

**DAWSON COUNTY BOARD OF COMMISSIONERS
VOTING SESSION AGENDA - THURSDAY, JULY 20, 2017
DAWSON COUNTY GOVERNMENT CENTER ASSEMBLY ROOM
6:00 PM**

A. ROLL CALL

B. INVOCATION

C. PLEDGE OF ALLEGIANCE

D. ANNOUNCEMENTS

E. APPROVAL OF MINUTES

[Minutes](#) from the Voting Session held on July 6, 2017

F. APPROVAL OF AGENDA

G. PUBLIC COMMENT (3 minute limit/person 15 minutes maximum)

H. ZONING

1. [ZA 17-04](#)- Robert and Brittany Goss have made a request for a Conditional Use Permit, per Land Use Resolution, Article III, Section 309.A.1, to allow for a mobile home to be placed on their property which is less than 5 acres. The property is located on TMP 104-032-001 and is zoned RA (Residential Agriculture.)
2. [ZA 17-05](#)- Billy Carlisle has made a request to amend a stipulation of zoning requiring a manufactured building be removed after 24 months. This stipulation is from the re-zoning case ZA 15-02 that was heard and approved by the Dawson County Board of Commissioners on July 17, 2015. The property is located on TMPs 115-005 and 115-005-001 and is zoned CHB (Commercial Highway Business)

I. NEW BUSINESS

1. Consideration of Request to Reclassify the Administrative Assistant Position for DCES to Executive Secretary
2. Consideration of Special Event Business License Application - *Sky Acres Arena*
3. Consideration of Board Appointment:
 - a. **Georgia Mountains Regional Commission (GMRC)**
 - i. David Headley- Replacing Charlie Auvermann (Term: July 2017 through June 2018)

J. PUBLIC COMMENT

K. ADJOURNMENT

Backup material for agenda item:

Minutes from the Voting Session held on July 6, 2017

DAWSON COUNTY BOARD OF COMMISSIONERS
VOTING SESSION MINUTES – JULY 6, 2017
DAWSON COUNTY GOVERNMENT CENTER ASSEMBLY ROOM
25 JUSTICE WAY, DAWSONVILLE
6:00PM

ROLL CALL: Those present were Chairman Thurmond; Commissioner Fausett, District 1; Commissioner Gaines, District 2; Commissioner Hamby, District 3; Commissioner Nix, District 4; County Manager Headley; County Attorney Frey; County Clerk Yarbrough and interested citizens of Dawson County.

INVOCATION: Chairman Thurmond

PLEDGE OF ALLEGIANCE: Chairman Thurmond

ANNOUNCEMENTS:

None

APPROVAL OF MINUTES:

Motion passed unanimously to approve the minutes from the Voting Session held on June 15, 2017 as presented. Nix/Gaines

Motion passed unanimously to approve the minutes from the joint meeting between the Board of Commissioners and the Development Authority of Dawson County held on June 21, 2017. Hamby/Fausett

APPROVAL OF THE AGENDA:

Motion passed unanimously to approve the agenda as presented. Gaines/Hamby

PUBLIC COMMENT:

None

NEW BUSINESS:

Consideration of 2016 Audit

Motion passed unanimously to approve the 2016 Audit. Nix/Gaines

Consideration of Request for 2017 Magistrate Interpreter Budget Increase

Motion passed unanimously to approve the request for 2017 Magistrate Court Interpreter Budget Increase. Hamby/Fausett

Consideration of Request for Election Equipment Purchase

Motion passed unanimously to approve the request for Election Equipment Purchase. Gaines/Hamby

Consideration of Transportation Enhancement Trail Grant Project Feasibility

Motion passed unanimously to approve termination of the Transportation Enhancement Trail Grant. Fausett/Gaines

Consideration of #295-17 LED Message Board for Veterans Memorial Park/Senior Services Bid
Motion passed unanimously to accept the price proposal received from and award a contract to Metro LED for a total cost to the County for the project of \$29,786.00 for #294-17 LED Message Board for Veterans Memorial Park/Senior Services bid.

Ratification of 2017 ACCG Health Promotion and Wellness Grant Application

Motion passed unanimously to ratify the 2017 ACCG Health Promotion and Wellness Grant Application. Nix/Gaines

Consideration of Request to Segregate the Code Compliancy and Enforcement Department

Motion passed unanimously to deny the request to segregate Code Compliancy and Enforcement Department. Gaines/Hamby

Consideration of Board Appointments:

a. Dawson County Library

- i. Allen Ferg- *Replacing Leslie Kupkowski* (Term: July 2017 through June 2021)
- ii. Peter Thomas- *Replacing Judy Cahill* (Term: July 2017 through June 2021)

Motion passed unanimously to approve the board appointments of Allen Ferg and Peter Thomas to the Dawson County Library Board. Nix/Hamby

b. Industrial Building Authority

- i. Randy Harris- *Replacing Charlie Tarver* (Term: July 2017 through June 2018)

Motion passed unanimously to approve the board appointment of Randy Harris to the Industrial Building Authority. Hamby/Fausett

Consideration of Etowah Water and Sewer Authority (EWSA) Note Renewal

Motion passed unanimously to approve the Etowah Water and Sewer Authority Note Renewal at the fixed rate. Hamby/Fausett

Consideration of Commissioners' Compensation Committee

Motion passed unanimously to move forward with the formation of a Commissioners' Compensation Committee. Fausett/Hamby

PUBLIC COMMENT:

None

EXECUTIVE SESSION:

Motion passed unanimously to go into Executive Session for the purpose of Legal and Land. Gaines/Hamby

Motion passed unanimously to come out of Executive Session. Hamby/Nix

Upon returning to open meeting following the executive session held for discussion of legal and real estate matters, the Board heard a summary from the County Attorney of the parties and significant terms of a proposed Consent Order in the case of Dawson Forrest Holdings LLC against Dawson County and its Commissioners. Following that summarization, the BOC voted

unanimously to approve execution of the Consent Order and presentation of it to the Superior Court. Hamby/Nix

ADJOURNMENT:

APPROVE:

ATTEST:

Billy Thurmond, Chairman

Danielle Yarbrough, County Clerk

DRAFT

Backup material for agenda item:

1. ZA 17-04- Robert and Brittany Goss have made a request for a Conditional Use Permit, per Land Use Resolution, Article III, Section 309.A.1, to allow for a mobile home to be placed on their property which is less than 5 acres. The property is located on TMP 104-032-001 and is zoned RA (Residential Agriculture.)

DAWSON COUNTY REZONING APPLICATION

This portion to be completed by Zoning Administrator

ZA 17-04 Tax Map & Parcel # (TMP): 104-032-001
Submittal Date: 5-3-17 Time: 12:45 am/pm am Received by: [initials] (staff initials)
Fees Assessed: 150.00 Paid: mo Commission District: _____
Planning Commission Meeting Date: 6-20-17
Board of Commissioners Meeting Date: 7-20-17

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Robert Jason Goss & Brittany W. Goss
Address: 340 Etowah River Rd. Dawsonville Ga. 30534
Phone: Listed 706-429-3358 Email: Business 706-429-3358
Unlisted _____ 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: NA Applicant Signature: NA

PROPERTY OWNER/PROPERTY INFORMATION

Name: Robert Jason Goss & Brittany W. Goss

Street Address of Property being rezoned: Etowah River Rd.
Dawsonville Ga. 30534

Rezoning from: RA to: RA/special purpose Total acreage being rezoned: Two acres

Directions to Property: From Dawson Co. Court House, get on Hwy 53 E,

go approx. three miles & turn left onto Etowah River Rd.
Property will be located between 240 & 340
Etowah River Rd. on the west side. There is no 911
address available at this time.

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

Current Use of Property: _____

Any prior rezoning requests for property? NO if yes, please provide rezoning case #: ZA _____

*****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? NO (yes/no)

If yes, what section? _____

SURROUNDING PROPERTY ZONING CLASSIFICATION:

North _____ South X East _____ West _____

Future Land Use Map Designation: _____

Access to the development will be provided from:

Road Name: Etowah River Rd. Type of Surface: Asphalt

REQUESTED ACTION & DETAILS OF PROPOSED USE

[] Rezoning to: _____ [] Special Use Permit for: mobile home on less than 5 acres.

Proposed Use:

to install a mobile home on less than 5 acres

Existing Utilities: [] Water [] Sewer [] Gas [] Electric

Proposed Utilities: [] Water [] Sewer [] Gas [] Electric

RESIDENTIAL

No. of Lots: 1 Minimum Lot Size: 2 (acres) No. of Units: 1

Minimum Heated Floor Area: 1500 sq. ft. Density/Acre: _____

Type: [] Apartments [] Condominiums [] Townhomes [] Single-family [] Other

Is an Amenity Area proposed: NO; if yes, what? _____

COMMERCIAL & INDUSTRIAL

Building area: _____ No. of Parking Spaces: _____

ZA _____

TMP#: _____

List of Adjacent Property Owners

It is the responsibility of the Applicant to provide a list of adjacent property owners. This list must include the name and mailing address of anyone who has property touching your property or who has property directly across the street from your property.

****Please note this information should be obtained using the Tax Map & Parcel (TMP) listing for any parcel(s) adjoining or adjacent to the parcel where a variance or rezone is being requested.**

Name

Address

- TMP 104 109 1. Justin Randall Martin 240 Etowah River Rd.
- TMP 104 032 2. Lucas Ray Sr. 340 Etowah River Rd.
- TMP 104 107 3. Corner Stone Christian Church 230 Etowah River Rd.
- TMP 104 035 4. Faye C. Swanson 241 Etowah River Rd.
- TMP 104 154 5. Ted M & Barbara Huffstetler 305 Etowah River Rd.
- TMP _____ 6. _____
- TMP _____ 7. _____
- TMP _____ 8. _____
- TMP _____ 9. _____
- TMP _____ 10. _____
- TMP _____ 11. _____
- TMP _____ 12. _____
- TMP _____ 13. _____
- TMP _____ 14. _____
- TMP _____ 15. _____

Use additional sheets if necessary.

Robert and Brittany Goss

346 Etowah River Rd.

Dawsonville Ga. 30534

robert.goss@buzziunicemusa.com

brittanygoss29@gmail.com

April 27, 2017

Dawson County Planning and Zoning

25 Justice Way

Dawsonville Ga. 30534

To Whom It May Concern,


I am writing this letter with the hopes of being able to obtain a special purpose permit, that would allow my wife and I to put a mobile home on our property. We currently own two acres on Etowah River Rd that is zoned as RA. We have owned this property since November 4, 2016, and obtaining this permit would allow us to put a home on the property.


At the end of March my wife became the power of attorney over her grandmother, because her primary caregiver suddenly passed away. Her grandmother has stage four lung cancer, as well as other serious health issues that require twenty-four-hour care and supervision. She currently resides in deplorable conditions that are worsening her health, as well as making it difficult to provide her with the best care available to her.

If we could obtain this permit, it would allow us to give our children and my wife's grandmother a safe living environment. This would help to relieve the strain and anxiety that her care currently requires. I would love to provide my wife's grandmother with a stress-free home for her remaining time here with us. I would also like to be able to provide my children an unchanging home environment where we can all live comfortably.

Thank you for your time and attention to my request. I appreciate residing in a county that cares for the citizen's, and values personal and family morals.

Sincerely,

X 
Robert Jason Goss

X 
Brittany Lei Ray Goss

GEORGIA DEPARTMENT OF PUBLIC HEALTH

APPLICATION FOR CONSTRUCTION PERMIT AND SITE APPROVAL

For On-Site Sewage Management System

COUNTY: Dawson	SUBDIVISION:	LOT NUMBER:	BLOCK:
PROPERTY LOCATION (ADDRESS/DIRECTIONS): ETOWAH RIVER RD DAWSONVILLE, GA 30534 53 E, LEFT ON ETOWAH RIVER RD, PROPERTY IS 3/10 MILE ON RIGHT AFTER 240 ETOWAH RIVER RD.			
I hereby apply for a construction permit to install an On-Site Sewage Management System and agree that the system will be installed to conform to the requirements of the rules of the Georgia Department of Public Health, Chapter 511-3-1. By my signature, I understand that final inspection is required and will notify the County Health Department upon completion of construction and before applying final cover material to the system.			
PROPERTY OWNER'S/AUTHORIZED AGENT'S SIGNATURE:		DATE: 04/27/2017	
PROPERTY OWNER'S NAME: ROBERT JASON & BRITTANY LEI GOSS	PHONE NUMBER: (706) 429-3358	ALTERNATE PHONE NUMBER:	
PROPERTY OWNER'S ADDRESS: 346 ETOWAH RIVER RD DAWSONVILLE, GA 30534			
AUTHORIZED AGENT'S NAME (IF OTHER THAN OWNER):	PHONE NUMBER:	RELATIONSHIP TO OWNER:	

Section A -- General Information

1. REQUIRED SETBACK FROM RECEIVING BODIES (wells, lakes, sinkholes, streams, etc.) EVALUATED: (1) Yes (2) No	5. TYPE OF STRUCTURE (single/multi-family residence, commercial, restaurant, etc.): Single-Family Residence	9. SOIL SERIES (e.g. Pacolet, Orangeburg, etc.): Fannin
2. WATER SUPPLY: (1) Public (2) Private (3) Community	6. WATER USAGE BY: Bedroom Numbers	10. PERCOLATION RATE / HYDRAULIC LOADING RATE: 4 5
3. SEWAGE SYSTEM TO BE PERMITTED: (1) New (2) Repair (3) Addition	7. NO. OF BEDROOMS / GPD: 3	11. RESTRICTIVE SOIL HORIZON DEPTH (INCHES): 7 2
4. LOT SIZE (SQUARE FEET / ACRES): 2 0 0	8. LEVEL OF PLUMBING OUTLET: (1) Ground Level (2) Basement (3) Above ground level	12. SOIL TEST PERFORMED BY: Centofanti, Daniel L

Section B -- Primary / Pretreatment

1. DISPOSAL METHOD: Septic Tank	2. GARBAGE DISPOSAL: (1) Yes (2) No	3. SEPTIC TANK CAPACITY (GALLONS): 1000	4. ATU Capacity: 0	5. DOSING TANK CAPACITY (GALLONS):	6. GREASE TRAP CAPACITY (GALLONS):
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Section C -- Secondary Treatment

1. ABSORPTION FIELD DESIGN: (1) Level Field (2) Serial (3) Drip (4) Bed (5) Distribution Box (6) Mound/Area Fill (7) Other	4. TOTAL ABSORPTION FIELD SQUARE FEET REQUIRED:	7. NUMBER OF ABSORPTION TRENCHES:
2. ABSORPTION FIELD PRODUCT: Quick 4 Plus High Capacity - 14	5. TOTAL ABSORPTION FIELD LINEAR FEET REQUIRED: 1 9 5	8. SPECIFIED LENGTH OF ABSORPTION TRENCHES:
3. AGGREGATE DEPTH (inches):	6. DEPTH OF ABSORPTION TRENCHES (range in inches): 2 4 - 3 0	9. Distance Between Absorption Trenches : 7


Permit

A PERMIT IS HEREBY GRANTED TO INSTALL THE ON-SITE SEWAGE MANAGEMENT SYSTEM DESCRIBED ABOVE. THIS PERMIT IS NOT VALID UNLESS PROPERLY SIGNED BELOW. THIS PERMIT EXPIRES TWELVE (12) MONTHS FROM DATE OF ISSUANCE.

ANY GRADING, FILLING, OR OTHER LANDSCAPING SUBSEQUENT TO ISSUANCE OF A PERMIT MAY RENDER PERMIT

VOID, FAILURE TO FOLLOW SITE PLAN MAY RENDER PERMIT VOID. ANY GRADING, FILLING, OR OTHER LANDSCAPING SUBSEQUENT TO FINAL INSPECTION BY COUNTY HEALTH DEPARTMENT, WHICH ADVERSELY AFFECTS THE FUNCTION OF THE ON-SITE SEWAGE MANAGEMENT SYSTEM, MAY RENDER APPROVAL VOID. INSTALLATION CONTRACTOR IS RESPONSIBLE FOR LOCATING PROPER DISTANCES FROM BUILDINGS, WELLS, PROPERTY LINES, ETC.

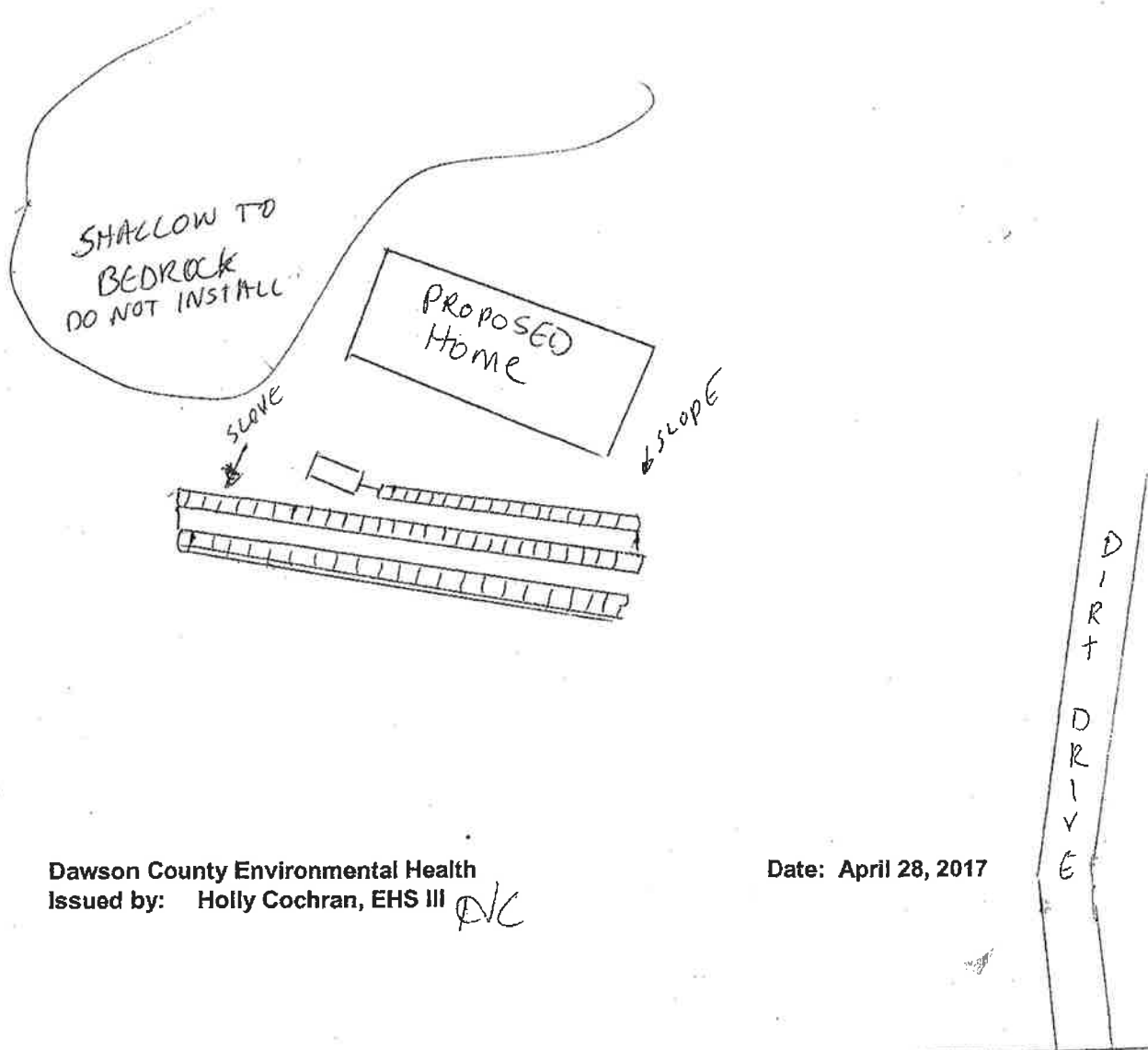
ISSUANCE OF A CONSTRUCTION PERMIT FOR AN ON-SITE SEWAGE MANAGEMENT SYSTEM, AND SUBSEQUENT APPROVAL OF SAME BY REPRESENTATIVE OF THE GEORGIA DEPARTMENT OF PUBLIC HEALTH OR COUNTY BOARD OF HEALTH SHALL NOT BE CONSTRUED AS A GUARANTEE THAT SUCH SYSTEMS WILL FUNCTION SATISFACTORILY FOR A GIVEN PERIOD OF TIME; FURTHERMORE, SAID REPRESENTATIVE(S) DO NOT, BY ANY ACTION TAKEN IN EFFECTING COMPLIANCE WITH THESE RULES, ASSUME ANY LIABILITY FOR DAMAGES WHICH ARE CAUSED, OR WHICH MAY BE CAUSED, BY THE MALFUNCTION OF SUCH SYSTEM.

