

CONDITIONAL USE APPLICATION FORM

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Property Owner: Name: Roberta Green Garrett c/o Joseph A. Homans  
Address: P.O. Box 477, Dawsonville, GA 30534

Phone: 706-265-3090

Applicant: Name: \_\_\_\_\_  
(if different Address: \_\_\_\_\_  
from owner)

Phone: \_\_\_\_\_

Agent: (if Name: Joseph A. Homans  
applicable)

Address: P.O. Box 477  
Dawsonville, GA 30534

Phone: 706-265-3090

Existing Zoning: B3

Proposed Zoning: B3

Existing Use: Vacant

Proposed Use: Hotel

Acreage of Site: 0.4523

Location of Property: 24 & 40 East Main Street  
(street address)

Tax Plat and Parcel # D-11-87 & 88

(A metes and bounds legal description is required. Also attach a boundary survey of the property if available.)

Please be advised of the following:

- 1) The applicant is bound by the submitted site plan and letter of intent if this application is approved and development must be initiated within twenty-four months or the approved zoning is subject to reversion to its previous zoning by the Governing Body.
- 2) It is the policy (but not a legal requirement) that adjacent property owners and those owners within 150 feet of the subject property are notified by certified mail of the application.

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Complete the following information. (This section may be addressed in the letter of intent.)

1. Off-street parking and loading facilities are adequate in terms of location, amount and design to serve the use.

\_\_\_\_\_

No. Applicant shall construct a parking deck on-site for  
\_\_\_\_\_

use by hotel guests and employees only.  
\_\_\_\_\_

\_\_\_\_\_

2. The number, size and type of signs proposed are compatible with the surrounding area.

3. The amount and location of open space and the provision of screening is such that buffering of incompatible uses is achieved.

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\_\_\_\_\_

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\_\_\_\_\_

4. Ingress and egress to the property is suitable and safe, and the effect of the proposed activity on traffic flow along adjoining streets is not adverse.

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5. The location and intensity of outdoor lighting is such that it does not cast light on adjacent, adjoining or neighboring properties.

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6. Hours and manner of operation of the proposed use are not inconsistent with adjacent and nearby uses.

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7. Public facilities and utilities are capable of adequately serving the proposed use.

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8. The proposed use will not have a significant adverse effect on the level of property values or the general character of adjacent land uses or the general area.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

9. The physical conditions of the site, including size, shape, topography and drainage, are suitable for the proposed development.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

10. The proposed use is consistent with the goals and objectives of the Comprehensive Plan.

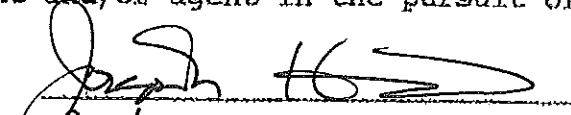
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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Property Owner's Certification

I hereby certify that I am the owner of the property described in the attached legal description, that all information contained in this application is true and correct to the best of my knowledge, and that the applicant and/or agent listed above is authorized to act as the applicant and/or agent in the pursuit of this application.

Signature of Property Owner:



Printed Name of Property Owner:

Roberto Green Garrett

Date of Signature:

March 7, 2017

DISCLOSURE OF CAMPAIGN CONTRIBUTION  
(Applicant(s) and Representative(s) of rezoning)

Pursuant to OCGA Section 36-37 A-3.A, the following disclosure is mandatory when an applicant or any representation of application for rezoning has been made within two (2) years immediately preceding the filing of the applicant's request for re-zoning & campaign contributions aggregating \$250.00 or more to a local government official who will consider the application for rezoning.

It shall be the duty of the applicant and the attorney representing the applicant to file a disclosure with the governing authority of the respective local government showing the following information:

1. The name of the local official to whom the campaign contribution was made:  
\_\_\_\_\_.
2. The dollar amount and/or description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution:

