

**DAWSON COUNTY BOARD OF COMMISSIONERS
VOTING SESSION AGENDA - THURSDAY, APRIL 18, 2019
DAWSON COUNTY GOVERNMENT CENTER ASSEMBLY ROOM
25 JUSTICE WAY, DAWSONVILLE, GEORGIA 30534
6:00 PM**

A. ROLL CALL

B. OPENING PRESENTATION

[2019](#) Arbor Day Proclamation

C. INVOCATION

D. PLEDGE OF ALLEGIANCE

E. ANNOUNCEMENTS

F. APPROVAL OF MINUTES

[Minutes](#) of the Voting Session held on April 4, 2019

[Minutes](#) of the Work Session held on April 11, 2019

G. APPROVAL OF AGENDA

H. PUBLIC COMMENT

I. ZONINGS

1. [ZA 19-02](#) - Jerry Fouts has made a request for rezoning subject to County Commission approval. He seeks to change the current zoning of RA (Residential Agriculture) to CHB (Commercial Highway Business) for the construction of a mini storage facility with 48 units. The subject property is located at TMP 081-007. *(Tabled from the March 21, 2019, Voting Session)*

2. [ZA 19-04](#) - Landbridge Development LLC has made a request for rezoning of property located at TMP 113-085 from CHB (Commercial Highway Business) to Residential Multi Family. The development would consist of 80 units, five two-story buildings (16 units each) with community building.

3. [VR 19-02](#) - Amber Popphan is requesting a variance to the Land Use Resolution Section 309.A.1. Manufactured housing and mobile homes are allowed on tracts of land five acres or more and are conditionally allowed with approval of the Planning Commission and the Board of Commissioners on tracts of land under five acres.

J. UNFINISHED BUSINESS

1. Consideration of Request for Addition of Alcohol Licensing Administrator *(Tabled from the April 4, 2019, Voting Session)*

2. Consideration of Request for Creation of General Fund Contingency in 2019 Budget *(Motion Kept as Pending Due to Tie Vote from the April 4, 2019, Voting Session)*

K. NEW BUSINESS

1. Consideration of Request to Approve Legacy Link FY 2020 Local Share Commitment Letter
2. Consideration of RFP #333-19 - Design-Build Services for Fire Services - Station 9
3. Consideration of 2019 Amended Board of Commissioners Meeting Schedule
4. Consideration of Annexation #C9-00256

L. PUBLIC COMMENT

M. ADJOURNMENT

Those with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting, should contact the ADA Coordinator at 706-344-3666, extension 44514. The county will make reasonable accommodations for those persons.



DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: Extension Office

Work Session:

Prepared By: Clark MacAllister

Voting Session: 4/1819

Presenter: Clark MacAllister

Public Hearing: Yes _____ No X

Agenda Item Title: Proclamation for 2019 Arbor Day

Background Information:

The Dawson County Tree Preservation Committee requests an official proclamation from the Board of Commissioners to celebrate Arbor Day on April 26th, 2019. The BOC Chairman has signed the proclamation for us annually.

Current Information:

Arbor Day 2019 will be celebrated by the Dawson County Tree Preservation Committee and Keep Dawson County Beautiful on April 26th, 2019. A tree will be planted in observance of this holiday to promote planting of trees across the county.

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

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

Recommendation/Motion: _____

Department Head Authorization: _____

Date: _____

Finance Dept. Authorization: _____

Date: _____

County Manager Authorization: _____

Date: _____

County Attorney Authorization: _____

Date: _____

Comments/Attachments:



DAWSON COUNTY
BOARD OF COMMISSIONERS

ARBOR DAY PROCLAMATION

- Whereas, In 1872, J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees, and
- Whereas, the holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska, and
- Whereas, Arbor Day is now observed throughout the nation and the world, and
- Whereas, trees can reduce the erosion of our precious topsoil by wind and water, cut heating and cooling costs, moderate the temperature, clean the air, produce life-giving oxygen, and provide habitat for wildlife, and
- Whereas, trees are a renewable resource giving us paper, wood for our homes, fuel for our fires and countless other wood products, and
- Whereas, trees in our county increase property values, enhance the economic vitality of business areas, and beautify our community, and
- Whereas, trees, wherever they are planted, are a source of joy and spiritual renewal.
- Now, Therefore, We, the Dawson County Board of Commissioners do hereby proclaim April 26, 2019 as Arbor Day.
- In the County of Dawson, we urge all citizens to celebrate Arbor Day and to support efforts to protect our trees and woodlands, and
- Further, We urge all citizens to plant trees to gladden the heart and promote the well-being of this and future generations.

Dated this 18th day of April, 2019

Attest:

Billy Thurmond, Chairman

Kristen Cloud, County Clerk

Item Attachment Documents:

Minutes of the Voting Session held on April 4, 2019

**DAWSON COUNTY BOARD OF COMMISSIONERS
VOTING SESSION MINUTES – APRIL 4, 2019
DAWSON COUNTY GOVERNMENT CENTER ASSEMBLY ROOM
25 JUSTICE WAY, DAWSONVILLE, GEORGIA 30534
6:00 PM**

ROLL CALL: Those present were Chairman Thurmond; Commissioner Fausett, District 1; Commissioner Satterfield, District 3; Commissioner Nix, District 4; County Manager Headley; Interim County Attorney Davis; County Clerk Cloud; and interested citizens of Dawson County. District 2 Commissioner Gaines was not present.

OPENING PRESENTATION:

LifeLink National Donate Life Month Proclamation- Chairman Thurmond

Motion passed 3-0 to approve the LifeLink National Donate Life Month Proclamation. Satterfield/Nix

INVOCATION: Chairman Thurmond

PLEDGE OF ALLEGIANCE: Chairman Thurmond

ANNOUNCEMENTS:

Chairman Thurmond announced that April was National Child Abuse Prevention Month and encouraged all to support the cause by wearing blue on April 5, 2019.

APPROVAL OF MINUTES:

Motion passed 3-0 to approve the Minutes of the Voting Session held on March 21, 2019. Nix/Satterfield

Motion passed 3-0 to approve the Minutes of the Work Session held on March 28, 2019. Fausett/Nix

APPROVAL OF AGENDA:

Motion passed 3-0 to approve the agenda with the following change:

- Addition of Item. No. 11 under New Business:
 - Blacks Mill Bridge Contract

Nix/Fausett

PUBLIC COMMENT:

None

NEW BUSINESS:

Consideration of Special Event Business License Application- MLH Farm / Uncle Shuck's

Motion passed 3-0 to approve the Special Event Business License Application- MLH Farm / Uncle Shuck's. Fausett/Satterfield

Consideration of Land Use Resolution Update

Motion passed 3-0 to approve the Land Use Resolution Update; to approve the request for quote from Ross & Associates for \$8,100 to perform the work. Funds will come from fund balance. Nix/Satterfield

Consideration of Application for Parade and Assembly - 4-H Rabies Clinic

Motion passed 3-0 to approve the Application for Parade and Assembly- 4-H Rabies Clinic, to be held April 27, 2019. Nix/Fausett

Consideration of Request for Addition of Alcohol Licensing Administrator

Motion passed 3-1 to table the Request for the Addition of an Alcohol Licensing Administrator until the April 18, 2019, Voting Session to allow further evaluation from staff. Satterfield/Fausett- Commissioner Nix opposed the motion and Chairman Thurmond voted in order for the item to pass

Consideration of Request for Creation of General Fund Contingency in 2019 Budget

Motion made by Commissioner Satterfield, and seconded by Chairman Thurmond, to approve the Request for the Creation of General Fund Contingency in the 2019 Budget. The vote was 2-2 with Commissioner Fausett and Commissioner Nix voting against the motion. The vote's tie result keeps the motion as pending before the board. The item will move forward to the Board of Commissioners (BOC) Voting Session on April 18, 2019.

Consideration of a Three-Party Agreement (Dawson County, Dawsonville, Dawson County Humane Society) for Animal Control Enforcement

Motion passed 3-0 to approve a Three-Party Agreement (Dawson County, Dawsonville, Dawson County Humane Society) for Animal Control Enforcement. Nix/Fausett

Consideration of Pay Schedule for Constitutional Officers

Motion passed 3-0 to approve the Pay Schedule for Constitutional Officers. Satterfield/Fausett

Consideration of Board Appointment:

- **Board of Tax Assessors**
 - Tom Camp- replacing Lisa Carter (Term: April 2019 through December 2019); appointment (Term: January 2020 through December 2024)

Motion passed 3-0 to approve the appointment of Tom Camp to the Board of Tax Assessors with a term of April 2019 through December 2019. Camp may be reconsidered for reappointment to a new term at the end of his current term in December 2019. Nix/Fausett

Consideration of Board of Commissioners Meeting Schedule

Motion passed 3-1 to approve the Board of Commissioners Meeting Schedule; to approve meeting twice each month on the first and third Thursday of each month. Work Sessions will be held at 4 p.m., Executive Sessions at 5 p.m. (as needed) and Voting Sessions at 6 p.m. Work Session agenda items generally move forward to the following meeting's Voting Session for BOC consideration. Satterfield/Fausett- Commissioner Nix opposed the motion and Chairman Thurmond voted in order for the item to pass

Consideration of Annexations #C9-00252 and #C9-00253

Interim County Attorney Davis presented Annexations #C9-00252 and #C9-00253 for information only and advised that no action was needed by the board.

Blacks Mill Bridge Contract

This item was presented by Interim County Attorney Davis. Motion passed 3-0 to ratify the Blacks Mill Bridge Contract. Satterfield/Nix

PUBLIC COMMENT:

Tom Camp- Dawsonville, Georgia, spoke about the Riley Place subdivision. He said he came before the BOC (in May 2018 regarding ZA 18-01, which was approved with stipulations to allow for an amenities facility and 28 additional townhomes in the subdivision) and spoke in favor of the zoning application and the applicant. Camp said the developer at that time made commitments to Riley Place’s residents and to the BOC. Camp said he now is concerned about the work that is happening in the subdivision. Camp said he wished to make the BOC aware of the issues and requested assistance in resolving the issues if possible.

Ron NeSmith- Dawsonville, Georgia, spoke about the Riley Place subdivision. He provided the BOC with photos of the developer’s work and, regarding the subdivision, he said that “the neighborhood doesn’t flow” [in terms of color, design, style etc.]. NeSmith said the developer’s work is negatively impacting home and property values. He said the developer’s work does not conform to “our neighborhood” or Dawson County. NeSmith suggested ways the developer could both “save the neighborhood” and save money.

ADJOURNMENT:

APPROVE:

ATTEST:

Billy Thurmond, Chairman

Kristen Cloud, County Clerk

Item Attachment Documents:

Minutes of the Work Session held on April 11, 2019

DAWSON COUNTY BOARD OF COMMISSIONERS
WORK SESSION MINUTES – APRIL 11, 2019
DAWSON COUNTY GOVERNMENT CENTER ASSEMBLY ROOM
25 JUSTICE WAY, DAWSONVILLE, GEORGIA 30534
4:00 PM

Those present were Chairman Thurmond; Commissioner Fausett, District 1; Commissioner Gaines, District 2; Commissioner Nix, District 4; County Manager Headley; Interim County Attorney Davis; County Clerk Cloud; and interested citizens of Dawson County. District 3 Commissioner Satterfield was not present.

OPENING PRESENTATION:

Manufacturing Appreciation Week Proclamation

The Manufacturing Appreciation Week Proclamation was presented by Dawson County Chamber of Commerce Director of Economic Development Betsy McGriff.

Motion passed 3-0 to approve the Manufacturing Appreciation Week Proclamation. Nix/Gaines

NEW BUSINESS

1. Presentation of Application for Parade and Assembly - *Sheriff's Office Relay for Life Motorcycle Ride* - Planning & Development Director Jameson Kinley
Motion passed 3-0 to approve the Application for Parade and Assembly - Sheriff's Office Relay for Life Motorcycle Ride. Gaines/Nix
2. Presentation of Request to Approve Legacy Link FY 2020 Local Share Commitment Letter- Senior Services Director Dawn Pruet
This item will be placed on the April 18, 2019, Voting Session Agenda.
3. Presentation of RFP #333-19 - Design-Build Services for Fire Services - Station 9- SPLOST Administrator David McKee / Purchasing Manager Melissa Hawk
This item will be placed on the April 18, 2019, Voting Session Agenda.
4. Presentation of Intergovernmental Agreement with Board of Education Regarding Public Works Complex- Interim County Attorney
Motion passed 3-0 to approve the Intergovernmental Agreement with the Board of Education Regarding the Public Works Complex. Nix/Gaines
5. Presentation of 2019 Amended Board of Commissioners Meeting Schedule- County Clerk Kristen Cloud
This item will be placed on the April 18, 2019, Voting Session Agenda.
6. County Manager Report
This item was for information only.
7. County Attorney Report
Interim County Attorney Davis had no information to report.

APPROVE:

ATTEST:

Billy Thurmond, Chairman

Kristen Cloud, County Clerk

DRAFT

Item Attachment Documents:

1. ZA 19-02 - Jerry Fouts has made a request for rezoning subject to County Commission approval. He seeks to change the current zoning of RA (Residential Agriculture) to CHB (Commercial Highway Business) for the construction of a mini storage facility with 48 units. The subject property is located at TMP 081-007. *(Tabled from the March 21, 2019, Voting Session)*

DAWSON COUNTY REZONING APPLICATION

This portion to be completed by Zoning Administrator

ZA 19-01

Tax Map & Parcel # (TMP): 081-007-001

Submittal Date: 1-7-19 Time: _____ am/pm Received by: JF (staff initials)

Fees Assessed: \$2500 Paid: by check Commission District: 2

Planning Commission Meeting Date: Feb 19, 2019

Board of Commissioners Meeting Date: March 21, 2019

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Jerry Fouta

Address: _____

Phone: _____
Listed _____
Unlisted _____

Email: _____

Business Personal
Jerry Fouta

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: 1-7-19 Applicant Signature: _____

PROPERTY OWNER/PROPERTY INFORMATION

Name: Jerry Fouta

Street Address of Property being rezoned: 2228 Shoal Creek Rd.

Rezoning from: P-A to: C-HB Total acreage being rezoned: _____

Directions to Property: Shoal Creek Rd North approx 2 miles
property on right.

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

Current Use of Property: _____

Any prior rezoning requests for property? _____ 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 C-HB South Mixed Use East Mixed Use West ASR

Future Land Use Map Designation: Rural Residential

Access to the development will be provided from:

Road Name: Shoal Creek Rd. Type of Surface: Asphalt

REQUESTED ACTION & DETAILS OF PROPOSED USE

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

Proposed Use: mini storage

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: 4000 sq. ft. No. of Parking Spaces: 4

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 *Jimmy Fouts* Date 1-7-19
Witness *Sherry Fouts* Date 1-7-19

WITHDRAWAL

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

I hereby withdraw application # _____ 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 applicant is 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.

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.

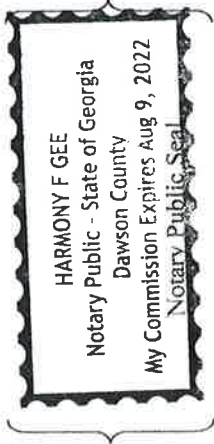
Prior to administrative action the applicant shall be required to sign this waiver which indicates that the applicant understands that a use is ongoing adjacent to his use which will produce odors, noise, dust and other effects which may not be compatible with the applicant's development. Nevertheless, 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: Jerry Fuchs
Applicant Printed Name: Jerry Fuchs
Application Number: ZA 19.02
Date Signed: 1-7-19

Sworn and subscribed before me

this 7 day of January, 2019.
Harmony Flee
Notary Public
My Commission Expires: August 9, 2022



PROPERTY OWNER AUTHORIZATION

I/we, Jerry Fouts, hereby swear
that I/we own the property located at (fill in address and/or tax map & parcel #):
2320 Snow Creek Rd.

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: Jerry Fouts
Signature of applicant or agent: Jerry Fouts Date: 1-7-19

Printed Name of Owner(s): Jerry Fouts
Signature of Owner(s): Jerry Fouts Date: 1-7-19

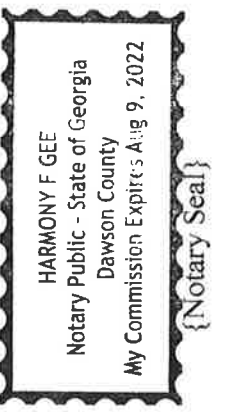
Mailing address: _____

City, State, Zip: Dawsonville, GA

Telephone Number: _____ Listed _____ Unlisted _____

Sworn and subscribed before me
this 1 day of January, 2019.

Harmory F GEE
Notary Public
My Commission Expires: August 9, 2022



(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.)

DRI INFORMATION

IF YOUR DEVELOPMENT FALLS WITHIN ANY OF THE FOLLOWING THRESHOLDS,
PLEASE ASK PLANNING STAFF FOR DRI REVIEW CHECKLISTS.

**Table 1: Developments of Regional Impact - Tiers and Development Thresholds
Effective January 1, 2005**

Type of Development	Non-metropolitan Regions (Dawson County status eff. 1/2005)
(1) Office	Greater than 125,000 gross square feet
(2) Commercial	Greater than 175,000 gross square feet
(3) Wholesale & Distribution	Greater than 175,000 gross square feet
(4) Hospitals and Health Care Facilities	Greater than 200 new beds; or generating more than 250 peak hour vehicle trips per day
(5) Housing	Greater than 125 new lots or units
(6) Industrial	Greater than 175,000 gross square feet; or employing more than 500 workers; or covering more than 125 acres
(7) Hotels	Greater than 250 rooms
(8) Mixed Use	Gross square feet greater than 125,000 (with residential units calculated at 1800 square feet per unit toward the total gross square footage); or covering more than 40 acres; or if any of the individual uses meets or exceeds a threshold as identified herein
(9) Airports	Any new airport with a paved runway; or runway additions of more than 25% of existing runway length
(10) Attractions & Recreational Facilities	Greater than 1,500 parking spaces or a seating capacity of more than 6,000
(11) Post-Secondary School	New school with a capacity of more than 750 students, or expansion by at least 25 percent of capacity
(12) Waste Handling Facilities	New facility or expansion of use of an existing facility by 50 percent or more
(13) Quarries, Asphalt & Cement Plants	New facility or expansion of existing facility by more than 50 percent
(14) Wastewater Treatment Facilities	New facility or expansion of existing facility by more than 50 percent
(15) Petroleum Storage Facilities	Storage greater than 50,000 barrels if within 1,000 feet of any water supply; otherwise, storage capacity greater than 200,000 barrels
(16) Water Supply Intakes/Reservoirs	New Facilities
(17) Intermodal Terminals	New Facilities
(18) Truck Stops	A new facility with more than three diesel fuel pumps; or containing a half acre of truck parking or 10 truck parking spaces.
(19) Any other development types not identified above (includes parking facilities)	1000 parking spaces

Dawson County, Georgia Board of Commissioners
Affidavit for Issuance of a Public Benefit
As Required by the Georgia Illegal Immigration Reform and Enforcement Act of 2011

By executing this affidavit under oath, as an applicant for a Dawson County Business License, Out of County Business Registration, Alcohol License, or other public benefit as referenced in the Georgia Illegal Immigration Reform and Enforcement Act of 2011 [O.C.G.A. § 50-36-1(e)(2)], I am stating the following with respect to my application for such Dawson County public benefit.

I am a United States citizen.

I am a legal permanent resident of the United States. (FOR NON-CITIZENS)

I am a qualified alien or non-immigrant under the Federal Immigration and Nationality Act with an alien number issued by the Department of Homeland Security or other federal immigration agency. (FOR NON-CITIZENS)

My alien number issued by the Department of Homeland Security or other federal immigration agency is: _____

The undersigned applicant also hereby verifies that he or she is 18 years of age or older and has provided at least one **secure and verifiable document**, as required by O.C.G.A. § 50-36-1(e)(1), with this affidavit. (See reverse side of this affidavit for a list of secure and verifiable documents.)

