

**DAWSON COUNTY BOARD OF COMMISSIONERS
VOTING SESSION AGENDA - TUESDAY, DECEMBER 13, 2016
DAWSON COUNTY GOVERNMENT CENTER ASSEMBLY ROOM
6:00 PM**

A. ROLL CALL

B. INVOCATION

C. PLEDGE OF ALLEGIANCE

D. ANNOUNCEMENTS

E. APPROVAL OF MINUTES

[Minutes](#) of the Voting Session held on November 17, 2016

F. APPROVAL OF AGENDA

G. PUBLIC COMMENT

H. ALCOHOL LICENSE

[New](#) Alcohol License (Retail Consumption on Premises of Beer, Wine & Distilled Spirits) - Hacienda Bar and Grill, LLC

I. ZONINGS

1. [ZA 16-04](#) – Lipscomb, Johnson, Sleister, Dailey & Smith, LLP has made a request to rezone 3.63 acres from RA (Residential Agriculture) to CHB (Commercial Highway Business) for a retail development. The property is located on a portion of TMP 114-033.
2. [ZA 16-05](#) – Lipscomb, Johnson, Sleister, Dailey & Smith, LLP has made a request to rezone 57.16 acres from RA (Residential Agriculture) to RMF (Residential Multi-Family). The property is located at TMP L13-081 and on a portion of TMP 114-033.
3. [ZA 16-06](#) – Lipscomb, Johnson, Sleister, Dailey & Smith, LLP has made a request to rezone 15.83 acres from RA (Residential Agriculture) to RMF (Residential Multi-Family). The property is located at TMP 114-019.
4. [ZA 16-10](#) – Hibbymo Properties - Emma, LLC, has made a request to rezone 5.25 acres from RA (Residential Agriculture) to CCB (Commercial Community Business) for a proposed retail store. The property is located at TMP 030-016.
5. [ZA 16-11](#) – Jerry Fouts has made a request to rezone 7.59 acres from RSR (Residential Sub-Rural) to CHB (Commercial Highway Business) for a proposed boat storage facility. The property is located at TMP L05-039.

J. PUBLIC HEARING

1. Capital Improvement Element Annual Update Transmittal Resolution (*1st of 1 hearing*)

K. NEW BUSINESS

1. Consideration of Juvenile Court's Request for Additional Funding for Increased Attorney Fees
2. Consideration of Request for Additional Funding for Juvenile Court for Hall County Invoice
3. Consideration of Request for Approval of 2017 Family Connection Fiscal Agent
4. Consideration to move forward with public hearings on the Updated Purchasing Policy (*tabled from the November 17, 2016 Voting Session*)
5. Consideration of 2017 Legacy Link Amendment #1
6. Consideration of 2016 Capital Improvement Element (CIE) Update Resolution
7. Consideration of Request for Internal Legal Counsel
8. Consideration of Request to Surplus Sheriff Carlisle's Badge and Firearm
9. Consideration of Board Appointment: (*tabled from the November 17, 2016 Voting Session*)
 - a. **Dawson County Industrial Building Authority Board**
 - i. Mike Ball- *replacing Tom Alexander* (Term: November 2016 through December 2018)

L. PUBLIC COMMENT

M. ADJOURNMENT

Backup material for agenda item:

Minutes of the Voting Session held on November 17, 2016

**DAWSON COUNTY BOARD OF COMMISSIONERS
VOTING SESSION MINUTES – NOVEMBER 17, 2016
DAWSON COUNTY GOVERNMENT CENTER ASSEMBLY ROOM
25 JUSTICE WAY, DAWSONVILLE
6:00PM**

ROLL CALL: Those present were Chairman Berg; Commissioner Fausett, District 1; Commissioner Swafford, District 2; Commissioner Nix, District 4; County Attorney Homans; County Manager Headley; Public Works Director McKee filling in for County Clerk Yarbrough and interested citizens of Dawson County. Commissioner Hamby was not present.

OPENING PRESENTATION:
Citizens' Government Academy Graduation

INVOCATION: Chairman Berg

PLEDGE OF ALLEGIANCE: Chairman Berg

ANNOUNCEMENTS:
Chairman Berg announced that there would be no commission meetings on November 22, 2016 and December 1, 2016, due to lack of business. The next meeting will be held on December 8, 2016.

Chairman Berg also announced that the recent Tire Recycling Day was a success with 849 tires being dropped off using only a local billboard for advertising. This was above the 745 that were collected at the May recycling event.

APPROVAL OF MINUTES:
Motion passed 3-0 to approve the minutes from the Voting Session held on November 3, 2016. Fausett/Nix- Commissioner Swafford abstained. Chairman Berg voted to ensure three affirmative votes.

Motion passed unanimously to approve the minutes from the Work Session held on November 10, 2016. Nix/Swafford

APPROVAL OF THE AGENDA:
Motion passed unanimously to approve the agenda as written. Nix/Fausett

NEW BUSINESS:
Consideration of Bid #285-16 RFP Sports Officials Services
Motion passed unanimously to award #285-16 RFP Sports Officials Services for Dawson County Parks & Recreation to the most responsive, responsible bidder Amicalola Officials Association, Inc., from Dawsonville, Georgia. Nix/Fausett

Consideration of FTA FY18 Section 5311 Grant Application
Motion passed unanimously to approve the FTA FY18 Section 5311 Grant Application. Swafford/Fausett

Consideration of Updated Purchasing Policy (to be re-presented at a future work session)

Motion passed unanimously to table consideration of the Updated Purchasing Policy to the December 8, 2016 Work Session. Swafford/Nix

Consideration of Board Appointment:

a. Dawson County Industrial Building Authority Board

- i. Mike Ball- replacing Tom Alexander (Term: November 2016 through December 2018)

Motion passed unanimously to table the appointment for four weeks. Nix/Fausett

ADJOURNMENT:

APPROVE:

ATTEST:

Mike Berg, Chairman

Danielle Yarbrough, County Clerk

Backup material for agenda item:

New Alcohol License (Retail Consumption on Premises of Beer, Wine & Distilled Spirits) -
Hacienda Bar and Grill, LLC

DAWSON COUNTY PLANNING AND DEVELOPMENT

ALCOHOL LICENSING

Location & Mailing Address:

25 JUSTICE WAY, SUITE 2322
DAWSONVILLE, GA 30534

Phone: 706/344-3500 x 42335

APPLICATION FOR ALCOHOLIC BEVERAGE LICENSE

This application must be signed by the applicant and notarized. Every question must be fully answered with the answer typewritten or printed. If the space provided is not sufficient, answer on a separate sheet and indicate in the space provided that a separate sheet is attached. When completed, the application must be dated, signed, and verified under oath by the applicant and submitted to Planning and Development, together with the license fee(s) and the administrative/investigative fee (separate checks). All fees are payable to Dawson County in certified funds (bank check, certified check, or money order). **The applicant must be not less than 21 years of age.**

NOTICE: Any false answer to any question could result in the denial of a license, or in the event a license is issued, in the revocation or suspension of the license. *****KEEP A COPY OF ALL FORMS SUBMITTED*****

FOR OFFICIAL USE ONLY:

Name of Business: Hacienda Bar & Grill, LLC

Date Received: 11-10-16 License Fee Enclosed: \$ 2400

Approved: _____ Denied: _____

State License Number: _____

Local License Number: _____

Administrative/Investigative Fee Enclosed : \$ 250 Advertising Fee Enclosed: \$ 40

1. TYPE OF LICENSE: (check one): NEW AMENDMENT (TRANSFER)
2. ADMINISTRATIVE AND INVESTIGATIVE FEE: \$250.00 (Consumption on Premises)
ADMINISTRATIVE AND INVESTIGATIVE FEE: \$250.00 (Retail Package)
ADMINISTRATIVE AND INVESTIGATIVE FEE: \$250.00 (Transfer of License)
Note: Administrative/Investigative fees may be higher depending on the number of persons for which we conduct a federal and state background check.
ADVERTISING FEE: \$ 40.00 (Distilled Spirits)
(Consumption on Premises & Retail Package)
3. TYPE OF BUSINESS:
- | | |
|---|---|
| <input checked="" type="checkbox"/> Bona Fide Eating Establishment | <input type="checkbox"/> Indoor Commercial Recreation Facility |
| <input type="checkbox"/> Super Market | <input type="checkbox"/> Hotel/Motel |
| <input type="checkbox"/> Convenience Store | <input type="checkbox"/> Caterer (must have alcohol by the drink license) |
| <input type="checkbox"/> Package Liquor Store (see Item 14, Page 5) | <input type="checkbox"/> Other |
- Explain: _____

Will live entertainment be offered? NO If Yes, Explain: N/A

APPLICATION FOR ALCOHOLIC BEVERAGE LICENSE

4. **TYPE OF LICENSE AND FEES:** **PAYMENT BY CERTIFIED FUNDS ONLY!!**
 (Check all that apply) Note: If license is issued after July 1st, fees are one half.

RETAIL PACKAGE: *(Total: Beer - Wine - Distilled Spirits = \$5,800)*
 (Total: Beer - Wine = \$1,300)

- Beer \$650 Wine \$650 Distilled Spirits \$4,500

GROCERY & CONVENIENCE STORES: ATTACH COPY OF DEPT. OF AGRICULTURE FOOD ESTABLISHMENT LICENSE.

RETAIL CONSUMPTION ON PREMISES: *(Total: Beer - Wine - Distilled Spirits = \$4,800)*
 (Total: Beer - Wine = \$1,500)

- Distilled Spirits \$3,300
 Beer \$ 750 Add'l Fixed Bars # _____ \$ 500 (each bar)
 Wine \$ 750 Movable Bars # _____ \$ 250 (each bar)

PRIVATE CLUB: **Note: Must obtain a retail consumption on the premises license.**

- Beer \$750 Wine \$750 Distilled Spirits \$3,300

HOTEL IN-ROOM SERVICE: **Note: Must obtain a retail consumption on the premises license before Hotel In-Service License is issued.**

- Beer \$750 Wine \$750 Hotel In-Service \$250

SPECIAL EVENT ALCOHOL PERMIT: **Note: Must complete additional Special Event Alcohol Permit Form # 2-B.**

- \$25 Per Day

5. **BUSINESS**

(a) Business Name: HACIENDA BAR AND GRILL, LLC

(b) Location: ~~219 PERIMETER RD~~ 219 Crossroads Blvd. Ste. 110
 Street Number Street Name

DAWSONVILLE GA 30534 770-870-4650
 City State Zip Code Phone Number

(c) Mailing Address: 219 ~~PERIMETER RD~~ Crossroads Blvd. Ste. 110
For Renewals: Street Number Street Name

DAWSONVILLE GA 30534 770-870-4650
 City State Zip Code Phone Number

APPLICATION FOR ALCOHOLIC BEVERAGE LICENSE

10. FOR CORPORATION or LLC ONLY: (Attach Articles & Certificate of Incorporation/ Organization)

- (a) Date of Incorporation/Organization: 02-11-2016
- (b) Place of Incorporation/Organization: ATLANTA, GEORGIA
- (c) State Parent Corporation, if applicable: N/A
- (d) Number of Shares of Capital Stock Authorized, if applicable: N/A
- (e) Number of Shares of Outstanding Stock, if applicable: N/A
- (f) For Corporations or LLC's, list officers, directors, members, and/or principal shareholders with 20% or more of the stock:

Name	Social Security #	Position	Interest %
<u>CELERINO GARCIA</u>		<u>MANAGER</u>	<u>100</u>

- (g) Is the corporation owned by a parent corporation or held by a holding company? NO
If yes, explain: N/A

11. FOR PRIVATE CLUBS ONLY:

- (a) Date of organization under the laws of the State of Georgia: N/A
- (b) State the total number of regular dues paying members: N/A
- (c) Is any member, officer, agent, or employee compensated directly or indirectly from the profits of the sale of distilled spirits beyond a fixed salary as established by its members at any annual meeting or by its governing board out of the general revenue of the club?
N/A

- (d) **Attach minutes of the annual meeting setting salaries.** For private club, list officers, directors and/or principal shareholders with 20% or more of the stock.

Name	Social Security #	Position
<u>N/A</u>		

12. FINANCING:

- (a) Bank to be used by business, include branch: N/A
- (b) State total amount of capital that is or will be invested in the business by any party or parties: \$150,000.00
- (c) State total amount of funds invested by the owner: \$ 150,000.00
- (d) State total amount of funds invested by parties other than the owner: N/A
- (e) If any capital is borrowed:

Name of Lender	Date	Amount	Interest Rate
<u>N/A</u>			

APPLICATION FOR ALCOHOLIC BEVERAGE LICENSE

13. GENERAL INFORMATION:

(a) Has owner and/or individual partner, shareholder, director, officer or member any interest in any manufacturer or wholesaler of alcoholic beverage? NO

(b) Has owner and/or individual partner, shareholder, director, officer or member received any financial aid or assistance from any manufacturer or wholesaler of alcoholic beverages? NO

(c) If answer is "Yes" to either of immediate foregoing, explain: N/A

(d) Show hereunder any and all persons, corporations, partnerships, limited liability companies or associations (other than persons stated herein as owner(s), directors, officers or members) who have received or will receive, as a result of your operation under the requested license, any financial gain or payment derived from any interest or income from the operation. Financial gain or payment shall include payment or gain from any interest in the land, fixtures, building, stock, and any other asset of the proposed operation under the license. In the event any corporation or limited liability company is listed as receiving an interest or income from this operation, show the names of the officers, directors or members of said corporation together with the names of the principal stockholders.

N/A

(e) List all other businesses engaged in the sale of alcohol beverages that you the owner, or any individual, partner, shareholder, officer, director or member has interest in, is employed by or is associated with in any way whatsoever, or has had interest in, has been employed by, or has been associated with in the past.

Name	Name or Business	Interest %
CELERINO GARCIA	LA HACIENDA #4 INC	33.3

14. FOR PACKAGE LIQUOR STORE APPLICANTS: *State of Georgia Regulations*****

The State of Georgia will not issue a State Alcohol License to any person who has more than two (2) retail package liquor licenses. See official language below. Do not apply for a Dawson County License if you already have (or have interest in) two (2) package liquor store licenses in the State of Georgia.

O.C.G.A. 3-4-21 and Regulation 560-2-2-40.

No person shall be issued more than two retail package liquor licenses, nor shall any person be permitted to have a beneficial interest in more than two retail package liquor licenses issued by the Department regardless of the degree of such interest.

For the purposes of explanation and applicability of the Code:

"Beneficial interest" as used here means: when a person holds the retail package liquor license in his own name, or when he has a legal, equitable or other ownership interest in, or has any legally enforceable interest or financial interest in, or derives any economic benefit from, or has control over a retail package liquor business.

The term "person" shall include all members of a retail package liquor dealer licensee's family; and the term "family" shall include any person related to the holder of the license within the first degree of consanguinity and affinity as computed according to the canon law which includes the following: spouse, parents, step-parents, parents-in-law, brothers and sisters, step-brothers and step-sisters, brothers-in-law and sisters-in-law, children, step-children and children-in-law.

Do you currently hold any package liquor licenses in your own name or have a beneficial interest in any package liquor licenses as described above? Yes No If yes, attach a separate sheet listing names, addresses, and license numbers.

APPLICATION FOR ALCOHOLIC BEVERAGE LICENSE

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

STATE OF GEORGIA, DAWSON COUNTY

I, CELERINO GARCIA, DO SOLEMNLY SWEAR, SUBJECT TO THE PENALTIES OF FALSE SWEARING, THAT THE STATEMENTS AND ANSWERS MADE BY ME AS THE APPLICANT IN THE FOREGOING APPLICATION ARE TRUE AND CORRECT.



APPLICANT'S SIGNATURE

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

THIS 9 DAY OF November, 20 16.



NOTARY PUBLIC



FOR OFFICIAL USE ONLY

PLANNING AND DEVELOPMENT REVIEW:

APPLICANT HAS OBTAINED ALL NECESSARY PERMITS AND LICENSES. (~~Building Permit / Business License~~)

APPLICANT HAS COMPLETED ALL NECESSARY INSPECTIONS. (~~Fire Dept. / Health Dept. / Dept. of Agriculture-Retail Package only~~)

APPLICANT HAS COMPLETED ~~PREMISE & STRUCTURE FORM # 3~~ AND ATTACHED ALL REQUIRED INFORMATION IN ITEMS 10 through 15.

Date: 11-10-16

Planning and Development Director

Planning and Development Director

Planning and Development Director

FOR OFFICIAL USE ONLY:

SHERIFF DEPARTMENT REVIEW:

APPLICANT HAS COMPLETED ALL REQUIREMENTS FOR FEDERAL AND STATE BACKGROUND CHECK AND IS APPROVED FOR THIS APPLICATION PROCESS.

Date: 11/28/16
Billy Carlis

Sheriff



Certificate of Occupancy Dawson County Planning & Development

This certificate issued pursuant to the requirements of the International Building Code certifying that at the time of issuance this structure was in compliance with the various ordinances of the jurisdiction regulating building construction or use. For the following:

Permit Type: Commercial Building Bldg. Permit No: C-5-16-9723
Date Issued: May 18, 2016 District: Dawson County
Parcel Numb: 114 031

Permission is hereby granted to La Hacienda

to use the structure located at:
219 Crossroads Boulevard Suite 110

Dawsonville GA 30534-
Location _____
Authorized Signature *[Signature]* Date 11-29-16

For the following purpose(s):
Resturant

Not Transferable
POST IN A CONSPICUOUS PLACE

Backup material for agenda item:

1. ZA 16-04 – Lipscomb, Johnson, Sleister, Dailey & Smith, LLP has made a request to rezone 3.63 acres from RA (Residential Agriculture) to CHB (Commercial Highway Business) for a retail development. The property is located on a portion of TMP 114-033.

DAWSON COUNTY REZONING APPLICATION

This portion to be completed by Zoning Administrator

ZA 16-04 Tax Map & Parcel # (TMP): 114-033
Submittal Date: 7-8-16 Time: 12:00 am/pm Received by: LM (staff initials)
Fees Assessed 2500.00 Paid: CHK # 1098 Commission District: _____
Planning Commission Meeting Date: 8-16-16
Board of Commissioners Meeting Date: 9-15-16

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Lipscomb, Johnson, Sleister Dailey & Smith, LLP
Address: 112 N Main St, Cumming, GA 30040

Phone: Listed Unlisted Email: Business Personal _____ com
Status: Owner Authorized Agent Lessee Optic... _____

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: Emergy Lipscomb

PROPERTY OWNER/PROPERTY INFORMATION

Name: Dawson Forest Holdings, LLC
Street Address of Property being rezoned: 7142 Hwy 53 E, Dawsonville GA 30534
Rezoning from: AG RA to: CHB Total acreage being rezoned: 3.63
Directions to Property: Adjacent to Tractor Supply & Dawson Co Govt South Annex

Subdivision Name (if applicable): n/a Lot(s) #: _____

Current Use of Property: Agricultural

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

*****Please refer to Dawson County's Georgia 400 Corridor Guidelines and Maps to answer the following:**

Does the plan lie within the Georgia 400 Corridor? yes (yes/no)

If yes, what section? South

SURROUNDING PROPERTY ZONING CLASSIFICATION:

North CHB South CHB East RA West _____

Future Land Use Map Designation: Commercial Hwy

Access to the development will be provided from:

Road Name: State Route 53 Type of Surface: Asphalt

REQUESTED ACTION & DETAILS OF PROPOSED USE

Rezoning to: CHB Special Use Permit for: _____

Proposed Use: ~~Residential Neighborhood aimed at 55+ Seniors~~

Existing Utilities: Water Sewer Gas Electric

Proposed Utilities: Water Sewer Gas Electric

RESIDENTIAL

No. of Lots: n/a Minimum Lot Size: n/a (acres) No. of Units: n/a

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: 40,300 SF No. of Parking Spaces: 202

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 7/8/16
Witness  Date 7/8/16

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.

ZA _____

TMP#: _____

List of Adjacent Property Owners

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

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

Name

Address

TMP _____	1.	_____
TMP 114 033	2.	Same as Applicant
TMP _____	3.	_____
TMP _____	4.	_____
TMP _____	5.	_____
TMP _____	6.	_____
TMP 114 022 004	7.	Dawson County, 25 Justice Way, Dawsonville, GA 30534
TMP 114 033 002	8.	Martin & Collete Foley Family, LLC. PO Box 13495 Arlington, TX 76094
TMP _____	9.	_____
TMP _____	10.	_____
TMP _____	11.	_____
TMP _____	12.	_____
TMP _____	13.	_____
TMP _____	14.	_____
TMP _____	15.	_____

Use additional sheets if necessary.

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

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

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

This notice and acknowledgement shall be public record.

Applicant Signature: *Emory Lipscomb*

Applicant Printed Name: Emory Lipscomb for Lipscomb, Johnson, Sleister Dailey & Smith, LLP

Application Number: _____

Date Signed: 7/8/16

Sworn and subscribed before me

this 8 day of July, 2016.

Christina L. Brislin
Notary Public

My Commission Expires: 8/2019



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 who campaign contribution was made:

_____ n/a _____

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 \$ _____ 0.00 _____ 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:

_____ n/a _____

Signature of Applicant/Representative of Applicant:

_____ *Emily Thompson* _____ Date: 7/8/16

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

7142 Hwy 53E, Dawsonville, GA 30534 PIN #'s L13 081 & 114 033

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: Lipscomb, Johnson, Sleister Dailey & Smith, LLP

Signature of applicant or agent: [Signature] Date: 7/8/16

Printed Name of Owner(s): Dawson Forest Holdings, LLC

Signature of Owner(s): [Signature] Date: 7/8/16

Mailing address: 112 ~~N~~ main Street

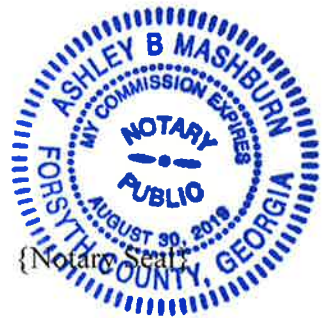
City, State, Zip: Cumming, Ga

Telephone Number: Listed 770-887-7761
Unlisted

Sworn and subscribed before me this 08 day of July, 2016.

Ashley B Mashburn
Notary Public

My Commission Expires: August 30th 2019



(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.)

LETTER OF INTENT

The Applicant requests the rezoning of a 3.63-acre tract of land bounded on the south by the Dawson County South Government Annex and the north by Tractor Supply to CHB to construct a 40,000-square-foot retail center. The property is currently zoned RA; however, is designated on the Future Land Use Plan as Commercial-Highway.

OWN/DEVELOPER:
 MARRIAGE COLLEGE COLLEGE PARK, LLC
 1300 Hillside Court, Marietta, GA 30067
 Attention: Chris Hester, PE, CFM
 Email: Chris.Hester@marriagecollegepark.com

24-HOUR CONTACT:
 PROJECT: SR 53 FRONTAGE TRACT

LOCATED IN:
 13th DISTRICT SOUTH SECTION
 DAWSON COUNTY, GEORGIA
 PARCEL NUMBER:
 PART OF PARCELS

SHEET TITLE:
 REZONING
 EXHIBIT

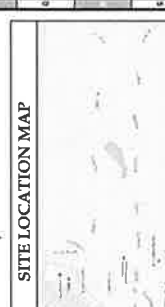
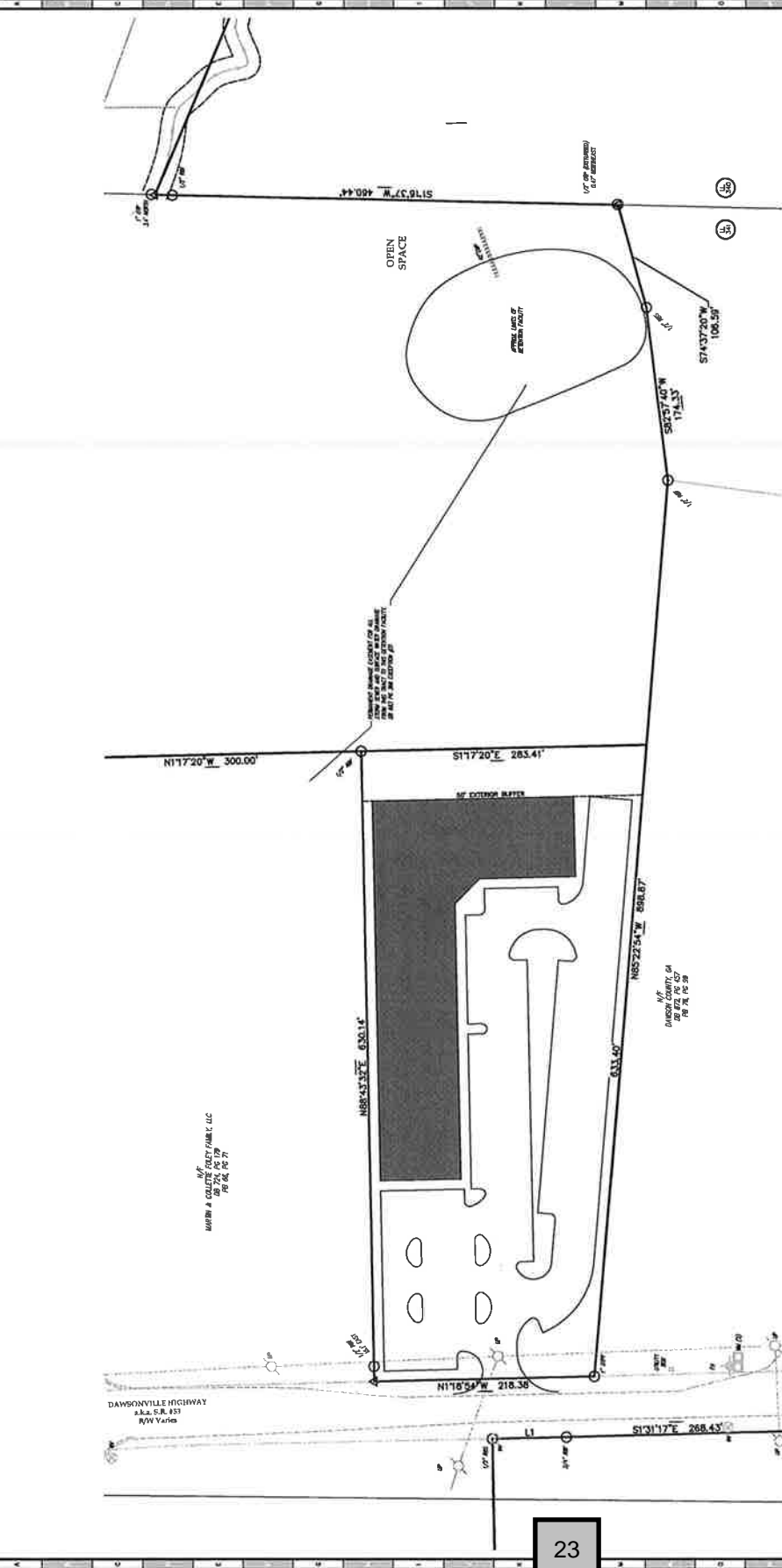
DRAWING DATE: 2016-07-07

STAMP:

SHEET REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	07/07/16

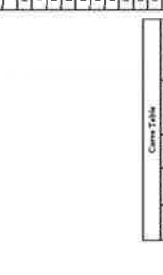
SHEET: C0.01



SITE DATA
 Site Area: 3.629 AC
 Existing Zoning: RA
 Proposed Zoning: C-HB
 Total Building Square Footage: 40,314 SF

Line #	Bearing	Distance	Area	Perimeter	Area
L1	N17°20'W	300.00'	120,000	120,000	120,000
L2	S17°20'E	283.41'	118,000	118,000	118,000
L3	N88°53'E	650.14'	118,000	118,000	118,000
L4	N85°22'34"W	288.87'	118,000	118,000	118,000
L5	S17°20'W	300.00'	120,000	120,000	120,000

Code	Area	Perimeter	Area
C1	120,000	120,000	120,000
C2	118,000	118,000	118,000
C3	118,000	118,000	118,000
C4	120,000	120,000	120,000



All that tract or parcel of land being located in Land Lot 341 in the South half of the 13th District, 1st Section, Dawson County, Georgia, being more particularly described as follows:

Commencing at the Southwest corner of Land Lot 342; thence, North 77 degrees 49 minutes 01 seconds East a distance of 1451.69 feet to a point on the eastern R/W of Dawsonville Highway, a.k.a. SR #53 (60' R/W), said point being the True Point of Beginning; thence, along said R/W, North 01 degrees 18 minutes 54 seconds West a distance of 218.38 feet to a point; thence, departing said R/W, North 88 degrees 43 minutes 32 seconds East a distance of 630.14 feet to a point; thence, South 01 degrees 17 minutes 20 seconds East a distance of 283.41 feet to a point; thence, North 85 degrees 22 minutes 54 seconds West a distance of 633.40 feet to a point, said point being the True Point of Beginning.

Said tract contains 3.629 Acres, more or less.

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

Trans No	Property ID / District Description	Original Due	Interest & Penalty	Prev Paid	Amount Due	Amount Paid	Transaction Balance
2015 - 2385	L13 081 / 001 LL 317 339 340 341 FMV: \$608,479.00	\$6,007.89	\$0.00 Fees: \$0.00 \$0.00		\$6,007.89	\$6,007.89	\$0.00 Current Due: \$0.00
	Totals:	\$6,007.89	\$0.00		\$6,007.89	\$6,007.89	\$0.00

Paid Date: 12/4/2015

Charge Amt: \$6,007.89

CF SOUTHEAST REO LLC
 412 E PARKCENTER BLVD
 STE 300

BOISE, ID 83706



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

Trans No	Property ID / District Description	Original Due	Interest & Penalty	Prev Paid	Amount Due	Amount Paid	Transaction Balance
2015 - 2382	114 033 / 001 LL 374 LD 13-S FMV: \$1,020,885.00	\$10,079.82	\$0.00 Fees: \$0.00 \$0.00		\$10,079.82	\$10,079.82	\$0.00 Current Due: \$0.00
	Totals:	\$10,079.82	\$0.00		\$10,079.82	\$10,079.82	\$0.00

Paid Date: 12/4/2015

Charge Amt: \$10,079.82

CF SOUTHEAST REO LLC
 412 E PARKCENTER BLVD
 STE 300

BOISE, ID 83706





Dawson County Assessor			
Parcel: 114 033 Acres: 67.04			
Name:	CF SOUTHEAST REO LLC	Land Value	\$2,525,063.00
Site:	7142 HWY 53 E	Building Value	\$0.00
Sale:	\$3,900,000 on 03-2016 Reason=MV Qual=Q	Misc Value	\$0.00
Mail:	412 E PARKCENTER BLVD STE 300 BOISE, ID 83706	Total Value:	\$2,525,063.00



The Dawson County Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll. PLEASE NOTE THAT THE PROPERTY APPRAISER MAPS ARE FOR ASSESSMENT PURPOSES ONLY NEITHER DAWSON COUNTY NOR ITS EMPLOYEES ASSUME RESPONSIBILITY FOR ERRORS OR OMISSIONS ---THIS IS NOT A SURVEY---

Date printed: 07/11/16 : 09:11:32

DAWSON COUNTY PLANNING COMMISSION MEMORANDUM

DATE: NOVEMBER 3, 2016
TO: DAWSON COUNTY PLANNING COMMISSION
FROM: JASON STREETMAN, PLANNING AND DEVELOPMENT DIRECTOR
MEETING: NOVEMBER 15, 2016 @ 6:00 P.M. – DAWSON COUNTY GOVERNMENT CENTER,
ASSEMBLY ROOM 2303

CASE #: ZA 16-04
APPLICANT: Lipscomb, Johnson, Sleister Dailey & Smith, LLP
STATUS OF APPLICANT: Authorized Agent
SITE LOCATION: 7142 Hwy. 53 East (TMP 114-033)
COMMISSION POST: 3
REQUESTED ACTION: RA (Residential Agriculture) to CHB (Commercial Highway Business)
PROPOSED USES: Proposed Retail
SURROUNDING ZONING DISTRICTS: North – C-HB (Commercial Highway Business)
South – RA (Residential Agriculture)
East – RA (Residential Agriculture)
West – RA (Residential Agriculture) & RMF (Residential Multi-Family)
SURROUNDING LAND USES: North – Commercial Business
South – County Fire Station
East – Vacant Property
West – Vacant Property
FLUP CLASSIFICATION: Commercial Highway Business
SUBJECT PROPERTY HISTORY: no rezoning history for this 3.63 acres of TMP 114-033
ACCESS: Hwy. 53 East

ANALYSIS AND COMMENTS:

The subject property consists of approximately 3.63 acres (TMP 114-033). The subject property is currently zoned RA. Adjacent properties are residential agriculture and commercial highway business.

The 2033 Comprehensive Plan Future Land Use Map recommends the property be Commercial Highway Business.

The applicant has notified Dawson County in the letter of intent that he intends to rezone 3.63 acres to Commercial Highway Business for a proposed commercial retail business.

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

A. The existing uses and classification of nearby property.

The adjacent properties surrounding the subject property are zoned C-HB and RA with a couple of retail business, a county fire department and vacant property.

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

The Future Land Use Plan (FLUP) currently recognizes Commercial Highway Business for the subject property. The proposed rezoning does align with the FLUP.

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

The rezoning would be in keeping with the welfare of the community and promote the health, safety, morals and general welfare of the public interest.

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

The area would be developed consistent with the surrounding businesses.

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

The subject property is suitable for the proposed Commercial Highway Business zoning district.

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 subject property has is vacant residentially zoning property.

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 proposed development is suitable for the proposed rezoning to Commercial Highway Business.

Photograph of the subject property:



Zoning sign on property

Pertinent County Departments have provided the following comments regarding the proposed development:

- a) **Engineering Department** – Developer shall signalize the Hughes Court/Couch Road intersection and driveway if warranted and permitted by the Georgia Department of Transportation. Developer shall gain approval from GDOT on all driveway access points and shall take the findings of the Traffic Study dated September 2016 into consideration during design process.

In my opinion this will make the traffic flow in the Couch, Elliott, and Hughes Ct a safer means of egress. I would also like to see them provide an access to the light from the Dollar General. This will also address several of the concerns that were raised at the previous planning commission mtg.

- a) **Environmental Health Department** – No comments necessary.
- b) **Emergency Services** – The responding fire station will be fire station #2. The fire rating for the area is 3. The dead-end fire apparatus is not to exceed 150’.
- c) **Etowah Water & Sewer Authority** – Water line upgrades and extensions will be required to serve the developments. Sewer line upgrades and extensions will be required to serve the developments. They will refer to the DRI response for locations of sewer mains.
- d) **Dawson County Sheriff’s Office** – Additional personnel have been budgeted for.
- e) **Board of Education** – No impact on the school system.
- f) **Georgia Department of Transportation** – The applicants will need to coordinate with the Georgia Department of Transportation to see what or if any improvements are needed.

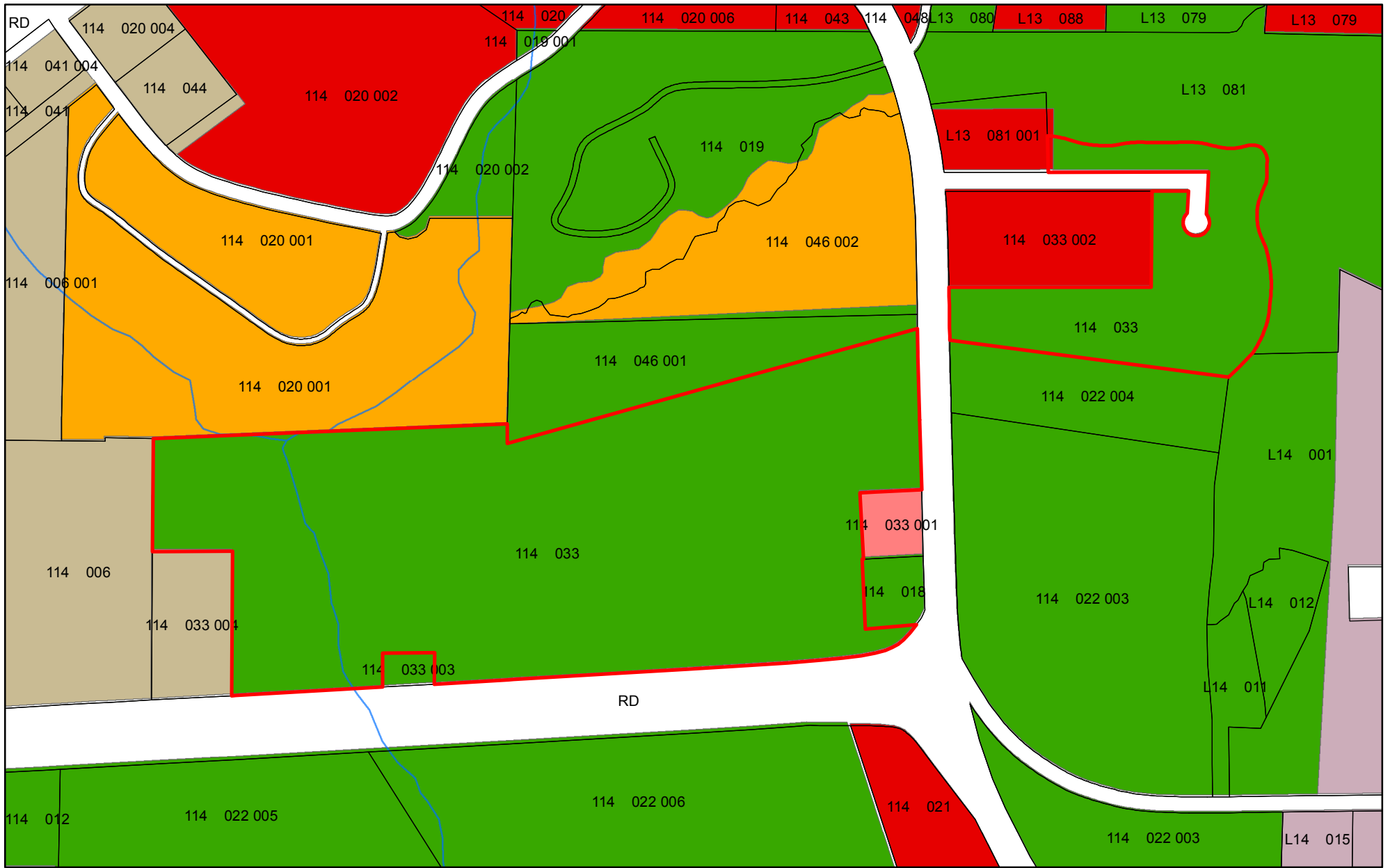
Recommendation:

Staff has reviewed the application for rezoning from RA to CHB. Based on the information provided and the surrounding uses staff recommends **APPROVAL** of the rezoning with the following stipulation:

- 1. Developer shall gain approval from GDOT on all driveway access.

