & Parcel # (TMP): 106.053 + 106.058
Submittal Date: 9.11.2020 Time: 11:53 am/pm Received by: Yngre (staff initials)
Fees Assessed: 300- Paid: Commission District: 4
Planning Commission Meeting Date: October 20, 2020
Board of Commissioners Meeting Date: November 19, 2020

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Kevin Seifert/ The Pacific Group, Inc.

Address: _____

Phone: Listed _____ Email: Business _____
Unlisted _____ 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. ^{9/8- conversation with Jameson at public meeting.}
If not, I agree /disagree _____ to schedule a meeting the week following the submittal deadline.
We are happy to meet at your next available meeting time.

Meeting Date: _____ Applicant Signature: _____

PROPERTY OWNER/PROPERTY INFORMATION

Parcel 106 053- owner- Marathon Development, Inc.
Name: Parcel 106 052- owner - Gary R. Wildeboer.

Street Address of Property being rezoned: Parcel 106 053- Huckleberry Ford, Dawsonville, GA 30534
Parcel 106 052- 2367 Dawson Forest Rd, East, Dawsonville, GA 30534

Rezoning from: RS to: RS-3 Total acreage being rezoned: 1.15

Directions to Property: SR 9 South to left of Dawson Forest Road. Property will be 2.5 miles on your left, just before Set Free Church

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Subdivision Name (if applicable): The Oaks at Dawson Lot(s) #: n/a

Current Use of Property: undeveloped land and residential home

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? no (yes/no)

If yes, what section? _____

SURROUNDING PROPERTY ZONING CLASSIFICATION:

North RMF South RSRMM & C-CB East RMF, & P-CPD West RS
C-CB, VCR,

Future Land Use Map Designation: Suburban Residential and Office Professional

Access to the development will be provided from:

Road Name: Dawson Forest Road Type of Surface: asphalt

REQUESTED ACTION & DETAILS OF PROPOSED USE

Rezoning to: RS-3 Special Use Permit for: _____

Proposed Use:
single family residential

Existing Utilities: Water Sewer Gas Electric

Proposed Utilities: Water Sewer Gas Electric

RESIDENTIAL

No. of Lots: 183 Minimum Lot Size: 6,000 sf/ 0.14 acre (acres) No. of Units: 183

1,200 - one story

Minimum Heated Floor Area: 1,600- two story sq. ft. Density/Acre: 2.61

Type: Apartments Condominiums Townhomes Single-family Other

Is an Amenity Area proposed: No; if yes, what? _____

COMMERCIAL & INDUSTRIAL - not applicable

Building area: _____ No. of Parking Spaces: _____

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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  Kevin Seifert Date 9/10/2020
Witness  Date 9/10/2020

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.

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ZA 20.18

TMP#: 106.053
106.050

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 next pages	_____
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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106 001
ECOPARK PROPERTIES INC
5510 ECOPARK DR
ALPHARETTA, GA 30005

