

From: Denise Farr
Sent: Tuesday, October 5, 2021 11:57 AM
To: Harmony Gee <hgee@dawsoncounty.org>
Cc: Bryan Young <byoung@dawsoncounty.org>
Subject: FW: 18232.01- Etowah Bluffs - Traffic and improvements meeting

Harmony,

At first glance, there are several items that I would question:

First, I don't think the developer has enough road frontage for all of his requested points of access, nor do I think some of those points are spaced far enough apart (off Lumpkin Campground). There seems to be a 4-point access (at the POD A notation), and another access approximately 500 feet toward SR 400. Considering the volume of traffic at this light, I would expect only a two-point access to be permitted (a right-in and right-out).

Secondly, I would be curious to know what GDOT has said about the request for access points off of SR 400. I don't know if all (or if any) will be approved. A denial to these entrances would cause a major issue with the design.

Thirdly, I don't think there are enough "residential access points" as shown in the present design. Considering the potential volume of residential occupancy to that of commercial.

Lastly, I don't think there is enough distance between access points to meet the Fire Department's requirements. The developer may want to consider another access point off of Grant Road.

In summary, it looks as though the design is extremely limited in access. Perhaps the developer would consider acquiring additional properties so as to improve this ratio.

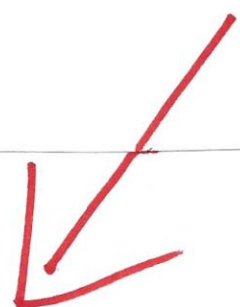
I will forward the plans to Bryan for his initial review.

Thank you,

Denise H. Farr

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From: Sharon Farrell
Sent: Thursday, March 10, 2022 10:15 AM
To: Denise Farr
Cc: Harmony Gee
Subject: staff report
Attachments: ZA 22 04 Etowah Bluffs Mixed Use Village.pdf

Denise, this is a pretty high profile hearing so please review this report and let us know if you want to edit your comments 😊 I think we have a map to swap out..

Sharon O. Farrell, AICP, Planning Director
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