APPROVING ENVIRONMENTALIST: 	TITLE: Environmental Health Specialist I	DATE: 04/28/2017	CONSTRUCTION PERMIT NUMBER: OSC04200214
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Notes:

Owner: ROBERT AND BRITTANY GOSS
Permit # OSC04200214

- Install along natural contour
- Do not install in area that is shallow to bedrock
- Maintain 10' setback from tank to foundation and property lines
- Maintain 5' setback from absorption field to foundation and property lines



Dawson County Environmental Health
Issued by: Holly Cochran, EHS III *HJC*

Date: April 28, 2017

Call Dawson County Environmental Health office at 706-265-2930 between 8:00a.m. and 9:00 a.m. to schedule a time for final inspection.

Septic system must be installed by a Georgia Certified Septic Tank Installer.

This permit is not valid unless properly signed by an Environmental Health Specialist; **this permit expires twelve (12) months from the date of issue.**

Notify the Environmental Health Office of any wells or springs located on the property or located within 100 feet of property lines.

All surface and/or ground water must be diverted around septic system.

Trash/burial pits must be reported to the Environmental Health office.

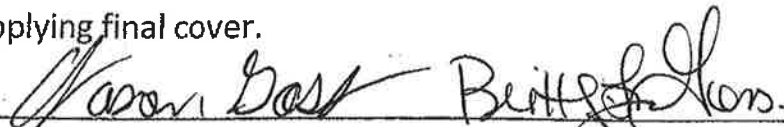
Any grading, cutting, or filling may void this permit.

If rock and/or ground water is encountered, cease installation and contact the Environmental Health office.

Easements onto other properties for the installation of septic systems shall be granted only in cases of repairing an existing system, and only when an on-site repair area is not available.

If crossing the drainfield, water lines must be installed 12" above the top of the system and encased in a single length of pipe that extends 10' beyond the drainfield.

I hereby apply for a construction permit to install an on-site sewage management system and agree that the system will be installed to conform to the requirements of the rules of the Georgia Department of Public Health Chapter 511-3-1. I have read and will comply with the additional requirements printed above. I understand that final inspection is required and will notify the Dawson County Environmental Health office upon completion of construction and before applying final cover.


Signature – I have read and understand all of the above

04.27.17
Date

Certified Payments



Dawson County, GA Tax
Commissioner

Bill To
BRITTANY GOSS
Dawson
30534

Payment Information

Card: ...2073 (Visa)

Exp Date: *hidden*

CVV2: *hidden*

Time: 2/23/2017
12:46:47 PM

Status	Payment ID	Type	Transaction	Reference #	Amount	Fee	Subtotal
success	100148624427	Payment	Payment	10885	1191.80	28.01	\$1,219.81
Totals					\$1,191.80	\$28.01	\$1,219.81

Total Amount Charged to Card **\$1,219.81**

Your payments were Successful.

Official Tax Receipt
Nicole Stewart
DAWSON COUNTY Tax Commissioner

25 Justice Way Suite 1222
 Dawsonville, GA 30534

Trans No	Property ID/District Description	Original Due	Interest & Penalty	Prev Paid	Amount Due	Amount Paid	Transaction Balance
10337 Year-Bill No 2016 - 10885	104 032 / 001 LL 112 129 LD 13-S FMV: \$127,569.00	1,172.53	19.27 Fees 0.00	0.00	1,191.80	1,191.80	0.00
						Paid Date 2/23/2017 12:46:38	Current Due 0.00
Transactions:	10337 - 10337 Totals	1,172.53	19.27	0.00	1,191.80	1,191.80	0.00

Paid By :

BRITTANY GOSS

RAY LUCAS
 346 ETOWAH RIVER RD
 DAWSONVILLE, GA 30534

Cash Amt: 0.00
 Check Amt: 0.00
 Charge Amt: 1,191.80
 Change Amt: 0.00
 Refund Amt: 0.00
 Overpay Amt: 0.00

Check No
 Charge Acct 100148624427

Gift Affidavit

I, Lucas J. Ray, being duly sworn, do depose and say;

1. That I reside at 346 Etowah River Rd. Dawsonville Ga. 30534. My telephone number is 706-974-7476, and that I am the father/father-in-law to Brittany Lei Ray Goss and Robert Jason Goss of 346 Etowah River Rd. Dawsonville Ga. 30534.
2. That I have given Brittany Lei Ray Goss and Robert Jason Goss the land tract or parcel of land lying and being in Land Lot, 13th District, 1st Section Dawson County, Georgia containing two acres and being designated as Tract 1 on a plat survey for Lucas J. Ray.
3. This is an outright gift, with no repayment expected or implied either in the form of cash or future services.
4. There are no side deals or other terms, conditions, understandings, or agreements either verbal or written between Brittany Lei Ray Goss, Robert Jason Goss, or myself or any other party concerning the gift identified above.
5. The date of transfer of the gift is November 4, 2016.

The undersigned certifies that the information and statements in this affidavit are true and complete.


_____ Lucas J. Ray _____ November 4, 2016

State of Georgia
County of Dawson

Filed in Office: 11/14/2016 11:00AM
Deed Doc: GCD
Bk 01218 Pg 0515-0516
Georgia Transfer Tax Paid : \$0.00
Justin Power Clerk of Court
Dawson County
0422016001600

RETURN TO:
THE LAW OFFICE OF RUSSELL C PETERSEN, LLC
815 WASHINGTON ST
GAINESVILLE, GA 30501
FILE# 16J-019

QUIT-CLAIM DEED
DEED PREPARATION ONLY

STATE OF GEORGIA,
COUNTY OF HALL.

THIS INDENTURE, made this 4th day of November, 2016, between LUCAS RAY, of the first part, and BRITTANY LEI GOSS and JASON ROBERT GOSS of the second part.

WITNESSETH: That the said Party of the first part, for in consideration of the sum of LOVE AND AFFECTION and other good and valuable consideration, the receipt whereof is acknowledged, has bargained, sold, and by these presents does remise, convey and forever Quit-Claim to the said Party of the second part, its heirs and assigns,

See Exhibit "A" which is attached hereto and by reference made a part hereof.

TO HAVE AND TO HOLD the said described premises to the said Party of the second part, so that neither the said Party of the first part nor its heirs, nor any other person or person claiming under it shall at any time, by any means or ways, have, claim or demand any right or title to the aforesaid described premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, The said Party of the first part has hereunto set her hand and seal, the day and year above written.

Signed, sealed and delivered
this 4th day of November,
2016, in the presence of:

[Signature]
Witness

[Signature]
Notary Public
My Commission Expires



[Signature] (SEAL)
LUCAS RAY

STATE OF GEORGIA
COUNTY OF DAWSON
I, Justin Power, Clerk of Superior Court in and for said County do hereby certify that the within is a true and correct copy of the original as it appears on file in this office. Witness my official seal and signature of Superior Court this 10 day of March, 2017
[Signature]
Dep Clerk, Dawson Superior Court

EXHIBIT "A"

ALL THAT TRACT or parcel of land lying and being in Land Lot 112, 13th District, 1st Section Dawson County, Georgia containing 2.00 acres and being designated as Tract 1 on a plat of survey for Lucas J. Ray by J.A. Page, Jr. GRLS No 1894 dated September 10, 2010 and being more particularly described as follows:

To find the point of beginning commence at a point located N 38-58-23 W 699.88 feet from the Southeast corner of LL 112, thence S 85-33-03 W 136.48 feet to a point, thence S 01-32-21 E 9.73 feet to a rebar found, thence S 01-43-23 E 12.91 feet to a point, thence S 48-45-51 W 127.35 feet to the POINT OF BEGINNING, thence S 48-45-51 W 227.25 feet to a rebar found, thence N 34-26-30 W 412.87 feet to a rebar found on the Southerly right of way of Etowah River Road (80 foot right of way), thence along said right of way along the arc of a curve an arc distance of 164.06 feet (said curve having a radius of 1620.60 feet and being subtended by a chord bearing N 62-04-02 E 163.99 feet) to a point, thence along the arc of a curve an arc distance of 62.79 feet (said curve having a radius of 2130.65 feet and being subtended by a chord bearing N58-19-22 E 62.79 feet to a point, thence leaving said right of way S 34-26-30 E364.37 feet to a point and the TRUE POINT OF BEGINNING.

Subject to all easements, restrictions and covenants of record.



Summary

Parcel Number 104 032 001
 Location Address ETOWAH RIVER RD
 Legal Description LL 112 LD 13-5
 (Note: Not to be used on legal documents)
 Class R4-Residential
 (Note: This is for tax purposes only . Not to be used for zoning.)
 Zoning
 Tax District UNINCORPORATED (District 01)
 Millage Rate 24.634
 Acres 2
 Neighborhood Etowah (00006)
 Homestead Exemption No (S0)
 Landlot/District N/A

[View Map](#)

Owner

GOSS BRITTANY LEI & JASON ROBERT
 346 ETOWAH RIVER RD
 DAWSONVILLE, GA 30534

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	3	2

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
11/4/2016	1218 515		\$0	Gift	RAY LUCAS	GOSS BRITTANY LEI & JASON ROBERT

No data available for the following modules: Land, Conservation Use Rural Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Accessory Information, Prebill Mobile Homes, Permits, Valuation, Photos, Sketches.

The Dawson County Assessor makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change.

Last Data Upload: 3/9/2017 3:05:59 PM



Developed by
 The Schneider
 Corporation



Overview



Legend

-  Parcels
-  Roads

Parcel ID	104 032 001	Owner	GOSS BRITTANY LEI & JASON ROBERT	Last 2 Sales			
Class Code	Residential		346 ETOWAH RIVER RD	Date	Price	Reason	Qual
Taxing District	UNINCORPORATED		DAWSONVILLE GA 30534	11/4/2016	\$0	GF	U
	UNINCORPORATED	Physical Address	ETOWAH RIVER RD	n/a	\$0	n/a	n/a
Acres	2	Assessed Value					

(Note: Not to be used on legal documents)

Date created: 4/17/2017
 Last Data Uploaded: 4/14/2017 3:09:57 PM

 **Developed by**
 The Schneider Corporation

NOTICE OF RESIDENTIAL EXURBAN/AGRICULTURAL DISTRICT (R-A) ADJACENCY

Agricultural districts include uses of land primarily for active farming activities and result in odors, noise, dust and other effects, which may not be compatible with adjacent development. Future abutting developers in non RA land use districts shall be provided with this "Notice of RA Adjacency" prior to administrative action on either the land use district or the issuance of a building or occupancy permit.

Prior to administrative action the applicant shall be required to sign this waiver which indicates that the applicant understands that a use is ongoing adjacent to his use which will produce odors, noise, dust and other effects which may not be compatible with the applicant's development. Nevertheless, understanding the effects of the adjacent RA use, the applicant agrees by executing this form to waive any objection to those effects and understands that his district change and/or his permits are issued and processed in reliance on his agreement not to bring any action asserting that the adjacent uses in the RA district constitute a nuisance) against local governments and adjoining landowners whose property is located in an RA district.

This notice and acknowledgement shall be public record.

Applicant Signature: Buttelkorn Jason Goss

Applicant Printed Name: Brittany Goss Jason Goss

Application Number: _____

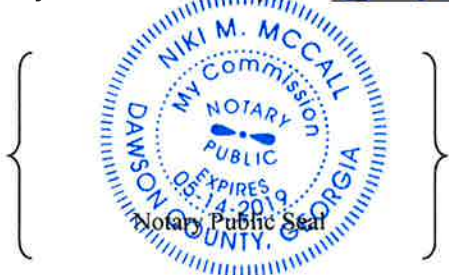
Date Signed: 05.03.17

Sworn and subscribed before me

this 3rd day of May, 2017.

Niki M. McCall
Notary Public

My Commission Expires: 5-14-19



APPLICANT CERTIFICATION

I hereby request the action contained within this application relative to the property shown on the attached plats and site plan and further request that this item be placed on both the Planning Commission and Board of Commissioners agenda(s) for a public hearing.

I understand that the Planning & Development staff may either accept or reject my request upon review. My request will be rejected if all the necessary data is not presented.

I understand that I have the obligation to present all data necessary and required by statute to enable the Planning Commission and the Board of Commissioners to make an informed determination on my request. I will seek the advice of an attorney if I am not familiar with the zoning and land use requirements.

I understand that my request will be acted upon at the Planning Commission and Board of Commissioner hearings and that I am required to be present or to be represented by someone able to present all facts. I understand that failure to appear at a public hearing may result in the postponement or denial of my rezoning of special use application. I further understand that it is my responsibility to be aware of relevant public hearing dates and times regardless of notification from Dawson County.

I hereby certify that I have read the above and that the above information as well as the attached information is true and correct.

Signature

Becky Ross, Jean Ross

Date

05-03-17

Witness

Mike M. Case

Date

5-14-19

WITHDRAWAL

Notice: *This section only to be completed if application is being withdrawn.*

I hereby withdraw application # _____

Signature _____

Date _____

Withdrawal of Application:

Withdrawals of any application may be accommodated within the Planning & Development Department if requested before the Planning Commission agenda is set. Therefore, withdrawals may not be made after ten (10) days prior to the scheduled Planning Commission meeting hearing, unless accompanied by written request stating specific reasons for withdrawal. This withdrawal request is to be published in the legal organ prior to the meeting. Following the written request and publication the Planning Commission will vote to remove the item from the agenda at the scheduled hearing. Please note that should the withdrawal be denied, the item will receive deliberation and public hearing with a decision by the Planning Commission. Further, the applicant is encouraged to be present at the hearing to substantiate reasons for withdrawal. Please note that no refund of application fees may be made unless directed by the Board of Commissioners.

PROPERTY OWNER AUTHORIZATION

I/we, Robert Jason & Brittany Goss, hereby swear that I/we own the property located at (fill in address and/or tax map & parcel #):

Between 240 & 340 Etowah River Rd.

Dawsonville Ga. 30534

as shown in the tax maps and/or deed records of Dawson County, Georgia, and which parcel 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: Brittany & Robert Jason

Signature of applicant or agent: [Signature] Date: 05.03.17

Printed Name of Owner(s): Robert Jason & Brittany Goss

Signature of Owner(s): [Signature] Date: 05.03

Mailing address: 340 Etowah River Rd.

City, State, Zip: Dawsonville Ga. 30534

Telephone Number: Listed 706.974.7459 & 706.429.3358
Unlisted

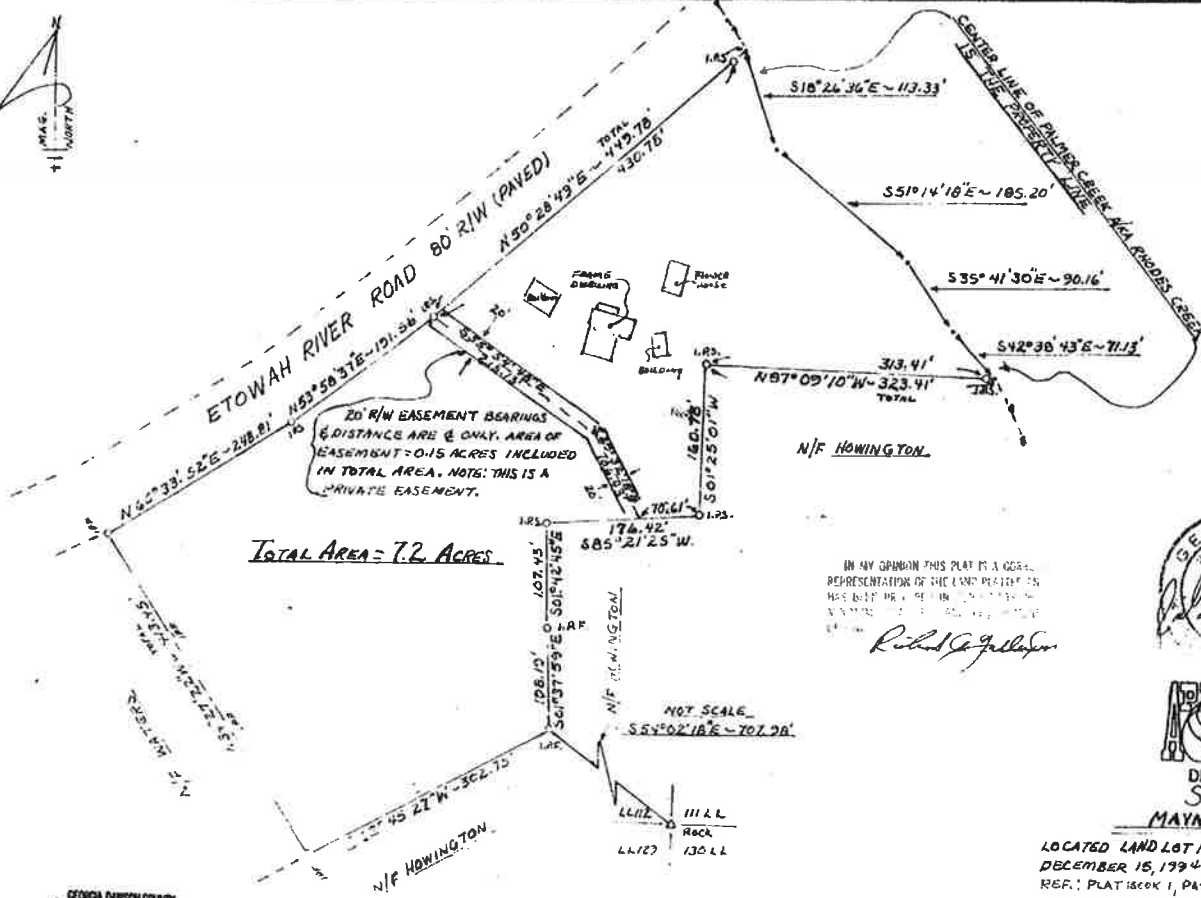
Sworn and subscribed before me this 3rd day of May, 2017.

[Signature]
Notary Public

My Commission Expires: 5-14-19



(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.)



TOTAL AREA = 7.2 ACRES

IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATED IN THESE BOOKS. I HAVE BEEN DULY SWORN TO AND MY COMMISSION EXPIRES 12/31/95.
Richard G. Gallahan



**DELL CONNER
SURVEY FOR
MAYNARD WATERS JR.**

LOCATED LAND LOT 112, 13TH DISTRICT, SOUTH HALF
DECEMBER 15, 1994 SCALE 1" = 100'
REF.: PLAT BOOK 1, PAGE 2, DEED BOOK 1, PAGE 308.
FIELD ERROR OF CLOSURE 1" IN 10,000'
FIELD WORK: J. JARRETT D.M.: J. JARRETT
NOTE: THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL
FLOOD HAZARDS.

SURVEY PERFORMED USING TOPCON 12S-2 P.M. STATION.
100' 50' 0' 10' 20' 30'
SCALE IN FEET

GEORGIA DAVENPORT COUNTY
CLERK OF SUPERIOR COURT
RECORDED IN PLAT BOOK 39 PAGE 195
THIS 11 DAY OF DECEMBER 1995
Lucy M. Reed

Filed in Office: 11/14/2016 11:00AM
Deed Doc: QCD
Bk 01218 Pg 0515-0516
Georgia Transfer Tax Paid : \$0.00
Justin Power Clerk of Court
Dawson County
0422016001600

RETURN TO
THE LAW OFFICE OF RUSSELL C. PETERSEN, LLC
815 WASHINGTON ST
GAINESVILLE, GA 30501
FILE# 16J-019

**QUIT-CLAIM DEED
DEED PREPARATION ONLY**

**STATE OF GEORGIA,
COUNTY OF HALL**

THIS INDENTURE, made this 4th day of November, 2016, between LUCAS RAY, of the first part, and BRITTANY LEI GOSS and JASON ROBERT GOSS of the second part.

WITNESSETH: That the said Party of the first part, for in consideration of the sum of LOVE AND AFFECTION and other good and valuable consideration, the receipt whereof is acknowledged, has bargained, sold, and by these presents does remise, convey and forever Quit-Claim to the said Party of the second part, its heirs and assigns,

See Exhibit "A" which is attached hereto and by reference made a part hereof.

TO HAVE AND TO HOLD the said described premises to the said Party of the second part, so that neither the said Party of the first part nor its heirs, nor any other person or person claiming under it shall at any time, by any means or ways, have, claim or demand any right or title to the aforesaid described premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, The said Party of the first part has hereunto set her hand and seal, the day and year above written.