106 123
MICHAELSON ROBERT D
2231 DAWSON FOREST RD E
DAWSONVILLE, GA 30534

106 051 001
DAWSON FOREST ANIMAL
VETERINARIAN TREATMENT CENTER
2399 DAWSON FOREST ROAD
DAWSONVILLE, GA 30534

106 051 002
SET FREE BAPTIST CHURCH INC
P O BOX 663
DAWSONVILLE, GA 30534

106 051 006
MOORE JR JAMES N &
SELENA D MOORE
222 PADDOCK PLACE
DAWSONVILLE, GA 30534

106 051 007
ADKINS TAYLOR S & JESSICA R
214 PADDOCK PLACE
DAWSONVILLE, GA 30534

106 051 008
ADKINS TAYLOR S & JESSICA R
214 PADDOCK PLACE
DAWSONVILLE, GA 30534

106 051 009
RUFFNER KENNETH & REBECCA
BECKY MCNABB
202 PADDOCK PLACE
DAWSONVILLE, GA 30534

106 361
WILDEBOER GARY R, TRUSTEE
THE MARIAN E WILDEBOER LIVING TRUST
2329 DAWSON FOREST ROAD East
DAWSONVILLE, GA 30534

106 051 010
RUFFNER KENNETH & REBECCA
BECKY MCNABB
202 PADDOCK PLACE
DAWSONVILLE, GA 30534

106 051 011
HUGHES DOUGLAS L & CHARITY A
184 PADDOCK PLACE
DAWSONVILLE, GA 30534

106 051 012
FLETCHER J PALMER JR & DONNA LEE
MCDONALD FLETCHER
150 PADDOCK PLACE
DAWSONVILLE, GA 30534

106 051 013
REVETTI MICHAEL & DEBRA
146 PADDOCK PLACE
DAWSONVILLE, GA 30534

106 051 014
HAMBY STEVE EDWARD
122 PADDOCK PLACE
DAWSONVILLE, GA 30534

106 051 015
HAMBY STEVE EDWARD
122 PADDOCK PLACE
DAWSONVILLE, GA 30534

106 341
JOHN BROADWELL (LIFE ESTATE) & JOHN WESL
145 DEPOT DRIVE
DAWSONVILLE, GA 30534

106 340
ALFORD THOMAS L
163 DEPOT DRIVE
DAWSONVILLE, GA 30534

106 339
WARD BOBBIE J & JAMES WILLIAM
169 DEPOT DRIVE
DAWSONVILLE, GA 30534

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106 338
TORRES SAMUEL B & RAQUEL ZAVALA
187 DEPOT DRIVE
DAWSONVILLE, GA 30534

106 045
RIDLEY HARLEN
P O BOX 731
DAWSONVILLE, GA 30534

106 337
FELLOWS JUSTIN & COLLEEN
225 DEPOT DRIVE
DAWSONVILLE, GA 30534

106 124
RIDLEY HARLEN
P O BOX 731
DAWSONVILLE, GA 30534

106 362
HOGUE MELANIE A
235 DEPOT DR
DAWSONVILLE, GA 30534

106 044
ROGERS MARGARET M
2258 DAWSON FOREST RD
DAWSONVILLE, GA 30534

106 297
COUNTRY CROSSINGS REC ASSOC INC
86 HUCKLEBERRY FORD
DAWSONVILLE, GA 30534

106 053 034
MONSERRATE JUAN R & HELEN
6185 HAWKES BLUFF AVENUE
DAVIE, FL 33331

106 118
BELDEN KEVIN D & SARAH K
455 MAYAPPLE GLEN
DAWSONVILLE, GA 30534

106 199
HINTON LAUREN C & ANDREW THOMAS
488 MAYAPPLE GLENN
DAWSONVILLE, GA 30534

106 206
NONNEMACHER HOLLOWAY L & DERRICK F
556 MAYAPPLE GLEN
DAWSONVILLE, GA 30534

106 046
JONES BOYD & LINDA RUTH
2334 DAWSON FOREST RD
DAWSONVILLE, GA 30534

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not applicable

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
}

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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:

_____ no contributions have been 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 \$ _____ 0.00 _____ 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, JAMES D. KINGERY PRESIDENT MARATHON DEVELOPMENT, INC., hereby swear that I/we own the property located at (fill in address and/or tax map & parcel #):

106 053

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: THE PACIFIC GROUP KEVIN SEIFERT

Signature of applicant or agent: [Signature] Date: 9.10.20

Printed Name of Owner(s): MARATHON DEVELOPMENT INC.

Signature of Owner(s): [Signature] President Date: 9.10.20

Mailing address: _____

City, State, Zip: _____

Telephone Number: Listed CELL Unlisted _____

Sworn and subscribed before me this 10 day of September, 2020.

[Signature]
Notary Public

My Commission Expires: 12.6.21



LORI KINGERY
NOTARY PUBLIC
Paulding County, Georgia
My Commission Expires
December 6, 2021



{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.)

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PROPERTY OWNER AUTHORIZATION

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

Parcel 106 052 236 DAWSON FOREST RD EST DAWSONVILLE, GA 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 rezoning granted, and/or conditions or stipulations placed on the property will be binding upon the property regardless of ownership. The undersigner below is authorized to make this application. The undersigner 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: Kevin Seifert

Signature of applicant or agent: _____ Date: 9/10/2020

Printed Name of Owner(s): _____

Signature of Owner(s): _____ Date: _____

Mailing address: _____

City, State, Zip: _____

Telephone Number: Listed Unlisted _____

Sworn and subscribed before me
this _____ day of _____, 20____.

