



Dawson County Planning & Development Department
25 Justice Way, Suite 2322, Dawsonville, GA 30534 (706) 344-3500 x 42335

**DAWSON COUNTY GEORGIA 400 CORRIDOR COMMERCIAL/INDUSTRIAL
DEVELOPMENT ZONING CHECKLIST**

Project Name: _____ Permit #: _____

Property Address: _____

Drawing Date: _____ Revision Date: _____

Contact Name & Phone #: _____

Date Reviewed: _____ Reviewed By: _____

Review Status: Approved Denied

Type of Development: _____ Project Phase: _____

Tax Map & Parcel #: _____ Zoning: _____

Setbacks: Front _____ Side _____ Rear _____

SITE DEVELOPMENT:

1. Show zoning classification of site
2. Show property owner and zoning classification of adjacent properties
3. Show the proposed use(s) of site
4. Date of plan and revisions
5. List county, land lot(s), district and section
6. Total acreage of development (minimum 1 acre)
7. Show vicinity map, north arrow, and graphic scale
8. North or South Corridor of GA 400
9. Show zoning buffers abutting residential districts within Georgia 400 North or South Corridor, show required building setbacks between buildings and/or property lines and additional setback from arterial, highway and collector roads.
10. 10' minimum building separation
11. Show square footage of all buildings and footprints

12. Maximum building height 35'
13. List rezoning case number and/or variance case number and associated stipulations (if applicable)
14. Show location, dimensions and purposes of any easements
15. Project complies with any applicable zoning overlay district
16. Minimum street frontage for each lot (30')
17. Show off-street parking required _____ and parking provided, 100 feet clear zone, 40 feet clear zone, front/rear/side of property (screening on front)
18. Provide _____ handicapped parking spaces
19. Pedestrian access, show location of handicap access to all buildings and curbs
20. Indicate _____ loading spaces (minimum 720 s.f.; 14' height)
21. Parking lot setback 10' from right-of-way and 5' from exterior property lines
22. Parking lot pavement section and curbing (5 or more spaces)
23. Building accurately located on site with dimensions
24. Show frontage road parcel access, driveways, inter-parcel, vehicle access, service functions and circulation within off-street parking areas etc.
25. Show accessory structures, trash enclosures, mechanical equipment, fences and walls
26. Landscape plan including landscape strips and parking lot islands. Tree Preservation/Replacement Plan. (Refer to Dawson County Buffer, Landscaping and Tree Ordinance Checklist)
27. In commercial areas, street trees along driveways and other access roads should be provided in addition to any proposed on-site landscaping to provide shading, visual enhancement, and continuity for the streetscape.
28. Planting schedule showing trees, shrubs, and ground cover to be planted.
29. Irrigation plan and details, if necessary
30. Exterior lighting plan including luminance levels.
31. Signage placement with details.
32. Curb cuts greater than 50' from intersection of two curb lines or greater than 40' from another curb or access, minimum 20' from property line.
33. Curb cuts no greater than 40' wide.
34. Maximum two curb cuts for lots with less than 200' street frontage.

- 35. Show minimum stream bank buffer(s) (50' trout streams, 25' others), or note that no streams exist within 50' of the property lines.
- 36. Note: "Property lies/does not lie within a flood hazard area as defined by FEMA flood map _____."
- 37. Clear site distance area at street intersections
- 38. Show proposed structures (retaining walls, culverts, etc.)
- 39. Alcohol sales 100-yard setback from church, school, daycare, or alcohol treatment center.

BUILDINGS:

- 40. Reflect the architecture of neighboring area
- 41. Evaluated the proposed architecture
- 42. Exterior materials appropriate and recommended (base, trim, and accent colors)



- 43. Front building facades should be at least 80% brick or stone. Side facades should be at least 50% brick or stone. Rear facades do not have a minimum requirement for primary materials and can consist entirely of secondary materials (e.g., stucco). Tertiary materials (i.e., wood and metal) should be used for decorative elements and trim only. However, building facades with road visibility should be at least 80% brick or stone.
- 44. Material types avoided smooth-faced concrete block, tilt-up concrete panels, and prefabricated steel panels.
- 45. Awnings and canopies provided meet GA 400 Guidelines
- 46. Cornices and parapets incorporated into the building and meet GA 400 Guidelines
- 47. Electric transformers located to rear of building
- 48. Dumpster/trash enclosures meet specifications for screening
- 49. Mechanical equipment located on roof screened from public view
- 50. Walls and fences meet Corridor Guideline requirements
- 51. Recesses and projections used appropriately to break up building facades
- 52. Vehicle bays, loading and service areas screened
- 53. Accessory structures consistent with architectural design and details
- 54. Commercial parking lot screening adequate

- 55. Restaurants: meets architectural criteria for color
- 56. Shopping Centers: unified architectural design
- 57. Industrial storage areas adequately screened from right-of-way

ADDITIONAL COMMENTS:

This checklist is established for use by the Department of Planning and Development Services, the Planning Commission and the Board of Commissioners. Surveyors, Developers, etc, may utilize this checklist, but are urged to reference the Georgia 400 Development and Design Guidelines Ordinance when preparing plans etc.