

**From:** Sharon Farrell <[sfarrell@dawsoncounty.org](mailto:sfarrell@dawsoncounty.org)>  
**Sent:** Wednesday, October 6, 2021 9:08 AM  
**To:** James Bowersox <[jim@bsoxdllc.com](mailto:jim@bsoxdllc.com)>  
**Subject:** DRI 400/Etowah Bluffs

Ms Farrell wasn't even here a few weeks before she was sharing information with the Development Team, and taking control over the Project. In certain situations this might seem normal, except for her past, and the fact that she later attempted to pressure the same Head of Public Works to change her comments.

Hello Jim,

Harmony forwarded the original concept plan (dated July ) to the Department of Public Works. These were the cursory comments made to Planning staff :

*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.*

These comments echo our conversations - I know you have a revised plan, I just wanted to provide this information to you.

Also, I am going to take the lead on this project since Harmony has so much on her plate – I look forward to working with you.

**Sharon O. Farrell, AICP, Planning Director**  
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