Signed, sealed and delivered
this 4th day of November,
2016, in the presence of:

[Signature]
Witness

[Signature] (SEAL)
LUCAS RAY

[Signature]
Notary Public
My Commission Expires



EXHIBIT "A"

ALL THAT TRACT or parcel of land lying and being in Land Lot 112, 13th District, 1st Section Dawson County, Georgia containing 2.00 acres and being designated as Tract 1 on a plat of survey for Lucas J. Ray by J.A. Page, Jr. GRLS No 1894 dated September 10, 2010 and being more particularly described as follows:

To find the point of beginning commence at a point located N 38-58-23 W 699.88 feet from the Southeast corner of LL 112, thence S 85-33-03 W 136.48 feet to a point, thence S 01-32-21 E 9.73 feet to a rebar found, thence S 01-43-23 E 12.91 feet to a point, thence S 48-45-51 W 127.35 feet to the POINT OF BEGINNING, thence S 48-45-51 W 227.25 feet to a rebar found, thence N 34-26-30 W 412.87 feet to a rebar found on the Southerly right of way of Etowah River Road (80 foot right of way), thence along said right of way along the arc of a curve an arc distance of 164.06 feet (said curve having a radius of 1620.60 feet and being subtended by a chord bearing N 62-04-02 E 163.99 feet) to a point, thence along the arc of a curve an arc distance of 62.79 feet (said curve having a radius of 2130.65 feet and being subtended by a chord bearing N58-19-22 E 62.79 feet to a point, thence leaving said right of way S 34-26-30 E364.37 feet to a point and the TRUE POINT OF BEGINNING.

Subject to all easements, restrictions and covenants of record.

REPRESENTS THAT TRACT RECORDED IN 195 DAWSON COUNTY RECORDS.

TOTAL AREA: 7.15+ Ac.

132
MINIG. RA
BACKS PER ZONING:

OWNER: LUCAS J. RAY
1/4 RIVER RD., DAWSONVILLE, GA. 30534

MCMICHAELS HOLDINGS, INC.
(DB 283, PG 142)

C1
CHORD 163.99' N62°04'02"E
ARC 164.06' - RADIUS 1620.60'
C2
CHORD 62.79' N58°19'22"E
ARC 62.79' - RADIUS 2130.65'
C3
CHORD 262.44' N53°56'51"E
ARC 262.61' - RADIUS 2130.65'

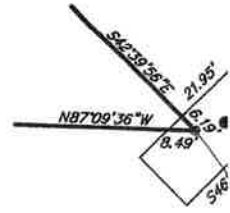
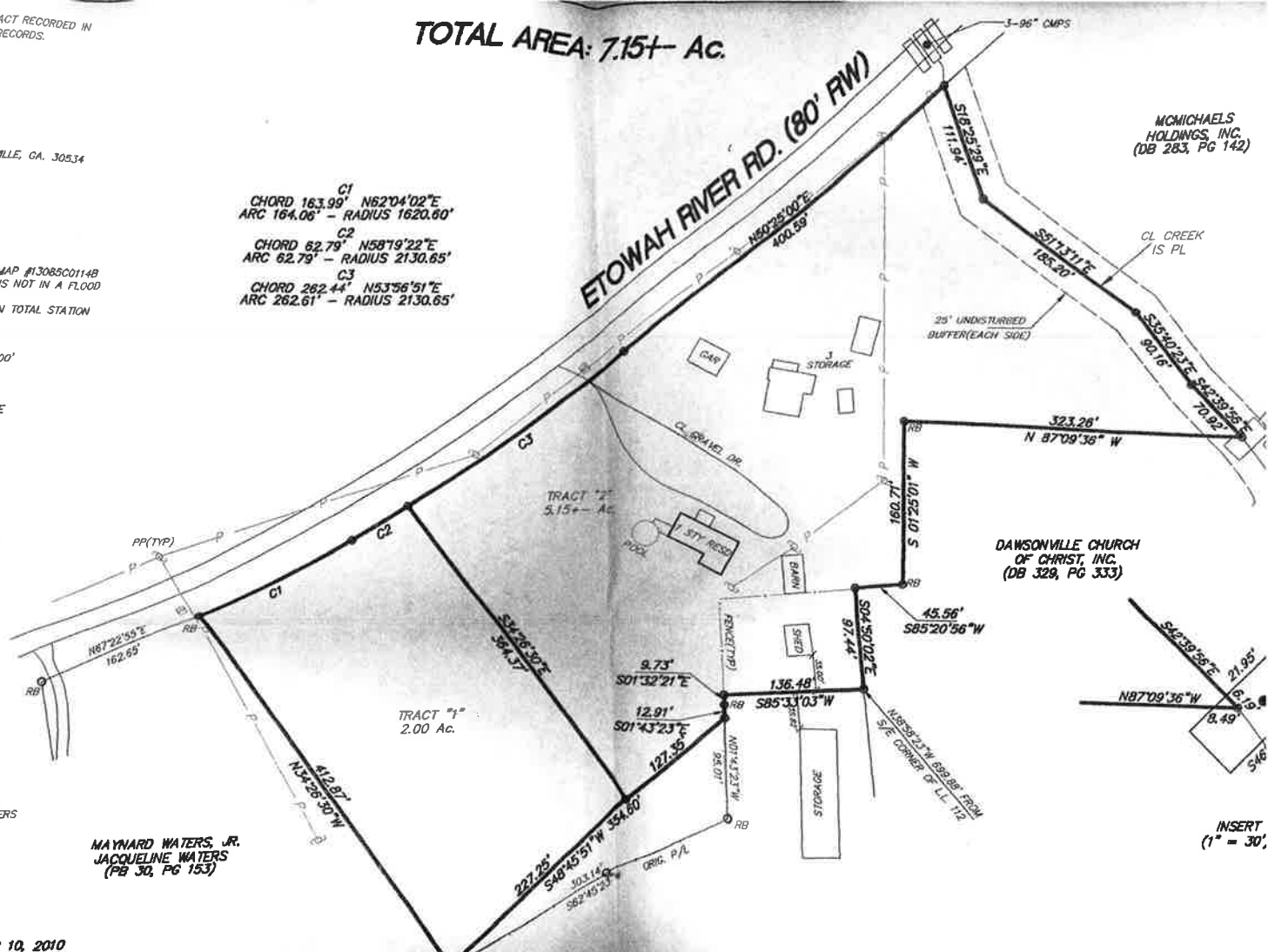
TO CURRENT F.I.R.M. MAP #13085C0114B
5/08 THIS PROPERTY IS NOT IN A FLOOD
ZONE.
TRAVERSE BY TOPCON TOTAL STATION
CLOSURE: 1/15,000'
ROR: 2" PER STA
ADJUSTMENT
SURE EXCEEDS 1'/50,000'

4TES ANGLE IRON
4TES REBAR
4TES CRIMPED TOP PIPE
4TES OPEN TOP PIPE
4TES CONC. MON.
4TES POWER POLE
4TES RIGHT-OF-WAY
4TES PROPERTY LINE
4TES BUILDING LINE
4TES FENCE
4TES CATCH BASIN
4TES WATER METER
4TES FIRE HYDRANT
4TES EDGE OF PAVING
4TES BACK OF CURB
4TES LAND LOT LINE

BAR SET AT ALL CORNERS
OTHERWISE SHOWN.

MAYNARD WATERS, JR.
JACQUELINE WATERS
(PB 30, PG 153)

DATE: SEPTEMBER 10, 2010



INSERT
(1" = 30')

**DAWSON COUNTY PLANNING COMMISSION
PLANNING STAFF REPORT AND RECOMMENDATION**

Applicant.....Robert & Brittany Goss

Amendment #ZA-17-04

Request.....Conditional Use- Subject to BOC approval

Proposed UseManufactured home on less than five (5) acres in RA zoning

Current ZoningRA

Size.....2.0± acres

LocationEast side of Etowah River Road, 1,450± feet North of its intersection with SR 53

Tax Parcel104-032-001

Planning Commission DateJune 20, 2017

Staff RecommendationApproval

Applicant Proposal

The applicant is seeking conditional use approval, subject to the Board of Commissioners- to allow for a manufactured/mobile home on property less than five (5) acres in RA zoning.

History and Existing Land Uses

The subject property, at two (2) acres, is currently vacant. From the applicants provided narrative, part of this conditional use request is based on a medical hardship; whereas the applicant’s grandmother has advanced level - stage 4 cancer and needs 24 hour medical attention. If approved, the grandparent would live with the applicant in the proposed mobile home as so the granddaughter can help take care of her.

The subject property is bordered by a five (5) acre parcel that has a one (1) acre “zoning boundary” within it that is zoned RSRMM. RSRMM does allow for mobile homes, however, this adjacent parcel being surrounded by RA, was “spot zoned” to RSRMM in 1987 to allow for a mobile home.

Although the existence and introduction of RSRMM zoning within the immediate vicinity of this request does lend support to this application for additional manufactured housing; it is staff's opinion that a conditional use vs. a conventional rezoning would be in the best interest of the County as to not continue to advance an isolated zoning district like RSRMM into an area that is clearly surrounded by site built homes within the existing and predominant RA zoning classification.

All adjacent properties to the North, South, East, and West are zoned as follows.

Adjacent Land Uses	Existing zoning	Existing Use
North	RA	Single family residential
South	RA	Church
East	RA	Single family residential
West	RA	Single family residential

Development Support and Constraints

At two (2) acres, the property should be large enough to accommodate an onsite septic system if sanitary sewer is unavailable. Additionally, two (2) acres is large enough to meet the minimum lot size in RA zoning. This request is necessitated due to the five (5) acre minimum requirement for placement of a manufactured/mobile home within RA zoning.

Relationship to the Comprehensive Plan and FLUP (Future Land Use Plan)

According to the 2013-2033 Dawson County Comprehensive Plan and accompanying FLUP (Future Land Use Plan), the subject property is identified as Agricultural. Areas designated as Agricultural are intended for farming with an anticipated development pattern consisting of scattered residential home sites with larger lots (2± acres). Major development is not targeted for this area and future growth within this character area will be largely driven by the presence of public water and sanitary sewer either now or in the future.

Public Facilities/Impacts

None received.

Analysis

- RSRMM- a conforming zoning district that allows for mobile homes was approved approximately 30 years ago for the placement of a mobile home. It is staff's opinion this was a "spot zoning" situation as there is not any additional RSRMM zoning within the immediate vicinity of this request.
- By allowing for a conditional use vs. a traditional rezoning, no further introduction of RSRMM would be allowed within the existing and predominant RA zoning landscape.
- From the applicant's provided narrative, this request has a medical condition component of a family member who needs constant- around the clock care.
- Due to topography of the subject property and upward slope from the road, the mobile home may not be visible from the road; depending on final placement.
- A conditional use approval vs. a traditional rezoning will not maintain or further advance RSRMM zoning if the mobile home were to ever be removed.

The following observations should be noted with respect to this request:

A. The existing uses and classification of nearby property.

All adjacent properties to the North, South, East, and West are residentially zoned for single family residential structures with a church adjacent to the parcel in question.

B. The extent to which property values are diminished by the particular land use classification.

Another rezoning to RSRMM could potentially diminish property values. A conditional use maintains the current zoning of the property.

C. The extent to which the destruction of property values of the applicant promotes the health, safety, morals, or general welfare of the public.

If the request for a mobile home on less than five (5) acres in RA were to be denied, the property will still have all the allowed uses within the RA zoning district.

D. The relative gain to the public, as compared to the hardship imposed upon the individual property owner.

According to the applicant, if approved, they will be able to house a family member who needs around the clock medical attention.

E. The suitability of the subject property for the proposed land use classification.

This request is for a conditional use approval to allow for a mobile home on less than five (5) acres in RA zoning. At two (2) acres, the subject property meets the minimum lot size in RA zoning and should be large enough to house a septic system if sanitary sewer is unavailable.

F. The length of time the property has been vacant under the present classification, considered in the context of land development in the area in the vicinity of the property.

As this property is vacant, land development within the immediate vicinity of this request has been primarily residential in nature with site built structures with the exception being the adjacent property with the RSRMM zoning boundary and present mobile home.

G. The specific, unusual, or unique facts of each case, which give rise to special hardships, incurred by the applicant and/or surrounding property owners.

As the history and facts of this application have been addressed and the analysis made; granting the conditional use should not harm the surrounding area.

Pictures of Property:

Adjacent RSRMM property with mobile home



Subject Property



Additional photo of property



Staff Recommendation

Based on the preceding analysis, the planning department is recommending **approval** of this request with the following stipulation.

1. If the manufactured/mobile home were to be damaged or destroyed beyond repair, the conditional use approval shall become null and void and the applicant/owner must re-apply to the Board of Commissioners for conditional use approval prior to replacement with another manufactured/mobile home.
2. No subdivision and/or reduction of the subject property shall be allowed that would reduce the area in question below the existing two (2) acres.
3. All stipulations of zoning shall be made a part of any plats or permits associated with this request.

104-032-001

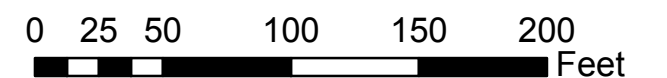
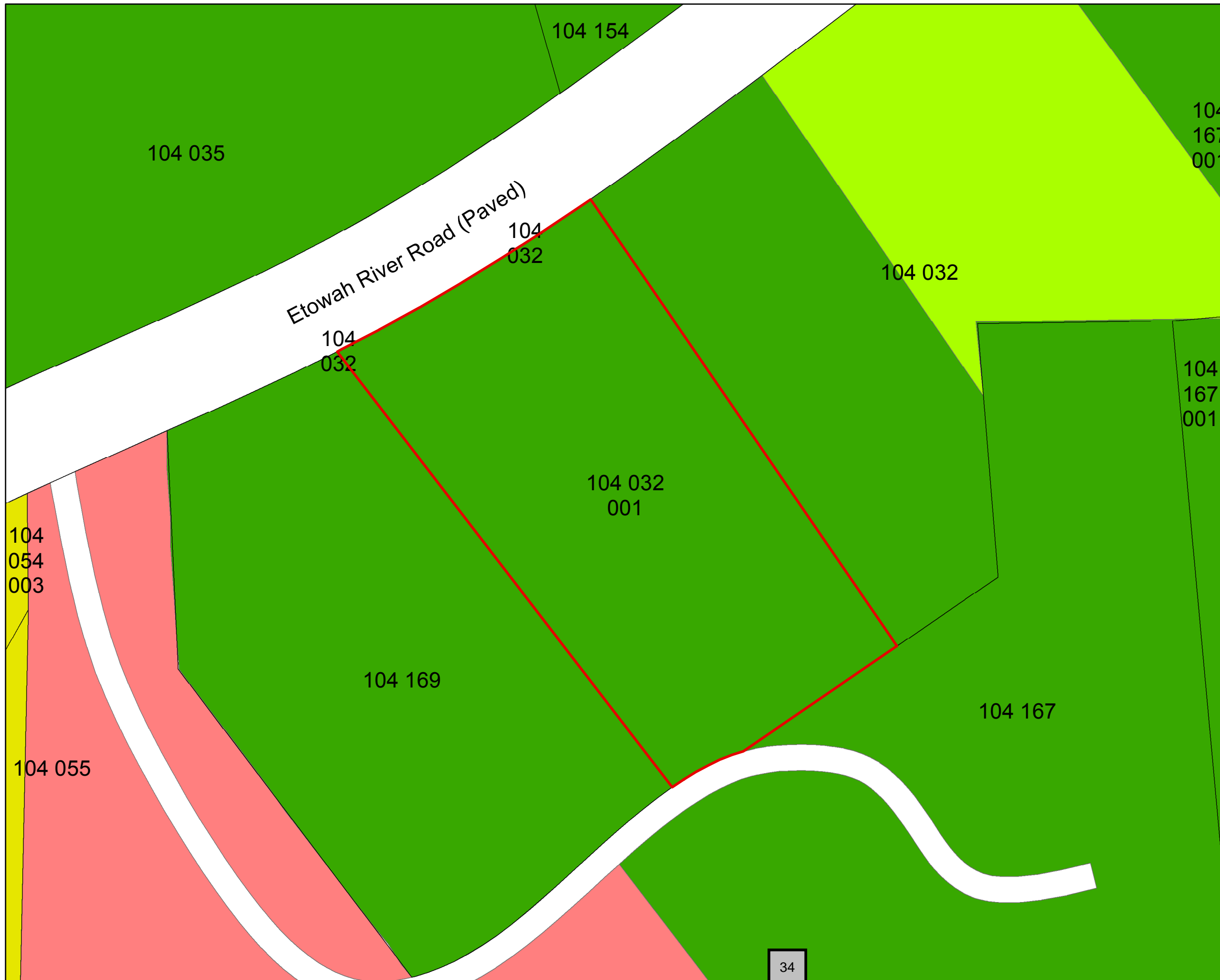
Dawson County

Public Works

6/13/2017

Legend

- Parcels
- Zoning**
- Historic District
- MIXED USE VILLAGE
- RA
- RPC
- RSR
- RL
- RMF
- RMHP
- RT
- RS
- RRE
- RSRMM
- VC
- VCR
- C-01
- C-CB
- C-HB
- C-IR
- C-PCD
- C-RB
- C-TB
- CT
- City Limits
- County Line



104-032-001

Dawson County

Public Works

6/13/2017

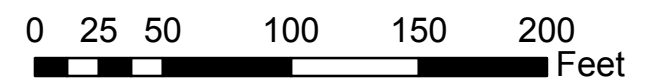


Legend

- Parcels
- Hydro
- Contours 10ft
- Contours 2ft
- City Limits
- County Line



2015 Aerial Imagery



104-032-001



























Dawson County

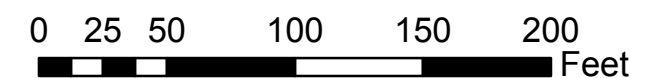
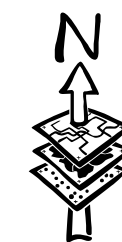
Public Works

6/13/2017



Legend

-  Parcels
-  Rural Corridor Protection
-  Scenic Byways
-  Groundwater Recharge Areas
-  mountain protection
-  River Protection
-  Watershed Protection Overlay District
- Future Landuse
-  Exurban Residential
-  Rural Residential
-  Sub-Rural Residential
-  Suburban Residential
-  Planned Residential Community
-  Town Residential
-  Multiple-family Residential
-  Lakefront Residential
-  Commercial - Highway
-  Crossroads Commercial
-  Campus-Style Business Park
-  Office/Professional
-  Mixed Use Village
-  Public/Institutional
-  Light Industrial
-  Transportation/Communication/Utilities
-  Agriculture
-  Parks/Recreation/Conservation
-  Forestry
-  Water
-  Water Supply Protection Area
-  City Limits
-  County Line



Backup material for agenda item:

2. ZA 17-05- Billy Carlisle has made a request to amend a stipulation of zoning requiring a manufactured building be removed after 24 months. This stipulation is from the re-zoning case ZA 15-02 that was heard and approved by the Dawson County Board of Commissioners on July 17, 2015. The property is located on TMPs 115-005 and 115-005-001 and is zoned CHB (Commercial Highway Business)

DAWSON COUNTY REZONING APPLICATION

This portion to be completed by Zoning Administrator

ZA 17-05 Tax Map & Parcel # (TMP): 115-005 + 115-005-001
Submittal Date: 6-16-17 Time: 9:19 am/pm Received by: [initials] (staff initials)
Fees Assessed: 300.00 Paid: CY # 970 Commission District: _____
Planning Commission Meeting Date: _____
Board of Commissioners Meeting Date: 7-20-17 6:00 PM

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Billy Carlisle
Address: 49 Harbour Ridge Drive Dawsonville, Georgia 30534
Phone: Listed 706-216-6675 Email: Business billy.carlisle@yahoo.com
Unlisted 706-344-1275 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: June 16, 2017 Applicant Signature: [Signature]

PROPERTY OWNER/PROPERTY INFORMATION

Name: Billy + Cathy Carlisle
Street Address of Property being rezoned: 532 Carlisle Road
Dawsonville, Georgia 30534
Rezoning from: ZA 15-02 to: ZA 15-02 Total acreage being rezoned: 4.97

Directions to Property: Take Ga 400 south to Carlisle Road on the left. Turn left on Carlisle Road to first paved driveway on the right. This driveway is the entrance onto the property.

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

Current Use of Property: RU Rental location

Any prior rezoning requests for property? yes if yes, please provide rezoning case #: ZA ZA 15-02

*****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? South 400 Corridor

SURROUNDING PROPERTY ZONING CLASSIFICATION:

North RA South RA East RA West RA

Future Land Use Map Designation: _____

Access to the development will be provided from:

Road Name: Carlisle Road Type of Surface: Asphalt

REQUESTED ACTION & DETAILS OF PROPOSED USE

Rezoning to: C-HB Special Use Permit for: _____

Proposed Use: The property is being used as a RU Rental location

Existing Utilities: Water Sewer Gas Electric

Proposed Utilities: Water Sewer Gas Electric

RESIDENTIAL

No. of Lots: _____ Minimum Lot Size: _____ (acres) No. of Units: _____

Minimum Heated Floor Area: _____ sq. ft. Density/Acre: _____

Type: Apartments Condominiums Townhomes Single-family Other

Is an Amenity Area proposed: _____; if yes, what? _____

COMMERCIAL & INDUSTRIAL

Building area: 1,000 square foot Office No. of Parking Spaces: 6

APPLICANT CERTIFICATION

I hereby request the action contained within this application relative to the property shown on the attached plats and site plan and further request that this item be placed on both the Planning Commission and Board of Commissioners agenda(s) for a public hearing.

I understand that the Planning & Development staff may either accept or reject my request upon review. My request will be rejected if all the necessary data is not presented.