Notary Public

My Commission Expires: _____ {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.)

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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 Cumming (city), GA (state)
 9/10/2020
Signature of Applicant **Date**
Kevin Seifert The Pacific Group, Inc.
Printed Name **Name of Business**

SUBSCRIBED AND SWORN BEFORE ME ON
THIS 10 DAY OF September, 2020
 Notary Public
My Commission Expires: 12/6/21


LORI KINGERY
NOTARY PUBLIC
Paulding County, Georgia
My Commission Expires
December 6, 2021
{Notary Seal}

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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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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
2019 - 14908	106 052 / 1 LL 366 LD 13-S FMV: 291650	\$304.64	\$0.00 Fees: \$0.00 \$0.00	\$0.00	\$304.64	\$0.00
Totals:		\$304.64	\$0.00	\$0.00	\$304.64	\$0.00

Paid Date: 12/2/2019

Charge Amount: \$304.64

WILDEBOER GARY R

DAWSONVILLE, GA 30534



Scan this code with your mobile phone to view this bill

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**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
2019 - 8819	106 053 / 1 LL 289 306-08 350-51 LD 13-SOUTH FMV: 1030500	\$453.80	\$0.00 Fees: \$0.00 \$0.00	\$0.00	\$453.80	\$0.00
Totals:		\$453.80	\$0.00	\$0.00	\$453.80	\$0.00

Paid Date: 12/2/2019

Charge Amount: \$453.80

MARATHON DEVELOPMENT INC

DAWSONVILLE, GA 30534



Scan this code with your mobile phone to view this bill

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PACIFIC GROUP

The Pacific Group, Inc.
5755 Dupree Drive, Suite 130
Atlanta, Georgia 30327
Tel: (770) 984-8170
Fax: (770) 984-8171

September 10, 2020

Jameson Kinley
Director
Harmony Gee
Zoning Administrator
Dawson County Planning and Development
25 Justice Way
Suite 2322
Dawsonville, GA 30534

RE: Letter of Intent for Proposed Rezoning of Parcel 106 052 and 106 053 from RS and RS-3

Mr. Kinley and Ms. Gee:

We write to you as a request the rezoning of parcels 106 052 and 106 053 from RS to RS-3. As you will see throughout this letter of intent and development plan, our goal is to work with all our neighbors in addition to working with the County itself. If our application is accepted by the September 11, 2020 deadline, we will plan to send out letters to our neighbors that we have not yet coordinated with and invite them to a virtual zoom meeting to discuss our proposed plan. We will have the ability to meet individuals in person if they are comfortable to do so. We will have this zoom meeting prior to the scheduled Planning Commission hearing that we will be scheduled for.

Currently, the 2018 Comprehensive Plan identifies this parcel in a Suburban Residential land use category. Due to availability of water and sewer (both of which are on-site) and due to the fact that this land use type specifies in its summary statement that guidelines are provided to encourage pedestrian-friendly neighborhoods and adequate open space in such communities, we believe the property is well positioned for an RS-3 zoning. The use of the Conservation Subdivision, Article X., will maximize the open space in our proposed development.

At the time of the adoption of the 2018 Comprehensive Plan there was not an RS-3 zoning district, therefore the current comprehensive plan can't include this district. The adopted amendment to the Lane Use Resolution on December 19, 2019 created the RS-3 zoning district. To put it simply, we believe the RS-3 category is applicable within the Suburban Residential land use category on its own merits. However, we have a much more compelling motivation to approve this rezoning request. We are proposing to establish an emergency only entrance/exit to the north on Huckleberry Ford, thus removing the ability for any future homeowners living on these 70.15 acres from ever using access through County Crossings to Grizzle Road. As currently zoned, the 61.15 acres on Parcel 106 053 could permit 61 home sites and be developed in a Conservation design (of which the option is available is all single-family residential districts as a use by right). Thus, the same size lots could be developed and homes could be built with ZERO conditions of zoning and all 60 lots have their only access through Country Crossings to Grizzle Rd. This would also add sixty (60) homeowners who could use the existing

