



ZA 22-04

Planning Commission Meeting March 15, 2022
 Board of Commission Hearing April 21, 2022

Applicant Proposal

The applicant is seeking to zone a 518-acre property located at the northwest corner of Lumpkin Campground Road and Georgia 400 from a mix of residential, commercial, office and institutional zoning designations to Mixed Use Village. The request for zoning approval includes the concept plan dated January 26, 2022.

Applicant	Fox Creek Properties, Inc
Amendment #	ZA 22 - 04
Request	Mixed Use Village
Concept Plan Proposed Uses	Single Family Detached, Multifamily low rise, Multifamily Mid Rise, Senior Adult Housing, General Office Building, Medical Office Building, Medical Dental Office, Warehousing, Shopping Plaza, Strip Retail Plaza, Fast Casual Restaurant, Coffee Shop
Current Zoning	RA, RPC, C-HB, C-PCD, C-OI
Acreage	518.274
Location	Northwest corner of SR19 (GA400) and SR9 (Lumpkin Campground Road)
Concept Plan Commercial Square footage	Warehousing – 251,000 Office – 165,000 Retail – 71,200 Restaurant – 8,060
Road Classification	State Route 19 – Arterial (State Maintained) State Route 9 – Collector (County Maintained)
Tax Parcel	Six tracts: 104-065 ,112-012, 112-013, 112-018, 112-019, 113-057 002
Dawson Trail Segment	Segment 2 Etowah River Trail
Commission District	3
DRI	YES #3507

DAWSON COUNTY REZONING APPLICATION

This portion to be completed by Zoning Administrator

ZA 22-04 Tax Map & Parcel # (TMP): 112 019

Submittal Date: 10/08/2021 Time: 11:49 a.m. am/pm Received by: HG (staff initials)

Fees Assessed: _____ Paid: 3500.00 Commission District: 3

Planning Commission Meeting Date: TBD (DRI - Multi Use)

Board of Commissioners Meeting Date: TBD

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: FOX CREEK PROPERTIES, INC.

Address: _____

Phone: Listed Unlisted Email: Business 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: _____

PROPERTY OWNER/PROPERTY INFORMATION

Name: LUMPKIN CAMPGROUND ROAD LLC

Street Address of Property being rezoned: NW CORNER OF LUMPKIN CAMPGROUND ROAD AND GA 400

Rezoning from: R-A, RPC, C-HB, MUV - MIXED to: C-PCD, C-OI to: USE VILLAGE Total acreage being rezoned: 518.274 ACRES

Directions to Property: NW CORNER OF LUMPKIN CAMPGROUND ROAD NW (STATE ROUTE 9 E)
AND GA 400 BETWEEN HWY 53 AND ETOWAH RIVER ROAD

109

Subdivision Name (if applicable): ETOWAH BLUFFS Lot(s) #: _____

Current Use of Property: VACANT/UNDEVELOPED

Any prior rezoning requests for property? yes if yes, please provide rezoning case #: ZA 20-08

*****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? YES (yes/no)

If yes, what section? NORTH

SURROUNDING PROPERTY ZONING CLASSIFICATION:

North RA South RA, R-1, R-2 East C-HB, C-CB West RA

Future Land Use Map Designation: PLANNED RESIDENTIAL COMMUNITY

Access to the development will be provided from:

Road Name: GA HWY 400 AND LUMPKIN Type of Surface: HEAVY DUTY ASPHALT
CAMPGROUND ROAD

REQUESTED ACTION & DETAILS OF PROPOSED USE

Rezoning to: MUV- MIXED-USE Special Use Permit for: _____
VILLAGE

Proposed Use:

SINGLE-FAMILY DETACHED LOTS, MULTI-FAMILY UNITS, ATTACHED HOMES, OFFICE,
INDUSTRIAL, COMMERCIAL AND RETAIL

Existing Utilities: Water Sewer Gas Electric

Proposed Utilities: Water Sewer Gas Electric

RESIDENTIAL

No. of Lots: 986 TOTAL UNITS:
586 SFD LOTS Minimum Lot Size: SFA TH: 1800 SF (acres) No. of Units: _____
100 SFA TOWNHOMES SFD: 4800-6000 SF
300 MF UNITS
Minimum Heated Floor Area: _____ sq. ft. Density/Acre: 1.88 UPA ← *Misleading*

Type: Apartments Condominiums Townhomes Single-family Other

Is an Amenity Area proposed: YES; if yes, what? FULL AMENITY AREAS FOR SED AND MF
PODS

COMMERCIAL & INDUSTRIAL

Building area: 300,000+ TOTAL SQUARE FEET No. of Parking Spaces: TBD
45,000 SQFT OF OFFICE/INDUSTRIAL SPACE
30,000 SQFT OF COMMERCIAL SPACE
250,000 SQFT OF INDUSTRIAL SPACE

21 OCT 8 11:49 AM