DAWSON COUNTY VARIANCE APPLICATION

This portion to be completed by Zoning Administrator

VR 16-05 Tax Map & Parcel # (TMP): 114-031

Current Zoning: CPCD Commission District #: _____

Submittal Date: 1-8-16 Time: _____ am/pm Received by: NM (staff initials)

Fees Assessed: 300.00 Paid: Ck # 048648

Planning Commission Meeting Date: 2-16-16

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Dawson Forest Developer, LLC

Address: 5269 Buford Highway NE, Doraville, GA 30340

c/o Halpern Enterprises, Inc.

Phone: Listed _____ Unlisted _____ Email: Business _____ Personal _____

Status: [x] Owner [ ] 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: 1.5.16 Applicant Signature: [signature]

PROPERTY INFORMATION

Street Address of Property: 4130 Dawson Forest Road, Dawsonville, Georgia 30534

Land Lot(s): 372, 373, 406 & 407 District: 13 Section: 1st

Subdivision/Lot: _____ Building Permit #: _____ (if applicable)

Directions to the Property: Intersection of Dawson Forest Road and Georgia State Route 400

REQUESTED ACTION

A Variance is requested from the requirements of Article # _____ Section # _____ 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 _____ feet from the: _____

[ ] property line, [ ] road right of way, or [ ] other (explain below):

_____

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

[ ] Lot Size Request for a reduction in the minimum lot size from _____ to _____

[x] Sign Variance for: Leasing

[ ] 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: VR#15-12

_____

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: Due to the 100 foot right of way and current sign code, leasing signs are not legible from the main road

_____

_____

2. Describe the exceptional and extraordinary conditions applicable to this property which do not apply to other properties in the same district: Due to the large size of the property, adequate signage is necessary to bring attention to the marketing signs

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: Short-term leasing signs over 100 feet off of GA State Route 400 will not be harmful in any way to anyone or anything

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

Granting this variance will allow the property owner adequately sized signs to market to the general public

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

4130 Dawson Forest Road Dawsonville, Georgia 30534

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: Dawson Forest Developer, LLC

Signature of applicant or agent: _____ Date: 1/6/16

Printed Name of Owner(s): WILLIAM D. BROWN, JR

Signature of Owner(s): _____ Date 1/6/16

Sworn and subscribed before me
this 6th day of January, 2016.

_____
Notary Public

My Commission Expires: June 30, 2018

(Seal)

K. STRANE
MY COMMISSION EXPIRES
NOTARY
PUBLIC
JUNE 30, 2018
COBB COUNTY GEORGIA

(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.)

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: _____ Date: 1/6/16

Signature of Witness: _____ Date: 1.6.16

****

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.

VR 16-05
~~ZA 16-0~~ _____ 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 106-075-004	1. CBH Chestatee LLC.	8015 Monticello Drive Atlanta, Ga 30350
TMP 106-075-001	2. CBH Chestatee LLC.	8015 Monticello Drive Atlanta, Ga 30350
TMP 115-127	3. Bradshaw Ardele	6272 OKLD Dahlonega Hwy Murrayville, Ga 30564
TMP 115-002	4. CF SouthEast Reo LLC.	412 E Parkcenter Blvd Ste 300 Boise, Id 83706
TMP 114-022	5. David James Hughes	244 Thompson Creek Park Rd Dawsonville, Ga 30534
TMP 114-022-005	6. David James Hughes	244 Thompson Creek Park Rd Dawsonville, Ga 30534
TMP 114-012	7. Thelma Byrd	5402 Highway 53 East Dawsonville, Ga 30534
TMP 114-013	8. Community & Southern Bank	PO Box G Elijay, Ga 30540
TMP 114-033	9. CF SouthEast REO LLC.	412 E Parkcenter Blvd Ste300 Boise Id, 83706
TMP 114-033-04	10. 2255 Delk Road Partnership LP	PO Box 740 Summervillle, Ga 30747
TMP 114-006	11. Walmart Real Estate Business Trust	Po Box 80502 Ms 0555 Bentonville, AR 727128050
TMP 114-009	12. Dawsonville Promenade LLC./Riverwood Properties LLC.	3350 Riverwood Pkwy Ste 450 Atlanta, Ga 30339
TMP 114-009-001	13. Griffin Holding Inc.	1565 Hadrin Avenue College Park, Ga 30337
TMP 114-010	14. Charles Sipple	610 Herb River Drive Savannah, Ga 31406
TMP 114-024	15. Joe Cox	3915 Spot Road Cumming, Ga 30040