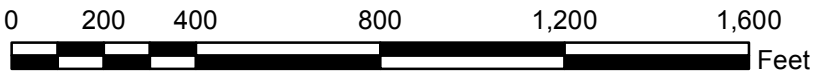
cc: Dawson County Board of Commissioners
David Headley, County Manager
Joey Homans, County Attorney
Danielle Yarborough, County Clerk

Attachments: Maps



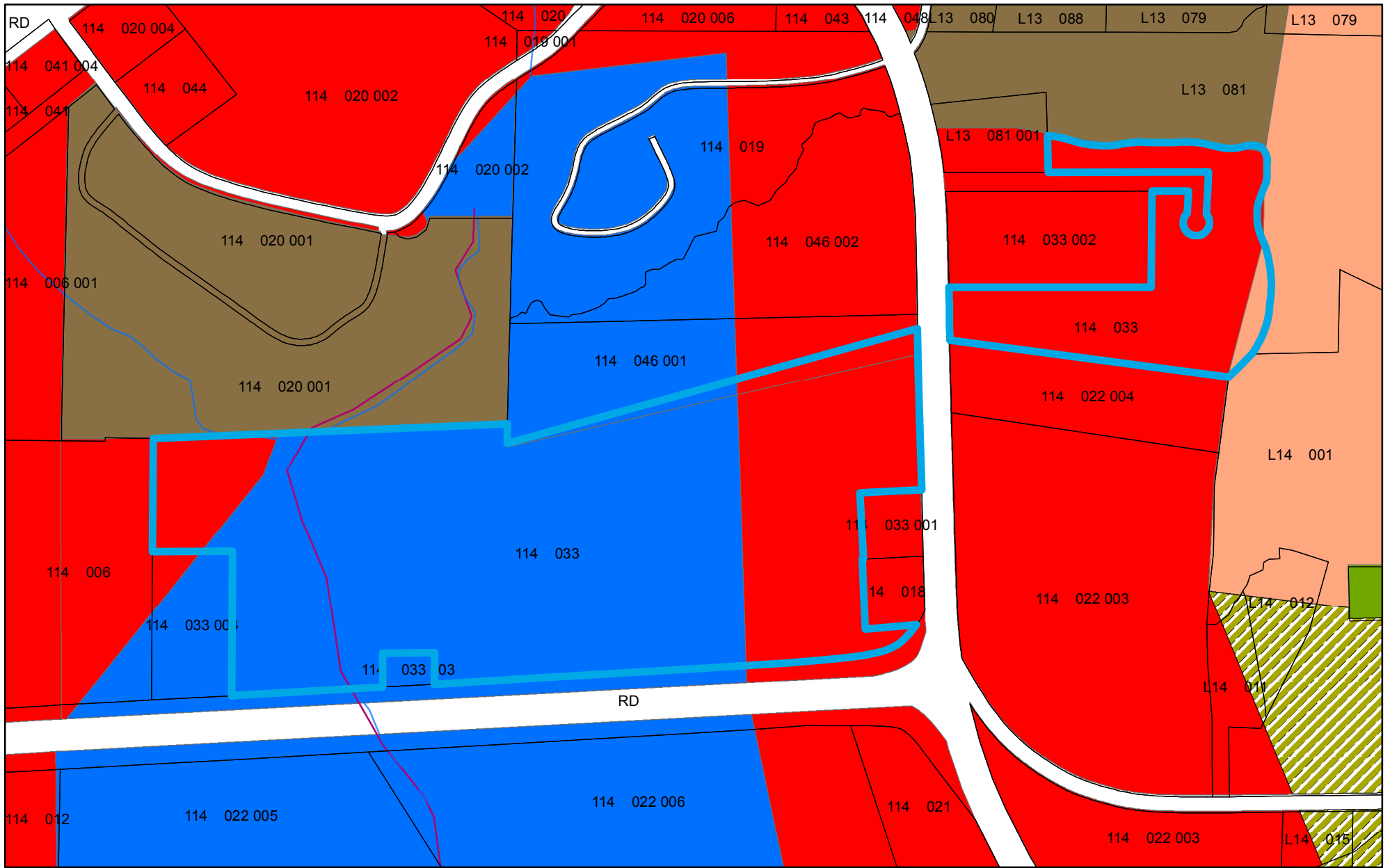
114 033 Current Zoning

31



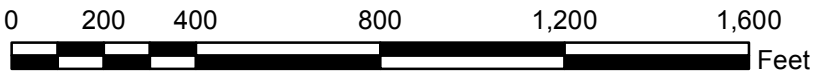
Legend

Parcel	CountyLine	Rivers & Streams	Dawsonville
Zoning			
Historic District	MIXED USE VILLAGE	RA	RPC
RS	RRE	RSRMM	VC
RL	RSR	VC	VCR
RMF	RMHP	RT	C-01
C-CB	C-HB	C-IR	C-PCD
C-RB	C-TB	CT	



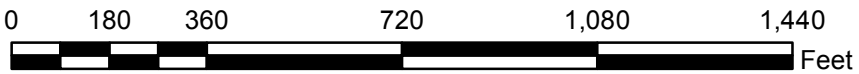
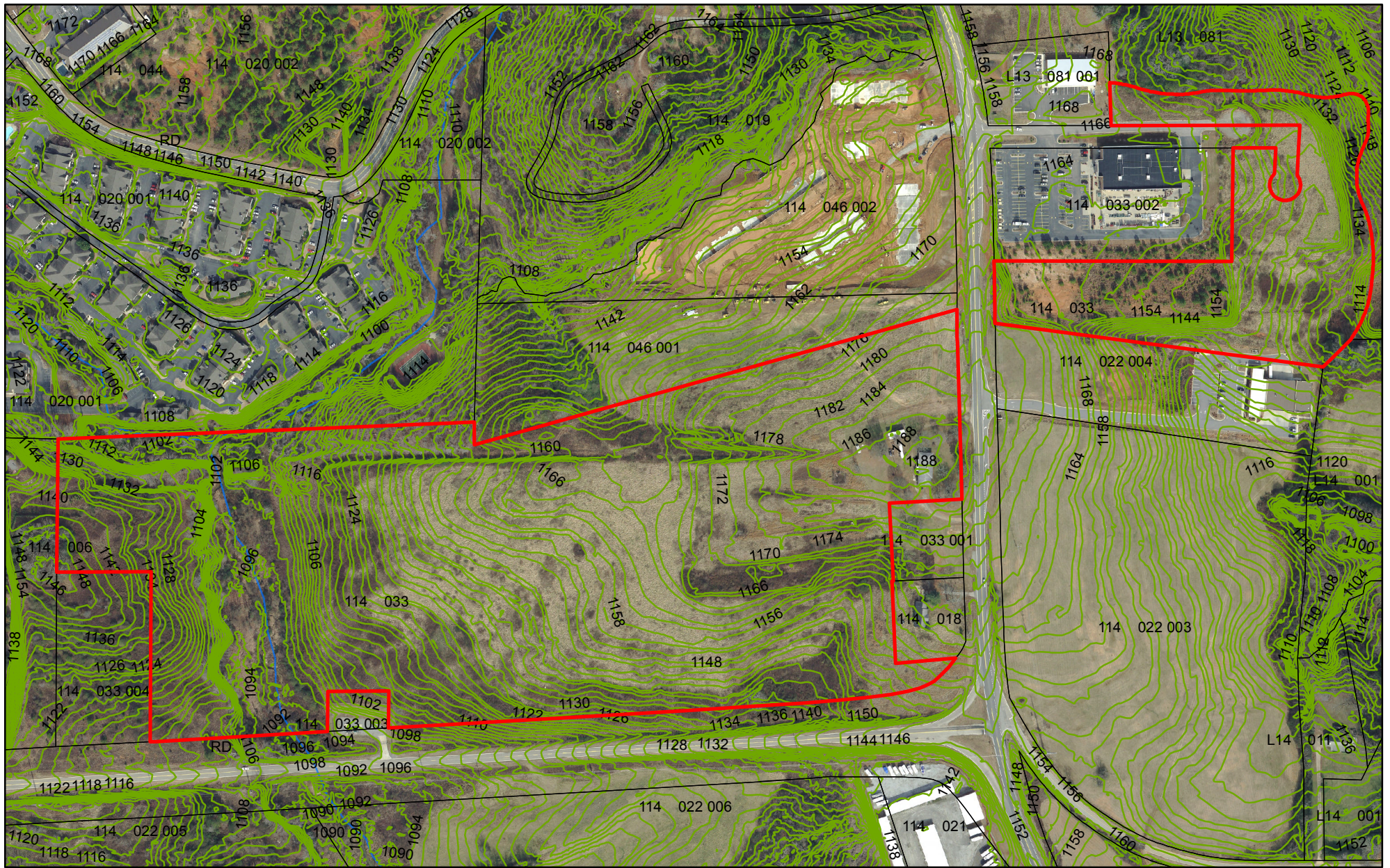
114 033 FLUP

32



Legend



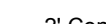


- | | | | |
|------------------|-------------------------------|----------------------------|--|
| Parcel | Future Landuse | Lakefront Residential | Transportation/Communication/Utilities |
| County Line | Exurban Residential | Commercial - Highway | Agriculture |
| Rivers & Streams | Rural Residential | Crossroads Commercial | Parks/Recreation/Conservation |
| Dawsonville | Sub-Rural Residential | Campus-Style Business Park | Forestry |
| | Suburban Residential | Office/Professional | Water |
| | Planned Residential Community | Mixed Use Village | Water Supply Protection Area |
| | Town Residential | Public/Institutional | |
| | Multiple-family Residential | Light Industrial | |



114 033 Aerial & Topo

33

Legend

-  Parcel
-  CountyLine
-  2' Contours - south
-  Rivers & Streams
-  Dawsonville



Traffic Impact Study

3 SR 53 Tracts TIA (DRI #2616)

Dawson County, Georgia

Report Prepared:

September 2016

Prepared for:

King Consulting & Development Advisers, LLC

Prepared by:

Kimley»»Horn

Kimley-Horn and Associates, Inc.
2 Sun Court, Suite 450
Peachtree Corners, Georgia 30092
Project #017462000

Traffic Impact Study

3 SR 53 Tracts TIA

Dawson County, Georgia

Report Prepared:

September 2016

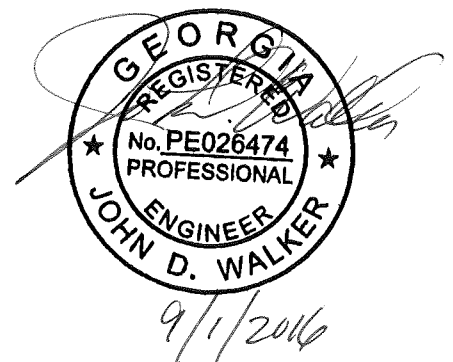
Prepared for:

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Kimley»»Horn

Kimley-Horn and Associates, Inc.
2 Sun Court, Suite 450
Peachtree Corners, Georgia 30092
Project #017462000



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APPENDICES

- Appendix A: Site Photographs
- Appendix B: Traffic Count Data
- Appendix C: Future Roadway/Intersection Projects
- Appendix D: Proposed Site Plan
- Appendix E: Intersection Volume Worksheets
- Appendix F: *Synchro* Analysis Reports

1.0 INTRODUCTION

This report presents the analysis of the anticipated traffic impacts associated with the 3 proposed developments (DRI #2616), Hughes Court Tract, Lake Lanier Tract, and SR 53 Frontage Tract, which are all expected to be completed in 2020 (referred to herein as “build-out year”). This study evaluates the impact of constructing 95 dwelling units of residential condominium/townhouse, and 240 dwelling units of senior adult housing-detached, and 40,314 SF of retail space.

The 15.83-acre Hughes Court Tract site is located north of the intersection of SR 53 at Tractor Supply Co/Harvest Circle and is bordered by SR 53 to the east in Dawson County, Georgia. The proposed site is currently zoned as Residential/Agricultural (RA). The proposed rezoning is for Residential Multi-Family (RMF). The 57.16-acre Lake Lanier Tract site is located south of the intersection of SR 53 at Hughes Court/Couch Road and is bordered by SR 53 to the west. The proposed site is currently zoned as Residential/Agricultural (RA). The proposed rezoning is for Residential Multi-Family (RMF). The 3.63-acre SR 53 Frontage Tract site is located south of the intersection of SR 53 at Tractor Supply Co/Harvest Circle and is bordered by SR 53 to the west. The proposed site is currently zoned as Residential/Agricultural (RA). The proposed rezoning is for Highway Business Commercial (C-HB). **Figure 1** provides a location map of the sites and the four study intersections. **Figure 2** and **Figure 3** provide aerials that capture the sites and the study roadway network. Additionally, photographs collected adjacent to the site driveways are provided in **Appendix A**.

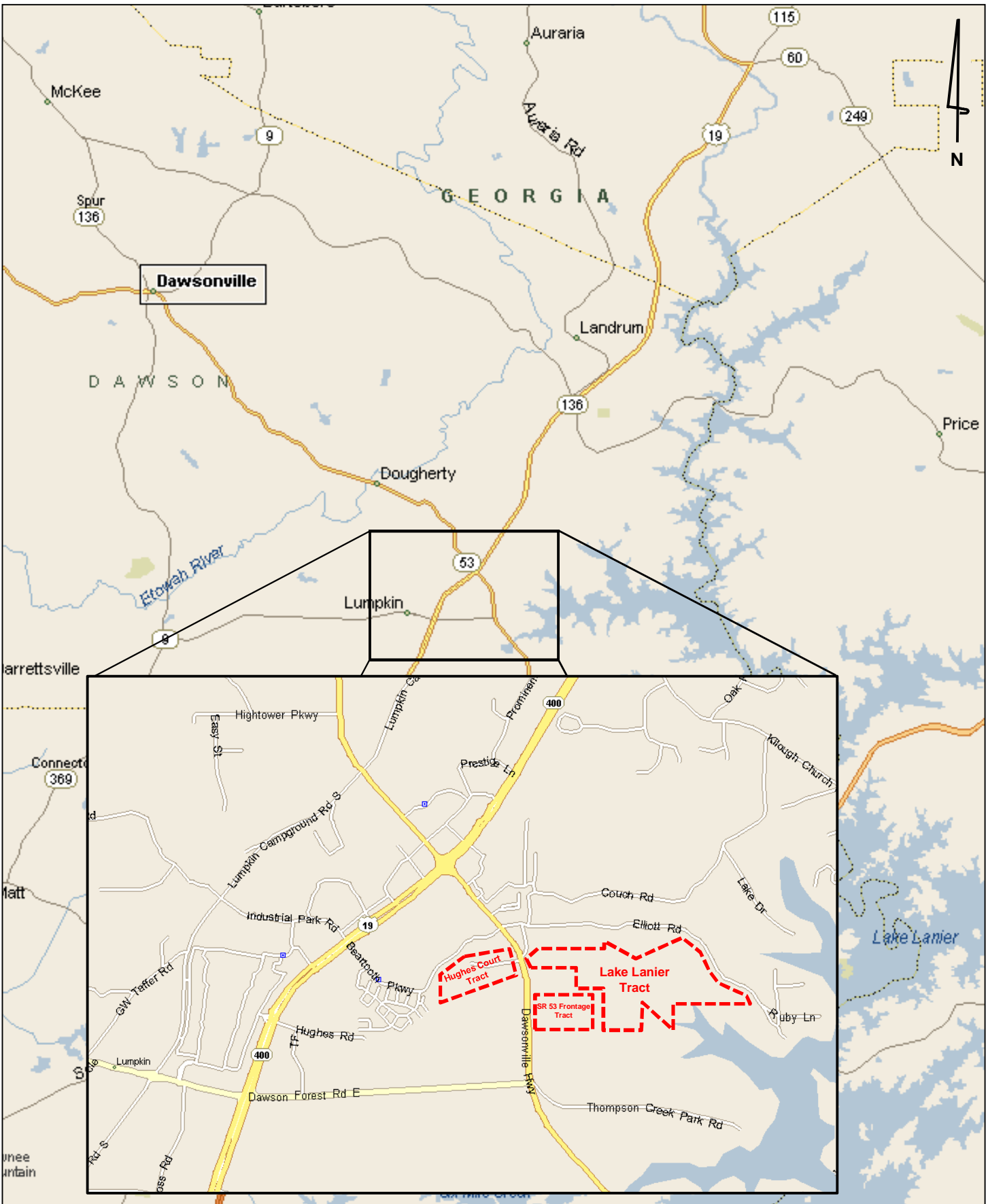
This study presents the analysis of the Existing 2016 traffic conditions, Projected 2018 No-Build conditions, and Projected 2018 Build conditions (includes the traffic associated with the 3 SR 53 Tracts developments).

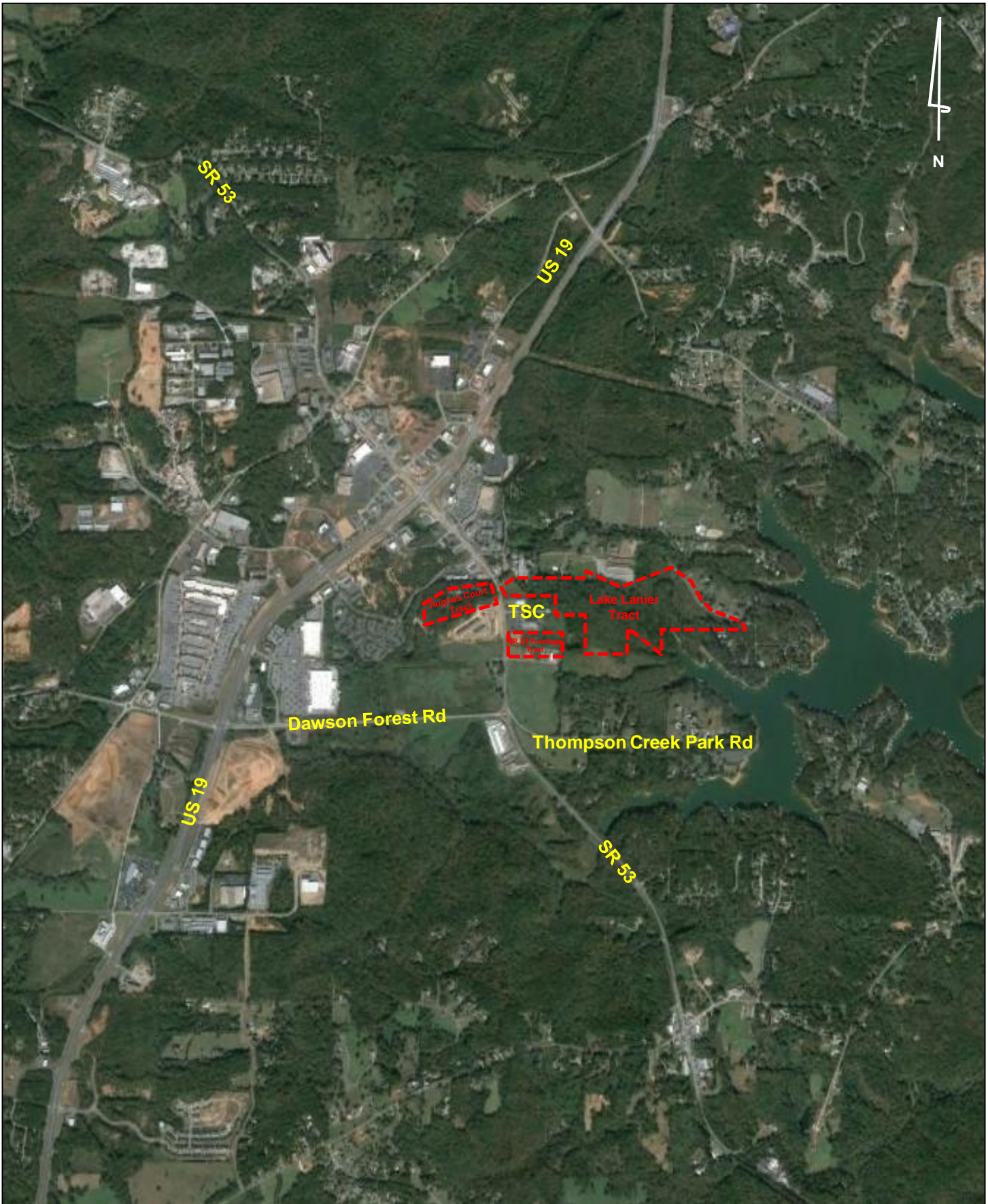
2.0 STUDY AREA DETERMINATION

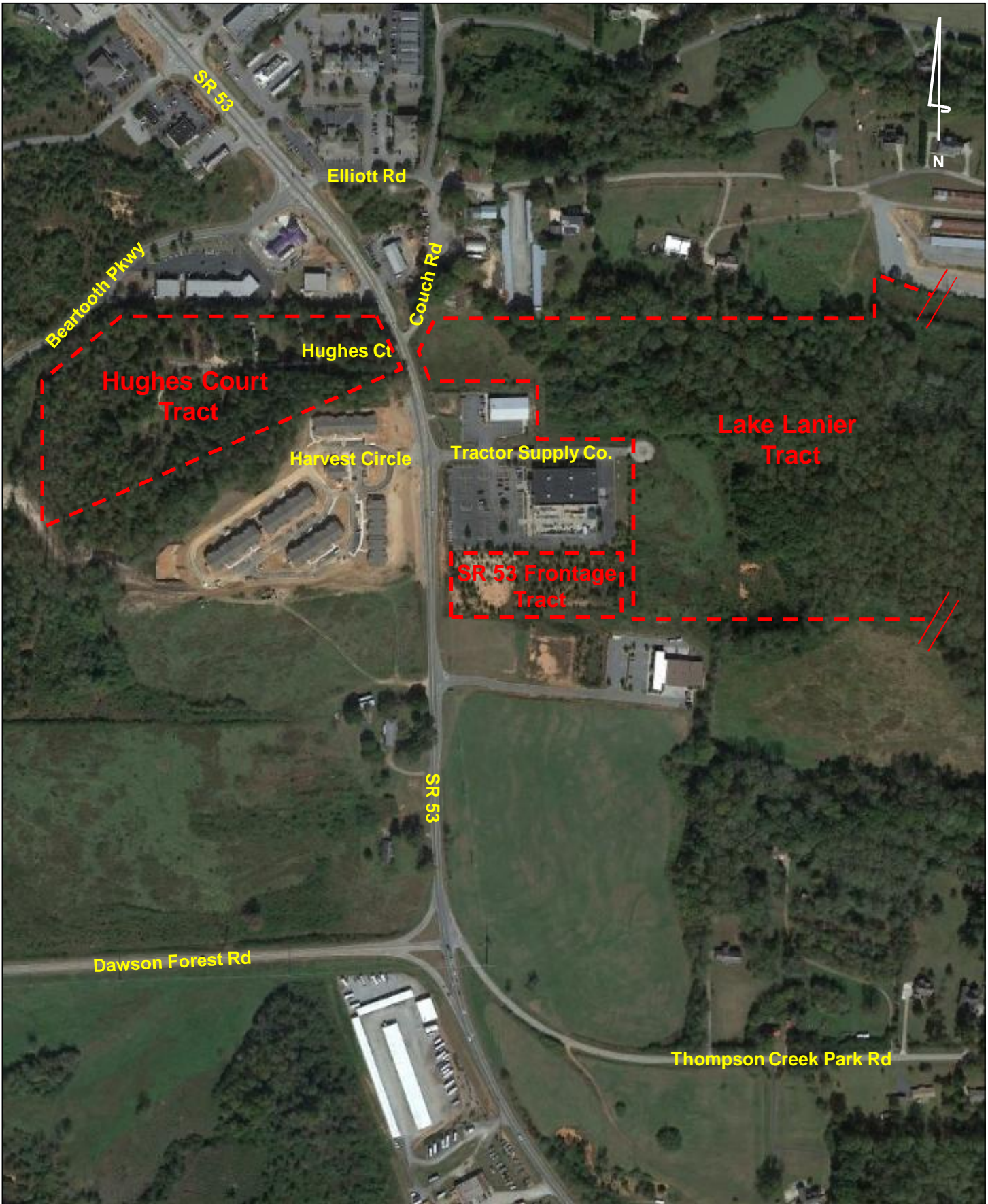
A study area was selected which includes the intersections that will be primarily impacted by the developments. The study area consists of the following four existing intersections two of which will provide access to the sites and one proposed site driveway along SR 53:

1. SR 53 at Beartooth Parkway/Elliott Road (Unsignalized)
2. SR 53 at Hughes Court (Dwy #1)/Couch Road (Dwy #2) (Unsignalized)
3. SR 53 at Tractor Supply Co (Dwy #3)/Harvest Circle (Unsignalized)
4. SR 53 at Dawson Forest Road/Thompson Creek Park Road (Unsignalized)
5. SR 53 at Proposed Site Dwy #4 (Unsignalized)

All intersections are proposed to operate under side-street stop-control.







3.0 EXISTING TRAFFIC CONDITIONS

The roadways within the study network have the following characteristics:

SR 53 is a two-lane, undivided roadway with a posted speed limit of 35 MPH. GDOT counts taken just south of Dawson Forest Road/Thompson Creek Park Road indicated an AADT of 14,000 vehicles per day in 2015.

Dawson Forest Road/Thompson Creek Park Road is a two-lane, undivided roadway with a posted speed limit of 45 MPH. GDOT counts taken just east of SR 53 indicated an AADT of 4,110 vehicles per day in 2015.

Beartooth Parkway/Elliott Drive is a two-lane, undivided roadway with no posted speed limit. GDOT counts are not available.

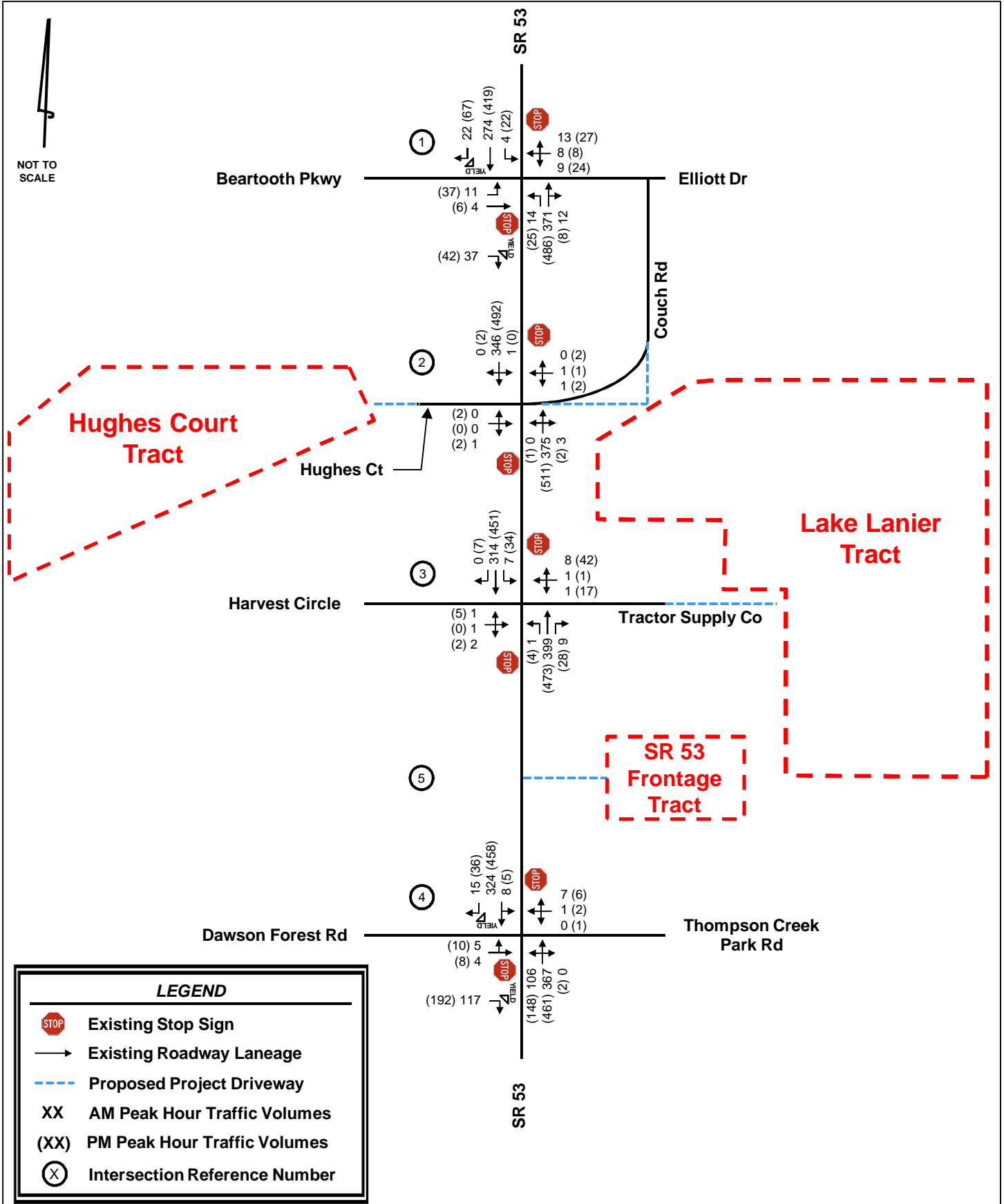
Vehicle peak hour turning movement counts were performed at the following four off-site study intersections:

1. SR 53 at Beartooth Parkway/Elliott Drive
2. SR 53 at Hughes Court/Couch Road
3. SR 53 at Tractor Supply Co/Harvest Circle
4. ST 53 at Dawson Forest Road/Thompson Creek Park Road

The turning movement counts were performed on Thursday, July 21th, 2016. The counts performed determined that the AM peak hour generally occurred from 7:15 AM to 8:15 AM and the PM peak hour generally occurred from 4:30 PM to 5:30 PM. The peak hour traffic counts were used to perform the analysis presented in this report. It should be noted that traffic during the summer months can occasionally be lower than during the fall and spring months. The historical ADT counted in November 2013 provided by GDOT in the vicinity of the project sites were projected three (3) years at a 2% growth rate and compared to the observed 2016 counts. This comparison showed that the GDOT projected AM peak hour volume was higher compared to the 2016 summer count; however, the PM peak hour volume remained relatively the same. Thus, a seasonal adjustment rate of 9% was applied to only the AM peak hour volumes collected. The peak hour traffic counts were used to perform the analysis presented in this report. The complete traffic count data is provided in **Appendix B**.

The study area was observed on July 27th, 2016. Site photos are provided in **Appendix A. Figure 4** illustrates the Existing 2016 peak hour traffic volumes at the study intersections and existing roadway geometry (intersection layout).

NOT TO SCALE



4.0 PROJECTED BACKGROUND (NON-PROJECT) TRAFFIC

Projected background (non-project) traffic is defined as the expected traffic on the roadway network in the future year(s) absent the 3 proposed SR 53 Tracts developments. The Existing 2016 peak hour traffic volumes were increased by 2% per year for four (4) years to account for the expected background growth in traffic through 2020. This accounts for the additional background growth in traffic expected to occur in the vicinity of the site. Additionally, the AM peak hour volumes were increased by 9% to account for the seasonal adjustment/summer time counts.

4.1 FUTURE ROADWAY/INTERSECTION PROJECTS

The Atlanta Regional Commission's Regional Transportation Improvement Plan Update, the Atlanta Region's Plan, and GDOT Statewide TIP (STIP) were researched for currently programmed transportation projects within the vicinity of the proposed development.

1. **132790**: Project is to provide operational improvements to the intersection of SR 400 at SR 53. It is proposed to reconfigure the intersection from a traditional type intersection to a Displaced Left Turn (DLT) Intersection also known as a Continuous Flow Intersection (CFI).
2. **0008378**: Milling and resurfacing along Dawson Forest Road

Fact sheets for the above mentioned projects are included in **Appendix C**.

5.0 PROJECT TRAFFIC

Project traffic used in this analysis is defined as the vehicle trips expected to be generated by the proposed developments, and the distribution and assignment of that traffic through the study roadway network. This traffic impact study evaluated the impacts of adding the trips created by the proposed Hughes Court Tract containing 95 dwelling units of townhouse, Lake Lanier Tract containing 240 dwelling units of Senior Adult Housing-Detached, and SR 53 Frontage Tract with 40,314 SF of retail space.

5.1 PROJECT SITE ACCESS

Hughes Court Tract

Access to the site will be provided at one site driveway which is shown on the proposed site plan in **Appendix D**. A brief description of the site driveways follows:

1. Proposed Site Driveway #1 (located along SR 53) – a full-movement driveway located approximately 650 feet south of Beartooth Pkwy/Elliott Dr. The intersection will operate under side-street stop-control (at study intersection #2).

Lake Lanier Tract

Access to the site will be provided at two site driveways which are shown on the proposed site plan in **Appendix D**. A brief description of the site driveways follows:

1. Proposed Site Driveway #2 (located along SR 53) – a full-movement driveway located approximately 650 feet south of Beartooth Pkwy/Elliott Dr. The intersection will operate under side-street stop-control (at study intersection #2).
2. Proposed Site Driveway #3 (located along Tractor Supply Co) – a full-movement driveway located approximately 700 feet east of the intersection of SR 53 at Tractor Supply Co/Harvest Circle (at study intersection #3).

SR 53 Frontage Tract

Access to the site will be provided at one site driveway which is shown on the proposed site plan in **Appendix D**. A brief description of the site driveways follows:

1. Proposed Site Driveway #4 (located along SR 53) – a full movement driveway located approximately 400 feet south of Tractor Supply Co/Harvest Circle (at study intersection #5).

The site driveways provide vehicular access to the entire development. Internal, private roadways throughout the site provides access to all buildings and parking facilities. See the referenced site plan in **Appendix D** for a visual representation of vehicular access and circulation throughout the proposed development.

5.2 TRIP GENERATION

Gross trips associated with the proposed developments were estimated using the *Institute of Transportation Engineers' (ITE) Trip Generation Manual, Ninth Edition, 2012*, using equations where available. Trip generation for the proposed developments were calculated based upon the following land uses:

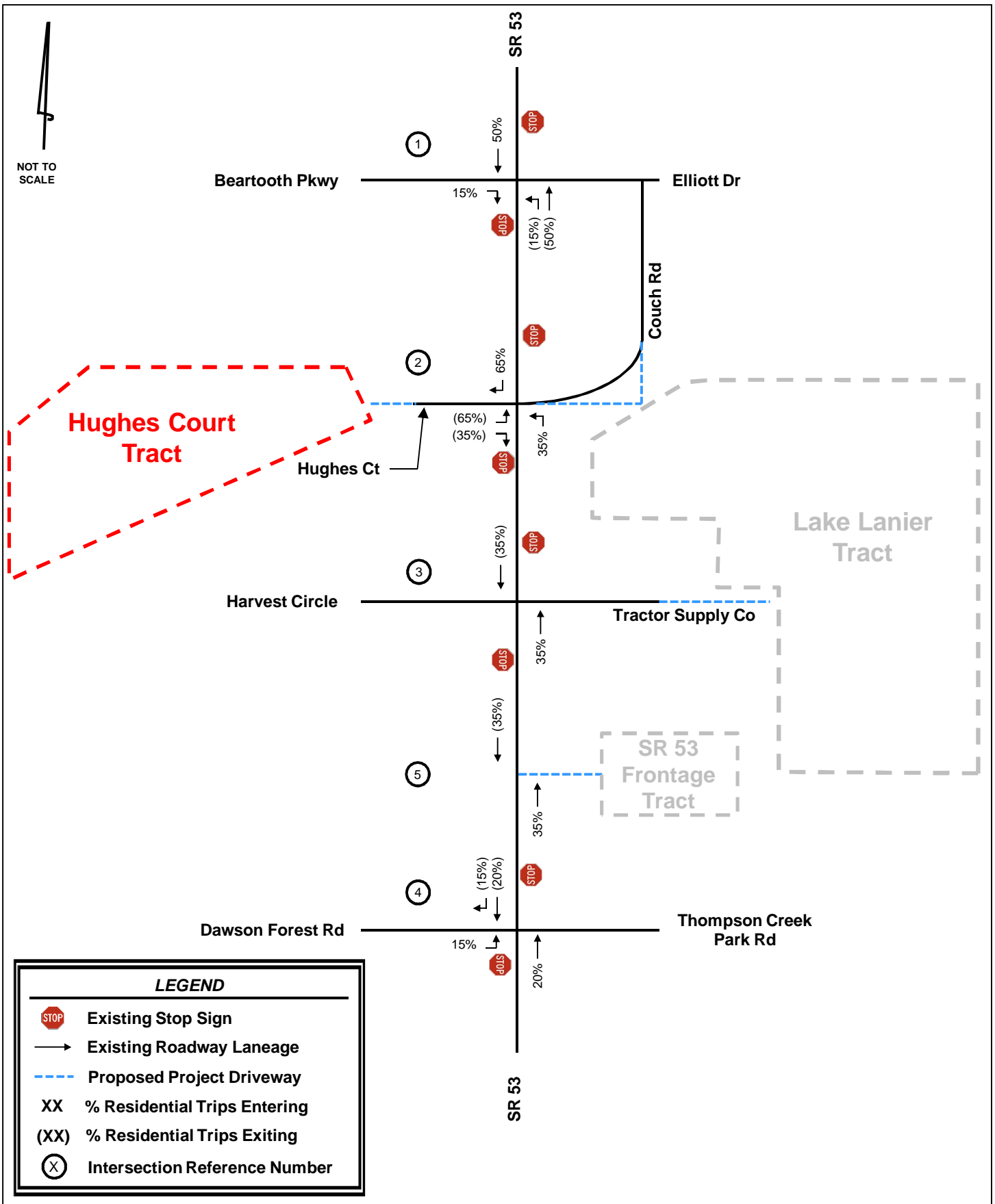
- Hughes Court Tract: Residential Condominium/Townhouse (ITE Code 230)
- Lake Lanier Tract: Senior Adult Housing-Detached (ITE Code 251)
- SR 53 Frontage Tract: Shopping Center (ITE Code 820)

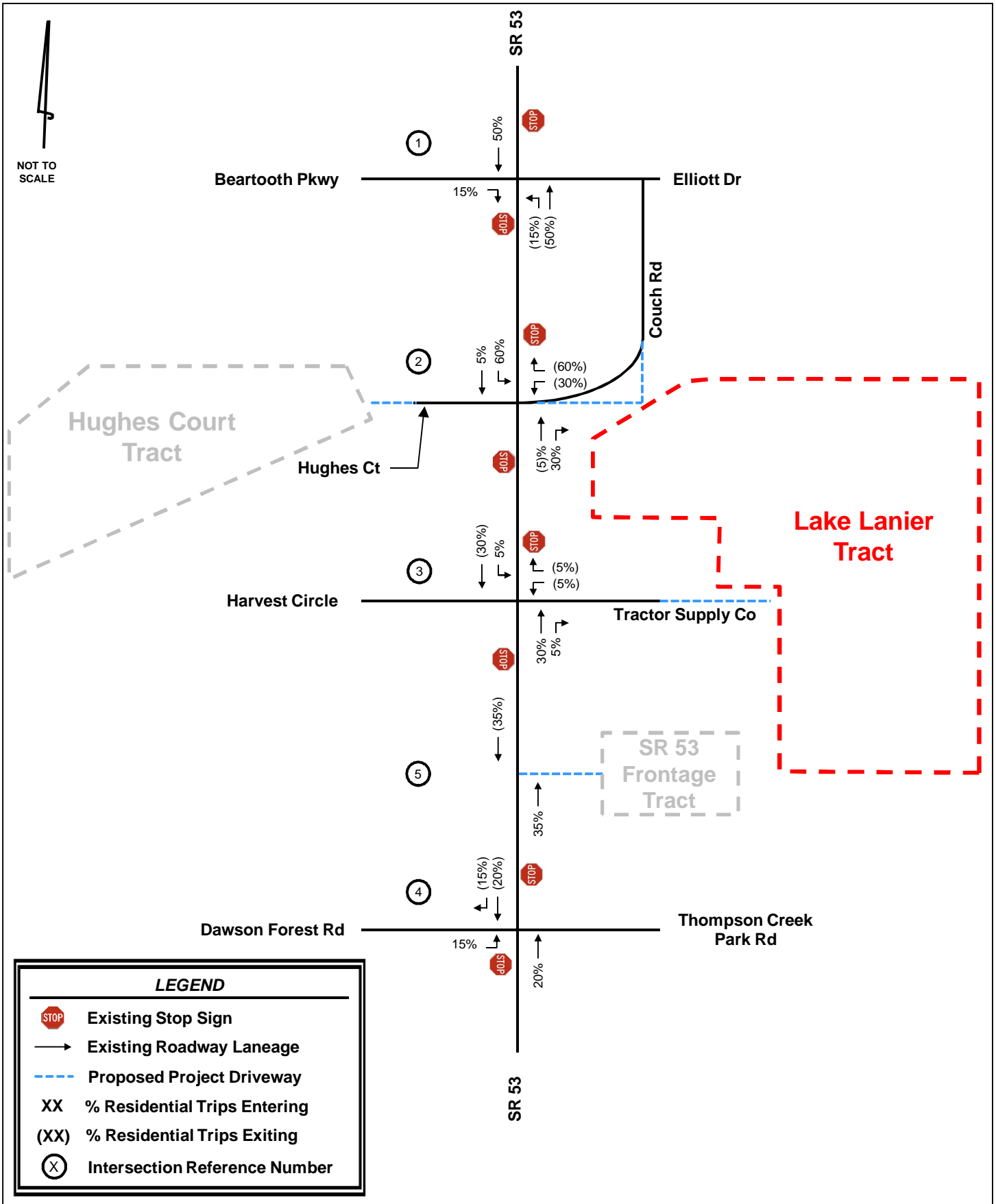
Table 1 summarizes the net trip generation for the proposed developments upon full build-out (2020).

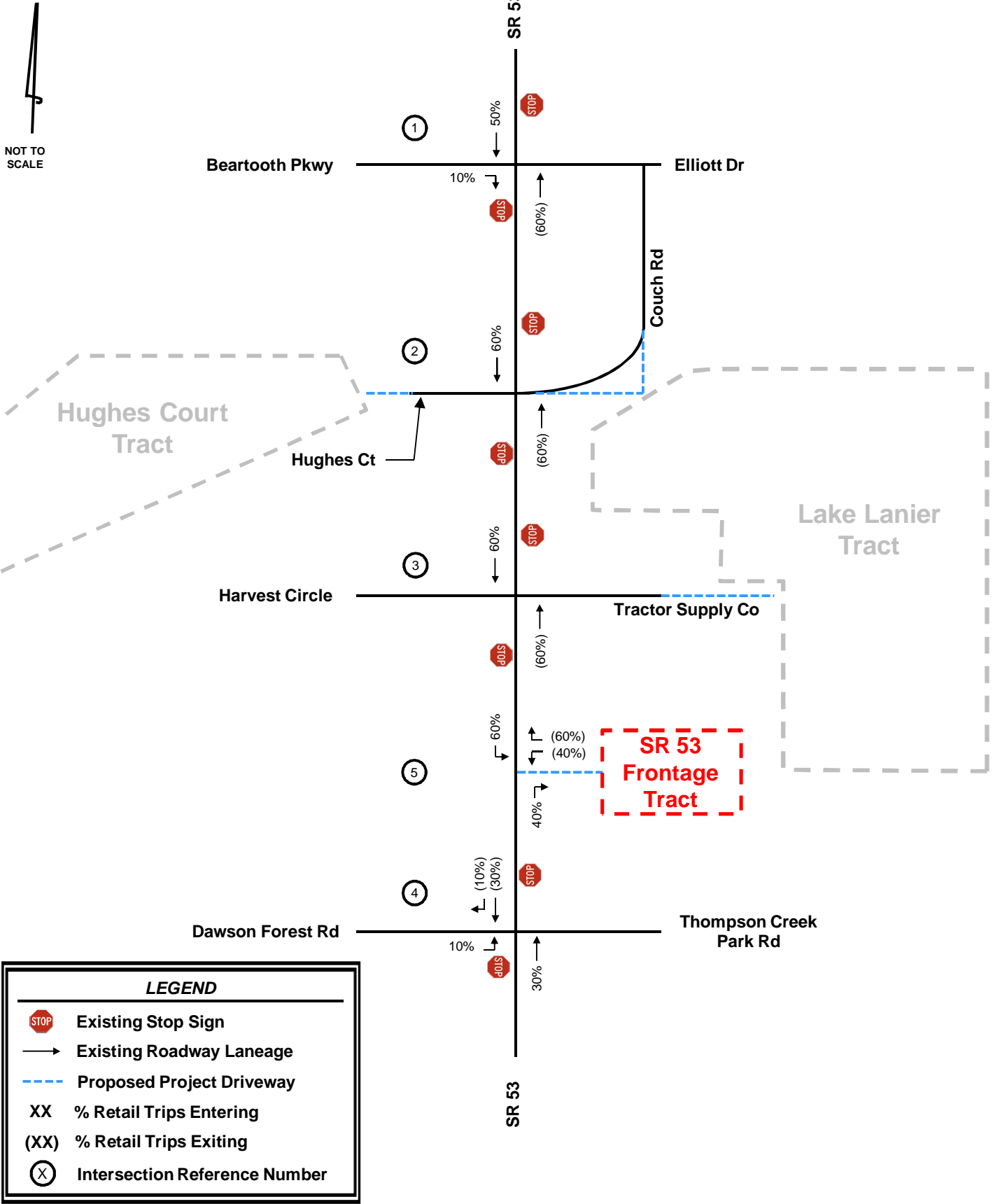
Table 1 3 SR 53 Tracts Project Trip Generation Summary							
Land Use	ITE Code	Daily Traffic		AM Peak Hour		PM Peak Hour	
		Enter	Exit	Enter	Exit	Enter	Exit
95 units – Residential Condominium/Townhouse	230	308	308	9	41	39	19
240 units – Senior Adult Housing-Detached	251	515	515	25	46	53	34
40,314 SF – Shopping Center	820	861	861	24	15	72	78

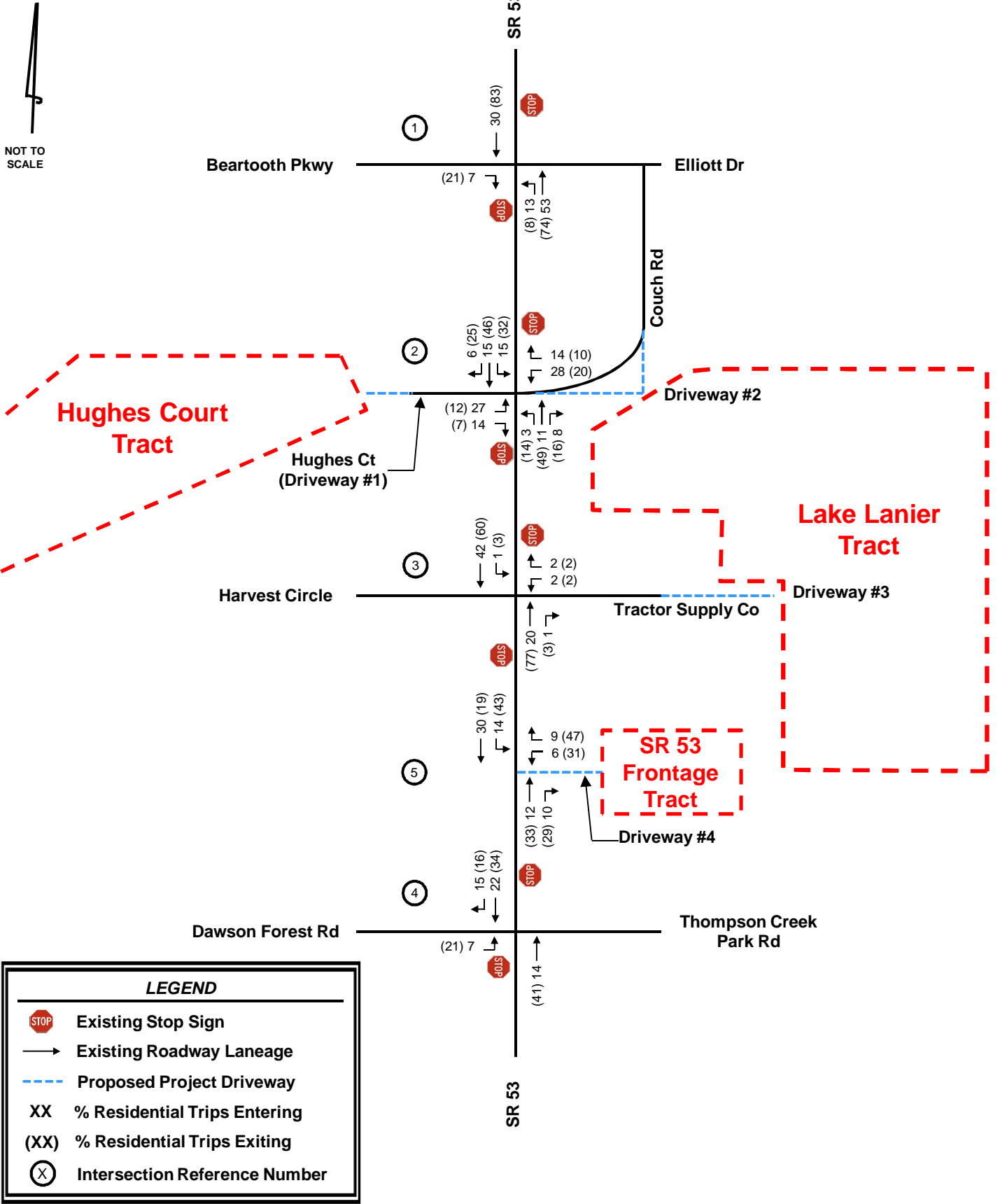
5.3 TRIP DISTRIBUTION AND ASSIGNMENT

The directional distribution and assignment of adding new trips (project trips) related to the proposed developments was based on a review of land uses and population densities in the area, and a review of the existing travel patterns in the area. A detailed trip distribution is illustrated in **Figure 5, Figure 6, and Figure 7** for each development. **Figure 8** illustrates the net new project trips distributed throughout the study network for Projected 2020 Build conditions. Based on the trip generation from **Table 1** and the anticipated trip distribution, net new project trips were assigned to the study roadway network. **Figure 8** illustrates the Projected 2020 Build traffic volumes for the AM and PM peak hours. **Appendix E** provides intersection volume worksheets for all the study intersections.

