

Dawson County Variance Application

The following items are required to process a Variance request:

1. Pre-Application meeting with Planning & Development Staff (voluntary)
 2. Completed Application to include:
Property Owner Authorization (if acting agent)
Adjoining Property Owner information (found on the Tax Assessor's website)
 3. Letter from the Environmental Health Department regarding the septic. (706-265-2930)
 4. A recorded plat of the property. (Obtained from the Clerk of Court)
 5. Site plan drawn to scale of all existing and proposed structures.
 6. Paid tax receipt for most current year. (Tax Commissioner's office)
 7. Aerial location map of the subject property. (i.e. Mapquest)
 8. Check or Money Order in the correct amount made payable to Dawson County.
 9. Written statement explaining hardship and proposed resolution, if applicable.
 10. Completed Affidavit for Issuance of a Public Benefit.
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It is understood by the applicant that this application is to be heard by the Dawson County Planning Commission under the provisions of the regulations of Dawson County. It is the responsibility of the applicant to present sufficient evidence to justify a variance from the adopted regulations.

To avoid unnecessary delays, please be sure the application is complete. Incomplete applications **without all required attachments will be REJECTED.**

It is the applicant's responsibility to attend the Public Hearings and be able to answer any questions regarding the request. If you are uncomfortable in this role, you may want to seek the help of a lawyer, surveyor, or other professional.

FAILURE TO APPEAR AT MEETINGS CONSTITUTES ABANDONMENT AND DISMISSAL OF THE CASE(S), UNLESS THE APPLICANT SHOWS JUST CAUSE BY REASON OF ILLNESS, HEALTH OR ANY OTHER EMERGENCY WITHIN A REASONABLE TIME, IN WRITING, AND ACCOMPANIED BY NEW COSTS FOR RE-ADVERTISEMENT AND PUBLIC HEARING.

Please check for most current version of application by date of revision: 12/28/17

DAWSON COUNTY VARIANCE APPLICATION

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

VR 18-14 Tax Map & Parcel # (TMP): _____
Current Zoning: RSR Commission District #: 1
Submittal Date: Nov 9, 2018 Time: _____ am/pm Received by: ung (staff initials)
Fees Assessed: \$200 Paid: _____
Planning Commission Meeting Date: January 15

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Diana Rowe for Dawson Cherokee Capital, LLC
Address: _____ : 230
DAWSONVILLE, GA 30534
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.
If not, I agree _____ /disagree _____ to schedule a meeting the week following the submittal deadline.
Meeting Date: _____ Applicant Signature: Diana Rowe

PROPERTY INFORMATION

Street Address of Property: 416 Crystal Falls Fairway, Dawsonville GA 30534 aka Crystal Falls Lake & Golf
Land Lot(s): 809,810,811,820,821,822,879,880,881,887,888,889,890,948,949,950 District: 4 Section: 2
Subdivision/Lot: Crystal Falls Lake & Golf Building Permit #: _____ (if applicable)
Directions to the Property: SR 53 to Cowart Rd, South-West on Cowart Rd to entrance.

DAWSON COUNTY VARIANCE APPLICATION

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

VR 18-14 Tax Map & Parcel # (TMP): 041 007
Current Zoning: RSP Commission District #: 1
Submittal Date: Nov 9, 18 Time: _____ am/pm Received by: Ung (staff initials)
Fees Assessed: \$200 Paid: pd.
Planning Commission Meeting Date: Jan 15, 2019

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Diana Rowe for Dawson Cherokee Capital, LLC
Address: _____
Phone: Listed _____ Email: Business _____
Unlisted _____ Personal _____
Status: [] Owner [X] Authorized Agent [] Lessee [] Option to purchase

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

I have X /have not _____ participated in a Pre-application meeting with Planning Staff.
If not, I agree _____ /disagree _____ to schedule a meeting the week following the submittal deadline.
Meeting Date: 7/10/18 Applicant Signature: X [Signature]

PROPERTY INFORMATION

Street Address of Property: 416 Crystal Falls Fairway, Dawsonville GA 30534 aka Crystal Falls Lake & Golf
Land Lot(s): 809,810,811,820,821,822,879 District: 4 Section: 2
880,881,887,888,889,890,948,949,950
Subdivision/Lot: Crystal Falls Lake & Golf Building Permit #: _____ (if applicable)
Directions to the Property: SR 53 to Cowart Rd, South-West on Cowart Rd to entrance.

REQUESTED ACTION

A Variance is requested from the requirements of Article # 111 Section # 304 of the Land Use Resolution/Sign Ordinance/Subdivision Regulations/Other (circle one).