I understand that I have the obligation to present all data necessary and required by statute to enable the Planning Commission and the Board of Commissioners to make an informed determination on my request. I will seek the advice of an attorney if I am not familiar with the zoning and land use requirements.

I understand that my request will be acted upon at the Planning Commission and Board of Commissioner hearings and that I am required to be present or to be represented by someone able to present all facts. I understand that failure to appear at a public hearing may result in the postponement or denial of my rezoning of special use application. I further understand that it is my responsibility to be aware of relevant public hearing dates and times regardless of notification from Dawson County.

I hereby certify that I have read the above and that the above information as well as the attached information is true and correct.

Signature Bill Cabal

Date June 13, 2017

Witness [Signature]

Date 6-16-17

WITHDRAWAL

Notice: This section only to be completed if application is being withdrawn.

I hereby withdraw application # _____

Signature _____

Date _____

Withdrawal of Application:

Withdrawals of any application may be accommodated within the Planning & Development Department if requested before the Planning Commission agenda is set. Therefore, withdrawals may not be made after ten (10) days prior to the scheduled Planning Commission meeting hearing, unless accompanied by written request stating specific reasons for withdrawal. This withdrawal request is to be published in the legal organ prior to the meeting. Following the written request and publication the Planning Commission will vote to remove the item from the agenda at the scheduled hearing. Please note that should the withdrawal be denied, the item will receive deliberation and public hearing with a decision by the Planning Commission. Further, the applicant is encouraged to be present at the hearing to substantiate reasons for withdrawal. Please note that no refund of application fees may be made unless directed by the Board of Commissioners.

TMP	First	Last	Address	City/State/Zip	Case#
115-004	Patsy	Carlisle	9101 Greenwood Way	Canton, GA 30115	ZA 17-05
115-006	Lynn	Everhart Carlisle	25136 Conestoga Drive	Land O'Lake, FL 24639	ZA 17-05
115-078	Joe	Boggs	529 Carlisle Road	Dawsonville, GA 30534	ZA 17-05
115-016	John & Mildred	Carlisle	615 Carlisle Road	Dawsonville, GA 30534	ZA 17-05

ZA 15-02

TMP#: 115005

List of Adjacent Property Owners

It is the responsibility of the Applicant to provide a list of adjacent property owners. This list must include the name and mailing address of anyone who has property touching your property or who has property directly across the street from your property.

****Please note this information should be obtained using the Tax Map & Parcel (TMP) listing for any parcel(s) adjoining or adjacent to the parcel where a variance or rezone is being requested.**

Name

Address

- | | | |
|-------------------|--|--|
| TMP <u>115006</u> | 1. <u>Lynn Carlisle Everhart</u> | <u>25136 Conestoga Dr. Kent Lakes, Fl. 34639</u> |
| TMP <u>115004</u> | 2. <u>Patsy Carlisle</u> | <u>9101 Greenwood Way Canton, Georgia 30115</u> |
| TMP <u>115003</u> | 3. <u>Amy Hardin & Etal Whitmire</u> | <u>908 Perimeter Road Dawsonville, Georgia 30534</u> |
| TMP <u>115001</u> | 4. <u>Asbeco Holdings Inc.</u> | <u>37 Tree Top Circle Rabun Gap, Georgia 30568</u> |
| TMP <u>115078</u> | 5. <u>Joe Boggs</u> | <u>529 Carlisle Road Dawsonville, Georgia 30534</u> |
| TMP <u>115016</u> | 6. <u>John W. + Mildred Carlisle</u> | <u>615 Carlisle Road Dawsonville, Georgia 30534</u> |
| TMP _____ | 7. | _____ |
| TMP _____ | 8. | _____ |
| TMP _____ | 9. | _____ |
| TMP _____ | 10. | _____ |
| TMP _____ | 11. | _____ |
| TMP _____ | 12. | _____ |
| TMP _____ | 13. | _____ |
| TMP _____ | 14. | _____ |
| TMP _____ | 15. | _____ |

Use additional sheets if necessary.

NOTICE OF RESIDENTIAL EXURBAN/AGRICULTURAL DISTRICT (R-A) ADJACENCY

Agricultural districts include uses of land primarily for active farming activities and result in odors, noise, dust and other effects, which may not be compatible with adjacent development. Future abutting developers in non RA land use districts shall be provided with this "Notice of RA Adjacency" prior to administrative action on either the land use district or the issuance of a building or occupancy permit.

Prior to administrative action the applicant shall be required to sign this waiver which indicates that the applicant understands that a use is ongoing adjacent to his use which will produce odors, noise, dust and other effects which may not be compatible with the applicant's development. Nevertheless, understanding the effects of the adjacent RA use, the applicant agrees by executing this form to waive any objection to those effects and understands that his district change and/or his permits are issued and processed in reliance on his agreement not to bring any action asserting that the adjacent uses in the RA district constitute a nuisance) against local governments and adjoining landowners whose property is located in an RA district.

This notice and acknowledgement shall be public record.

Applicant Signature: *Billy Carlisle*

Applicant Printed Name: Billy Carlisle

Application Number: _____

Date Signed: 6/16/17

Sworn and subscribed before me

this 16th day of June, 2017.

Niki M. McCall
Notary Public

My Commission Expires: 5-14-19



PROPERTY OWNER AUTHORIZATION

I/we, Billy Carlisle, hereby swear that I/we own the property located at (fill in address and/or tax map & parcel #):

532 Carlisle Road Dawsonville, Georgia 30534

as shown in the tax maps and/or deed records of Dawson County, Georgia, and which parcel 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: Billy Carlisle

Signature of applicant or agent: [Signature] Date: 6/16/17

Printed Name of Owner(s): Billy Carlisle

Signature of Owner(s): [Signature] Date: 6/16/17

Mailing address: 49 Harbor Ridge Drive

City, State, Zip: Dawsonville, Georgia 30534

Telephone Number: Listed 706-216-6675 Home 706-344-1275 Office
Unlisted

Sworn and subscribed before me this 16th day of June, 2017.

[Signature]
Notary Public

My Commission Expires: 5-14-19



(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.)



American Dream Vacations

532 Carlisle Road, Dawsonville, GA 30524 Phone: 706-344-1275
E-Mail: cathy@americandreamvacations.net Website: www.americandreamvacations.net

June 13, 2017

Dawson County Board of Commissioners
25 Justice Way
Dawsonville, Georgia 30534

Dear Commissioners,

Back in May 2015, I came before the board and had our property on Carlisle Road rezoned to commercial property in order open an RV Rental business.

It was my intention to ask for a variance in order to utilize a mobile office unit on the property as an office. The Board of Commissioner agreed to allow me to place the mobile office building on the property, but put in a stipulation that it be moved within 2 years.

During the instillation of the office unit, I followed all county guide lines that meet the South 400 Corridor guide lines. The office building is 24 feet by 44 feet, which contains 2 offices, a reception area, work room and a bath room. The unit is sitting on concrete pillars, with concrete block foundation. The front of the office has a full deck built on, with steps and a handicap ramp. It also has rock across the front of the office and on both sides, meeting the 400 Corridor guide lines. The back has a smaller deck and steps at the rear door. It has a concrete walk up to the front and back doors, along with concrete drive with parking.

It was my understanding after speaking with a couple of the commissioners after the meeting, that the stipulation of removing the office within 2 years, would be removed. Since, I have found that it wasn't removed.

The approval for my rezoning was approved on July 17, 2015. I was issued permits to begin construction on August 14, 2015 and obtained my CO in the spring of 2016.

I am here tonight requesting that the stipulation be removed so that I can continue to utilize the office building for my business.

Thank you,

Billy Carlisle



Imagery ©2015 Google, Map data ©2015 Google 200 ft















ADDRESS SERVICE REQUESTED
 [IF NOT DELIVERED RETURN IN FIVE DAYS]



*****AUTO**5-DIGIT *****
CARLISLE CATHERINE LEE & BILLY
 49 Harbour Dr
 DAWSONVILLE, GA 30534

Official Tax Matter - 2017 Tax Year

This correspondence constitutes an official notice of ad valorem assessment for the tax year shown above.

Annual Assessment Notice Date:
May 12, 2017

Last date to file a written appeal:
June 26, 2017

*** This is not a tax bill - Do not send payment ***
 County property records are available online at:
www.dawsoncounty.org

Official Tax Matter
2017 Real Assessment

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

At the time of filing your appeal you must select one of the following appeal methods:

A

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$750,000)

For further information on the proper method of filing an appeal you may contact the Dawson County Tax Assessors Office which is located at 25 Justice Way - Suite 1201 - Dawsonville, GA 30534 and which may be contacted by telephone at: 706-344-3590. Your contacts are Vicki Graham and Elaine Garrett.

Additional information on the appeal process may be obtained at <http://dor.georgia.gov/property-tax-real-and-personal-property>

B

Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
11837	115 005 001	3.21	01		
Property Description	LL 500 LD 13-S				
Property Address	0				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value	
100% Appraised Value	0	77,645	77,645	0	
40% Assessed Value	0	31,058	31,058	0	

Reasons for Assessment Notice

ANNUAL ASSESSMENT NOTICE
ANNUAL NOTICE: NO CHANGE IN RETURN/PREVIOUS VALUE

C

The estimate of your ad valorem tax bill for the current year is based on the previous or most applicable year's net millage rate and the fair market value contained in this notice. The actual tax bill you receive may be more or less than this estimate. This estimate may not include all eligible exemptions.

Taxing Authority	Other Exempt	Homestead Exempt	Net Taxable	Millage	Estimated Tax
COUNTY M & O	0	0	31,058	0.008138	252.75
SCHOOL M & O CW	0	0	31,058	0.015778	490.03
SCHOOL BOND	0	0	31,058	0.000000	0.00





Nicole Stewart
 Dawson County Tax Commissioner
 25 Justice Way
 Suite 1222
 Dawsonville, GA 30534

Tax Payer: CARLISLE CATHERINE LEE & BILLY
Map Code: 3078 M.H.(N.H.S.)
Description: 2015 BONANZA SUMMIT 24 44
Bill No: 2017-70038
District: 001 DAWSON COUNTY UNINCORPORATE

Phone: (706) 344-3520 Fax: (706) 531-2753

Mobile Home		
Year	Make	Model/Ref#
2015	BONANZA	SUMMIT

Decal		Size		Serial Number	Fair Market Value	Due Date			Payment Good Through		
Year	Number	Width	Length								
0	0	24	44		35,934	04/01/2017			04/01/2017		
Entity				Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX				35,934.00	14,374.00		14,374.00	.000			.00
COUNTY M&O				35,934.00	14,374.00		14,374.00	12.896	185.37		116.98
SALES TAX ROLLBACK							14,374.00	-4.758		-68.39	
SCHOOL M&O				35,934.00	14,374.00		14,374.00	15.778	226.79		226.79
TOTALS								23.916	412.16	-68.39	343.77

This gradual reduction and elimination of the state property tax millage rate is the result of property tax relief passed by the Governor and the House of Representatives and the Georgia State Senate.

CORRECTED

Make check payable to Dawson County Tax Commissioner. A \$6.00 mail and decal fee is included in the amount due. If payment is made by mail, your decal will be mailed to you. When paying after the due date, please call our office for the full amount due. Interest and penalty at a rate as prescribed by law per month will be added after the due date Title cannot be transferred without payment of current tax bill.

Current Due	343.77
Penalty	.00
Interest	.00
Other Fees	6.00
Previous Payments	.00
Back taxes	.00
TOTAL DUE	349.77

Printed: 01/30/2017

Official Tax Matter - 2017 Tax Year

This correspondence constitutes an official notice of ad valorem assessment for the tax year shown above.

Annual Assessment Notice Date:
May 12, 2017

Last date to file a written appeal:
June 26, 2017

*** This is not a tax bill - Do not send payment ***

County property records are available online at:
www.dawsoncounty.org

**Official Tax Matter
 2017 Real Assessment**

**ADDRESS SERVICE REQUESTED
 [IF NOT DELIVERED RETURN IN FIVE DAYS]**

*****AUTO**5-DIGIT 30534 24 249
 CARLISLE CATHERINE LEE & BILLY
 PO BOX 2033
 DAWSONVILLE, GA 30534-0036



The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

At the time of filing your appeal you must select one of the following appeal methods:

A

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$750,000)

For further information on the proper method of filing an appeal you may contact the Dawson County Tax Assessors Office which is located at 25 Justice Way - Suite 1201 - Dawsonville, GA 30534 and which may be contacted by telephone at: 706-344-3590. Your contacts are Vicki Graham and Elaine Garrett.

Additional information on the appeal process may be obtained at <http://dor.georgia.gov/property-tax-real-and-personal-property>

B

Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
8330	115 005	1.75	01		
Property Description LL 500 LD 13-S					
Property Address 530 CARLISLE RD					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value	
100% Appraised Value	0	111,420	115,965	0	
40% Assessed Value	0	44,568	46,386	0	

Reasons for Assessment Notice

**ANNUAL ASSESSMENT NOTICE
 VALUE ADJUSTED TO REFLECT CURRENT MARKET**

The estimate of your ad valorem tax bill for the current year is based on the previous or most applicable year's net millage rate and the fair market value contained in this notice. The actual tax bill you receive may be more or less than this estimate. This estimate may not include all eligible exemptions.

C

Taxing Authority	Other Exempt	Homestead Exempt	Net Taxable	Millage	Estimated Tax
COUNTY M & O	0	0	46,386	0.008138	377.49
SCHOOL M & O CW	0	0	46,386	0.015778	731.88
SCHOOL BOND	0	0	46,386	0.000000	0.00

Dawson County Environmental Health
 189 Hwy 53 West, Suite 102, P.O. Box 2020, Dawsonville, GA 30534 ·
 Phone: (706)265-2930 · Fax: (706)265-7529

Existing On-site Sewage Management System Performance Evaluation Report Form

Property/System Owner:	Owner Name: Billy Carlisle	Owner Phone: (678) 776-5058	Reason for Existing Sewage System Evaluation: Replacing burned home with office
Property/System Address: 532 CARLISLE RD DAWSONVILLE, GA 03534			Contact:
Subdivision Name:	Lot:	Block:	
Existing System Information: Water Supply	Number of Bedrooms/GPD: 4	Garbage Grinder: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private Well <input type="checkbox"/> Spring <input type="checkbox"/> Community	S.T. Permit #: S-042-2002-000398		
Date: 04/20/2015			

SECTION A- System on Record

<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Existing On-site Sewage Management System inspection records indicate that all components of the system were properly constructed and installed at the time of the original inspection.
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	A copy of the original On-site Sewage Management System Inspection Report is attached.
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Maintenance records indicate that the system has been pumped out or serviced within the last five (5) years or the system was installed within that timeframe.
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	A site evaluation of the system on this date revealed no evidence of system failure or of conditions which would adversely affect the functioning of the system.
Comments:	The existing system was permitted for a four-bedroom home. The home has burned, and the owner wants to operate an RV leasing business at the property with 2-3 employees. A business office will be constructed and connected to the existing septic system. The estimated water usage of a business office with 2-3 employees is considerably less than a four-bedroom home. There should be no issues with the proposed use. Do not drive or park any vehicles over any part of the septic system.

SECTION B- System Not on Record

<input type="checkbox"/> Yes <input type="checkbox"/> No	No inspection records are on file showing the On-site Sewage Management System was inspected and approved at the time of the installation.
<input type="checkbox"/> Yes <input type="checkbox"/> No	The septic tank was uncovered at the time of the evaluation and it appears to meet the required design, construction and installation criteria.
<input type="checkbox"/> Yes <input type="checkbox"/> No	Documentation from a Georgia Certified Installer has been provided as to the condition of the septic tank and its respective components, certifying its design, construction, and installation criteria. A copy is attached.
<input type="checkbox"/> Yes <input type="checkbox"/> No	Maintenance records indicate that the system has been pumped out or serviced within the last five (5) years or the system was installed within that timeframe.
<input type="checkbox"/> Yes <input type="checkbox"/> No	A site evaluation of the system on this date revealed no evidence of system failure or of conditions which would adversely affect the functioning of the system; however, appropriateness of the sizing and installation cannot be verified since no initial inspection records exist.
Comments:	

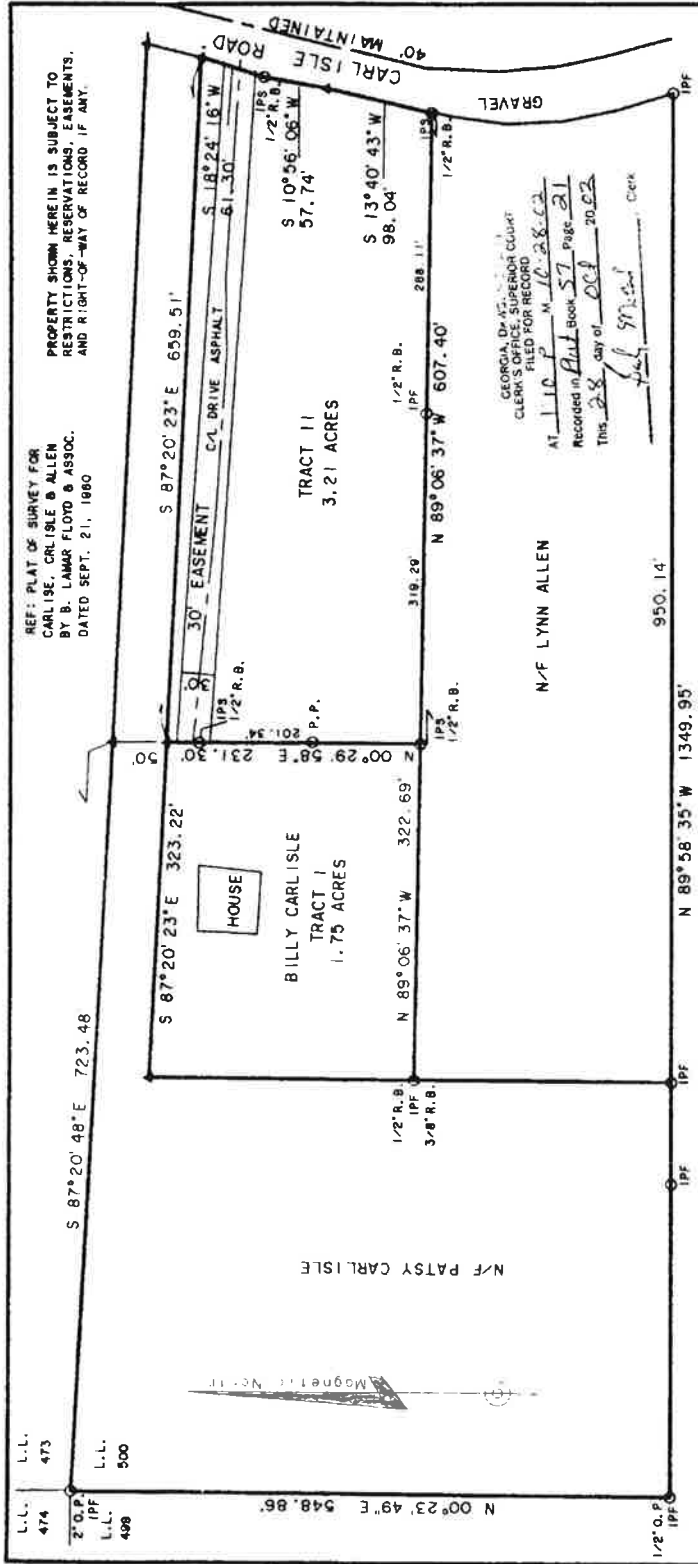
SECTION C- System Not Approved

<input type="checkbox"/> Yes <input type="checkbox"/> No	The On-site Sewage Management System was disapproved at the time of the initial installation and is thus not considered an approved system.
<input type="checkbox"/> Yes <input type="checkbox"/> No	Evaluation of the system revealed evidence of system failure or malfunction, and will therefore require corrective action in order to obtain approval of the system.
<input type="checkbox"/> Yes <input type="checkbox"/> No	Evaluation of the system revealed conditions which would adversely affect the proper functioning of the system, and will therefore require corrective action in order to obtain approval of the system.
Comments:	

SECTION D- Addition to Property or Relocation of Home (Section completed in conjunction with A,B, or C above)

<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	An existing On-site Sewage Management System is located on the property listed above and has been evaluated in accordance with Section A or B above.
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	A site evaluation on this date as well as the provided information indicate that the proposed construction to home or property or that the proposed relocation of the home should not adversely affect the proper functioning of the existing system provided that no additional sewage load is added to the system for the listed size home adjacent.
Comments:	See comments in Section A.

Evaluating Environmentalist: Bill Ringle <i>Bill Ringle</i>	Title: Environmental Health Manager	Date: 04/21/2015
I verify this data to be correct at the time of the evaluation. This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by malfunction.		