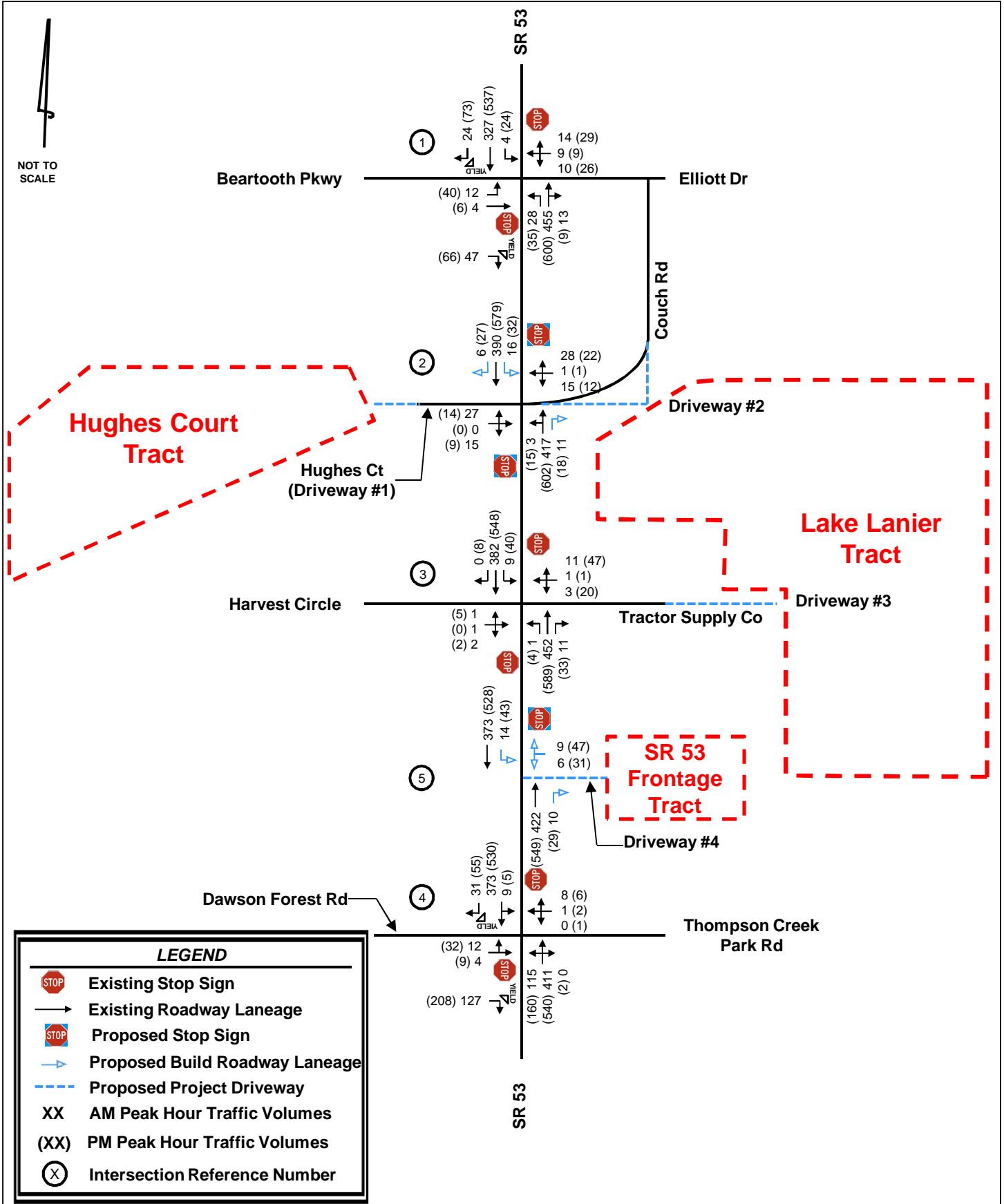








NOT TO SCALE



6.0 LEVEL-OF-SERVICE ANALYSIS

Level-of-service determinations were made for the weekday AM and PM peak hours for the study network intersections using *Synchro, Version 8*. The program uses methodologies contained in the *2000 Highway Capacity Manual* to determine the operating characteristics of an intersection. Capacity is defined as the maximum number of vehicles that can pass over a particular road segment or through a particular intersection within a specified period under prevailing roadway, traffic, and control conditions.

Level-of-service (LOS) is used to describe the operating characteristics of a road segment or intersection in relation to its capacity. LOS is defined as a qualitative measure that describes operational conditions and motorists' perceptions of a traffic stream. The *Highway Capacity Manual* defines six levels of service, LOS A through LOS F, with A being the best and F the worst.

Levels-of-service for unsignalized intersections, with stop control on the minor street(s) only, are reported for the side-street approaches and major street left-turns. Low and failing levels-of-service for side street approaches are not uncommon, as vehicles may experience significant delay turning onto a major roadway. In addition to the Existing 2016 traffic conditions, an analysis was performed for the AM and PM peak hours for the Projected 2020 Build conditions.

All side-street approaches and major street left-turns at the unsignalized intersections within the study network currently operate at or above their acceptable level-of-service standard during the AM and PM peak hours for Existing 2016 conditions. There are no recommended improvements for the Existing 2016 conditions scenario.

All but two side-street approaches and all major street left-turns at the unsignalized intersections within the study network are projected to operate at or above their acceptable level-of-service standard during the AM and PM peak hours for Projected 2020 Build conditions. The westbound approach of the intersection of SR 53 at Beartooth Parkway/Elliott Drive (Int #1) is projected to operate at LOS F (55.2) during the PM peak hour for the Projected 2020 Build conditions. The eastbound approach of the intersection of SR 53 at Hughes Court (Dwy #1)/Couch Road (Dwy #2) is projected to operate at LOS F (60.4) during the PM peak hour for the Projected 2020 Build conditions. It should be noted that it is not uncommon to have long delays for side-street stop-controlled approaches when there is heavy major street volume.

7.0 CONCLUSION

This traffic study evaluated the traffic impacts of 3 proposed developments, Hughes Court Tract, Lake Lanier Tract, and SR 53 Frontage Tract located due north of the intersection of SR 53 at Dawson Forest Road/Thompson Creek Park Road in Dawson County, Georgia. The Hughes Court Tract development, which is approximately 15.83 acres, will include 95 dwelling units of residential condominium/townhouse. The Lake Lanier Tract development, which is approximately 57.16 acres, will include 240 dwelling units of senior adult housing-detached. The SR 53 Frontage Tract development, which is approximately 3.63 acres, will include 40,314 SF of retail space. The study network, which consisted of four off-site intersections plus three site driveways, was analyzed for the weekday AM and PM peak hours under Existing 2016 conditions and the Projected 2020 Build conditions (four years of background traffic growth plus traffic associated with the proposed developments).

All side-street approaches and major street left-turns at the unsignalized intersections within the study network currently operate at or above their acceptable level-of-service standard during the AM and PM peak hours. All side-street approaches and major street left-turns at the unsignalized intersections within the study network are expected to continue to operate at or above their acceptable level-of-service standard during the AM and PM peak hours, except the westbound approach of the intersection of SR 53 at Beartooth Parkway/Elliott Drive during the PM peak hour, and the eastbound approach of the intersection of SR 53 at Hughes Court (Dwy #1)/Couch Road (Dwy #2) during the PM peak hour. These two (2) movements will experience some delay during the PM peak hour; however, this is not uncommon during the peak hours.

7.1 RECOMMENDATIONS

Based on the results of this traffic impact study, we offer the following recommendations based on the Projected 2020 Build conditions (with the proposed development traffic):

SR 53 at Hughes Court (Dwy #1)/Couch Road (Dwy #2) - Intersection 2:

- Construct a full movement driveway for ingress/egress from the proposed Hughes Court Tract site.
- Construct a full movement driveway from ingress/egress from the proposed Lake Lanier Tract site.
- Construct one southbound right-turn lane along SR 53 to serve vehicles entering the Hughes Court Tract site (100' storage, 50' taper).
- Construct one southbound left-turn lane along SR 53 to serve vehicles entering the Lake Lanier Tract site (160' storage, 50' taper).
- Construct one northbound right-turn lane along SR 53 to serve vehicles entering the Lake Lanier Tract site (100' storage, 50' taper).

SR 53 at Proposed site driveway #4 - Intersection 5:

- Construct a full movement driveway for ingress/egress from the proposed SR 53 Frontage Tract site.
- Construct a northbound right-turn lane along SR 53 to serve vehicles entering the site (100' storage, 50' taper).
- Construct a southbound left-turn lane along SR 53 to serve vehicles entering the SR 53 Frontage Tract site (160' storage, 50' taper).

Site Photographs

Site Name: Hughes Court Tract

Photo No. 1



Comments:

Looking north from Hughes Court

Photo No. 2



Comments:

Looking south from Hughes Court

Site Name: Hughes Court Tract

Photo No. 3



Comments:

Looking north from proposed driveway #1

Photo No. 4



Comments:

Looking south from proposed driveway #1

Site Name: Hughes Court Tract

Photo No. 1



Comments:

Looking north from Couch Road

Photo No. 2



Comments:

Looking south from Couch Road

Site Name: Hughes Court Tract

Photo No. 3



Comments:

Looking north from proposed driveway #2

Photo No. 4



Comments:

Looking south from proposed driveway #2

Site Name: Hughes Court Tract

Photo No. 1



Comments:

Looking north from TSC

Photo No. 2



Comments:

Looking south from TSC

Site Name: Hughes Court Tract

Photo No. 3



Comments:

Looking west from proposed driveway #3 at end of TSC

Site Name: Hughes Court Tract

Photo No. 1



Comments:

Looking north from proposed driveway #4

Photo No. 2



Comments:

Looking south from proposed driveway #4

Traffic Count Data

Project ID: 16-9303-001
 Location: SR 53 & Beartooth Pkwy_Elliott Dr
 City: Dawsonville

Day: Thursday
 Date: 7/21/2016

Peak Start Times	
AM	7:00 AM
MD	12:00 AM
PM	4:00 PM

Groups Printed - Cars, PU, Vans - Heavy Trucks

Start Time	SR 53 Northbound					SR 53 Southbound					Beartooth Pkwy_Elliott Dr Eastbound					Beartooth Pkwy_Elliott Dr Westbound					Int. Total
	Left	Thru	Rgt	Peds	App. Total	Left	Thru	Rgt	Peds	App. Total	Left	Thru	Rgt	Peds	App. Total	Left	Thru	Rgt	Peds	App. Total	
7:00 AM	1	59	0	0	60	8	61	5	0	74	5	0	4	0	9	3	1	9	0	13	156
7:15 AM	0	60	0	0	60	1	85	2	0	88	1	0	3	0	4	1	1	5	0	7	159
7:30 AM	4	88	0	0	92	0	66	6	0	72	0	0	10	0	10	2	2	4	0	8	182
7:45 AM	1	96	3	0	100	1	66	5	0	72	3	1	11	0	15	3	1	4	0	8	195
Total	6	303	3	0	312	10	278	18	0	306	9	1	28	0	38	9	5	22	0	36	692
8:00 AM	5	76	0	0	81	0	67	4	0	71	3	1	5	0	9	3	2	2	0	7	168
8:15 AM	3	80	8	0	91	3	52	5	0	60	4	2	8	0	14	0	2	2	0	4	169
8:30 AM	2	82	4	0	88	2	60	11	0	73	3	2	6	0	11	3	1	3	0	7	179
8:45 AM	3	75	3	0	81	4	69	5	0	78	3	2	2	1	7	2	0	2	0	4	170
Total	13	313	15	0	341	9	248	25	0	282	13	7	21	1	41	8	5	9	0	22	686
BREAK																					
4:00 PM	6	106	1	0	113	4	108	16	0	128	10	3	4	0	17	4	3	4	0	11	269
4:15 PM	6	118	1	0	125	8	86	12	0	106	9	2	10	0	21	3	1	4	0	8	260
4:30 PM	7	115	5	0	127	6	123	11	0	140	6	0	17	0	23	3	3	10	0	16	306
4:45 PM	9	127	2	0	138	5	87	11	0	103	10	3	15	0	28	5	3	11	0	19	288
Total	28	466	9	0	503	23	404	50	0	477	35	8	46	0	89	15	10	29	0	54	1123
5:00 PM	7	125	2	0	134	6	104	21	0	131	8	0	7	0	15	7	2	8	0	17	297
5:15 PM	5	114	2	0	121	4	106	15	0	125	9	1	8	0	18	4	3	4	0	11	275
5:30 PM	4	120	2	0	126	7	122	20	0	149	10	2	12	0	24	8	0	4	0	12	311
5:45 PM	11	113	4	0	128	6	109	7	0	122	11	1	9	0	21	4	3	2	0	9	280
Total	27	472	10	0	509	23	441	63	0	527	38	4	36	0	78	23	8	18	0	49	1163
Grand Total	74	1554	37	0	1665	65	1371	156	0	1592	95	20	131	1	246	55	28	78	0	161	3664
Apprch %	4.4	93.3	2.2	0.0		4.1	86.1	9.8	0.0		38.6	8.1	53.3	0.4		34.2	17.4	48.4	0.0		
Total %	2.0	42.4	1.0	0.0	45.4	1.8	37.4	4.3	0.0	43.4	2.6	0.5	3.6	0.0	6.7	1.5	0.8	2.1	0.0	4.4	
Cars, PU, Vans	74	1499	37	0	1610	63	1323	155	0	1541	94	20	131	1	245	55	28	77	0	160	3556
% Cars, PU, Vans	100.0	96.5	100.0	0.0	96.7	96.9	96.5	99.4	0.0	96.8	98.9	100.0	100.0	100.0	99.6	100.0	100.0	98.7	0.0	99.4	97.1
Heavy Trucks	0	55	0	0	55	2	48	1	0	51	1	0	0	0	1	0	0	1	0	1	108
%Heavy Trucks	0.0	3.5	0.0	0.0	3.3	3.1	3.5	0.6	0.0	3.2	1.1	0.0	0.0	0.0	0.4	0.0	0.0	1.3	0.0	0.6	2.9

Project ID: 16-9303-001
 Location: SR 53 & Beartooth Pkwy_Ell
 City: Dawsonville

PEAK HOURS

Day: Thursday
 Date: 7/21/2016

AM

Start Time	SR 53 Northbound				SR 53 Southbound				Beartooth Pkwy_Elliott Dr Eastbound				Beartooth Pkwy_Elliott Dr Westbound				Int. Total
	Left	Thru	Rgt	App. Total	Left	Thru	Rgt	App. Total	Left	Thru	Rgt	App. Total	Left	Thru	Rgt	App. Total	
Peak Hour Analysis from 07:00 AM to 09:00 AM																	
Peak Hour for Entire Intersection Begins at 07:30 AM																	
7:30 AM	4	88	0	92	0	66	6	72	0	0	10	10	2	2	4	8	182
7:45 AM	1	96	3	100	1	66	5	72	3	1	11	15	3	1	4	8	195
8:00 AM	5	76	0	81	0	67	4	71	3	1	5	9	3	2	2	7	168
8:15 AM	3	80	8	91	3	52	5	60	4	2	8	14	0	2	2	4	169
Total Volume	13	340	11	364	4	251	20	275	10	4	34	48	8	7	12	27	714
% App. Total	3.6	93.4	3.0	100	1.5	91.3	7.3	100	20.8	8.3	70.8	100	29.6	25.9	44.4	100	
PHF	0.910				0.955				0.800				0.844				
Cars, PU, Vans	13	325	11	349	4	237	20	261	10	4	34	48	8	7	12	27	685
% Cars, PU, Vans	100.0	95.6	100.0	95.9	100.0	94.4	100.0	94.9	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	95.9
Heavy Trucks	0	15	0	15	0	14	0	14	0	0	0	0	0	0	0	0	29
%Heavy Trucks	0.0	4.4	0.0	4.1	0.0	5.6	0.0	5.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	4.1

PM

Start Time	SR 53 Northbound				SR 53 Southbound				Beartooth Pkwy_Elliott Dr Eastbound				Beartooth Pkwy_Elliott Dr Westbound				Int. Total
	Left	Thru	Rgt	App. Total	Left	Thru	Rgt	App. Total	Left	Thru	Rgt	App. Total	Left	Thru	Rgt	App. Total	
Peak Hour Analysis from 04:00 PM to 06:00 PM																	
Peak Hour for Entire Intersection Begins at 04:45 PM																	
4:45 PM	9	127	2	138	5	87	11	103	10	3	15	28	5	3	11	19	288
5:00 PM	7	125	2	134	6	104	21	131	8	0	7	15	7	2	8	17	297
5:15 PM	5	114	2	121	4	106	15	125	9	1	8	18	4	3	4	11	275
5:30 PM	4	120	2	126	7	122	20	149	10	2	12	24	8	0	4	12	311
Total Volume	25	486	8	519	22	419	67	508	37	6	42	85	24	8	27	59	1171
% App. Total	4.8	93.6	1.5	100	4.3	82.5	13.2	100	43.5	7.1	49.4	100	40.7	13.6	45.8	100	
PHF	0.940				0.852				0.759				0.776				
Cars, PU, Vans	25	475	8	508	22	405	66	493	36	6	42	84	24	8	27	59	1144
% Cars, PU, Vans	100.0	97.7	100.0	97.9	100.0	96.7	98.5	97.0	97.3	100.0	100.0	98.8	100.0	100.0	100.0	100.0	97.7
Heavy Trucks	0	11	0	11	0	14	1	15	1	0	0	1	0	0	0	0	27
%Heavy Trucks	0.0	2.3	0.0	2.1	0.0	3.3	1.5	3.0	2.7	0.0	0.0	1.2	0.0	0.0	0.0	0.0	2.3

Project ID: 16-9303-002
 Location: SR 53 & Hughes Ct_Couch Rd
 City: Dawsonville

Day: Thursday
 Date: 7/21/2016

Peak Start Times	
AM	7:00 AM
MD	12:00 AM
PM	4:00 PM

Groups Printed - Cars, PU, Vans - Heavy Trucks

Start Time	SR 53 Northbound					SR 53 Southbound					Hughes Ct_Couch Rd Eastbound					Hughes Ct_Couch Rd Westbound					Int. Total
	Left	Thru	Rgt	Peds	App. Total	Left	Thru	Rgt	Peds	App. Total	Left	Thru	Rgt	Peds	App. Total	Left	Thru	Rgt	Peds	App. Total	
7:00 AM	0	56	0	0	56	0	69	1	0	70	0	1	0	0	1	0	0	1	0	1	128
7:15 AM	0	67	0	0	67	0	85	0	0	85	0	0	0	0	0	0	1	0	0	1	153
7:30 AM	0	89	2	0	91	1	82	0	0	83	0	0	1	0	1	0	0	0	0	0	175
7:45 AM	0	105	0	0	105	0	75	0	0	75	0	0	0	0	0	1	0	0	0	1	181
Total	0	317	2	0	319	1	311	1	0	313	0	1	1	0	2	1	1	1	0	3	637
8:00 AM	0	83	1	0	84	0	75	0	0	75	0	0	0	0	0	0	0	0	0	0	159
8:15 AM	0	91	1	0	92	0	58	0	0	58	0	0	1	0	1	0	0	0	0	0	151
8:30 AM	0	81	0	0	81	0	75	1	0	76	1	0	0	0	1	0	0	0	0	0	158
8:45 AM	0	81	0	0	81	0	62	1	0	63	0	0	0	1	0	0	0	0	0	0	144
Total	0	336	2	0	338	0	270	2	0	272	1	0	1	1	2	0	0	0	0	0	612
BREAK																					
4:00 PM	0	108	0	0	108	0	110	1	0	111	0	0	0	0	0	0	0	1	0	1	220
4:15 PM	1	122	2	0	125	0	109	0	0	109	2	0	0	0	2	0	0	0	0	0	236
4:30 PM	0	125	0	0	125	0	134	2	0	136	1	0	1	0	2	0	0	1	0	1	264
4:45 PM	1	139	1	0	141	0	114	0	0	114	0	0	0	0	0	0	0	0	0	0	255
Total	2	494	3	0	499	0	467	3	0	470	3	0	1	0	4	0	0	2	0	2	975
5:00 PM	0	122	0	0	122	0	115	0	0	115	0	0	1	0	1	1	1	0	0	2	240
5:15 PM	0	125	1	0	126	0	129	0	0	129	1	0	0	0	1	1	0	1	0	2	258
5:30 PM	1	120	1	0	122	0	137	0	0	137	0	0	0	0	0	2	0	0	0	2	261
5:45 PM	0	126	1	0	127	0	126	0	0	126	0	0	0	0	0	0	0	1	0	1	254
Total	1	493	3	0	497	0	507	0	0	507	1	0	1	0	2	4	1	2	0	7	1013
Grand Total	3	1640	10	0	1653	1	1555	6	0	1562	5	1	4	1	10	5	2	5	0	12	3237
Apprch %	0.2	99.2	0.6	0.0		0.1	99.6	0.4	0.0		50.0	10.0	40.0	10.0		41.7	16.7	41.7	0.0		
Total %	0.1	50.7	0.3	0.0	51.1	0.0	48.0	0.2	0.0	48.3	0.2	0.0	0.1	0.0	0.3	0.2	0.1	0.2	0.0	0.4	
Cars, PU, Vans	3	1585	10	0	1598	1	1507	6	0	1514	5	1	4	1	10	5	2	5	0	12	3134
% Cars, PU, Vans	100.0	96.6	100.0	0.0	96.7	100.0	96.9	100.0	0.0	96.9	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	0.0	100.0	96.8
Heavy Trucks	0	55	0	0	55	0	48	0	0	48	0	0	0	0	0	0	0	0	0	0	103
%Heavy Trucks	0.0	3.4	0.0	0.0	3.3	0.0	3.1	0.0	0.0	3.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	3.2

Project ID: 16-9303-002
 Location: SR 53 & Hughes Ct_Couch F
 City: Dawsonville

PEAK HOURS

Day: Thursday
 Date: 7/21/2016

AM

Start Time	SR 53 Northbound				SR 53 Southbound				Hughes Ct_Couch Rd Eastbound				Hughes Ct_Couch Rd Westbound				Int. Total
	Left	Thru	Rgt	App. Total	Left	Thru	Rgt	App. Total	Left	Thru	Rgt	App. Total	Left	Thru	Rgt	App. Total	
Peak Hour Analysis from 07:00 AM to 09:00 AM																	
Peak Hour for Entire Intersection Begins at 07:15 AM																	
7:15 AM	0	67	0	67	0	85	0	85	0	0	0	0	0	1	0	1	153
7:30 AM	0	89	2	91	1	82	0	83	0	0	1	1	0	0	0	0	175
7:45 AM	0	105	0	105	0	75	0	75	0	0	0	0	1	0	0	1	181
8:00 AM	0	83	1	84	0	75	0	75	0	0	0	0	0	0	0	0	159
Total Volume	0	344	3	347	1	317	0	318	0	0	1	1	1	1	0	2	668
% App. Total	0.0	99.1	0.9	100	0.3	99.7	0.0	100	0.0	0.0	100.0	100	50.0	50.0	0.0	100	
PHF	0.826				0.935				0.250				0.500				
Cars, PU, Vans	0	329	3	332	1	305	0	306	0	0	1	1	1	1	0	2	641
% Cars, PU, Vans	0.0	95.6	100.0	95.7	100.0	96.2	0.0	96.2	0.0	0.0	100.0	100.0	100.0	100.0	0.0	100.0	96.0
Heavy Trucks	0	15	0	15	0	12	0	12	0	0	0	0	0	0	0	0	27
%Heavy Trucks	0.0	4.4	0.0	4.3	0.0	3.8	0.0	3.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	4.0

PM

Start Time	SR 53 Northbound				SR 53 Southbound				Hughes Ct_Couch Rd Eastbound				Hughes Ct_Couch Rd Westbound				Int. Total
	Left	Thru	Rgt	App. Total	Left	Thru	Rgt	App. Total	Left	Thru	Rgt	App. Total	Left	Thru	Rgt	App. Total	
Peak Hour Analysis from 04:00 PM to 06:00 PM																	
Peak Hour for Entire Intersection Begins at 04:30 PM																	
4:30 PM	0	125	0	125	0	134	2	136	1	0	1	2	0	0	1	1	264
4:45 PM	1	139	1	141	0	114	0	114	0	0	0	0	0	0	0	0	255
5:00 PM	0	122	0	122	0	115	0	115	0	0	1	1	1	1	0	2	240
5:15 PM	0	125	1	126	0	129	0	129	1	0	0	1	1	0	1	2	258
Total Volume	1	511	2	514	0	492	2	494	2	0	2	4	2	1	2	5	1017
% App. Total	0.2	99.4	0.4	100	0.0	99.6	0.4	100	50.0	0.0	50.0	100	40.0	20.0	40.0	100	
PHF	0.911				0.908				0.500				0.625				
Cars, PU, Vans	1	498	2	501	0	476	2	478	2	0	2	4	2	1	2	5	988
% Cars, PU, Vans	100.0	97.5	100.0	97.5	0.0	96.7	100.0	96.8	100.0	0.0	100.0	100.0	100.0	100.0	100.0	100.0	97.1
Heavy Trucks	0	13	0	13	0	16	0	16	0	0	0	0	0	0	0	0	29
%Heavy Trucks	0.0	2.5	0.0	2.5	0.0	3.3	0.0	3.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2.9

Project ID: 16-9303-003
 Location: SR 53 & Tractor Supply Dwy
 City: Dawsonville

Day: Thursday
 Date: 7/21/2016

Peak Start Times	
AM	7:00 AM
MD	12:00 AM
PM	4:00 PM

Groups Printed - Cars, PU, Vans - Heavy Trucks

Start Time	SR 53 Northbound					SR 53 Southbound					Tractor Supply Dwy Eastbound					Tractor Supply Dwy Westbound					Int. Total
	Left	Thru	Rgt	Peds	App. Total	Left	Thru	Rgt	Peds	App. Total	Left	Thru	Rgt	Peds	App. Total	Left	Thru	Rgt	Peds	App. Total	
7:00 AM	0	57	0	0	57	1	69	1	0	71	1	0	0	0	1	0	0	1	0	1	130
7:15 AM	1	69	0	0	70	0	83	0	0	83	0	0	1	0	1	0	0	0	0	0	154
7:30 AM	1	89	0	0	90	1	83	0	0	84	0	0	1	0	1	0	0	0	0	0	175
7:45 AM	0	103	2	0	105	2	73	0	0	75	0	0	1	0	1	1	0	1	1	0	183
Total	2	318	2	0	322	4	308	1	0	313	1	0	3	0	4	1	0	2	0	3	642
8:00 AM	0	80	3	0	83	2	74	0	0	76	1	0	0	0	1	0	0	2	0	2	162
8:15 AM	0	94	3	0	97	1	58	0	0	59	0	1	0	0	1	0	1	4	0	5	162
8:30 AM	0	70	1	0	71	6	68	0	0	74	1	0	0	0	1	3	0	5	0	8	154
8:45 AM	3	79	3	0	85	4	59	0	0	63	2	0	1	0	3	1	0	2	0	3	154
Total	3	323	10	0	336	13	259	0	0	272	4	1	1	0	6	4	1	13	0	18	632
BREAK																					
4:00 PM	0	97	4	0	101	9	99	1	0	109	0	0	0	0	0	2	0	13	0	15	225
4:15 PM	0	114	4	0	118	5	101	1	0	107	0	0	2	0	2	5	0	7	0	12	239
4:30 PM	1	119	11	0	131	7	125	2	0	134	2	0	1	0	3	4	0	11	0	15	283
4:45 PM	3	123	7	0	133	7	104	2	0	113	0	0	0	0	0	2	0	15	0	17	263
Total	4	453	26	0	483	28	429	6	0	463	2	0	3	0	5	13	0	46	0	59	1010
5:00 PM	0	116	3	0	119	9	107	0	0	116	1	0	1	0	2	5	0	6	0	11	248
5:15 PM	0	115	7	0	122	11	115	3	0	129	2	0	0	0	2	6	1	10	0	17	270
5:30 PM	0	114	2	0	116	8	132	0	0	140	4	1	0	0	5	9	2	6	0	17	278
5:45 PM	0	116	9	0	125	6	118	1	0	125	0	0	0	0	0	2	0	9	0	11	261
Total	0	461	21	0	482	34	472	4	0	510	7	1	1	0	9	22	3	31	0	56	1057
Grand Total	9	1555	59	0	1623	79	1468	11	0	1558	14	2	8	0	24	40	4	92	0	136	3341
Apprch %	0.6	95.8	3.6	0.0		5.1	94.2	0.7	0.0		58.3	8.3	33.3	0.0		29.4	2.9	67.6	0.0		
Total %	0.3	46.5	1.8	0.0	48.6	2.4	43.9	0.3	0.0	46.6	0.4	0.1	0.2	0.0	0.7	1.2	0.1	2.8	0.0	4.1	
Cars, PU, Vans	9	1500	59	0	1568	78	1421	11	0	1510	14	2	8	0	24	40	4	92	0	136	3238
% Cars, PU, Vans	100.0	96.5	100.0	0.0	96.6	98.7	96.8	100.0	0.0	96.9	100.0	100.0	100.0	0.0	100.0	100.0	100.0	100.0	0.0	100.0	96.9
Heavy Trucks	0	55	0	0	55	1	47	0	0	48	0	0	0	0	0	0	0	0	0	0	103
%Heavy Trucks	0.0	3.5	0.0	0.0	3.4	1.3	3.2	0.0	0.0	3.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	3.1

Project ID: 16-9303-003
 Location: SR 53 & Tractor Supply Dwy
 City: Dawsonville

PEAK HOURS

Day: Thursday
 Date: 7/21/2016

AM

Start Time	SR 53 Northbound				SR 53 Southbound				Tractor Supply Dwy Eastbound				Tractor Supply Dwy Westbound				Int. Total
	Left	Thru	Rgt	App. Total	Left	Thru	Rgt	App. Total	Left	Thru	Rgt	App. Total	Left	Thru	Rgt	App. Total	
Peak Hour Analysis from 07:00 AM to 09:00 AM																	
Peak Hour for Entire Intersection Begins at 07:30 AM																	
7:30 AM	1	89	0	90	1	83	0	84	0	0	1	1	0	0	0	0	175
7:45 AM	0	103	2	105	2	73	0	75	0	0	1	1	1	0	1	2	183
8:00 AM	0	80	3	83	2	74	0	76	1	0	0	1	0	0	2	2	162
8:15 AM	0	94	3	97	1	58	0	59	0	1	0	1	0	1	4	5	162
Total Volume	1	366	8	375	6	288	0	294	1	1	2	4	1	1	7	9	682
% App. Total	0.3	97.6	2.1	100	2.0	98.0	0.0	100	25.0	25.0	50.0	100	11.1	11.1	77.8	100	
PHF	0.893				0.875				1.000				0.450				
Cars, PU, Vans	1	351	8	360	5	275	0	280	1	1	2	4	1	1	7	9	653
% Cars, PU, Vans	100.0	95.9	100.0	96.0	83.3	95.5	0.0	95.2	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	95.7
Heavy Trucks	0	15	0	15	1	13	0	14	0	0	0	0	0	0	0	0	29
%Heavy Trucks	0.0	4.1	0.0	4.0	16.7	4.5	0.0	4.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	4.3

PM

Start Time	SR 53 Northbound				SR 53 Southbound				Tractor Supply Dwy Eastbound				Tractor Supply Dwy Westbound				Int. Total
	Left	Thru	Rgt	App. Total	Left	Thru	Rgt	App. Total	Left	Thru	Rgt	App. Total	Left	Thru	Rgt	App. Total	
Peak Hour Analysis from 04:00 PM to 06:00 PM																	
Peak Hour for Entire Intersection Begins at 04:30 PM																	
4:30 PM	1	119	11	131	7	125	2	134	2	0	1	3	4	0	11	15	283
4:45 PM	3	123	7	133	7	104	2	113	0	0	0	0	2	0	15	17	263
5:00 PM	0	116	3	119	9	107	0	116	1	0	1	2	5	0	6	11	248
5:15 PM	0	115	7	122	11	115	3	129	2	0	0	2	6	1	10	17	270
Total Volume	4	473	28	505	34	451	7	492	5	0	2	7	17	1	42	60	1064
% App. Total	0.8	93.7	5.5	100	6.9	91.7	1.4	100	71.4	0.0	28.6	100	28.3	1.7	70.0	100	
PHF	0.949				0.918				0.583				0.882				
Cars, PU, Vans	4	460	28	492	34	435	7	476	5	0	2	7	17	1	42	60	1035
% Cars, PU, Vans	100.0	97.3	100.0	97.4	100.0	96.5	100.0	96.7	100.0	0.0	100.0	100.0	100.0	100.0	100.0	100.0	97.3
Heavy Trucks	0	13	0	13	0	16	0	16	0	0	0	0	0	0	0	0	29
%Heavy Trucks	0.0	2.7	0.0	2.6	0.0	3.5	0.0	3.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2.7

Project ID: 16-9303-004

Location: SR 53 & Dawson Forest Rd_Thompson Creek Park Rd

City: Dawsonville

Day: Thursday

Date: 7/21/2016

Peak Start Times	
AM	7:00 AM
MD	12:00 AM
PM	4:00 PM

Groups Printed - Cars, PU, Vans - Heavy Trucks

Start Time	SR 53 Northbound					SR 53 Southbound					son Forest Rd_Thompson Creek Park Eastbound					wson Forest Rd_Thompson Creek Park Westbound					Int. Total
	Left	Thru	Rgt	Peds	App. Total	Left	Thru	Rgt	Peds	App. Total	Left	Thru	Rgt	Peds	App. Total	Left	Thru	Rgt	Peds	App. Total	
7:00 AM	24	54	0	0	78	0	57	4	0	61	1	0	22	0	23	0	1	0	0	1	163
7:15 AM	23	64	0	0	87	1	89	3	0	93	0	0	25	0	25	0	0	1	0	1	206
7:30 AM	25	87	0	0	112	4	67	2	0	73	3	2	24	0	29	0	0	1	0	1	215
7:45 AM	25	106	0	0	131	0	83	5	0	88	1	1	36	0	38	0	1	1	0	2	259
Total	97	311	0	0	408	5	296	14	0	315	5	3	107	0	115	0	2	3	0	5	843
8:00 AM	24	80	0	0	104	2	58	4	0	64	1	1	22	0	24	0	0	3	0	3	195
8:15 AM	23	90	0	0	113	0	64	1	0	65	0	1	15	0	16	0	0	1	0	1	195
8:30 AM	24	71	0	0	95	2	52	6	0	60	0	0	21	1	21	0	0	3	0	3	179
8:45 AM	31	79	0	0	110	0	68	4	0	72	4	1	16	0	21	0	0	1	0	1	204
Total	102	320	0	0	422	4	242	15	0	261	5	3	74	1	82	0	0	8	0	8	773
BREAK																					
4:00 PM	29	91	1	0	121	0	97	5	0	102	5	2	42	0	49	1	0	3	0	4	276
4:15 PM	25	116	1	0	142	1	96	8	0	105	5	1	41	0	47	0	0	5	0	5	299
4:30 PM	25	119	0	0	144	2	120	11	0	133	5	0	45	0	50	0	7	1	0	8	335
4:45 PM	52	129	1	0	182	1	93	7	0	101	6	0	33	0	39	0	0	3	0	3	325
Total	131	455	3	0	589	4	406	31	0	441	21	3	161	0	185	1	7	12	0	20	1235
5:00 PM	40	113	0	0	153	0	115	10	0	125	3	1	51	0	55	0	0	1	0	1	334
5:15 PM	36	116	1	0	153	1	102	5	0	108	2	4	57	0	63	1	0	2	0	3	327
5:30 PM	31	112	0	0	143	2	135	8	0	145	1	2	39	0	42	0	0	1	0	1	331
5:45 PM	41	120	1	0	162	2	106	13	0	121	4	1	45	0	50	0	2	2	0	4	337
Total	148	461	2	0	611	5	458	36	0	499	10	8	192	0	210	1	2	6	0	9	1329
Grand Total	478	1547	5	0	2030	18	1402	96	0	1516	41	17	534	1	592	2	11	29	0	42	4180
Apprch %	23.5	76.2	0.2	0.0		1.2	92.5	6.3	0.0		6.9	2.9	90.2	0.2		4.8	26.2	69.0	0.0		
Total %	11.4	37.0	0.1	0.0	48.6	0.4	33.5	2.3	0.0	36.3	1.0	0.4	12.8	0.0	14.2	0.0	0.3	0.7	0.0	1.0	
Cars, PU, Vans	472	1495	5	0	1972	18	1353	96	0	1467	40	17	524	1	581	2	11	29	0	42	4062
% Cars, PU, Vans	98.7	96.6	100.0	0.0	97.1	100.0	96.5	100.0	0.0	96.8	97.6	100.0	98.1	100.0	98.1	100.0	100.0	100.0	0.0	100.0	97.2
Heavy Trucks	6	52	0	0	58	0	49	0	0	49	1	0	10	0	11	0	0	0	0	0	118
%Heavy Trucks	1.3	3.4	0.0	0.0	2.9	0.0	3.5	0.0	0.0	3.2	2.4	0.0	1.9	0.0	1.9	0.0	0.0	0.0	0.0	0.0	2.8

Project ID: 16-9303-004
 Location: SR 53 & Dawson Forest Rd.
 City: Dawsonville

PEAK HOURS

Day: Thursday
 Date: 7/21/2016

AM

Start Time	SR 53 Northbound				SR 53 Southbound				Forest Rd_Thompson Creek Eastbound				Forest Rd_Thompson Creek Westbound				Int. Total
	Left	Thru	Rgt	App. Total	Left	Thru	Rgt	App. Total	Left	Thru	Rgt	App. Total	Left	Thru	Rgt	App. Total	
Peak Hour Analysis from 07:00 AM to 09:00 AM																	
Peak Hour for Entire Intersection Begins at 07:15 AM																	
7:15 AM	23	64	0	87	1	89	3	93	0	0	25	25	0	0	1	1	206
7:30 AM	25	87	0	112	4	67	2	73	3	2	24	29	0	0	1	1	215
7:45 AM	25	106	0	131	0	83	5	88	1	1	36	38	0	1	1	2	259
8:00 AM	24	80	0	104	2	58	4	64	1	1	22	24	0	0	3	3	195
Total Volume	97	337	0	434	7	297	14	318	5	4	107	116	0	1	6	7	875
% App. Total	22.4	77.6	0.0	100	2.2	93.4	4.4	100	4.3	3.4	92.2	100	0.0	14.3	85.7	100	
PHF	0.828				0.855				0.763				0.583				
Cars, PU, Vans	97	322	0	419	7	287	14	308	5	4	106	115	0	1	6	7	849
% Cars, PU, Vans	100.0	95.5	0.0	96.5	100.0	96.6	100.0	96.9	100.0	100.0	99.1	99.1	0.0	100.0	100.0	100.0	97.0
Heavy Trucks	0	15	0	15	0	10	0	10	0	0	1	1	0	0	0	0	26
%Heavy Trucks	0.0	4.5	0.0	3.5	0.0	3.4	0.0	3.1	0.0	0.0	0.9	0.9	0.0	0.0	0.0	0.0	3.0

PM

Start Time	SR 53 Northbound				SR 53 Southbound				Forest Rd_Thompson Creek Eastbound				Forest Rd_Thompson Creek Westbound				Int. Total
	Left	Thru	Rgt	App. Total	Left	Thru	Rgt	App. Total	Left	Thru	Rgt	App. Total	Left	Thru	Rgt	App. Total	
Peak Hour Analysis from 04:00 PM to 06:00 PM																	
Peak Hour for Entire Intersection Begins at 05:00 PM																	
5:00 PM	40	113	0	153	0	115	10	125	3	1	51	55	0	0	1	1	334
5:15 PM	36	116	1	153	1	102	5	108	2	4	57	63	1	0	2	3	327
5:30 PM	31	112	0	143	2	135	8	145	1	2	39	42	0	0	1	1	331
5:45 PM	41	120	1	162	2	106	13	121	4	1	45	50	0	2	2	4	337
Total Volume	148	461	2	611	5	458	36	499	10	8	192	210	1	2	6	9	1329
% App. Total	24.2	75.5	0.3	100	1.0	91.8	7.2	100	4.8	3.8	91.4	100	11.1	22.2	66.7	100	
PHF	0.943				0.860				0.833				0.563				
Cars, PU, Vans	147	451	2	600	5	448	36	489	10	8	189	207	1	2	6	9	1305
% Cars, PU, Vans	99.3	97.8	100.0	98.2	100.0	97.8	100.0	98.0	100.0	100.0	98.4	98.6	100.0	100.0	100.0	100.0	98.2
Heavy Trucks	1	10	0	11	0	10	0	10	0	0	3	3	0	0	0	0	24
%Heavy Trucks	0.7	2.2	0.0	1.8	0.0	2.2	0.0	2.0	0.0	0.0	1.6	1.4	0.0	0.0	0.0	0.0	1.8

Future Roadway/Intersection Projects



SR 400 @ SR 53/CORR A1

Project ID:	132790-	Notice to Proceed Date:	1/21/2015
Project Manager:	Davida White	Construction Percent Complete:	42.95%
Office:	Program Delivery	Current Completion Date:	5/10/2017
County:	Dawson	Work Completion Date:	
Congressional District:	009	Construction Contract Amount:	
State Senate District.:	051	Construction Contractor:	C. W. MATTHEWS CONTRACTING CO., INC.
State House District:	009	Select Another Project	
Project Type:	Reconstruction/Rehabilitation	Design Plan Documents	
Project Status:	Under Construction	Preconstruction Status Report	
Right of Way Authorization:		Construction Status Report	

[Submit feedback to project manager](#)

Project Description:

Project is to provide operational improvements to the intersection fo SR 400 @ SR 53. It is proposed to reconfigure the intersection from a traditional type intersection to a Displaced Left Turn (DLT) Intersection also known as a Continuous Flow Intersection (CFI). The design proposes to implement a 2-leg DLT with the legs on the north and south approaches along SR 400. The approaches to the intersection along SR 53 will remain a traditional intersection approach. A raised median is proposed on SR 53 for the intersection. Five signals will be installed for the DLT. One signal at the main intersection of SR 400 @ SR 53, one signal at each of the two DLT crossover movements that occur prior to the main intersection, and one signal at each right turn movement from SR 53 to SR 400. The current full access median break on SR 400 north of the intersection of SR 400 @ SR 53 will be converted to a left in only

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median break on SR 400 north of the intersection of SR 400 @ SR 53 will be converted to a left in only from SR 400 with right in/right out access from the side street and driveway.