The secure and verifiable document provided with this affidavit can best be classified as: _____

In making the above representation under oath, I understand that any person who knowingly and willfully makes a false, fictitious, or fraudulent statement or representation in an affidavit shall be guilty of a violation of O.C.G.A. § 16-10-20 and face criminal penalties as allowed by such criminal statute.

Executed in Dawsonville (city), Georgia (state)

Jerry Fouts
Signature of Applicant

Jerry Fouts
Printed Name

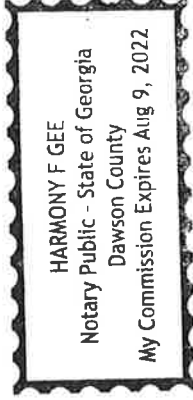
1-7-19
Date

Name of Business

SUBSCRIBED AND SWORN BEFORE ME ON

THIS 1 DAY OF January, 2019

Harmony F GEE Notary Public
My Commission Expires: Aug 9, 2022



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Plat Book 00050 Page 00195

Previous Page

Next Document

Tools

Best Fit

Flip Horizontal

Flip Vertical

Rotate

Options

Printing

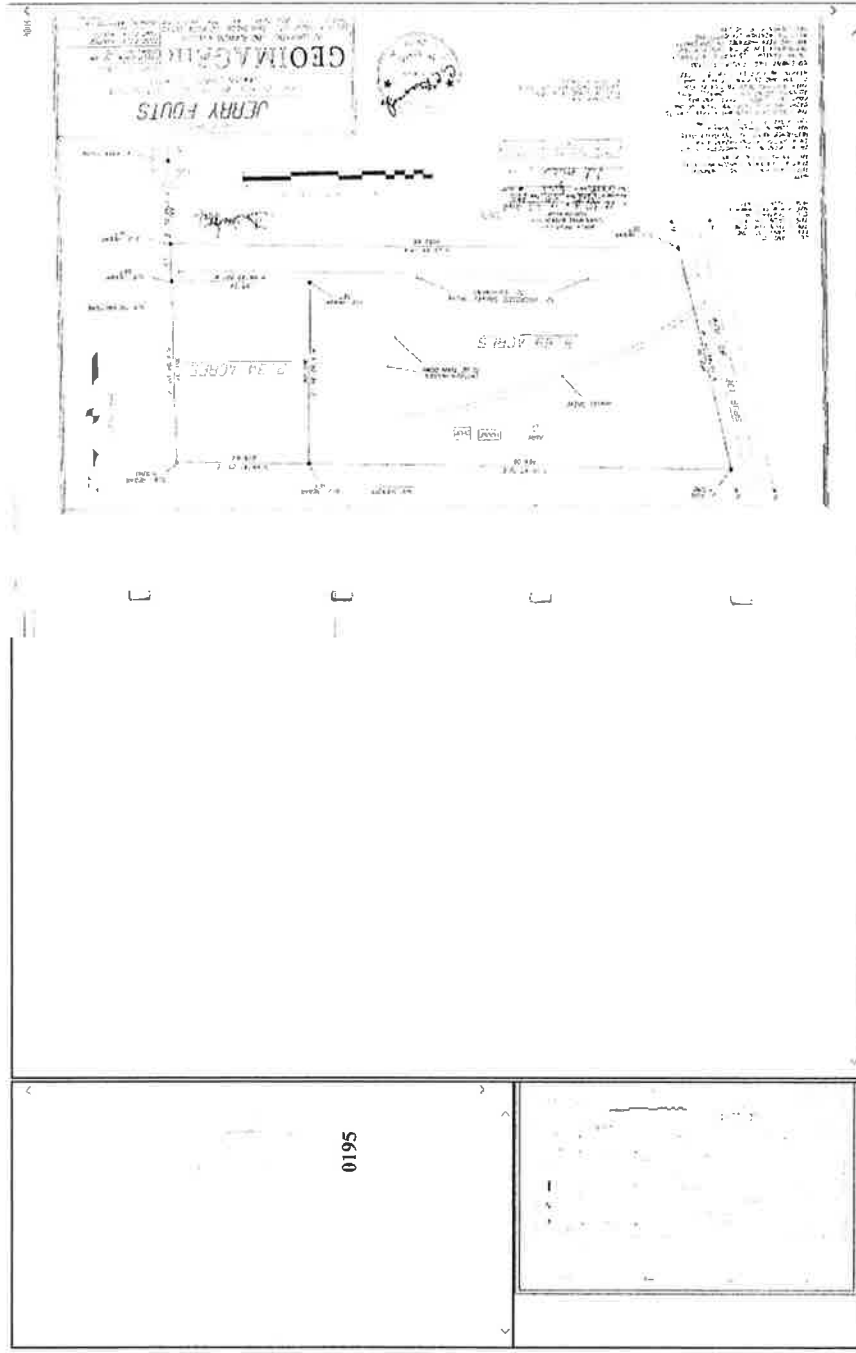
Zoom

Zoom In

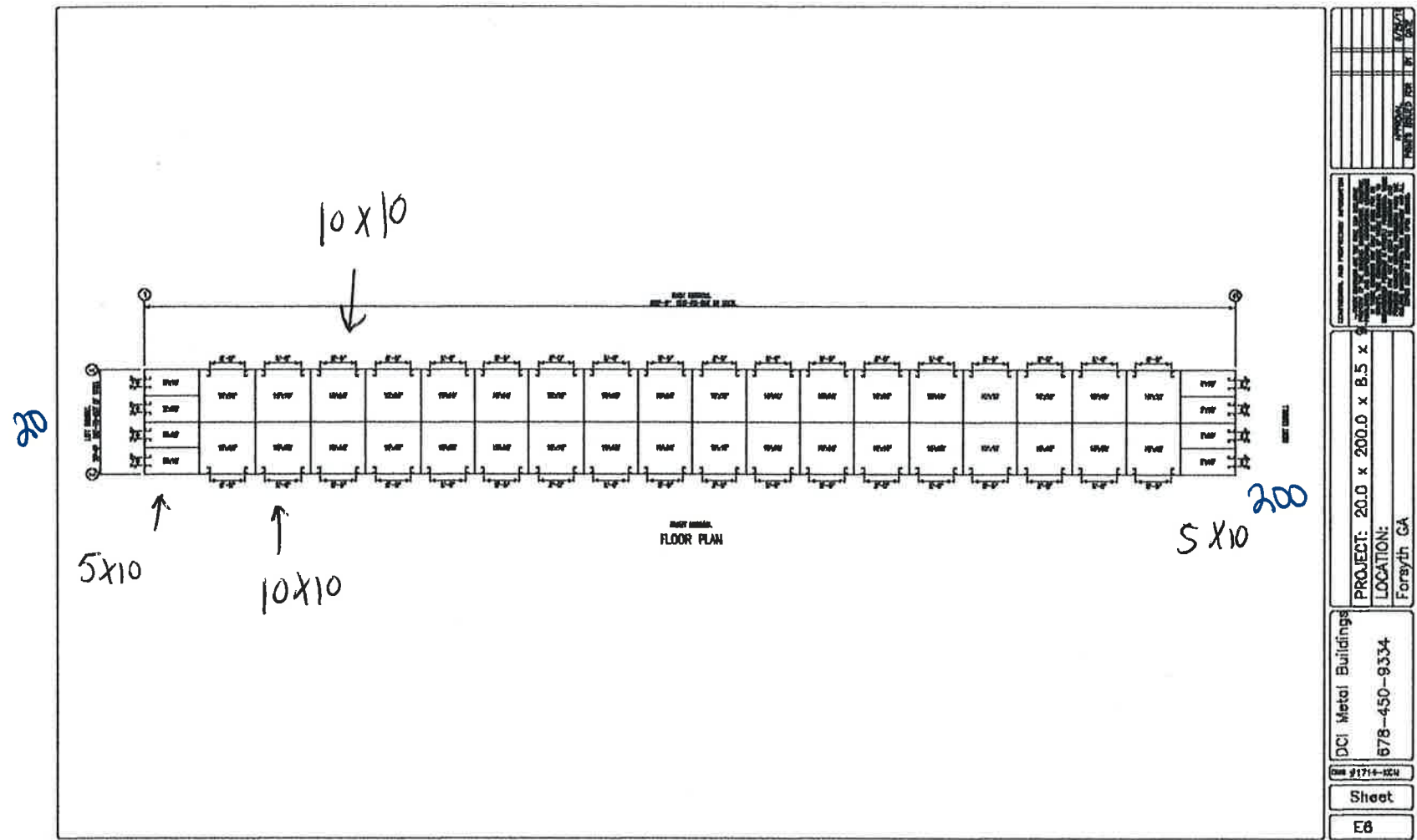
Zoom Out

Cancel Zoom

To zoom in closer to a section of the image, click the 'Zoom In' button, then click on the area of the image you would like to view up closer. Use the same method for Zoom Out using the 'Zoom Out' button. To view the entire image at once, use the 'Best Fit' button.



<http://www.dawsonclerkofcourt.net/LandRecordsSearch/Imaging/ImageViewer.aspx?RE...> 12/17/2018



DCI Metal Buildings 678-450-9334
PROJECT: 20.0 x 200.0 x B.S x LOCATION: Forsyth GA
Sheet
E8

Excel

INDIVIDUAL SEWAGE DISPOSAL SYSTEM PERMIT APPLICATION AND INSPECTION REPORT

PERMIT # C42-7-4-98 DATE PERMIT ISSUED 4-13-87

DATE SYSTEM INSP. _____

RECEIPT # _____

PROPERTY OWNER & ADDRESS _____

Jimmy Smith

TELEPHONE _____

SEWAGE CONTRACTOR _____



I hereby apply for a permit to install or construct an individual sewage disposal system and agree that the system will be installed to conform to the requirements of the former Georgia Department of Public Health, Chapter 270-5-25. I understand that final inspection is required and hereby promise to notify the Dawson County Health Department upon its completion and before applying final cover at 265-2611 or 265-3223.

I further realize and understand that neither this permit nor the final inspection in any way guarantee the proper operations of the sewage system nor in any way confers any guarantee or warranty of any kind.

Jimmy M. Forto

Owner or applicant's signature

1. Type water supply: _____

1. individual 2. community public

2. 1. New system Repair 3. Existing

3. Perc rate 0.5 in

4. Type facility Dwelling 7 beds

5. No of bedrooms or gallons _____

6. Subdivision: yes / no _____

7. Lot size 4 1/2 Acres

8. Building line _____

9. Septic tank capacity min. 750 gallons

10. As installed _____

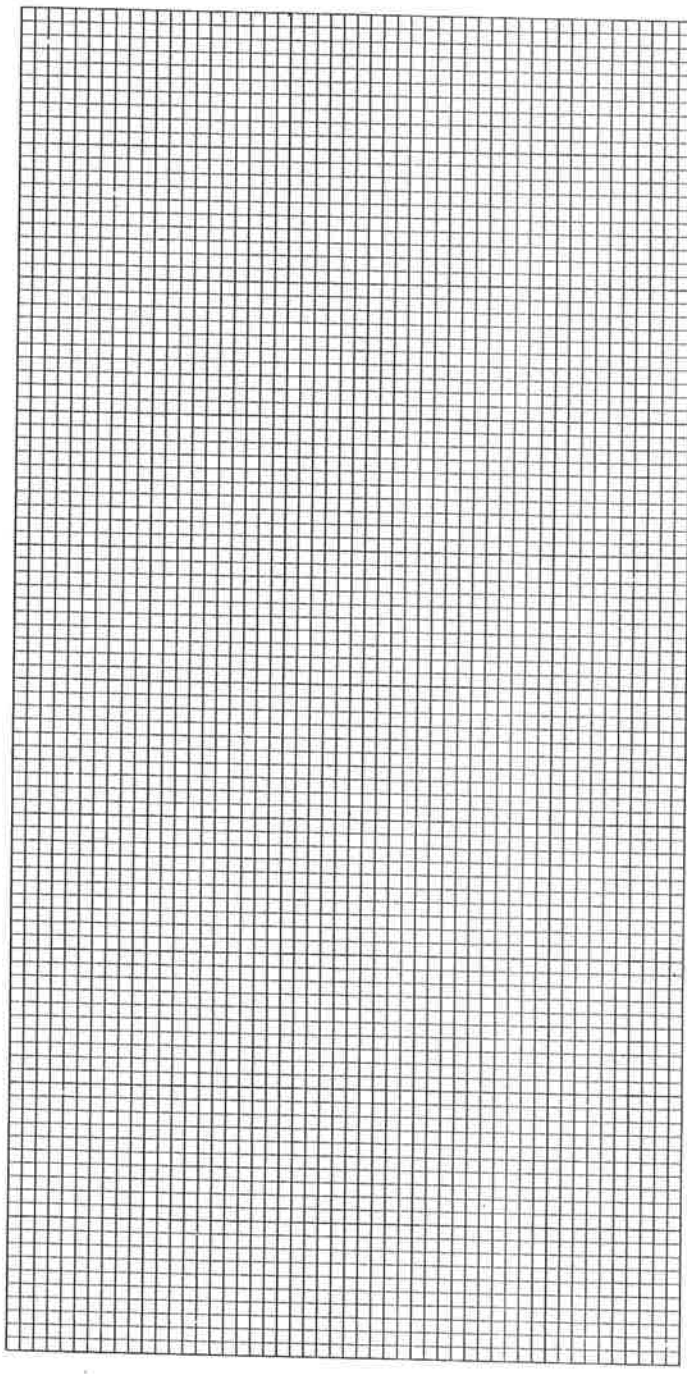
11. Dosing tank capacity _____

Site: Approved; Approved conditionally; Rejected

System: Approved; Approved conditionally; Rejected

Are there any wells or springs within 100 feet or streams within 50 feet (Yes) (No). Jimmy Forto

REMARKS:



Inspector: Don Florig

Inspector: DAWSON COUNTY HEALTH DEPARTMENT
P. O. BOX 245
DAWSONVILLE, GEORGIA 30534

Date _____

12. Distance S. T. from well _____

13. Min. amount of field line: _____

Ft. sq. 524 Linear ft. 168'

14. Field line as installed _____

Ft. sq. _____ Linear ft. _____

15. Width of trench _____

16. Distance between trenches _____

17. Trench depth, avg. _____

18. Distance from foundation _____

19. Nearest property line _____

front, rear, side _____

20. Distance from well _____

started 4-13-87

4-15-87 finished

Instruction Permit Number

Jerry Smith
Owner's Name

Dawson
County

Road

Subdivision & Lot Number

Frank Glass
Contractor's Signature

Address

WATER SUPPLY: Public Individual

NUMBER OF FIELD LINES 2

HOUSE STRUCTURE: New Existing

TOTAL LENGTH: 180 feet

TYPE OF FACILITY House

WIDTH OF TRENCH: 36 inches

SEWAGE INSTALLATION: New Existing

DEPTH OF TRENCH: 3 ft. inches

NUMBER OF BEDROOMS: 2 Gallons 1000

DISTANCE FROM FOUNDATION: 20 ft. feet

BUILDING LINE FROM ROAD:

NEAREST PROPERTY LINE: _____ feet

LOT SIZE: Depth: _____ Width: _____

DISTANCE FROM WELL: _____ feet

SEPTIC TANK CAPACITY: 1000 Gals.

FILTER MATERIAL: Size 57 Depth 12 inches

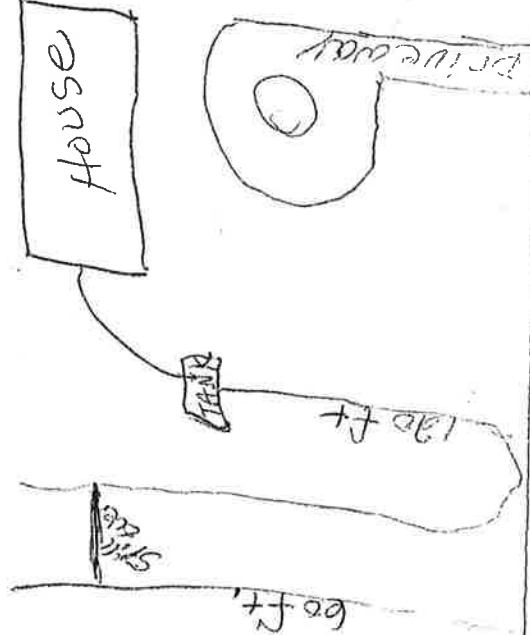
DISTANCE TANK FROM WELL: City Water

SHOW LOCATION BELOW OF: facility, septic tank, field lines, well, spring, or public water line, nearest lot line, drive way, and distribution box, dosing tank and pump (if used)

Represents field line

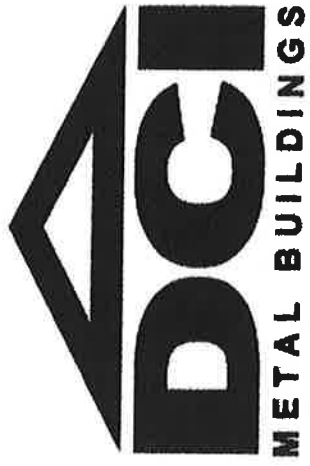
Represents solid line and sewers

SKETCH



AS BUILT PLOT PLAN

Revised January 1, 1973



908 Pine Street, Gainesville, GA. 30501 (Office 678-450-9334 Mobile 770-480-7963)

ESTIMATE

Date:
8-29-2018
Jerry Fouts
Dawsonville, Ga

Purchaser is hereby presented a proposed contract for a pre-engineered metal building as specified below:

BUILDING SPECIFICATIONS:

Pre-Engineered Metal Building Mini Storage Building

Width: 20' Length: 200' Eave Height: 8'6" Roof Pitch: .5:12

Live Load: 20 PSF Wind Load: 115 MPH

Sill Condition: Formed base trim Wall Color: Choice sig 200 Roof Color: Galvalume

All Trim: Choice sig 200 Bay Spacing: 20@10'

Column Type: Standard Girt: Flush/Bypass

Roof Panels: PBR 26 Gauge Wall Panels: PBR 26 Gauge

Warranty: 25 Years on Paint and Galvalume Finish

74

WARRANTY DEED

STATE OF GEORGIA FORSYTH County.

THIS INDENTURE, Made this 30th day of August in the year of our Lord One Thousand, Nine Hundred and Seventy Eight, between HUGH B. BOLING

of the County of FORSYTH and State of GEORGIA of the first part, and DENNIA H. FOUTS of the County of DAWSON and State of GEORGIA, of the second part.