REF: PLAT OF SURVEY FOR
CARLISLE, CARLISLE & ALLEN
BY B. LAMAR FLOYD & ASSOC.
DATED SEPT. 21, 1880

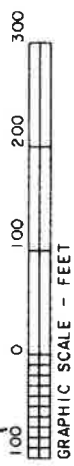
PROPERTY SHOWN HEREIN IS SUBJECT TO
RESTRICTIONS, RESERVATIONS, EASEMENTS,
AND RIGHT-OF-WAY OF RECORD IF ANY.

GEORGIA, DEPT. OF AG.
CLERK'S OFFICE, SUPERIOR COURT
FILED FOR RECORD
AT 110 P. M. 10-28-02
Recorded in Book 57 Page 211
This 28 day of Oct 2002
[Signature] Clerk

APPROVED
OCT 28 2002
[Signature]
FOR RECORDING

I HEREBY CERTIFY THAT THIS IS A TRUE AND
CORRECT REPRESENTATION OF THE LAND
PLATTED AND HAS BEEN PREPARED IN CONFORMITY
WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

[Signature]



SURVEY FOR:		BILLY CARLISLE	
FILE NO.	DATE	COUNTY	STATE
499	OCT. 18-2002	DAWSON	GEORGIA
500		FIELD NUMBER	ADJUSTMENT
501		1:7846	COMPASS
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**Dawson County Fire Marshals Office Inspection
Notice.**

May 10, 2016

American Family Vacations
532 CARLISLE RD
DAWSONVILLE, GA 30534

Congratulations, an inspection of your facility on May 10, 2016 revealed no violations.

ALL DEFICIENCIES AND/OR VIOLATIONS NOTED ABOVE AND ON THE ATTACHED PAGE(S) SHALL BE CORRECTED IMMEDIATELY IN ORDER FOR THIS FACILITY TO BE IN COMPLIANCE WITH THE DAWSON COUNTY FIRE PREVENTION CODE AND THE GEORGIA SAFETY FIRE LAW. IF ALL DEFICIENCIES AND/OR VIOLATIONS CAN NOT BE CORRECTED WITHIN 30 DAYS, A WRITTEN PLAN OF CORRECTION STATING WHAT CORRECTIVE MEASURE WILL BE TAKEN AND THE DATE OF COMPLETION FOR EACH ITEM SHALL BE SUBMITTED TO THIS OFFICE FOR APPROVAL WITHIN 5 DAYS. INSPECTION EXTENSION REQUEST MUST BE SUBMITTED IN WRITING.

DAWSON COUNTY FIRE MARSHAL'S OFFICE
393 MEMORY LANE DAWSONVILLE, GEORGIA 30534 (706)344-3666 FAX (706)344-3669

****CONFIDENTIAL****

This e-mail message and all attachments transmitted with it may contain legally privileged, copyrighted and/or confidential information intended solely for the use of the addressee. If the reader of this message is not the intended recipient, you are hereby notified that any reading, dissemination, distribution, copying, or other use of this message or its attachments is strictly prohibited. If you have received this message in error, please notify the sender immediately by telephone or by electronic mail and delete all copies and backups. Also, please be advised that all email correspondence to this address is subject to Open Records per the State of Georgia Open Records Act. Thank you.

A handwritten signature in black ink, appearing to read "Stephen Knowles".

0120 Stephen Knowles
Inspector

A handwritten signature in black ink, appearing to read "Billy Carlisle".

Billy Carlisle

Niki McCall

From: Ringle, Bill <Bill.Ringle@dph.ga.gov>
Sent: Wednesday, June 10, 2015 9:03 AM
To: Niki McCall
Subject: RE: ZA 15-02

Niki,

The form you attached has never worked properly (I think our office we provided it to Zoning prior to my tenure). I'm also going to come up with some different questions for this type of inquiry. In the meantime, I have answered the questions in the space below. Don't hesitate to contact me if you have any questions.

Will wells be permitted for the purpose of development?

This site already has a connection to public water, so there should be no need for a well.

Does the proposed development warrant immediate sewerage?

No. There is an existing septic system that was designed for a four-bedroom home. We have re-evaluated the system (see the form in Mr. Carlisle's packet) and it appeared to be functioning properly.

Are there any health hazards in the area that would affect the proposed development?

None of which we are aware.

If septic tanks are used, will adequate bodies of water be affected by the developer?

There are no nearby bodies of water that will be affected.

Any additional remarks?

None.

Thank you,
Bill

From: Niki McCall [<mailto:nmccall@dawsoncounty.org>]
Sent: Tuesday, June 02, 2015 10:44 AM
To: Ringle, Bill
Cc: Rachel Burton
Subject: ZA 15-02

Bill,

We have a rezoning application for Billy Carlisle located at 530 Carlisle Road in Dawsonville. He is requesting to rezone from RA (Residential Agriculture) to C-HB (Commercial Highway Business). This property will be used as a RV rental location. Attached please find the application. I have also attached the Environmental Health Department comment form for your use. The Planning Commission will hear this case on June 16th and I would like to include this information in our meeting. If you could please send me your comments by 6-9-15. Please let me know should you have any questions or need additional information.

Thank you,

042-2009-000335

GEORGIA, DAWSON COUNTY
CLERK'S OFFICE, SUPERIOR COURT
FILED FOR RECORD
AT 11:49 A M 3-26-09
Recorded in Deed Book 903 Page 331
This 26 day of March 20 09
Becky McCord, Clerk

Return to/Prepared by:
Shelly T. Martin
133 Prominence Court
Suite 110
Dawsonville, GA 30534
Deed Preparation Only-
No Title Search Performed

**QUIT CLAIM DEED
SURVIVORSHIP**

DAWSON COUNTY, GEORGIA
REAL ESTATE TRANSFER TAX

PAID \$ -0-
DATE 3-26-09
Becky McCord
BECKY MCCORD, CLERK
SUPERIOR COURT

STATE OF GEORGIA,
COUNTY OF DAWSON.

THIS INDENTURE, made the 23rd day of March, 2009, between CATHERINE LEE CARLISLE, Grantor, and CATHERINE LEE CARLISLE and BILLY CARLISLE, Grantee.

WITNESSETH: That the said Grantor, for One Dollar (\$1.00) and other consideration, the receipt and sufficiency of which is hereby acknowledged, by these presents does remise, convey and forever QUIT-CLAIM to the Grantee, as joint tenants with right of survivorship as defined in Official Code of Georgia Annotated 44-6-190, the heirs, executors and assigns of the survivor, the following described property, to wit:

All that tract or parcel of land lying and being in Land Lot 500 of the 13th District, 1st Section of Dawson County, Georgia, containing 4.97 acres, more or less, according to a plat of survey for prepared by B. Lamar Floyd & Associates, GRLS, dated September 21, 1980, recorded in Plat Book 10, Page 139 of the Dawson County Records. Said plat being incorporated herein and made a part hereof by reference.

TO HAVE AND TO HOLD the said described premises to the said Grantee, as joint tenants with right of survivorship as defined above, the heirs, executors and assigns of the survivorship, forever, in Fee Simple so that neither the said Grantor nor his heirs, nor any other person or persons claiming under him shall at any time, by any means or ways, have, claim or demand any right or title to the aforesaid described premises or appurtenances, or any rights thereof.

Whenever there is a reference herein to the Grantor or the Grantee, the singular includes the plural and the masculine includes the feminine and the neuter, and said terms include and bind the heirs, executors, administrators, successors and assigns of the parties hereto.

In witness whereof, the Grantor has hereunto set his hand and affixed his seal the day and year above written.

Signed, sealed and delivered in the presence of:

Lamar Thompson
Unofficial Witness

Catherine Lee Carlisle
Catherine Lee Carlisle

Shelly T. Martin
Notary Public
My commission expires: (SEAL.)





Imagery ©2015 Google, Map data ©2015 Google 100 ft



DAWSON COUNTY BOARD OF COMMISSIONERS

APPROVAL FORM

PUBLIC HEARING OF LAND USE CHANGE REQUEST MEETING HELD JULY 16, 2015

We, the Dawson County Board of Commissioners, do hereby **APPROVE** the following Land Use Change Request:

REQUEST: **ZA 15-02**

Applicant's Name: Billy Carlisle
Applicant's Address: 49 Harbour Ridge Drive, Dawsonville, GA
Location: 530 Carlisle Road, Dawsonville, GA
TMP: 115-005 & 115-005-001
Purpose: Rezone from RA to C-HB
Property Usage: Commercial Business

The approval is based upon the following stipulation that the request will:

1. The mobile office is to be removed from the property within 24 months

The request will not:

- A. Affect the property values of surrounding property.
- B. Affect the health, safety or general welfare of the public.
- C. Impose special hardships on the surrounding property owners.

The subject property is suited for the proposed land use.


Mike Berg, Chairman

07/17/15
Date

cc: Joey Homans, County Attorney
Niki McCall, Zoning Administrator
Sallie Ledbetter, Tax Assessor's Office

Mike Berg
Chairman

Sharon Fausett
Commissioner
District One

James Swafford
Commissioner
District Two

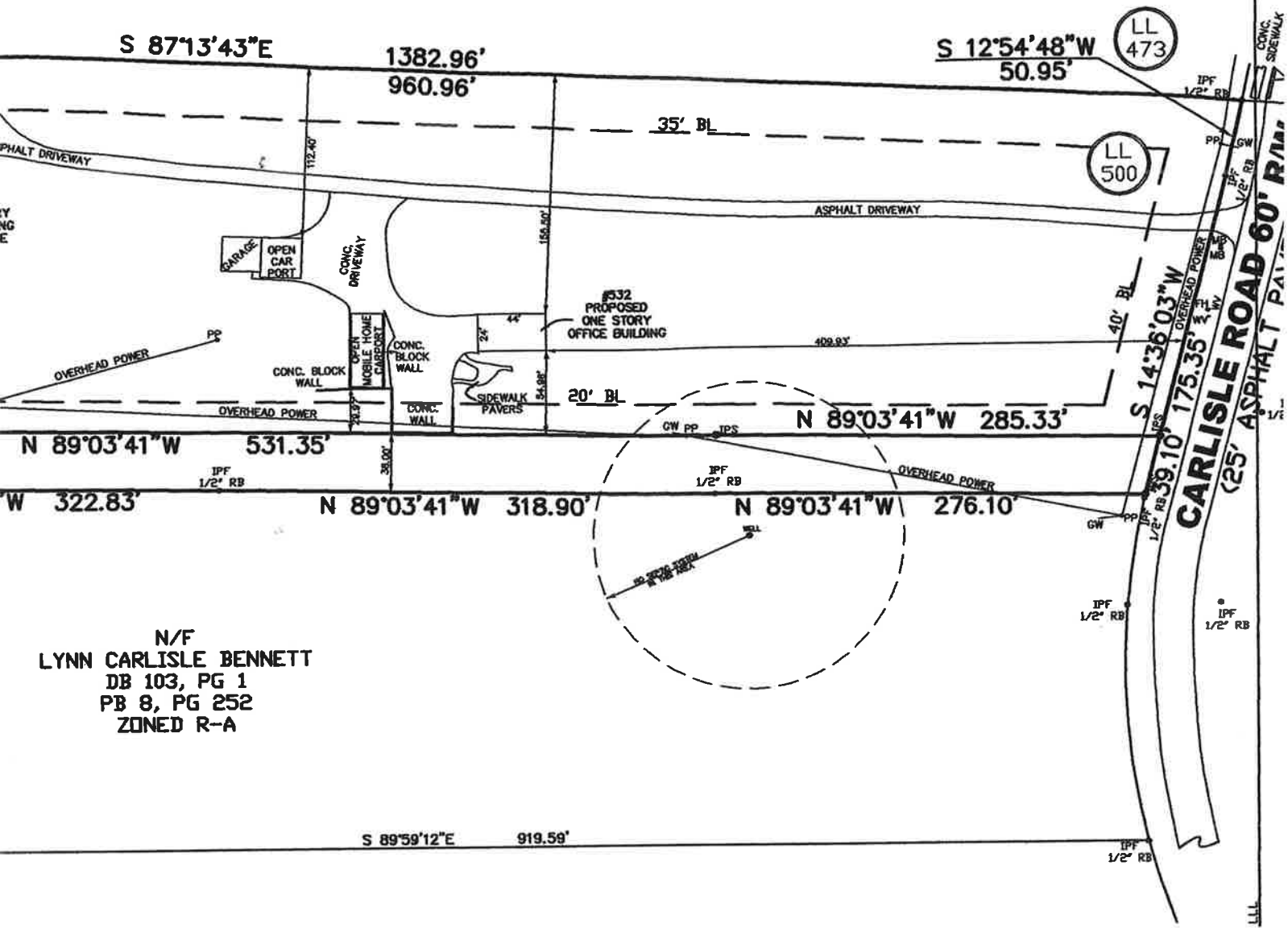
Jimmy Hamby
Commissioner
District Three

Julie Hughes Nix
Commissioner
District Four

Cindy Campbell
County Manager

Danielle Yarbrough
County Clerk

Dawson County
Government Center
25 Justice Way
Suite 2213
Dawsonville, GA 30534
Phone 706-344-3501
Fax 706-344-3889



N/F
LYNN CARLISLE BENNETT
DB 103, PG 1
PB 8, PG 252
ZONED R-A

BOJARSKI
PG 1
185
-A

BILLY CARLISLE
TOTAL AREA
212,333 SQ. FT.
4.875 ACRES

PATSY CARLISLE
TOTAL AREA
264,450 SQ. FT.
6.071 ACRES

STATEMENT OF LIMITATIONS:

The undersigned assumes no responsibility or liability for statements or certifications made or implied on this document or plat except those specifically defined by the laws of the state of Georgia and the state board of registration for the professional engineers and land surveyors as being within the scope of training, education, experience and expertise necessary for registration and practice as a registered land surveyor.

By: Ben D. Trail Reg. No. 1718

Date: 8-20-15

**DAWSON COUNTY PLANNING COMMISSION
PLANNING STAFF REPORT AND RECOMMENDATION**

Applicant.....Billy Carlisle

Amendment #ZA-17-05

Request.....Amend a stipulation of zoning as established by the Dawson County Board of Commissioners

Proposed UseTo allow mobile home to remain on property

Current ZoningC-HB

Size.....4.97± acres

LocationWest side of Carlisle Road, 2,160± feet North of its intersection with Oakmont Drive

Tax Parcel115-005 & 115-005-001

County Commission Date.....July 20, 2017

Staff RecommendationApproval

Applicant Proposal

The applicant is seeking to have a stipulation of zoning amended/removed requiring a mobile/prefabricated office to be removed within two (2) years of original zoning.

History and Existing Land Uses

The subject property was rezoned from RA to C-HB in mid-2015 to allow for the placement of an Recreational Vehicle (RV) rental/sales/storage business. With this rezoning approval, a stipulation was established that required the mobile office to be removed within two (2) years or 24 months.

According to the applicant, during approval, there was some misunderstanding as to the mobile building and as a result, the stipulation was placed on the property. Additionally, according to the applicant, he was told and/or under the impression the stipulation would be removed.

Fast forward to now, mid-2017 and the applicant has made application seeking an amendment and/or deletion to the stipulation of zoning as to allow the mobile/prefabricated building to remain as the building is currently being utilized as his office and is attractively landscaped and on a permanent foundation.

All adjacent properties to the North, South, East, and West are zoned as follows.

Adjacent Land Uses	Existing zoning	Existing Use
North	RA	Single family residential
South	RA	Single family residential
East	RA	Single family residential
West	RA	Single family residential

Development Support and Constraints

This criteria/analysis is not applicable to this request.

Relationship to the Comprehensive Plan and FLUP (Future Land Use Plan)

This criteria/analysis is not applicable to this request.

Public Facilities/Impacts

This criteria/analysis is not applicable to this request.

Analysis

- Without an amendment to the required stipulation, the applicant would have to remove the building.
- Due to the size of the building and distance from the road, it does not appear to visually be out of scale to the neighboring area.
- Relief to the applicant by allowing the building to stay should not be detrimental to the surrounding area nor undermine any intent of any applicable codes or regulations.

The following observations should be noted with respect to this request:

A. The existing uses and classification of nearby property.

All adjacent properties to the North, South, East, and West are residentially zoned for single family residential structures.

B. The extent to which property values are diminished by the particular land use classification.

This property is already zoned.

C. The extent to which the destruction of property values of the applicant promotes the health, safety, morals, or general welfare of the public.

The mobile office has clearly been established and interwoven into the development as a whole; by allowing the mobile office to remain, it should not be detrimental to the surrounding area.

D. The relative gain to the public, as compared to the hardship imposed upon the individual property owner.

Little gain to the public should occur if the mobile structure is removed vs. a loss of viable office space to the property owner.

E. The suitability of the subject property for the proposed land use classification.

The property is already zoned.

F. The length of time the property has been vacant under the present classification, considered in the context of land development in the area in the vicinity of the property.

This criteria/analysis is not applicable to this request.

G. The specific, unusual, or unique facts of each case, which give rise to special hardships, incurred by the applicant and/or surrounding property owners.

As the history and facts of this application have been addressed and the analysis made; granting the amendment to delete the stipulation of zoning requiring the existing mobile office to be removed should not harm the surrounding area.

Pictures of Property:



Staff Recommendation

Based on the preceding analysis, the planning department is recommending **approval** of this request

Backup material for agenda item:

1. Consideration of Request to Reclassify the Administrative Assistant Position for DCES to Executive Secretary



DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: Emergency Services

Work Session: 13 July 2017

Prepared By: Lanier Swafford

Voting Session: 20 July 2017

Presenter: Lanier Swafford

Public Hearing: Yes No

Agenda Item Title: Presentation of the possible reclassification of the DCES Administrative Assistant to Executive Secretary

Background Information:

The DCES Administrative Assistant is a 15 year employee of DCES. This position is the sole support staff of the administrative team for DCES. It is responsible for processing of all personnel paperwork (aprox. 110 positions) accounts payable, ongoing budget management, quality assurance for all fire and EMS reporting (over 3000 calls per year) state reporting of fire reports, customer service and front desk functions, and other items as described in an attached list. Since 2010 this position has

Current Information:

After the results of the most recent Archer study were released, the Administrative Assistant appealed her pay grade and title to County Manager D. Headley. After several meetings Mr. Headley issued a letter which admitted the position may have been wrongly classified and instructed me to work with HR on a solution by budget time. The only available option is to reclassify the position to Executive Secretary. This will come at a cost of \$7,577.00 of which the department can cover without requesting

Budget Information: Applicable: Not Applicable: Budgeted: Yes _____ No

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining
					0	

Recommendation/Motion: The Dawson County Board of Commissioners move that the current Administrative Assistant for DCES be reclassified as an Executive Secretary and that the pay for said position be reactive to the April date all others took effect.

Department Head Authorization: Lanier Swafford

Date: 30 June 17

Finance Dept. Authorization: Vickie Neikirk

Date: 06/30/17

County Manager Authorization: David Headley

Date: 06/30/17

County Attorney Authorization: _____

Date: _____

Comments/Attachments:

Accompanying this request is a word document providing some additional information.

Further discussion concerning the Executive Secretary request:

In 2014, the results in the Archer Study resulted in the Administrative Position for DCES being reduced from a paygrade 14 to a 13. Following this reduction, appeals were made through Director Thurmond to Director of Administration Bob Ivey with no results. These appeals in part were due to the fact that prior to 2014, this position had been titled Executive Secretary. While there is no reflection of this title in any personnel action forms on file in the HR Office, there are communications between the HR Director (at that time S. Boatfield) and our office reflecting the title of Executive Secretary.

This has been an ongoing issue since 2014. The 2016 study awarded this position (15 year employee) .71 cents. Attached you will find scanned documents beginning in 2012 attempting to address this matter. Within this document on an email dated December 5, 2012 there is communications requesting an updated approved position list and an accompanying document listing Ms. Martin as an Executive Secretary. Next there is an email dated March 26, 2014 from Ms. Martin on behalf of Billy Thurmond to Bob Ivey addressing Classification and Compensation Issues. It should be noted here that "Executive Secretary Betty Martin was the number one issue then in terms of "reclassification and compensation" and reasoning is provided within the paragraph noted.

Betty Martin

From: Billy Thurmond
Sent: Friday, August 10, 2012 1:00 PM
To: Betty Martin
Subject: FW: Position chart
Attachments: EMS PC 8-10-12.xlsx

New version

From: Sherry Boatfield
Sent: Friday, August 10, 2012 10:16 AM
To: Billy Thurmond
Subject: RE: Position chart

Billy,
Here is your Position Control report. You'll see I have already noted your pending changes for August. If you have any questions let me know.

Sherry Boatfield
Dawson County HR Director
(706)344-3500, ext. 42245

From: Billy Thurmond
Sent: Friday, August 10, 2012 8:48 AM
To: Sherry Boatfield
Subject: Position chart

Sherry
Can you e-mail me a current emergency services chart that shows the vacancies and frozen positions that I currently have.
Thanks Billy

_____ Information from ESET NOD32 Antivirus, version of virus signature database 7373 (20120810)

The message was checked by ESET NOD32 Antivirus.

<http://www.eset.com>

_____ Information from ESET NOD32 Antivirus, version of virus signature database 7373 (20120810)

The message was checked by ESET NOD32 Antivirus.