Activity	Program Year	Cost Estimate
PE (Preliminary Engineering)	1999	\$3,025,420.69
ROW (Right of Way)	2013	\$9,540,000.00
UTL (Utilities)	2015	\$529,100.00
CST (Construction)	2015	\$11,995,419.54



Project Documents
Concept Report
132790- CR_APR2001.pdf
132790- L&D_Affidavit of Publication & ADS_SEPOCT2011.pdf
132790- L&D_SEP2011.pdf
132790- REVCR_JUN2011.pdf
PoDI S&O Plan
132790- PoDI S&O Plan.pdf
Public Outreach
(CFI) left turn.pdf
3D Typical SR 400.pdf
3D Typical SR 53.pdf
Handouts.pdf
Project Display.pdf
SR 400 Display.pdf
SR 53 Display.pdf





CR 252/DAWSON FOREST RD FM LUMPKIN CAMPGROUND RD TO SR 53

Project ID:	0008378	Notice to Proceed Date:
Project Manager:	Albert Shelby	Construction Percent Complete: %
Office:	Program Delivery	Current Completion Date:
County:	Dawson	Work Completion Date:
Congressional District:	009	Construction Contract Amount:
State Senate District.:	051	Construction Contractor:
State House District:	009	Select Another Project
Project Type:	Reconstruction/Rehabilitation	Design Plan Documents
Project Status:	Long Range Program	Preconstruction Status Report
Right of Way Authorization:		Construction Status Report

[Submit feedback to project manager](#)

Project Description:

Activity	Program Year	Cost Estimate
PE (Preliminary Engineering)	2051	\$820,677.37
CST (Construction)	2051	\$10,258,467.16
UTL (Utilities)	LOCL	\$1,849,845.00
ROW (Right of Way)	LOCL	\$10,218,615.00



Project Documents
There are no items to show in this view.

TOP 5 MOST VISITED

- Transportation Project Search
- Crash, Road & Traffic Data
- Northwest Corridor Express Lanes
- Contractors
- Maps



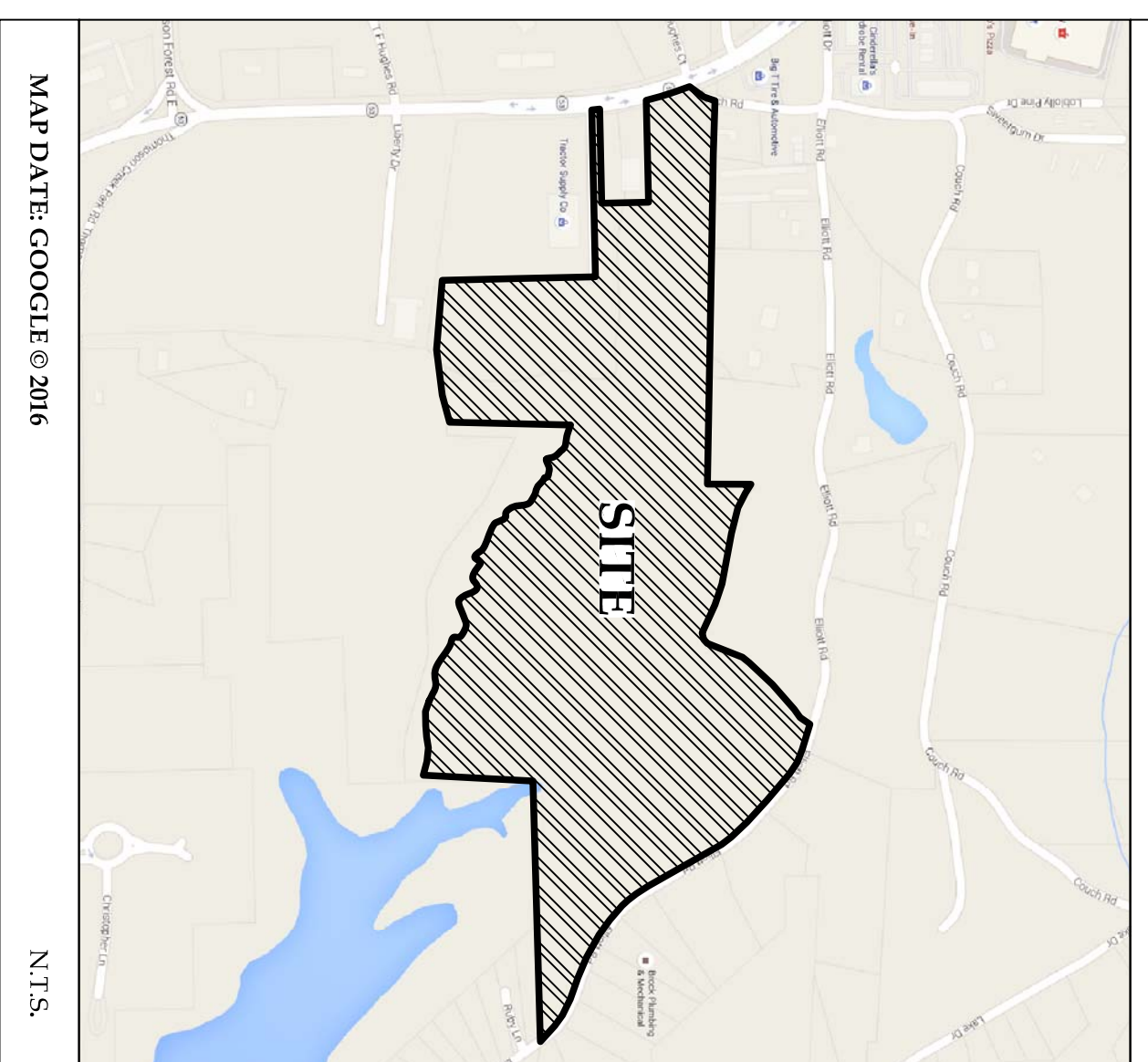
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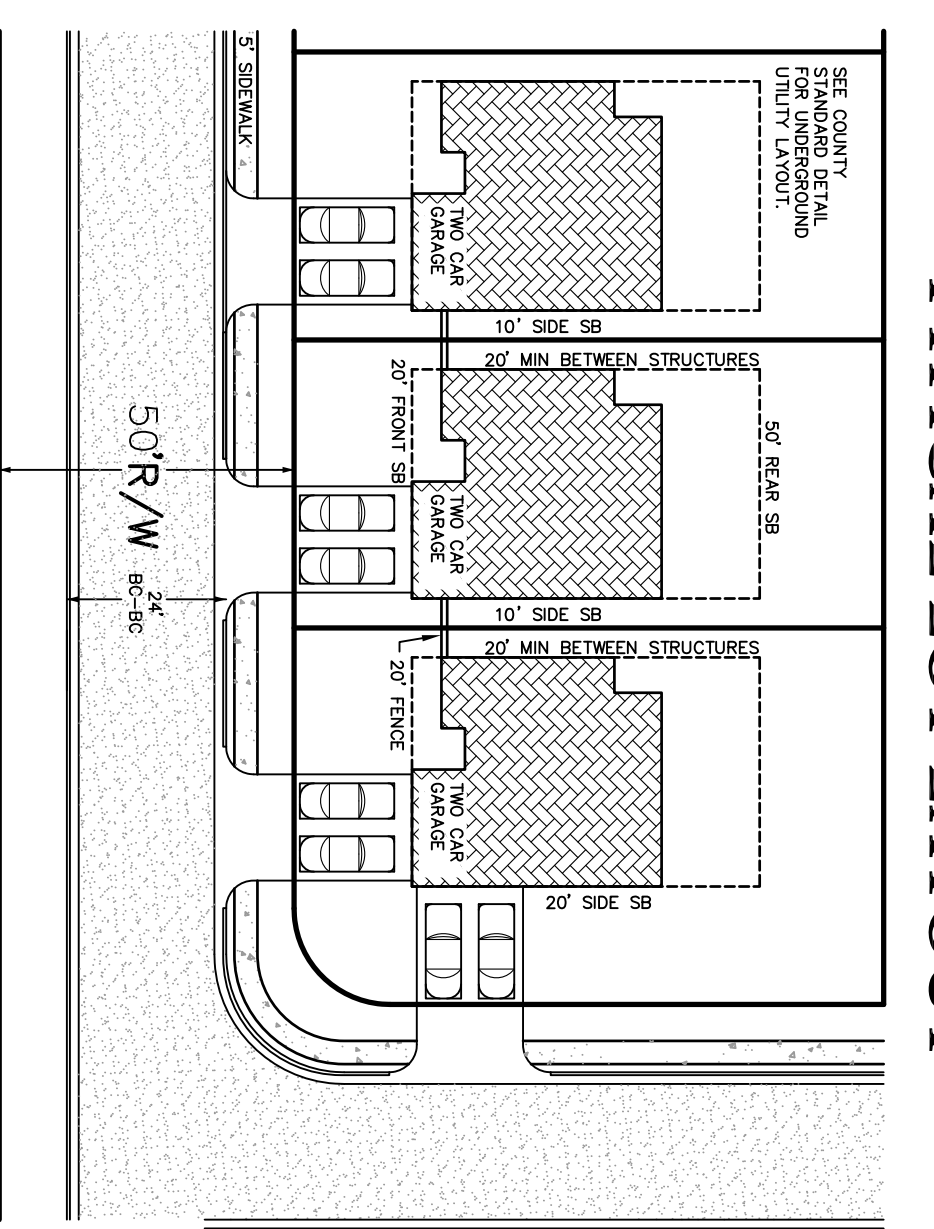
Georgia Department of Transportation
 One Georgia Center
 600 West Peachtree NW
 Atlanta, GA 30308
 (404) 631-1990 Main Office
[Contact Us](#)

Proposed Site Plan

SITE LOCATION MAP



TYPICAL LOT LAYOUT

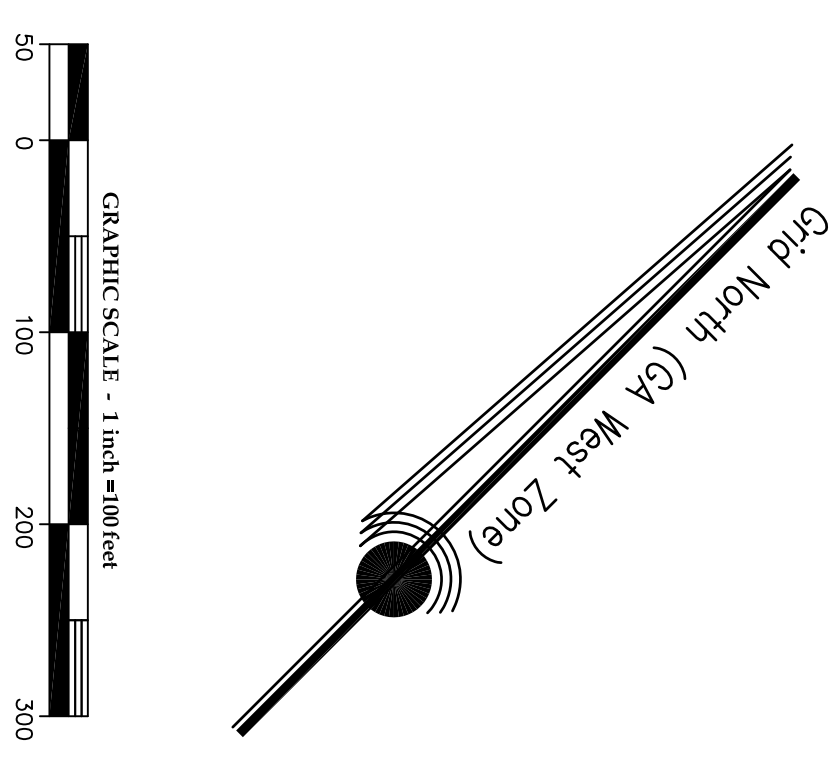
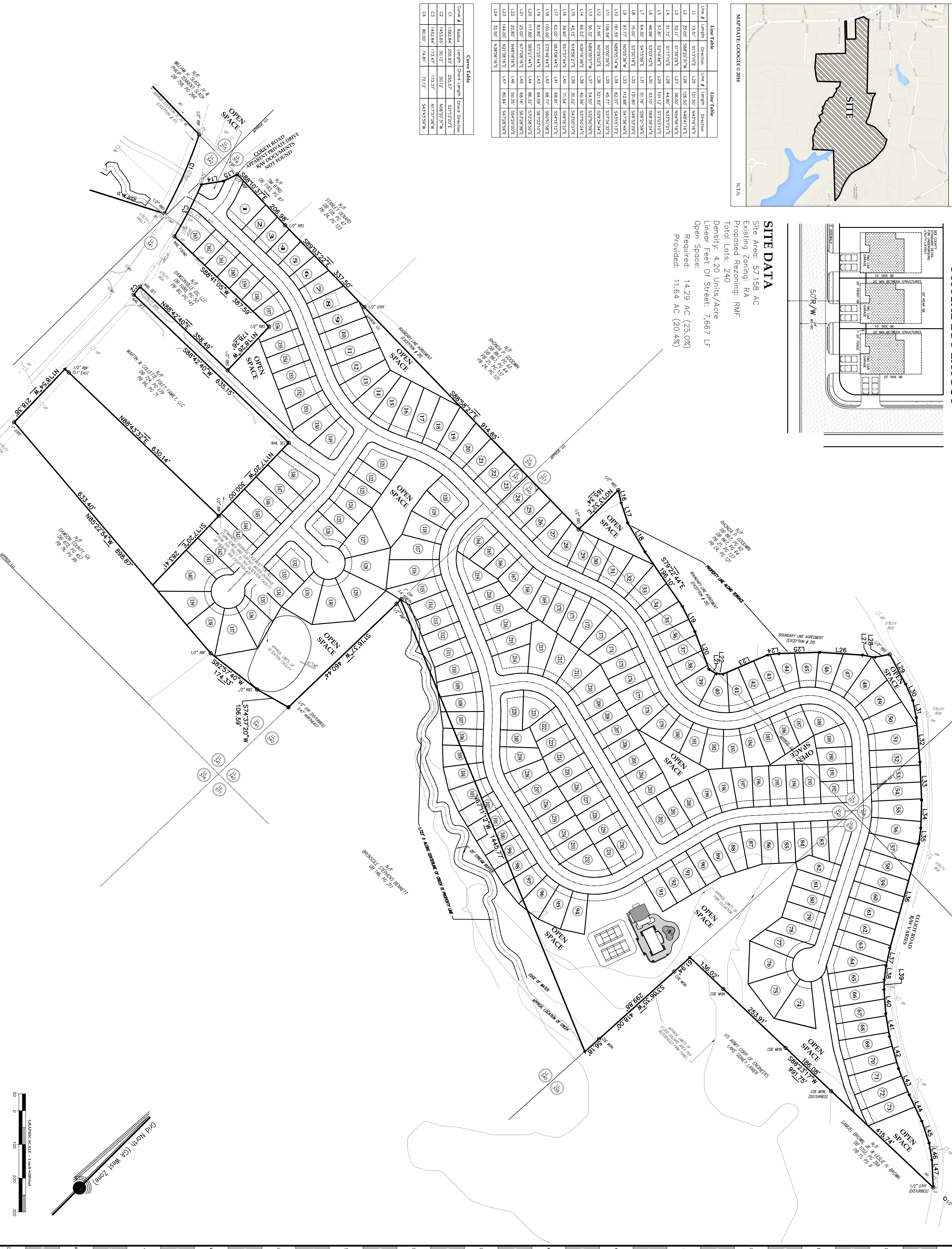


SITE DATA

Site Area: 57.158 AC
 Existing Zoning: RA
 Proposed Rezoning: RMF
 Total Lots: 240
 Density: 4.20 Units/Acre
 Linear Feet Of Street: 7,667 LF
 Open Space:
 Required: 14.29 AC (25.0%)
 Provided: 11.64 AC (20.4%)

Line #	Length	Direction	Line #	Length	Direction
L1	73.51'	S71°31'05" E	L26	121.50'	N43°16'16" E
L2	33.00'	S88°20'31" W	L28	128.50'	N48°41'16" E
L3	52.11'	S79°29'36" E	L27	38.00'	N45°46'16" E
L4	51.72'	S71°15'5" E	L28	44.00'	N33°27'21" E
L5	57.81'	S21°04'45" E	L29	101.12'	S82°31'05" E
L6	48.98'	S30°24'25" E	L30	53.10'	S82°29'24" E
L7	64.30'	S41°58'5" E	L31	51.78'	S82°19'24" E
L8	15.00'	S30°18'5" E	L32	131.80'	S49°53'29" E
L9	97.77'	N0°05'36" W	L33	112.88'	S47°28'46" E
L10	181.52'	N88°25'14" W	L34	82.37'	S43°15'13" E
L11	108.58'	S0°00'39" E	L36	45.77'	S37°43'27" E
L12	21.95'	N0°29'03" E	L36	321.92'	S29°34'44" E
L13	50.32'	N88°25'27" W	L37	54.50'	S32°05'36" E
L14	65.51'	N48°16'38" E	L38	40.87'	S37°02'45" E
L15	45.13'	N58°27'15" E	L39	30.02'	S43°00'07" E
L16	39.80'	S57°37'44" E	L40	71.54'	S49°16'22" E
L17	62.00'	S3°08'44" E	L42	98.77'	S60°51'38" E
L18	100.00'	S79°49'44" E	L43	98.77'	S60°51'38" E
L19	83.80'	S72°54'45" E	L44	84.00'	S67°03'10" E
L20	117.80'	S65°27'44" E	L44	86.32'	S70°38'00" E
L21	23.00'	N27°08'16" E	L46	68.10'	S63°28'30" E
L22	20.80'	N48°18'16" E	L46	50.30'	S64°29'00" E
L23	144.60'	N21°38'16" E	L47	80.84'	S47°28'39" E
L24	32.50'	N38°16'16" E			

Curve #	Radius	Length	Chord Length	Chord Direction
C1	1392.84'	255.13'	255.57'	S27°13'20" E
C2	1453.65'	30.12'	30.12'	N08°20'31" W
C3	1452.84'	173.47'	173.37'	N17°10'28" W
C4	80.00'	74.81'	72.12'	S43°43'59" W



CONSISTENT
 538 Elliott Family Parkway
 Davisville, CA 95834
 Mobile: 607-276-8222
 Email: Corey.Chatterjee@gmail.com
OWNER/DEVELOPER:

PROJECT:
 SR 53/ELLIOTT
 RD/LAKE LANIER
 TRACT
24-HOUR CONTACT:

LOCATED IN:
 LAND LOTS 316-318 & 339-341
 18th DISTRICT, SOUTH SECTION
 DAVENPORT COUNTY, GEORGIA
 PART OF THE 003 & 115 1881

SHEET TITLE:
 REZONING
 EXHIBIT

DRAWING DATE: 2016-07-07
STAMP:
SHEET REVISIONS

NO.	DESCRIPTION	DATE
1	REZONING EXHIBIT	07/07/16

SHEET: C0.01

PROJECT:
 SR 53 FRONTAGE TRACT

24-HOUR CONTACT:

LOCATED IN:
 LAND LOT 342
 18th DISTRICT, SOUTH SECTION
 DAWSON COUNTY, GEORGIA
 PARCEL NUMBER:
 PART OF 114 033

SHEET TITLE:
 REZONING EXHIBIT

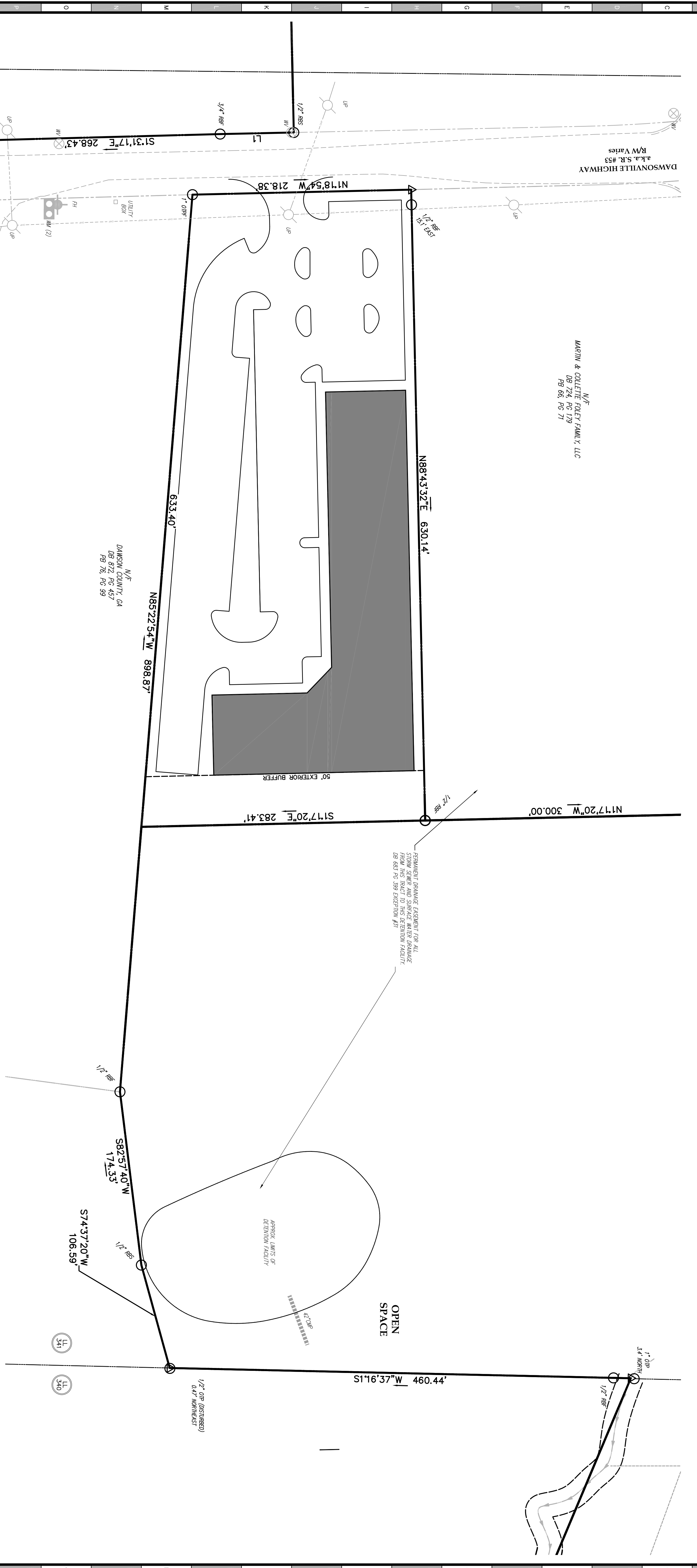
DRAWING DATE: 2016-07-07

STAMP:

SHEET REVISIONS

NO.	DESCRIPTION	DATE
1	REZONING EXHIBIT	07/07/16

SHEET:
 C0.01

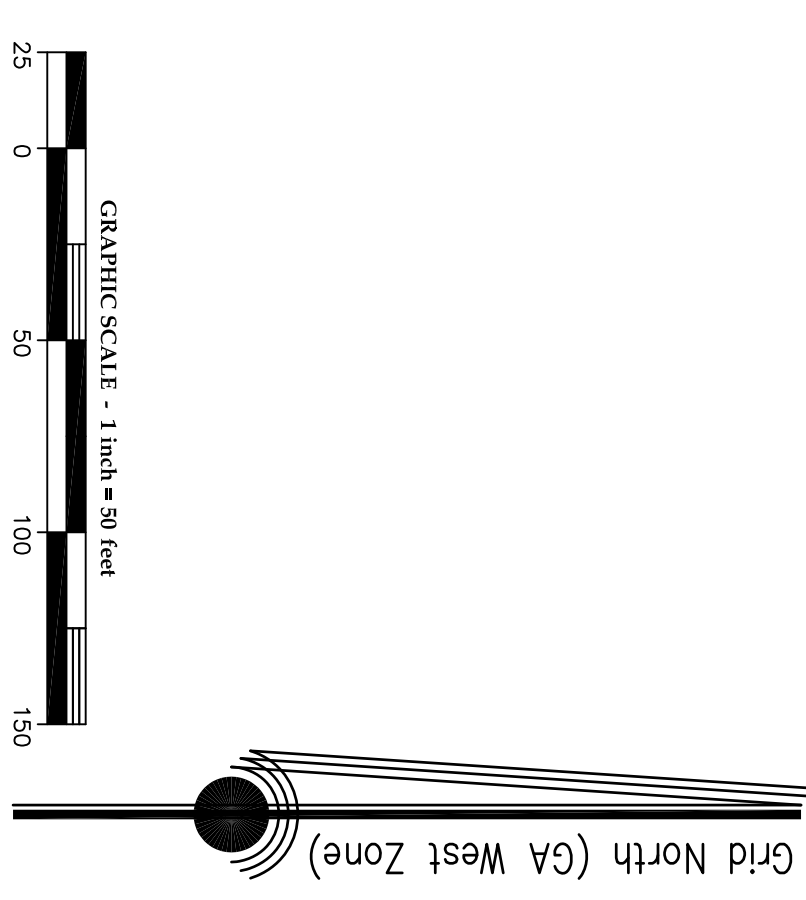
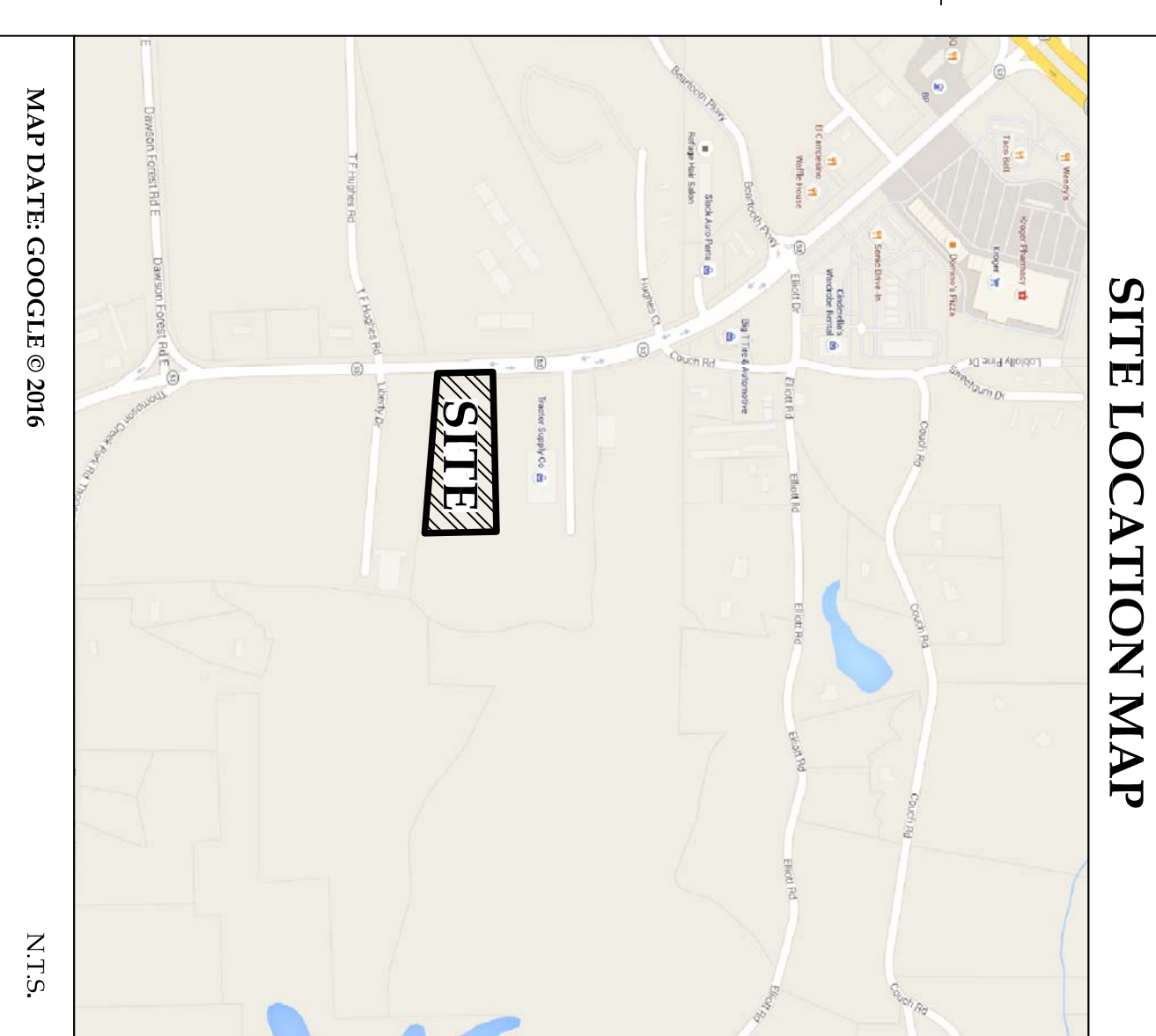


SITE DATA
 Site Area: 3.629 AC
 Existing Zoning: RA
 Proposed Zoning: C-HB
 Total Building Square Footage: 40,314 SF

Curve Table

Curve #	Radius	Length	Chord Length	Chord Direction
C1	1392.84'	265.83'	265.57'	S211°3'20"E
C2	1452.65'	30.12'	30.12'	N06°20'31"W
C3	1452.64'	173.47'	173.33'	N17°37'08"W
C4	80.00'	74.81'	72.12'	S43°43'59"W

Line Table		Line Table	
Line #	Direction	Line #	Direction
L1	S113°15'E	L25	121.50' N43°16'16"E
L2	35.00' S88°20'31"W	L26	128.50' N48°41'16"E
L3	52.11' S1°39'29"E	L27	38.00' N54°56'16"E
L4	51.72' S117°15'E	L28	44.80' N33°57'21"E
L5	57.81' S27°46'E	L29	101.12' S75°03'10"E
L6	46.99' S3°03'42"E	L30	53.10' S68°39'24"E
L7	64.30' S41°54'56"E	L31	51.76' S66°21'59"E
L8	15.00' S3°01'0"E	L32	131.80' S48°33'29"E
L9	97.77' N0°05'36"W	L33	112.88' S47°36'49"E
L10	161.55' N89°51'4"W	L34	82.37' S47°15'13"E
L11	106.58' S0°00'39"E	L35	45.77' S37°34'32"E
L12	21.95' N0°29'03"E	L36	321.92' S29°34'34"E
L13	50.32' N89°35'57"W	L37	54.50' S32°50'59"E
L14	66.53' N36°16'38"E	L38	40.39' S37°50'24"E
L15	45.15' N18°56'27"E	L39	30.02' S43°00'07"E
L16	39.90' S57°37'44"E	L40	71.54' S49°16'22"E
L17	62.00' S83°08'44"E	L41	68.81' S54°16'12"E
L18	100.00' S75°49'44"E	L42	98.77' S67°51'58"E
L19	83.80' S71°25'44"E	L43	84.08' S67°03'10"E
L20	117.80' S55°27'44"E	L44	86.32' S70°38'50"E
L21	25.00' N77°08'16"E	L45	68.16' S62°28'38"E
L22	20.80' N48°18'16"E	L46	50.35' S47°29'00"E
L23	144.00' N21°38'16"E	L47	80.94' S47°28'59"E
L24	32.50' N38°06'16"E		



1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31

Intersection Volume Worksheets

**Trip Generation Analysis (9th Ed.)
3 SR 53 Tracts TIA
Dawson County, GA**

Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
Proposed Site Traffic								
230 Residential Condominium/Townhouse	95 d.u.	616	50	9	41	58	39	19
251 Senior Adult Housing-Detached	240 d.u.	1,030	71	25	46	87	53	34
820 Shopping Center	40,314 s.f. gross leasable area	1,722	39	24	15	150	72	78
Gross Trips		3,368	160	58	102	295	164	131
Residential Trips 251		1,030	71	25	46	87	53	34
<i>Mixed-Use Reductions</i>		0	0	0	0	0	0	0
<i>Alternative Mode Reductions</i>		0	0	0	0	0	0	0
Adjusted Residential Trips 251		1,030	71	25	46	87	53	34
Residential Trips 230		616	50	9	41	58	39	19
<i>Mixed-Use Reductions</i>		0	0	0	0	0	0	0
<i>Alternative Mode Reductions</i>		0	0	0	0	0	0	0
Adjusted Residential Trips 230		616	50	9	41	58	39	19
Retail Trips 820		1,722	39	24	15	150	72	78
<i>Mixed-Use Reductions</i>		0	0	0	0	0	0	0
<i>Alternative Mode Reductions</i>		0	0	0	0	0	0	0
Adjusted Retail Trips 820		1,722	39	24	15	150	72	78
<i>Alternative Mode Reductions - TOTAL</i>		0	0	0	0	0	0	0
New Trips		3,368	160	58	102	295	164	131
Driveway Volumes		3,368	160	58	102	295	164	131

k:\atl_tpto\017462000 3 sr 53 tracts tia, dawson county, july 2016\analysis\[3_sr53tracts_tia_analysis.xls]trip generation

INTERSECTION VOLUME DEVELOPMENT

**SR 53 at Beartooth Parkway/Elliott Drive
AM PEAK HOUR**

Description	SR 53 Northbound			SR 53 Southbound			Beartooth Pkwy/Elliott Dr Eastbound			Beartooth Pkwy/Elliott Dr Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Seasonally Adjusted 2016 Traffic Volumes	14	371	12	4	274	22	11	4	37	9	8	13
Pedestrians		0			0			0			1	
Conflicting Pedestrians	0		1	1		0	0		0	0		0
Heavy Vehicles	0	15	0	0	14	0	0	0	0	0	0	0
Heavy Vehicle %	0%	4%	0%	0%	5%	0%	0%	0%	0%	0%	0%	0%
Peak Hour Factor		0.91			0.96			0.80			0.84	
Annual Growth Rate	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
Growth Factor	1.082	1.082	1.082	1.082	1.082	1.082	1.082	1.082	1.082	1.082	1.082	1.082
2020 Background Traffic	15	402	13	4	297	24	12	4	40	10	9	14
Project Trips												
Trip Distribution IN					50%				15%			
Trip Distribution OUT	15%	50%										
Residential Trips 251	7	23	0	0	13	0	0	0	4	0	0	0
Trip Distribution IN					50%				15%			
Trip Distribution OUT	15%	50%										
Residential Trips 230	6	21	0	0	5	0	0	0	1	0	0	0
Trip Distribution IN					50%				10%			
Trip Distribution OUT		60%										
Retail Trips 820	0	9	0	0	12	0	0	0	2	0	0	0
Total Project Trips	13	53	0	0	30	0	0	0	7	0	0	0
2020 Buildout Total	28	455	13	4	327	24	12	4	47	10	9	14

PM PEAK HOUR

Description	SR 53 Northbound			SR 53 Southbound			Beartooth Pkwy/Elliott Dr Eastbound			Beartooth Pkwy/Elliott Dr Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Observed 2016 Traffic Volumes	25	486	8	22	419	67	37	6	42	24	8	27
Pedestrians											1	
Conflicting Pedestrians	0		1	1		0	0		0	0		0
Heavy Vehicles	0	11	0	0	14	1	1	0	0	0	0	0
Heavy Vehicle %	0%	2%	0%	0%	3%	1%	3%	0%	0%	0%	0%	0%
Peak Hour Factor		0.94			0.85			0.76			0.78	
Annual Growth Rate	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
Growth Factor	1.082	1.082	1.082	1.082	1.082	1.082	1.082	1.082	1.082	1.082	1.082	1.082
2020 Background Traffic	27	526	9	24	454	73	40	6	45	26	9	29
Project Trips												
Trip Distribution IN					50%				15%			
Trip Distribution OUT	15%	50%										
Residential Trips 251	5	17	0	0	27	0	0	0	8	0	0	0
Trip Distribution IN					50%				15%			
Trip Distribution OUT	15%	50%										
Residential Trips 230	3	10	0	0	20	0	0	0	6	0	0	0
Trip Distribution IN					50%				10%			
Trip Distribution OUT		60%										
Retail Trips 820	0	47	0	0	36	0	0	0	7	0	0	0
Total Project Trips	8	74	0	0	83	0	0	0	21	0	0	0
2020 Buildout Total	35	600	9	24	537	73	40	6	66	26	9	29

INTERSECTION VOLUME DEVELOPMENT

SR 53 at Hughes Court (Dwy #1)/Couch Road (Dwy #2) AM PEAK HOUR

Description	SR 53 Northbound			SR 53 Southbound			Hughes Ct/Couch Rd Eastbound			Hughes Ct/Couch Rd Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Seasonally Adjusted 2016 Traffic Volumes	0	375	3	1	346	0	0	0	1	1	1	0
Pedestrians	0			0			0			1		
Conflicting Pedestrians	0		1	1		0	0		0	0		0
Heavy Vehicles	0	15	0	0	12	0	0	0	0	0	0	0
Heavy Vehicle %	0%	4%	0%	0%	3%	0%	0%	0%	0%	0%	0%	0%
Peak Hour Factor	0.83			0.94			0.25			0.50		
Annual Growth Rate	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
Growth Factor	1.082	1.082	1.082	1.082	1.082	1.082	1.082	1.082	1.082	1.082	1.082	1.082
2020 Background Traffic	0	406	3	1	375	0	0	0	1	1	1	0
Project Trips												
Trip Distribution IN			30%	60%	5%							
Trip Distribution OUT		5%								30%		60%
Residential Trips 251	0	2	8	15	1	0	0	0	0	14	0	28
Trip Distribution IN	35%					65%						
Trip Distribution OUT							65%		35%			
Residential Trips 230	3	0	0	0	0	6	27	0	14	0	0	0
Trip Distribution IN					60%							
Trip Distribution OUT		60%										
Retail Trips 820	0	9	0	0	14	0	0	0	0	0	0	0
Total Project Trips	3	11	8	15	15	6	27	0	14	14	0	28
2020 Buildout Total	3	417	11	16	390	6	27	0	15	15	1	28