WITNESSETH, That the said party of the first part, for and in consideration of the sum of Ten Dollars and other good and valuable considerations... DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and conveyed, and by these presents do es grant, bargain, sell and convey unto the said party of the second part, his heirs and assigns, all that tract or parcel of land lying and being in the Fourth District and First Section of Dawson County,

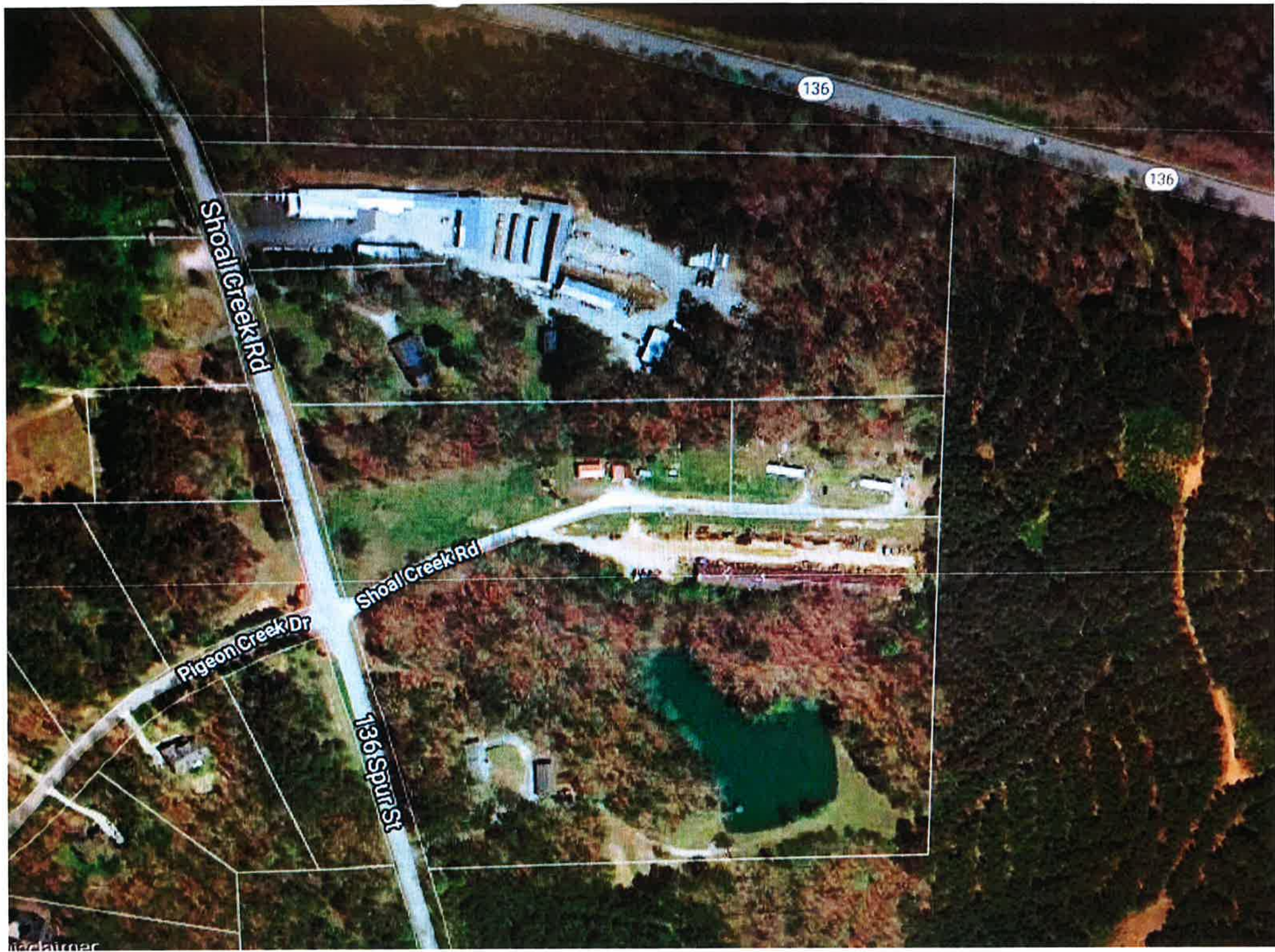
Georgia, and being part of Land Lot 165 and being more fully described as follows: BEGIN at a point where the South Line of Land Lot 165 intersects the East Right of Way of Highway 136 Spur, thence, N 13° 32' W 463.33 feet to an iron pin set, said iron pin being the TRUE POINT OF BEGINNING; thence, N 13° 32' W 452.3 feet more or less to an iron pin; thence, S 88° 51' E 1172.80 feet to an iron pin set on the East line of Land Lot 165; thence, S 00° 54' E 440 feet to an iron pin set; thence, N 88° 36' W 1070 feet to an iron pin set, said iron pin being the true point of beginning.

Said tract of land contains 11.3 acres more or less.

Dawson County, Georgia Real Estate Transfer Tax Paid \$ 81.50 Date 11-28-78 [Signature]

GEORGIA, DAWSON COUNTY CLERK'S OFFICE, SUPERIOR COURT FILED FOR RECORD at 1:10 P.M. 11-28-78 Recorded in Book 46 Page 74 This day of 11-19-78 [Signature] C. K. C.

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members, and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit



January 3, 2019

To Whom It May Concern

I am requesting rezoning for the northern portion of my property located on Shoal Creek Road which borders Shoal Creek Building Supply, Inc.

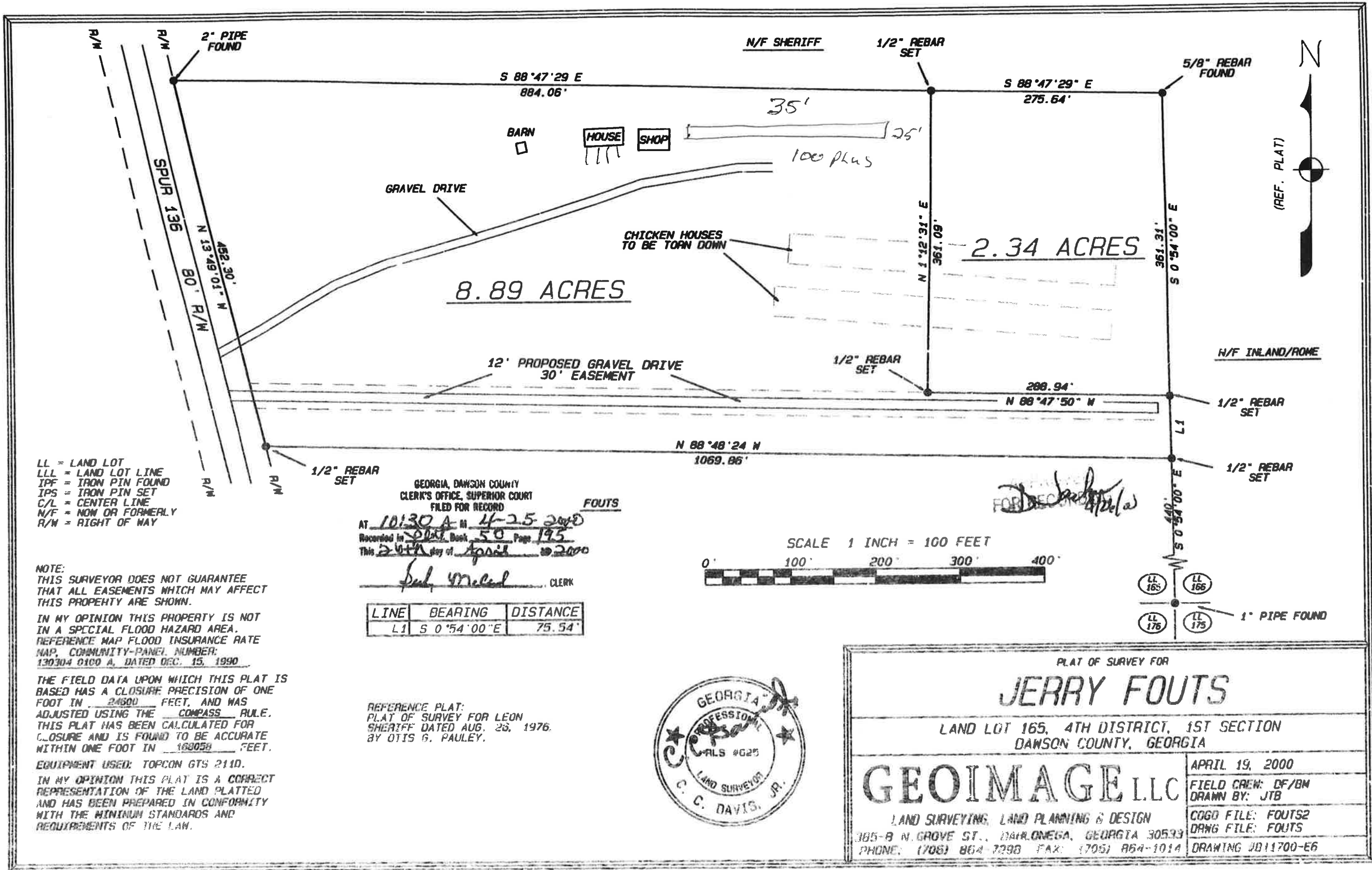
I am asking that approximately five acres be rezoned to Commercial so that I may build a Mini Storage facility. In Phase One, I would like to build forty 10' x 10' units and eight 5' x 10'. They will be constructed using Pre-Engineered Metal with a concrete floor. (See Attached)

I appreciate your help - Please feel free to contact me with any questions.

Sincerely,



Jerry Fouts



LL = LAND LOT
 LLL = LAND LOT LINE
 IPF = IRON PIN FOUND
 IPS = IRON PIN SET
 C/L = CENTER LINE
 N/F = NOW OR FORMERLY
 R/W = RIGHT OF WAY

NOTE:
 THIS SURVEYOR DOES NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.

IN MY OPINION THIS PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA. REFERENCE MAP FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER: 130304 0100 A, DATED DEC. 15, 1990

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 24900 FEET, AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 168058 FEET.

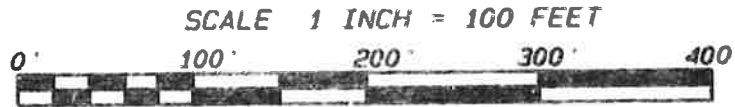
EQUIPMENT USED: TOPCON GTS 211D.

IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.

GEORGIA, DAWSON COUNTY
 CLERK'S OFFICE, SUPERIOR COURT
 FILED FOR RECORD
 AT 10:30 A.M. 4-25-2000
 Recorded in Book 50, Page 195
 This 25th day of April, 2000
 Sub. Milled, CLERK

LINE	BEARING	DISTANCE
L1	S 0°54'00"E	75.54'

REFERENCE PLAT:
 PLAT OF SURVEY FOR LEON
 SHERIFF DATED AUG. 28, 1976.
 BY OTIS S. PAULEY.



PLAT OF SURVEY FOR
JERRY FOUTS
 LAND LOT 165, 4TH DISTRICT, 1ST SECTION
 DAWSON COUNTY, GEORGIA

GEOIMAGE LLC
 LAND SURVEYING, LAND PLANNING & DESIGN
 385-B N. GROVE ST., DAWSON, GEORGIA 30533
 PHONE: (706) 864-7298 FAX: (706) 864-1014

APRIL 19, 2000
 FIELD CREW: DF/BM
 DRAWN BY: JTB
 COGO FILE: FOUTS2
 DRWG FILE: FOUTS
 DRAWING JB11700-E6

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

Applicant.....Jerry Fouts

Amendment #ZA-19-02

Request.....Rezone Property from R-A (Residential Agricultural/Residential Exurban) to C-HB (Commercial Highway Business)

Proposed UseTo construct a 48 unit mini storage facility/

Current ZoningR-A (Residential Agricultural/Residential Exurban)

Size.....8.89± acres

LocationShoal Creek Rd.

Tax Parcel081 007

Planning Commission DateFebruary 19, 2019

Staff RecommendationDenial

Applicant Proposal

The applicant is seeking to rezone the property from R-A (Residential Agricultural-Exurban) to C-HB (Commercial Highway Business) for the purpose of building a 48 unit mini storage facility.

History and Existing Land Uses

The current use of the property houses 2 poultry houses (which will be demolished) and 2 rental homes. One of the homes will be renovated to house the office, while the other is demolished.

Adjacent Land Uses	Existing zoning	Existing Use
North	C-HB	Building Supply Store
South	R-A/Mixed Use	Residential/Vacant
East	MUV	Vacant

West	RSR	Residential
------	-----	-------------

Development Support and Constraints

No statistical data has been provided to show a need for storage units in this area.

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

According to the 2013-2033 comprehensive plan and accompanying FLUP (Future Land Use Plan), the subject property is identified as Residential Sub Rural.

Public Facilities/Impacts

Engineering Department –

1. Description of access road: “moderate traffic flow; asphalt road resurfaced approx.. 12-15 years ago.
2. Is the purposed access to the development adequate? “no”
3. Additional Remarks: “Recommend that the applicant submit plans for an approved commercial driveway to include a right hand decal lane; driveway to be paved to the back of the row; plat shows proposed gravel easement-if install will require a second driveway.”

Environmental Health Department – No Comments.

Emergency Services –

“They will need to consider availability of water for calculated minimum fire flow and placement of fire hydrant(s), in addition to approved fire dept. access road to structure.”

Etowah Water & Sewer Authority –

1. Water available at this site? “No”
2. Additional Sewer Remarks? “Sanitary sewer is not close by. Septic is only current option.
3. Additional Water Remarks? “If fire protection will be required, the water main must be extended from EWSA’s water main on Hwy 136 at developer’s expense.”

Dawson County Sheriff’s Office –

1. Is police protection in the area adequate presently? “Yes.”
2. Additional police protection remarks? “Minimal impact on law enforcement.”

Board of Education – No comments necessary.

Georgia Department of Transportation – “No further coordination with the Department is needed.”

Analysis

There are several major factors to consider when looking to rezone this property. It is located relatively close to Hwy 136 and along the major thoroughfare Shoal Creek. It is also adjacent to the already zoned commercial property Shoal Creek Building Supply. The only residential development is across the street. The type of traffic a storage unit business generates would be on the lower end of commercial businesses. The site plan shows the business located off the road significantly to reduce the impact of noises, light, and other factors that could inconvenience already existing neighbors. None the less, this does not conform to our Comprehensive Plan.

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

- A. The existing uses and classification of nearby property.**
Adjacent properties to the South, East, and West are residentially zoned and consistent with the Future Land Use Map. The property to the North is zoned commercial and would be consistent with the purposed use of the property.
- B. The extent to which property values are diminished by the particular land use classification.**
There should be no diminished values to the surrounding properties sine the only developed adjacent land is already zone for commercial.
- C. The extent to which the destruction of property values of the applicant promotes the health, safety, morals, or general welfare of the public.**
There should be no destruction of property values.
- D. The relative gain to the public, as compared to the hardship imposed upon the individual property owner.**
There should be no gain to the public if approved.
- E. The suitability of the subject property for the proposed land use classification.**
The property is suitable for the purposed land use classification due to being located in close proximity to Hwy 136 off of an arterial road of Shoal Creek. There is also a commercial property adjacent to the subject property. However, the Future Land Use Map has the parcel designated as residential.
- 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.**
The property is currently used as rental income with mobile homes.

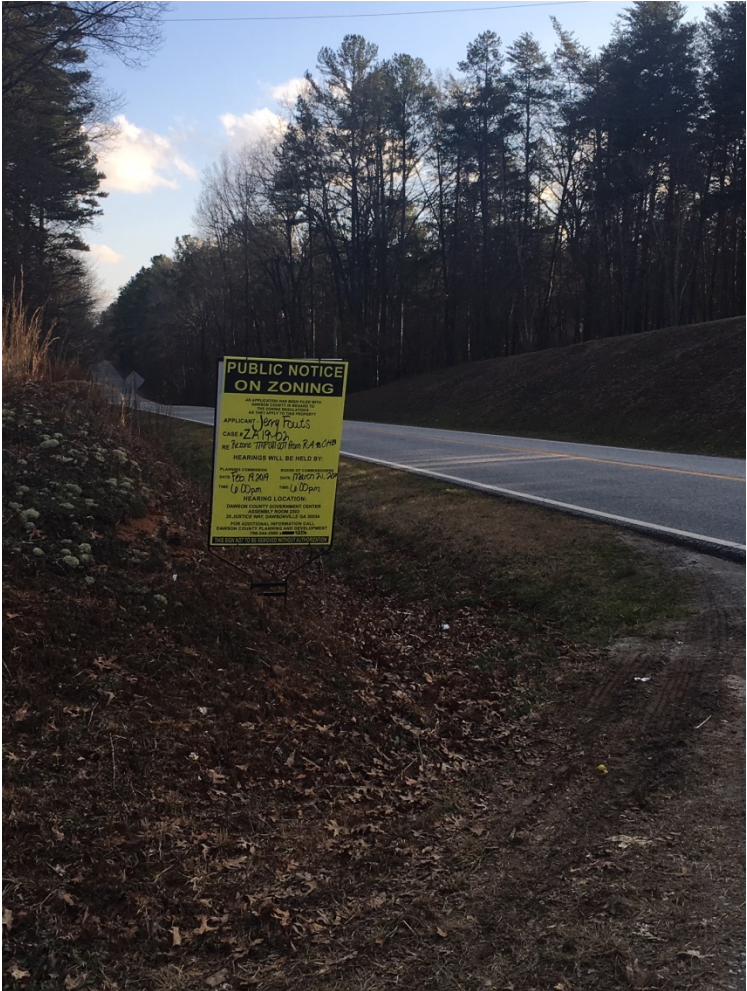
G. The specific, unusual, or unique facts of each case, which give rise to special hardships, incurred by the applicant and/or surrounding property owners.

The applicant is looking to start a family run business that he can one day pass along to his grandchildren.

Staff Recommendation

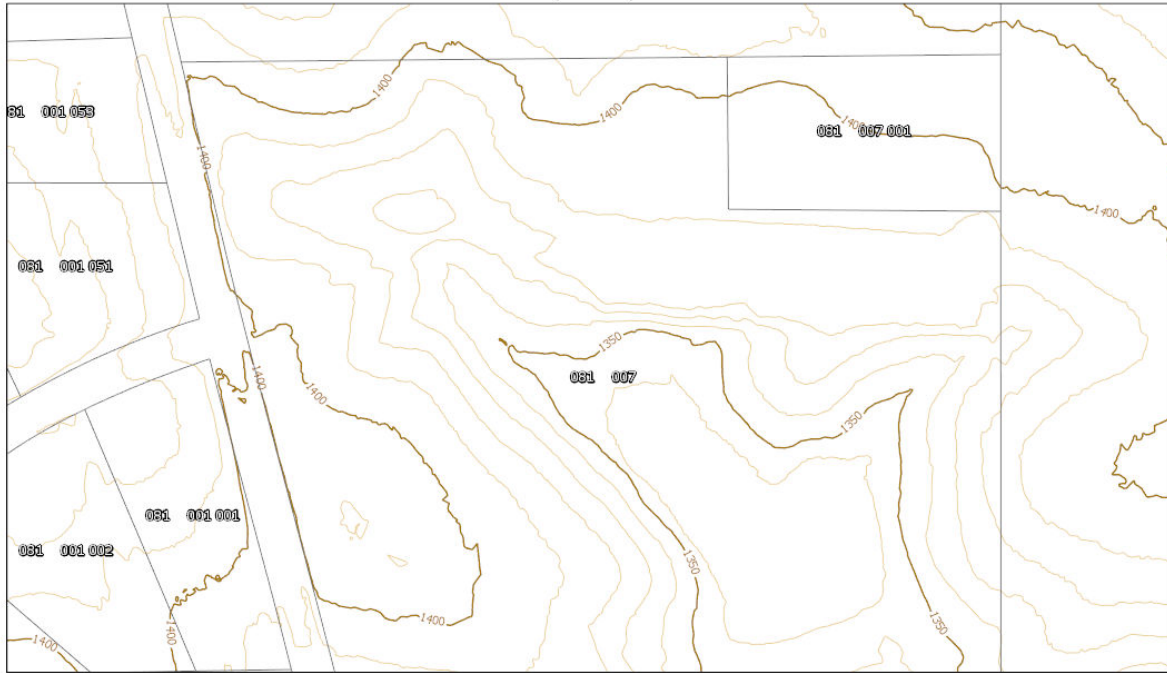
Based on the above analysis and information provided, Staff recommends Denial solely based on the fact that it does not conform to the Comprehensive plan and the Future Land Use Map.