<http://www.eset.com>

_____ Information from ESET NOD32 Antivirus, version of virus signature database 7374 (20120810)

**DAWSON COUNTY
APPROVED POSITIONS BY DEPARTMENT**

EMERGENCY SERVICES ADMINISTRATION													
EMERGENCY SERVICES Combined													
POS #	F/R	FT	P/R	P/T	SUP	GF	GRADE	POSITION	Occupant	2012 Salary	2012 Hrs Sched	2012 Hrly Rate	TAKE HOME VEHICLE
3610-001	1						23	Emergency Serv. Dir.	Billy Thurmond	\$73,601	2,080		Yes
3610-002	1						21	Chief	Lanier Swafford	\$63,669	2,080		Yes
3610-003	1						21	Deputy Chief	Tim Satterfield	\$58,821	2,080		Yes
3610-004	1						19	Asst Chief	Danny Speaks	\$45,039	2,080		Yes
3610-005	1						17	Lieutenant Inspector	Jody Holland	\$25,646	2,080	12.33	No
3610-006	0						16	Lieutenant Inspector	VACANT	\$31,860	2,080		No
3610-007	0						18	Training Coordinator	Frozen	\$0	2,080		No
3610-008	1						14	Quartermaster	Marty Tench	\$31,866	2,080	15.32	No
3610-009	1						14	Executive Sec	Betty Martin	\$35,184	2,080		No
3610-010	0						10	Admin Asst	Frozen	\$0	2,080	11.39	No
3610-011	1						18	Bat Chief	Benjie Ensley	\$57,081	2,636		No
3610-012	1						18	Bat Chief	Robbie Lee	\$48,277	2,636		No
3610-013	1						18	Bat Chief	Milton Keller	\$50,227	2,636		No
3610-014	1						16	Captain	Jamerson Kerby	\$44,575	2,636	16.91	No
3610-015	1						16	Captain	Jeff Bailey	\$39,593	2,636	15.02	No
3610-016	1						14	Captain	Jason Dooley	\$36,561	2,636	13.87	No
3610-017	1						13	Lieutenant	Ryan Bramblett	\$34,136	2,636	12.95	No
3610-018	1						15	Lieutenant	Jonathan Hubbard	\$37,695	2,636	14.30	No
3610-019	1						15	Lieutenant	Andy Scott	\$42,440	2,636	16.10	No
3610-020	1						15	Lieutenant	Ricky Rexroat	\$42,440	2,636	16.10	No
3610-021	1						15	Lieutenant	Jeffrey Banks	\$37,695	2,636	14.30	No
3610-022	1						13	Lieutenant	Joseph Fowler	\$34,795	2,636	13.20	No
3610-023	0						15	Lieutenant	Paul Cloud	\$34,795	2,636	13.20	No
3610-024	1						15	Lieutenant	Todd Hollaway	\$37,695	2,636	14.30	No
3610-025	1						13	Lieutenant	Lucas Ray	\$35,507	2,636	13.47	No
3610-026	0						14	FF/Paramedic	VACANT	\$35,876	2,636	13.61	No
3610-027	1						14	FF/Paramedic	Charles A. Wilson	\$33,971	2,636	13.61	No
3610-028	1						14	FF/Paramedic	Tiffany Cramer	\$36,561	2,636	13.87	No
3610-029	1						14	FF/Paramedic	Brian Cohen	\$33,971	2,636	13.61	No
3610-030	1						14	FF/Paramedic	William Harris	\$35,876	2,636	13.61	No
3610-031	1						14	FF/Paramedic	Lillie Luckie	\$37,299	2,636	14.15	No
3610-032	1						14	FF/Paramedic	Michael D Clifford	\$35,876	2,636	13.61	No
3610-033	1						14	FF/Paramedic	Chris DeLong	\$35,876	2,636	13.61	No
3610-034	1						14*	FF/Paramedic	David Allen	\$32,502	2,636	12.33	No
3610-035	0						14	FF/Paramedic	VACANT	\$35,876	2,636	13.61	No

F/P = Full-Time Perm; F/T = Full-Time Temp; P/P = Part-Time Perm; P/T = Part-Time Temp; SUP = Supplemental

Betty Martin

From: Sherry Boatfield
Sent: Wednesday, December 05, 2012 2:00 PM
To: Betty Martin
Subject: RE: Approved Positions by Department
Attachments: EMS - Position Control.xlsx

Betty – attached is EMS position control.

Sherry Boatfield
Dawson County HR Director
(706)344-3500, ext. 42245

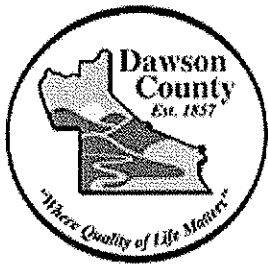
From: Betty Martin
Sent: Wednesday, December 05, 2012 11:35 AM
To: Sherry Boatfield
Cc: Billy Thurmond
Subject: Approved Positions by Department

Sherry:

Since we've had numerous changes recently, I would appreciate very much if you could send us an updated version of our approved positions/names by department. Thanks for your help.

Betty Martin

Betty Martin, Admin. Asst.
Dawson County Emergency Services
393 Memory Lane
Dawsonville, Georgia 30534
Office: (706) 344-3666 x223
Fax: (706) 344-3669
Cell: (678) 410-2258
bmartin@dawsoncounty.org



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The message was checked by ESET NOD32 Antivirus.

<http://www.eset.com>

**DAWSON COUNTY
APPROVED POSITIONS BY DEPARTMENT**

EMERGENCY SERVICES ADMINISTRATION

EMERGENCY SERVICES Combined

POS #	FR	FT	P/R	P/T	SUP	GF	GRADE	POSITION	Occupant	2012 Salary	2012 Hrs Sched	2012 Hrly Rate	2012 TAKE HOME	VEHICLE
3610-001	1						23	Emergency Serv. Dir.	Billy Thurmond	\$73,601	2,080			Yes
3610-002	1						21	Chief	Lanier Swafford	\$63,669	2,080			Yes
3610-003	1						21	Deputy Chief	Tim Satterfield	\$58,821	2,080			Yes
3610-004	1						19	Asst Chief	Danny Speaks	\$45,039	2,080			Yes
3610-005	1						12	Inspector	Jody Holland	\$25,646	2,080	12.33		No
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3610-009	1						14	Executive Sec	Betty Martin	\$35,184	2,080			No
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3610-013	1						18	Bat Chief	Milton Keller	\$50,227	2,636			No
3610-014	1						16	Captain	Jamerson Kerby	\$44,575	2,636	16.91		No
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3610-016	1						14	Captain	Jason Dooley	\$36,561	2,636	13.87		No
3610-017	1						13	Lieutenant	Ryan Bramblett	\$34,136	2,636	12.95		No
3610-018	1						15	Lieutenant	Jonathan Hubbard	\$37,695	2,636	14.30		No
3610-019	1						15	Lieutenant	Andy Scott	\$42,440	2,636	16.10		No
3610-020	1						15	Lieutenant	Ricky Rexroat	\$42,440	2,636	16.10		No
3610-021	1						15	Lieutenant	Jeffrey Banks	\$37,695	2,636	14.30		No
3610-022	1						13	Lieutenant	Joseph Fowler	\$34,795	2,636	13.20		No
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3610-025	1						13	Lieutenant	Lucas Ray	\$35,507	2,636	13.47		No
3610-026	0						14	FF/Paramedic	VACANT	\$35,876	2,636	13.61		No
3610-027	1						14	FF/Paramedic	Charles A. Wilson	\$33,971	2,636	13.61		No
3610-028	1						14	FF/Paramedic	Tiffany Cramer	\$36,561	2,636	13.87		No
3610-029	1						14	FF/Paramedic	Brian Cohen	\$33,971	2,636	13.61		No

Betty Martin

From: Billy Thurmond
Sent: Wednesday, December 17, 2014 10:30 AM
To: Betty Martin
Subject: FW: 2015 PAFs and Position Control
Attachments: S KNOWLES.xls; L RAY.xls; J FOWLER.xls; B MARTIN.xls; Emergency Services- 2015 PC.xlsx

-----Original Message-----

From: Danielle Yarbrough
Sent: Wednesday, December 17, 2014 8:52 AM
To: Billy Thurmond
Subject: 2015 PAFs and Position Control

Billy-

Attached are the PAFs for any of your employees that need to be brought up to a minimum range based upon the results of the recent salary study along with the 2015 Position Control page for your department.

Please note that many employee titles and pay grades have changed. At this time, Cindy has decided to allow everyone to remain at their current title, however as positions become vacant, we will advertise under the new position title. The title changes for now will be "behind the scenes only." Also- some of your employees may have changed from an exempt status to a non-exempt status or the other way around. Please remember too that adjustments to some positions were capped at 10%.

I would like these PAFs back as soon as possible, and if you have any questions, please do not hesitate to contact me.

Thanks,
-Danielle

*Billy- this position control may not be completely up-to-date. I'm off today and don't have access to my files. I just wanted to get the PAFs to you asap. Some employees may be in different positions then when we first did the 2015 PC. I'll fix it first thing tomorrow.



DAWSON COUNTY GOVERNMENT

PERSONNEL ACTION FORM

Date 1/1/2015
Payroll Effective Date 1/1/2015

- FT/Reg (checked)
PT/Reg
FT/Temp
PT/Temp
Elected
Grant Funded
Supplement

NAME BETTY MARTIN

ADDRESS

EMP# SS # HIRE DATE

Check here for: DEPARTMENT NAME & NO. DEPT #

Name Change PREVIOUS NAME

Address Change PREVIOUS ADDRESS

New Hire DEPARTMENT NAME DEPT. #

Re-Hire POSITION TITLE POSITION #

PAY RATE GRADE STEP

DEPARTMENT NAME & NO. from to

Rate Change (checked) POSITION TITLE & NO. from to

Transfer GRADE & STEP from to

Promotion PAYRATE from \$35,887.87/YR to \$17.25/HR

Demotion EXPLANATION: CHANGE FROM EXEMPT TO NON-EXEMPT STATUS

Reclassification

TRANSFER ONLY: Releasing Dept. Head's Signature

Military Leave DEPARTMENT NAME DEPT #

Personal Leave DATE from to

Medical Leave REASON

Suspension

Return from Leave

TERMINATION DEPARTMENT NAME DEPT #

POSITION TITLE POSITION #

Resignation PAY RATE ANNUAL LEAVE [Personal]

Retirement LAST DATE WORK DUE [Sick]

Separation for Cause REASON

Other Did employee give notice? How much?

Eligible for re-hire? In no, explain:

Date next Appraisal due?

Department Head/Elected Official Date

Budget Manager (Required for pay changes) Human Resources Date

Administrative Official Date

Betty Martin

From: Betty Martin
Sent: Tuesday, March 21, 2017 3:36 PM
To: Lanier Swafford
Subject: FW: Archer Questionnaire - Betty Martin
Attachments: Archer Questionnaire - Online Form (6).doc; Department Classification & Compensation Study; Appvd Positions Sep 2014.pdf

Lanier:

This is the questionnaire that we discussed that was sent to Bob 2/19/2014. I am also attaching the following:

1. Classification and compensation study issues document composed by Billy.
2. Position Control Sheet identifying me as a Grade 14 Executive Secretary.

From: Betty Martin
Sent: Wednesday, February 19, 2014 10:18 AM
To: Bob Ivey
Cc: Billy Thurmond
Subject: Archer Questionnaire - Betty Martin

Bob:

Billy requested I send you the attached file. Thanks!!

Betty Martin

Betty Martin, Admin. Asst.
Dawson County Emergency Services
393 Memory Lane
Dawsonville, Georgia 30534
Office: (706) 344-3666 x223
Fax: (706) 344-3669
Cell: (678) 410-2258
bmartin@dawsoncounty.org



2017
9.30 in 15

Information from ESET NOD32 Antivirus, version of virus signature database 9443 (20140219)

The message was checked by ESET NOD32 Antivirus.

<http://www.eset.com>

Betty Martin

From: Betty Martin
Sent: Wednesday, March 26, 2014 11:46 AM
To: Billy Thurmond
Subject: Department Classification & Compensation Study
Attachments: Department Classification Compensation Issues Form.docx

Importance: High

Billy:

Final document attached!!

Betty Martin

Betty Martin, Admin. Asst.
Dawson County Emergency Services
393 Memory Lane
Dawsonville, Georgia 30534
Office: (706) 344-3666 x223
Fax: (706) 344-3669
Cell: (678) 410-2258
bmartin@dawsoncounty.org



Dawson County • Classification & Compensation Study

Contact Information

Department	Department Head	Phone Number	Email Address
Emergency Services	Billy Thurmond	706-344-3666 x225	bthurmond@dawsoncounty.org

Division / Unit	Subordinate Manager	Phone Number	Email Address
Fire Department	Lanier Swafford	706-344-3666 x226	lswafford@dawsoncounty.org
EMS Department	Lanier Swafford	706-344-3666 x226	lswafford@dawsoncounty.org
EMA Department	Lanier Swafford	706-344-3666 x226	lswafford@dawsoncounty.org
Fire Marshal/Operations/ADA Coordinator	Tim Satterfield	706-344-3666 x229	tsatterfield@dawsoncounty.org
Training	Danny Speaks	706-974-1016	dspeaks@dawsoncounty.org

Number of employees in the department: Full-time: 42 Part-time: 25
 Number of volunteers - 46
 Number of CERT volunteers - 39

Classification & Compensation Issues

Please answer the following questions. You may attach additional sheets if necessary.

- List employees you believe are *not* properly classified. Provide rationale for your belief, your suggested remedy, and any validation / documentation that supports your belief and recommended remedy.**

Executive Secretary Betty Martin – performs three main functions for Emergency Services division – Executive Secretary, Human Resources, Accountant. She assumed extra responsibilities when Administrative Assistant position was frozen in 2010. Other county staff is paid equal or higher pay for only one job function and less longevity. Remedy: Creation of different position levels of Executive Secretary.

Based on the workload and additional responsibilities of Ms. Martin, compared to other similar positions within other departments, her hourly rate is grossly low. Managing secretarial/operational work for entire administrative staff, human resource functions for over 150 paid and volunteer staff, managing Fire and EMS reporting requirements, receiving and processing EMS payments, and managing the budget for four spate departments more than prove the need for this position to be evaluated.

This position and its pay should be compensatory to other like positions. Until 2010, DCES was funded for two administrative/secretarial support type positions. A solution for this situation would be to restore part of the funding lost when the other position was frozen.

In addition to handling administrative/operational functions of the ES division, quality control checks all Fire and EMS reports, handles all personnel files, processes/codes division invoices, and serves as the front office person to meet the public. She is the point of contact of the community room at Station 2.

She serves in this capacity as one person!!

Chief Swafford – The Deputy Chief and Chief positions currently classified have a pay grade of 21. The Chief's position carries more authority and responsibility and should be graded at least one pay grade higher.

Backup material for agenda item:

2. Consideration of Special Event Business License Application - *Sky Acres Arena*

Special Event Business License Application

TMP 066-007-001

Acreage of the request 10 acres⁺

ZONING OF THE PROPERTY RA

911 Street address of property: 222 Bailey Waters Road Dawsonville, Ga 30534

Submittal Date 6-9-17 Time 4:06 am pm Rec'd. By [Signature] Staff initials

Board of Commissioners Work Session Date: 7-13-17
(if applicable)

Board of Commissioners Meeting Date: 7-20-17
(if applicable)

Applicant Information

(Authorized Representative) Michael & Deborah Papacornu

Printed Name MA

Address 222 Bailey Waters Rd
Dawsonville, Ga 30534

Phone 770-842-6216

Email Address [Redacted] ...CDM

Status [Redacted] option to purchase

NOTE: If applicant is other than owner, enclosed Property Owner Authorization form must be completed.

Property Owner Information

Name same as above

Address _____

Phone _____

Property Information

911 Street Address of Property 222 Bailey Waters Rd
Dawsonville, Ga 30534

Directions to Property Start East on Justice Way towards
Shoal Creek Rd. Turn left onto Shoal Creek Rd. Left onto
Hwy 136 W/GA-136. Right onto Bailey Waters Rd GA-34.

Tax Map & Parcel # (TMP) 0666-007 & 0666-007-001

Land Lot(s) _____ District _____ Section _____

Commission District # _____

Subdivision Name N/A Lot # _____

Current Zoning R/A Current Use of Property Horse Farm
(Example: residence, farm, commercial)

SURROUNDING ZONING:

North RA South RA
East RA West RA & RSR

PROPOSED ACCESS:

Access to the development will be provided from:

Road Name Bailey Waters Road

Type of Road Surface Asphalt

SITE PLAN: Attach detailed site plan.

Site plan notes: See attached

Requested Action & Details of Proposed Use

Special Event Business License for Equine barrel & pole events, team roping events, horse back riding lessons, Equine Events,

DATE (S) OF THE EVENT unscheduled at this time. Usually held on week ends

Anticipated Attendance As low as 50 - 150

Existing Utilities: Water Sewer Gas Electric 70+

Number of Parking Spaces Open field parking & parking lot for horse trailers

Number of Maintenance Personnel: Two Fulltime

Nearest Emergency Medical Clinic: NGPG Urgent Care 11.6 mi open till 8pm

Distance to Clinic: Chestatee Regional Hospital - 11.4 miles

Total # of Toilet Fixtures Provided: 2 in barn + porta potties

Total # of Public Water Fountains: Bottled Water

Proposed Hours of Operation: (See page 5 for times not permitted to operate.)
M-F Events usually 6pm - 11pm
Sat Daily lessons & practices, if being used only go to 9 or 10pm & that is rare
Sun Riders pay to enter events &

Is there a charge for admission, a ticket, or a tour? these funds are paid out to 4 places Yes No

Is there a temporary tent structure? A sm. arena fee \$10 is pd by riders to pay for lights & maintenance & personnel to drag ground Yes No

Are food vendors participating in the event? not usually Yes No if used must be licensed & permit
If yes, are they licensed by the Environmental Health Department? Yes No

If yes, how many vendors will participate? not sure

Will alcohol be served or sold during the event? Beer Wine Liquor No

Requested Action & Details of Proposed Use (Continued)

Is there any potentially dangerous or hazardous activity?

Yes

No

If yes, please describe _____

Will any national or local celebrity be participating in the event?

Yes

No

If yes, provide name and describe type of participation _____

Will there be any media coverage?

Yes

No

If yes, provide name(s) of media and describe type of coverage _____

Do you foresee any unusual or excessive burden on the Sheriff's Department, Emergency Services, County Marshal, or other county personnel?

Yes

No

If yes, describe _____

Not that as a condition on the issuance of a temporary special event business license, the license holder shall indemnify and hold Dawson County harmless from claims, demand, or cause of action that may arise from activities associated with the special event.

NOTE: Before signing this statement, check all answers and explanations to see that you have answered all questions fully and correctly. This statement is to be executed under oath and subject to the penalties of false swearing and it includes all attached sheets submitted herewith.


STATE OF GEORGIA, DAWSON COUNTY

I, (Print Name) Deborah Papaioanu, DO SOLEMNLY SWEAR, SUBJECT TO PENALTIES OF FALSE SWEARING, THAT THE STATEMENTS AND ANSWERS MADE BY ME AS THE APPLICANT IN THE FOREGOING PERSONAL STATEMENT ARE TRUE AND CORRECT.

Deborah Papaioanu
Applicant's Signature

I HEREBY CERTIFY THAT Deborah Papaioanu SIGNED HIS/HER NAME TO THE FOREGOING APPLICATION STATING TO ME THAT HE KNEW AND UNDERSTOOD ALL STATEMENTS AND ANSWERS MADE THEREIN, AND, UNDER OATH ACTUALLY ADMINISTERED BY ME, HAS SWORN THAT SAID STATEMENTS AND ANSWERS ARE TRUE AND CORRECT.

THIS 9th DAY OF June 2017.

Niki M. McCall
Notary Public


FOR OFFICE USE ONLY:

APPROVALS:

DATE:

Chairman, Commissioners	Board	of	_____
Sheriff			_____
Emergency		Services	_____
Environmental		Health	_____
County Marshal			_____
Planning		Director	_____
County Manager			_____

PROPERTY OWNER AUTHORIZATION

I / we Deborah Papaioanu hereby swear that I / we own the property located at (fill in address and / or tax map & parcel #):

Address: 222 Bailey Waters Rd Dawsonville, Ga
30534

TMP: _____

as shown in the tax maps and/or deed records of Dawson County, Georgia, and which parcel will be affected by this request. I hereby authorize the person named below to act as the applicant or agent in pursuit of a business license for a special event held on this property. I understand that any license 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.

Printed Name of applicant or agent Deborah Papaioanu

Signature of applicant or agent Deborah Papaioanu Date 6-9-17

Mailing address 222 Bailey Waters Rd Dawsonville, Ga

City, State, Zip Dawsonville, Ga 30534

Telephone Number _____

Printed Name of Owner(s) Deborah Papaioanu

Signature of Owner(s) Deborah Papaioanu Date 6-9-17

Notary Public Niki M. McCall Date 6-9-17



(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.)