PM PEAK HOUR

Description	SR 53 Northbound			SR 53 Southbound			Hughes Ct/Couch Rd Eastbound			Hughes Ct/Couch Rd Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Observed 2016 Traffic Volumes	1	511	2	0	492	2	2	0	2	2	1	2
Pedestrians	0			0			0			0		
Conflicting Pedestrians	0		0	0		0	0		0	0		0
Heavy Vehicles	0	13	0	0	16	0	0	0	0	0	0	0
Heavy Vehicle %	0%	3%	0%	0%	3%	0%	0%	0%	0%	0%	0%	0%
Peak Hour Factor	0.91			0.91			0.50			0.63		
Annual Growth Rate	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
Growth Factor	1.082	1.082	1.082	1.082	1.082	1.082	1.082	1.082	1.082	1.082	1.082	1.082
2020 Background Traffic	1	553	2	0	533	2	2	0	2	2	1	2
Project Trips												
Trip Distribution IN			30%	60%	5%							
Trip Distribution OUT		5%								30%		60%
Residential Trips 251	0	2	16	32	3	0	0	0	0	10	0	20
Trip Distribution IN	35%					65%						
Trip Distribution OUT							65%		35%			
Residential Trips 230	14	0	0	0	0	25	12	0	7	0	0	0
Trip Distribution IN					60%							
Trip Distribution OUT		60%										
Retail Trips 820	0	47	0	0	43	0	0	0	0	0	0	0
Total Project Trips	14	49	16	32	46	25	12	0	7	10	0	20
2020 Buildout Total	15	602	18	32	579	27	14	0	9	12	1	22

INTERSECTION VOLUME DEVELOPMENT

SR 53 at Tractor Supply (Dwy #3) AM PEAK HOUR

Description	SR 53 Northbound			SR 53 Southbound			Harvest Circle Eastbound			TSC (Dwy #3) Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Seasonally Adjusted 2016 Traffic Volumes	1	399	9	7	314	0	1	1	2	1	1	8
Pedestrians	0			0			0			0		
Conflicting Pedestrians	0		0	0		0	0		0	0		0
Heavy Vehicles	0	15	0	1	13	0	0	0	0	0	0	0
Heavy Vehicle %	0%	4%	0%	14%	4%	0%	0%	0%	0%	0%	0%	0%
Peak Hour Factor	0.89			0.88			1.00			0.45		
Annual Growth Rate	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
Growth Factor	1.082	1.082	1.082	1.082	1.082	1.082	1.082	1.082	1.082	1.082	1.082	1.082
2020 Background Traffic	1	432	10	8	340	0	1	1	2	1	1	9
Project Trips												
Trip Distribution IN		30%	5%	5%								
Trip Distribution OUT					30%					5%		5%
Residential Trips 251	0	8	1	1	14	0	0	0	0	2	0	2
Trip Distribution IN		35%										
Trip Distribution OUT					35%							
Residential Trips 230	0	3	0	0	14	0	0	0	0	0	0	0
Trip Distribution IN					60%							
Trip Distribution OUT		60%										
Retail Trips 820	0	9	0	0	14	0	0	0	0	0	0	0
Total Project Trips	0	20	1	1	42	0	0	0	0	2	0	2
2020 Buildout Total	1	452	11	9	382	0	1	1	2	3	1	11

PM PEAK HOUR

Description	SR 53 Northbound			SR 53 Southbound			Harvest Circle Eastbound			TSC (Dwy #3) Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Observed 2016 Traffic Volumes	4	473	28	34	451	7	5	0	2	17	1	42
Pedestrians	0			0			0			0		
Conflicting Pedestrians	0		0	0		0	0		0	0		0
Heavy Vehicles	0	13	0	0	16	0	0	0	0	0	0	0
Heavy Vehicle %	0%	3%	0%	0%	4%	0%	0%	0%	0%	0%	0%	0%
Peak Hour Factor	0.95			0.92			0.58			0.88		
Annual Growth Rate	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
Growth Factor	1.082	1.082	1.082	1.082	1.082	1.082	1.082	1.082	1.082	1.082	1.082	1.082
2020 Background Traffic	4	512	30	37	488	8	5	0	2	18	1	45
Project Trips												
Trip Distribution IN		30%	5%	5%								
Trip Distribution OUT					30%					5%		5%
Residential Trips 251	0	16	3	3	10	0	0	0	0	2	0	2
Trip Distribution IN		35%										
Trip Distribution OUT					35%							
Residential Trips 230	0	14	0	0	7	0	0	0	0	0	0	0
Trip Distribution IN					60%							
Trip Distribution OUT		60%										
Retail Trips 820	0	47	0	0	43	0	0	0	0	0	0	0
Total Project Trips	0	77	3	3	60	0	0	0	0	2	0	2
2020 Buildout Total	4	589	33	40	548	8	5	0	2	20	1	47

INTERSECTION VOLUME DEVELOPMENT

**SR 53 at Dawson Forest Road/Thompson Creek Park Rd
AM PEAK HOUR**

Description	SR 53 Northbound			SR 53 Southbound			Dawson Forest Road Eastbound			Thompson Creek Park Rd Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Seasonally Adjusted 2016 Traffic Volumes	106	367	0	8	324	15	5	4	117	0	1	7
Pedestrians	0			0			0			1		
Conflicting Pedestrians	0		1	1		0	0		0	0		0
Heavy Vehicles	0	15	0	0	10	0	0	0	1	0	0	0
Heavy Vehicle %	0%	4%	0%	0%	3%	0%	0%	0%	1%	0%	0%	0%
Peak Hour Factor	0.83			0.86			0.76			0.58		
Annual Growth Rate	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
Growth Factor	1.082	1.082	1.082	1.082	1.082	1.082	1.082	1.082	1.082	1.082	1.082	1.082
2020 Background Traffic	115	397	0	9	351	16	5	4	127	0	1	8
Project Trips												
Trip Distribution IN		20%					15%					
Trip Distribution OUT					20%	15%						
Residential Trips 251	0	5	0	0	9	7	4	0	0	0	0	0
Trip Distribution IN		20%					15%					
Trip Distribution OUT					20%	15%						
Residential Trips 230	0	2	0	0	8	6	1	0	0	0	0	0
Trip Distribution IN		30%					10%					
Trip Distribution OUT					30%	10%						
Retail Trips 820	0	7	0	0	5	2	2	0	0	0	0	0
Total Project Trips	0	14	0	0	22	15	7	0	0	0	0	0
2020 Buildout Total	115	411	0	9	373	31	12	4	127	0	1	8

PM PEAK HOUR

Description	SR 53 Northbound			SR 53 Southbound			Dawson Forest Road Eastbound			Thompson Creek Park Rd Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Observed 2016 Traffic Volumes	148	461	2	5	458	36	10	8	192	1	2	6
Pedestrians	0			0			0			0		
Conflicting Pedestrians	0		0	0		0	0		0	0		0
Heavy Vehicles	1	10	0	0	10	0	0	0	3	0	0	0
Heavy Vehicle %	1%	2%	0%	0%	2%	0%	0%	0%	2%	0%	0%	0%
Peak Hour Factor	0.94			0.86			0.83			0.56		
Annual Growth Rate	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
Growth Factor	1.082	1.082	1.082	1.082	1.082	1.082	1.082	1.082	1.082	1.082	1.082	1.082
2020 Background Traffic	160	499	2	5	496	39	11	9	208	1	2	6
Project Trips												
Trip Distribution IN		20%					15%					
Trip Distribution OUT					20%	15%						
Residential Trips 251	0	11	0	0	7	5	8	0	0	0	0	0
Trip Distribution IN		20%					15%					
Trip Distribution OUT					20%	15%						
Residential Trips 230	0	8	0	0	4	3	6	0	0	0	0	0
Trip Distribution IN		30%					10%					
Trip Distribution OUT					30%	10%						
Retail Trips 820	0	22	0	0	23	8	7	0	0	0	0	0
Total Project Trips	0	41	0	0	34	16	21	0	0	0	0	0
2020 Buildout Total	160	540	2	5	530	55	32	9	208	1	2	6

INTERSECTION VOLUME DEVELOPMENT

**SR 53 at Proposed Dwy#4
AM PEAK HOUR**

Description	Northbound			Southbound			Eastbound			Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Seasonally Adjusted 2016 Traffic Volumes	0	379	0	0	317	0	0	0	0	0	0	0
Pedestrians	0			0			0			0		
Conflicting Pedestrians	0		0	0		0	0		0	0		0
Heavy Vehicles	0	15	0	0	13	0	0	0	0	0	0	0
Heavy Vehicle %	0%	4%	0%	0%	4%	0%	0%	0%	0%	0%	0%	0%
Peak Hour Factor	0.88			0.88			0.88			0.88		
Annual Growth Rate	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
Growth Factor	1.082	1.082	1.082	1.082	1.082	1.082	1.082	1.082	1.082	1.082	1.082	1.082
2020 Background Traffic	0	410	0	0	343	0	0	0	0	0	0	0
Project Trips												
Trip Distribution IN		35%										
Trip Distribution OUT					35%							
Residential Trips 251	0	9	0	0	16	0	0	0	0	0	0	0
Trip Distribution IN		35%										
Trip Distribution OUT					35%							
Residential Trips 230	0	3	0	0	14	0	0	0	0	0	0	0
Trip Distribution IN			40%	60%								
Trip Distribution OUT										40%		60%
Retail Trips 820	0	0	10	14	0	0	0	0	0	6	0	9
Total Project Trips	0	12	10	14	30	0	0	0	0	6	0	9
2020 Buildout Total	0	422	10	14	373	0	0	0	0	6	0	9

PM PEAK HOUR

Description	Northbound			Southbound			Eastbound			Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Observed 2016 Traffic Volumes	0	477	0	0	470	0	0	0	0	0	0	0
Pedestrians	0			0			0			0		
Conflicting Pedestrians	0		0	0		0	0		0	0		0
Heavy Vehicles	0	10	0	0	16	0	0	0	0	0	0	0
Heavy Vehicle %	0%	2%	0%	0%	3%	0%	0%	0%	0%	0%	0%	0%
Peak Hour Factor	0.88			0.88			0.88			0.88		
Annual Growth Rate	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
Growth Factor	1.082	1.082	1.082	1.082	1.082	1.082	1.082	1.082	1.082	1.082	1.082	1.082
2020 Background Traffic	0	516	0	0	509	0	0	0	0	0	0	0
Project Trips												
Trip Distribution IN		35%										
Trip Distribution OUT					35%							
Residential Trips 251	0	19	0	0	12	0	0	0	0	0	0	0
Trip Distribution IN		35%										
Trip Distribution OUT					35%							
Residential Trips 230	0	14	0	0	7	0	0	0	0	0	0	0
Trip Distribution IN			40%	60%								
Trip Distribution OUT										40%		60%
Retail Trips 820	0	0	29	43	0	0	0	0	0	31	0	47
Total Project Trips	0	33	29	43	19	0	0	0	0	31	0	47
2020 Buildout Total	0	549	29	43	528	0	0	0	0	31	0	47

Synchro Analysis Reports

HCM Unsignalized Intersection Capacity Analysis
 1: SR 53 & Beartooth Pkwy/Elliott Dr

3 SR 53 Tracts TIA
 Existing AM 2016



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	11	4	37	9	8	13	14	371	12	4	274	22
Future Volume (Veh/h)	11	4	37	9	8	13	14	371	12	4	274	22
Sign Control		Stop			Stop			Free			Free	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.80	0.80	0.80	0.84	0.84	0.84	0.91	0.91	0.91	0.96	0.96	0.96
Hourly flow rate (vph)	14	5	46	11	10	15	15	408	13	4	285	23
Pedestrians					1							
Lane Width (ft)					12.0							
Walking Speed (ft/s)					3.5							
Percent Blockage					0							
Right turn flare (veh)			4									
Median type								None			None	
Median storage (veh)												
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	751	745	285	741	738	416	285			422		
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	751	745	285	741	738	416	285			422		
tC, single (s)	7.1	6.5	6.2	7.1	6.5	6.2	4.1			4.1		
tC, 2 stage (s)												
tF (s)	3.5	4.0	3.3	3.5	4.0	3.3	2.2			2.2		
p0 queue free %	95	99	94	96	97	98	99			100		
cM capacity (veh/h)	311	339	759	307	342	641	1289			1147		
Direction, Lane #	EB 1	EB 2	WB 1	NB 1	NB 2	SB 1	SB 2	SB 3				
Volume Total	14	51	36	15	421	4	285	23				
Volume Left	14	0	11	15	0	4	0	0				
Volume Right	0	46	15	0	13	0	0	23				
cSH	311	841	407	1289	1700	1147	1700	1700				
Volume to Capacity	0.05	0.06	0.09	0.01	0.25	0.00	0.17	0.01				
Queue Length 95th (ft)	4	5	7	1	0	0	0	0				
Control Delay (s)	17.1	10.6	14.7	7.8	0.0	8.1	0.0	0.0				
Lane LOS	C	B	B	A		A						
Approach Delay (s)	12.0		14.7	0.3		0.1						
Approach LOS	B		B									
Intersection Summary												
Average Delay			1.7									
Intersection Capacity Utilization			35.3%	ICU Level of Service	A							
Analysis Period (min)			15									

HCM Unsignalized Intersection Capacity Analysis
 2: SR 53 & Hughes Ct/Couch Rd

3 SR 53 Tracts TIA
 Existing AM 2016



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Volume (veh/h)	0	0	1	1	1	0	0	375	3	1	346	0
Future Volume (Veh/h)	0	0	1	1	1	0	0	375	3	1	346	0
Sign Control		Stop			Stop			Free			Free	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.25	0.25	0.25	0.50	0.50	0.50	0.83	0.83	0.83	0.94	0.94	0.94
Hourly flow rate (vph)	0	0	4	2	2	0	0	452	4	1	368	0
Pedestrians					1							
Lane Width (ft)					12.0							
Walking Speed (ft/s)					3.5							
Percent Blockage					0							
Right turn flare (veh)												
Median type								None			None	
Median storage (veh)												
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	825	827	368	829	825	455	368			457		
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	825	827	368	829	825	455	368			457		
tC, single (s)	7.1	6.5	6.2	7.1	6.5	6.2	4.1			4.1		
tC, 2 stage (s)												
tF (s)	3.5	4.0	3.3	3.5	4.0	3.3	2.2			2.2		
p0 queue free %	100	100	99	99	99	100	100			100		
cM capacity (veh/h)	292	309	682	290	309	609	1202			1113		

Direction, Lane #	EB 1	WB 1	NB 1	SB 1
Volume Total	4	4	456	369
Volume Left	0	2	0	1
Volume Right	4	0	4	0
cSH	682	299	1202	1113
Volume to Capacity	0.01	0.01	0.00	0.00
Queue Length 95th (ft)	0	1	0	0
Control Delay (s)	10.3	17.2	0.0	0.0
Lane LOS	B	C		A
Approach Delay (s)	10.3	17.2	0.0	0.0
Approach LOS	B	C		

Intersection Summary			
Average Delay		0.1	
Intersection Capacity Utilization	29.9%		ICU Level of Service A
Analysis Period (min)	15		

HCM Unsignalized Intersection Capacity Analysis
 3: SR 53 & Harvest Circle/TSC

3 SR 53 Tracts TIA
 Existing AM 2016



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↔			↔		↗	↖	↗	↖	↖	↗
Traffic Volume (veh/h)	1	1	2	1	1	8	1	399	9	7	314	0
Future Volume (Veh/h)	1	1	2	1	1	8	1	399	9	7	314	0
Sign Control		Stop			Stop			Free			Free	
Grade		0%			0%			0%			0%	
Peak Hour Factor	1.00	1.00	1.00	0.45	0.45	0.45	0.89	0.89	0.89	0.88	0.88	0.88
Hourly flow rate (vph)	1	1	2	2	2	18	1	448	10	8	357	0
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type								None			None	
Median storage veh												
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	842	833	357	826	823	448	357			458		
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	842	833	357	826	823	448	357			458		
tC, single (s)	7.1	6.5	6.2	7.1	6.5	6.2	4.1			4.3		
tC, 2 stage (s)												
tF (s)	3.5	4.0	3.3	3.5	4.0	3.3	2.2			2.4		
p0 queue free %	100	100	100	99	99	97	100			99		
cM capacity (veh/h)	275	304	692	290	308	615	1213			1028		
Direction, Lane #	EB 1	WB 1	NB 1	NB 2	NB 3	SB 1	SB 2	SB 3				
Volume Total	4	22	1	448	10	8	357	0				
Volume Left	1	2	1	0	0	8	0	0				
Volume Right	2	18	0	0	10	0	0	0				
cSH	407	516	1213	1700	1700	1028	1700	1700				
Volume to Capacity	0.01	0.04	0.00	0.26	0.01	0.01	0.21	0.00				
Queue Length 95th (ft)	1	3	0	0	0	1	0	0				
Control Delay (s)	13.9	12.3	8.0	0.0	0.0	8.5	0.0	0.0				
Lane LOS	B	B	A			A						
Approach Delay (s)	13.9	12.3	0.0			0.2						
Approach LOS	B	B										
Intersection Summary												
Average Delay			0.5									
Intersection Capacity Utilization			31.0%	ICU Level of Service					A			
Analysis Period (min)			15									

HCM Unsignalized Intersection Capacity Analysis
 4: SR 53 & Dawson Forest Road/Thompson Creek Park Road

3 SR 53 Tracts TIA
 Existing AM 2016



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↖	↗		↔			↕			↖	↗
Traffic Volume (veh/h)	5	4	117	0	1	7	106	367	0	8	324	15
Future Volume (Veh/h)	5	4	117	0	1	7	106	367	0	8	324	15
Sign Control		Stop			Stop			Free			Free	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.76	0.76	0.76	0.58	0.58	0.58	0.83	0.83	0.83	0.86	0.86	0.86
Hourly flow rate (vph)	7	5	154	0	2	12	128	442	0	9	377	17
Pedestrians					1							
Lane Width (ft)					12.0							
Walking Speed (ft/s)					3.5							
Percent Blockage					0							
Right turn flare (veh)			8									
Median type								None			None	
Median storage (veh)												
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	1106	1094	377	1096	1094	443	377			443		
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	1106	1094	377	1096	1094	443	377			443		
tC, single (s)	7.1	6.5	6.2	7.1	6.5	6.2	4.1			4.1		
tC, 2 stage (s)												
tF (s)	3.5	4.0	3.3	3.5	4.0	3.3	2.2			2.2		
p0 queue free %	96	97	77	100	99	98	89			99		
cM capacity (veh/h)	168	191	672	132	191	618	1193			1127		
Direction, Lane #	EB 1	WB 1	NB 1	SB 1	SB 2							
Volume Total	166	14	570	386	17							
Volume Left	7	0	128	9	0							
Volume Right	154	12	0	0	17							
cSH	724	468	1193	1127	1700							
Volume to Capacity	0.23	0.03	0.11	0.01	0.01							
Queue Length 95th (ft)	22	2	9	1	0							
Control Delay (s)	13.0	12.9	2.8	0.3	0.0							
Lane LOS	B	B	A	A								
Approach Delay (s)	13.0	12.9	2.8	0.3								
Approach LOS	B	B										
Intersection Summary												
Average Delay			3.5									
Intersection Capacity Utilization			57.3%			ICU Level of Service			B			
Analysis Period (min)			15									

HCM Unsignalized Intersection Capacity Analysis
 1: SR 53 & Beartooth Pkwy/Elliott Dr

















3 SR 53 Tracts TIA
 Existing PM 2016



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	37	6	42	24	8	27	25	486	8	22	419	67
Future Volume (Veh/h)	37	6	42	24	8	27	25	486	8	22	419	67
Sign Control		Stop			Stop			Free			Free	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.76	0.76	0.76	0.78	0.78	0.78	0.94	0.94	0.94	0.85	0.85	0.85
Hourly flow rate (vph)	49	8	55	31	10	35	27	517	9	26	493	79
Pedestrians					1							
Lane Width (ft)					12.0							
Walking Speed (ft/s)					3.5							
Percent Blockage					0							
Right turn flare (veh)			4									
Median type								None			None	
Median storage (veh)												
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	1156	1126	493	1126	1122	522	493			527		
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	1156	1126	493	1126	1122	522	493			527		
tC, single (s)	7.1	6.5	6.2	7.1	6.5	6.2	4.1			4.1		
tC, 2 stage (s)												
tF (s)	3.5	4.0	3.3	3.5	4.0	3.3	2.2			2.2		
p0 queue free %	67	96	91	80	95	94	98			98		
cM capacity (veh/h)	150	196	580	155	197	558	1081			1049		
Direction, Lane #	EB 1	EB 2	WB 1	NB 1	NB 2	SB 1	SB 2	SB 3				
Volume Total	49	63	76	27	526	26	493	79				
Volume Left	49	0	31	27	0	26	0	0				
Volume Right	0	55	35	0	9	0	0	79				
cSH	150	664	242	1081	1700	1049	1700	1700				
Volume to Capacity	0.33	0.09	0.31	0.02	0.31	0.02	0.29	0.05				
Queue Length 95th (ft)	33	8	32	2	0	2	0	0				
Control Delay (s)	40.3	13.4	26.5	8.4	0.0	8.5	0.0	0.0				
Lane LOS	E	B	D	A		A						
Approach Delay (s)	25.2		26.5	0.4		0.4						
Approach LOS	D		D									
Intersection Summary												
Average Delay			3.9									
Intersection Capacity Utilization			42.8%	ICU Level of Service	A							
Analysis Period (min)			15									





















HCM Unsignalized Intersection Capacity Analysis
 2: SR 53 & Hughes Ct/Couch Rd

3 SR 53 Tracts TIA
 Existing PM 2016

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	2	0	2	2	1	2	1	511	2	0	492	2
Future Volume (Veh/h)	2	0	2	2	1	2	1	511	2	0	492	2
Sign Control		Stop			Stop			Free			Free	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.50	0.50	0.50	0.63	0.63	0.63	0.91	0.91	0.91	0.91	0.91	0.91
Hourly flow rate (vph)	4	0	4	3	2	3	1	562	2	0	541	2
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type								None			None	
Median storage (veh)												
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	1111	1108	542	1111	1108	563	543			564		
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	1111	1108	542	1111	1108	563	543			564		
tC, single (s)	7.1	6.5	6.2	7.1	6.5	6.2	4.1			4.1		
tC, 2 stage (s)												
tF (s)	3.5	4.0	3.3	3.5	4.0	3.3	2.2			2.2		
p0 queue free %	98	100	99	98	99	99	100			100		
cM capacity (veh/h)	185	211	544	187	211	530	1036			1018		
Direction, Lane #	EB 1	WB 1	NB 1	SB 1								
Volume Total	8	8	565	543								
Volume Left	4	3	1	0								
Volume Right	4	3	2	2								
cSH	277	256	1036	1018								
Volume to Capacity	0.03	0.03	0.00	0.00								
Queue Length 95th (ft)	2	2	0	0								
Control Delay (s)	18.4	19.5	0.0	0.0								
Lane LOS	C	C	A									
Approach Delay (s)	18.4	19.5	0.0	0.0								
Approach LOS	C	C										
Intersection Summary												
Average Delay			0.3									
Intersection Capacity Utilization			37.8%		ICU Level of Service					A		
Analysis Period (min)			15									

HCM Unsignalized Intersection Capacity Analysis
 3: SR 53 & Harvest Circle/TSC

3 SR 53 Tracts TIA
 Existing PM 2016

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	5	0	2	17	1	42	4	473	28	34	451	7
Future Volume (Veh/h)	5	0	2	17	1	42	4	473	28	34	451	7
Sign Control		Stop			Stop			Free			Free	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.58	0.58	0.58	0.88	0.88	0.88	0.95	0.95	0.95	0.92	0.92	0.92
Hourly flow rate (vph)	9	0	3	19	1	48	4	498	29	37	490	8
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type								None			None	
Median storage (veh)												
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	1118	1099	490	1073	1078	498	498			527		
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	1118	1099	490	1073	1078	498	498			527		
tC, single (s)	7.1	6.5	6.2	7.1	6.5	6.2	4.1			4.1		
tC, 2 stage (s)												
tF (s)	3.5	4.0	3.3	3.5	4.0	3.3	2.2			2.2		
p0 queue free %	95	100	99	90	100	92	100			96		
cM capacity (veh/h)	165	206	582	193	212	576	1076			1050		
Direction, Lane #	EB 1	WB 1	NB 1	NB 2	NB 3	SB 1	SB 2	SB 3				
Volume Total	12	68	4	498	29	37	490	8				
Volume Left	9	19	4	0	0	37	0	0				
Volume Right	3	48	0	0	29	0	0	8				
cSH	201	364	1076	1700	1700	1050	1700	1700				
Volume to Capacity	0.06	0.19	0.00	0.29	0.02	0.04	0.29	0.00				
Queue Length 95th (ft)	5	17	0	0	0	3	0	0				
Control Delay (s)	24.1	17.1	8.4	0.0	0.0	8.6	0.0	0.0				
Lane LOS	C	C	A			A						
Approach Delay (s)	24.1	17.1	0.1			0.6						
Approach LOS	C	C										
Intersection Summary												
Average Delay			1.6									
Intersection Capacity Utilization			38.4%	ICU Level of Service	A							
Analysis Period (min)			15									

HCM Unsignalized Intersection Capacity Analysis
 4: SR 53 & Dawson Forest Road/Thompson Creek Park Road

3 SR 53 Tracts TIA
 Existing PM 2016



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↖	↗		↔			↕			↖	↗
Traffic Volume (veh/h)	10	8	192	1	2	6	148	461	2	5	458	36
Future Volume (Veh/h)	10	8	192	1	2	6	148	461	2	5	458	36
Sign Control		Stop			Stop			Free			Free	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.83	0.83	0.83	0.56	0.56	0.56	0.94	0.94	0.94	0.86	0.86	0.86
Hourly flow rate (vph)	12	10	231	2	4	11	157	490	2	6	533	42
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type												
Median storage (veh)												
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	1363	1351	533	1355	1350	491	533			492		
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	1363	1351	533	1355	1350	491	533			492		
tC, single (s)	7.1	6.5	6.2	7.1	6.5	6.2	4.1			4.1		
tC, 2 stage (s)												
tF (s)	3.5	4.0	3.3	3.5	4.0	3.3	2.2			2.2		
p0 queue free %	89	92	58	97	97	98	85			99		
cM capacity (veh/h)	107	128	547	61	128	582	1040			1082		
Direction, Lane #	EB 1	WB 1	NB 1	SB 1	SB 2							
Volume Total	253	17	649	539	42							
Volume Left	12	2	157	6	0							
Volume Right	231	11	2	0	42							
cSH	599	205	1040	1082	1700							
Volume to Capacity	0.42	0.08	0.15	0.01	0.02							
Queue Length 95th (ft)	52	7	13	0	0							
Control Delay (s)	18.6	24.1	3.7	0.2	0.0							
Lane LOS	C	C	A	A								
Approach Delay (s)	18.6	24.1	3.7	0.1								
Approach LOS	C	C										
Intersection Summary												
Average Delay			5.1									
Intersection Capacity Utilization			70.3%	ICU Level of Service	C							
Analysis Period (min)			15									

HCM Unsignalized Intersection Capacity Analysis
 1: SR 53 & Beartooth Pkwy/Elliott Dr

3 SR 53 Tracts TIA
 Build AM 2020



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	12	4	47	10	9	14	28	455	13	4	327	24
Future Volume (Veh/h)	12	4	47	10	9	14	28	455	13	4	327	24
Sign Control		Stop			Stop			Free			Free	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.80	0.80	0.80	0.84	0.84	0.84	0.91	0.91	0.91	0.96	0.96	0.96
Hourly flow rate (vph)	15	5	59	12	11	17	31	500	14	4	341	25
Pedestrians					1							
Lane Width (ft)					12.0							
Walking Speed (ft/s)					3.5							
Percent Blockage					0							
Right turn flare (veh)			4									
Median type								None			None	
Median storage (veh)												
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	934	926	341	922	919	508	341			515		
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	934	926	341	922	919	508	341			515		
tC, single (s)	7.1	6.5	6.2	7.1	6.5	6.2	4.1			4.1		
tC, 2 stage (s)												
tF (s)	3.5	4.0	3.3	3.5	4.0	3.3	2.2			2.2		
p0 queue free %	93	98	92	95	96	97	97			100		
cM capacity (veh/h)	228	263	706	223	265	568	1229			1060		
Direction, Lane #	EB 1	EB 2	WB 1	NB 1	NB 2	SB 1	SB 2	SB 3				
Volume Total	15	64	40	31	514	4	341	25				
Volume Left	15	0	12	31	0	4	0	0				
Volume Right	0	59	17	0	14	0	0	25				
cSH	228	766	320	1229	1700	1060	1700	1700				
Volume to Capacity	0.07	0.08	0.13	0.03	0.30	0.00	0.20	0.01				
Queue Length 95th (ft)	5	7	11	2	0	0	0	0				
Control Delay (s)	21.9	11.2	17.9	8.0	0.0	8.4	0.0	0.0				
Lane LOS	C	B	C	A		A						
Approach Delay (s)	13.2		17.9	0.5		0.1						
Approach LOS	B		C									
Intersection Summary												
Average Delay			2.0									
Intersection Capacity Utilization			40.0%	ICU Level of Service	A							
Analysis Period (min)			15									

HCM Unsignalized Intersection Capacity Analysis
 2: SR 53 & Hughes Ct/Dwy#1/Dwy #2

3 SR 53 Tracts TIA
 Build AM 2020



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕	↕	↕	↕	↕
Traffic Volume (veh/h)	27	0	15	15	1	28	3	417	11	16	390	6
Future Volume (Veh/h)	27	0	15	15	1	28	3	417	11	16	390	6
Sign Control		Stop			Stop			Free			Free	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.25	0.25	0.25	0.50	0.50	0.50	0.83	0.83	0.83	0.94	0.94	0.94
Hourly flow rate (vph)	108	0	60	30	2	56	4	502	13	17	415	6
Pedestrians					1							
Lane Width (ft)					12.0							
Walking Speed (ft/s)					3.5							
Percent Blockage					0							
Right turn flare (veh)												
Median type								None			None	
Median storage veh												
Upstream signal (ft)								721				
pX, platoon unblocked	0.82	0.82		0.82	0.82	0.82				0.82		
vC, conflicting volume	1016	973	415	1020	966	503	421			516		
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	908	855	415	912	846	280	421			295		
tC, single (s)	7.1	6.5	6.2	7.1	6.5	6.2	4.1			4.1		
tC, 2 stage (s)												
tF (s)	3.5	4.0	3.3	3.5	4.0	3.3	2.2			2.2		
p0 queue free %	43	100	91	84	99	91	100			98		
cM capacity (veh/h)	188	238	642	187	241	624	1149			1043		

Direction, Lane #	EB 1	WB 1	NB 1	NB 2	SB 1	SB 2	SB 3
Volume Total	168	88	506	13	17	415	6
Volume Left	108	30	4	0	17	0	0
Volume Right	60	56	0	13	0	0	6
cSH	252	340	1149	1700	1043	1700	1700
Volume to Capacity	0.67	0.26	0.00	0.01	0.02	0.24	0.00
Queue Length 95th (ft)	107	25	0	0	1	0	0
Control Delay (s)	44.0	19.2	0.1	0.0	8.5	0.0	0.0
Lane LOS	E	C	A		A		
Approach Delay (s)	44.0	19.2	0.1		0.3		
Approach LOS	E	C					

Intersection Summary			
Average Delay		7.7	
Intersection Capacity Utilization	38.8%	ICU Level of Service	A
Analysis Period (min)	15		

HCM Unsignalized Intersection Capacity Analysis
 3: SR 53 & Harvest Circle/TSC/Dwy #3

3 SR 53 Tracts TIA
 Build AM 2020



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↔			↔		↗	↖	↗	↖	↖	↗
Traffic Volume (veh/h)	1	1	2	3	1	11	1	452	11	9	382	0
Future Volume (Veh/h)	1	1	2	3	1	11	1	452	11	9	382	0
Sign Control		Stop			Stop			Free			Free	
Grade		0%			0%			0%			0%	
Peak Hour Factor	1.00	1.00	1.00	0.45	0.45	0.45	0.89	0.89	0.89	0.88	0.88	0.88
Hourly flow rate (vph)	1	1	2	7	2	24	1	508	12	10	434	0
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type								None			None	
Median storage (veh)												
Upstream signal (ft)								394				
pX, platoon unblocked	0.78	0.78		0.78	0.78	0.78				0.78		
vC, conflicting volume	989	976	434	966	964	508	434			520		
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	848	831	434	819	816	234	434			250		
tC, single (s)	7.1	6.5	6.2	7.1	6.5	6.2	4.1			4.3		
tC, 2 stage (s)												
tF (s)	3.5	4.0	3.3	3.5	4.0	3.3	2.2			2.4		
p0 queue free %	100	100	100	97	99	96	100			99		
cM capacity (veh/h)	211	238	626	229	243	635	1136			967		

Direction, Lane #	EB 1	WB 1	NB 1	NB 2	NB 3	SB 1	SB 2	SB 3
Volume Total	4	33	1	508	12	10	434	0
Volume Left	1	7	1	0	0	10	0	0
Volume Right	2	24	0	0	12	0	0	0
cSH	330	431	1136	1700	1700	967	1700	1700
Volume to Capacity	0.01	0.08	0.00	0.30	0.01	0.01	0.26	0.00
Queue Length 95th (ft)	1	6	0	0	0	1	0	0
Control Delay (s)	16.1	14.1	8.2	0.0	0.0	8.8	0.0	0.0
Lane LOS	C	B	A			A		
Approach Delay (s)	16.1	14.1	0.0			0.2		
Approach LOS	C	B						

Intersection Summary		
Average Delay		0.6
Intersection Capacity Utilization	33.8%	ICU Level of Service
Analysis Period (min)	15	A

HCM Unsignalized Intersection Capacity Analysis
 4: SR 53 & Dawson Forest Road/Thompson Creek Park Road

3 SR 53 Tracts TIA
 Build AM 2020



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↖	↗		↔			↕			↖	↗
Traffic Volume (veh/h)	12	4	127	0	1	8	115	411	0	9	373	31
Future Volume (Veh/h)	12	4	127	0	1	8	115	411	0	9	373	31
Sign Control		Stop			Stop			Free			Free	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.76	0.76	0.76	0.58	0.58	0.58	0.83	0.83	0.83	0.86	0.86	0.86
Hourly flow rate (vph)	16	5	167	0	2	14	139	495	0	10	434	36
Pedestrians					1							
Lane Width (ft)					12.0							
Walking Speed (ft/s)					3.5							
Percent Blockage					0							
Right turn flare (veh)			8									
Median type								None			None	
Median storage (veh)												
Upstream signal (ft)											1197	
pX, platoon unblocked	0.93	0.93	0.93	0.93	0.93		0.93					
vC, conflicting volume	1242	1228	434	1230	1228	496	434			496		
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	1221	1206	349	1209	1206	496	349			496		
tC, single (s)	7.1	6.5	6.2	7.1	6.5	6.2	4.1			4.1		
tC, 2 stage (s)												
tF (s)	3.5	4.0	3.3	3.5	4.0	3.3	2.2			2.2		
p0 queue free %	87	97	74	100	99	98	88			99		
cM capacity (veh/h)	127	149	645	97	149	577	1131			1077		
Direction, Lane #	EB 1	WB 1	NB 1	SB 1	SB 2							
Volume Total	188	16	634	444	36							
Volume Left	16	0	139	10	0							
Volume Right	167	14	0	0	36							
cSH	726	424	1131	1077	1700							
Volume to Capacity	0.26	0.04	0.12	0.01	0.02							
Queue Length 95th (ft)	26	3	10	1	0							
Control Delay (s)	15.3	13.8	3.1	0.3	0.0							
Lane LOS	C	B	A	A								
Approach Delay (s)	15.3	13.8	3.1	0.3								
Approach LOS	C	B										
Intersection Summary												
Average Delay			3.9									
Intersection Capacity Utilization			65.7%			ICU Level of Service				C		
Analysis Period (min)			15									

HCM Signalized Intersection Capacity Analysis
5: SR 53 & Dwy #4

3 SR 53 Tracts TIA
Build AM 2020



Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	↔		↑	↗	↘	↓
Traffic Volume (vph)	6	9	422	10	14	373
Future Volume (vph)	6	9	422	10	14	373
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Total Lost time (s)	4.5		4.5	4.5	4.5	4.5
Lane Util. Factor	1.00		1.00	1.00	1.00	1.00
Frt	0.92		1.00	0.85	1.00	1.00
Flt Protected	0.98		1.00	1.00	0.95	1.00
Satd. Flow (prot)	1714		1827	1615	1805	1827
Flt Permitted	0.98		1.00	1.00	0.34	1.00
Satd. Flow (perm)	1714		1827	1615	655	1827
Peak-hour factor, PHF	0.88	0.88	0.88	0.88	0.88	0.88
Adj. Flow (vph)	7	10	480	11	16	424
RTOR Reduction (vph)	6	0	0	7	0	0
Lane Group Flow (vph)	11	0	480	4	16	424
Heavy Vehicles (%)	0%	0%	4%	0%	0%	4%
Turn Type	Prot		NA	Perm	Perm	NA
Protected Phases	8		2			6
Permitted Phases				2	6	
Actuated Green, G (s)	18.0		18.0	18.0	18.0	18.0
Effective Green, g (s)	18.0		18.0	18.0	18.0	18.0
Actuated g/C Ratio	0.40		0.40	0.40	0.40	0.40
Clearance Time (s)	4.5		4.5	4.5	4.5	4.5
Lane Grp Cap (vph)	685		730	646	262	730
v/s Ratio Prot	c0.01		c0.26			0.23
v/s Ratio Perm				0.00	0.02	
v/c Ratio	0.02		0.66	0.01	0.06	0.58
Uniform Delay, d1	8.2		11.0	8.1	8.3	10.6
Progression Factor	1.00		1.00	1.00	1.00	1.00
Incremental Delay, d2	0.0		4.6	0.0	0.4	3.4
Delay (s)	8.2		15.6	8.1	8.7	13.9
Level of Service	A		B	A	A	B
Approach Delay (s)	8.2		15.4			13.7
Approach LOS	A		B			B

Intersection Summary

HCM 2000 Control Delay	14.5	HCM 2000 Level of Service	B
HCM 2000 Volume to Capacity ratio	0.34		
Actuated Cycle Length (s)	45.0	Sum of lost time (s)	9.0
Intersection Capacity Utilization	33.9%	ICU Level of Service	A
Analysis Period (min)	15		

c Critical Lane Group

HCM Unsignalized Intersection Capacity Analysis
 1: SR 53 & Beartooth Pkwy/Elliott Dr

3 SR 53 Tracts TIA
 Build PM 2020



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	40	6	66	26	9	29	35	600	9	24	537	73
Future Volume (Veh/h)	40	6	66	26	9	29	35	600	9	24	537	73
Sign Control		Stop			Stop			Free			Free	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.76	0.76	0.76	0.78	0.78	0.78	0.94	0.94	0.94	0.85	0.85	0.85
Hourly flow rate (vph)	53	8	87	33	12	37	37	638	10	28	632	86
Pedestrians					1							
Lane Width (ft)					12.0							
Walking Speed (ft/s)					3.5							
Percent Blockage					0							
Right turn flare (veh)			4									
Median type								None			None	
Median storage (veh)												
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	1443	1411	632	1410	1406	644	632			649		
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	1443	1411	632	1410	1406	644	632			649		
tC, single (s)	7.1	6.5	6.2	7.1	6.5	6.2	4.1			4.1		
tC, 2 stage (s)												
tF (s)	3.5	4.0	3.3	3.5	4.0	3.3	2.2			2.2		
p0 queue free %	40	94	82	62	91	92	96			97		
cM capacity (veh/h)	89	130	484	87	131	476	960			946		
Direction, Lane #	EB 1	EB 2	WB 1	NB 1	NB 2	SB 1	SB 2	SB 3				
Volume Total	53	95	82	37	648	28	632	86				
Volume Left	53	0	33	37	0	28	0	0				
Volume Right	0	87	37	0	10	0	0	86				
cSH	89	528	149	960	1700	946	1700	1700				
Volume to Capacity	0.60	0.18	0.55	0.04	0.38	0.03	0.37	0.05				
Queue Length 95th (ft)	69	16	69	3	0	2	0	0				
Control Delay (s)	92.6	15.8	55.2	8.9	0.0	8.9	0.0	0.0				
Lane LOS	F	C	F	A		A						
Approach Delay (s)	43.3		55.2	0.5		0.3						
Approach LOS	E		F									
Intersection Summary												
Average Delay			6.9									
Intersection Capacity Utilization			49.1%	ICU Level of Service	A							
Analysis Period (min)			15									

HCM Unsignalized Intersection Capacity Analysis
2: SR 53 & Hughes Ct/Dwy #1/Dwy #2

3 SR 53 Tracts TIA
Build PM 2020



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↗			↖			↗	↖	↗	↖	↗
Traffic Volume (veh/h)	14	0	9	12	1	22	15	602	18	32	579	27
Future Volume (Veh/h)	14	0	9	12	1	22	15	602	18	32	579	27
Sign Control		Stop			Stop			Free			Free	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.50	0.50	0.50	0.63	0.63	0.63	0.91	0.91	0.91	0.91	0.91	0.91
Hourly flow rate (vph)	28	0	18	19	2	35	16	662	20	35	636	30
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type								None			None	
Median storage (veh)												
Upstream signal (ft)								700				
pX, platoon unblocked	0.71	0.71		0.71	0.71	0.71				0.71		
vC, conflicting volume	1436	1420	636	1418	1430	662	666			682		
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	1409	1387	636	1384	1401	314	666			342		
tC, single (s)	7.1	6.5	6.2	7.1	6.5	6.2	4.1			4.1		
tC, 2 stage (s)												
tF (s)	3.5	4.0	3.3	3.5	4.0	3.3	2.2			2.2		
p0 queue free %	61	100	96	76	98	93	98			96		
cM capacity (veh/h)	73	96	481	79	94	517	933			868		

Direction, Lane #	EB 1	WB 1	NB 1	NB 2	SB 1	SB 2	SB 3
Volume Total	46	56	678	20	35	636	30
Volume Left	28	19	16	0	35	0	0
Volume Right	18	35	0	20	0	0	30
cSH	109	171	933	1700	868	1700	1700
Volume to Capacity	0.42	0.33	0.02	0.01	0.04	0.37	0.02
Queue Length 95th (ft)	45	34	1	0	3	0	0
Control Delay (s)	60.4	36.1	0.5	0.0	9.3	0.0	0.0
Lane LOS	F	E	A		A		
Approach Delay (s)	60.4	36.1	0.4		0.5		
Approach LOS	F	E					

Intersection Summary			
Average Delay		3.6	
Intersection Capacity Utilization	53.7%		ICU Level of Service A
Analysis Period (min)	15		

HCM Unsignalized Intersection Capacity Analysis
 3: SR 53 & Harvest Circle/TSC/Dwy #3