Pictures of Property:

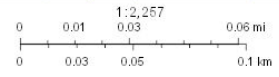


Topography:

Topo Map



2/8/2019, 3:26:52 PM



The information on this map (or data product) is from a computer database accessed using a Geographic Information System (GIS). Dawson County Public Works cannot guarantee the accuracy of the information contained on this map. Each user of this map is responsible for determining its

Item Attachment Documents:

2. ZA 19-04 - Landbridge Development LLC has made a request for rezoning of property located at TMP 113-085 from CHB (Commercial Highway Business) to Residential Multi Family. The development would consist of 80 units, five two-story buildings (16 units each) with community building.

DAWSON COUNTY REZONING APPLICATION

This portion to be completed by Zoning Administrator

ZA 19.04 Tax Map & Parcel # (TMP): 113 085
Submittal Date: Feb. 7, 2019 Time: 10:54 (am/pm) Received by: UNJ (staff initials)
Fees Assessed: \$350 Paid: check Commission District: _____
Planning Commission Meeting Date: March 19, 2019
Board of Commissioners Meeting Date: April 18, 2019

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Landbridge Development, LLC
Address: 7000 Peachtree Dunwoody Road, Suite 4-100, Atlanta, GA 30328

Phone: Listed _____ Email: Business _____
 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: February 5, 2019 Applicant Signature: [Signature]

PROPERTY OWNER/PROPERTY INFORMATION

Name: WJS Dawson LLC
Street Address of Property being rezoned: 65 North 400 Center Lane, Dawsonville, GA 30534

Rezoning from: C-HB to: RMF Total acreage being rezoned: 14.28 Acres

Directions to Property: From the intersection of GA-53 & US-19, travel northwesterly for 0.1 mile, turn right on
North 400 Center Lane, continue for 0.1 mile, the property is on the left.

Subdivision Name (if applicable): LL 283-282 TRACT 1 LD 13 S-1 Lot(s) #: N/A

Current Use of Property: C-HB, Vacant Lot w/ Existing Detention Basin

Any prior rezoning requests for property? N/A 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? YES (yes/no)

If yes, what section? South 400 Corridor

SURROUNDING PROPERTY ZONING CLASSIFICATION:

North C-HB, C-PCD, R-A South C-HB East C-HB, C-PCD West C-HB

Future Land Use Map Designation: Commercial-Highway

Access to the development will be provided from:

Road Name: North 400 Center Lane, Medical Center Drive Type of Surface: 28' Asphalt w/ CC&G, 26' Asphalt

REQUESTED ACTION & DETAILS OF PROPOSED USE

Rezoning to: RMF, Residential Multi-Family Special Use Permit for: _____

Proposed Use:

80 Units Residential Multi-Family, 5 2-Story Buildings (16-Unit Each) w/ Community Building

Existing Utilities: Water Sewer Gas Electric

Proposed Utilities: Water Sewer Gas Electric

RESIDENTIAL

No. of Lots: 1 Minimum Lot Size: 14.28 (acres) No. of Units: 80

Minimum Heated Floor Area: 800 sq. ft. Density/Acre: 5.6 Unit/Acre

Type: Apartments Condominiums Townhomes Single-family Other

Is an Amenity Area proposed: YES; if yes, what? Community Building, Fenced Community Gardens

COMMERCIAL & INDUSTRIAL

Building area: _____ No. of Parking Spaces: _____

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 

Date 2/6/19

Witness 

Date 2/6/19

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.

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS
(APPLICANT(S) AND REPRESENTATIVE(S) OF REZONING)

Pursuant to O.C.G.A. Section 36-67 A-3.A, the following disclosure is mandatory when an applicant or any representation of application for rezoning has been made within two (2) years immediately preceding the filing of the applicant's request for rezoning, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application for rezoning.

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

1. Name of local official to whom campaign contribution was made:

2. The dollar amount and description of each campaign contribution made by the opponent to the local government official during the two (2) years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.

Amount \$ _____ Date: _____

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

Signature of Applicant/Representative of Applicant:

_____ Date: _____

**BY NOT COMPLETING THIS FORM YOU ARE MAKING A STATEMENT THAT NO
DISCLOSURE IS REQUIRED**

This form may be copied for each applicant. Please attach additional sheets if needed.

PROPERTY OWNER AUTHORIZATION

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

65 NORTH 400 CENTER LANE, DAWSONVILLE, GA 30534

TAX DISTRICT 1 (UNINCORPORATED), PARCEL NUMBER 113 085

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: Landbridge Development, LLC

Signature of applicant or agent: [Signature] Date: 2/5/19

Printed Name of Owner(s): WJS Dawson, LLC

Signature of Owner(s): [Signature] Date: 2/5/2019

Mailing address: _____

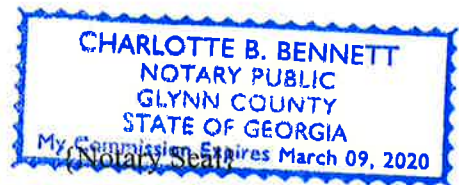
City, State, Zip: _____

Telephone Number: Listed Unlisted _____

Sworn and subscribed before me this 5th day of February, 2019.

Charlotte Bennett
Notary Public

My Commission Expires: 3/9/2020



(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.)

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.**

	<u>Name</u>	<u>Address</u>
TMP <u>113 092</u>	1. D53 LLC Northeast Georgia Primary Care Inc	355 Brogdon Road, Suite 211, Suwanee, GA 30024
TMP <u>113 179</u>	2. Neighborhood Health Care Nanrob Properties LP & 657 Mission	743 Spring Street NE, Gainesville, GA 30501
TMP <u>113 180</u>	3. C/O Brenda Bernheim	4984 Vistazo West, Belvedere Tiburon, CA 94920
TMP <u>113 040</u>	4. Howe H Clay & Kathleen	1 CVS Drive Occ. Exp. Dept., Woonsocket, RI 02895
TMP <u>113 085 003</u>	5. Cutchin Company LLC	PO Box 978, Gainesville, GA 30503
TMP <u>113 085 009</u>	6. Colvis Investments LLC	647 Gardinia Glen, Escondido, CA 92025
TMP <u>113 114</u>	7. Colvis Investments LLC	647 Gardinia Glen, Escondido, CA 92025
TMP <u>113 121</u>	8. Waffle House Inc	PO Box 6450, Norcross, GA 30091
TMP <u>113 122</u>	9. Fuentes Daniel	412 Pine Ridge Court, Woodstock, GA 30188
TMP <u>113 087</u>	10. PAR Dawson LLC	50 Cinema Lane, St. Simons Island, GA 31522
TMP <u>113 085 004</u>	11. Autozone Inc	123 South Front Street (Dept. 8088), Memphis, TN 38101
TMP <u>113 085 005</u>	12. Armando Castillo LLC	6429 Grand Marina Circle, Gainesville, GA 30506
TMP <u>113 085 002</u>	13. Mahadev Inc	5133 Aurelia Trail, Suwanee, GA 30024
TMP <u>113 085 006</u>	14. WJS Dawson LLC Spirit Master Funding IX LLC	50 Cinema Lane, St. Simons Island, GA 31522 2727 North Hardwood Street, Suite 300
TMP <u>113 042</u>	15. C/O Spirit SPE Manager LLC	Dallas, TX 75201

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: 

Applicant Printed Name: Gary R. Hammond, Jr.

Application Number: _____

Date Signed: 2/6/19

Sworn and subscribed before me

this 6th day of Feb, 2019.


Notary Public

My Commission Expires: 10/20/19





7000 Peachtree Dunwoody Road
Suite 4-100
Atlanta, GA 30328
Phone: (770) 481-0853
Fax: (770) 481-0854

February 6, 2019

Dawson County Planning and Development
25 Justice Way, Suite 2322
Dawsonville, GA 30534

RE: Peaks of Dawsonville
65 North 400 Center Lane Dawsonville, GA 30534
Tax Parcels # 113 085
Rezoning/Variance Applications

To Whom It May Concern:

Landbridge Development, LLC, seeks support for the rezoning of the above listed property from Dawson County C-HB to RMF. This proposed change would allow for the construction of the Peaks of Dawsonville, a Multi-Family Development of 80 units. This development will help to address issues and opportunities identified within the Dawson County Comprehensive Plan. Under Housing specifically they state, "The new housing market currently provides few options beyond single-family homes on large lots and limits options that would meet residents' needs at all stages of life", and "Zoning regulations that segregate housing types and do not provide for mixed use development". The Plan lists that "Multi-family housing near Georgia 400, between Georgia 53 and Dawson Forest Road, can provide housing for people working in the retail center."

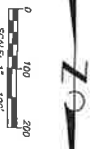
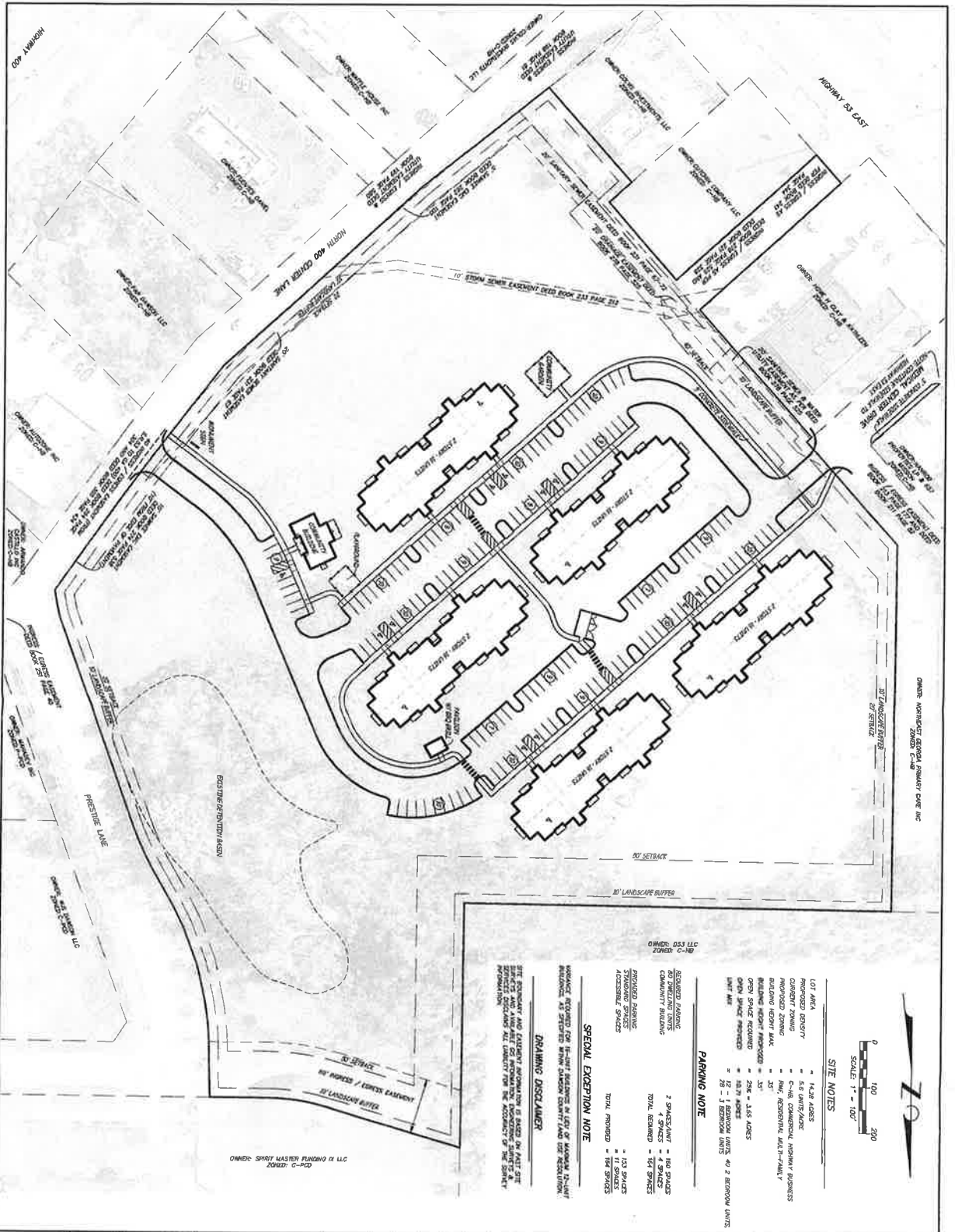
The property is owned by WJS Dawson, LLC, and is a \pm 14.28 acre tract of vacant land. The proposed development will include new construction of 80 one, two, and three-bedroom garden style apartment homes (or 5.6 units/per acre) and a community building that will house the onsite management office along with additional resident amenities.

The Development of the proposed apartment community is anticipated to commence summer 2020 with a proposed completion of summer 2021.

The proposed Peaks of Dawsonville will be developed through the Georgia Department of Community Affairs LIHTC Program and will be subject to a Declaration of Land Use Restricted Covenant ("LURC") that will be recorded at closing. This LURC defines the number and type of units that will be constructed/operated on the property; dictates the owner's representations, covenants, and warranties such as performance agreements and maintenance of site amenities. Additionally the LURC lists out all additional site, use, occupancy restrictions, with a detailed amenity and supportive services list. The Georgia Department of Community Affairs requires Annual Owner Certifications and conducts physical inspections and compliance audits every two to three years to make sure properties are well maintained and managed per their program requirements. The community will also have an executed Management Plan to provide onsite Management to include management and maintenance staff to operate and maintain the property. Third party contractors may be used for landscaping and other maintenance items that fall outside of their typical maintenance activities.

Sincerely,

Gary R. Hammond, Jr.



SITE NOTES

- LOT AREA = 14.28 ACRES
- PROPOSED DENSITY = 5.8 UNITS/ACRE
- CONCEPT ZONING = C-148 COMMERCIAL HIGHWAY BUSINESS
- BUILDING HEIGHT MAX = 35' MAX, RESIDENTIAL MULTIFAMILY
- RELIABLE REPORT PROVIDED = 3/31
- ORIG. SURVEY PROVIDED = 2/28 = 1.58 ACRES
- NET AREA = 12.70 ACRES
- 1/2" = 1' GEODOMIC UNITS 40' 2' GEODOMIC UNITS
- NET AREA = 12.70 ACRES

PARKING NOTE

- 2 SHARED LOTS = 100 SPACES
- 4 SHARED SPACES = 7 SPACES
- TOTAL REMOVED = 107 SPACES
- PROPOSED PARKING = 154 SPACES
- TOTAL PROVIDED = 147 SPACES
- ACCESSIBLE SPACES = 11 SPACES
- 148 SPACES

SPECIAL EXCEPTION NOTE

APPROVAL REQUIRED FOR TRAFFIC PATTERNS IN LIGHT OF MAXIMUM TRAFFIC VOLUME. SEE ATTACHED TRAFFIC STUDY FOR MORE INFORMATION.

DRAINAGE DISCLAIMER

THE ENGINEER HAS EXAMINED THE PROPOSED DRAINAGE PLAN AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STATE OF GEORGIA AND A MAJORITY OF THE LOCAL ORDINANCES AND REGULATIONS. THE ENGINEER DOES NOT WARRANT THE ACCURACY OF THE SURVEY INFORMATION OR THE DATA PROVIDED FOR THE DESIGN.



**SITE PLAN
PEAKS OF DAWSONVILLE
DAWSON COUNTY, GEORGIA
FEBRUARY 6, 2019**

Engineering Surveys & Services
1113 Fay Street, Columbia, Missouri 65201
573 - 449 - 2646 | www.ess-inc.com
Georgia Professional Engineering Corp # PEF005339

ES&S NO. 14166

Revised

IF ORIGINAL SIGNATURE OR DIGITAL AUTHENTICATION IS NOT PRESENT, MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT.



MATTHEW A. KRIETE
REGISTERED PROFESSIONAL
ENGINEER NO. 032958

Sheet
C1.01



**Official Tax Receipt
Dawson County
25 Justice Way, Suite 1222
Dawsonville, GA 30534
--Online Receipt--**

**Phone: (706) 344-3520
Fax: (706) 344-3522**

Trans No	Property ID / District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2018 - 15006	113 085 / 1 LL 283-282 TRACT 1 LD 13 S-1 FMV: 2570400	\$20901.05	\$0.00 Fees: \$0.00 \$0.00	\$0.00	\$20901.05	\$0.00
Totals:		\$20901.05	\$0.00	\$0.00	\$20901.05	\$0.00

Paid Date: 12/3/2018

Charge Amount: \$20901.05

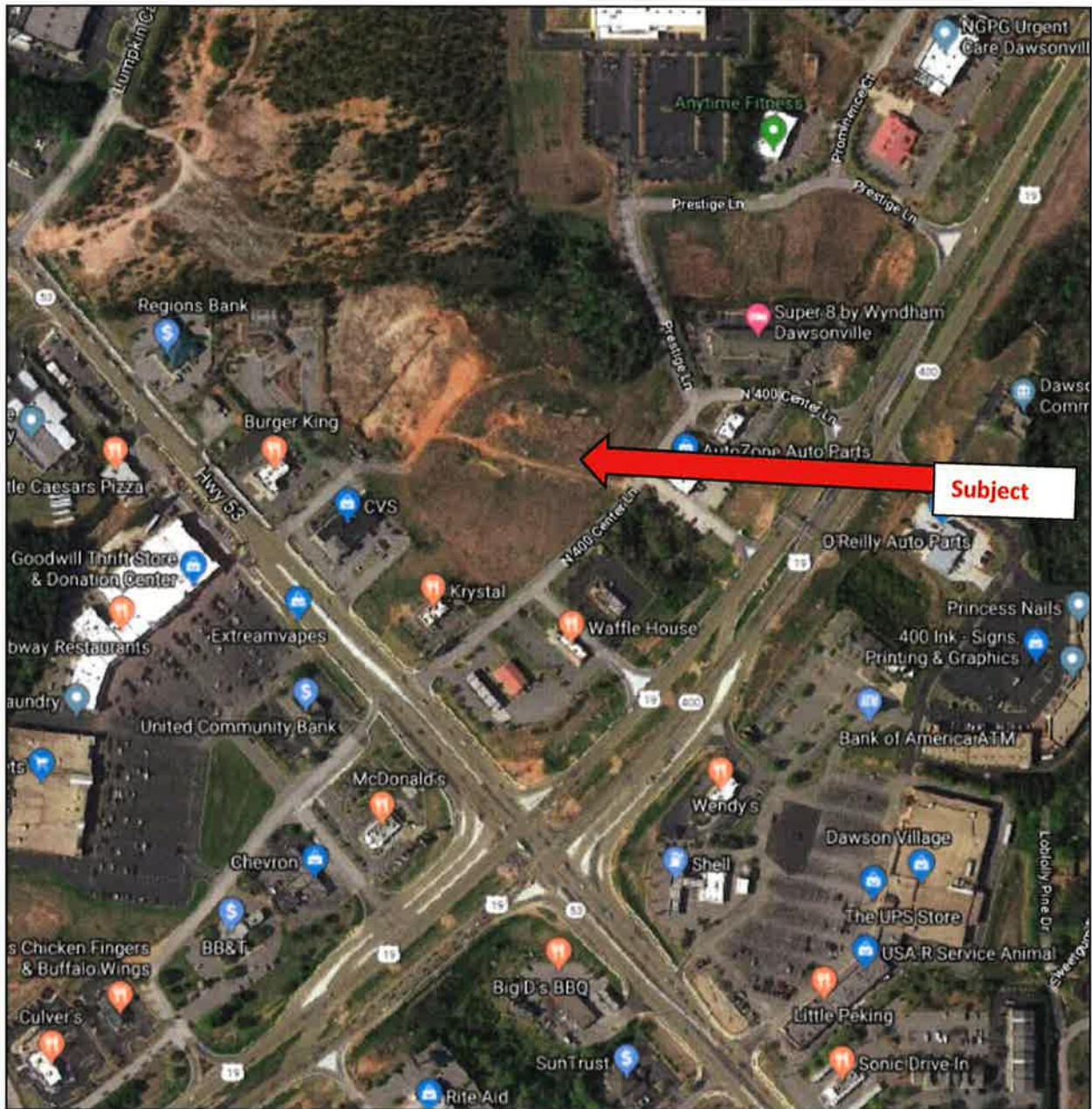
WJS DAWSON LLC
50 CINEMA LANE

ST SIMONS ISLAND, GA 31522



Scan this code with your mobile phone to view this bill

Aerial Location Map



Dawson County, Georgia Board of Commissioners
Affidavit for Issuance of a Public Benefit
As Required by the Georgia Illegal Immigration Reform and Enforcement Act of 2011

By executing this affidavit under oath, as an applicant for a Dawson County Business License, Out of County Business Registration, Alcohol License, or other public benefit as referenced in the Georgia Illegal Immigration Reform and Enforcement Act of 2011 [O.C.G.A. § 50-36-1(e)(2)], I am stating the following with respect to my application for such Dawson County public benefit.