Use additional sheets if necessary.

ZA _____ TMP#: _____

List of Adjacent Property Owners

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****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 114-030	1. Highland One LLC	4695 Highland Drive Gainesville, Ga 30506
TMP 114-015	2. Anita Cox Bearden	127 Gordon Moss Rd Dawsonville, Ga 30534
TMP 114-025	3. Gregory Cox	175 GORDON MOSS RD DAWSONVILLE, GA 30534
TMP 114 024	4. COX JOE LANE	3915 SPOT RD CUMMING, GA 30040
TMP 106 075 008	5. BREC- DAWSONVILLE LLC	2964 PEACHTREE RD NW STE 750 ATLANTA, GA 30305
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.

Linda Townley
Dawson County Tax Commissioner
25 Justice Way
Suite 1222
Dawsonville, GA 30534

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

Tax Payer: SHIREY JOHN R AND ROBLEY E
Map Code: 114 031 REAL
Description: LL 372,406,407 LD 13-S
Location: 4130 DAWSON FOREST RD
Bill No: 2013-12029
District: 001 DAWSON COUNTY UNINCORPORATED

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date		Payment Good Through	Exemptions
97,956	2,440,620	53.6400	2,538,576	12/01/2013			12/01/2013	

Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX	2,538,576.00	1,015,431.00		1,015,431.00	.150	152.31		152.31
COUNTY M&O	2,538,576.00	1,015,431.00		1,015,431.00	13.618	13,828.14		8,263.58
SALES TAX ROLLBACK				1,015,431.00	-5.480		-5,564.56	
SCHOOL M&O	2,538,576.00	1,015,431.00		1,015,431.00	17.246	17,512.12		17,512.12
TOTALS					25.534	31,492.57	-5564.56	25,928.01

PD CR 1216
11-18-13

A gradual reduction and elimination of the state tax millage rate is the result of property tax relief passed by the Governor, the House of Representatives and the Georgia State Senate. Under the property tax relief legislation, the state tax millage rate will be reduced by .05 mill every year until completely eliminated in 2016.

We encourage you to pay your bill by mail or on our website at www.dawsoncountytax.com. If your bill is paid by a mortgage company, send the top portion of this statement to them. Thank you for the privilege to serve as your Tax Commissioner.
For exemption information you can reach the Tax Assessor's office at 706-344-3590.

Current Due	25,928.01
Penalty	
Interest	
Other Fees	
Previous Payments	
Back taxes	
TOTAL DUE	25,928.01

Printed: 9/6/2013

SURVEY NOTES

EQUIPMENT USED:
A TRIMBLE M5 TOTAL STATION WAS USED TO OBTAIN ANGULAR MEASUREMENTS AND DISTANCE MEASUREMENTS.

A TRIMBLE R-6 DUAL FREQUENCY GPS UNIT WAS USED FOR ESTABLISHING CONTROL. A NETWORK ADJUSTED RTK SURVEY WAS PERFORMED AND ADJUSTED BY RELATIVE POSITIONAL ACCURACY.

CLOSURE STATEMENT:
THIS SURVEY HAS BEEN CALCULATED FOR CLOSURE AND IS ACCURATE WITHIN ONE FOOT IN 340,623 FEET.