Michael & Deborah Papaioanu
222 Bailey Waters Road
Dawsonville, Georgia 30534
Cell:
Email

Mr. Jason Streetman, Director
Dawson County Planning and Development
25 Justice Way, Suite 2322
Dawsonville, GA 30534

Dear Mr. Streetman,

My husband and I purchased the old Kangaroo Farm located on Bailey Waters Road last May 2016. We are both retired seniors and took the big step of selling our home in Gainesville and our cabin in Mineral Bluff to relocate to Dawsonville so that we could enjoy our horses and the more rural lifestyle. Along with ourselves came dear friends and my riding instructor Laurie Verhoven and her husband Jay as well as the four children, Grayson 19 who is a team roper and skilled rider, Jackson our 16 year old golfer, Hudson our 14 year old basketball and baseball whiz and Lily our 13 year old talented rider and barrel racer. Both Grayson and Lily compete on the local and national levels.

Upon purchasing the property we put in a very nice arena 250' x 150' with professional railings, footings and lighting to permit the children and riding students to practice for various events as well as a smaller covered arena and announcer's booth. Both have done quite well for themselves and are committed along with all the other students Laurie teaches to ride and compete on the farm. It was our intent to provide an arena that would permit them the correct size and lighting arrangement that prevents shadows during the evening, which can spook certain horses. We wanted to provide them a place that mirrored a more professional setting for practices and invitational events to friends and fellow competitors.

Laurie has her Business and Barn License, Sky Acres Farm LLC, for teaching horseback riding/training from young children to adults. I started riding at 65 years old and over the last three years I have accomplished a lot under her guidance. So much so that I have four horses here at the farm.

Everyday just watching these young children learn to ride, learn about responsibility, safety, team work, hard work, caring for and loving a living animal is just heart warming. I have witnessed these children take weekly lessons from Laurie from their first seating on a horse to actually

taking that horse under their own power and lope off around the arena. To all of us, there is no better way to show our youth that there are other things in life that are rewarding and enjoyable aside from running around in a vehicle, doing drugs, drinking, smoking and making unreasonable decisions as they mature. Respect for one another as well as adults is something we like to see on the farm.

A lot of Laurie's riding students grow up, mature and end up competing with their own horses along with Lily at local and national events. It is not limited to youth as we have riders from age 5 years to myself at 68. I am working with Laurie now on learning barrels as a senior rider. This is fantastic exercise and just working with these horses is so stress reducing. If you've had a rough day come to the farm. You will leave feeling relaxed and smiling. "Take time for yourself and be good to yourself".

Our Intentions here on the farm are:

1. Provide a place for Western riding lessons, barrel racing invitationals and practice, team roping invitationals and practices, and pole invitationals and practices, riding practices.
2. Provide safe and healthy boarding for horses
3. Provide a venue where working parents can bring their children or themselves after work and have the opportunity to actually do the above.
 - a. During the fall and winter months, it dictates the use of arena lights a couple nights per week for a few hours due to the time changes. We do our very best to have the lights off at a decent hour.

The only time they may be on a bit later is if riders come home from school, do chores in the barn, eat their dinner, homework and then saddle up and get down to the arena by 6 pm or so to begin practice.

Some of Laurie's students trailer in their horses from home. This demands a parent drive them in and remain during their lesson and/or practice after they get home from work. Again, during the Fall and Winter this would mean lights are being used in the arena.

The arena lights were installed by a lighting expert and all lights face down INTO the arena to prevent shadows as mentioned above. We never want a scenario that would spook a horse thus throwing the rider.

- b. During the fall and winter our invitation only events and practices are less frequent due to the cold weather but we still may hold a couple if permitted.

- c. During the spring and summer, the youth are out of school and want to ride more and practice more. It is during this time, they bond more with their own horses or ones they are riding during lessons here at the farm. This time frame creates a few issues in that only short practices

can be done during the heat of the day. The students and older riders usually prefer riding their horses during the very early morning or early evening after the sun goes down. Again the time changes do allow us to go longer without lights but some of the older riders who work full-time and have families could come to the farm occasionally to ride in the arena dictating the lights be used.

Again, it has been a very rare occurrence that the lights have ever been on after 11 pm. Heavy practice is not encouraged during the heat of the day due to possible heat stroke and severe dehydration to both horse and rider.

d. Noise: Kids will be kids when they are rooting for one another. Team and individual support is something we encourage wholeheartedly and they could get a bit loud but not for an extended period of time. Again, this is something we encourage as the entire scenario of supporting each other and encouraging each other is what we are all about.

e. If there is a friend/family rider invitation we would use the speakers to announce the current competitor and their time and the upcoming competitor. The speakers can be turned down individually and they only need to be loud enough for the above competitors to hear.

- f. We will use porta potties for our guests/riders.
- g. We only use bottled water, canned drinks, coffee / crackers and chips.
- h. If food were to be offered it would be by a licensed vendor.
- i. There are two asphalt entrances/exits to the farm.
- j. We have adequate parking for horse trailers and vehicles.
- k. The arena area is a 10 acre surveyed plot - Sky Acres Arenas, LLC.
- l. The lighting in the area is adequate and all horse trailers have exterior tie ups and lighting.
- m. There are multiple water areas for equine bucket fill ups.
- n. We have dusk to dawn lights around the farm.
- o. There is a ladies and mens washroom with sink in the main barn if needed in addition to the porta potty.

4. Miscellaneous Information about Events:

a. Typically a show starts with a 2 hour exhibition (practice runs in the arena for 20 to 60 seconds per rider). This is followed by the Announcer calling the first runner to the gate. The typical run for a barrel pattern can take 14 to 25 seconds then the next rider is called to the gate area. Music may or may not be used but lasts approximately 30 seconds as the rider is doing his/her pattern.

b. Most shows would be held Friday nights and would start at 6 pm and last until the final rider competes and then clean up.

c. The amount of attendees depends on the number of riders who respond to Laurie's Facebook invitation which is followed by the barrel racing or roping groups. This is a private group and is not open to the public. Most events would have 25 - 50 riders. This does not mean

there would be that many horse trailers. Many riders have anywhere from a 2 horse to a 5 horse trailer. Many riders run more than one horse. When Lily goes to compete she often takes three horses.

d. It would be unusual for events to last later than 11 pm.

We purchased the farm as a two family endeavor through our love of horses and to give Grayson and Lily the opportunity to expand their skills as far as they can on the local and national circuits. We strive to be good neighbors and enjoy all the neighborhood kids who do spend a lot of time riding here on our farm.

We are asking the Board for permission to hold approximately 24 invitational events during a 12 month period. Some months would have none and a few may have two or three events.

We are asking the Board for permission to use our arena lights as necessary but with consideration of neighbors for practices and invitational events as the time changes and competitions demand. This would be dictated by number of riders and clean up.

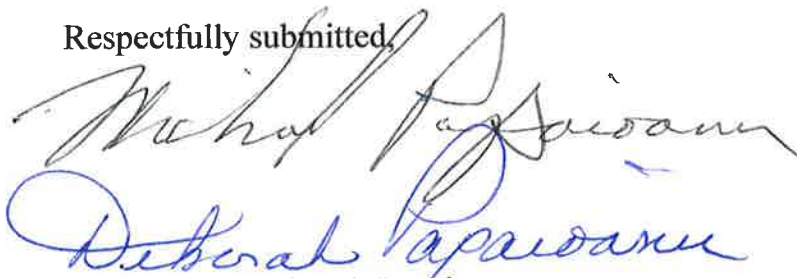
We are asking the Board to guide us in the right direction so that we may enjoy the farm, our love of horses, enjoy using our arenas and trails and to offer a service to the community.

Money:

We take money at our invitation events for the following:

- a. Riders pay a small arena fee which is used to pay help and to ensure safe footing for the horse and riders as well as repairs.
- b. Riders pay an entrance fee for each horse they run, many bring three or four horses. This fee is used to pay winner and placement prizes.

Respectfully submitted,



Michael and Deborah Papaioanu

Attachments: Sponsorship letter written by Lily Verhoven

Deborah Papaioanu,

My name is Lily Verhoven. I am 12 years old and from Dawsonville, Georgia. I am currently being homeschooled and my favorite activity is horseback riding. I compete in barrel racing locally as well as nationally. I have been blessed to be able to ride since I was 3 years old. I am looking for product or financial support sponsorships to help with some of the traveling costs and fees associated with these rodeos and events, or products to help my horse stay fit and healthy.

I run in rodeos or leagues every weekend whether it be at a professional rodeo or a local jackpot or event. I am always in the eye of a potential customer and know that I would be a great representative and asset of Mountain View trails. I am being looked at by thousands of potential customers for Mountain View Trails annually. Both our covered arena and our large team roping arena are Mountain View Trails and will be holding competitions here as well.

I am most proud of how far I have come this past year, my past riding events and my future this year in barrel racing. I am a member of NBHA (National Barrel Horse Association) where I am ranked 1st in 1D for District 00 and a Youth Qualifier for Worlds in Perry in July 2017, WPRA (Woman's Professional Rodeo Association) where I am ranked 21st in the Jr. World standings and 13th in the circuit standings for the year so far, WBRL (World Barrel Racing League) where I placed in the top 10 out of 1183 riders and was a finals Qualifier, and have just joined (Better Barrel Races), and KK Run for Vegas where I hope to qualify for next years youth run in Las Vegas, hold many wins for the local shows around the state of Georgia, and have competed in the Mustang Makeover in 2016. I also ride in many of the local Pro Rodeos around Georgia.

With a sponsorship I am willing to wear the logo proudly on all of my rodeo shirts and could also put the logo decals on my Mom and Dad's truck and horse trailer. We also own our farm and have an arena in Dawsonville where we hold Jackpots and have many visitors in and out weekly. The sponsors will be endorsed not only by me but at our facility Sky Acres Farm as well. We also advertise for the farm and arena on social media and we are willing to promote any sponsorships with this as well. My mom posts my barrel runs and standings each week and I would love to have my sponsors represented on my Instagram page as well. I have an Instagram profile @trustingyourheart as well as a Facebook profile page for myself and my hard work for the mustang makeover. My Mom has one for our facility, Sky Acres Farm. Her name is Laurie Verhoven and she would love to talk with you if you have any questions or need to contact me. I looking forward to my season of barrel racing this year and hope to get the help needed to get me where I want to be in my future. Watch out NFR here I come.

The horse is made ready for the day of battle, but the victory belongs to the Lord. Proverbs 21:31

Thank you so much for your time,

Lily Verhoven

Laurie Verhoven Sky Acres Farm

Niki McCall

From: Ringle, Bill <Bill.Ringle@dph.ga.gov>
Sent: Wednesday, April 05, 2017 10:55 AM
To: Niki McCall
Subject: Re: ZA 17-02

Niki,

Please see my answers to the standard questions below.

1. Will wells be permitted for the purpose of development? [According to the permits that we have on file, that are associated with this property, there is at least one well on the property that is utilized as a water supply.](#)
2. Does the proposed development warrant immediate sewerage? [We have four septic permits on file for this property; a four-bedroom house, a barn w/apartment, a greenhouse, and a visitor's center.](#)
3. Are there any health hazards in the area that would effect the proposed development? [None of which we are aware.](#)
4. If septic tanks are used, will adequate bodies of water be affected by the developer? [It appears that there is a creek and a pond on the property, however, any septic system permitting is required to be a minimum of 50' from those bodies classified as State Waters.](#)
5. Any additional remarks? [We have questions about the proposed events, and what kind of activities are planned, including:](#)
 - [Will there be food service offered to event attendees? If so, a permit is required from our office.](#)
 - [Will water be offered to attendees that originates from a well on the property?](#)
 - [The "Visitor Center" that was permitted in 2003 has a septic system that was designed to handle 70 visitors per day. Is this to be the bathroom facility used by attendees during the proposed equine events?](#)
 - [Are temporary toilets to be placed during events? If so, there are permits that must be obtained from our office and the fees are \\$50 plus \\$10 for each additional toilet. The minimum number of temporary toilets required depends on the number of expected attendees.](#)

Let me know if you need anything else.

Thank you,
Bill

George W. "Bill" Ringle
Environmental Health Manager
Dawson County Environmental Health
189 Hwy 53 West
Suite 102
Dawsonville, GA 30534

phone 706-265-2930
fax 706-265-7529

From: Niki McCall <nmccall@dawsoncounty.org>
Sent: Monday, March 27, 2017 2:37:23 PM
To: Tim Satterfield; David McKee; Ringle, Bill; Jeff Johnson
Cc: Jason Streetman
Subject: ZA 17-02

Good Afternoon,

Please see attached a rezoning request.

ZA 17-02 is for John Roberts, Esq. He is representing Michael & Deborah Papaioanu. They have purchased the old kangaroo farm on Bailey Waters Road and are wanting to obtain a special use permit to allow for equine events.

Please have any comments or concerns submitted to me by 4/10/17. Please call with any questions. Thanks.

Niki

Niki M. McCall
Zoning Administrator
Dawson County Planning & Development
25 Justice Way, Suite 2322
Dawsonville, GA 30534
706-344-3500 x 42335
706-531-2725 (fax)
nmccall@dawsoncounty.org

Niki McCall

From: John Roberts <jroberts@robertslawfirmpc.com>
Sent: Friday, April 07, 2017 9:40 AM
To: Niki McCall
Subject: Fwd: Questions from Mr Ringle

Nikki, got this from my client.

Let me know if u need anything else...?

Sent from my Verizon 4G LTE smartphone

----- Original message -----

From: Deborah Papaioanu <drpapaioanu@gmail.com>
Date: 4/7/17 9:28 AM (GMT-05:00)
To: John Roberts <jroberts@robertslawfirmpc.com>
Subject: Questions from Mr Ringle

Mr Roberts,

Here are answers to questions from Mr Ringle

1. Wells - There are two wells presently on the property. One is for the home and the other for the Barn, Bunk House and Garden House.

We have installed a huge Water softener / filtration system to the barn system after having the water analyzed for hard water etc.

We installed a second system to the bunk house for the same reason.

2. The home, barn, garden house and bunkhouse ALL have their own septic systems
The barn has two toilets and four sinks which were there when we purchased property
The bunkhouse was reduced from 6 toilets to two toilets and has 4 sinks which it had when purchased
The barn apt has one toilet, 2 sinks and shower which were there when purchased
The garden house has one toilet and 2 sinks which it had when purchased

3. There are no health hazards we know of

4. ALL septic tanks are no where near any water sources, creek or pond.

5. Events:

We do not have or want a concession stand. If there were to be food it would be catering done by licensed vendors that come and go after the event.

We only have sodas, bottled water and coffee. Chips and crackers.

NO water from any source other than bottled will ever be used for the public. We use bottled water now for our employees and ourselves when out and about on the farm. We can drink the filtered water from the barn etc however if we choose to as well as the bunk house.

Bathrooms for events - we will use portable toilets for any events the same as most arena events do through out the State.

Our events are primarily for the young adults such as Team Roping, Barrels and Poles. The events are primarily on the weekend and if in the evening and they begin around 6 pm and end around 11 pm.

6. We have a live on property police officer that will assist with any traffic if needed and we will also contact the Dawsonville Police Department if attendance should indicate a larger turnout.

7. We have discussed and shared all our intentions with neighbors and have had their support. This is a family farm with two teens that compete in the equine world. As parents and grandparents we have tried to support their ambitions and their successes.

We hope this assists in the questions being presented.

Mike and Debbie Papaioanu

One washing machine in bunk house
Sent from my iPad

Niki McCall

From: David McKee
Sent: Tuesday, April 11, 2017 5:04 PM
To: Niki McCall
Subject: RE: ZA 17-02

I did review the application. Would request that the access to the horse stables meet the Commercial driveway standards as specified in the driveway ordinance section VI General Design Standards. The access will need to be paved or concrete to the back of the right-of-Way.

David McKee

Dawson County
Director of Public Works
SPLOST Administrator
25 Justice Way, Suite 2322
Dawsonville, GA 30534
O-706-344-3500 Ext 42227
C-770-401-1122
www.dawsoncounty.org

From: Niki McCall
Sent: Tuesday, April 11, 2017 1:39 PM
To: Tim Satterfield; David McKee; Jeff Johnson
Cc: Jason Streetman
Subject: FW: ZA 17-02
Importance: High

Hey. I haven't heard back from you regarding this special use permit. Do you have any comments? Thanks.

Niki

Niki M. McCall
Zoning Administrator
Dawson County Planning & Development
25 Justice Way, Suite 2322
Dawsonville, GA 30534
706-344-3500 x 42335
706-531-2725 (fax)
nmccall@dawsoncounty.org

From: Niki McCall
Sent: Monday, March 27, 2017 2:37 PM
To: Tim Satterfield; David McKee; Ringle, Bill (Bill.Ringle@dph.ga.gov); Jeff Johnson

Cc: Jason Streetman
Subject: ZA 17-02

Good Afternoon,

Please see attached a rezoning request.

ZA 17-02 is for John Roberts, Esq. He is representing Michael & Deborah Papaioanu. They have purchased the old kangaroo farm on Bailey Waters Road and are wanting to obtain a special use permit to allow for equine events.

Please have any comments or concerns submitted to me by 4/10/17. Please call with any questions. Thanks.

Niki

Niki M. McCall
Zoning Administrator
Dawson County Planning & Development
25 Justice Way, Suite 2322
Dawsonville, GA 30534
706-344-3500 x 42335
706-531-2725 (fax)
nmccall@dawsoncounty.org

**Sheriff Department
Dawson County**

Case #: ZA 17-02

Applicant: JOHN ROBERTS, ESQ.
FOR MICHAEL & DEBORAH PARADIANU

Present Zoning: R-A

Proposed Zoning: SPECIAL USE

STATIONS

SHERIFFS OFFICE

Station	Travel Distance	Response Time	Acceptable	Unacceptable
<i>MAIN</i>	<i>6.1 MILES</i>	<i>9 MIN.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
			<input type="checkbox"/>	<input type="checkbox"/>

1. Is police protection in the area adequate presently? YES

2. What additional manpower, equipment or construction would be necessary, if any?

a. Are improvements planned? NONE ANTICIPATED

b. Estimated timeframe? _____

3. Additional police protection remarks? OPERATIONAL NARRATIVE ADDRESSES
POTENTIAL FUTURE USE OF OFF-DUTY SECURITY PERSONNEL

Signature of personnel completing form: [Signature]

Date: 4/24/17



Nationwide
is on your side

FARM-PAK SUMMARY

PRINTED 06/01/2016

1100 LOCUST ST DEPT 3000
DES MOINES, IA 50391-3000

Number:	FPK 3007703885	Effective from 04/29/2016	to 04/29/2017
<hr/>			
Named Insured:	MICHAEL AND DEBORAH PAPAIOANU		
Mailing Address:	222 BAILEY WATERS RD DAWSONVILLE, GA 30534-1801		
<hr/>			
Agency Name:	BAGWELL INSURANCE GROUP INC	10 26690-008	45
Agency Address:	GAINESVILLE GA 30503-2978 (770)534-1574		
Producer:	WENDELL J BAGWELL		
<hr/>			

Division	Program	Total Premium
A	BUSINESS AUTO (NATIONWIDE AGRIBUSINESS)	\$2,190.00
B	FARM PROPERTY (NATIONWIDE AGRIBUSINESS)	\$6,946.00
C	FARM UMBRELLA (NATIONWIDE AGRIBUSINESS)	\$400.00

Not a bill. Your bill is sent separately.
NA

Estimated Total Premium: \$ **9,536.00**

This Farm-Pak is a portfolio of individual policies which serves to combine various insurance coverages written under a group of separate contracts of insurance

PAKSUM 01 08

EKN081 LD4F 2016162 INSURED COPY FPK 3007703885 59 0038020

NM/CP-1305 0316 00



**BUSINESS AUTO
DECLARATIONS**

26690

NATIONWIDE AGRIBUSINESS INS.-NAIC
1100 LOCUST ST DEPT 3000
DES MOINES, IA 50391-3000

Policy Number: **FPK BAN 3007703865**

Item One

Policy Period From **04/29/2016** To **04/29/2017** 12:01 AM Standard Time at the mailing address below

Named Insured: **MICHAEL AND DEBORAH PAPAIOANU**

Mailing Address: **222 BAILEY WATERS RD
DAWSONVILLE, GA 30534-1801**

Agency Name: **BAGWELL INSURANCE GROUP INC**

10 26690-006 001 59

Agency Address: **GAINESVILLE GA 30503-2978**

(770)534-1574

Form of Business **INDIVIDUAL**

In return for the payment of the premium, and subject to the terms of this policy, we agree with you to provide the insurance stated in this policy.

Item Two Schedule of Coverages and Covered Autos

This policy provides only those coverages where a charge is shown in the premium column below. Each of these coverages will apply only to those "autos" shown as covered "autos". "Autos" are shown as covered "autos" for a particular coverage by the entry of one or more of the symbols from the COVERED AUTOS section of the Business Auto or Motor Carrier Coverage Form next to the name of the coverage.