If other, please describe: _____

Type of Variance requested:

Front Yard Side Yard Rear Yard variance of _____ feet to allow the structure to:
 be constructed; remain a distance of varies feet from the: _____
 property line, road right of way, or other (explain below):

Request reduction of Setbacks to: 20' Front 5' Side 20' Rear

instead of the required distance of _____ required by the regulations.

Lot Size Request for a reduction in the minimum lot size from 1 acre to 6,000 SF & min width of 50 feet

Sign Variance for: _____

Home Occupation Variance to operate: _____ business

Other (explain request): _____

If there are other variance requests for this site in past, please list case # and nature of variance: _____

Variances to standards and requirements of the Regulations, with respect to open area, setbacks, yard area, lot coverage, height, and other quantitative requirements may be granted if, on the basis of the application, investigation, and other evidence submitted by the applicant, all four (4) expressly written findings below are made:

1. Describe why a strict and literal enforcement of the standards would result in a practical difficulty or unnecessary hardship: The applicant wishes to create a Senior Living component to the existing developement. Seniors do not want large yards to maintain. We are requesting the ability to construct nice homes on small lots that are more attractive to the 55+ age home buyer. We will preserve large areas of open space; therefore, still maintaining an overall density of 1 home/acre.

2. Describe the exceptional and extraordinary conditions applicable to this property which do not apply to other properties in the same district: This is the Dawson County portion of an overall 1600-acre planned development which already includes a golf course, passive recreation lake, ClubHouse, and many amenities that are not currently being fully utilized

3. Describe why granting a variance would not be detrimental to the public health, safety, morals or welfare and not be materially injurious to properties in the near vicinity: _____

The proposed development is internal to the already existing Master Planned Community. Seniors create far less traffic than families with young children. The existing development and owners have suffered from unachievable market conditions. Only 5 homes have been sold since the development began 14 years ago. Their recent market studies show that the proposed development will thrive, creating a viable niche for the aging empty nesters surrounding Dawson County.

4. Describe why granting this variance would support the general objectives within this Resolution:

We are maintaining the existing planned residential use, as well as, an overall density of less than 1 home/acre.

Submit clear explanation of all four questions above. You may add sheets if necessary.

(Variances should not be granted if the need arises as a result of action by the applicant or previous owner.)

PROPERTY OWNER AUTHORIZATION

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

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 variance requested on this property. I understand that any variance granted, and / or conditions 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 6 months from the date of the last action by the Board of Commissioners.

Printed name of applicant or agent: Diana Rowe for Dawson Cherokee Capital, LLC

Signature of applicant or agent: *Diana Rowe* Date: 11/5/2018

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

Signature of Owner(s): *Diana Rowe* Date 11/5/2018

Sworn and subscribed before me
this 5 day of November, 2018.

Logan Edward Kerring
Notary Public

My Commission Expires: 2/21/2022



(The complete names of all owners must be listed, if the owner is a partnership, the names of all partners must be listed, if a joint venture, the names of all members must be listed. If a separate sheet is needed to list all names, please identify as applicant or owner and have the additional sheet notarized also.)

PROPERTY OWNER AUTHORIZATION

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

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 variance requested on this property. I understand that any variance granted, and / or conditions 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 6 months from the date of the last action by the Board of Commissioners.

Printed name of applicant or agent: Diana Rowe for Dawson Cherokee Capital, LLC

Signature of applicant or agent: X *[Signature]* Date: _____
X

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

Signature of Owner(s): *[Signature]* Date 8/3/18

Sworn and subscribed before me this 3 day of August, 20 18.

[Signature]
Notary Public

My Commission Expires June 6, 2020

(Seal)



(The complete name 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.)

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 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 and Parcel Number listing any parcel(s) adjoining or adjacent to parcel where variance or rezone is being requested.**

Name

Address

- TMP _____ 1. Please 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.