- X I am a United States citizen.
- I am a legal permanent resident of the United States. (FOR NON-CITIZENS)
- I am a qualified alien or non-immigrant under the Federal Immigration and Nationality Act with an alien number issued by the Department of Homeland Security or other federal immigration agency. (FOR NON-CITIZENS)

My alien number issued by the Department of Homeland Security or other federal immigration agency is:

The undersigned applicant also hereby verifies that he or she is 18 years of age or older and has provided at least one **secure and verifiable document**, as required by O.C.G.A. § 50-36-1(e)(1), with this affidavit. (See reverse side of this affidavit for a list of secure and verifiable documents.)

The secure and verifiable document provided with this affidavit can best be classified as:

Georgia Drivers License

In making the above representation under oath, I understand that any person who knowingly and willfully makes a false, fictitious, or fraudulent statement or representation in an affidavit shall be guilty of a violation of O.C.G.A. § 16-10-20 and face criminal penalties as allowed by such criminal statute.

Executed in Atlanta (city), Georgia (state)

[Signature]
Signature of Applicant

2/6/2019
Date

Gary R. Hammond, Jr.
Printed Name

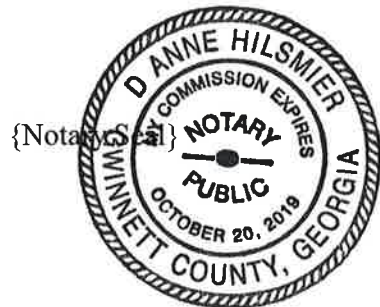
Landbridge Development, LLC
Name of Business

SUBSCRIBED AND SWORN BEFORE ME ON

THIS 6th DAY OF Feb., 2019

[Signature] Notary Public

My Commission Expires: 10/20/19



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

Applicant.....Landbridge Development, LLC

Amendment #ZA-19-04

Request.....Rezone Property from C-HB (Commercial Highway Business) to RMF (Residential Multi-Family)

Proposed UseTo construct 80 units of Multi-Family, 5 2-story buildings (16 units each) with community building

Current ZoningC-HB (Commercial Highway Business)

Size.....14.28± acres

Location65 North 400 Center Lane

Tax Parcel113 085

Planning Commission DateMarch 19, 2019

Staff RecommendationDenial

Applicant Proposal

The applicant is seeking to rezone the property from C-HB (Commercial Highway Business) to RMF (Residential Multi Family) for the purpose of building an 80 unit Multi-Family apartment complex consisting of 5 2-story buildings and a community building.

History and Existing Land Uses

The current use of the property is vacant land.

Adjacent Land Uses	Existing zoning	Existing Use
North	C-HB	Commercial
South	C-HB	Commercial
East	CPCD	Commercial Planned Community Development
West	C-HB	Commercial

Development Support and Constraints

There appears to be adequate utilities to support both commercial and multi-family uses in this area.

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

According to the 2013-2033 comprehensive plan and accompanying FLUP (Future Land Use Plan), the subject property is identified as Commercial Highway Business.

Public Facilities/Impacts

Engineering Department –

1. Description of access road: “asphalt curb and gutter internal frontage access road; asphalt is at end of life expectancy. Needs to be patched and resurfaced.”
2. Is the purposed access to the development adequate? “unknown”
3. What is the current condition of this road? (traffic flow, geometry, etc.) “Average traffic flow; asphalt in poor condition.
4. Additional Remarks: “Asphalt on North 400 Center Lane in poor condition. Needs deep patching and resurfacing.”

Environmental Health Department – “This area has access to public sewer via Etowah Water & Sewer Authority.”

Emergency Services –

Etowah Water & Sewer Authority –

1. Water available at this site? “Yes”
2. Is the existing water line adequate for supplying water to the proposed project? “For domestic purposes.”
3. Is there adequate water pressure for the additional fire protection that may be required for the proposed development? “To be determined.”
4. Additional Water Remarks? “Water main extension/upgrade required to provide service to development at the developer’s expense.”
5. Is sewer available to the project? “Yes.”
6. Distance to the nearest sewer lines? “In street and on dedicated easement.”
7. Additional Sewer Remarks? Sewer main extension/upgrade required to provide service to development at the developer’s expense.”

Dawson County Sheriff’s Office –

1. Is police protection in the area adequate presently? “Yes.”
2. Additional police protection remarks? “Minimal impact on law enforcement.”

Board of Education – No comments necessary.

Georgia Department of Transportation – “Coordination with GDOT is required.”

Analysis

There are several major factors to consider when looking to rezone this property. It is located relatively close to Hwy 400 and along the major thoroughfare Hwy 53. None the less, this does not conform to our Comprehensive Plan.

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

- A. The existing uses and classification of nearby property.**
Adjacent properties to the South, East, and West are commercially zoned and consistent with the Future Land Use Map.
- B. The extent to which property values are diminished by the particular land use classification.**
There should be no diminished values to the surrounding properties.
- C. The extent to which the destruction of property values of the applicant promotes the health, safety, morals, or general welfare of the public.**
There should be no destruction of property values.
- D. The relative gain to the public, as compared to the hardship imposed upon the individual property owner.**
There should be no gain to the public if approved.
- E. The suitability of the subject property for the proposed land use classification.**
The property is suitable for the purposed land use classification due to being located in close proximity to Hwy 400. However, the Future Land Use Map has the parcel designated as commercial.
- 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.**
The land has always been vacant but was cleared and rezoned along with the development of 400 North Center Lane.
- 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.**

The staff has no identified any specific, unusual or unique facts in this case giving rise to any hardship on the part of the community.

Staff Recommendation

Based on the above analysis and information provided, Staff recommends Denial solely based on the fact that it does not conform to the Comprehensive plan and the Future Land Use Map.

Pictures of Property:



Aerial:

3/13/2019

65 N 400 Center Ln - Google Maps

Google Maps 65 N 400 Center Ln

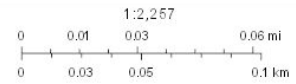


Topography:

Topo Map



3/13/2019, 11:22:45 AM



Dawson County
The information on this map (or data product) is from a computer database accessed using a Geographic Information System (GIS). Dawson County Public Works cannot guarantee the accuracy of the information contained on this map. Each user of this map is

Item Attachment Documents:

3. VR 19-02 - Amber Popphan is requesting a variance to the Land Use Resolution Section 309.A.1. Manufactured housing and mobile homes are allowed on tracts of land five acres or more and are conditionally allowed with approval of the Planning Commission and the Board of Commissioners on tracts of land under five acres.

DAWSON COUNTY VARIANCE APPLICATION

****This portion to be completed by Zoning Administrator****

VR 19.02 Tax Map & Parcel # (TMP): 057 025
Current Zoning: R-1E Commission District #: _____
Submittal Date: Jan. 15, 19 Time: 4:00 am/pm Received by: WJH (staff initials)
Fees Assessed: \$300 Paid: Money order
Planning Commission Meeting Date: March 19, 2019

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Amber Poddhan
Address: _____
Phone: Listed _____ Email: Business _____
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: _____ Applicant Signature: Amber Poddhan

PROPERTY INFORMATION

Street Address of Property: 664 Sweetwater Church Rd.
Dawsonville, GA 30534
Land Lot(s): 461 & 462 District: 04 Section: 01
Subdivision/Lot: _____ Building Permit #: _____ (if applicable)
Directions to the Property: From Dawson County Court House, go EAST on Justice way toward
Shoal creek Rd. Turn Right onto Shoal creek Rd. Enter Roundabout and take 2nd exit
onto Highway 53/GA-53. Pass through 1 roundabout. Turn left onto Sweetwater Church Rd.
In 0.48 miles Destination 664 Sweetwater 65 h Rd Dawsonville, GA 30534 will be on the right.

REQUESTED ACTION

A Variance is requested from the requirements of Article # _____ Section # _____ of the Land Use Resolution/Sign Ordinance/Subdivision Regulations/Other (circle one).

If other, please describe: _____

Type of Variance requested:

- Front Yard Side Yard Rear Yard variance of _____ feet to allow the structure to:
- be constructed; remain a distance of _____ feet from the: _____
- property line, road right of way, or other (explain below):

_____ instead of the required distance of _____ required by the regulations.

Lot Size Request for a reduction in the minimum lot size from 5 acres to 3.86 acres

Sign Variance for: _____

Home Occupation Variance to operate: _____ business

Other (explain request): _____

If there are other variance requests for this site in past, please list case # and nature of variance: _____

Variations to standards and requirements of the Regulations, with respect to open area, setbacks, yard area, lot coverage, height, and other quantitative requirements may be granted if, on the basis of the application, investigation, and other evidence submitted by the applicant, all four (4) expressly written findings below are made:

1. Describe why a strict and literal enforcement of the standards would result in a practical difficulty or unnecessary hardship: We are currently living with Family on Sweetwater Church RD. If we can not obtain this variance we will be forced to find a home somewhere other than Here in Dawson County near our family.

2. Describe the exceptional and extraordinary conditions applicable to this property which do not apply to other properties in the same district: It is an uninhabited Property that

Resides on a Residential street.

3. Describe why granting a variance would not be detrimental to the public health, safety, morals or welfare and not be materially injurious to properties in the near vicinity: The Proposed structure

would be out of sight from any main Roads or other homes. ~~and~~

It would not be materially injurious to the surrounding

Properties because there are multiple manufacture homes in the vicinity.

4. Describe why granting this variance would support the general objectives within this Resolution:

It would allow us to place a manufactured home on the

Property and be able to reside in Dawson county near our family.

Submit clear explanation of all four questions above. You may add sheets if necessary.

(Variances should not be granted if the need arises as a result of action by the applicant or previous owner.)

PROPERTY OWNER AUTHORIZATION

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

664 Sweetwater Church 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 variance requested on this property. I understand that any variance granted, and / or conditions 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 6 months from the date of the last action by the Board of Commissioners.

Printed name of applicant or agent: Amber Popphan

Signature of applicant or agent: [Signature] Date: 1-15-19

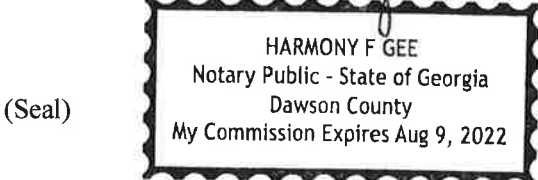
Printed Name of Owner(s): Amber Popphan

Signature of Owner(s): [Signature] Date 1-15-19

Sworn and subscribed before me this 15 day of January, 2019.

[Signature]
Notary Public

My Commission Expires: August 9, 2022



(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.)

VR# _____

TMP# 057-025

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 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 and Parcel Number listing any parcel(s) adjoining or adjacent to parcel where variance or rezone is being requested.**

Name

Address

TMP 057-016 1. Charles J. Jr. + Debra Blackstock 668 Sweetwater Ch. Rd.

TMP 057-014 2. Mrs. James Kent 643 Sweetwater Ch. Rd.

TMP 057-034 3. William S. Looper 620 Sweetwater Ch. Rd.

TMP 057-032 4. Mark C. Bertrand 516 Sweetwater Ch. Rd.

TMP _____ 5. _____

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.

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 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 special use or rezoning 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 of Applicant or Agent:  Date: 1-15-19

Signature of Witness:  Date: 1-15-19

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 office 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 that written request and publication the 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 Commission. Further the applicant is encouraged to be present at the hearing to substantiate reasons for withdrawal. Please note that no refund of application fee may be made unless directed by the Board of Commissioners.

**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): 664 SWEETWATER CHURCH RD DAWSONVILLE, GA 30534 Hwy 53 west, left on Sweetwater Church Road, property on the right.			
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: 01/08/2019	
PROPERTY OWNER'S NAME: AMBER POPPHAN	PHONE NUMBER: (470) 695-8623	ALTERNATE PHONE NUMBER: (706) 531-8400	
PROPERTY OWNER'S ADDRESS: 693 SWEETWATER CHURCH 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: <input checked="" type="radio"/> 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.): Hayesville
2. WATER SUPPLY: (1) Public <input checked="" type="radio"/> Private (3) Community	6. WATER USAGE BY: Bedroom Numbers	10. PERCOLATION RATE / HYDRAULIC LOADING RATE: 5 0
3. SEWAGE SYSTEM TO BE PERMITTED: <input checked="" type="radio"/> 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): 3 . 8 6	8. LEVEL OF PLUMBING OUTLET: (1) Ground Level (2) Basement <input checked="" type="radio"/> 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 <input checked="" type="radio"/> No	3. SEPTIC TANK CAPACITY (GALLONS): 1000	4. ATU Capacity: 0	5. DOSING TANK CAPACITY (GALLONS):	6. GREASE TRAP CAPACITY (GALLONS):
---	--	---	------------------------------	------------------------------------	------------------------------------

Section C -- Secondary Treatment

1. ABSORPTION FIELD DESIGN: (1) Level Field <input checked="" type="radio"/> Serial (3) Drip (4) Bed (6) Distribution Box (8) Mound/Area Fill (7) Other	4. TOTAL ABSORPTION FIELD SQUARE FEET REQUIRED: 5 8 5	7. NUMBER OF ABSORPTION TRENCHES:
2. ABSORPTION FIELD PRODUCT: Quick 4 High Capacity -16In	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 6	9. Distance Between Absorption Trenches:

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.

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.

1. SITE APPROVED AS SPECIFIED ABOVE: <input checked="" type="radio"/> Yes (2) No

APPROVING ENVIRONMENTALIST: 	TITLE: Environmental Health Specialist IV	DATE: 01/14/2019	CONSTRUCTION PERMIT NUMBER: OSC04200537
--	---	----------------------------	---

**GEORGIA DEPARTMENT OF PUBLIC HEALTH
APPLICATION FOR CONSTRUCTION PERMIT AND SITE APPROVAL
For On-Site Sewage Management System**

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

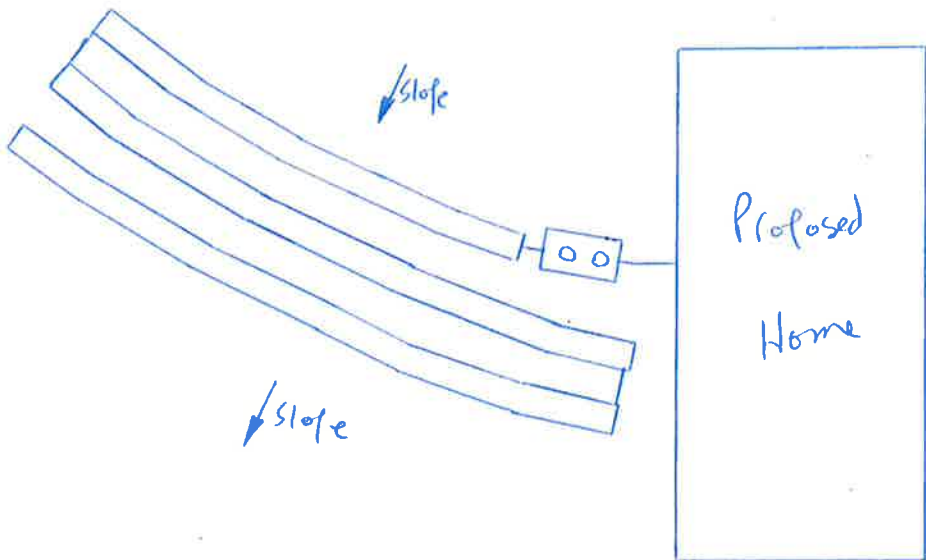
Date

Existing
Barn/Shop

Owner: Amber Popphan
Permit # OSC04200537

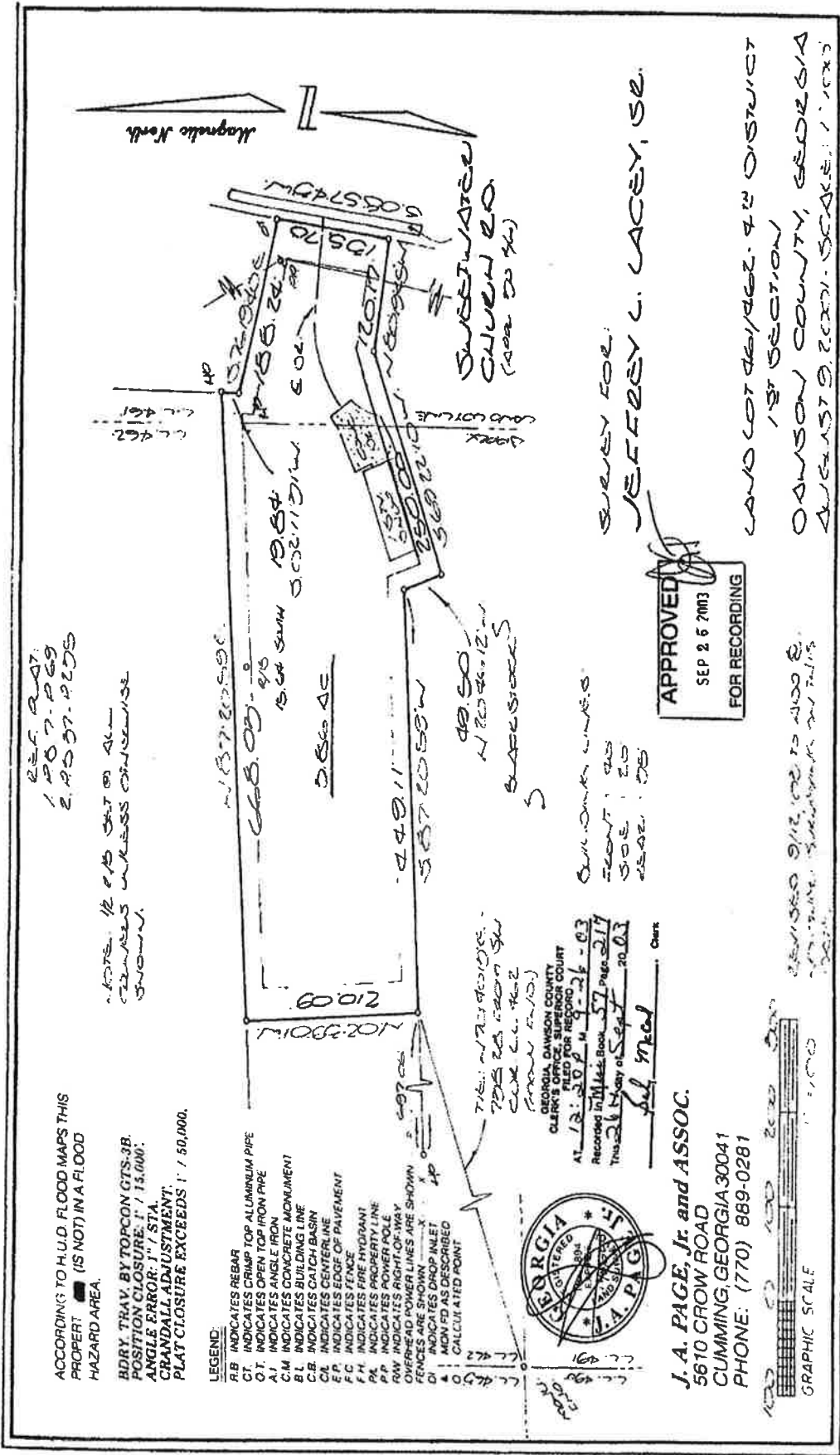
Notes:
7' center to center minimum
Install drainfield lines following natural contour
Measure trench depth using up-slope sidewall of trench
Trench depth: 24" - 36"
Linear feet: 195'

S
W
A
L
E



Issued by: George W. "Bill" Ringle ^{GWR}
Dawson County Environmental Health

Date: January 14, 2019



REF. PLOT
1 207-269
2 207-275

NOTE: 1/2" E.P. SET ON ALL
CORNERS UNLESS OTHERWISE
SHOWN.