THE FIELD DATA UPON WHICH THIS SURVEY IS BASED, ARE WITHIN THE POSITIONAL TOLERANCES ALLOWED FOR ALTA/ACSM LAND TITLE SURVEYS PER THE 2011 MINIMUM TECHNICAL STANDARDS ESTABLISHED BY ALTA AND ACSM AND WAS ADJUSTED USING THE LEAST SQUARES METHOD

THE BEARINGS SHOWN ON THIS SURVEY ARE COMPUTED ANGLES BASED ON A GRID BEARING BASE (GA WEST ZONE) NAD83.

ALL HORIZONTAL DISTANCES SHOWN ARE GROUND DISTANCES.

MEASURING UNITS OF THIS SURVEY ARE IN U.S. SURVEY FEET.

ACCORDING TO THE "FIRM" (FLOOD INSURANCE RATE MAP) OF DAWSON COUNTY, GEORGIA (PANEL NUMBER13085C0225B), DATED SEPTEMBER 29, 2006 NO PORTION OF THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA.

THE NORTHERN BOUNDARY OF THE SURVEYED LAND IS ADJACENT, CONTIGUOUS, AND HAS ACCESS TO A PUBLICLY DEDICATED RIGHT-OF-WAY KNOWN AS DAWSON FOREST ROAD, AND THE WESTERN BOUNDARY OF THE SURVEYED LAND IS ADJACENT, CONTIGUOUS, AND HAS ACCESS TO A PUBLICLY DEDICATED RIGHT-OF-WAY KNOWN AS GEORGIA HIGHWAY 400 / U.S. HIGHWAY 19.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY TO THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THE INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.

INFORMATION REGARDING STORM SEWER AND SANITARY SEWER, AS SHOWN HEREON, IS BASED ON OBSERVATIONS TAKEN BY TERRAMARK EMPLOYEES AT THE GROUND ELEVATION OF THE EXISTING STRUCTURE. TERRAMARK EMPLOYEES ARE NOT AUTHORIZED TO ENTER A CONFINED SPACE SUCH AS A STRUCTURE. THEREFORE, THERE IS NO CERTAINTY OF THE PIPE SIZES AND PIPE MATERIAL THAT ARE SHOWN ON THIS SURVEY. EXCAVATION BY A CERTIFIED CONTRACTOR IS THE ONLY WAY TO VERIFY PIPE SIZE AND MATERIAL. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THE PIPE INFORMATION SHOWN HEREON.

STATE WATERS AND BUFFERS AS SHOWN HEREON ARE SUBJECT TO REVIEW BY LOCAL JURISDICTION OFFICIALS. IT IS THE RESPONSIBILITY OF THE LOCAL AUTHORITY TO DETERMINE SPECIFIC WATER CLASSIFICATION. THEREFORE TERRAMARK LAND SURVEYING ACCEPTS NO RESPONSIBILITY IN THE IDENTIFICATION OF SAID WATERS OR BUFFERS DEPICTED HEREON.

THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS SURVEY DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT THE EXPRESS CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS OR ENTITY.

TERRAMARK LAND SURVEYING, INC. DOES NOT WARRANT THE EXISTENCE OR NONEXISTENCE OF ANY WETLANDS OR HAZARDOUS WASTE IN THE SURVEY AREA.