3 SR 53 Tracts TIA
 Build PM 2020



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↔			↔		↗	↖	↗	↖	↖	↗
Traffic Volume (veh/h)	5	0	2	20	1	47	4	589	33	40	548	8
Future Volume (Veh/h)	5	0	2	20	1	47	4	589	33	40	548	8
Sign Control		Stop			Stop			Free			Free	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.58	0.58	0.58	0.88	0.88	0.88	0.95	0.95	0.95	0.92	0.92	0.92
Hourly flow rate (vph)	9	0	3	23	1	53	4	620	35	43	596	9
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type								None			None	
Median storage veh												
Upstream signal (ft)								394				
pX, platoon unblocked	0.69	0.69		0.69	0.69	0.69				0.69		
vC, conflicting volume	1364	1345	596	1313	1319	620	605			655		
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	1303	1276	596	1230	1239	230	605			281		
tC, single (s)	7.1	6.5	6.2	7.1	6.5	6.2	4.1			4.1		
tC, 2 stage (s)												
tF (s)	3.5	4.0	3.3	3.5	4.0	3.3	2.2			2.2		
p0 queue free %	89	100	99	78	99	91	100			95		
cM capacity (veh/h)	83	110	507	103	116	564	983			896		

Direction, Lane #	EB 1	WB 1	NB 1	NB 2	NB 3	SB 1	SB 2	SB 3
Volume Total	12	77	4	620	35	43	596	9
Volume Left	9	23	4	0	0	43	0	0
Volume Right	3	53	0	0	35	0	0	9
cSH	105	236	983	1700	1700	896	1700	1700
Volume to Capacity	0.11	0.33	0.00	0.36	0.02	0.05	0.35	0.01
Queue Length 95th (ft)	9	34	0	0	0	4	0	0
Control Delay (s)	43.6	27.4	8.7	0.0	0.0	9.2	0.0	0.0
Lane LOS	E	D	A			A		
Approach Delay (s)	43.6	27.4	0.1			0.6		
Approach LOS	E	D						

Intersection Summary		
Average Delay		2.2
Intersection Capacity Utilization	43.9%	ICU Level of Service
Analysis Period (min)	15	A

HCM Unsignalized Intersection Capacity Analysis
 4: SR 53 & Dawson Forest Road/Thompson Creek Park Road

3 SR 53 Tracts TIA
 Build PM 2020



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↖	↗		↔			↕			↖	↗
Traffic Volume (veh/h)	32	9	208	1	2	6	160	540	2	5	530	55
Future Volume (Veh/h)	32	9	208	1	2	6	160	540	2	5	530	55
Sign Control		Stop			Stop			Free			Free	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.83	0.83	0.83	0.56	0.56	0.56	0.94	0.94	0.94	0.86	0.86	0.86
Hourly flow rate (vph)	39	11	251	2	4	11	170	574	2	6	616	64
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)			8									
Median type								None			None	
Median storage (veh)												
Upstream signal (ft)											1196	
pX, platoon unblocked	0.76	0.76	0.76	0.76	0.76		0.76					
vC, conflicting volume	1556	1544	616	1548	1543	575	616			576		
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	1574	1558	332	1564	1557	575	332			576		
tC, single (s)	7.1	6.5	6.2	7.1	6.5	6.2	4.1			4.1		
tC, 2 stage (s)												
tF (s)	3.5	4.0	3.3	3.5	4.0	3.3	2.2			2.2		
p0 queue free %	29	84	53	93	94	98	82			99		
cM capacity (veh/h)	55	70	537	28	70	521	933			1007		

Direction, Lane #	EB 1	WB 1	NB 1	SB 1	SB 2
Volume Total	301	17	746	622	64
Volume Left	39	2	170	6	0
Volume Right	251	11	2	0	64
cSH	350	113	933	1007	1700
Volume to Capacity	0.86	0.15	0.18	0.01	0.04
Queue Length 95th (ft)	200	13	17	0	0
Control Delay (s)	46.7	42.2	4.3	0.2	0.0
Lane LOS	E	E	A	A	
Approach Delay (s)	46.7	42.2	4.3	0.1	
Approach LOS	E	E			

Intersection Summary		
Average Delay		10.3
Intersection Capacity Utilization	84.5%	ICU Level of Service E
Analysis Period (min)		15

HCM Signalized Intersection Capacity Analysis
 15: SR 53 & Dwy #4

3 SR 53 Tracts TIA
 Build PM 2020



Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	W		T	T	T	T
Traffic Volume (vph)	31	47	549	29	43	528
Future Volume (vph)	31	47	549	29	43	528
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Total Lost time (s)	4.5		4.5	4.5	4.5	4.5
Lane Util. Factor	1.00		1.00	1.00	1.00	1.00
Frt	0.92		1.00	0.85	1.00	1.00
Flt Protected	0.98		1.00	1.00	0.95	1.00
Satd. Flow (prot)	1711		1863	1615	1752	1900
Flt Permitted	0.98		1.00	1.00	0.22	1.00
Satd. Flow (perm)	1711		1863	1615	410	1900
Peak-hour factor, PHF	0.88	0.88	0.88	0.88	0.88	0.88
Adj. Flow (vph)	35	53	624	33	49	600
RTOR Reduction (vph)	32	0	0	20	0	0
Lane Group Flow (vph)	56	0	624	13	49	600
Heavy Vehicles (%)	0%	0%	2%	0%	3%	0%
Turn Type	Prot		NA	Perm	Perm	NA
Protected Phases	8		2			6
Permitted Phases				2	6	
Actuated Green, G (s)	18.0		18.0	18.0	18.0	18.0
Effective Green, g (s)	18.0		18.0	18.0	18.0	18.0
Actuated g/C Ratio	0.40		0.40	0.40	0.40	0.40
Clearance Time (s)	4.5		4.5	4.5	4.5	4.5
Lane Grp Cap (vph)	684		745	646	164	760
v/s Ratio Prot	c0.03		c0.33			0.32
v/s Ratio Perm				0.01	0.12	
v/c Ratio	0.08		0.84	0.02	0.30	0.79
Uniform Delay, d1	8.4		12.2	8.2	9.2	11.8
Progression Factor	1.00		1.00	1.00	1.00	1.00
Incremental Delay, d2	0.2		10.8	0.1	4.6	8.2
Delay (s)	8.6		23.0	8.2	13.8	20.0
Level of Service	A		C	A	B	C
Approach Delay (s)	8.6		22.3			19.5
Approach LOS	A		C			B

Intersection Summary

HCM 2000 Control Delay	20.1	HCM 2000 Level of Service	C
HCM 2000 Volume to Capacity ratio	0.46		
Actuated Cycle Length (s)	45.0	Sum of lost time (s)	9.0
Intersection Capacity Utilization	47.8%	ICU Level of Service	A
Analysis Period (min)	15		

c Critical Lane Group

Backup material for agenda item:

2. ZA 16-05 – Lipscomb, Johnson, Sleister, Dailey & Smith, LLP has made a request to rezone 57.16 acres from RA (Residential Agriculture) to RMF (Residential Multi-Family). The property is located at TMP L13-081 and on a portion of TMP 114-033.

DAWSON COUNTY REZONING APPLICATION

This portion to be completed by Zoning Administrator

L13-081 +

ZA ~~16-05~~ 16-05

Tax Map & Parcel # (TMP): ~~14-033~~ portions of 14-033

Submittal Date: 7-8-16 Time: 12:00 am/pm Received by: [initials] (staff initials)

Fees Assessed: \$350 Paid: CK# 1105 Commission District: _____

Planning Commission Meeting Date: 8-16-16

Board of Commissioners Meeting Date: 9-15-16

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Lipscomb, Johnson, Sleister Dailey & Smith, LLP

Address: 112 N Main St, Cumming, GA 30040

Phone: Listed Unlisted Email: Business Personal .com

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: [Signature]

PROPERTY OWNER/PROPERTY INFORMATION

Name: Dawson Forest Holdings, LLC

Street Address of Property being rezoned: 7142 Hwy 53 E, Dawsonville GA 30534

Rezoning from: AG RA to: RMF Total acreage being rezoned: 57.16

Directions to Property: Adjacent to Tractor Supply & Dawson Co Govt South Annex

Subdivision Name (if applicable): n/a Lot(s) #: 240

Current Use of Property: Agricultural

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

*****Please refer to Dawson County's Georgia 400 Corridor Guidelines and Maps to answer the following:**

Does the plan lie within the Georgia 400 Corridor? yes (yes/no)

If yes, what section? South

SURROUNDING PROPERTY ZONING CLASSIFICATION:

North CHB & RA South CHB & RA East RA & COE West RMF & RA

Future Land Use Map Designation: Commercial Hwy & Planned Residential Community

Access to the development will be provided from:

Road Name: State Route 53 Type of Surface: Asphalt

REQUESTED ACTION & DETAILS OF PROPOSED USE

Rezoning to: RMF Special Use Permit for: _____

Proposed Use: Residential Neighborhood aimed at 55+ Seniors

Existing Utilities: Water Sewer Gas Electric

Proposed Utilities: Water Sewer Gas Electric

RESIDENTIAL

No. of Lots: 240 Minimum Lot Size: 5,500 SF (acres) No. of Units: 240

Minimum Heated Floor Area: 1200 sq. ft. Density/Acre: 4.2/Ac

Type: Apartments Condominiums Townhomes Single-family Other

Is an Amenity Area proposed: yes; if yes, what? Pool, Tennis, Small Clubhouse

COMMERCIAL & INDUSTRIAL

Building area: n/a No. of Parking Spaces: n/a

APPLICANT CERTIFICATION

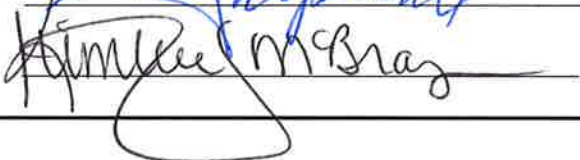
I hereby request the action contained within this application relative to the property shown on the attached plats and site plan and further request that this item be placed on both the Planning Commission and Board of Commissioners agenda(s) for a public hearing.

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 7/11/14
Witness  Date 7/8/14

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.

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>L13 080</u>	1. Tim Byrd,	5402 Highway 53E Dawsonville, GA 30534
TMP <u>L13 088</u>	2. Stanley Denard,	150 Elliott Rd Dawsonville, GA 30534
TMP <u>L13 087</u>	3. Rhonda Goodwin,	268 Elliott Rd Dawsonville, GA 30534
TMP <u>L13 079</u>	4. Rhonda Goodwin	
TMP <u>L13 076</u>	5. Samual & Linda Brown,	8 Waterfront Sq. Dawsonville, GA 30534
TMP <u>L14 001</u>	6. Stephen Bennett,	203 Thompson Creek Rd, Dawsonville, GA 30534
TMP <u>114 022 004</u>	7. Dawson County,	25 Justice Way, Dawsonville, GA 30534
TMP <u>114 033 002</u>	8. Martin & Collete Foley Family, LLC.	PO Box 13495 Arlington, TX 76094
TMP <u>L13 081 001</u>	9. Dawsonville DG, LLC.	PO Box 924 Gainesville, GA 30534
TMP _____	10.	_____
TMP _____	11.	_____
TMP _____	12.	_____
TMP _____	13.	_____
TMP _____	14.	_____
TMP _____	15.	_____

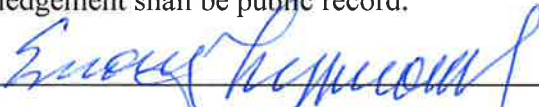
Use additional sheets if necessary.

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

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

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

This notice and acknowledgement shall be public record.

Applicant Signature: 

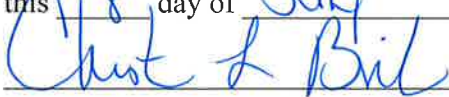
Applicant Printed Name: Emory Lipscomb for Lipscomb, Johnson, Sleister Dailey & Smith, LLP

Application Number: _____

Date Signed: 7/8/16

Sworn and subscribed before me

this 18 day of July, 2016.


Notary Public

My Commission Expires: 8/2019



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:

NA

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 \$ 0 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:

NA

Signature of Applicant/Representative of Applicant:

Emily Lyman Date: 7/1/2016

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

7142 Hwy 53E, Dawsonville, GA 30534 PIN #'s L13 081 & 114 033

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: Lipscomb, Johnson, Sleister Dailey & Smith, LLP

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

Printed Name of Owner(s): Dawson Forest Holdings, LLC

Signature of Owner(s): [Signature] Date: 7/1/16

Mailing address: 112 North Main St

City, State, Zip: Cumming, GA 30040

Telephone Number: Listed Unlisted

Sworn and subscribed before me this 18 day of July, 2016.

[Signature]
Notary Public

My Commission Expires: 8/2019

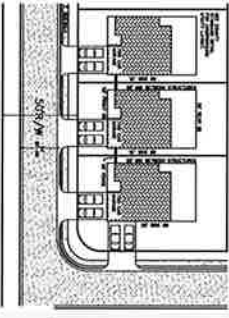


(The complete names of all owners must be listed; if the owner is a partnership, the names of all partners must be listed; if a joint venture, the names of all members must be listed. If a separate sheet is needed to list all names, please identify as applicant or owner and have the additional sheet notarized also.)

SITE LOCATION MAP



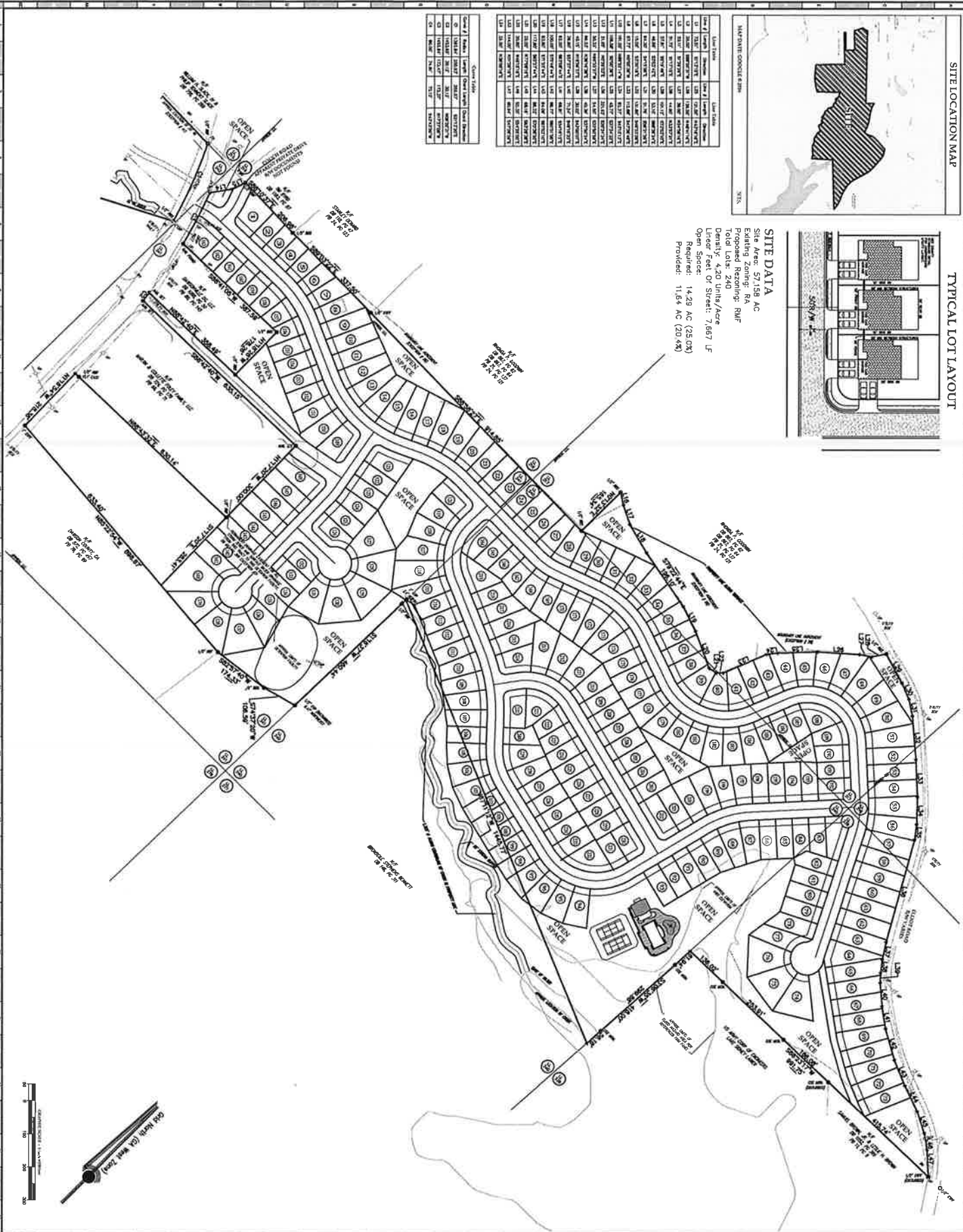
TYPICAL LOT LAYOUT



SITE DATA

Site Area: 57,198 AC
 Existing Zoning: RA
 Proposed Rezoning: RMF
 Total Lots: 240
 Density: 4.20 Units/Acre
 Lot Area: 7,867 SF
 Lot Area: 14.29 AC (25.0%)
 Required: 11.64 AC (20.4%)
 Provided: 11.64 AC (20.4%)

Lot #	Area	Area	Area	Area
1	14.29	14.29	14.29	14.29
2	14.29	14.29	14.29	14.29
3	14.29	14.29	14.29	14.29
4	14.29	14.29	14.29	14.29
5	14.29	14.29	14.29	14.29
6	14.29	14.29	14.29	14.29
7	14.29	14.29	14.29	14.29
8	14.29	14.29	14.29	14.29
9	14.29	14.29	14.29	14.29
10	14.29	14.29	14.29	14.29
11	14.29	14.29	14.29	14.29
12	14.29	14.29	14.29	14.29
13	14.29	14.29	14.29	14.29
14	14.29	14.29	14.29	14.29
15	14.29	14.29	14.29	14.29
16	14.29	14.29	14.29	14.29
17	14.29	14.29	14.29	14.29
18	14.29	14.29	14.29	14.29
19	14.29	14.29	14.29	14.29
20	14.29	14.29	14.29	14.29
21	14.29	14.29	14.29	14.29
22	14.29	14.29	14.29	14.29
23	14.29	14.29	14.29	14.29
24	14.29	14.29	14.29	14.29
25	14.29	14.29	14.29	14.29
26	14.29	14.29	14.29	14.29
27	14.29	14.29	14.29	14.29
28	14.29	14.29	14.29	14.29
29	14.29	14.29	14.29	14.29
30	14.29	14.29	14.29	14.29
31	14.29	14.29	14.29	14.29
32	14.29	14.29	14.29	14.29
33	14.29	14.29	14.29	14.29
34	14.29	14.29	14.29	14.29
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36	14.29	14.29	14.29	14.29
37	14.29	14.29	14.29	14.29
38	14.29	14.29	14.29	14.29
39	14.29	14.29	14.29	14.29
40	14.29	14.29	14.29	14.29
41	14.29	14.29	14.29	14.29
42	14.29	14.29	14.29	14.29
43	14.29	14.29	14.29	14.29
44	14.29	14.29	14.29	14.29
45	14.29	14.29	14.29	14.29
46	14.29	14.29	14.29	14.29
47	14.29	14.29	14.29	14.29
48	14.29	14.29	14.29	14.29
49	14.29	14.29	14.29	14.29
50	14.29	14.29	14.29	14.29
51	14.29	14.29	14.29	14.29
52	14.29	14.29	14.29	14.29
53	14.29	14.29	14.29	14.29
54	14.29	14.29	14.29	14.29
55	14.29	14.29	14.29	14.29
56	14.29	14.29	14.29	14.29
57	14.29	14.29	14.29	14.29
58	14.29	14.29	14.29	14.29
59	14.29	14.29	14.29	14.29
60	14.29	14.29	14.29	14.29
61	14.29	14.29	14.29	14.29
62	14.29	14.29	14.29	14.29
63	14.29	14.29	14.29	14.29
64	14.29	14.29	14.29	14.29
65	14.29	14.29	14.29	14.29
66	14.29	14.29	14.29	14.29
67	14.29	14.29	14.29	14.29
68	14.29	14.29	14.29	14.29
69	14.29	14.29	14.29	14.29
70	14.29	14.29	14.29	14.29
71	14.29	14.29	14.29	14.29
72	14.29	14.29	14.29	14.29
73	14.29	14.29	14.29	14.29
74	14.29	14.29	14.29	14.29
75	14.29	14.29	14.29	14.29
76	14.29	14.29	14.29	14.29
77	14.29	14.29	14.29	14.29
78	14.29	14.29	14.29	14.29
79	14.29	14.29	14.29	14.29
80	14.29	14.29	14.29	14.29
81	14.29	14.29	14.29	14.29
82	14.29	14.29	14.29	14.29
83	14.29	14.29	14.29	14.29
84	14.29	14.29	14.29	14.29
85	14.29	14.29	14.29	14.29
86	14.29	14.29	14.29	14.29
87	14.29	14.29	14.29	14.29
88	14.29	14.29	14.29	14.29
89	14.29	14.29	14.29	14.29
90	14.29	14.29	14.29	14.29
91	14.29	14.29	14.29	14.29
92	14.29	14.29	14.29	14.29
93	14.29	14.29	14.29	14.29
94	14.29	14.29	14.29	14.29
95	14.29	14.29	14.29	14.29
96	14.29	14.29	14.29	14.29
97	14.29	14.29	14.29	14.29
98	14.29	14.29	14.29	14.29
99	14.29	14.29	14.29	14.29
100	14.29	14.29	14.29	14.29



PROJECT: SR SHELLOT RD/LANE LAMIER TRACT

OWNER/DEVELOPER:

ARCHITECT CONTACT:

ENGINEER CONTACT:

DATE: 11/15/2011

DRAWING DATE: 11/15/2011

STAMP:

SHEET REVISIONS:

DATE: 11/15/2011

BY: [Signature]

CHECKED: [Signature]

APPROVED: [Signature]

SCALE: 1" = 100'

SHEET: C-01

LETTER OF INTENT

The applicant requests Rezoning of Parcel Numbers: L13 081 & 114 033 from RA to RMF in order to build a 240-Home Senior LifeStyle Neighborhood on 57.16 acres. The property is located at 7142 Highway 53E, Dawsonville, GA 30534. The property is immediately adjacent to the Dawson County South Government Complex, Tractor Supply, and Dollar General. It is bordered on the north by various Residential Agricultural properties and Commercial Highway Business properties including a Commercial Boat Storage Facility. It is bordered on the east and south by Lake Lanier and Agricultural property that is designated on the Future Land Use Plan as Commercial and Lakefront Residential. This property is designated as Commercial Highway Business and Planned Residential Community which is precisely what we are proposing.

The neighborhood will provide a much needed solution for Dawson Seniors desiring a much simpler lifestyle that is designed specifically with age 55+ Seniors in mind. Landscaping and outdoor spaces will be maintained by a common landscape maintenance association giving owners the choice of a maintenance-free living. Homes will be designed to appeal to seniors with discriminating taste and style.



Dawson County Assessor			
Parcel: 114 033 Acres: 67.04			
Name:	CF SOUTHEAST REO LLC	Land Value	\$2,525,063.00
Site:	7142 HWY 53 E	Building Value	\$0.00
Sale:	\$3,900,000 on 03-2016 Reason=MV Qual=Q	Misc Value	\$0.00
Mail:	412 E PARKCENTER BLVD	Total Value:	\$2,525,063.00
	STE 300		
	BOISE, ID 83706		



The Dawson County Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll. PLEASE NOTE THAT THE PROPERTY APPRAISER MAPS ARE FOR ASSESSMENT PURPOSES ONLY NEITHER DAWSON COUNTY NOR ITS EMPLOYEES ASSUME RESPONSIBILITY FOR ERRORS OR OMISSIONS ---THIS IS NOT A SURVEY---

Date printed: 07/11/16 : 09:11:32



Area of Minimal Flood Hazard: Determined to be outside the 0.2% annual chance floodplain

- X: 500 Year Flood - Areas of 0.2% annual chance flood
- A: 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Base Flood Elevations (BFE) have not been determined
- AE: 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Determined by detailed methods with Base Flood Elevations determined
- AO or AH: Areas subject to inundation by 1-percent-annual-chance shallow flooding, average depths 1-3 feet
- VE: Coastal SFHA with BFE & velocity wave action - Coastal flood zone with velocity hazard (wave action) Base Flood Elevations determined
- Openwater

0 1600 3200 4800 6400 ft

Dawson County Assessor			
Parcel: L13 081 Acres: 48.37			
Name:	CF SOUTHEAST REO LLC	Land Value	\$605,979.00
Site:	6903 HWY 53 E	Building Value	\$0.00
Sale:	\$3,900,000 on 03-2016 Reason=MV Qual=Q	Misc Value	\$2,500.00
Mail:	412 E PARKCENTER BLVD	Total Value:	\$608,479.00
	STE 300		
	BOISE, ID 83706		



The Dawson County Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the assessed taxroll. All data is subject to change before the next certified taxroll. PLEASE NOTE THAT THE PROPERTY APPRAISER MAPS ARE FOR INFORMATIONAL PURPOSES ONLY NEITHER DAWSON COUNTY NOR ITS EMPLOYEES ASSUME RESPONSIBILITY FOR ERRORS OR OMISSIONS ---THIS IS NOT A SURVEY---

118

Date printed: 07/21/16 : 16:17:34

All that tract or parcel of land being located in Land Lots 317, 318, 339, 340 & 341 in the South half of the 13th District, 1st Section, Dawson County, Georgia, being more particularly described as follows:

Commencing at the Southwest corner of Land Lot 342; thence, North 46 degrees 35 minutes 41 seconds East a distance of 1882.00 feet to a point, said point being the True Point of Beginning; thence, South 88 degrees 10 minutes 37 seconds East a distance of 206.98 feet to a point; thence, South 89 degrees 03 minutes 22 seconds East a distance of 337.50 feet to a point; thence, South 88 degrees 58 minutes 27 seconds East a distance of 914.85 feet to a point; thence, North 00 degrees 13 minutes 32 seconds East a distance of 165.34 feet to a point; thence, South 57 degrees 37 minutes 44 seconds East a distance of 39.90 feet to a point; thence, South 63 degrees 08 minutes 44 seconds East a distance of 62.00 feet to a point; thence, South 75 degrees 49 minutes 44 seconds East a distance of 100.00 feet to a point; thence, South 79 degrees 22 minutes 44 seconds East a distance of 196.10 feet to a point; thence, South 71 degrees 25 minutes 44 seconds East a distance of 83.80 feet to a point; thence, South 65 degrees 27 minutes 44 seconds East a distance of 117.80 feet to a point; thence, North 77 degrees 08 minutes 16 seconds East a distance of 25.00 feet to a point; thence, North 48 degrees 18 minutes 16 seconds East a distance of 20.80 feet to a point; thence, North 21 degrees 38 minutes 16 seconds East a distance of 144.00 feet to a point; thence, North 38 degrees 06 minutes 16 seconds East a distance of 32.50 feet to a point; thence, North 43 degrees 16 minutes 16 seconds East a distance of 121.50 feet to a point; thence, North 48 degrees 41 minutes 16 seconds East a distance of 126.50 feet to a point; thence, North 54 degrees 56 minutes 16 seconds East a distance of 38.00 feet to a point; thence, North 33 degrees 57 minutes 21 seconds East a distance of 44.90 feet to a point; thence, South 73 degrees 03 minutes 10 seconds East a distance of 101.12 feet to a point on the southwesterly R/W of Elliott Road (R/W Varies); thence, along said R/W, South 68 degrees 39 minutes 24 seconds East a distance of 53.10 feet to a point; thence, South 56 degrees 21 minutes 59 seconds East a distance of 51.76 feet to a point; thence, South 49 degrees 33 minutes 29 seconds East a distance of 131.80 feet to a point; thence, South 47 degrees 36 minutes 49 seconds East a distance of 112.88 feet to a point; thence, South 43 degrees 15 minutes 13 seconds East a distance of 82.37 feet to a point; thence, South 37 degrees 34 minutes 32 seconds East a distance of 45.77 feet to a point; thence, South 29 degrees 34 minutes 34 seconds East a distance of 321.92 feet to a point; thence, South 32 degrees 50 minutes 59 seconds East a distance of 54.50 feet to a point; thence, South 37 degrees 50 minutes 24 seconds East a distance of 40.39 feet to a point; thence, South 43 degrees 00 minutes 07 seconds East a distance of 30.02 feet to a point; thence, South 49 degrees 16 minutes 22 seconds East a distance of 71.54 feet to a point; thence, South 54 degrees 16 minutes 12 seconds East a distance of 68.81 feet to a point; thence, South 60 degrees 51 minutes 58 seconds East a distance of 98.77 feet to a point; thence, South 67 degrees 03 minutes 10 seconds East a distance of 84.09 feet to a point; thence, South 70 degrees 38 minutes 50 seconds East a distance of 86.32 feet to a point; thence, South 63 degrees 28 minutes 38 seconds East a distance of 68.16 feet to a point; thence, South 54 degrees 29 minutes 00 seconds East a

distance of 50.35 feet to a point; thence, South 47 degrees 28 minutes 59 seconds East a distance of 80.94 feet to a point; thence, departing said R/W, South 88 degrees 23 minutes 17 seconds West a distance of 991.75 feet to a point; thence, South 03 degrees 06 minutes 35 seconds West a distance of 418.00 feet to a point; thence, along the centerline of a creek for a distance of 1,723± feet, said creek having a tie line of North 67 degrees 11 minutes 12 seconds West a distance of 1445.77 feet to a point; thence, South 01 degrees 16 minutes 37 seconds West a distance of 460.44 feet to a point; thence, South 74 degrees 37 minutes 20 seconds West a distance of 106.59 feet to a point; thence, South 82 degrees 57 minutes 40 seconds West a distance of 174.33 feet to a point; thence, North 85 degrees 22 minutes 54 seconds West a distance of 265.47 feet to a point; thence, North 01 degrees 17 minutes 20 seconds West a distance of 283.41 feet to a point; thence, North 01 degrees 17 minutes 20 seconds West a distance of 300.00 feet to a point; thence, South 88 degrees 42 minutes 40 seconds West a distance of 635.15 feet to a point on the eastern R/W of Dawsonville Highway, a.k.a. SR #53 (60' R/W); thence, along said R/W, with a curve turning to the left with an arc length of 30.12 feet, with a radius of 1453.65 feet, with a chord bearing of North 06 degrees 20 minutes 31 seconds West, with a chord length of 30.12 feet; thence, departing said R/W, North 88 degrees 42 minutes 40 seconds East a distance of 358.49 feet to a point; thence, North 01 degrees 18 minutes 26 seconds West a distance of 178.26 feet to a point; thence, South 88 degrees 41 minutes 05 seconds West a distance of 387.59 feet to a point on the eastern R/W of Dawsonville Highway, a.k.a. SR #53 (60' R/W); thence, along said R/W, with a curve turning to the left with an arc length of 173.47 feet, with a radius of 1452.84 feet, with a chord bearing of North 17 degrees 37 minutes 08 seconds West, with a chord length of 173.37 feet; thence, departing said R/W, North 36 degrees 16 minutes 38 seconds East a distance of 66.53 feet to a point; thence, North 18 degrees 56 minutes 27 seconds East a distance of 45.15 feet to a point, said point being the True Point of Beginning.

Said tract contains 59.497± Acres, more or less.

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

Trans No	Property ID / District Description	Original Due	Interest & Penalty	Prev Paid	Amount Due	Amount Paid	Transaction Balance
2015 - 2385	L13 081 / 001 LL 317 339 340 341 FMV: \$608,479.00	\$6,007.89	\$0.00 Fees: \$0.00 \$0.00		\$6,007.89	\$6,007.89	\$0.00 Current Due: \$0.00
	Totals:	\$6,007.89	\$0.00		\$6,007.89	\$6,007.89	\$0.00

Paid Date: 12/4/2015

Charge Amt: \$6,007.89

CF SOUTHEAST REO LLC
 412 E PARKCENTER BLVD
 STE 300

BOISE, ID 83706



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

Trans No	Property ID / District Description	Original Due	Interest & Penalty	Prev Paid	Amount Due	Amount Paid	Transaction Balance
2015 - 2382	114 033 / 001 LL 374 LD 13-S FMV: \$1,020,885.00	\$10,079.82	\$0.00 Fees: \$0.00 \$0.00		\$10,079.82	\$10,079.82	\$0.00 Current Due: \$0.00
	Totals:	\$10,079.82	\$0.00		\$10,079.82	\$10,079.82	\$0.00

Paid Date: 12/4/2015

Charge Amt: \$10,079.82

CF SOUTHEAST REO LLC
412 E PARKCENTER BLVD
STE 300

BOISE, ID 83706



DAWSON COUNTY PLANNING COMMISSION MEMORANDUM

DATE: NOVEMBER 3, 2016
TO: DAWSON COUNTY PLANNING COMMISSION
FROM: JASON STREETMAN, PLANNING AND DEVELOPMENT DIRECTOR
MEETING: NOVEMBER 15, 2016 @ 6:00 P.M. – DAWSON COUNTY GOVERNMENT CENTER,
ASSEMBLY ROOM 2303

CASE #: ZA 16-05
APPLICANT: Lipscomb, Johnson, Sleister Dailey & Smith, LLP
STATUS OF APPLICANT: Authorized Agent
SITE LOCATION: 7142 Hwy. 53 East (TMP 114-033 & L13-081)
COMMISSION POST: 3
REQUESTED ACTION: RA (Residential Agriculture) to RMF (Residential Multi-Family)
PROPOSED USES: 240 Home Senior Life Style Neighborhood
SURROUNDING ZONING DISTRICTS:
North – RA (Residential Agriculture) & C-HB (Commercial Highway Business)
South – RA (Residential Agriculture) & VCR (Vacation Cottage Restricted)
East – VCR (Vacation Cottage Restricted)
West – C-HB (Commercial Highway Business)
SURROUNDING LAND USES:
North – Commercial Business & Residential Property
South – County Fire Station & Vacant Property
East – Residential Property
West – Commercial Business
FLUP CLASSIFICATION: Multi-Family & Planned Residential Community
SUBJECT PROPERTY HISTORY: ZA 12-03 RA to CHB – Approved Dollar General
ACCESS: Hwy. 53 East

ANALYSIS AND COMMENTS:
The subject properties consists of approximately 57.16 (TMPs 114-033 & L13-081). The subject properties are currently zoned RA. Adjacent properties are residential agriculture, vacation cottage restricted and commercial highway business.

The 2033 Comprehensive Plan Future Land Use Map recommends the properties be Multi-Family Residential & Planned Residential Community.

The applicant has notified Dawson County in the letter of intent that he intends to rezone 57.16 acres to Residential Multi-Family for a proposed 240 home senior living lifestyle neighborhood.

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

A. The existing uses and classification of nearby property.

The adjacent properties surrounding the subject property are zoned C-HB, RA and VCR with a couple of retail business, a county fire department, and occupied residential property.

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

The Future Land Use Plan (FLUP) currently recognizes Multi-Family & Planned Residential Community for the subject properties. The proposed rezoning does align with the FLUP.

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

The rezoning would be in keeping with the welfare of the community and promote the health, safety, morals and general welfare of the public interest.

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

The area would be developed consistent with the surrounding businesses.

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

The subject properties are suitable for the proposed Residential Multi-Family zoning district.

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 subject properties are vacant residentially zoning properties.

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 proposed development is suitable for the proposed rezoning to Residential Multi-Family.

Photographs of the subject property:



Pertinent County Departments have provided the following comments regarding the proposed development:

- a) **Engineering Department** – There is a question on whether or not there needs to be an access road on Elliot Road for emergency vehicles. Developer shall signalize the Hughes Court/Couch Road intersection and driveway if warranted and permitted by the Georgia Department of Transportation. Developer shall gain approval from GDOT on all driveway access points and shall take the findings of the Traffic Study dated September 2016 into consideration during the design process.

In my opinion this will make the traffic flow in the Couch, Elliott, and Hughes Ct a safer means of egress. I would also like to see them provide an access to the light from the Dollar General. This will also address several of the concerns that were raised at the previous planning commission mtg.

- b) **Environmental Health Department** – No comments necessary.
- c) **Emergency Services** – The responding fire station will be fire station #2. The fire rating for the area is 3. The dead-end fire apparatus is not to exceed 150’.
- d) **Etowah Water & Sewer Authority** – Water line upgrades and extensions will be required to serve the developments. Sewer line upgrades and extensions will be required to serve the developments. They will refer to the DRI response for locations of sewer mains.
- e) **Dawson County Sheriff’s Office** – Additional personnel have been budgeted for.
- f) **Board of Education** – No impact on the school system.
- g) **Georgia Department of Transportation** – The applicants will need to coordinate with the Georgia Department of Transportation to see what or if any improvements are needed.

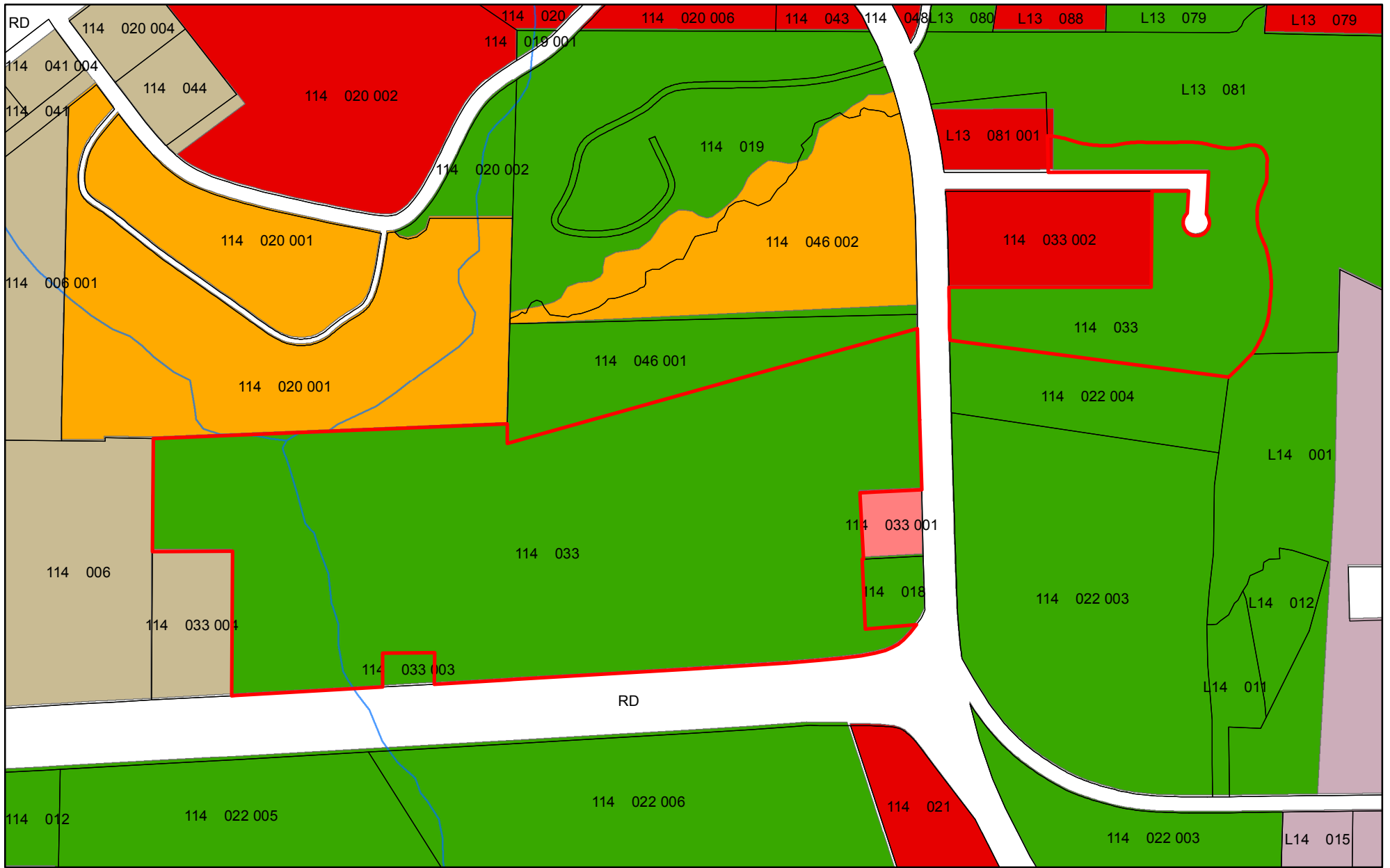
Recommendation:

Staff has reviewed the application for rezoning from RA to RMF. Based on the information provided and the surrounding uses staff recommends **APPROVAL** of the rezoning with the following stipulations:

1. Development shall be limited to single family detached residential dwellings only.
2. All lots shall be a minimum of 50’ wide at the build line for residential dwellings.
3. All dwellings shall be a minimum of 2,000 sq. ft. of heated floor space exclusive of garages and unfinished basements.
4. All dwellings shall have a minimum of a two (2) car enclosed garage.
5. All dwellings shall meet the following setbacks. Front- 20’, Sides-5’, & Rear- 20’.
6. Developer shall install a 25’ wide graded and replanted landscape strip with Leyland Cypress trees on a berm, along the portion of the subject property that adjoins Goodwin Boat Storage (tax parcel # L13 079) as depicted on the site plan.
7. Developer shall provide a 50’ wide graded and planted landscape strip with Leyland Cypress trees on a berm, along the portion of the subject property that abuts Elliott Road as depicted on the site plan.
8. All proposed homes abutting the adjacent Denard (tax parcel # L13 088) and Goodwin (tax parcel # L13 087 & L13 079) properties shall be limited to one story as depicted on the site plan.
9. Developer shall perform a traffic engineering report approved by both the Georgia Department of Transportation and Dawson County Public Works for all means of ingress and egress.
10. Developer shall donate an additional 15’ right-of-way along Elliott Road.
11. There shall be no vehicular access to the subject property from Elliott Road.
12. All stipulations of zoning shall be made a part of any and all preliminary and final plats associated with this development.