ACCORDING TO H.L.D. FLOOD MAPS THIS
PROPERTY (IS NOT) IN A FLOOD
HAZARD AREA.

BDRY. TRAV. BY TOPCON GTS-3B
POSITION CLOSURE: 1" / 15,000'
ANGLE ERROR: 1" / STA.
CRANDALL ADJUSTMENT
PLAT CLOSURE EXCEEDS 1" / 50,000'.

- LEGEND:
- R.B. INDICATES REBAR
 - C.T. INDICATES CENTER TOP ALUMINUM PIPE
 - O.T. INDICATES OPEN TOP IRON PIPE
 - A.I. INDICATES ANGLE IRON
 - C.M. INDICATES CONCRETE MONUMENT
 - B.L. INDICATES BUILDING LINE
 - C.B. INDICATES CATCH BASIN
 - C.L. INDICATES CENTER LINE
 - E.P. INDICATES EDGE OF PAVEMENT
 - F.C. INDICATES FENCE
 - F.H. INDICATES FIRE HYDRANT
 - P.L. INDICATES PROPERTY LINE
 - P.P. INDICATES POWER POLE
 - R.W. INDICATES RIGHT-OF-WAY
 - G.V. INDICATES GROUND VENT
 - D.I. INDICATES DRAINAGE INLET
 - M.F. INDICATES MANHOLE
 - C.A. INDICATES CALCULATED POINT



J. A. PAGE, Jr and ASSOC.
5610 CROW ROAD
CUMMING GEORGIA 30041
PHONE: (770) 889-0281



SURVEY FOR:
JEFFREY C. LACEY, SR.

APPROVED
SEP 26 2003
FOR RECORDING

LAND LOT 461/462 - 4th DISTRICT
1st SECTION
DAWSON COUNTY, GEORGIA
AUGUST 9, 2001 - SCALE: 1" = 100'

REF. PLOT
1 207-269
2 207-275

- HOME
- SEARCH & PAY TAXES
- GENERAL INFORMATION
- FREQUENTLY ASKED QUESTIONS
- PROPERTY
- MOTOR VEHICLES
- NEWS
- CONTACT US
- LINKS



Taxes

Owner Information

LOWE MILDRED D
 13651 PANHANDLE RD
 HAMPTON, GA 30228

Payment Information

Status	Paid
Last Payment Date	10/01/2018
Amount Paid	\$759.57

Property Information

Parcel Number	057 025
District	1 DAWSON COUNTY UNINCORPORATED
Acres	3.86
Description	TR 6-8 LL 461 462 LD 4-1
Property Address	664 SWEETWATER CHURCH RD
Assessed Value	\$31,760
Appraised Value	\$79,400

Bill Information

Record Type	Property
Tax Year	2018
Bill Number	8700
Account Number	35114
Due Date	12/01/2018

Taxes

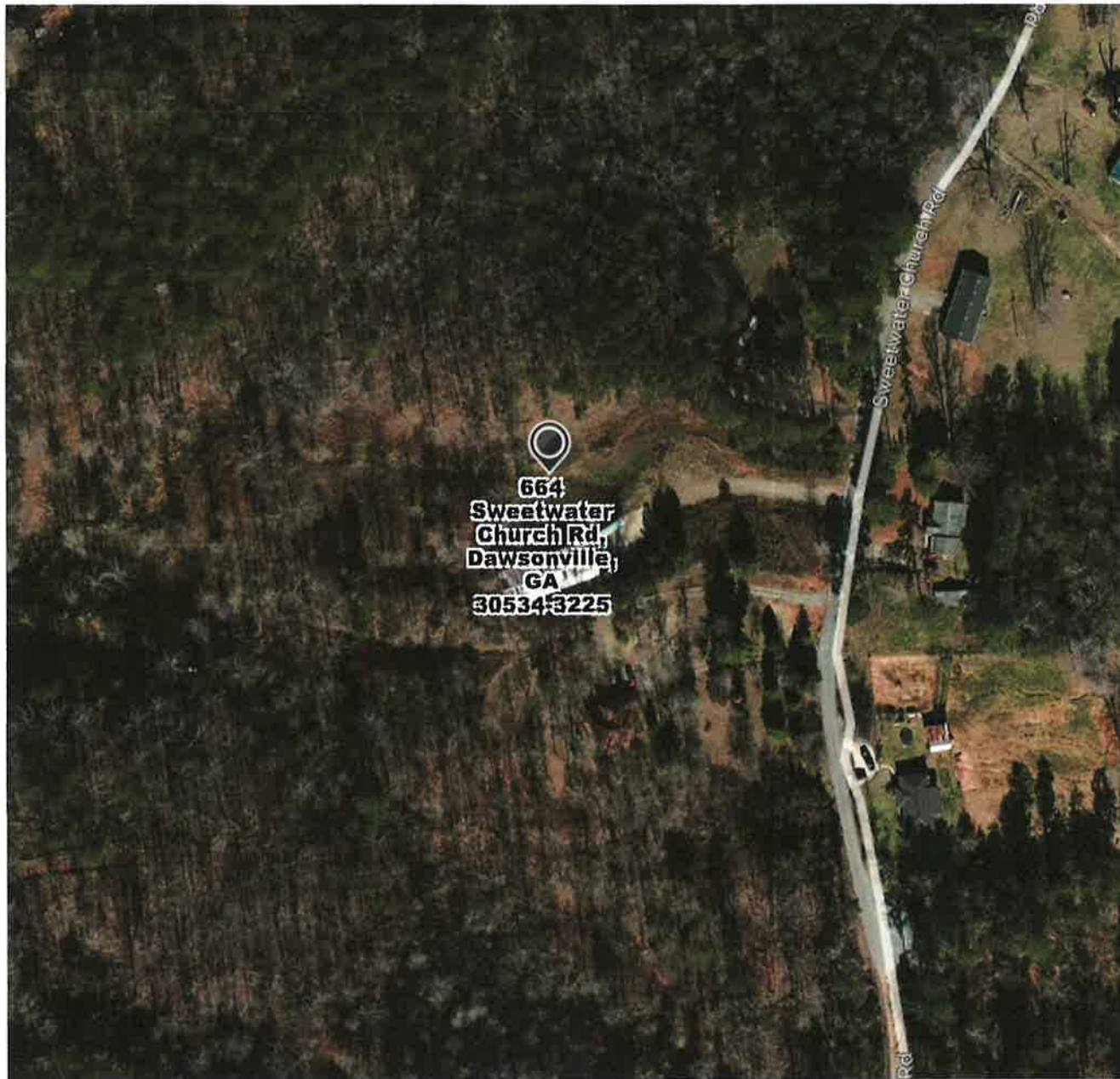
Base Taxes		\$759.57
Penalty		\$0.00
Interest		\$0.00

664 Sweetwater Church Rd, Dawsonville, GA 30534-3225



Dawsonville | GA 30534-3225

34.417208, -84.191746



Book a hotel tonight and save with some great deals!

(1-877-577-5766)



Car trouble mid-trip? MapQuest Roadside Assistance is here:

(1-888-461-3625)

Dawson County, Georgia Board of Commissioners
Affidavit for Issuance of a Public Benefit
As Required by the Georgia Illegal Immigration Reform and Enforcement Act of 2011

By executing this affidavit under oath, as an applicant for a Dawson County Business License, Out of County Business Registration, Alcohol License, or other public benefit as referenced in the Georgia Illegal Immigration Reform and Enforcement Act of 2011 [O.C.G.A. § 50-36-1(e)(2)], I am stating the following with respect to my application for such Dawson County public benefit.



I am a United States citizen.



I am a legal permanent resident of the United States. (FOR NON-CITIZENS)



I am a qualified alien or non-immigrant under the Federal Immigration and Nationality Act with an alien number issued by the Department of Homeland Security or other federal immigration agency. (FOR NON-CITIZENS)

My alien number issued by the Department of Homeland Security or other federal immigration agency is:

The undersigned applicant also hereby verifies that he or she is 18 years of age or older and has provided at least one **secure and verifiable document**, as required by O.C.G.A. § 50-36-1(e)(1), with this affidavit. (See reverse side of this affidavit for a list of secure and verifiable documents.)

The secure and verifiable document provided with this affidavit can best be classified as:

a Drivers License

In making the above representation under oath, I understand that any person who knowingly and willfully makes a false, fictitious, or fraudulent statement or representation in an affidavit shall be guilty of a violation of O.C.G.A. § 16-10-20 and face criminal penalties as allowed by such criminal statute.

Executed in Dawsonville (city), Georgia (state)


Signature of Applicant


1-15-19
Date

Amber Popphan
Printed Name

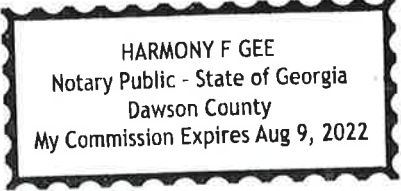
Name of Business

SUBSCRIBED AND SWORN BEFORE ME ON

THIS 15 DAY OF January, 2019

 Notary Public

My Commission Expires: August 9, 2022



(Seal)

To whom it may concern,

In regards to the property located at 664 Sweetwater church rd Dawsonville Ga. I Amber Jane Popphan am applying for a zoning variance to reduce the minimum lot size requirement for a manufactured home on land zoned RA from 5 acres to 3.86 acres. Unfortunately my husband and I are unable to afford a newly constructed stick built home. Seeing as we already own this property free and clear our next best option is to place a manufactured home on a permanent foundation. Sweetwater church rd is a residential road and the majority of the residents are related to me, such as my parents, aunts, uncles, and cousins. There are other manufactured homes on Sweetwater church rd that are on less than 5 acres as well. Please consider allowing us to obtain this variance and return to mine and my husbands hometown.

Sincerely, Amber Jane Popphan

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

Applicant.....Amber Popphan
Case Docket #VR 19-02
Request.....To conditionally allow a manufactured home on less than 5 acres in an R-A zoning
Proposed UseMove a manufactured home onto 3.86 acres
Size.....3.86+/-
Existing ZoningR-A
Applicable Regulations.....Dawson County Land Use Resolution
LocationSweetwater Church Rd.
Tax Parcel # 057 025
Meeting Date..... March 19, 2019
Staff Recommendation**APPROVAL**

Applicant Proposal

Ms. Popphan would like to move a manufactured home onto property that she has located on Sweetwater Church Rd.

History and Existing Land Use

The land is currently vacant.

Staff analysis

To be considered for a variance, the following four (4) criteria must be addressed:

- 1.) *That a strict or literal interpretation and enforcement of the specified standard or requirement would result in practical difficulty or unnecessary hardship; and*

A strict and literal interpretation of the code would allow for the proposed home to be moved onto the property at the discretion of the commissioners.

2.) *That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property which do not apply generally to other properties in the same district.*

In this area there are existing mobile/manufactured homes on smaller tracts of land. It fits with the surroundings.

3.) *The granting of the variance will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the near vicinity; and*

4.) *That the granting of the variance would support general objectives contained within this Resolution.*

The general objectives of the ordinance are to have orderly growth and development. The variance, as presented, should not undermine those objectives.

Based on the preceding analysis, the planning staff recommends **approval** of this request.

Picture of subject property:



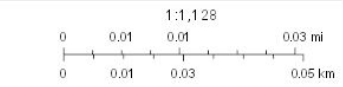
Existing zoning:

Dawson County



3/5/2019, 11:06:38 AM

Zoning Parcel
RA

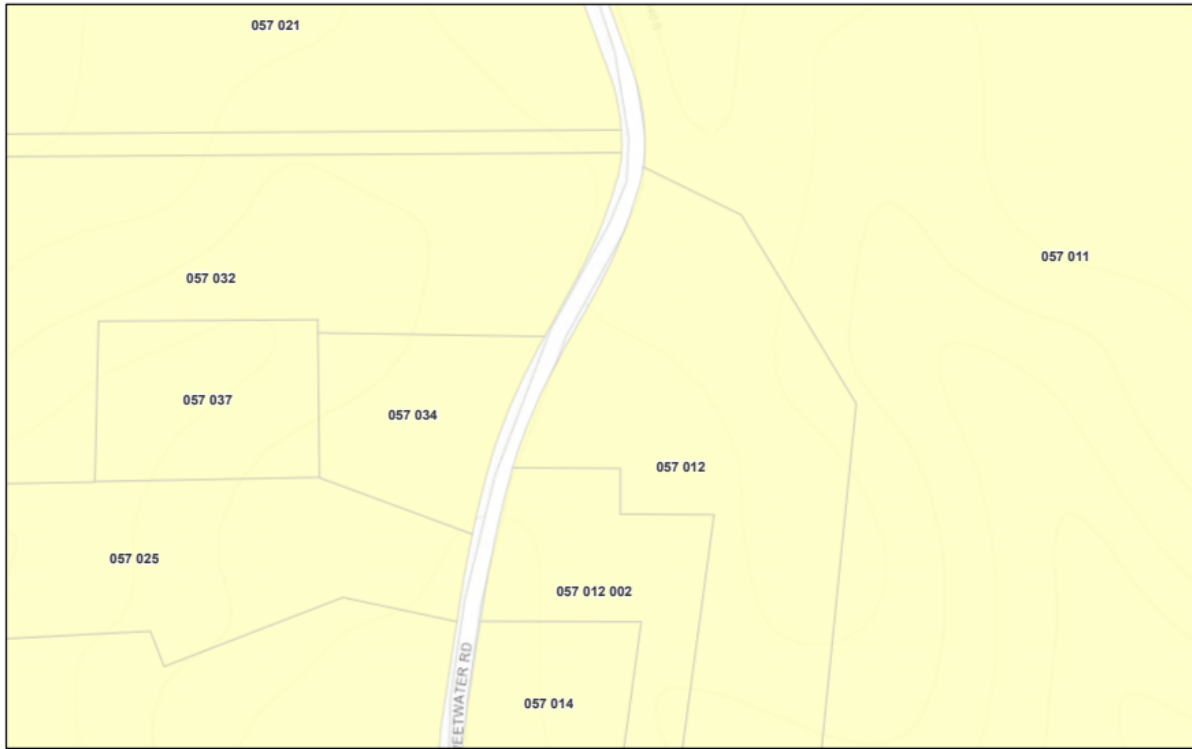


Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS,

Planning and Development
Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA |

Future Land Use:

Future Land Use Map

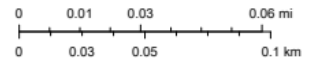


March 15, 2019

FLU

RR

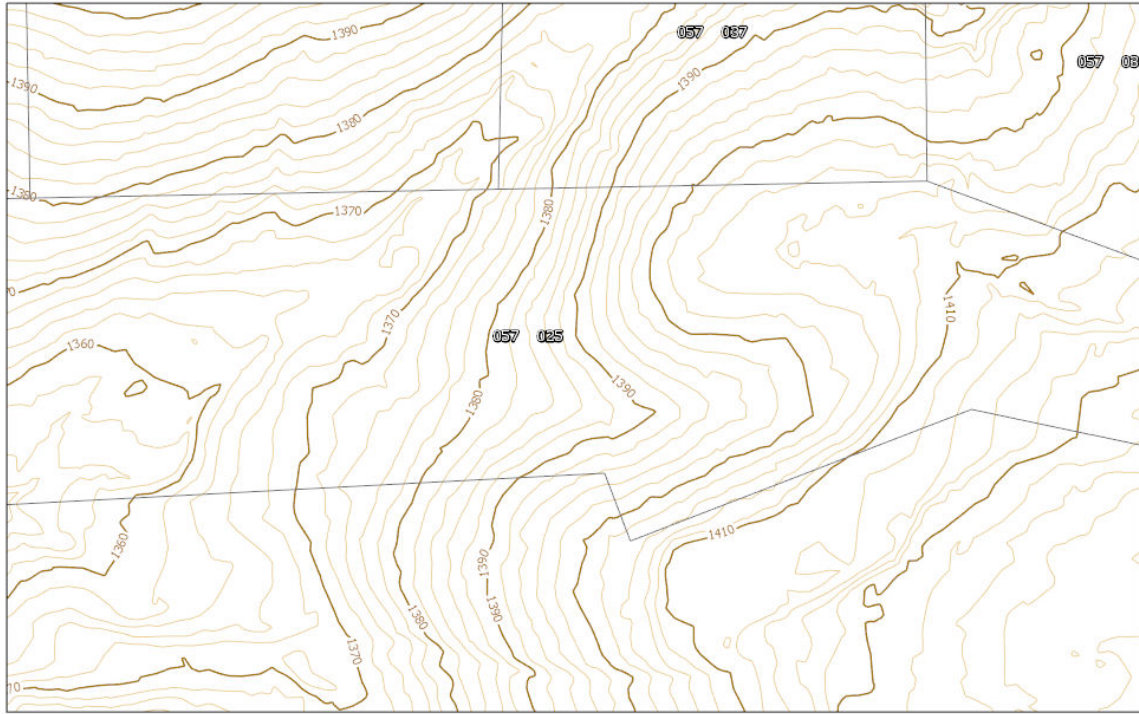
1:2,257



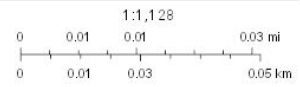
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS.

Topo:

Topo Map



3/5/2019, 11:09:38 AM



The information on this map (or data product) is from a computer database accessed using a Geographic Information System (GIS). Dawson County Public Works cannot guarantee the accuracy of the information contained on this map. Each user of this map is

Aerial Photo:



Overview



Legend

- Parcels
- Roads

Item Attachment Documents:

1. Consideration of Request for Addition of Alcohol Licensing Administrator (*Tabled from the April 4, 2019, Voting Session*)



DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: Planning & Development

Prepared By: Jameson Kinley

Work & Voting Session: 3.28.19 & 4.4.19

Presenter: Jameson Kinley

Public Hearing:

Agenda Item Title: Request for Addition of Alcohol Licensing Administrator

Background Information:

Historically this has been a position within the Marshal's Office. It is currently frozen.

Currently, we have one code enforcement officer and one animal control officer. This position would allow for them to spend more time in the field, thus allowing them to be more effective and proactive in their duties. The Alcohol Licensing Administrator would be solely in charge of alcohol permitting that currently takes a large portion of time by our officers. This would also allow the Marshal's Office to have an in-office person to answer phone calls and act as a dispatch for better service to Dawson County citizens. The salary range for this position is \$17.00 to 26.35/hour.

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

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining
	3351				\$58,169.48	

Recommendation/Motion: _____

Department Head Authorization: _____

Date:

Finance Dept. Authorization: Vickie Neikirk

Date: 3/20/19

County Manager Authorization: DH

Date: 3/20/19

County Attorney Authorization: _____

Date: _____

Comments/Attachments:

Empty box for comments or attachments.