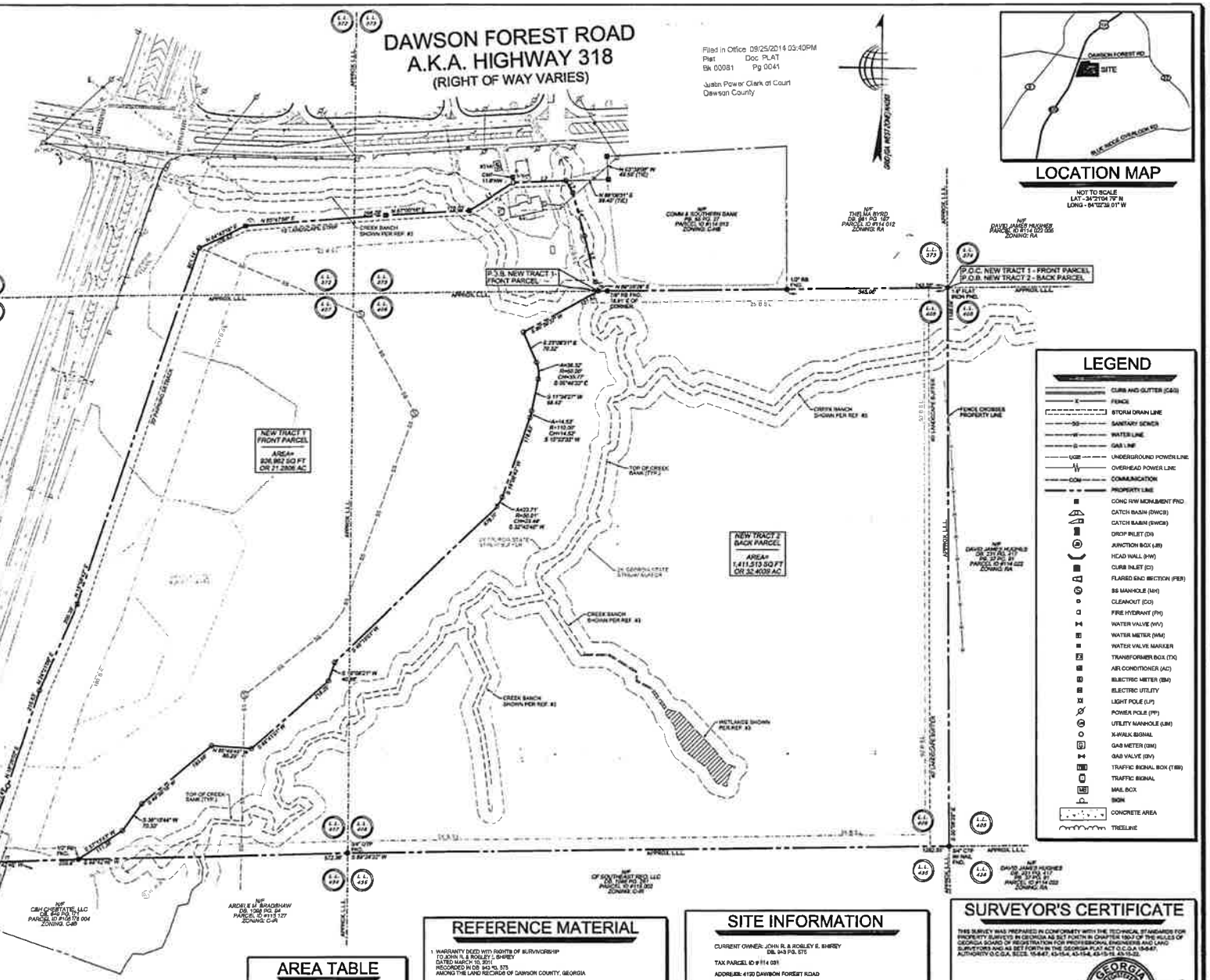
FIELD WORK FOR THIS PROPERTY WAS COMPLETED ON AUGUST 7, 2014.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 84°06'31" E	113.74'
L2	N 87°07'22" E	112.32'
L3	S 28°43'15" E	28.82'
L4	S 18°16'38" E	96.53'
L5	S 13°23'14" E	101.08'
L6	S 19°54'09" E	20.89'

APPROVED
SEP 25 2014
FOR RECORDING

Planning approval is not approval from the Health Department. Contact that agency for approval.