Amount \$ \_\_\_\_\_  
Date: \_\_\_\_\_

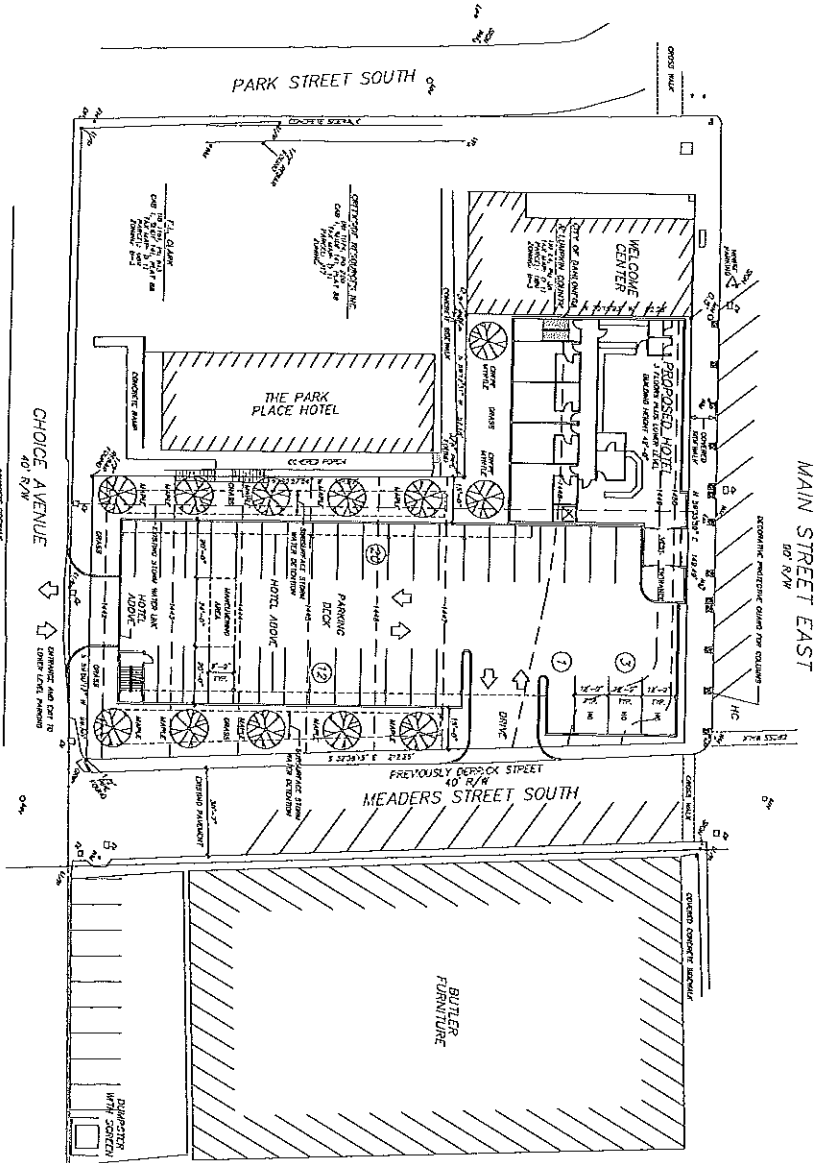
Amount \$ \_\_\_\_\_  
Date: \_\_\_\_\_

3. Enumeration and description of each gift when the total value of all gifts is \$250.00 or more made to the local government official during the 2 years immediately preceding the filing application for rezoning:

Signature of Applicant/  
Representative of Applicant: \_\_\_\_\_  
Date: \_\_\_\_\_

By not completing this form you are making a statement that no disclosure is required because no contributions have been made.

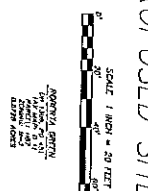
This form may be copied and additional pages attached if necessary.



**PROPOSED SITE PLAN**

THE INFORMATION CONTAINED HEREIN IS FOR THE EXCLUSIVE USE OF THE CLIENT AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE ARCHITECT MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE, EXPRESS OR IMPLIED, AS TO THE ACCURACY, COMPLETENESS, OR QUALITY OF THE INFORMATION CONTAINED HEREIN. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS DOCUMENT OR FOR ANY CONSEQUENCES ARISING FROM THE USE OF THIS DOCUMENT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY THE ARCHITECT AND SHALL NOT BE EXTENDED TO ANY OTHER MATTER. THE ARCHITECT'S LIABILITY SHALL NOT BE LIMITED BY ANY LIMITATION OF REMEDY OR DAMAGES UNDER ANY APPLICABLE LAW. THE ARCHITECT'S LIABILITY SHALL NOT BE LIMITED BY ANY LIMITATION OF REMEDY OR DAMAGES UNDER ANY APPLICABLE LAW. THE ARCHITECT'S LIABILITY SHALL NOT BE LIMITED BY ANY LIMITATION OF REMEDY OR DAMAGES UNDER ANY APPLICABLE LAW.

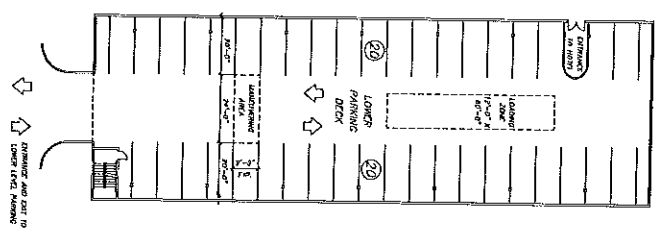
**SURVEY BY GEOMAG**  
 LAND SURVEYING, LAND PLANNING & DESIGN  
 21 HOOK STREET, DALLAS, GA 30033 (770) 438-7700  
 DATE: 12, 2016



**GENERAL INFORMATION**

- NUMBER OF STORIES: 75
- BUILDING HEIGHT: THREE FLOORS, 40'-6"
- SETBACKS: PROPERTY LINE
- NUMBER OF PARKING SPACES REQUIRED: 76
- NUMBER OF PARKING SPACES PROVIDED: 76
- FLOOD HAZARD AREA: THIS PROJECT IS NOT WITHIN A FLOOD HAZARD AREA

**LOWER LEVEL PARKING DECK**



**ROBERTA GREEN GARRETT-PARKS BUILDING**

- PROJECT OWNER: ROBERTA GREEN GARRETT
- OWNER'S ADDRESS: 60 EAST MAIN STREET, DALLAS, GEORGIA 30033
- OWNER'S TELEPHONE: 770 864 2814
- ARCHITECT: BAILEY ASSOCIATES
- ARCHITECT'S ADDRESS: 1081 THOMPSON BROOK ROAD, GAINESVILLE, GEORGIA 30601
- ARCHITECT'S TELEPHONE: 770 534 0012

Project No: 15033  
 Drawn by: SGB  
 Checked by: SGB  
 Date: FEB. 17, 2017  
 Revision:  
 DATE: 7, 2017

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OF 1

**ROBERTA GREEN GARRETT  
 PARKS BUILDING  
 DALLONGEA, GEORGIA**

**Bailey Associates**

Architects  
 Caryville  
 Georgia 30011  
 770 535 5512