TM#	First	Last	Address	City/State/Zip	Case#
040 021	Joyce	Nations	1159 Roscoe Collette Rd	Dawsonville, GA 30534	VR 18-14
040 020	Fddie	Martin	1211 Roscoe Collette Rd	Dawsonville, GA 30534	VR 18-14
040 007	Leonard & Evelyn	Martin	1134 Roscoe Collette Rd	Dawsonville, GA 30534	VR 18-14
040 006	Jean	Cook	174 Hopyy Lane	Dawsonville, GA 30534	VR 18-14
040 022	Lisa & Joseph	Yother	118 Hopyy Lane	Dawsonville, GA 30534	VR 18-14
040 004	Betty	Bennett	904 Roscoe Collette Rd	Dawsonville, GA 30534	VR 18-14
040 003	James	Wilkins	824 Roscoe Collette Rd	Dawsonville, GA 30534	VR 18-14
040 002	James	Bennett	29 Spruce Drive	Dawsonville, GA 30534	VR 18-14
039 045	Cindy	Mills	5800 Hillside Dr	Cumming, GA 30040	VR 18-14
039 044	Ronald & Elea	Smithwick	1759 Dyson Drive NE	Atlanta, GA 30307	VR 18-14
039 026	Ronald & Elea	Smithwick	1759 Dyson Drive NE	Atlanta, GA 30307	VR 18-14
039 055	Doborah	Barnett	427 Roscoe Collette Rd	Dawsonville, GA 30534	VR 18-14
039 022	Ronald & John	Hill	25 Wayes Dr	Dawsonville, GA 30534	VR 18-14
039 032	Russell	Cowart	406 Helens Dr	Balleground, GA 30107	VR 18-14
039 033	John & Lyn	Willoughby	446 Helens Dr	Dawsonville, GA 30534	VR 18-14
039 034	James & Nancy	Knight	524 Helens Dr	Dawsonville, GA 30534	VR 18-14
039 061	Thomas & Joyce	Burruss	548 Helens Dr	Dawsonville, GA 30534	VR 18-14
039 035	Larry	Brook	3821 War Hill Park Rd	Dawsonville, GA 30534	VR 18-14
039 036	Reginald	Johnson	501 Helens Dr	Dawsonville, GA 30534	VR 18-14
039 037	Daniel	Haynes	441 Helens Dr	Dawsonville, GA 30534	VR 18-14
039 038	Kathy & Christopher	Hudson	405 Helens Dr	Dawsonville, GA 30534	VR 18-14
039 039	Paul	Mayville	806 Old Alharetta Rd	Alharetta, GA 30005	VR 18-14
039 049	Christopher	Hudson	345 Helens Dr	Dawsonville, GA 30534	VR 18-14
039 040	Anthony & Doris	Smith	207 Helens Dr	Dawsonville, GA 30534	VR 18-14
039 041	James & Amy	Butler	149 Helens Dr	Dawsonville, GA 30534	VR 18-14
039 042	Jim	Emory	125 Helens Dr	Dawsonville, GA 30534	VR 18-14
039 019	Edwin	Kol	77 Helens Dr	Dawsonville, GA 30534	VR 18-14
039 018	FDB Associates Limited Partnership	Hardin	30 Overby Lane	Atlanta, GA 30327	VR 18-14
039 018 001	Katharine	Hardin	9497 Kelly Bridge Rd	Dawsonville, GA 30534	VR 18-14
039 016	Kate	Hardin	9497 Kelly Bridge Rd	Dawsonville, GA 30534	VR 18-14
039 012 008	FDB Associates Limited Partnership	McCabe	30 Overby Lane	Atlanta, GA 30327	VR 18-14
039 012 003	Judy	Fitts	2896 Cowart Rd	Dawsonville, GA 30534	VR 18-14
039 063	David & Teresa	Fitts	2955 Cowart Rd	Dawsonville, GA 30534	VR 18-14
039 012 005	Bohlyer, Faison Dubose Rev. Trust	Hill	30 Overby Lane	Atlanta, GA 30327	VR 18-14
039 064	Catherine	Hill	2905 Cowart Rd	Dawsonville, GA 30534	VR 18-14
039 066	William & Jennifer	Carson	3031 Cowart Rd	Dawsonville, GA 30534	VR 18-14
039 062	Jonathan	Price	PO Box 123	Marble Hill, GA 30148	VR 18-14
040 009	Eula	Reynolds	3159 Cowart Rd	Dawsonville, GA 30534	VR 18-14
040 008	Jason	Cowart	3190 Cowart Rd	Dawsonville, GA 30534	VR 18-14
040 019	FDB Associates Limited Partnership	Pettigrew	30 Overby Lane	Atlanta, GA 30327	VR 18-14
040 014 001	Thomas & Sherry	Pettigrew	PO Box 278	Marble Hill, GA 30148	VR 18-14
040 014 003	Thomas & Sherry	Pettigrew	PO Box 278	Marble Hill, GA 30148	VR 18-14
040 014	Estel	Pettigrew	3370 Cowart Rd	Dawsonville, GA 30534	VR 18-14
040 014 002	Willie	Pettigrew	3478 Cowart Rd	Dawsonville, GA 30534	VR 18-14
040 011	Robert & Judy	Anderson	104 Anderson Farm Rd	Dawsonville, GA 30534	VR 18-14
040 018	Spring Wood Property Co.	Anderson	2870 Peachtree Rd #844	Atlanta, GA 30305	VR 18-14
041 012	James & Ngran	Nguyen	1489 Seaside Circle	Navarre, FL 32566	VR 18-14
041 001 005	Peggy	Waters	3565 Hwy 9 N	Dawsonville, GA 30534	VR 18-14
041 001 004	Ronald & Jane	Moles	4909 Cowart Rd	Dawsonville, GA 30534	VR 18-14
041 001 002	Ronald & Jane	Moles	4909 Cowart Rd	Dawsonville, GA 30534	VR 18-14
041 009	Cherokee Co. Water & Sewage	Moles	PO Box 5000	Canton, GA 30114	VR 18-14
040 007 002	Atwater Homes, LLC	Moles	70 Lakeside Dr	Dawsonville, GA 30534	VR 18-14
040 007 006	Stewe	Smeltz	166 Lakeside Dr	Dawsonville, GA 30534	VR 18-14
040 007 023	Byron	Hall	342 Spring Willow Dr.	Dawsonville, GA 30534	VR 18-14
040 007 048	Jeff & Paige	Arnette	1395 Delo Lane	Cumming, GA 30041	VR 18-14
040 007 019	Michael	McWain	361 Artwater Circle	Dawsonville, GA 30534	VR 18-14
040 007 031	Jerry & Sandra	Mansheim	131 Dawson Creek Dr	Dawsonville, GA 30534	VR 18-14
040 007 054	Samuel & Kimberly	Barger	218 Dawson Creek Dr	Dawsonville, GA 30534	VR 18-14
040 007 052	David & Wu	Curry	7275 Wingfield Way	Cumming, GA 30041	VR 18-14