LOCATION MAP

NOT TO SCALE
LAT - 34°21'04.79" N
LONG - 84°02'38.01" W

LEGEND

- CURB AND GUTTER (C&G)
- FENCE
- STORM DRAIN LINE
- SANITARY SEWER
- WATER LINE
- GAS LINE
- UGP — UNDERGROUND POWER LINE
- OVERHEAD POWER LINE
- COM — COMMUNICATION
- PROPERTY LINE
- CONC R/W MONUMENT FND
- CATCH BASIN (DWCB)
- CATCH BASIN (SWCB)
- DROP INLET (DI)
- JUNCTION BOX (JB)
- HEAD WALL (HW)
- CURB INLET (CI)
- FLARED END SECTION (FES)
- SS MANHOLE (MH)
- CLEANOUT (CO)
- FIRE HYDRANT (FH)
- WATER VALVE (WV)
- WATER METER (WM)
- WATER VALVE MARKER
- TRANSFORMER BOX (TX)
- AIR CONDITIONER (AC)
- ELECTRIC METER (EM)
- ELECTRIC UTILITY
- LIGHT POLE (LP)
- POWER POLE (PP)
- UTILITY MANHOLE (UM)
- X-WALK SIGNAL
- GAS METER (GM)
- GAS VALVE (GV)
- TRAFFIC SIGNAL BOX (TSB)
- TRAFFIC SIGNAL
- MAIL BOX
- SIGN
- CONCRETE AREA
- TREELINE

ABBREVIATIONS

A	ARC LENGTH	IPS	IRON PIN SET (CAPPED)
AC	ACRE	NIF	NOW OR FORMERLY
AE	ACCESS EASEMENT	OTP	OPEN TOP PIPE
BSL	BUILDING SETBACK LINE	PB	PLAT BOOK
BW	BARBWIRE	PG	PAGE
CH	CHORD LENGTH	POB	POINT OF BEGINNING
CLF	CHAINLINK FENCE	POC	POINT OF COMMENCEMENT
CMP	CORRUGATED METAL PIPE	R	RADIUS LENGTH
CONC	CONCRETE	R/W	RIGHT OF WAY
CTP	CRIMP TOP PIPE	R/W MON	RIGHT OF WAY MONUMENT
DB	DEED BOOK	RB	REBAR
DIP	DUCTILE IRON PIPE	RCP	REINFORCED CONCRETE PIPE
FDC	FIRE DEPARTMENT CONNECTION	SDE	STORM DRAINAGE EASEMENT
FND	FOUND	SQ. FT.	SQUARE FEET
HDPE	HIGH DENSITY POLYETHYLENE PIPE	SSE	SANITARY SEWER EASEMENT
IPF	IRON PIN FOUND	WPF	WOOD PRIVACY FENCE

AREA TABLE

NEW TRACT 1 - FRONT PARCEL:	936,962 SQ FT OR 21.2906 AC
NEW TRACT 2 - BACK PARCEL:	1,411,513 SQ FT OR 32.4039 AC
OVERALL:	2,348,475 SQ FT OR 53.8945 AC

REFERENCE MATERIAL

1. WARRANTY DEED WITH RIGHTS OF SURVIVORSHIP TO JOHN R. & ROBLEY E. SHIREY DATED MARCH 10, 2011 RECORDED IN DB. 943 PG. 575 AMONG THE LAND RECORDS OF DAWSON COUNTY, GEORGIA
2. ALTA/ACSM LAND TITLE SURVEY FOR DAWSON FOREST PROPERTIES, LLC. INTEGRITY BANK & CHICAGO TITLE INSURANCE COMPANY PREPARED BY GEOSURVEY, LTD. DATED SEPTEMBER 15,2006
3. STS TOPOGRAPHIC AND DESIGN FILE FROM EABLAN CAPITAL OF ATLANTA, INC. RECEIVED ELECTRONICALLY ON APRIL 7, 2008