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amenities of Country Crossings. Should the County find our rezoning request worthy of approval, we are committing to conditions of zoning that would

1. NOT allow any traffic through Country Crossings
2. Guarantee no additional homes would have access to the amenities of Country Crossings, including but not limited to the pool and the tennis courts, and
3. Provide minimum architectural conditions similar to those in The Woods at Dawson

We wish to present our proposed plan to request the rezoning of the combined 68.5 acres to RS-3 with the following conditions of zoning:

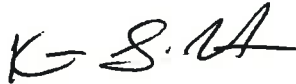
1. Total lot count shall not exceed 183 lots
2. This shall be a Conservation design and shall abide by Article X of the Land Use Ordinance
3. There shall be a minimum 100' undisturbed buffer to all properties to the north, west, and south of the community as shown on Exhibit C, the Zoning Site Plan. Only adjacency to The Woods at Dawson will not require the minimum 100' undisturbed buffer
4. Carriage style garage doors with decorative hardware or other embellishments shall be used on all homes and each home shall have not less than a two-car garage;
5. The roofing material used on all homes shall be cedar shake, 3-tab architectural/dimensional style asphalt shingles or metal as appropriate to the architectural style of each home as determined by the builder;
6. All overhangs including gables and side gables will have a minimum of a 12-inch overhang on all sides;
7. The developer shall use a variety of techniques to avoid the monotonous appearance of identical homes. Such techniques may employ among others the use of differing front elevations, architectural styles, building exteriors, and other similar techniques so that no house is the same as any house directly in front or on either adjacent side of it;
8. All roofs and gables shall be of a pitch no less than 8/12. This condition shall not apply to dormers, porches, bay windows, and third floor retreats;
9. All homes shall have a minimum of two 12-inch house and foundation offsets in the front;
10. Poured concrete retaining walls visible from the right of way must be painted or faced with stone or brick. No wooden retaining walls over 3-feet in height shall be permitted;
11. The exterior materials for all homes shall consist of brick, stone, cement-based lap siding, cement-based siding panels, cedar and/or shake;
12. The front facade of all homes shall have a minimum of forty-five (45%) brick, stone and/or shake with accents, such as, but not limited to, hardi-plank lap siding;
13. Homes shall have a minimum heated floor area of 1,200 square feet for one (1) story, and 1,600 square feet heated floor space for two (2) story type homes;
14. All roof vents, pipes, and other roof equipment (except chimneys) shall be located on the rear elevations and shall be painted to match the color of the roof;
15. No above-ground swimming pools shall be permitted;
16. No window air conditioning unit may be installed
17. Developer shall allow Georgia Native Plant Society to rescue any native plants prior to grading the property

We have carefully thought through the nature of the original zoning and have attempted to limit our request as much as possible. We are NOT asking for any variances. We are asking to help improve the future of Country Crossings while providing a reasonable economic use for these 70.15 acres that seems to fit the intention of the 2018 Comprehensive Plan that was drafted prior to the creation of the RS-3 zoning district that we are seeking.

To further elaborate on our plan, we have enclosed our Development plan as required by the Land Use Resolution, Chapter 21 of the Code of Ordinances.

Thank you for your time and consideration of this request to amend conditions. Please let us know if there are any other questions we can help answer.

Thanks so much,



Kevin Seifert
The Pacific Group

[DEVELOPMENT PLAN ON FOLLOWING SHEETS]

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Development Plan

The proposed community is designed around the fact that there will be only emergency access through Country Crossings via Huckleberry Ford. In order to accomplish this, the currently planned gated entry/exit coming from The Woods at Dawson will be rotated 90 degrees counterclockwise and permanently positioned across Huckleberry Ford. This will stop ALL traffic, other than emergency access, from either The Woods at Dawson or this proposed Oaks at Dawson from accessing Huckleberry Ford and thus will eliminate the potential of any additional traffic through County Crossings. As indicated above, this will also eliminate any new members to the Country Crossings HOA, which will avoid any crowding of the pool and tennis courts and any other common areas of Country Crossings.