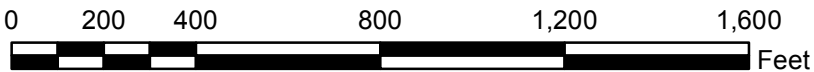
cc: Dawson County Board of Commissioners
David Headley, County Manager
Joey Homans, County Attorney
Danielle Yarborough, County Clerk

Attachments: Maps



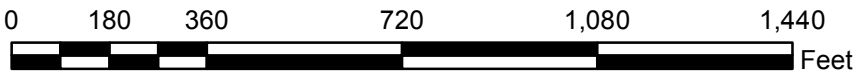
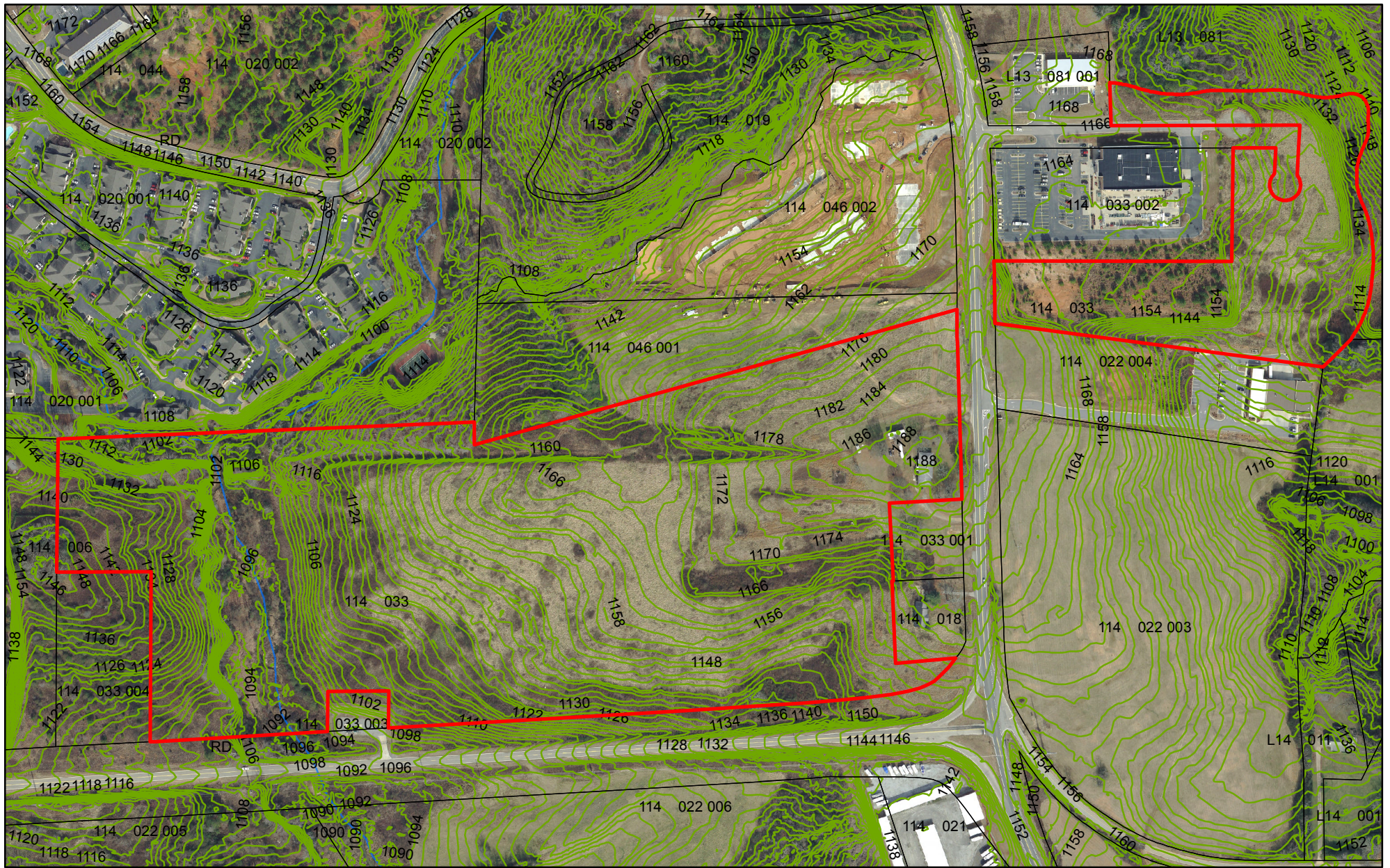
114 033 Current Zoning

127



Legend



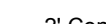


Parcel	CountyLine	Rivers & Streams	Dawsonville	RMF	C-01
Historic District	MIXED USE VILLAGE	RA	RPC	RMHP	C-CB
RS	RRE	RT	RSR	R13 081	C-HB
RL	VC	R14 001	VCR	C-IR	C-PCD
	C-TB	R14 012	C-TB	C-RB	C-TB
	CT	R14 011		C-TB	C-TB
		R14 015			

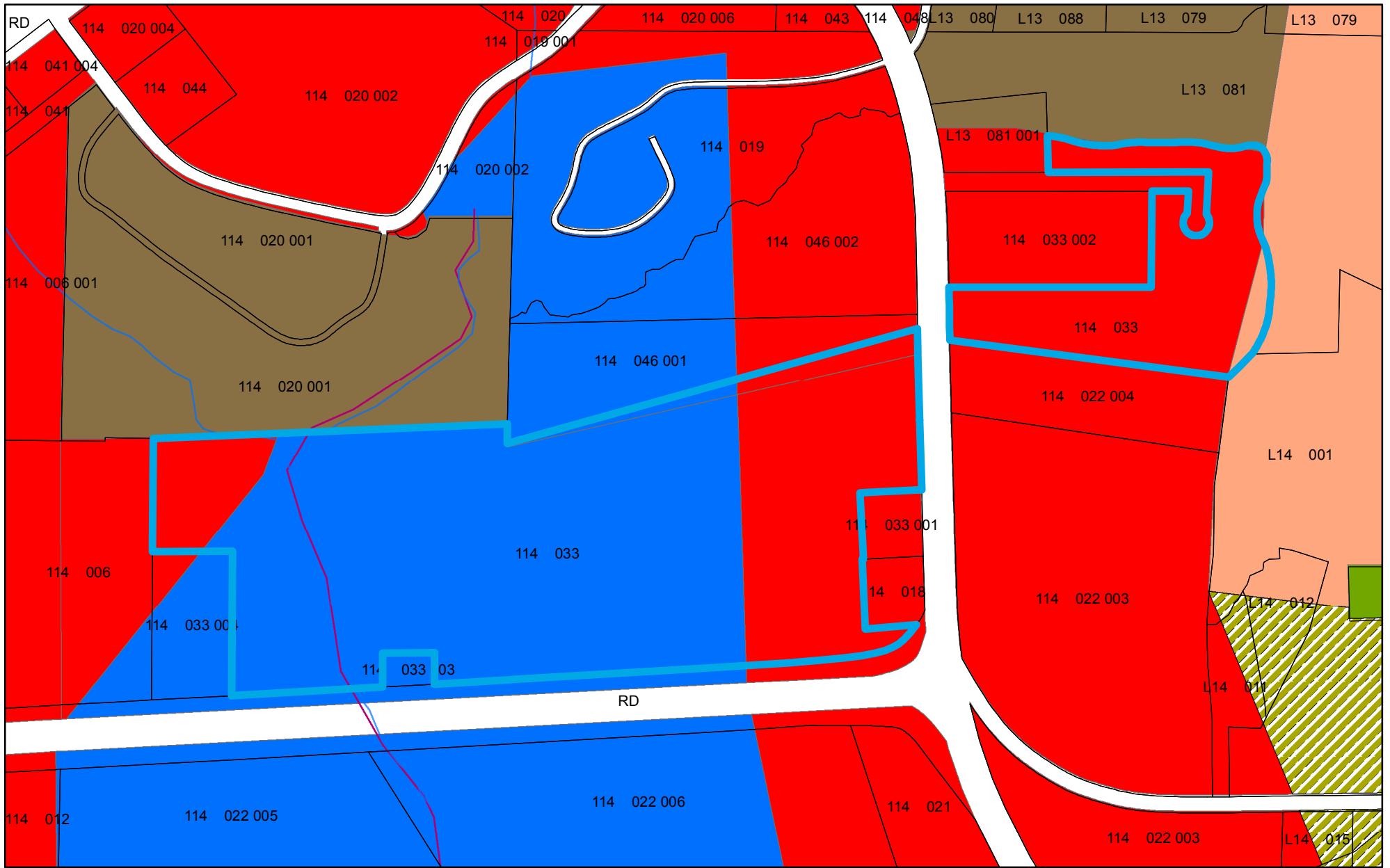


114 033 Aerial & Topo

128

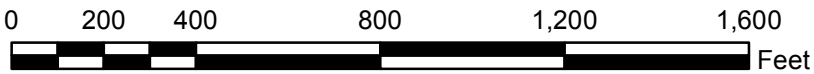
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-  Parcel
-  CountyLine
-  2' Contours - south
-  Rivers & Streams
-  Dawsonville



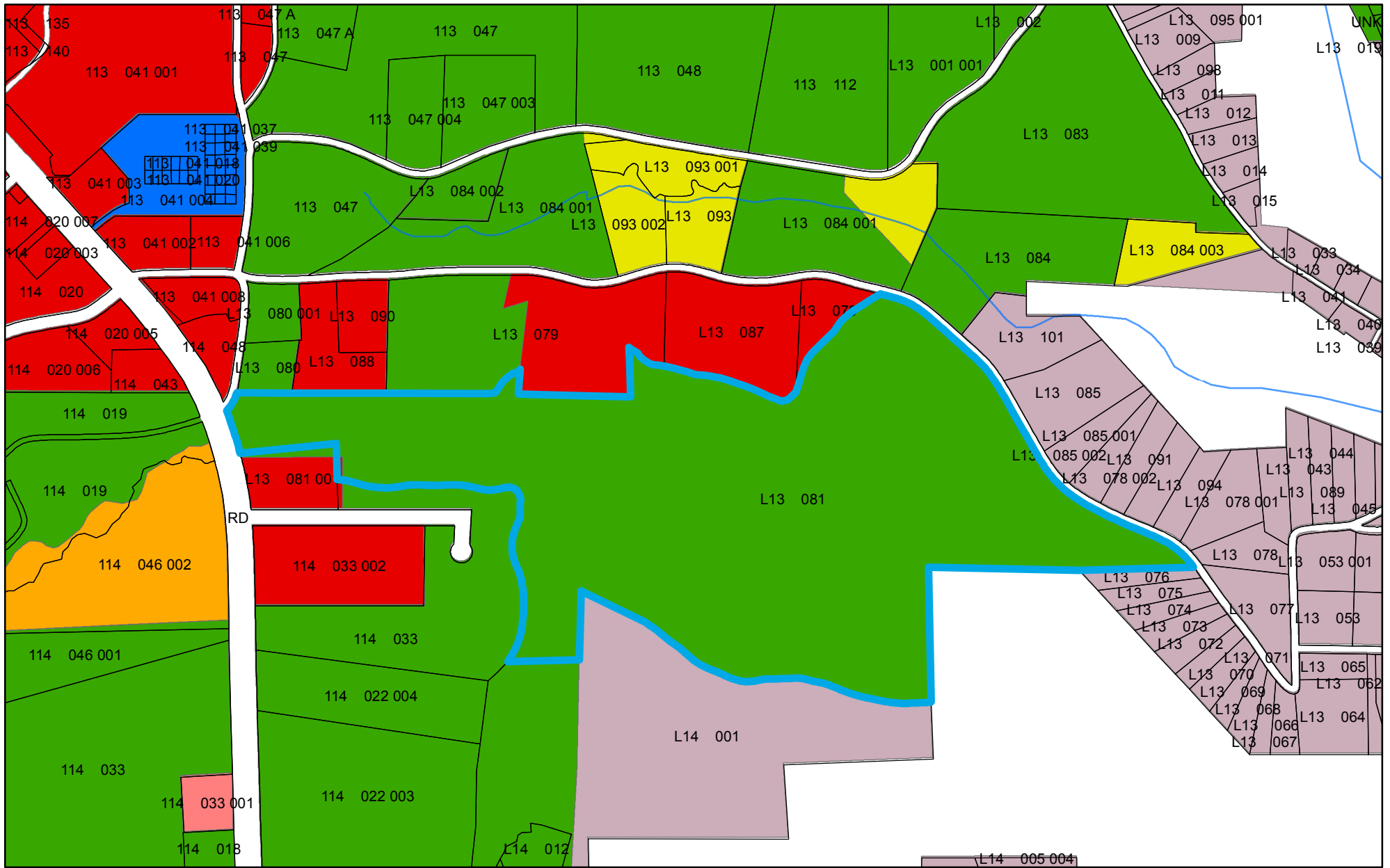
114 033 FLUP

129



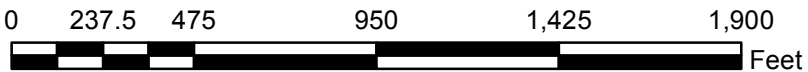
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|------------------|-------------------------------|----------------------------|--|
| Parcel | Future Landuse | Lakefront Residential | Transportation/Communication/Utilities |
| County Line | Exurban Residential | Commercial - Highway | Agriculture |
| Rivers & Streams | Rural Residential | Crossroads Commercial | Parks/Recreation/Conservation |
| Dawsonville | Sub-Rural Residential | Campus-Style Business Park | Forestry |
| | Suburban Residential | Office/Professional | Water |
| | Planned Residential Community | Mixed Use Village | Water Supply Protection Area |
| | Town Residential | Public/Institutional | |
| | Multiple-family Residential | Light Industrial | |



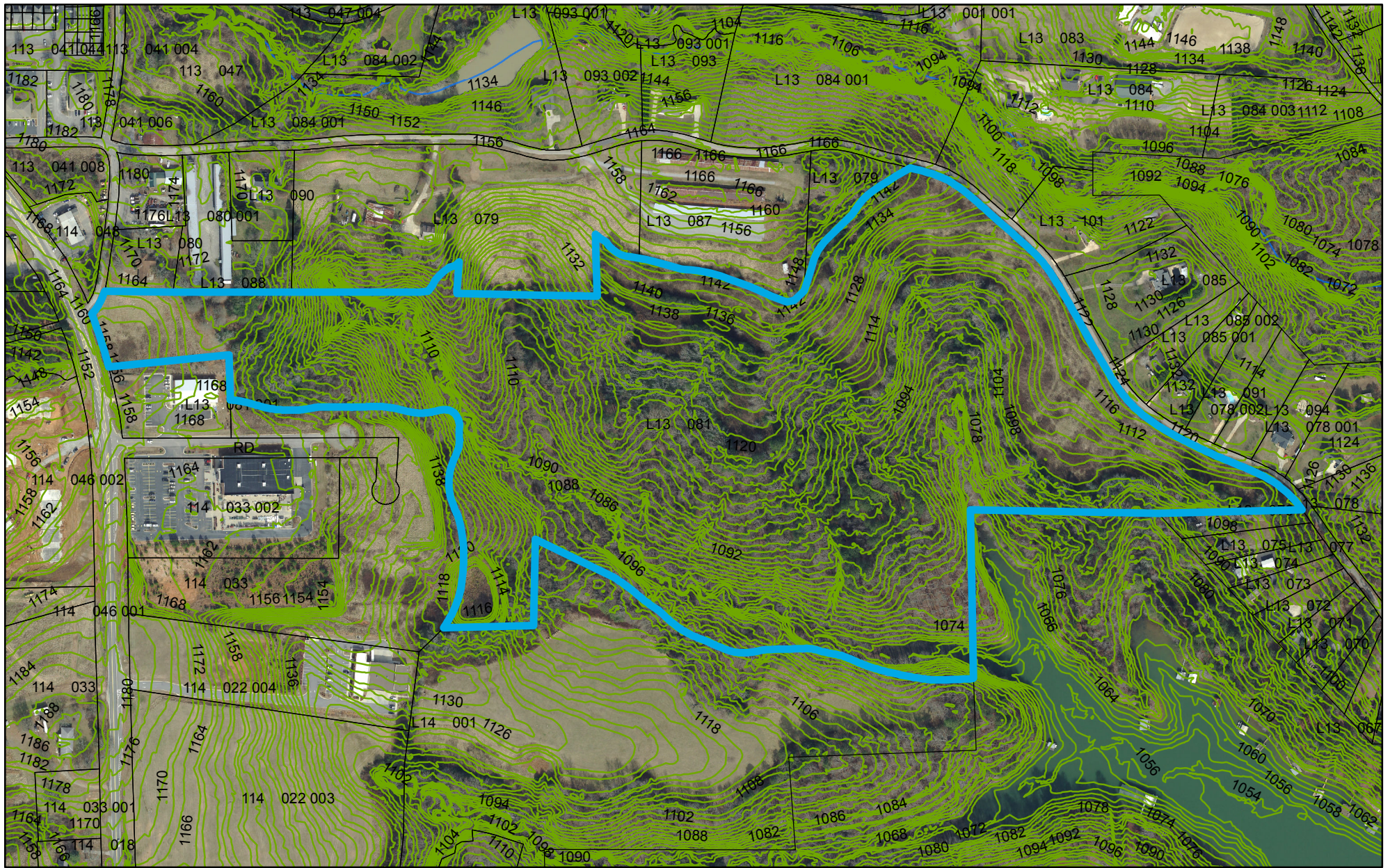
L13 081 Current Zoning

130



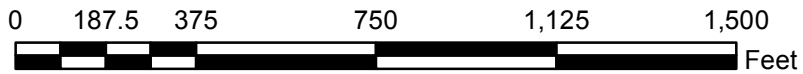
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|------------------|---------------------|-------|-------|
| Parcel | Zoning | RMF | C-01 |
| CountyLine | ZONING_CLASS | RMHP | C-CB |
| Rivers & Streams | Historic District | RT | C-HB |
| Dawsonville | MIXED USE VILLAGE | RS | C-IR |
| | RA | RRE | C-PCD |
| | RPC | RSRMM | C-RB |
| | RSR | VC | C-TB |
| | RL | VCR | CT |


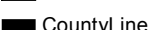
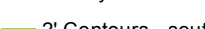
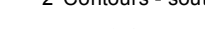



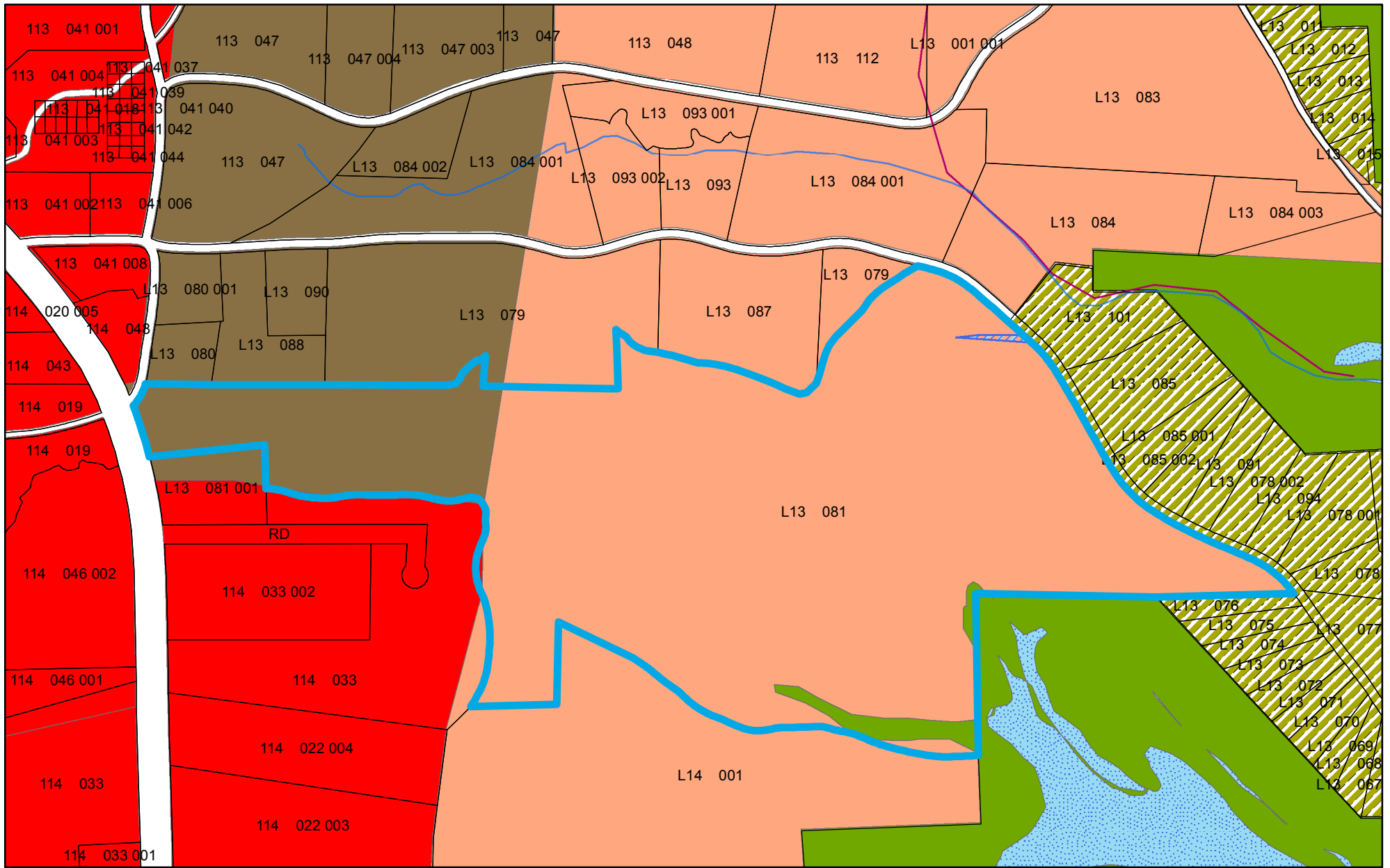
L13 081 Topo & Aerial

131



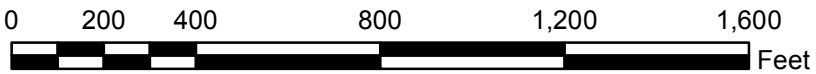
Legend

-  Parcel
-  CountyLine
-  2' Contours - south
-  Rivers & Streams
-  Dawsonville



L13 081 FLUP

132



Legend

- | | | | |
|------------------|-------------------------------|----------------------------|--|
| Parcel | Future Landuse | Lakefront Residential | Transportation/Communication/Utilities |
| County Line | Exurban Residential | Commercial - Highway | Agriculture |
| Rivers & Streams | Rural Residential | Crossroads Commercial | Parks/Recreation/Conservation |
| Dawsonville | Sub-Rural Residential | Campus-Style Business Park | Forestry |
| | Suburban Residential | Office/Professional | Water |
| | Planned Residential Community | Mixed Use Village | Water Supply Protection Area |
| | Town Residential | Public/Institutional | |
| | Multiple-family Residential | Light Industrial | |

Backup material for agenda item:

3. ZA 16-06 – Lipscomb, Johnson, Sleister, Dailey & Smith, LLP has made a request to rezone 15.83 acres from RA (Residential Agriculture) to RMF (Residential Multi-Family). The property is located at TMP 114-019.

DAWSON COUNTY REZONING APPLICATION

This portion to be completed by Zoning Administrator

ZA 116-016 Tax Map & Parcel # (TMP): 114-019
~~114-033~~
Submittal Date: 7-8-16 Time: 12:00 am/pm Received by: W (staff initials)
Fees Assessed: 350.00 Paid: check # 1099 Commission District: _____
Planning Commission Meeting Date: 8-16-16
Board of Commissioners Meeting Date: 9-15-16

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Lipscomb, Johnson, Sleister Dailey & Smith, LLP
Address: 112 N Main St, Cumming, GA 30040

Phone: Listed Unlisted Email: Business Personal _____ com
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: [Signature]

PROPERTY OWNER/PROPERTY INFORMATION

Name: Dawson Forest Holdings, LLC
Street Address of Property being rezoned: 7142 Hwy 53 E, Dawsonville GA 30534

Rezoning from: AG RA to: RMF Total acreage being rezoned: 15.83
Directions to Property: Adjacent to Slack Auto Parts & Farmington Apartments

Subdivision Name (if applicable): n/a Lot(s) #: 95

Current Use of Property: Rental Trailer Park

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

*****Please refer to Dawson County's Georgia 400 Corridor Guidelines and Maps to answer the following:**

Does the plan lie within the Georgia 400 Corridor? yes (yes/no)

If yes, what section? South

SURROUNDING PROPERTY ZONING CLASSIFICATION:

North CHB & RMF South RMF East CHB & RA West RMF

Future Land Use Map Designation: Commercial Hwy Business

Access to the development will be provided from:

Road Name: State Route 53 Type of Surface: Asphalt

REQUESTED ACTION & DETAILS OF PROPOSED USE

Rezoning to: RMF Special Use Permit for: _____

Proposed Use: Residential Neighborhood aimed at 55+ Seniors

Existing Utilities: Water Sewer Gas Electric

Proposed Utilities: Water Sewer Gas Electric

RESIDENTIAL

No. of Lots: 95 Minimum Lot Size: 2,400 (acres) No. of Units: 95

Minimum Heated Floor Area: 1200 sq. ft. Density/Acre: 6/Ac

Type: Apartments Condominiums Townhomes Single-family Other

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

COMMERCIAL & INDUSTRIAL

Building area: n/a No. of Parking Spaces: n/a

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 7/17/2014
Witness  Date 7/17/2014

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.

ZA _____

TMP#: _____

List of Adjacent Property Owners

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

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

Name

Address

TMP 114 046 002	1.	Farmington Creek, LP, 3825 PACES WALK SUITE 100 ATLANTA, GA 30339
TMP 114 043	2.	William & Phillip Slack, P O BOX 778 GAINESVILLE, GA 30503
TMP 114 020 006	3.	BEAR PRAISE CENTER INC , 293 OVERLOOK DR DAWSONVILLE, GA 30534
TMP 114 020 002	4.	MB REO GA LAND LLC, 515 S FLOWER ST 44th FLOOR LOS ANGELES, CA 90071
TMP 114 020 001	5.	3MIND DAWSON FOREST LLC & SG ATLANTIC LLC, 433 E. LAS COLINAS BLVD SUITE 300 IRVING, TX 75039
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.

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: Emory Lipscomb

Applicant Printed Name: Emory Lipscomb for Lipscomb, Johnson, Sleister Dailey & Smith, LLP

Application Number: _____

Date Signed: 7/8/16

Sworn and subscribed before me

this 8 day of July, 2016.

Christina L. Brislin
Notary Public

My Commission Expires: 8/30/2019



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 who campaign contribution was made:

_____ n/a _____

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 \$ _____ 0 _____ 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:

_____ n/a _____

Signature of Applicant/Representative of Applicant:

_____  _____ Date: 7/17/2012

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

7142 Hwy 53E, Dawsonville, GA 30534 PIN #'s L13 081 & 114 033

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: Lipscomb, Johnson, Sleister Dailey & Smith, LLP

Signature of applicant or agent: [Signature] Date: 7/8/16

Printed Name of Owner(s): Dawson Forest Holdings, LLC

Signature of Owner(s): [Signature] Date: 7/8/2016

Mailing address: 112 N. Main St.

City, State, Zip: Cumming, GA 30040

Telephone Number: 770-587-7761
Listed Unlisted

Sworn and subscribed before me this 8 day of July, 2016.

[Signature]
Notary Public

My Commission Expires: 8/2019



(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.)

OWNER/DEVELOPER:
 24-HOUR CONTACT:
 PROJECT:
 HUGHES COURT TRACT

LOCATED IN:
 13th DISTRICT SOUTH SECTION
 DAWSONVILLE, GEORGIA
 PARCEL NUMBERS:
 14019 & 14146

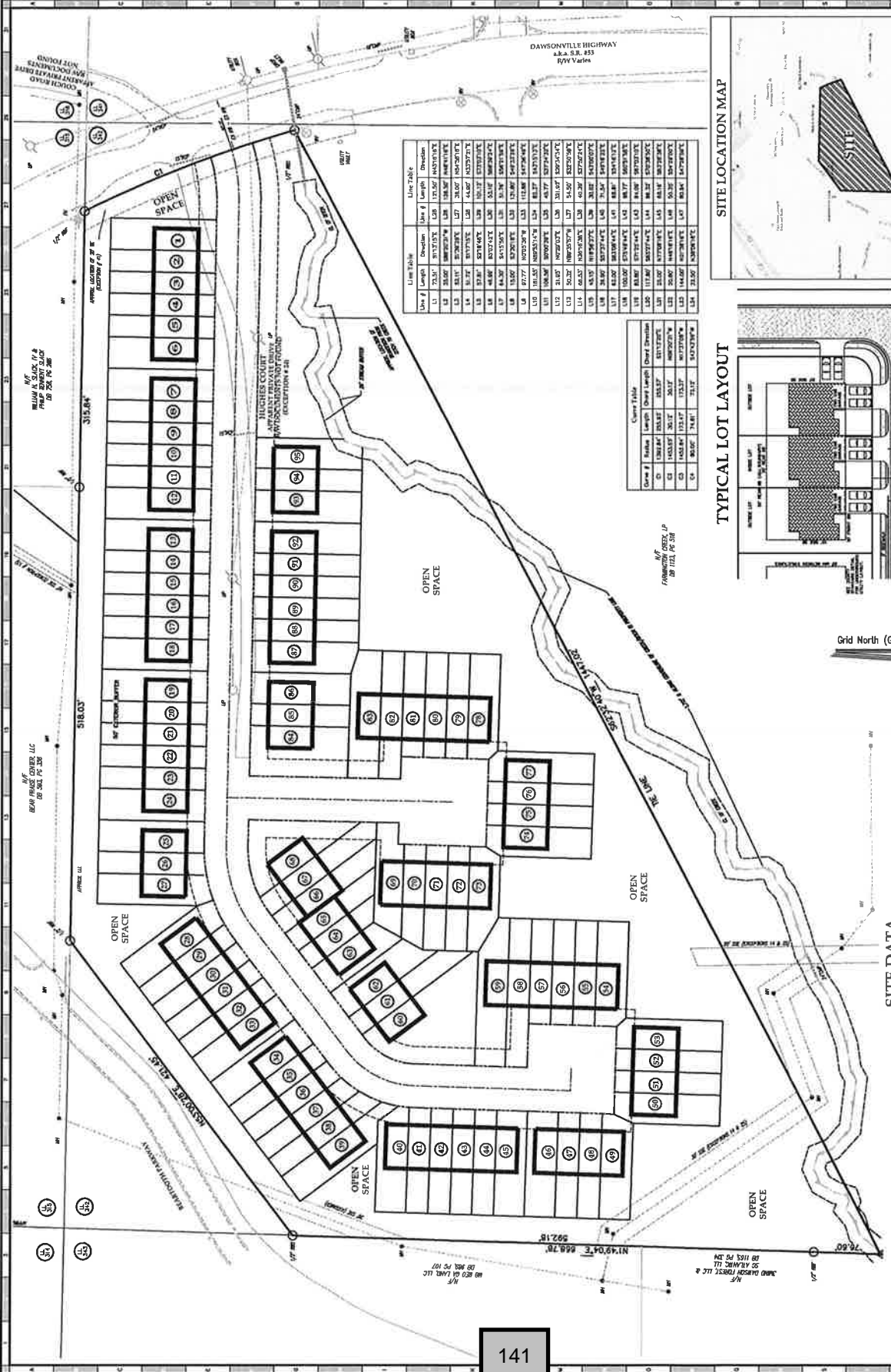
SHEET TITLE:
 REZONING EXHIBIT

DRAWING DATE: 2016-07-07
 STAMP:

SHEET REVISIONS

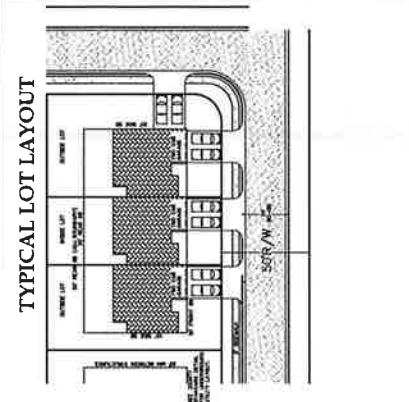
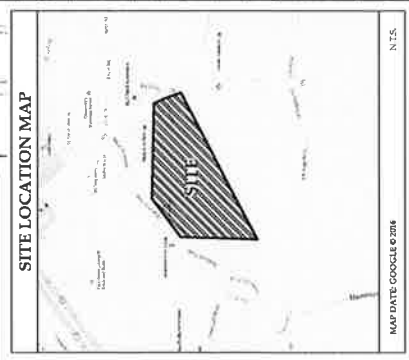
NO.	DESCRIPTION	DATE
1	ISSUING EXHIBIT	7/7/16

SHEET: C0.01



Lot Table

Lot #	Length	Width	Area	Direction
1	73.54'	31.12 (5.7%)	2309.14	S 82° 00' 00" W
2	73.54'	31.12 (5.7%)	2309.14	S 82° 00' 00" W
3	73.54'	31.12 (5.7%)	2309.14	S 82° 00' 00" W
4	73.54'	31.12 (5.7%)	2309.14	S 82° 00' 00" W
5	73.54'	31.12 (5.7%)	2309.14	S 82° 00' 00" W
6	73.54'	31.12 (5.7%)	2309.14	S 82° 00' 00" W
7	73.54'	31.12 (5.7%)	2309.14	S 82° 00' 00" W
8	73.54'	31.12 (5.7%)	2309.14	S 82° 00' 00" W
9	73.54'	31.12 (5.7%)	2309.14	S 82° 00' 00" W
10	73.54'	31.12 (5.7%)	2309.14	S 82° 00' 00" W
11	73.54'	31.12 (5.7%)	2309.14	S 82° 00' 00" W
12	73.54'	31.12 (5.7%)	2309.14	S 82° 00' 00" W
13	73.54'	31.12 (5.7%)	2309.14	S 82° 00' 00" W
14	73.54'	31.12 (5.7%)	2309.14	S 82° 00' 00" W
15	73.54'	31.12 (5.7%)	2309.14	S 82° 00' 00" W
16	73.54'	31.12 (5.7%)	2309.14	S 82° 00' 00" W
17	73.54'	31.12 (5.7%)	2309.14	S 82° 00' 00" W
18	73.54'	31.12 (5.7%)	2309.14	S 82° 00' 00" W
19	73.54'	31.12 (5.7%)	2309.14	S 82° 00' 00" W
20	73.54'	31.12 (5.7%)	2309.14	S 82° 00' 00" W
21	73.54'	31.12 (5.7%)	2309.14	S 82° 00' 00" W
22	73.54'	31.12 (5.7%)	2309.14	S 82° 00' 00" W
23	73.54'	31.12 (5.7%)	2309.14	S 82° 00' 00" W
24	73.54'	31.12 (5.7%)	2309.14	S 82° 00' 00" W
25	73.54'	31.12 (5.7%)	2309.14	S 82° 00' 00" W
26	73.54'	31.12 (5.7%)	2309.14	S 82° 00' 00" W
27	73.54'	31.12 (5.7%)	2309.14	S 82° 00' 00" W
28	73.54'	31.12 (5.7%)	2309.14	S 82° 00' 00" W
29	73.54'	31.12 (5.7%)	2309.14	S 82° 00' 00" W
30	73.54'	31.12 (5.7%)	2309.14	S 82° 00' 00" W
31	73.54'	31.12 (5.7%)	2309.14	S 82° 00' 00" W
32	73.54'	31.12 (5.7%)	2309.14	S 82° 00' 00" W
33	73.54'	31.12 (5.7%)	2309.14	S 82° 00' 00" W
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36	73.54'	31.12 (5.7%)	2309.14	S 82° 00' 00" W
37	73.54'	31.12 (5.7%)	2309.14	S 82° 00' 00" W
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39	73.54'	31.12 (5.7%)	2309.14	S 82° 00' 00" W
40	73.54'	31.12 (5.7%)	2309.14	S 82° 00' 00" W
41	73.54'	31.12 (5.7%)	2309.14	S 82° 00' 00" W
42	73.54'	31.12 (5.7%)	2309.14	S 82° 00' 00" W
43	73.54'	31.12 (5.7%)	2309.14	S 82° 00' 00" W
44	73.54'	31.12 (5.7%)	2309.14	S 82° 00' 00" W
45	73.54'	31.12 (5.7%)	2309.14	S 82° 00' 00" W
46	73.54'	31.12 (5.7%)	2309.14	S 82° 00' 00" W
47	73.54'	31.12 (5.7%)	2309.14	S 82° 00' 00" W
48	73.54'	31.12 (5.7%)	2309.14	S 82° 00' 00" W
49	73.54'	31.12 (5.7%)	2309.14	S 82° 00' 00" W
50	73.54'	31.12 (5.7%)	2309.14	S 82° 00' 00" W
51	73.54'	31.12 (5.7%)	2309.14	S 82° 00' 00" W
52	73.54'	31.12 (5.7%)	2309.14	S 82° 00' 00" W
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54	73.54'	31.12 (5.7%)	2309.14	S 82° 00' 00" W
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60	73.54'	31.12 (5.7%)	2309.14	S 82° 00' 00" W
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Grid North (GA West Zone)

SITE DATA
 Site Area: 15.828 AC
 Existing Zoning: RA
 Proposed Zoning: RMF
 Total Lots: 95
 Density: 6.00 Units/Acre
 Linear Feet of Street: 1,634 LF
 Open Space: 3.96 AC (25.0%)
 Required: 7.10 AC (44.9%)
 Provided: 3.96 AC (25.0%)

All that tract or parcel of land being located in Land Lot 341 in the South half of the 13th District, 1st Section, Dawson County, Georgia, being more particularly described as follows:

Commencing at the Southwest corner of Land Lot 342; thence, North 01 degrees 49 minutes 04 seconds East a distance of 391.27 feet to a point, said point being the True Point of Beginning; thence, North 01 degrees 49 minutes 04 seconds East a distance of 668.78 feet to a point; thence, North 53 degrees 00 minutes 28 seconds East a distance of 421.45 feet to a point; thence, South 88 degrees 51 minutes 27 seconds East a distance of 833.86 feet to a point on the western R/W of Dawsonville Highway, a.k.a. SR #53 (60' R/W); thence with a curve turning to the right with an arc length of 255.93 feet, with a radius of 1392.84 feet, with a chord bearing of South 21 degrees 13 minutes 13 seconds East, with a chord length of 255.57 feet; thence, departing said R/W, along the centerline of a ditch/creek for a distance of 1,712± feet, said creek having a tie line of South 62 degrees 32 minutes 40 seconds West a distance of 1447.02 feet to a point, said point being the True Point of Beginning.

Said tract contains 15.828± Acres, more or less.

LETTER OF INTENT

The applicant requests Rezoning of Parcel Number 114 019 from RA to RMF in order to build a 95-Unit Fee Simple Townhome Community on 15.83 acres. The property is located at 20 Hughes Court, Dawsonville, GA 30534. The property is immediately adjacent to the Farmington Apartments to the south and Slack Auto Parts to the north. It is bordered on the west by the Dawson Forest apartments. The current use of this property is a rental trailer park which is very similar in use to RMF.