SITE INFORMATION

CURRENT OWNER: JOHN R. & ROBLEY E. SHIREY
DB. 943 PG. 575

TAX PARCEL ID # 114 001

ADDRESS: 4120 DAWSON FOREST ROAD

ZONING: C-HB (HIGHWAY BUSINESS)
JURISDICTION: DAWSON COUNTY

SETBACKS AND LANDSCAPE BUFFERS SHOWN PER REF. #3

MAXIMUM BUILDING HEIGHT: 35 FEET

MINIMUM LOT SIZE: 43,560 SQ FT OR 1 AC

SURVEYOR'S CERTIFICATE

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A 15-6-67. AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

GEORGIA REGISTERED LAND SURVEYOR No. 3027

SCOTT E. BURSON, RLS
REGISTERED NUMBER: 3027

Filed in Office 09/25/2014 03:40PM
Plat Doc PLAT
Bk 00081 Pg 0041
Justin Power Clerk of Court
Dawson County

TerraMark Land Surveying, Inc.
1100 Peachtree Industrial Blvd
Norcross, Georgia 30092
Phone No. (770) 451-1837
Fax No. (770) 451-1832
www.TerraMark.com
TerraMark Professional Land Surveying C.O. #LSF000819

No.	Revision	Date
1		
2		
3		
4		
5		
6		
7		
8		

Project No. 2014-1000
Survey Corr. DW
Drawn By: JOW
Approved By: SEB
Date 8/28/14

MINOR PLAT
FOR
DAWSON FOREST OWNER, LLC, A GEORGIA LIMITED LIABILITY COMPANY, DAWSON FOREST HALPERN GROUP, LLC, A GEORGIA LIMITED LIABILITY COMPANY, AND DAWSON FOREST DEVELOPER, LLC, A GEORGIA LIMITED LIABILITY COMPANY
LOCATED IN LAND LOTS 372, 373, 406 & 407, SOUTH HALF 13 DISTRICT, 1ST SECTION