Additionally, we are proposing similar architectural requirements in conditions of zoning so that the same quality architecture will be built as in The Woods at Dawson. This is yet another benefit to all in the County, as opposed to the current zoning which would allow construction of 61 homes with ZERO architectural conditions, of which all traffic would go through Country Crossings and all of which would have access to the Country Crossings' amenities, including but not limited, the pool and tennis courts.

The following pages will provide additional exhibits and/or information as follows:

- Exhibit A: General location map
- Exhibit B: Existing topography map
- Exhibit C: Zoning Site plan
- Exhibit D: Residential Home Elevations
- Exhibit E: Legal description
- Exhibit F: Boundary survey
- Exhibit G: Traffic study

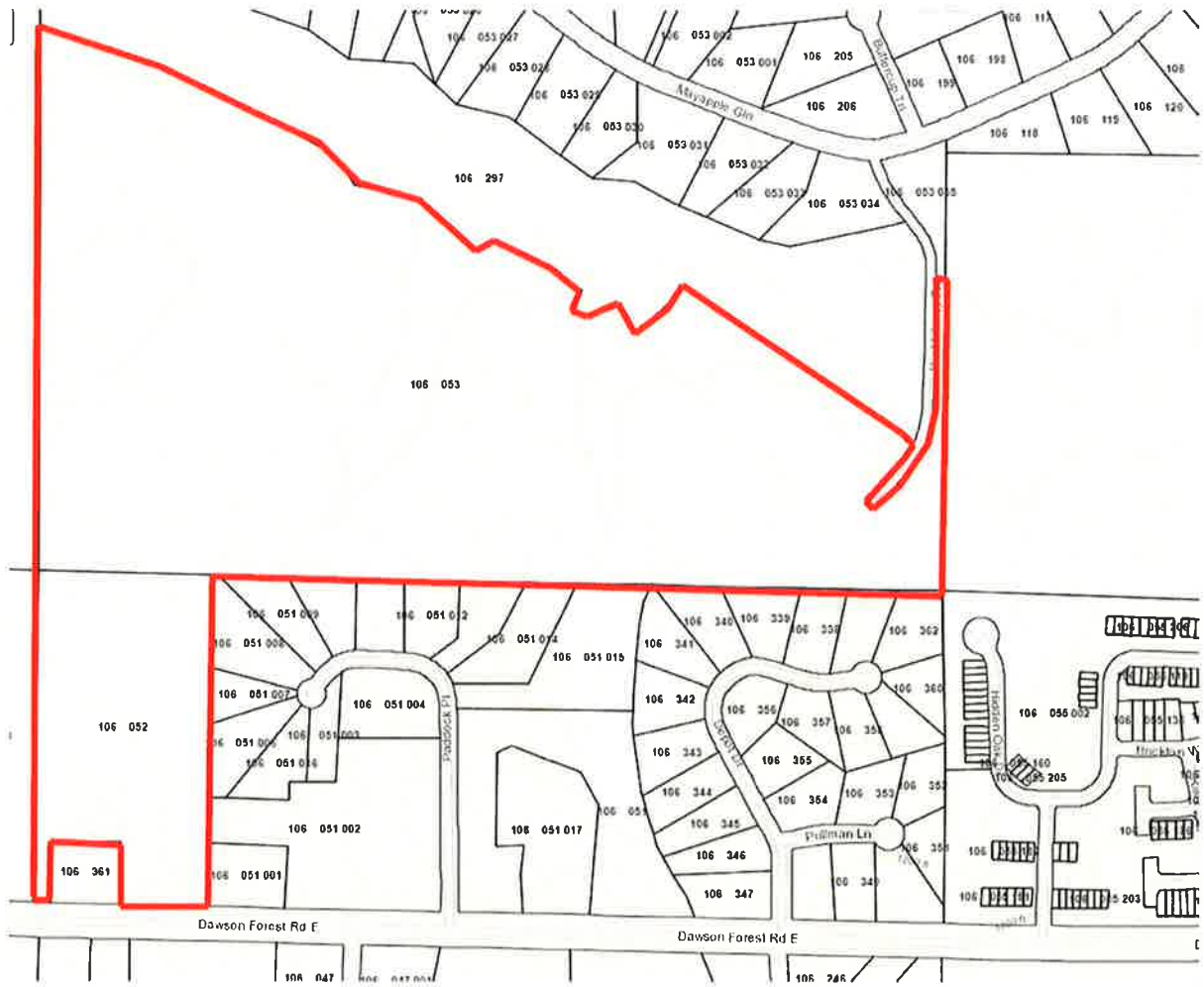
Exhibit A

Location Map



Exhibit B

Existing Topography Map



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Exhibit C

Zoning Site Plan

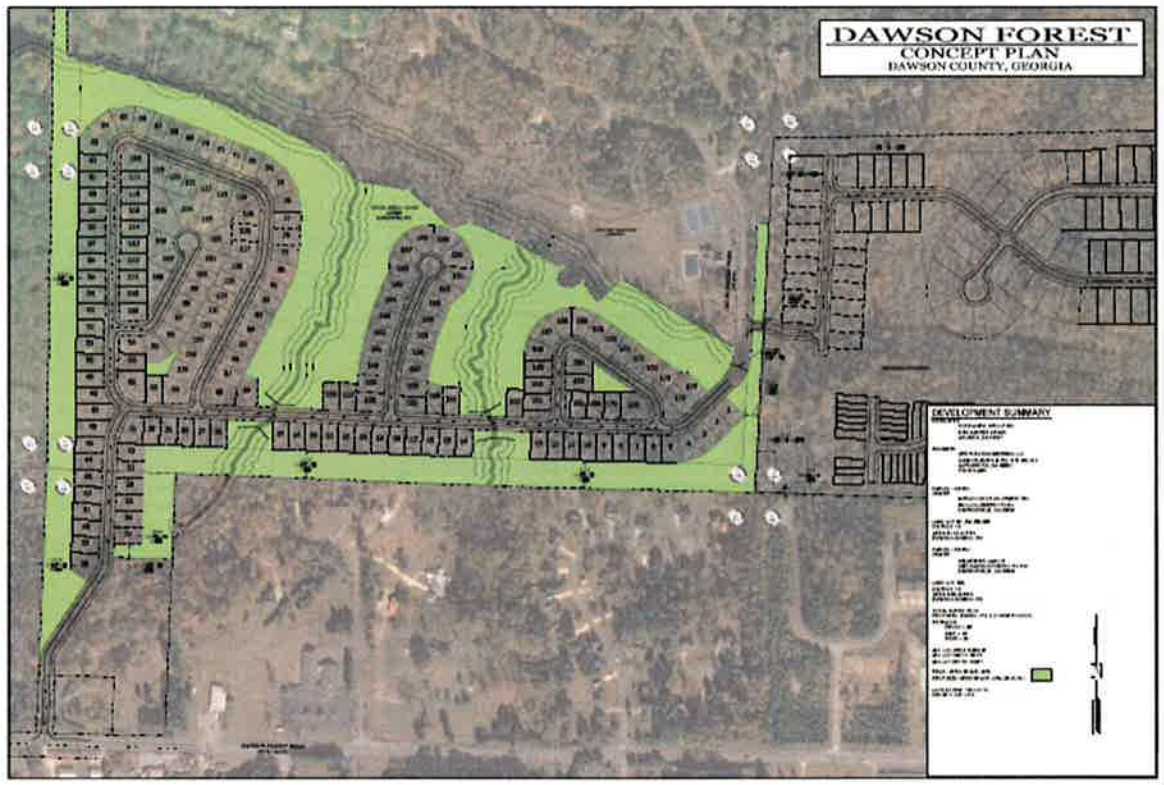


Exhibit D

Residential Home Elevations

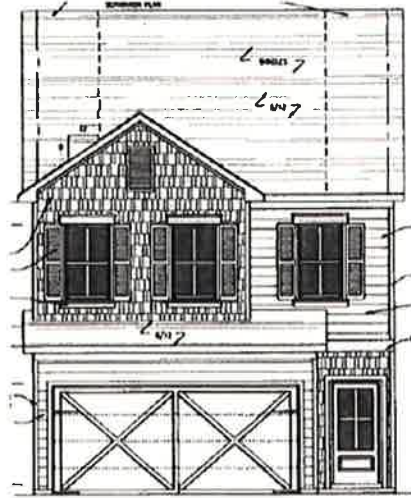
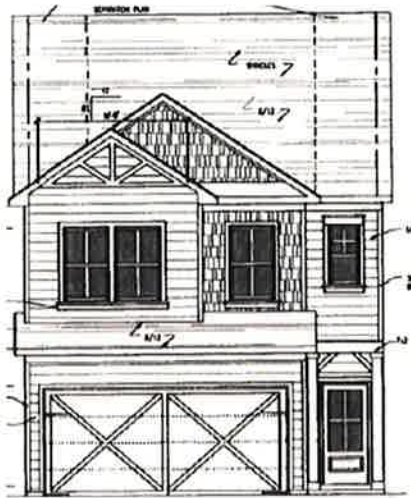


Exhibit E

Legal Description

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 289, 306, 307, 308, 350 and 351 of the South Half of the 13th District and 1st Section of Dawson County, Georgia, and being 215.52 acres as shown on a plat for Fricks, Kinsey, Powell and Wheelchel, dated July 21, 1985, as surveyed by David W. Bealle, Registered Surveyor, which plat is recorded in Plat Book 14, page 115 of the Dawson County, Georgia records and incorporated herein by reference for a more complete description thereof.