DAWSON COUNTY GOVERNMENT
25 Justice Way, Suite 2233
Dawsonville, GA 30534
(706) 344-3501

ALCOHOL LICENSING ADMINISTARTOR

DAWSON COUNTY MARSHAL'S OFFICE

Full-Time/Hourly/Non-Exempt

JOB SUMMARY

This position is responsible alcohol licensing services for business alcohol licensing. Administration provides services for businesses that have alcoholic beverage sales within Dawson County.

MAJOR DUTIES

- Receives, evaluates and processes Alcohol License Applications and alcohol licenses for new businesses, new business staff and annual renewals.
- Provides information to the public pertaining to licensing of businesses and assists with instructions for completing licensing forms.
- Provides Sheriff's Office with application information for criminal background checks.
- Produces receipts when applicant/s pay fees; must reconcile receipts each day and prepare receipts/monies for Finance Department.
- Contacts unlicensed businesses regarding licensing ordinance and proper compliance; and business with expired licenses regarding renewals.
- May assist in the preparation of reports, summaries, and analyses as requested by the Director.
- May assist in the analysis and drafting of requested amendments with the assistance of the department Director to the Alcohol Ordinance
- Relays messages and disseminated information to department employees; types correspondences as needed.
- Assists with greeting customers and ascertains their concerns; responds to basic in-office inquires related to permits, applications, plan review, property maps, code enforcement concerns, and other matters.
- Assists in the performance of daily computer back-up procedures.
- Attends public meetings as needed.
- Performs other related duties as assigned.

KNOWLEDGE/ SKILLS / ABILITY

KNOWLEDGE OF:

- Modern office principles and procedures.
- County ordinances, codes, policies, and procedures.
- General licensing procedures.

SKILLED IN:

- Organization; establishing and maintaining records.
- Operating modern office equipment, such as a computer, calculator, facsimile machine, and copier.
- Communication, both verbal and written is vital, interpersonal skill as applied to interaction with co-workers, management, contractors, vendors and the general public.
- Performing mathematical and accounting calculations.

ABILITY TO:

- Review Alcohol License applications for compliance
- Effectively present material either orally or in a written format.
- Establish and maintain an effective working relationship with fellow county employees, department heads, elected officials, county management, business owners and the general public.

COMPLEXITY

The work consists of related technical and administrative duties. The volume of duties performed and time constraints contribute to the complexity of the work.

CONTACTS

- Contacts are typically co-workers, other county employees and the general public.
- Contacts are typically to give or exchange information, resolve problems, and provide services.

ADA MINIMUM REQUIREMENTS

Scope of Performance: The purpose of this position is to review alcohol license applications, issue licenses and maintain records regarding licensing in accordance with the Dawson County Alcohol Ordinance and statewide alcohol regulations. Successful performance contributes to the efficient operation of the department.

Physical Ability: The work is typically performed while sitting, standing, walking, bending, crouching, or stooping. The employee must occasionally lift light and heavy objects, up to 5 pounds regularly and up to 25 pounds occasionally. Specific vision abilities required by this job include close vision, distance vision, color vision, peripheral vision, depth perception, and the ability to adjust focus. Clear hearing and speech are required.

Environmental Factors: The work is typically performed in office settings.

SUPERVISORY AND MANAGEMENT RESPONSIBILITY

The Planning and Development Director assigns work in terms of general instructions. Completed work may be spot-checked for compliance with procedures and the nature and propriety of the final result.

MINIMUM QUALIFICATIONS / CERTIFICATIONS

- Applicant must possess a high school diploma or GED equivalent plus a minimum of two years' experience in a related field; or any equivalent combination of education and experience which provides a sufficient level of understanding of the essential duties of the position.
- Excellent verbal and written communication skills.

- Possess exceptional interpersonal communication, data entry and organizational skills.
- Skilled in operating modern office equipment and knowledgeable in office procedures and administrative methods.
- Microsoft Office proficient.
- Experience with licensing preferred.
- Knowledge of geography of the county (including subdivisions, roads, and street names) preferred.
- Possess a valid Georgia driver license and a satisfactory Motor Vehicle Record (MVR).
- Applicant must be able to pass a background check and drug screening.

The duties listed above are intended only as illustrations of the various types of work that may be performed. The omission of specific statements of duties does not exclude them from the position if the work is similar, related, or a logical assignment to the position. The job description does not constitute an employment agreement between the employer and employee and is subject to change by the employer as the needs of the employer and requirements of the job change.

I have read the above job description and understand the requirements.

Signature: _____

Date: _____

Witness: _____

Item Attachment Documents:

2. Consideration of Request for Creation of General Fund Contingency in 2019 Budget
(Motion Kept as Pending Due to Tie Vote from the April 4, 2019, Voting Session)



DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: Finance

Work Session: 3/28/19

Prepared By: Vickie Neikirk

Voting Session: 4/4/19

Presenter: Vickie Neikirk

Public Hearing: Yes _____ No _____

Agenda Item Title: Request for Contingency in 2019 Budget

Background Information:

In previous years, a Contingency was approved in each annual budget for unexpected emergencies and occurrences. In FY 2019, a contingency for those purposes was not established.

Already in 2019, the BOC has had to approve budget increases from Fund Balance in order to carry on the business of the County. If a contingency was approved for the Budget, the efficiency of other departments and Finance would be improved. I am requesting to move \$100,000 from Fund Balance to the General Fund Contingency and to allow the County Manager to have the authority to expend those funds. If approved, he must present to the BOC those uses of the Contingency in his County Manager Report. This will allow departments to operate more efficiently.

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

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining
100	1500	399999				

Recommendation/Motion: To approve the creation of a 2019 Contingency(from GF Fund Balance) account in the amount of \$100,000 to be managed by the County Manager and reported to the BOC each month.

Department Head Authorization: Vickie Neikirk

Date: 3/14/19

Finance Dept. Authorization: Vickie Neikirk

Date: 3/14/19

County Manager Authorization: DH

Date: 3/19/19

County Attorney Authorization: _____

Date: _____

Comments/Attachments:

93

Item Attachment Documents:

1. Consideration of Request to Approve Legacy Link FY 2020 Local Share Commitment Letter



DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: Senior Services-Senior Center

Work Session: 4-11-2019

Prepared By: Dawn Pruett

Voting Session: 4-18-2019

Presenter: Dawn Pruett

Public Hearing: Yes _____ No

Agenda Item Title: Request to Approve Legacy Link FY20 Local Share Commitment Letter.

Background Information:

Legacy Link receives additional funding throughout the year from federal/state funding sources.

Current Information:

Legacy Link has received an increase in funding from federal/state for FY20. Total amount currently reported by Legacy Link that Dawson County will receive is \$144,930. This is an increase of \$38,012 with a match of \$11,450.

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

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining
	5520					

Recommendation/Motion: Approve Legacy Link FY20 Local Share Commitment Letter.

Department Head Authorization: Dawn Pruett

Date: 4-3-2019

Finance Dept. Authorization: Vickie Neikirk

Date: 4/4/19

County Manager Authorization: DH

Date: 4/4/19

County Attorney Authorization: _____

Date: _____

Comments/Attachments:

95



March 25, 2019

Honorable Billy Thurmond, Chairman
Dawson County Commission
25 Justice Way, Suite 2313
Dawsonville, GA, 30534

Dear Chairman Thurmond:

Legacy Link will once again provide state and federal funds for services at your Dawson County senior center such as Meals on Wheels, congregate meals, transportation, center management, etc. in the fiscal year to begin July 1, 2019. We plan to provide \$144,930.00 for these services.

I am happy to report your allocation has been increased by \$38,012.00 over your original allocation for the current fiscal year.

Legacy provides the following services in all 13 counties: Information, telephone screening and counseling for families seeking assistance for seniors and persons with disabilities. Long Term Care Ombudsman staff visit all personal care, assisted living and nursing homes in the area. Georgia Cares staff and volunteers provide counseling and assist with Medicare, other insurance, fraud and scam issues. We subcontract with a personal care service agency for homemaker and personal care to help frail older persons remain in their homes and subcontract for legal services for older individuals in the region.

Legacy Link RN's and social workers will continue to provide care management in all 13 counties for non-Medicaid and Medicaid-funded health programs to help nursing home eligible persons of all ages with chronic health conditions remain in their homes and communities. The RN's and Case Managers work with over 1,000 persons and their families to arrange for in-home and community health services to avoid premature nursing home placement.

Legacy staff will also continue to work with families and nursing home staff and assist residents in moving out of nursing homes and back into the community when feasible.

Additionally, we provide funding for services to help caregivers of persons with Alzheimer's Disease and other dementia. We will continue funding various services designed to help families caring for someone with Alzheimer's including Guest House in Gainesville and part-time day programs in Forsyth, White, Dawson and Union Counties. We have a Caregiver Specialist on staff to work with families in all counties who have caregiver issues.

The Legacy Kinship Care Program (Grandparents Raising Grandchildren) continues to help relatives and the children in their care. Our Wellness program for seniors has been highly successful in the region and the Retired Senior & Volunteer Program (RSVP) has about 350 volunteers aged 50+ who volunteer in their communities.

The Legacy Senior Community Service & Employment Program assists low income persons aged 55+ needing employment and training. Trainees are assigned to local public and non-profit agencies in all counties for training and we pay minimum wage for part-time training on the job. The Trainees are helping their communities by working in your schools, courthouses, libraries, day care, senior centers, parks & recreation, etc. while learning workplace skills to gain an unsubsidized job.

In order that we may continue to draw down federal and state funds for programs and services as described, we must have local match monies. Local match monies from all county governments is necessary for us to continue sub-contracting and providing services including administration, information & referral, screening for services in the communities, volunteer programs and Medicare Prescription Insurance Counseling in all counties. We utilize in-kind match as much as possible but need cash for match to continue our services in the region.

Our local share match request of each government for the fiscal year July 1, 2019 to June 30, 2020 is \$11,450.00. Each government's local share contribution is critical to draw down the federal and state monies for continuation of services that help families in your county. This amount may be paid in one payment, monthly, quarterly or semi-annually as in past years. We just need to know how you wish to contribute.

The "Commitment" page for your signature signifying approval of the request is enclosed with this letter. Please sign and return by May 31, 2019, in order that we continue services offered in your county in the new fiscal year. If you have any questions about services operated or funded by Legacy Link in your county, please do not hesitate to call me.

We are most appreciative of your continuing support of Legacy Link over the years and your commitment to our partnership with you to benefit seniors and persons with disabilities in your county.

Sincerely,



Pat V. Freeman, C.E.O.

Enclosure



LOCAL SHARE COMMITMENT LETTER FY-2020

The FY-2020 local share requested by Legacy Link, Inc. from each county is \$11,450.00. These funds will be used by the Area Agency on Aging as match to draw down the federal and state monies for administration, coordination, information and referral, employment & training of older workers, volunteer program and other services. These funds will also help to continue the Long Term Care Ombudsman Program, Wellness Programs, Kinship Care Program and Medicare Prescription assistance in all counties.

The Dawson County Commission hereby approves the services to be offered for older citizens, family members and individuals with disabilities in Dawson County in FY-2020 and agrees to pay the necessary local share monies in the amount of \$11,450 to secure federal and state monies and continue services as noted above.

APPROVED: _____
Dawson County Commissioner Chairman

DATE: _____

Please return by June 28, 2019

Pat V. Freeman, C.E.O.
Legacy Link, Inc.
P.O. Box 1480
Oakwood, Georgia 30566

Item Attachment Documents:

2. Consideration of RFP #333-19 - Design-Build Services for Fire Services - Station 9



DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: Public Works

Work Session: 04/11/2019

Prepared By: Melissa Hawk

Voting Session: 04/18/2019

Presenter: David McKee/Melissa Hawk

Public Hearing: Yes No

Agenda Item Title: RFP #333-19 Design-Build Services for Fire Services – Station 9 Presentation

Background Information:

The SPLOST VI resolution specifies that a portion of the revenue funds received will construct a fire station and community center.

Current Information:

The Purchasing Department released a Design-Build method RFP for design services and construction on February 8, 2019. Five (5) evaluators reviewed the technical responses to establish the highest scored proposer. Pricing received for the A & E tasks and a Guaranteed Maximum Price was received for construction. Three (3) proposals received. CT Darnell Construction scored the highest, with a total of points of 62.

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

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining
324	3500	541100	\$1,750,000.00	\$1,717,206.40	\$1,000,000.00	\$717,206.40
Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining
					\$736,271.00	

Recommendation/Motion: To accept the proposals submitted and award a contract to CT Darnell Construction, not to exceed the amount of \$1,736,271, upon the justified increase of the county's stated cost limitations AND to approve the transfer of XXX funds in the amount of \$736,271 to this project.

Department Head Authorization: David McKee

Date: 03/27/2019

Finance Dept. Authorization: Vickie Neikirk

Date: 4/4/19

County Manager Authorization: DH

Date: 4/4/19

County Attorney Authorization: _____

Date: _____

Comments/Attachments:

Presentation



War Hill Park

Photo by: Michelle Wittmer Grabowski



RFP #333-19 DESIGN-BUILD SERVICES FOR FIRE SERVICES – STATION 9

WORK SESSION – APRIL 11, 2019



Background and Overview



- ❖ The SPLOST VI resolution specifies that a portion of the revenue funds received will construct a fire station and community center.
- ❖ Davis Engineering completed the property survey on Land Lot 57, located in District 4. Dawson County then purchased XXX acres located at 3145 Sweetwater Juno Road in Dawsonville in late 2018 for this purpose.
- ❖ Mill Creek Environmental completed the Phase 1 Environmental Study around the same timeframe.
- ❖ Facilities, Fire Services and Public Works worked together to create the rough concept plan depicted in the Scope of Services of this Request for Proposal.
- ❖ A design-build methodology was chosen to reduce total project time and to allow for one contract for both design and construction services.
- ❖ Design-Build Services Agreement
 - Term- Award date until final acceptance of the project by the County.

Procurement Approach and Procedure



BID ACCORDING TO POLICY

- ✓ Advertised in Legal Organ
- ✓ Posted on County Website
- ✓ Posted on Georgia Procurement Registry
- ✓ Emailed notification through vendor registry
- ✓ Notification through County's Facebook and Twitter accounts
- ✓ Notification through Chamber of Commerce
- ❑ **3 proposals received**

Design-Build RFP Description



- ❖ Inter-workings of a Design-Build Project:
 - The County developed a RFP that contains the following:
 - Defined Scope of Services.
 - Established Stated Cost Limitations (SCL) which is the total budget for the project of \$1,000,000.00.
 - Evaluation criteria and weight is set.
 - Pre-construction, a meeting is set to review and finalize GMP costs.

- ❖ The proposers provide:
 - Technical proposals defining their approach to the project and submit references.
 - Cost proposal included:
 - A per phase cost of the design portion of the project.
 - A total construction cost.
 - All costs combined equal the Guaranteed Maximum Price for the project.
 - Awarded proposer must provide detailed costs of all phases of design and construction to justify the final cost of total project.

Scope of Services



- ❖ Some of the scope of services include:
 - Preliminary Design Phase – preliminary drawings and a management plan submitted to the County for review, changes and approval.
 - Detailed Schematic Design Phase – drawings created to scale including all disciplines of construction, preliminary construction cost and schedule submitted to the County for review, changes and approval.
 - Final Design Phase – development of construction drawing and specifications.
 - Contractor to submit the guaranteed maximum price change order to the County for review, changes and approval.
 - Construction of the complex.
 - Close-out of the project and keys 105 epted by the County.

County Responsibilities



❖ Some of the County responsibilities include:

- Permitting
- Gates and fencing
- Install security cameras post-construction
- Perform approval roll test on subgrade prior to paving
- Review plans and the GMP for approval and set costs to Contractor
- Review all invoices received by Contractor which will include invoices from sub-contractors and suppliers.

Evaluation Committee



- ❖ Facilities Director, James Tolbert
- ❖ Emergency Services, Fire Chief/EMA Director, Danny Thompson
- ❖ Emergency Services, Division Chief of Operations, Danny Speaks
- ❖ Public Works Director, David McKee
- ❖ Public Works Project Manager, Bryan Young

- ❖ Facilitator – Melissa Hawk, Purchasing Manager

Evaluation Criteria and Proposer Scores Summary



COMPANY	COMPANY BACKGROUND AND STRUCTURE	EXPERIENCE & QUALIFICATIONS OF DEDICATED STAFF	PROJECT UNDERSTANDING/ APPROACH TO SCOPE OF WORK	REFERENCES	MANAGEMENT PLAN	TECHNICAL SCORE	Cost/ FINANCIAL	Total SCORE
Charles Black Construction Co	42	62	82	42	37	53	8	61
CT Darnell Construction	38	60	78	34	32	48	14	62
Everlast Construction Group	33	45	66	30	28	40	20	60

Evaluation weight for this RFP is 65% technical and 35% price.

Scores rounded to the nearest whole number

Offers Received



Tasks	Charles Black Construction Co	CT Darnell Construction	Everlast Construction Group
Preliminary Design Phase	\$47,009.00	\$60,000.00	\$14,000.00
Detailed Schematic Design Phase	\$47,009.00	\$52,000.00	\$20,000.00
Final Design Phase	\$47,009.00	\$36,289.00	\$22,500.00
Construction of the Fire Station 9	\$2,350,445.00	\$1,587,982.00	\$906,500.00
Total	\$2,491,472.00	\$1,736,271.00	\$963,000.00
High/Low Variance	1,528,472.00	773,271.00	0.00
Value of 1 point			
249147.20			
Grade Reduction	6.13	3.10	0.00
Point (Max. 10)	3.87	6.90	10.00
Fee Grade (pts x 3.5)	7.73	13.79	20.00

NOTE: Fee Grade is determined by calculating the difference between highest and lowest cost. This factors into a grade reduction for each proposer except for the lowest price proposer. The grade reduction is deducted from the maximum points. This number is then multiplied by the Cost weight.

Staff Recommendation



Staff respectfully requests the Board to accept the proposals submitted and to award a contract to CT Darnell, not to exceed the amount of \$1,736,271.00, upon the justified increase of the County's stated cost limitations of \$1,000,000.00, to complete the scope of services within the RFP. The BOC will need to approve the transfer of \$736,271.00 from XXX to this SPLOST VI project.

THANK YOU

Item Attachment Documents:

3. Consideration of 2019 Amended Board of Commissioners Meeting Schedule



DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: BOC

Work Session: 04.11.19

Prepared By: Kristen Cloud

Voting Session: 04.18.19

Presenter: Kristen Cloud

Public Hearing: Yes No

Agenda Item Title: Presentation of 2019 Amended Board of Commissioners Meeting Schedule

Background Information:

Each year, the BOC approves its meeting schedule. The 2019 meeting schedule was approved in September 2018.

The BOC on April 4, 2019, approved to change its meeting schedule - to convene twice a month on the first and third Thursday of each month, rather than four times each month.

Current Information:

The new meeting schedule will begin May 2, 2019. Work Sessions will begin at 4 p.m.; Executive Sessions will begin at 5 p.m. (as needed); and Voting Sessions will begin at 6 p.m. Work Session agenda items generally will move forward to the following meeting's Voting Session for BOC consideration.

If approved, the amended meeting schedule will be advertised and posted appropriately as required by Georgia's Open Meetings laws.