SHEET NO.
1/1

DRAWING# 7H 14-108

JOB NUMBER 2014-1000 (1) 17 SEP 2014 8:4 AM

Legend

- CountyLine
- County RD
- State Hwy
- US Hwy
- Rivers & Streams

TMP 114-031

0 125 250 500 750 1,000

Feet

N W E S

12 x 8

DAWSON CROSSROADS
OPENING FALL 2016

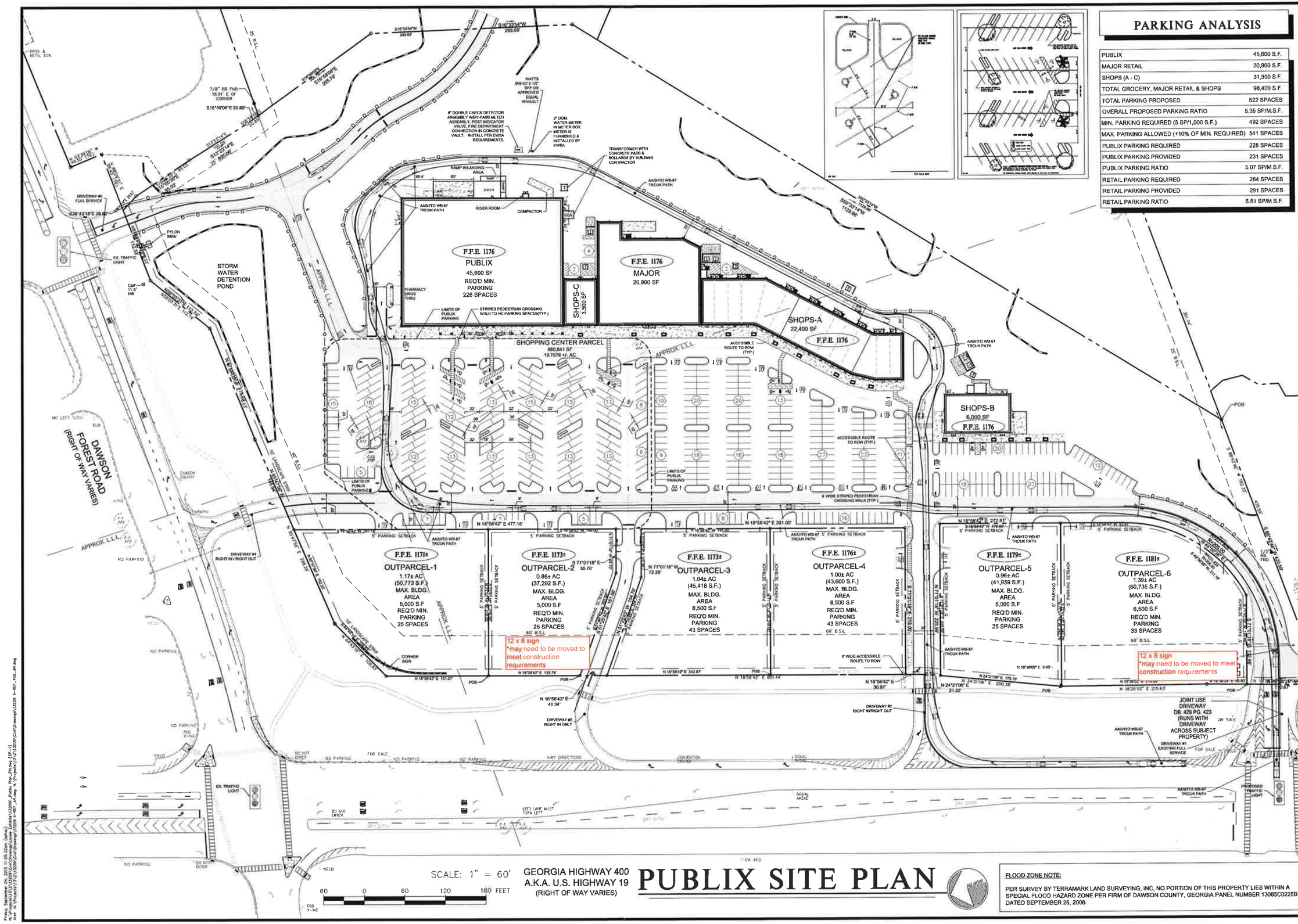
NOW LEASING (770) 451-0318

John Brozovic
Benjamin Halpern

HALPERN
ENTERPRISES, INC.