LESS AND EXCEPT property contained in that certain Warranty Deed between Marathon Development, Inc. and Country Crossings Recreation Association, Inc., dated November 29, 1994, recorded in Deed Book 192, page 547, Dawson County, Georgia records.

FURTHER LESS AND EXCEPT property contained in that certain Limited Warranty Deed between Marathon Development, Inc. and Country Crossings Recreation Association, Inc., dated as of December 23, 2009, recorded in Deed Book 936, page 370, Dawson County, Georgia records.

FURTHER LESS AND EXCEPT all that tract or parcel of land lying and being in Land Lots 289, 307 and 308 of the South Half of the 13th District and 1st Section of Dawson County, Georgia and being all subdivided lots and road rights of way according to a Final Plat of Country Crossings Subdivision Unit One, recorded in Plat Book 17, pages 91, 93 and 95 and Plat Book 27, page 141, Dawson County, Georgia records.

FURTHER LESS AND EXCEPT all that tract or parcel of land lying and being in Land Lots 306, 307, 308 and 350 of the South Half of the 13th District and 1st Section of Dawson County, Georgia and being all subdivided lots and road rights of way according to a Final Plat of Country Crossings Subdivision Unit Two, recorded in Plat Book 26, pages 59, 61 and 63, Dawson County, Georgia records.