Coverage	Covered Autos	Limit and Deductible - the most we will pay for any one accident or loss	Premium
LIABILITY	7 19	1,000,000	1,014.00
PERSONAL INJURY PROTECTION			No Coverage
MEDICAL PAYMENTS/EXPENSE	2	See State Schedule	106.00
UNINSURED MOTORISTS	2	See State Schedule	206.00
UNDERINSURED MOTORISTS (WHEN NOT INCL IN UNINSURED MOTORISTS)			No Coverage
COMPREHENSIVE COLLISION	7	Actual Cash Value or Cost of Repair Minus the Deductible in Item Three or Item Four	252.00
	7		612.00

Estimated Basic Premium	\$	2,190.00
Estimated Assessments and Surcharges	\$	
Estimated Total Premium	\$	2,190.00

PVDECP1 (09-13) 00
EKN081

LD4F

2016152

INSURED COPY

FPK BAN 3007703865

800168524

59

0038031

NW-CP-1305 0316 00



Nationwide
is on your side

FARM DECLARATIONS

POLICY NUMBER: FPK FMPN 30 0 7703865
IS EFFECTIVE FROM: 04/29/16 TO 04/29/17
12:01 AM STANDARD TIME AT THE
ADDRESS OF THE NAMED INSURED(S).

NATIONWIDE AGRIBUSINESS INSURANCE -NAIC
1100 LOCUST ST DEPT 3000
DES MOINES, IA 50391-3000

NEW BUSINESS

POLICY NUMBER: FPK FMPN 30 0 7703865

Named Insured(s) **PAPAIUANU, MICHAEL AND DEBORAH**
and **222 BAILEY WATERS RD**
Address **DAWSONVILLE GA 30534-1801**

Agent Number **26690**
Producer: **6**

Agent Name **BAGWELL INSURANCE GROUP INC**
and Address **GAINESVILLE GA 30503**

Form		Important Notice	
IN7230		<p>WELCOME TO NATIONWIDE AGRIBUSINESS! NATIONWIDE AGRIBUSINESS AND MEMBER NATIONWIDE COMPANIES HAVE CONSISTENTLY EARNED "EXCELLENT" OR BETTER RATINGS FROM THE A.M.BEST COMPANY, AN INDEPENDENT ORGANIZATION WHICH MEASURES FINANCIAL STABILITY OF INSURANCE COMPANIES. ALONG WITH THIS NEW POLICY, YOU RECEIVE OUR PLEDGE TO QUALITY. OUR EMPLOYEES WORK HARD EVERY DAY TO MAKE SURE OUR CUSTOMERS ENJOY VALUE AND SERVICE SECOND TO NONE ANYWHERE. YOU'LL DISCOVER THAT FOR YOURSELF IN THE COURSE OF WHAT WE HOPE WILL BE A LONG RELATIONSHIP. WE KNOW THAT PROPER COVERAGE IS VERY IMPORTANT TO YOU. PLEASE READ YOUR POLICY CAREFULLY AND REVIEW YOUR DECLARATIONS PAGE FOR COMPLETE INFORMATION ON THE COVERAGES PROVIDED. WE ARE LOOKING FORWARD TO SERVING YOU.</p>	
EARTHQUAKE INFORMATION		PREMIUM INFORMATION	
COVERAGE	NONE	PROPERTY PREMIUM	\$6,567.00
DEDUCTIBLE %		LIABILITY PREMIUM	\$379.00
		TOTAL ANNUAL PREMIUM	\$6,946.00
	MPD=Y	TOTAL PREMIUM DUE	\$6,946.00

010038 (01-03) 00

DIRECT BILL

19Z8080116

INSURED'S COPY

Page 38074

800168524

45

NW-CF-1305 0316 00



FARM DECLARATIONS

POLICY NUMBER: FPK FMPN 30 0 7703865
 IS EFFECTIVE FROM: 04/29/16 TO 04/29/17
 12:01 AM STANDARD TIME AT THE
 ADDRESS OF THE NAMED INSURED(S).

NATIONWIDE AGRIBUSINESS INSURANCE -NAIC
 1100 LOCUST ST DEPT 3000
 DES MOINES, IA 50391-3000

NEW BUSINESS

POLICY NUMBER: FPK FMPN 30 0 7703865

Named Insured(s) **PAPAIUANU, MICHAEL AND DEBORAH**
 and Address **222 BAILEY WATERS RD**
DAWSONVILLE GA 30534-1801

Agent Name and Address **BAGWELL INSURANCE GROUP INC**
GAINESVILLE GA 30503

Agent Number **26590**
 Producer: **8**

Form	Important Notice		
IN7230	<p>WELCOME TO NATIONWIDE AGRIBUSINESS! NATIONWIDE AGRIBUSINESS AND MEMBER NATIONWIDE COMPANIES HAVE CONSISTENTLY EARNED "EXCELLENT" OR BETTER RATINGS FROM THE A.M.BEST COMPANY, AN INDEPENDENT ORGANIZATION WHICH MEASURES FINANCIAL STABILITY OF INSURANCE COMPANIES. ALONG WITH THIS NEW POLICY, YOU RECEIVE OUR PLEDGE TO QUALITY. OUR EMPLOYEES WORK HARD EVERY DAY TO MAKE SURE OUR CUSTOMERS ENJOY VALUE AND SERVICE SECOND TO NONE ANYWHERE. YOU'LL DISCOVER THAT FOR YOURSELF IN THE COURSE OF WHAT WE HOPE WILL BE A LONG RELATIONSHIP. WE KNOW THAT PROPER COVERAGE IS VERY IMPORTANT TO YOU. PLEASE READ YOUR POLICY CAREFULLY AND REVIEW YOUR DECLARATIONS PAGE FOR COMPLETE INFORMATION ON THE COVERAGES PROVIDED. WE ARE LOOKING FORWARD TO SERVING YOU.</p>		
EARTHQUAKE INFORMATION		PREMIUM INFORMATION	
COVERAGE	NONE	PROPERTY PREMIUM	\$6,567.00
DEDUCTIBLE %		LIABILITY PREMIUM	\$379.00
		TOTAL ANNUAL PREMIUM	\$6,946.00
	MPD=Y	TOTAL PREMIUM DUE	\$6,946.00

810038 (01-03) 00

DIRECT BILL

19Z8080116

INSURED'S COPY

Page 38074

800168524

45

NW-CP-1305 0316 00

Additional Interest Schedule

The following named Lienholder(s) retain an interest as specified:

**CBC NATIONAL BANK
ISADA/ATIMA
1887 S 14TH ST
FERNANDINA BEACH FL 32034-3033**

**LOAN NUMBER:
LOCATION 001 ITEM 001 MORTGAGEE
INTEREST:**

INSURED'S COPY
FARM LOCATION SCHEDULE

Loc	Acres	Location Information				County Name & Number	State
		Address City Number & Name Fire District Number & Name	Zipcode PC / DWL PC	Terr	Section Township Range		
1	87	222 BAILEY WATERS RD 0999 DAWSONVILLE	30534-1801 03		-- -- --	DAWSON 085	GA

The interest of the insured in the premises is that of **OWNER**

Countersigned this _____ day of _____ by _____
8103 (03-13) 00 Authorized Representative

FARM PROPERTY SCHEDULE A

Loc/ Item	Year	Item Description	Limit	Class	Deductible		Const Type	Premium
					Other	W & H		
001/001	1999	DWELLING MAIN 5107 SF	700,000	10531	2,500	2,500	MASON	2073
001		COV B - OTHER PRIVATE STRUCT	70,000	99996	2,500	2,500		
001		COV D - LOSS OF USE (ALS)		99997				
002		HOUSEHOLD PERSONAL PROPERTY	490,000	20501	2,500	2,500	MASON	
003	1999	OFFICE 2396 SF	125,000	35131	2,500	2,500	FRAME	1408
		OLD VISTORS CENTER						
004	2001	HORSE BARN 100X150	250,000	36821	2,500	2,500	FRAME	1791
005	2001	CONSERVATORY 2239 SF	60,000	33231	2,500	2,500	FRAME	391
006	2001	EQUIPMENT BARN 60X100	50,000	33231	2,500	2,500	FRAME	326
007	1999	SHED 1 20X30	20,000	35621	2,500	2,500	FRAME	125
008	1999	SHED 2 20X20	10,000	33221	2,500	2,500	FRAME	65
009		EQUIPMENT, TACK & LIVESTOCK	70,000	73160	2,500	2,500		388

8104 (01-01) 03

Total 1,845,000



**NEW ISSUE
DECLARATIONS**

**INSURANCE POLICY
NATIONWIDE AGRIBUSINESS-NAIC
1100 LOCUST ST DEPT 3000
DES MOINES IA 503913000**

Policy Number: **FPK FAEN 3007703865**

ITEM 1

Named Insured: **PAPAIUANU, MICHAEL AND DEBORAH**

ITEM 2

Address: **222 BAILEY WATERS RD
DAWSONVILLE GA 30534 -1801**

Agent: **BAGWELL INSURANCE GROUP INC**

Address: **GAINESVILLE GA 30503 -0000**
PRODUCER: **WENDELL J BAGWELL
45 10 26690 0006**

ITEM 3

Policy Term: From **04/29/16** To **04/29/17** 12:01 A.M. Standard Time at the the address of the Named Insured as stated above.

In return for the payment of premium, and subject to all the terms of this policy, we agree with you to provide the insurance as stated in this policy.

ITEM 4

Schedule of Underlying Insurance: See Endorsement FAE 00 01.

ITEM 5

Retained Limit Aggregate: None

ITEM 6

Limits of Insurance: a) **\$1,000,000** Each Occurrence
b) **\$1,000,000** Products - Completed Operations Aggregate
c) **\$1,000,000** Other Aggregate

ITEM 7 Coverage:

A - Excess Follow Form Liability Insurance
 B - Umbrella Liability Insurance

ITEM 8

Premium: Amount **\$400.00**

ITEM 9 Endorsements:	FAE0001	0110	UMB0002	0413	UMB0052	0115	
UMB7010	0514	IN0000N	0409	IN7321	0305	UMB0100	0116
UMB0102	0413	UMB1000	0215	UMB0103	0103	UMB0113	0611
UMB1003	0413	IN5280	0314	13614	1185		

Previous Policy Number:

Countersigned by _____

FAE-D (01-10)

DIRECT BILL LD4F 16153 INSURED 70 45 38208

ITEM 4.

Schedule Of Underlying Insurance (as identified by the entry of a company name, policy number, policy period and limits):

Farm Liability	Limits (\$)	
	2,000,000	General Aggregate
	1,000,000	Products-Completed Operations Aggregate
Policy Number: FPK FMPN 3007703865	1,000,000	Personal and Advertising Injury
Policy Period: 04/29/16 to 04/29/17	1,000,000	Each Occurrence
Personal (Homeowners) Liability	Limits (\$)	
		Each Occurrence
Policy Number:		
Policy Period: to		
Employer's Liability or Stop Gap Liability	Limits (\$)	
This coverage Does Not Apply In New York		
Policy Number:		Bodily Injury by Accident - Each Accident
Policy Period: to		Bodily Injury by Disease - Each Employee
		Bodily Injury by Disease - Policy Limit
Commercial Auto Liability	Limits (\$)	
		Bodily Injury - Each Accident
		Property Damage - Each Accident
Policy Number: FPK BAN 3007703865	1,000,000	Bodily Injury/Property Damage Combined -
Policy Period: 04/29/16 to 04/29/17		Each Accident
Personal Auto Liability	Limits (\$)	
		Bodily Injury - Each Accident
		Property Damage - Each Accident
Policy Number:		Bodily Injury/Property Damage Combined -
Policy Period: to		Each Accident
Recreational Vehicle Liability	Limits (\$)	
		Bodily Injury - Each Accident
		Property Damage - Each Accident
Policy Number:		Bodily Injury/Property Damage Combined -
Policy Period: to		Each Accident
Watercraft Liability	Limits (\$)	
		Bodily Injury/Property Damage Combined -
Policy Number:		Each Occurrence
Policy Period: to		
General Liability	Limits (\$)	
		General Aggregate
		Products-Completed Operations Aggregate
Policy Number:		Personal and Advertising Injury
Policy Period: to		Each Occurrence
Other Liability Underlying	Specific Limits:	

Underlying Policies not shown above eliminate that coverage from this Umbrella Policy.

IMPORTANT NOTICE: RESTRICTIONS, LIMITATIONS AND EXCLUSIONS TO THE ABOVE SCHEDULED UNDERLYING POLICIES (OR ANY REPLACEMENTS THEREOF) WILL ACT AS RESTRICTIONS, LIMITATIONS AND EXCLUSIONS TO COVERAGE A OF THIS POLICY.



STANDARD WORKERS COMPENSATION AND EMPLOYERS LIABILITY POLICY

NATIONWIDE AGRIBUSINESS INS.-NAIC (11568)

Issued by: **1100 LOCUST ST DEPT 3000 DES MOINES, IA 50391-3000**

INFORMATION PAGE

Policy No: **FPK WCN 30 0 7703865**

as Issued On **02/10/17**

Printed On **02/28/17**

1. Name of Insured: **PAPAIOANU, MICHAEL AND DEBORAH - DBA MOUNTAIN VIEW TRAILS LLC**
Mailing Address: **222 BAILEY WATERS RD DAWSONVILLE GA 305341801**

Agent: **BAGWELL INSURANCE GROUP INC GAINESVILLE GA 45 10 26690 006 305032978**

Producer: **WENDELL J BAGWELL**

Federal ID 1.) **812578706** 2.) 3.) 4.)

Other Workplaces: **See Schedule of Locations**

The insured is a(n) Individual: **X** Partnership: Corporation:

Limited Liab Co: Other:

2. The policy period is from 12:01 AM standard time on **02/10/17** to **04/29/17** at the insureds mailing address.

3. Coverage.

A. Workers Compensation Insurance: Part One applies to the Workers Compensation Law of the states listed here: **GEORGIA**

B. Employers Liability Insurance: Part Two applies to work in each state listed in 3A. The limits of our liability under Part Two are:

Bodily Injury by Accident	100,000	each accident
Bodily Injury by Disease	100,000	each employee
Bodily Injury by Disease	500,000	policy limit

C. Other States Insurance: Part Three applies to the states listed here: **All states except North Dakota, Ohio, Washington, Wyoming.**

D. This policy includes these endorsements and schedules: **SEE ATTACHED SUPPLEMENTAL INFORMATION PAGE.**

Misc. Policy Information	Sub Total:	⌘	415.00
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Experience Mod:

Prior Policy: "NEW"	Sub Total:	⌘	415.00
	Premium Discount:		
	Expense Constant:	⌘	53.00
	Premium for Terrorism and Catastrophe:	⌘	6.00

Minimum Premium: \$ 205.00	Total Estimated Premium:	⌘	474.00
Adjustment of premium shall be made Annually	Deposit Premium:	⌘	474.00

Underwriter: **45 - 70** Countersigned by: Date

Legal Description
Sky Acres Arena, LLC

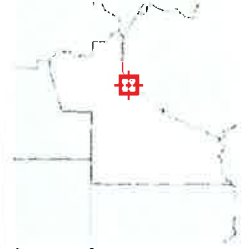
All that tract or parcel of land lying and being within Land Lot 972, 5th. District, 1st. Section, Dawson County, Georgia and being more particularly described as follows:

To find true point of beginning commence at Land Lot Corner 971, 972, 1001 & 1002; proceed thence, N 63°48'55"E for a distance of 532.99 feet to an iron pin set and the common property line of now or formerly Michael N. Papaioanu & Deborah R. Papaioanu and the true point of beginning; proceed thence, N 23°40'35"W for a distance of 848.86 feet to an iron pin set and the common property of now or formerly Jay Verhoven & Laurie Verhoven; proceed thence, along said now or formerly Jay Verhoven & Laurie Verhoven property S 42°33'35"e for a distance of 872.73 feet to an iron pin set located on the common property line of now or formerly Michael N. Papaioanu & Deborah R. Papaioanu; proceed thence, along said Michael N. Papaioanu & Deborah R. Papaioanu; common property line S 61°38'52"E for a distance of 283.40 feet to an iron pin set and The Point of Beginning.

Said tract or parcel of land contains 119,881 square feet or 2.752 acres as shown on a plat prepared by Trail & Son, Inc., dated February 27, 2017.



Overview



Legend

-  Parcels
-  Roads

Parcel ID	066 007	Owner	PAPAIOANU MICHAEL N & DEBORAH	Last 2 Sales		
Class Code	Agricultural		R	Date	Price	Reason Qual
Taxing District	UNINCORPORATED		222 BAILEY WATERS RD	4/29/2016	\$1400000	FM Q
	UNINCORPORATED		DAWSONVILLE GA 30534	6/12/1997	\$0	QC U
Acres	60.81	Physical Address	222 BAILEY WATERS RD			
		Assessed Value	Value \$1601133			

(Note: Not to be used on legal documents)

Date created: 2/23/2017
 Last Data Uploaded: 2/22/2017 3:07:37 PM

 Developed by
 The Schnelder Corporation

SKY ACRES FARM
300 BAILEY WATERS RD.
DAWSONVILLE, GA 30534

The enclosed Georgia Stable License is valid until the indicated expiration date.

This license should be displayed in a conspicuous location.

We have updated our website. Visit www.kellysolutions.com/GA to take a look at the new layout. There are a number of useful tools to help you manage your license, including being able to update your information online anytime. You can refer people to this website to validate your credentials. If you have questions, check out the FAQs section. We hope you enjoy these new user-friendly features.

If you have questions or concerns regarding your License, please contact: Georgia Department of Agriculture, Licensing Division at (404) 586-1411 or email gdalicensing@agr.georgia.gov.

(Fold or cut on line to display)

Georgia Department of Agriculture
Equine Health Division
19 Martin Luther King Jr. Dr. SW
Atlanta, GA 30334
Tele: 404-656-3713 Fax: 404-656-2128
agr.georgia.gov

STABLE LICENSE

This license enables the above licensee to operate in the State of Georgia as a stable subject to the Laws of Georgia, and the Rules and Regulations promulgated by the Commissioner of Agriculture, thereunder.

This license is subject to revocation by the Commissioner of Agriculture for violation of the Georgia Laws, or the Rules and Regulations promulgated by the Commissioner of Agriculture.

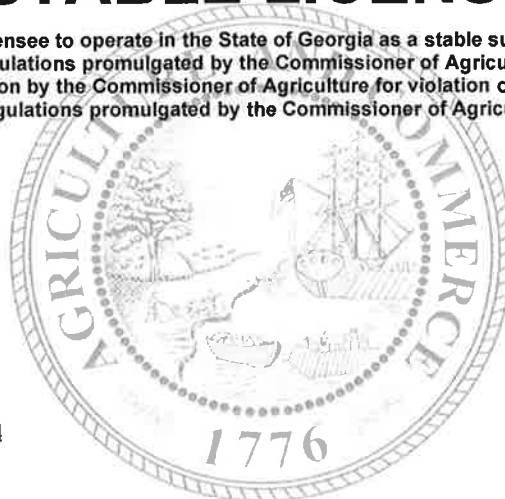
Date Issued:

3/7/2017

Expiration Date:


1/25/2018

SKY ACRES FARM
300 BAILEY WATERS RD.
DAWSONVILLE GA 30534



License Number:

11752


Gary W. Black
Commissioner of Agriculture

This License Is Not Transferable and Must Be Posted At All Times In A Prominent Business Location

Owner Information

NELSON ROGER J & DEBBIE W
 9115 STRADA PLACE
 UNIT 5316
 NAPLES, FL 34108

Payment Information

Status Paid
 Last Payment Date 11/22/2016
 Amount Paid \$15,317.13

Property Information

Parcel Number 066 007
 District 1 DAWSON COUNTY
 UNINCORPORATED
 Acres 86.73
 Description LL 971 972 1001 1002 LD 5
 Property Address 222 BAILEY WATERS RD
 Assessed Value \$640,455
 Appraised Value \$1,601,133

Bill Information

Record Type Property
 Tax Year 2016
 Bill Number 9615
 Account Number 35232
 Due Date 12/01/2016

Taxes

Base Taxes \$15,317.13
 Penalty \$0.00
 Interest \$0.00
 Total Due \$0.00

Tax Breakdown

Entity	Adjusted FMV	Net Assmt	Exemptions	Taxable Val	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX	1,601,133	640,455	0	640,455	0	\$0.00	\$0.00	\$0.00
COUNTY M&O	1,601,133	640,455	0	640,455	12.896	\$8,259.31	\$0.00	\$5,212.03
SALES TAX ROLLBACK	0	0	0	640,455	-4.758	\$0.00	-\$3,047.28	\$0.00
SCHOOL M&O	1,601,133	640,455	0	640,455	15.778	\$10,105.10	\$0.00	\$10,105.10
Totals					23.916	\$18,364.41	-\$3,047.28	\$15,317.13