VR 14-07, VR 14-08, ZA 14-04
LIST OF ADJACENT PROPERTY OWNERS

TMP	First	Last	Address	City/State/Zip	Case#
L12-077	John & Tonya	Givogre	1120 Springdale Road	Gainesville, GA 30501	VR 15-11
L12-075	Herbert & Marlene	Lewis	2845 Caraway Drive	Tucker, GA 30084	VR 15-11
L12-078	John	Adams, Jr.	1858 Castleway Lane	Atlanta, GA 30345	VR 15-11
L12-079	Natalie	Orgeron	5050 Fieldstone Bend Drive	Cumming, GA 30028	VR 15-11
115-004	Patsy	Carlisle	9101 Greenwood Way	Canton, GA 30115	ZA 15-02
115-006	Lynn	Carlisle	25136 Conestoga Drive	Land O'Lake, FL 34639	ZA 15-02
115-078	Pamela	Woodall	529 Carlisle Road	Dawsonville, Ga 30534	ZA 15-02
115-016	John & Mildred	Carlisle	615 Carlisle Road	Dawsonville, Ga 30534	ZA 15-02
115-083	Charles	Kimbral	65 Oak Creek Drive	Dawsonville, Ga 30534	ZA 15-02
114-013	Community & Southern Bank		P.O. Box G	Ellijay, GA 30540	VR 15-12
114-012	Thelma	Byrd	5402 Hwy. 53 East	Dawsonville, Ga 30534	vr 15-12
114-022; 114-022-055	Rocky Phillips & Billy, Jr.	Hughes	244 Thompson Creek Park Road	Dawsonville, Ga 30534	VR 15-12
115-002-002	Kimper America Inc.		5910 Shiloh Rd. East; ste 114	Alpharetta, GA 30005	VR 15-12
115-127	Ardele & Calvin	Bradshaw	6272 Old Dahlonega Hwy.	Murrayville, GA 30564	VR 15-12
106-075-001;004	CBH Chestatee, LLC		8015 Monticello Dr.	Atlanta, GA 30350	VR 15-12
114-030	Highland One, LLC		4695 Highland Drive	gainesville, GA 30506	VR 15-12
114-015	James & Anita	Bearden	127 Gordon Moss Road	Dawsonville, Ga 30534	VR 15-12
114-004	Chelsea GCA Realty	CPG Partners LP	P.O. Box 6120	Indianapolis, IN 46206	VR 15-12
114-024	Joe Lane Cox etal		3915 Spot Road	Cumming, GA 30040	VR 15-12
114-025	Gregory	Cox	175 Gordon Moss Road	Dawsonville, Ga 30534	VR 15-12
114-010	Charles	Sipple, III	610 Herb River Drive	Savannah, GA 31406	VR 15-12
114-009-001	Griffen Holding, Inc.		1565 Hardin Ave.	College Park, GA 30337	VR 15-12
114-009	Dawsonville Promendade, LLC	c/o Riverwood Properties, LLC	3350 Riverwood Pkwy, Ste 450	Atlanta, GA 30339	VR 15-12
114-0016	Wal-Mart Real Estate Business Tru	c/o RE Property Tax Dept.	P.O. Box 8050; MS 0555	Bentonville, AR 72712	VR 15-12



PUBLIX SITE PLAN

PARKING ANALYSIS

PUBLIX	45,600 S.F.
MAJOR RETAIL	20,900 S.F.
SHOPS (A - C)	31,900 S.F.
TOTAL GROCERY, MAJOR RETAIL & SHOPS	98,400 S.F.
TOTAL PARKING PROPOSED	522 SPACES
OVERALL PROPOSED PARKING RATIO	5.35 SP/M.S.F.
MIN. PARKING REQUIRED (5 SP/1,000 S.F.)	492 SPACES
MAX. PARKING ALLOWED (+10% OF MIN. REQUIRED)	541 SPACES
PUBLIX PARKING REQUIRED	228 SPACES
PUBLIX PARKING PROVIDED	231 SPACES
PUBLIX PARKING RATIO	5.07 SP/M.S.F.
RETAIL PARKING REQUIRED	264 SPACES
RETAIL PARKING PROVIDED	291 SPACES
RETAIL PARKING RATIO	5.51 SP/M.S.F.

FLOOD ZONE NOTE:

PER SURVEY BY TERRAMARK LAND SURVEYING, INC, NO PORTION OF THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD ZONE PER FIRM OF DAWSON COUNTY, GEORGIA PANEL NUMBER 13085C0225B, DATED SEPTEMBER 26, 2008.

ROBERTSON LOIA ROOF
ARCHITECTS & ENGINEERS
3460 Preston Ridge Road . Suite 275 . Alpharetta, Georgia 30005
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DAWSON CROSSROADS
4139 DAWSON FOREST ROAD, DAWSONVILLE, GEORGIA 30534
LAND LOTS 372, 373, 406 & 407, SOUTH HALF 13 DISTRICT,
1ST SECTION, DAWSON COUNTY, GEORGIA
FOR
HALPERN ENTERPRISES, INC
5269 BUFORD HIGHWAY, ATLANTA, GEORGIA 30340
TELEPHONE: 770-451-0318; FAX: 770-986-0340

REVISIONS

SHEET TITLE
PUBLIX SITE PLAN

DATE
09-04-15

PROJECT NUMBER
13-209

SHEET NUMBER
SP-1