FURTHER LESS AND EXCEPT all that tract or parcel of land lying and being in Land Lots 289 and 308 of the South Half of the 13th District and 1st Section of Dawson County, Georgia and being all subdivided lots and road rights of way according to a Final Plat of Country Crossings Subdivision Unit Three, recorded in Plat Book 27, page 85 and Plat Book 27, page 135, Dawson County, Georgia records.

FURTHER LESS AND EXCEPT all that tract or parcel of land lying and being in Land Lots 306, 307 and 350 of the South Half of the 13th District and 1st Section of Dawson County, Georgia and being all subdivided lots and road rights of way and access easement according to a Final Plat of Country Crossings Subdivision Unit Four, recorded in Plat Book 44, pages 9, 11, 13, 15 and 17, and Plat Book 60, pages 189, 191, 193, 195 and 197, Dawson County, Georgia records.

ALONG WITH

All that tract or parcel of land, together with all improvements thereon, lying and being in the South half of the 13th District and 1st Section of Dawson County, Georgia, in Land Lot No. 366 as shown by survey of property prepared by Farley-Collins and Associates, Registered Surveyors, dated February 10, 1965, and recorded in Plat Book 1, Page 193 of the Dawson County Records, and as more fully shown on survey of the property of Ralph Wildeboer prepared by S.R. Freeman, Registered Surveyor, dated July, 1974, and being more fully described in accordance with said surveys as follows:

