



# Dawson County

## PUBLIC HEARING APPLICATION- LAND USE AMENDMENT

A short summary of the proposed use:

280-home Residential Community on 152.44 acres. The lots will be a minimum of 85'x100' per the RS-2

### Contact Information:

Contact Name: Jim King  
Address: 131 Prominence Court Suite: 230  
City Dawsonville State: GA Zip: 30534  
Telephone 678-316-3572 Email: jim@kingconsulting.info  
PLEASE DO NOT PROVIDE UNLISTED NUMBER

### Subject Property Information:

Address: SE corner of State Highway 9 & Dawson Fo Current Zoning: RA  
District: 4th Section: 1st Land Lot: 1121, Parcel ID: LL (cont): 1123,1124 &  
Proposed Zoning: RS-2 Current Use: Undeveloped/wooded

### This Application Is For (Check All That Apply):

- Appeal of Administrative Decision
- Rezoning (Land Use change)
- Special Use
- Master Plan Review - MUV
- Amendment of Master Plan
- Amendment of Stipulations
- Other: \_\_\_\_\_

---

# APPLICANT INTENT

---

Applicant's Request (Letter of Intent):

Dawson Forest Road | Residential Community | August 30, 2024

The applicant, Jim King requests the Rezoning of Parcel Number 098 015 from R-A to RS-2 in order to construct a 280-home Residential Community on 152.44 acres bordered on the North by Dawson Forest Road, the West by State Route 9, the East by Goodson Rd. and on the south by single family residences. The property is currently undeveloped and zoned RA. A large buffer area is being preserved along both State Hwy 9 and Dawson Forest Road and a 200' buffer preserved along Goodson Road.

The Property lies within the Suburban Living Character Area as designated by the newly adopted Comprehensive Plan. The lot size specified within the Suburban Character Area is 85' x 100' or 8,500 sq feet and the plan we are proposing exceeds that lot size. The property was formerly designated as Industrial and Mixed-Use Village on the 2028 and 2049 Future Land Use Plans. Mixed-Use Village carries a maximum density of 2.8 homes per acre with no minimum lot size. Our plan exhibits a density of 1.8 homes per acre with large 85' wide lots which far exceeds the residential size and density requirements of the prior FLUP and the other new developments along Dawson Forest Road. The proposed development is in harmony with the existing and/or currently developing neighborhoods along Dawson Forest Road and the surrounding area and completely conforms to the new 2023 Comprehensive Plan designation as Suburban Living Character Area in which it resides.

Water, sewer and electricity are available to the property. Sewer service will be provided once the Silver City Sewer Interceptor Line is completed. A 12" water main will be extended from Blacks Mill Elementary School to the site by the developer. All utilities within the development will be underground.

The proposed development is within walking distance of both Riverview Elementary and Middle Schools which will greatly reduce the traffic impact that is typically associated with similar residential developments, making this an ideal location. The primary entrance will access Hwy 9 to focus traffic south into Forsyth County along Hwy 9 in order to insure minimal traffic impact to Dawson Forest Road and other Dawson County secondary and minor roads. If, in the future, any access is required on Goodson Road, it will be gated and limited to Emergency access only.

(or attach the write up)

# Property Owner Authorization

I/we, Timothy P. LeBlanc, hereby swear that I/we own the property located at (fill in address and/or tax map parcel #s):

Street Address of Property being rezoned: Dawson Forest Road / Georgia Highway 9

TMP#: 098-015

as shown in the tax maps and/or deed records of Dawson County, Georgia, and which parcel or parcels will be affected by this request.

I hereby authorize the person named below to act as the applicant or agent in pursuit of the rezoning requested on this property. I understand that any rezone granted, and/or conditions or stipulations 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 six (6) months from the date of the last action by the Board of Commissioners.

Printed Name of applicant or agent: Jim King

Signature of applicant or agent: \_\_\_\_\_ Date: \_\_\_\_\_

\*\*\*\*\*

Printed Name of Owner(s): LeBlanc Family Partners LLLP

Signature of Owner(s): Jim LeBlanc Date: August 29, 2024

Mailing address: 655 Pilgrim Mill Road

City, State, Zip: Cumming, Georgia 30040

Phone (Listed/Unlisted): \_\_\_\_\_

Sworn and subscribed before me

this 29th day of August

Mannette V. Watson  
Notary Public

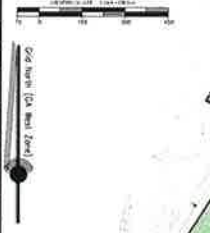
{Notary Seal}



My Commission Expires: \_\_\_\_\_

(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.)

**SITE DATA**  
 Parcel: 298 015  
 Existing Zoning: RA  
 Total Site Area: 152.43 ac  
 Proposed Zoning: R5-2 RESIDENTIAL SUBURBAN  
 Gross Area: 152.43 ac  
 Conditioned Acres (Storm Water, Wetlands, Floodplain, 145% Density): 17.85 ac  
 Net Area: 134.58 ac  
 Total Lots: 760 lots  
 Net Density: 2.9 lots/ac  
 Setbacks:  
 Front: 30'  
 Side: 10'  
 Rear: 20'  
 With Lot 5.08: 8.500 ac (EST. v. 100%)



**OWNER:**  
 LEBLANC FAMILY PARTNERS, LLP  
**APPLICANT:**  
 JIM KING  
 PHONE: 678-316-3572  
 EMAIL: jimking@walyinfo.com  
**24-HOUR CONTACT:**  
 JIM KING  
 678-316-3572  
 EMAIL: jimking@walyinfo.com  
**PROJECT:**  
 LEBLANC TRACT

**SHEET TITLE:**  
 CONCEPT PLAN  
**GEORGIA 811**  
 CALL BEFORE YOU DIG  
 1-800-4-A-SAFE-DIG

**STAMP:**  
 FOR REVIEW ONLY

**DRAWING DATE:** 06/26/2024

**SHEET REVISIONS**

NO.	DESCRIPTION	DATE