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

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

Recommendation/Motion: _____

Department Head Authorization: _____

Date:

Finance Dept. Authorization: Vickie Neikirk

Date: 4/5/19

County Manager Authorization: DH

Date: 4/5/19

County Attorney Authorization: _____

Date: _____

Comments/Attachments:

Dawson County Board of Commissioners Proposed Amended Meeting Calendar 2019

Dawson County Board of Commissioners Proposed Amended Meeting Calendar 2019	
Voting Session	Work Session
	01/10/19
01/17/19	01/24/19
02/07/19	02/14/19
02/21/19	02/28/19
03/07/19	03/14/19
03/21/19	03/28/19
04/04/19	04/11/19
04/18/19	04/23/19 Tuesday *

4 p.m. Work Session

5 p.m. Executive Session (as needed)

6 p.m. Voting Session

05/02/19
05/16/19
06/06/19
06/20/19
07/02/19 Tuesday *
07/18/19
08/01/19
08/15/19
09/05/19
09/19/19
10/03/19
10/17/19
11/07/19
11/21/19
12/05/19
12/19/19

Note: Work Session Agenda Items Generally Move Forward To The Following Meeting's Voting Session For BOC Consideration

Item Attachment Documents:

4. Consideration of Annexation #C9-00256

415 Highway 53 E. Suite 100
Dawsonville, Georgia 30534

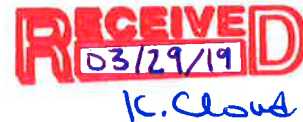


(706) 265-3256
Fax (706) 265-4214
www.dawsonville-ga.gov

March 28, 2019

CERTIFIED MAIL

Mr. Billy Thurmond
Board of Commissioners
Dawson County
25 Justice Way, Suite 2313
Dawsonville, GA 30534



Re: Annexation of Property of Anthony Tarnacki; ANX # C9-00256; TMP 090 083; 143 Gold Bullion Drive West

Dear Mr. Thurmond,

Please be advised that the City of Dawsonville, Georgia, pursuant to authority vested in the Mayor and Council of the City of Dawsonville by Article 2, Chapter 36, Title 36 of the Official Code of Georgia Annotated, received a petition to annex the property referenced above. This annexation petition will be heard during the public hearing segment of the following City Council meetings; May 20, 2019 and June 3, 2019.

This letter has been sent to you by certified mail, return receipt requested, upon receipt of the Annexation Petition of Anthony Tarnacki. Said notice is in compliance with O.C.G.A. §§ 36-36-6, and 36-36-111. Please see the attached copy of the annexation petition and map of the site proposed to be annexed, which are included to allow you to identify the subject area, as well as the intended use of the property.

Pursuant to O.C.G.A. § 36-36-113, upon receipt of this notice Dawson County has thirty (30) calendar days to raise an objection to the proposed use of the above referenced land, and to specify the basis therefore.

Finally, in accord with O.C.G.A. § 36-36-7, Dawson County has five (5) business days from the receipt of this notice to notify the City that there are County-owned public facilities within the area proposed for annexation.

Thank you for your time and attention to this matter, and I look forward to hearing from you regarding this issue. If I may be of assistance in this regard or any other, please do not hesitate to contact me.

Sincerely,

Robbie Irvin
Planning Director

Enclosures

cc: David Headley, County Manager
County Attorney



City of Dawsonville
 P.O. Box 6
 415 Highway 53 East, Suite 100
 Dawsonville, GA 30534
 Phone: (706) 265-3256

**Annexation Petition
 into the
 City of Dawsonville, GA**

Annexation # 09-00256

FEE \$250.00 (NONREFUNDABLE) Date Paid _____ Cash /Ck # _____

cc received all fees 12/17/18

Please Print Clearly ZONING AMENDMENT APPLICATION AND FEES RECEIVED ? YES NO

Applicant Name(s): Anthony Tarnacki

Mailing Address 143 Gold Bullion Dr. W. City Dawsonville State GA Zip 30534

E-Mail _____

Applicant Telephone Number(s): _____

Property Owner's Name(s): Anthony Tarnacki

Mailing Address 143 Gold Bullion Dr. W. City Dawsonville State GA Zip 30534

E-Mail _____

Property Owner's Telephone Number(s): 404 661-1190

Address of Property to be Annexed: 143 Gold Bullion Dr. W VACANT LOT

Tax Map & Parcel # 090 083 Property Size in Acres: < 1/2 Survey Recorded in Plat Book # 31 Page # 247

Land Lot # 69 & 102 District # 4th Section # 1st Legal Recorded in Deed Book # 1078 Page # 245

Current Use of Property: Residence

County Zoning Classification: B3 RPC City Zoning Classification: PUD

Land Use & Zoning Ordinance, Article VII. General Provisions Sec. 708. Annexation:

Any land area subsequently added to the incorporated area of Dawsonville shall automatically be classified R-1 (single-family residential district) until or unless otherwise classified by amendment to the official zoning map.

Petition **MUST** include a completed application with signatures and **ALL** attachments.

- An 8 1/2 x 11 copy of the current **RECORDED BOUNDARY SURVEY** of said property showing the contiguity of said property to the existing corporate limits of the City of Dawsonville, GA.
- A copy of the current metes and bounds **LEGAL DESCRIPTION** that matches the boundary survey of the property being annexed.
- Survey **must** be signed and sealed by a Registered Land Surveyor.
- Survey **must** be signed, stamped received by Dawson County Clerk's Office, Superior Court



City of Dawsonville
 P.O. Box 6
 415 Highway 53 East, Suite 100
 Dawsonville, GA 30534
 Phone: (706) 265-3256

**Annexation Petition
 into the
 City of Dawsonville, GA**

Please answer the following questions to meet and comply with the United States Department of Justice, Civil Rights Division, Voting Section, Section 5 of the Voting Rights Act.

- Intended Use of Land: Residential Commercial
 Existing Structure(s) Vacant
 Other (specify) _____
- Number of persons currently residing on the property: 4; VACANT _____
 Number of persons 18 years or older: 2; Number of persons registered to vote: 2
- The number of all residents occupying the property:
 American Indian Alaskan Native
 Asian Pacific Islander
 Black, not of Hispanic Origin Hispanic
 White, not of Hispanic Origin VACANT

Please answer the following questions to meet and comply with the U. S. Department of Commerce, which requires this information to provide Population Estimates.

ARC Population Estimate Information

- Number of existing housing units: 1
- List of Addresses for each housing unit in the annexed area at the time of the annexation:
143 Gold Bullion Dr. W, Dawsonville, GA 30534
- Disposition of existing structures (e.g. to stay the same, be demolished, moved or converted):

- Names of affected Subdivision: Gold Creek
- Name of affected Multi-Family Complex: N/A
- Names of Group Quarters (dormitories, nursing homes, jails, etc.):
N/A
- Names of affected Duplexes: N/A
- Names of Mobile Home Parks: N/A



City of Dawsonville
 P.O. Box 6
 415 Highway 53 East, Suite 100
 Dawsonville, GA 30534
 Phone: (706) 265-3256

**Annexation Petition
 into the
 City of Dawsonville, GA**

Property Owner(s) Authorization

I / We the undersigned, being the owner(s) of real property of the territory described herein as 143 Gold Bullion Dr. W, Dawsonville, GA 30534 (Address/Tax Map Parcel) , respectfully request that the Mayor and City Council of the City of Dawsonville, Georgia annex this property into the City and extend the City boundaries to include the same.

Upon signature of this document, I / We the undersigned certify that all the information provided is true and accurate to the best of our knowledge.

(1)	<u>[Signature]</u> Property Owner Signature	<u>Anthony Tarnacki</u> Property Owner Printed Name
(2)	_____ Property Owner Signature	_____ Property Owner Printed Name
(1)	_____ Applicant Signature	_____ Applicant Printed Name
(2)	_____ Applicant Signature	_____ Applicant Printed Name

Sworn to and subscribed before me
 this 20th day of March 20 .

[Signature]
 Notary Public, State of Georgia

My Commission Expires: _____



**Tracy G. Smith
 NOTARY PUBLIC
 Dawson County, Georgia
 My Commission Expires
 August 17, 2021**

Annexation Application Received Date Stamp:	Rec'd <u>3/25/19</u>	Completed Application with Signatures
	Rec'd <u>" "</u>	Current Boundary Survey
	Rec'd <u>" "</u>	Legal Description
	Rec'd <u>" "</u>	ARC Population Estimate Information

Planning Commission Meeting Date (if rezone): 5-13-19

Dates Advertised: 4/24/19

1st City Council Reading Date: 5/20/19

2nd City Council Reading Date: 6/3/19

Approved: YES NO

Date Certified Mail to 3/28/19 County Board of Commissioners & Chairman 3/28/19 County Manager 3/28/19 County Attorney

Letter Received from Dawson County

Return to:
O'Kelley & Sorohan, Attorneys at Law, LLC
340 Jesse Jewell Parkway SE, Suite 110
Gainesville, GA 30501
File No.: 08-085167-REG

Filed in Office: 01/23/2018 01:17PM
Deed Doc: WD
Bk 01278 Pg 0245
Georgia Transfer Tax Paid : \$22.50
Justin Power Clerk of Court
Dawson County
0422018000090

STATE OF GEORGIA
COUNTY OF DAWSON

LIMITED WARRANTY DEED

THIS INDENTURE, made on 18th day of January, 2018, between

Diane C. Lemley and Jim Lemley

(hereinafter referred to as "Grantor") and

Anthony Tarnacki

(hereinafter referred to as "Grantee"), the words "Grantor" and "Grantee" to include the heirs, executors, legal representatives, successors and assigns of said parties where the context requires or permits; WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged by Grantor, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee,

All that tract on parcel of land lying and being in Land Lots 69 and 102 of the 4th District, 1st Section, of Dawson County, Georgia, and being Lot 26, Block E Unit 2 and Gold Creek Golf Club Subdivision, as per plat recorded in Plat Book 31, Page 247, Dawson County, Georgia records, said plat being incorporated herein by reference.

TOGETHER WITH all and singular the rights, members and appurtenances thereto (hereinafter collectively referred to as the "Premises"), the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of Grantee.

Subject to all easements, rights of way, and restrictive covenants of record (hereinafter referred to as the "Exceptions").

TO HAVE AND TO HOLD the Premises, subject to the Exceptions, to the only proper use, benefit and behoof of Grantee, forever, in FEE SIMPLE, and Grantor will, subject to the Exceptions, warrant and forever defend the right and title to the Premises unto Grantee against the claims of all person claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument under seal, as of the date first above written.

Signed this 18 day of January 2018 in the presence of:

Lori Lemley
Unofficial Witness

Diane C. Lemley
Diane C. Lemley

Jim Lemley
Jim Lemley

Notary Public
Commission expires: 2/3/19



HEALTH DEPARTMENT NOTES

1. ALL LOTS TO BE DEVELOPED MUST BE SUBMITTED TO THE HEALTH DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
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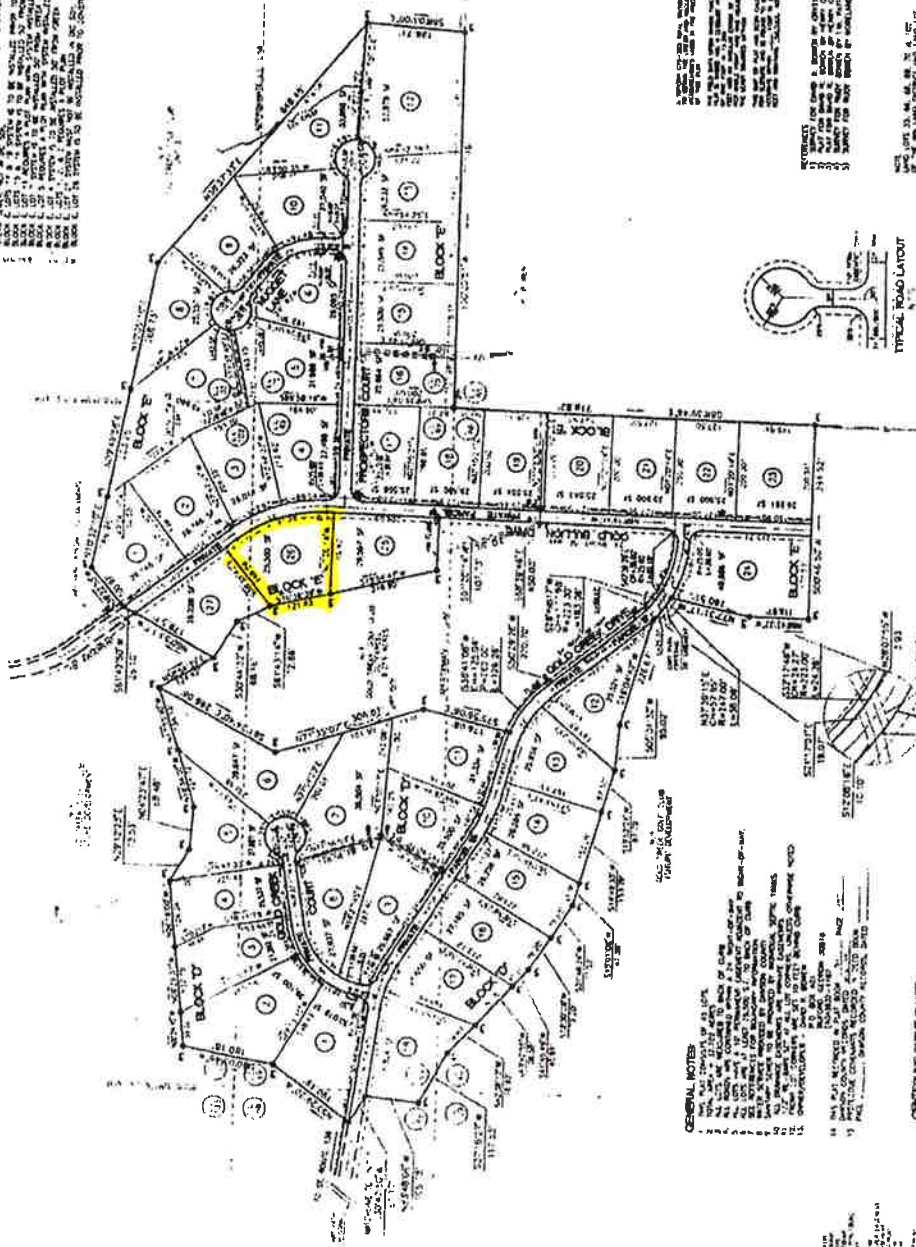
REMARKS

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**UNIT 2
GOLD CREEK GOLF CLUB
SUBDIVISION**

GRIFFIN LAND SURVEYING, INC.

DATE: 10/15/2014
BY: [Signature]
CHECKED: [Signature]
SCALE: AS SHOWN

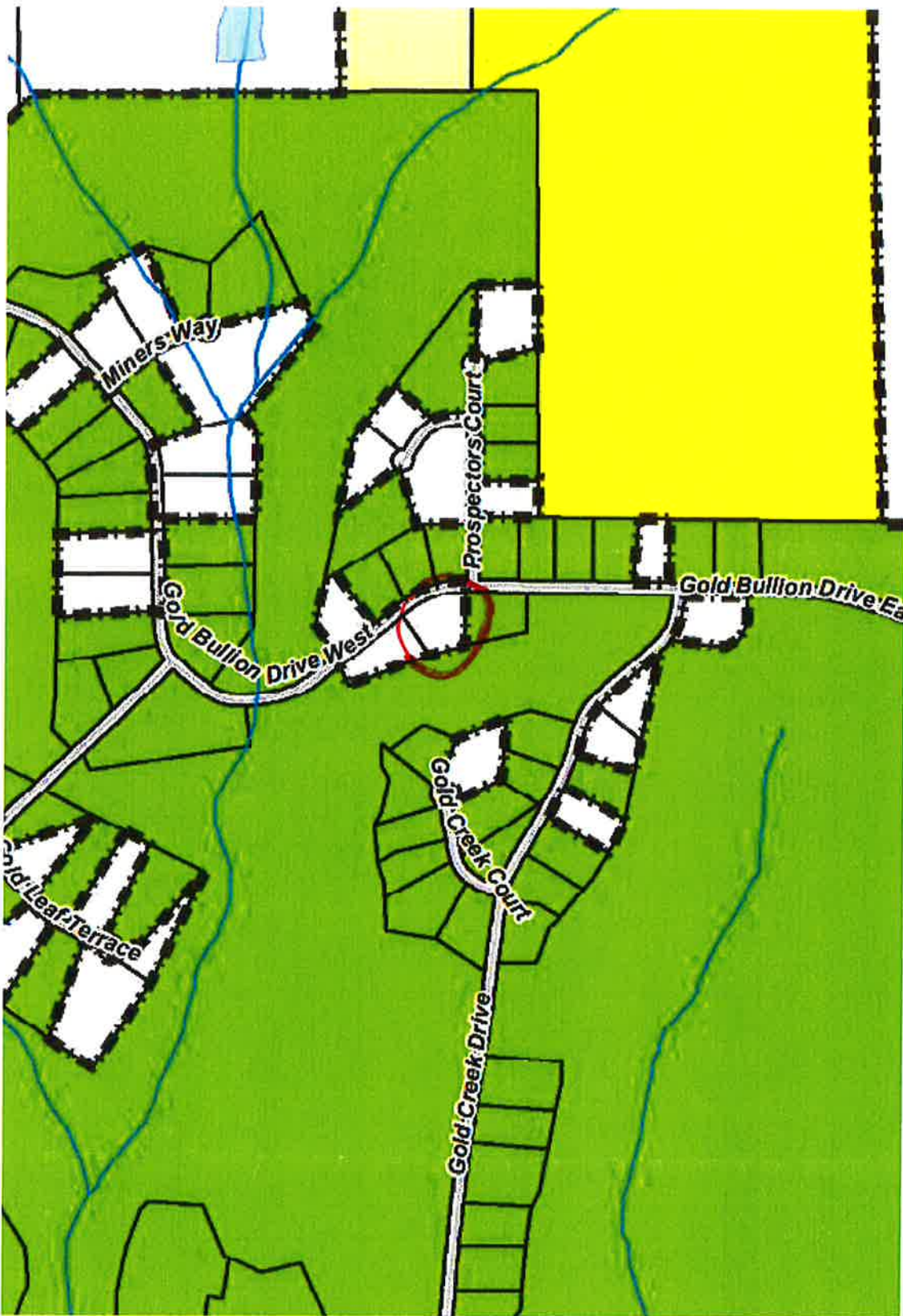


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CENTERLINE CURVE CHART

STATION	CHORD BEARING	CHORD DISTANCE	CHORD BEARING	CHORD DISTANCE	CHORD BEARING	CHORD DISTANCE	CHORD BEARING	CHORD DISTANCE
1+00	S 89° 57' 00" W	100.00	S 89° 57' 00" W	100.00	S 89° 57' 00" W	100.00	S 89° 57' 00" W	100.00
1+10	S 89° 57' 00" W	100.00	S 89° 57' 00" W	100.00	S 89° 57' 00" W	100.00	S 89° 57' 00" W	100.00
1+20	S 89° 57' 00" W	100.00	S 89° 57' 00" W	100.00	S 89° 57' 00" W	100.00	S 89° 57' 00" W	100.00
1+30	S 89° 57' 00" W	100.00	S 89° 57' 00" W	100.00	S 89° 57' 00" W	100.00	S 89° 57' 00" W	100.00
1+40	S 89° 57' 00" W	100.00	S 89° 57' 00" W	100.00	S 89° 57' 00" W	100.00	S 89° 57' 00" W	100.00
1+50	S 89° 57' 00" W	100.00	S 89° 57' 00" W	100.00	S 89° 57' 00" W	100.00	S 89° 57' 00" W	100.00
1+60	S 89° 57' 00" W	100.00	S 89° 57' 00" W	100.00	S 89° 57' 00" W	100.00	S 89° 57' 00" W	100.00
1+70	S 89° 57' 00" W	100.00	S 89° 57' 00" W	100.00	S 89° 57' 00" W	100.00	S 89° 57' 00" W	100.00
1+80	S 89° 57' 00" W	100.00	S 89° 57' 00" W	100.00	S 89° 57' 00" W	100.00	S 89° 57' 00" W	100.00
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2+00	S 89° 57' 00" W	100.00	S 89° 57' 00" W	100.00	S 89° 57' 00" W	100.00	S 89° 57' 00" W	100.00



Tarnacki
TMP 090083