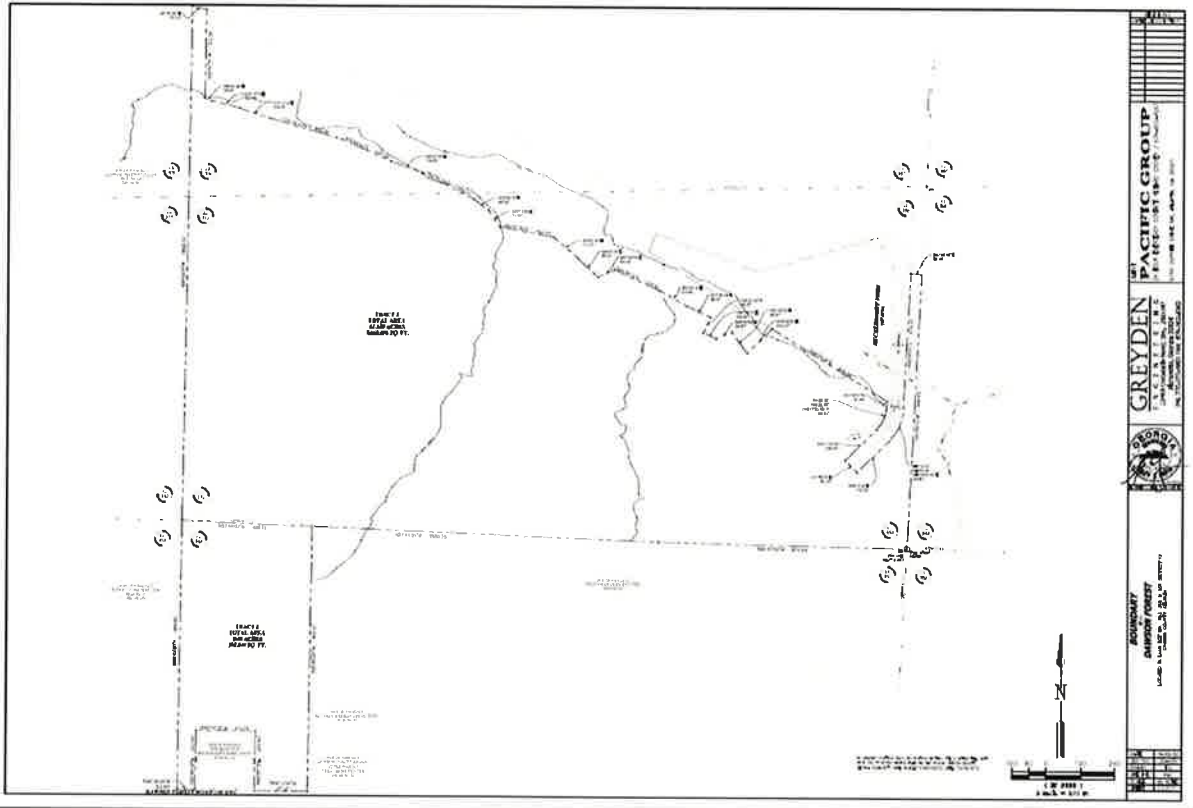
BEGINNING at an iron pin corner located on the Northerly right-of-way of State Highway No. 318, which point is 1.2 miles Westerly from the intersection of State Highway 318 with State Highway 9E; thence from said beginning point North 89 degrees 48 minutes West along the Northerly right-of-way of State Highway No. 318 a distance of 460 feet to the west original line of said Land Lot; thence North 0 degrees 45 minutes East along the west original line of said land lot which is the line dividing Land Lots 365 and 366 a distance of 954 feet to an iron pin corner located at the corners of Land Lots 365, 366, 351, and 352; thence South 89 degrees 15 minutes East along the North original line of said Land Lot 366 a distance of 460 feet to an iron pin corner; thence South 0 degrees 45 minutes West 954 feet to the beginning corner, and being the same property described and conveyed in a warranty deed from John B. Carter to Ralph Wildeboer dated April 29, 1971, recorded in Deed Book 15, Page 22, Dawson County, Georgia Deed Records.

LESS AND EXCEPT: 1.000 acre conveyed to Marian E. Wildeboer by warranty deed dated August 22, 1995, and recorded in Deed Book 203, Page 648, Dawson County, Georgia Deed Records.

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Exhibit F

Boundary Survey



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Exhibit G

Traffic Study

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