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 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 special use or rezoning 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 of Applicant or Agent: Diana Rowe for Dawson Cherokee Capital, LLC Date: _____

Signature of Witness: X  Date: _____

X

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 office 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 that written request and publication the 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 Commission. Further the applicant is encouraged to be present at the hearing to substantiate reasons for withdrawal. Please note that no refund of application fee may be made unless directed by the Board of Commissioners.

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 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 special use or rezoning 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 of Applicant or Agent: Diana Rowe for Dawson Cherokee Capital, LLC Date: 11/6/2018

Signature of Witness:  Date: 11/6/2018

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 office 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 that written request and publication the 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 Commission. Further the applicant is encouraged to be present at the hearing to substantiate reasons for withdrawal. Please note that no refund of application fee may be made unless directed by the Board of Commissioners.

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), Georgia (state)

Dianna Rowe
Signature of Applicant

11/5/2018
Date

DIANNA ROWE
Printed Name

Name of Business

SUBSCRIBED AND SWORN BEFORE ME ON

THIS 5 DAY OF November, 2018

Logan Edward Herring Notary Public

My Commission Expires: 2/21/2022



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 Atlanta (city), Georgia (state)

By: [Signature]
Signature of Applicant

8/3/18
Date

Bin Wu
Printed Name

Dawson Cherokee Capital, L.L.C.
Name of Business

SUBSCRIBED AND SWORN BEFORE ME ON

THIS 3 DAY OF August, 2018

[Signature] Notary Public

My Commission Expires: June 6, 2020



(Seal)

LETTER OF INTENT

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

No additional lots/homes are being requested above what has already been approved. The original approved Master Plan included 422 homes. The proposed development will add clarity to the original Master Plan, defining areas of "Future Development" and limiting the overall number of lots to 1012 total on 1038 acres thus maintaining a density of less than one home per acre. The proposed 367 homes in the first phase, combined with the existing 55 lots that have already been platted & recorded, equal a total of 422 homes which is what was approved with the original zoning.

The initial neighborhood will provide a much needed solution for Dawson Seniors desiring a much simpler lifestyle that is designed specifically with age 55+ Seniors in mind. Landscaping and outdoor spaces will be maintained by a common landscape maintenance association giving owners the choice of a maintenance-free living. Homes will be designed to appeal to seniors with discriminating taste and style. Amenities will be added to the existing Club including: Bocce, Pickle Ball, Shuffle Board, and an Olympic size pool and clubhouse. Walking trails and Golf Cart paths will be added for access and exercise.

The proposed development and new residents will add much needed vitality to the existing community. Only 5 homes have been sold since its inception in 2002. The proposed seniors' neighborhood will be positioned off the golf course and away from the existing neighborhood to minimize impact yet connected with walking trails and golf cart paths.

The impact on schools and utilities will be far less than the currently approved development because the new neighborhood will be targeted to empty nesters and retired or semi-retired seniors. An on-site wastewater plant will be constructed to utilize sanitary sewer and avoid more of the current septic systems which could lead to long-term contamination of the lake/reservoir. The wastewater treatment plant is preferred by both environmental groups and environmental agencies over septic systems. By clustering smaller lots in one area, we are able to preserve large areas of open space providing microsystems that are actually capable of sustaining wildlife rather than small

patches of woods fenced in by the homeowner. Therefore, the proposed neighborhood will have a far smaller ecological footprint than the currently approved plan thereby preserving large amounts of open space.

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