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

Trans No	Property ID / District Description	Original Due	Interest & Penalty	Prev Paid	Amount Due	Amount Paid	Transaction Balance
2015 - 2385	L13 081 / 001 LL 317 339 340 341 FMV: \$608,479.00	\$6,007.89	\$0.00 Fees: \$0.00 \$0.00		\$6,007.89	\$6,007.89	\$0.00 Current Due: \$0.00
	Totals:	\$6,007.89	\$0.00		\$6,007.89	\$6,007.89	\$0.00

Paid Date: 12/4/2015

Charge Amt: \$6,007.89

CF SOUTHEAST REO LLC
 412 E PARKCENTER BLVD
 STE 300

BOISE, ID 83706



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

Trans No	Property ID / District Description	Original Due	Interest & Penalty	Prev Paid	Amount Due	Amount Paid	Transaction Balance
2015 - 2382	114 033 / 001 LL 374 LD 13-S FMV: \$1,020,885.00	\$10,079.82	\$0.00 Fees: \$0.00 \$0.00		\$10,079.82	\$10,079.82	\$0.00 Current Due: \$0.00
	Totals:	\$10,079.82	\$0.00		\$10,079.82	\$10,079.82	\$0.00

Paid Date: 12/4/2015

Charge Amt: \$10,079.82

CF SOUTHEAST REO LLC
 412 E PARKCENTER BLVD
 STE 300

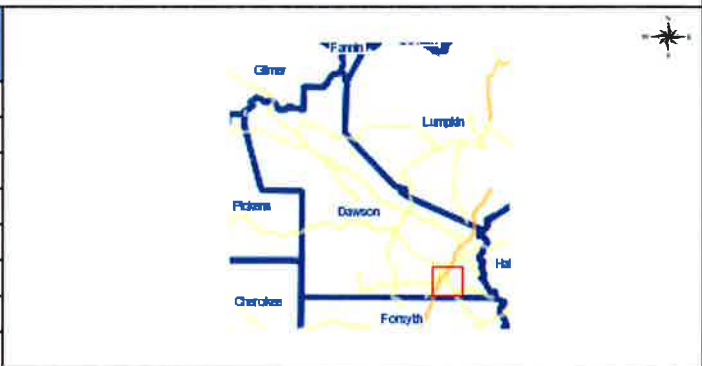
BOISE, ID 83706





- Area of Minimal Flood Hazard: Determined to be outside the 0.2% annual chance floodplain
- X: 500 Year Flood - Areas of 0.2% annual chance flood
- A: 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Base Flood Elevations (BFE) have not been determined
- AE: 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Determined by detailed methods with Base Flood Elevations determined
- AO or AH: Areas subject to inundation by 1-percent-annual-chance shallow flooding, average depths 1-3 feet
- VE: Coastal SFHA with BFE & velocity wave action - Coastal flood zone with velocity hazard (wave action)
- Openwater

Dawson County Assessor			
Parcel: 114 019 Acres: 14.39			
Name:	CF SOUTHEAST REO LLC	Land Value	\$1,439,000.00
Site:	20 HUGHES CT	Building Value	\$0.00
Sale:	\$3,900,000 on 03-2016 Reason=MV Qual=Q	Misc Value	\$44,800.00
Mail:	412 E PARKCENTER BLVD	Total Value:	\$1,483,800.00
	STE 300		
	BOISE, ID 83706		



The Dawson County Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the assessed taxroll. All data is subject to change before the next certified taxroll. PLEASE NOTE THAT THE PROPERTY APPRAISER MAPS ARE FOR INFORMATIONAL PURPOSES ONLY NEITHER DAWSON COUNTY NOR ITS EMPLOYEES ACCEPT RESPONSIBILITY FOR ERRORS OR OMISSIONS ---THIS IS NOT A SURVEY---

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

Trans No	Property ID / District Description	Original Due	Interest & Penalty	Prev Paid	Amount Due	Amount Paid	Transaction Balance
2015 - 2381	114 019 / 001 LL 342 LD 13-S FMV: \$1,368,680.00	\$13,513.79	\$0.00 Fees: \$0.00 \$0.00		\$13,513.79	\$13,513.79	\$0.00 Current Due: \$0.00
	Totals:	\$13,513.79	\$0.00		\$13,513.79	\$13,513.79	\$0.00

Paid Date: 12/4/2015

Charge Amt: \$13,513.79

CF SOUTHEAST REO LLC
 412 E PARKCENTER BLVD
 STE 300

BOISE, ID 83706



GMRDC Development of Regional Impact REVIEW DATA

In addition to the rezoning application we will need the following for the DRI submittal:

1. At minimum we will need a traffic study/report showing the vehicle trips per day produced by the proposed development, the net impact on the surrounding roads, and the level of service rating for the road that the development will be accessed from. **Traffic Study in Process. Should have in 3-4 weeks.**
2. Developer contact information (address, telephone, email)
**Dawson Forest Holdings, LLC
5665 Atlanta Highway
Suite 103-205
Alpharetta, GA 30004**
3. Property Owner if different from Developer **Dawson Forest Holdings, LLC**
4. Is this project a phase or part of a larger overall project? If yes, what percent of the overall project does this project/phase represent? **NO**
5. What is your estimated project completion date? Overall project? **Fall 2019**
6. Estimated value at build-out? **Hughes Ct Townhomes = \$14,000,000. SF Neighborhood behind Tractor Supply = \$48,000,000 Commercial Parcel beside Tractor Supply = \$500,000**
7. What is the estimated water supply demand to be generated by the project, measured in millions of gallons per day (MGD)? **54,480 gpd = .054 MGD & for the 40,314 sq. ft. commercial (based on retail) will be 3,024 gpd = .003 MGD and for the 95 residential lots will be 21,565 gpd = .022 MGD for a total of 79,069 gpd = .079 MGD.**
8. Is sufficient water supply capacity available to serve the proposed project? If no, describe any plans to expand the existing water supply capacity. **Yes, there is currently sufficient water supply available to serve the project.**
9. Is a water line extension required to serve this project? If yes, how much additional line (in miles) will be required? **Yes, water line upgrades and extensions will be required to serve the projects. The existing water main is located across the street from TMP L13-081. An upgrade will be required for this line and an extension will be required within the project property to serve the lots proposed. Combined, the footage for the water line upgrade and extension will be approximately 6,000 ft = 1.14 miles. The water main is located on the same side of the street for TMP 114-019. The water main must be extended within the property to serve the development for approximately 1,500 ft = .28 miles. Total footage: 7,500 ft = 1.42 miles**
10. What is the estimated sewage flow to be generated by the project, measured in millions of gallons per day (MGD)? **Based on the information submitted, the estimated sewage flow for the 240 lots will be 54,480 gpd = .054 MGD & for the 40,314 sq. ft. commercial (based on retail) will be 3,024 gpd = .003 MGD and for the 95 residential lots will be 21,565 gpd = .022 MGD for a total of 79,069 gpd = .079 MGD.**
11. Is sufficient wastewater treatment capacity available to serve the proposed project? If no, describe any plans to expand existing wastewater treatment capacity. **Yes, there is currently sufficient wastewater treatment capacity to serve the project.**
12. Is a sewer line extension required to serve this project? If yes, how much additional line (in miles) will be required? **Yes, a sewer line extension and lift station will be required to serve the project on TMP L13-081. There is an existing gravity sanitary sewer line across the street from the project property. New gravity sanitary sewer line and force main must be installed within the project property to provide sanitary sewer service. The new gravity sanitary sewer**

DAWSON COUNTY PLANNING COMMISSION MEMORANDUM

DATE: NOVEMBER 3, 2016
TO: DAWSON COUNTY PLANNING COMMISSION
FROM: JASON STREETMAN, PLANNING AND DEVELOPMENT DIRECTOR
MEETING: NOVEMBER 15, 2016 @ 6:00 P.M. – DAWSON COUNTY GOVERNMENT CENTER,
ASSEMBLY ROOM 2303

CASE #: ZA 16-06
APPLICANT: Lipscomb, Johnson, Sleister Dailey & Smith, LLP
STATUS OF APPLICANT: Authorized Agent
SITE LOCATION: 20 Hughes Court (TMP 114-019)
COMMISSION POST: 3
REQUESTED ACTION: RA (Residential Agriculture) to RMF (Residential Multi-Family)
PROPOSED USES: 95 Unit Fee Simple Townhome Community
SURROUNDING ZONING DISTRICTS:
North –C-HB (Commercial Highway Business)
South – RMF (Residential Multi-Family)
East – C-HB (Commercial Highway Business) and RA (Residential Agriculture)
West – C-HB (Commercial Highway Business) and RMF (Residential Multi-Family)
SURROUNDING LAND USES:
North – Commercial Business
South –55+ Apartment Complex
East –Residential Property and Commercial Business
West – Vacant Residential Property
FLUP CLASSIFICATION: Commercial Business and Campus Style Business Park
SUBJECT PROPERTY HISTORY: ZA 13-01 – RA to RMF – Approved – Farmington Creek Apartments
ACCESS: Hwy. 53 East

ANALYSIS AND COMMENTS:
The subject property consists of approximately 15.83 (TMP 114-019). The subject property is currently zoned RA. Adjacent properties are residential agriculture, residential multi-family and commercial highway business.

The 2033 Comprehensive Plan Future Land Use Map recommends the property be Commercial Business and Campus Style Business Park.

The applicant has notified Dawson County in the letter of intent that he intends to rezone 15.83 acres to Residential Multi-Family for a proposed 95 unit fee simple townhome community.

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

A. The existing uses and classification of nearby property.

The adjacent properties surrounding the subject property are zoned C-HB, RA and RMF with retail businesses and a 55+ apartment complex.

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

The Future Land Use Plan (FLUP) currently recognizes Commercial Business and Campus Style Business Park for the subject property. The proposed rezoning does not align with the FLUP.

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

The rezoning would be in keeping with the welfare of the community and promote the health, safety, morals and general welfare of the public interest.

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

The area would be developed consistent with the surrounding businesses.

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

The subject property is suitable for the proposed Residential Multi-Family zoning district.

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 subject property is currently a mobile home park.

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 proposed development is suitable for the proposed rezoning to Residential Multi-Family.

Photograph of the subject property:



Zoning sign on property

Pertinent County Departments have provided the following comments regarding the proposed development:

- a) **Engineering Department** – Developer shall signalize the Hughes Court/Couch Road intersection and driveway if warranted and permitted by the Georgia Department of Transportation. Developer shall gain approval from GDOT on all driveway access points and shall take the findings of the Traffic Study dated September 2016 into consideration during the design process.

In my opinion this will make the traffic flow in the Couch, Elliott, and Hughes Ct a safer means of egress. I would also like to see them provide an access to the light from the Dollar General. This will also address several of the concerns that were raised at the previous planning commission mtg.

- b) **Environmental Health Department** – No comments necessary.
- c) **Emergency Services** – The responding fire station will be fire station #2. The fire rating for the area is 3. The dead-end fire apparatus is not to exceed 150’.
- d) **Etowah Water & Sewer Authority** – Water line upgrades and extensions will be required to serve the developments. Sewer line upgrades and extensions will be required to serve the developments. They will refer to the DRI response for locations of sewer mains.
- e) **Dawson County Sheriff’s Office** – Additional personnel have been budgeted for.
- f) **Board of Education** – No impact on the school system.
- g) **Georgia Department of Transportation** – The applicants will need to coordinate with the Georgia Department of Transportation to see what or if any improvements are needed.

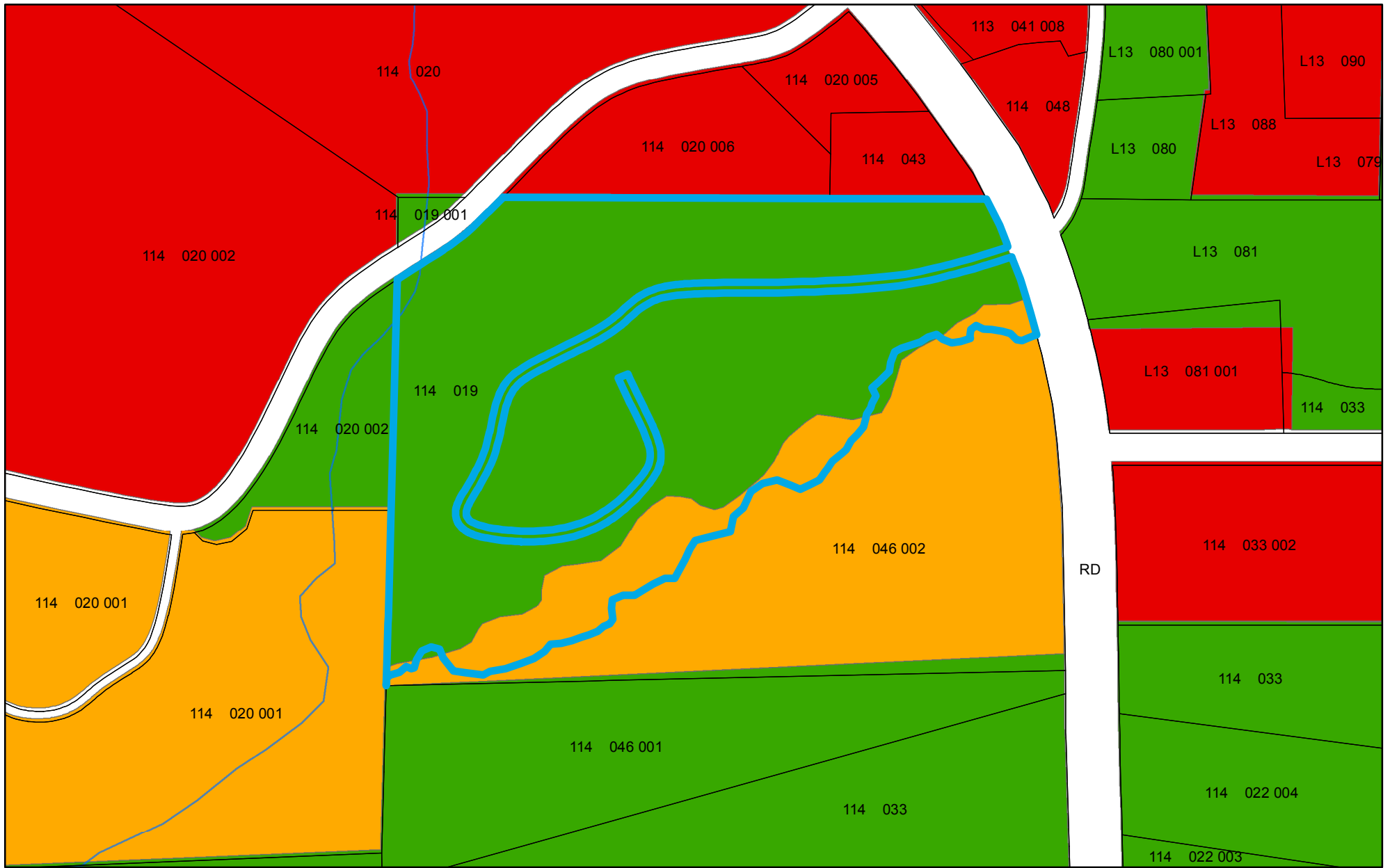
Recommendation:

Staff has reviewed the application for rezoning from RA to RMF. Based on the information provided and the surrounding uses staff recommends **APPROVAL** of the rezoning with the following stipulations:

1. Developer shall signalize the Hughes Court/Couch Road intersection and driveway if warranted and permitted by the Georgia Department of Transportation.
2. Developer shall gain approval from GDOT on all driveway access points.

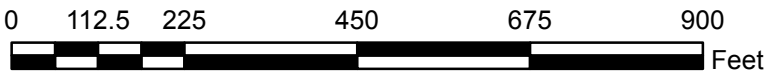
cc: Dawson County Board of Commissioners
David Headley, County Manager
Joey Homans, County Attorney
Danielle Yarborough, County Clerk

Attachments: Maps



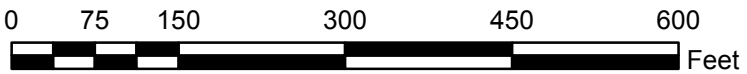
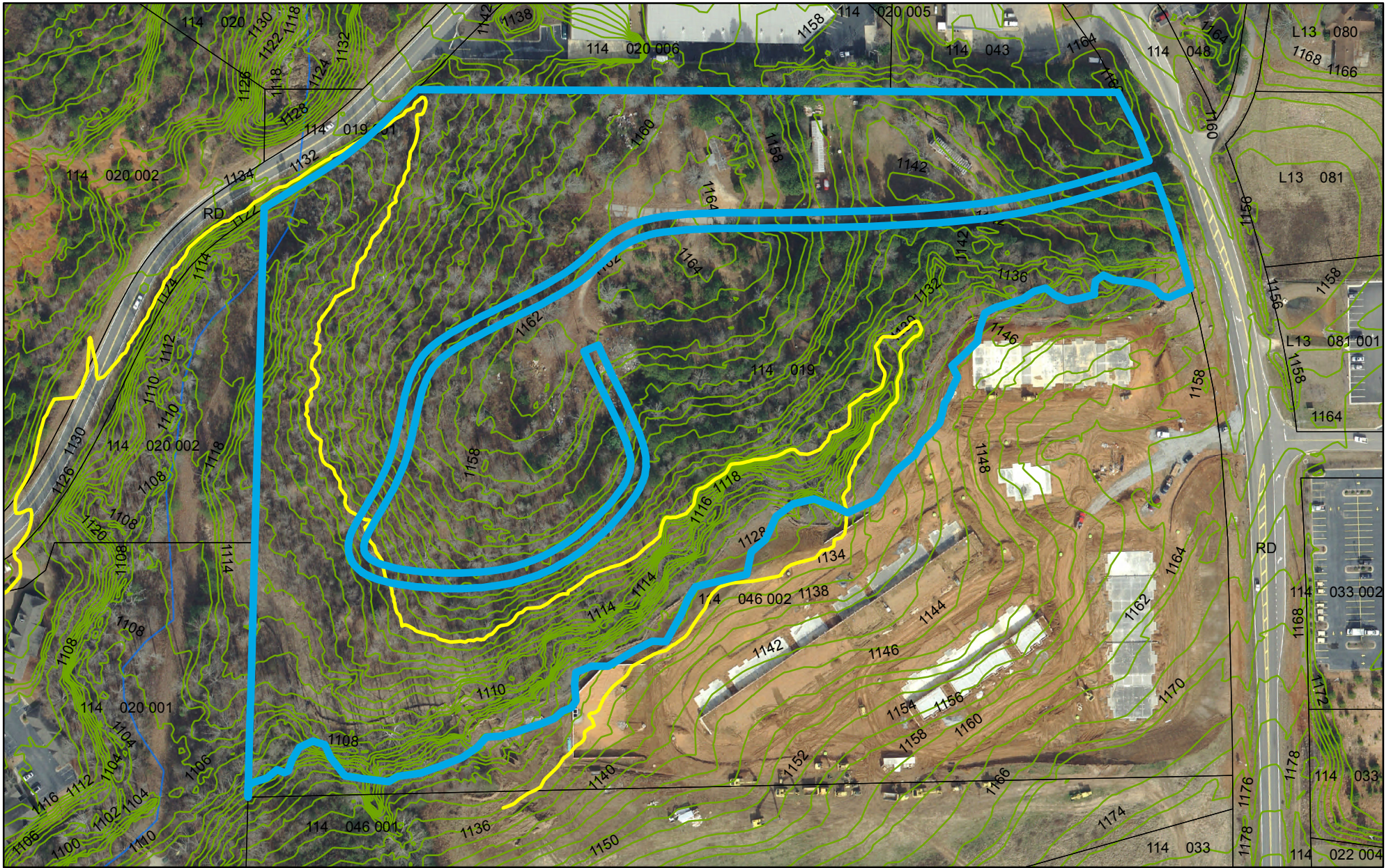
114 019 Current Zoning

152



Legend


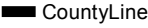
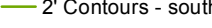
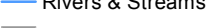

Parcel	CountyLine	Rivers & Streams	Dawsonville	Zoning	RMF	C-OI
Historic District	MIXED USE VILLAGE	RA	RPC	ZONING_CLASS	RMHP	C-CB
RL	RSR	RT	VC	RS	RRE	C-HB
VCR	VC	RSRMM	VCR	RPC	VC	C-IR
CT	VC	VC	C-PCD	VC	VC	C-RB
	VC	VC	C-TB	VC	VC	C-TB
	VC	VC	CT	VC	VC	CT

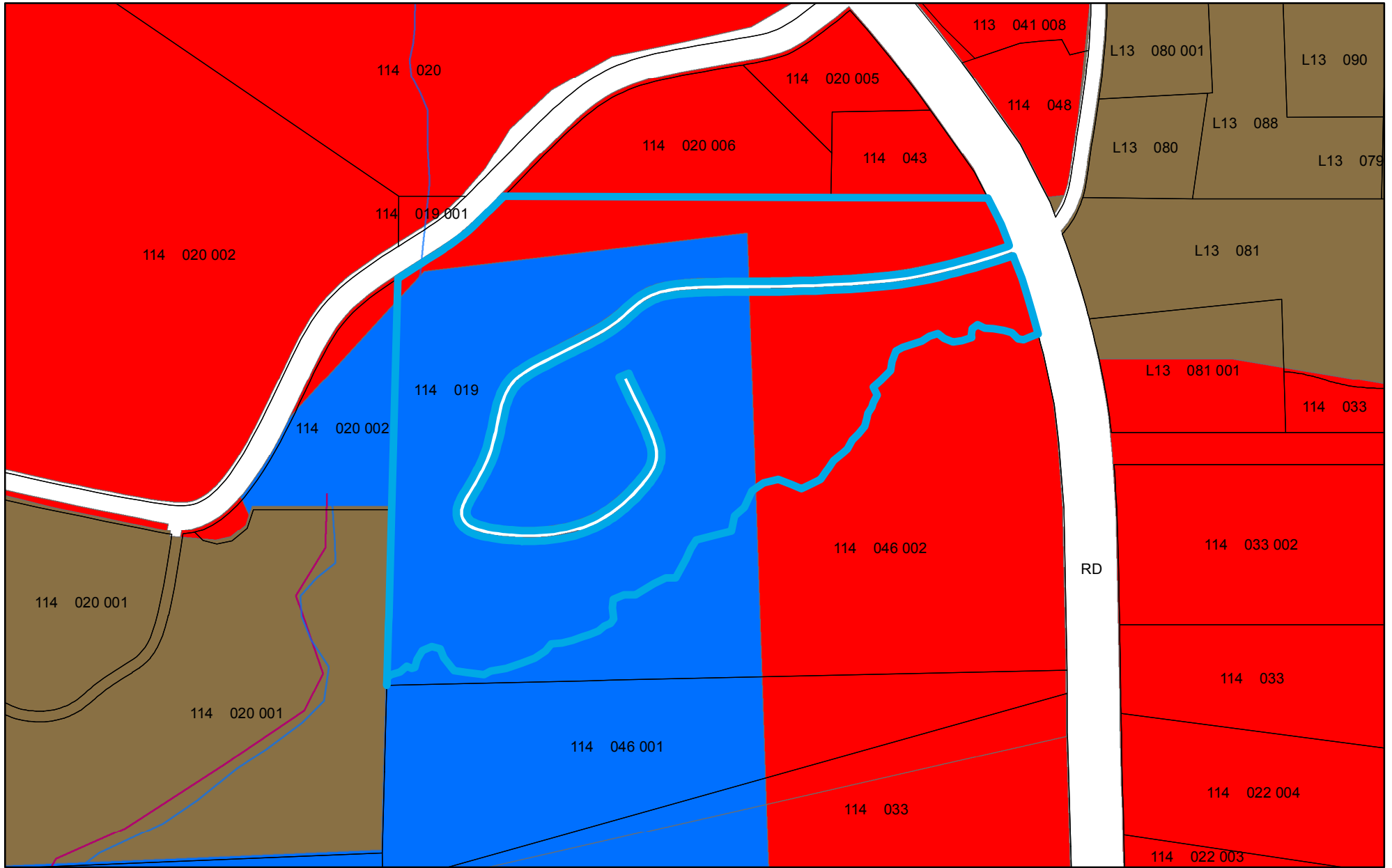


114 019 Topo & Aerial

153

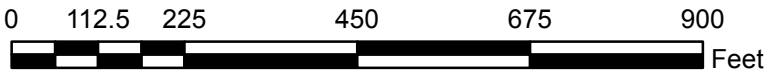
Legend

-  Parcel
-  CountyLine
-  2' Contours - south
-  Rivers & Streams
-  Dawsonville



114 019 FLUP

154



Legend

- | | | | |
|------------------|-------------------------------|----------------------------|--|
| Parcel | Future Landuse | Lakefront Residential | Transportation/Communication/Utilities |
| County Line | Exurban Residential | Commercial - Highway | Agriculture |
| Rivers & Streams | Rural Residential | Crossroads Commercial | Parks/Recreation/Conservation |
| Dawsonville | Sub-Rural Residential | Campus-Style Business Park | Forestry |
| | Suburban Residential | Office/Professional | Water |
| | Planned Residential Community | Mixed Use Village | Water Supply Protection Area |
| | Town Residential | Public/Institutional | |
| | Multiple-family Residential | Light Industrial | |

Backup material for agenda item:

4. ZA 16-10 – Hibbymo Properties - Emma, LLC, has made a request to rezone 5.25 acres from RA (Residential Agriculture) to CCB (Commercial Community Business) for a proposed retail store. The property is located at TMP 030-016.

DAWSON COUNTY REZONING APPLICATION

This portion to be completed by Zoning Administrator

ZA 16-10 Tax Map & Parcel # (TMP): 030-016
Submittal Date: 10-13-16 Time: 3:12 am/pm Received by: lw (staff initials)
Fees Assessed: 500.00 Paid: ck# 1103 Commission District: _____
Planning Commission Meeting Date: 11-15-16
Board of Commissioners Meeting Date: 12-13-16

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Hibbymo Properties - EMMA, LLC
Address: 443 Elm St., Columbus, GA 30701
Phone: Listed 706-625-1981 ^(Listed AS. PLUMM CONSTRUCTION) Business bhFathier@hotmail.com
 Unlisted 678-986-0622 Email: 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: 7-20-16 Applicant Signature: Bobby Adams For Hibbymo Properties, LLC

PROPERTY OWNER/PROPERTY INFORMATION

Name: Kenneth Stephens, 3373 Hwy 53E, Dawsonville, GA. 30534
Street Address of Property being rezoned: LL 810 823 LDS-1 ^{WEST SIDE OF Hwy 183} ^{Hwy}
Parcel # 030 016 ^{at the southern intersection w/ 136}
Rezoning from: RA to: CCB ~~EH5~~ Total acreage being rezoned: 5.25
Directions to Property: FROM the Dawson County Courthouse take Shoal Creek Rd
(Hwy 136 Spur) N.W. APPROXIMATELY 3 MILES TO Hwy 136, TURN LEFT ON Hwy 136
AND GO 7 MILES TO the intersection with Hwy 183. THE PROPERTY IS ON THE WEST
SIDE OF Hwy 183 AND FACING the "Y" IN

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

Current Use of Property: Mostly wooded with a gravel truck parking pad by the Hwy.

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

*****Please refer to Dawson County's Georgia 400 Corridor Guidelines and Maps to answer the following:**

Does the plan lie within the Georgia 400 Corridor? No (yes/no)

If yes, what section? _____

SURROUNDING PROPERTY ZONING CLASSIFICATION:

North _____ South _____ East _____ West _____

Future Land Use Map Designation: _____

Access to the development will be provided from:

Road Name: Elliott Family Pkwy (Hwy 183) Type of Surface: Asphalt Pavement

REQUESTED ACTION & DETAILS OF PROPOSED USE

Rezoning to: ~~SHB~~ C-CB Special Use Permit for: _____

Proposed Use: 9,100 SF Dollar General Store

Existing Utilities: Water Sewer Gas Electric

Proposed Utilities: Water Sewer Gas Electric WELL

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: 9,100 SF No. of Parking Spaces: 30 (VARIANCE WILL BE REQUESTED)

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 Bobby Hough ^{For Hibby no Properties - EMMA, LLC} Date 10-10-16
Witness Suren Hough Date 10-10-16

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.

ZA _____

TMP#: 030 016

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>030 085</u>	1. <u>MIKE WALLER</u>	<u>P.O. Box 387, Dawsonville, GA. 30534</u>
TMP <u>031 026</u>	2. <u>RENAY BEDORA</u>	<u>400 CARVAH Dr., Woodstock, GA. 30188</u>
TMP <u>031 028</u>	3. <u>TAMMY Burt LOGGINS</u>	<u>P.O. Box 353, Dawsonville, GA. 30534</u>
TMP <u>031 025</u>	4. <u>CHRIS H + DEANNE Moore</u>	<u>55 Gold Creek Ct., Dawsonville GA. 30534</u>
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.

TMP	First	Last	Address	City/State/Zip	Case#
030-085	Mike	Waller	P.O. Box 387	Dawsonville, GA 30534	ZA 16-10, VR 16-31
114-012; L13-114-022; 114-022-055; 114-022-005; 114-022-003	Thelma	Byrd	5402 Hwy. 53 East	Dawsonville, GA 30534	ZA 16-05; VR 16-32
030-017	Rocky Phillips & Billy, Jr.	Hughes	244 Thompson Creek Park Road	Dawsonville, GA 30534	ZA 16-04, ZA 16-05
031-025	Kenneth	Stephens	3373 Hwy. 53 East	Dawsonville, GA 30534	ZA 16-10, VR 16-31
031-028	Chris & Deanne	Moore	55 Gold Creek Court	Dawsonville, GA 30534	ZA 16-10, VR 16-31
031-026	Tammy	Loggins	P.O. Box 353	Dawsonville, GA 30534	ZA 16-10, VR 16-31
L05-033	Renay	Bedora	400 Carvau Drive	Woodstock, GA 30188	ZA 16-10, VR 16-31
L05-100; L05-068; L05-067; L05-066; L05-065; L05-064;	Donald	Moss Estate	P.O. Box 1492	Dawsonville, GA 30534	ZA 16-11
L05-063	Beulah	Moss	197 Moss Overlook Road	Dawsonville, GA 30534	ZA 16-11
L05-094	Bobby & Judy	Dills	173 Toto Creek Park Road	Dawsonville, GA 30534	ZA 16-11
L05-097	Superior Arbor Management, Inc.		5929 Elliot Family Parkway	Dawsonville, GA 30534	ZA 16-11
L05-038-001	Jeffrey & Teresa	McDowell	1400 Price Road	Dawsonville, GA 30534	ZA 16-11
114-006	Wal-Mart Real Estate Business Trust	c/o RE Property Tax Dept.	P.O. Box 8050; MS 0555	Bentonville, AR 72712	ZA 16-04, ZA 16-05
L05-038	Lula	Helton	1400 Price Road	Dawsonville, GA 30534	ZA 16-11
L05-037	Patricia	Ebersole	1466 Price Road	Dawsonville, GA 30534	ZA 16-11
L05-036	Benny Joe & Carolyn	Rice	1538 Price Road	Dawsonville, GA 30534	ZA 16-11
L01-039; 114-020; 114-020-002	MB REO GA Land, LLC		515 S. Flower Street, 44th Floor	Los Angeles, CA 90071	ZA 16-06
114-024-001	Development Authority of Dawson County		135 Prominence Drive, Ste. 120	Dawsonville, GA 30534	
114-046-002	Farmington Creek LP		3825 Paces Walk, Suite 100	Atlanta, GA 30339	ZA 16-04, ZA 16-05, ZA 16-06
114-020-001	Atlantic	c/o Alliance Tax Advisors	433 E. Las Colinas Blvd., Suite 300	Irving, TX 75039	ZA 16-04, ZA 16-05, ZA 16-06
114-033-004	2255 Delk Road Partnership, LP	c/o Worldwide, Inc.	5 Concourse Pkwy., N.E., Suite 300	Atlanta, GA 30328	ZA 16-04, ZA 16-05
114-021	Byrd Elliot Properties LLC		7342 Hwy. 53 East	Dawsonville, GA 30534	ZA 16-04, ZA 16-05
114-033-001	Michael	Hughes	7142 Hwy. 53 East	Dawsonville, GA 30534	ZA 16-04, ZA 16-05
L13-081-001	Dawsonville DG LLC		P.O. Box 924	Gainesville, GA 30503	ZA 16-04, ZA 16-05
L14-001	Bronscile Stephen	Bennett	203 Thompson Creek Park Road	Dawsonville, GA 30534	ZA 16-04, ZA 16-05
114-022-004	Dawson County		25 Justice Way, Ste. 1222	Dawsonville, GA 30534	ZA 16-04, ZA 16-05
L13-088	Stanley	Denard	150 Elliott Road	Dawsonville, GA 30534	ZA 16-05
L13-087; L13-079	Rhonda	Goodwin	268 Elliott Road	Dawsonville, GA 30534	ZA 16-05
L13-084	Russell & Christine	Sutton	78 Dawson Village Way, N., Ste 140,		
L13-101	William	Pierce	PMS 195	Dawsonville, GA 30534	ZA 16-05
L13-085	Gerard	Kaizer	635 Elliott Road	Dawsonville, GA 30534	ZA 16-05
L13-085-001	Michael	Miller	661 Elliott Road	Dawsonville, GA 30534	ZA 16-05
L13-085-002	Gregory & Jill	Brock	711 Elliott Road	Dawsonville, GA 30534	ZA 16-05
L13-091	William & Gwen	Day	84 Strickland Drive	Dawsonville, GA 30534	ZA 16-05
L13-078-002	Michael & Allison	Hoynes	5 Salem Drive	Dawsonville, GA 30534	ZA 16-05
L13-094	James Michael	Ingram	799 Elliott Drive	Dawsonville, GA 30534	ZA 16-05
L13-078-001	Michael Andrew	Roberts	825 Elliott Drive	Dawsonville, GA 30534	ZA 16-05
L13-078	Robin & Janet	Huckaby	835 Elliott Drive	Dawsonville, GA 30534	ZA 16-05
L13-077	Thomas Preston	Lee	841 Elliott Drive	Dawsonville, GA 30534	ZA 16-05
L13-076	Leslie & Samuel	Brown	6240 Countryland Drive	Dawsonville, GA 30534	ZA 16-05
114-020-006	Bear Praise Center, Inc.		8 Waterfront Square	Dawsonville, GA 30534	ZA 16-05
114-043	William & Phillip	Slack	293 Overlook Drive	Dawsonville, GA 30534	ZA 16-06
111-005	Steve & Connie	Wylie	P.O. Box 778	Gainesville, GA 30503	ZA 16-06
111-002	Clifford & Nancy	Cofield	177 Cothran Road	Dawsonville, GA 30534	ZA 16-09
111-040	Vicki	Barnick	167 Bethel Creek Court	Dawsonville, GA 30534	ZA 16-09
111-001	Charles	Smith	165 Bethel Creek Court	Dawsonville, GA 30534	ZA 16-09
111-039	Richard & Alesia	Wells	1371 New Bethel Church Road	Dawsonville, GA 30534	ZA 16-09
111-006-001	Stacie	Tanner	166 Bethel Creek Court	Dawsonville, GA 30534	ZA 16-09
114-013	Community & Southern Bank		P.O. Box 1885	Dawsonville, GA 30534	VR 16-32
115-002-002	Kimper America Inc.		P.O. Box G	Ellijay, GA 30540	VR 16-32
115-127	Ardele & Calvin	Bradshaw	5910 Shiloh Rd. East; ste 114	Alpharetta, GA 30005	VR 16-32
106-075-004	CBH Chestatee, LLC		6272 Old Dahlonega Hwy.	Murrayville, GA 30564	VR 16-32
114-030	Highland One, LLC		8015 Monticello Dr.	Atlanta, GA 30350	VR 16-32
114-015, 114-024, 114-025 & 107-318	Hendon-BRE Dawson Marketplace, LLC		4695 Highland Drive	Gainesville, GA 30506	VR 16-32
114-004	Chelsea GCA Realty	CPG Partners LP	3445 Peachtree Road, Ste. 465	Dawsonville, GA 30534	VR 16-32
114-010	Charles	Sipple, III	P.O. Box 6120	Indianapolis, IN 46206	VR 16-32
114-009-001	Griffen Holding, Inc.		610 Herb River Drive	Savannah, GA 31406	VR 16-32
114-009	Dawsonville Promenade, LLC	c/o Riverwood Properties, L	1565 Hardin Ave.	College Park, GA 30337	VR 16-32
114-006	Wal-Mart Real Estate Business Trust	c/o RE Property Tax Dept.	3350 Riverwood Pkwy, Ste 450	Atlanta, GA 30339	VR 16-32
106-075-001	Salia LLC		P.O. Box 8050; MS 0555	Bentonville, AR 72712	VR 16-32
114-024-001	Development Authority of Dawson County		182 Cumberland Ave.	Asheville, NC 28801	VR 16-32
			135 Prominence Drive, Ste. 120	Dawsonville, GA 30534	VR 16-32

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:

_____ NONE _____

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 \$ 0 Date: NA

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:

Bobby Howard For Hibbyho Properties - EMHA LLC Date: 10-10-16

**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.

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 who campaign contribution was made:

None

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:

^{OWNER}
Signature of Applicant/Representative of Applicant:

Renneth Stephens

^{OWNER}
Date: 10-11-16

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

Parcel # 030 016; 4810, 823; LD 5-1

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: Hibbino Properties - ENMA, LLC (Bobby Howard)
Signature of applicant or agent: Bobby Howard Date: 10-10-16

Printed Name of Owner(s): KENNETH STEPHENS
Signature of Owner(s): Kenneth Stephens Date: 10-11-16
Mailing address: 3373 Hwy 53 E
City, State, Zip: Dawsonville GA 30534
Telephone Number: Listed 706-265-3652
Unlisted

Sworn and subscribed before me this 11th day of October, 2016.
Marsha Mansa

Notary Public

My Commission Expires: _____ {Notary Seal}



(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.)

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: Bobby Howard

Applicant Printed Name: Hibbmo Properties - EMMA, LLC (BOBBY HOWARD)

Application Number: _____

Date Signed: 10-10-16

Sworn and subscribed before me

this 10 day of Oct, 2016.

[Signature]
Notary Public

My Commission Expires: 10-25-18 Notary Public, Barrow County, Georgia
~~My Commission Expires October 23, 2018~~

{
Notary Public Seal
}



Public Health
Prevent. Promote. Protect.

Dawson County Environmental Health

189 Hwy. 53 W., Ste. 102, Dawsonville, GA 30534
PH: 706-265-2930 FAX: 706-265-7529 • www.phdistrict2.org

David N. Westfall, M.D., MPH, CPE, Health Director

October 5, 2016

Kenneth Stephens
3373 Hwy 53 E
Dawsonville, GA 30534

Re: Pre-purchase evaluation of Parcel # 030 016, Elliott Family Parkway, Dawson County, GA.

Mr. Stephens:

Our office recently performed a pre-purchase site evaluation at the lot referenced above. The observation of the landscape, combined with the level III soil information that was submitted, revealed that this lot can be permitted for a proposed business with two restrooms.

The soil on the lot was mapped as a Madison soil series with an estimated percolation rate of 45 minutes-per-inch, at a trench depth of 18"-36". In this soil series, an 800 gallons/day system would require a 1000 gallon septic tank, and 233 linear feet of a drainfield product that receives a 35% reduction from the gravel & pipe system size of 358 linear feet. There must be a 100% reserve area set aside for future use, in an area large enough to install a full-length (358') gravel & pipe system.

The proposed location of the drainfield near the rear of the lot is higher in elevation than the finished floor elevation of the proposed building. Because of this, a pump system will be needed that requires an additional 1000 gallon pump tank, and an effluent pump that is sized to overcome the elevation difference.

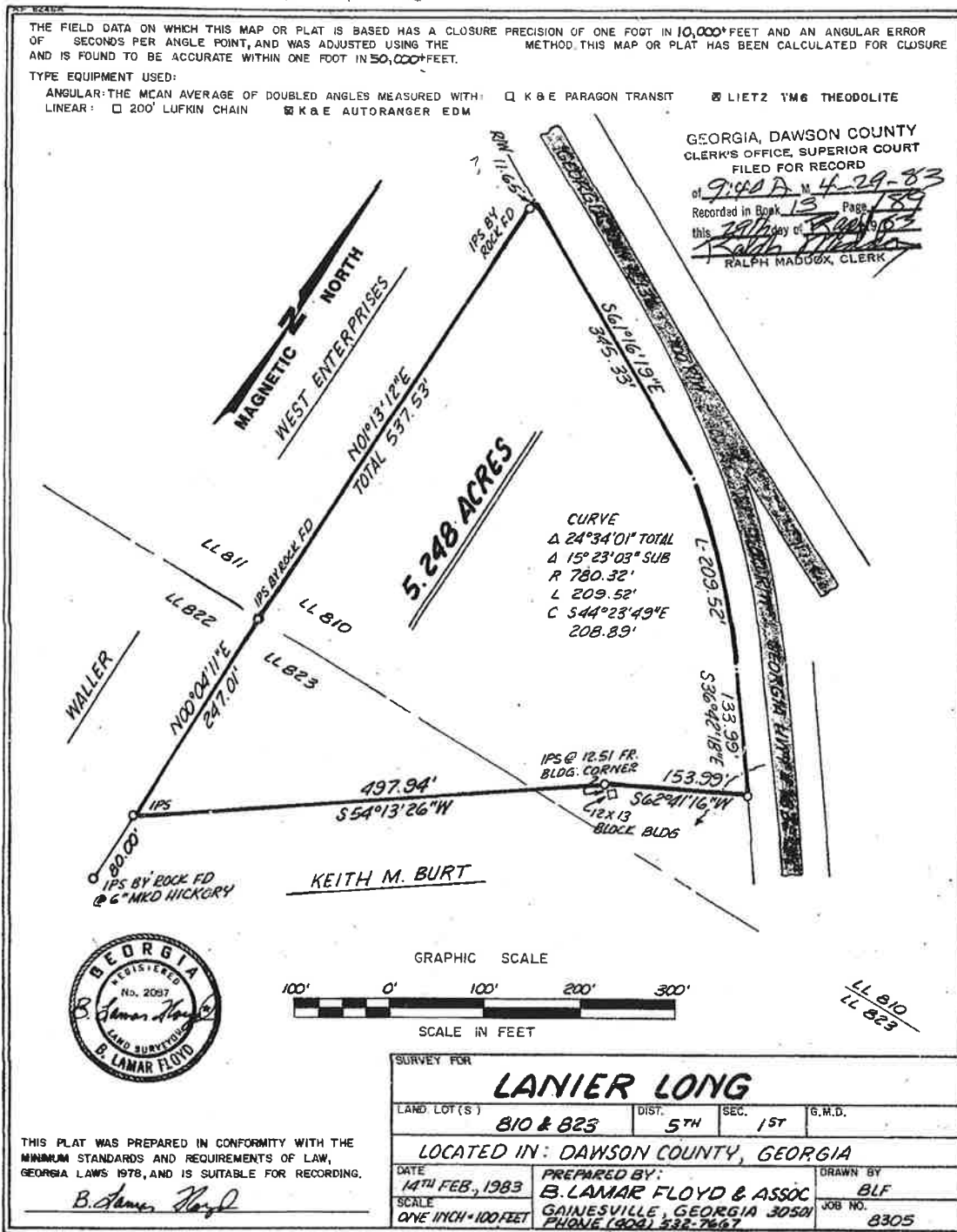
The fee for an On-site sewage management system construction permit is \$300, plus \$75 for a pump system. You will also need a temporary toilet permit (\$50 fee) during construction.

Don't hesitate to contact me if you have any questions.

Thank you,


George W. "Bill" Ringle
Environmental Health Manager

OUR PARCEL



**Hibbymo Properties Emma,
LLC**

443 Elm St.
Calhoun, Ga. 30701
706-625-1881

October 13, 2016

Attn: Dawson County Planning Commission

Dear Madams and Sirs:

We are requesting consideration to rezone the 5.25 acre Parcel # 030 016, located in west Dawson County from RA to ~~GFB~~ C-CB in order to allow us to develop and build a Dollar General Store. The site is steeply sloped and we will only disturb less than 2 acres of the site. The balance of the land will remain undisturbed.

C-CB. We will also request a variance from the 5,000 SF MAXIMUM ALLOWABLE SF to 9,100 SF necessary for a Dollar General Store. We will also request a variance to reduce the required parking spaces from 46 to 30.

This site is across Hwy 183 from a closed convenience store at the southern intersection with Hwy 136.

There have been commercial operations in the past at this location and we feel that broad array of products that will be sold by this store will help local residents save time and save money when compared to driving into town to shop.

Thanks you for your consideration. If you have any questions, please contact me directly at 678-986-0622.

Sincerely,



Bobby Howard

Manager

HIBBYMO PROPERTIES

HWY 183
EMMA
DAWSON COUNTY, GEORGIA

© RICHARDS & ASSOC. ENGINEERING, INC.
PRELIMINARY—NOT FOR RECORDING—NOT FOR
CONSTRUCTION

PARKING:
REQUIRED — 46 SPACES
VARIANCE REQUESTED FOR 30 SPACES

LANDSCAPING:
PLAN MEETS DAWSON COUNTY LANDSCAPE
ORDINANCE.

KENNETH & CAROLYN STEPHENS
3373 HWY 53 EAST
DAWSONVILLE, GA 30534
ZONED R-1

SUBJECT PARCEL
KENNETH & CAROLYN
STEPHENS
3373 HWY 53 EAST
DAWSONVILLE, GA 30534
±5.11ac

CURRENTLY ZONED R-A

REZONE TO C-CB

LANDSCAPE
STRIP

SEPTIC
SYSTEM

CHRIS H. & DEANNA L. MOORE
192 EAGLE CREEK FARM RD
DAWSONVILLE, GA 30534
ZONED C-CB

LANDSCAPE
ISLAND

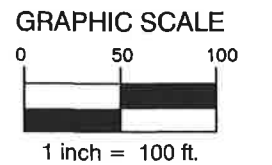
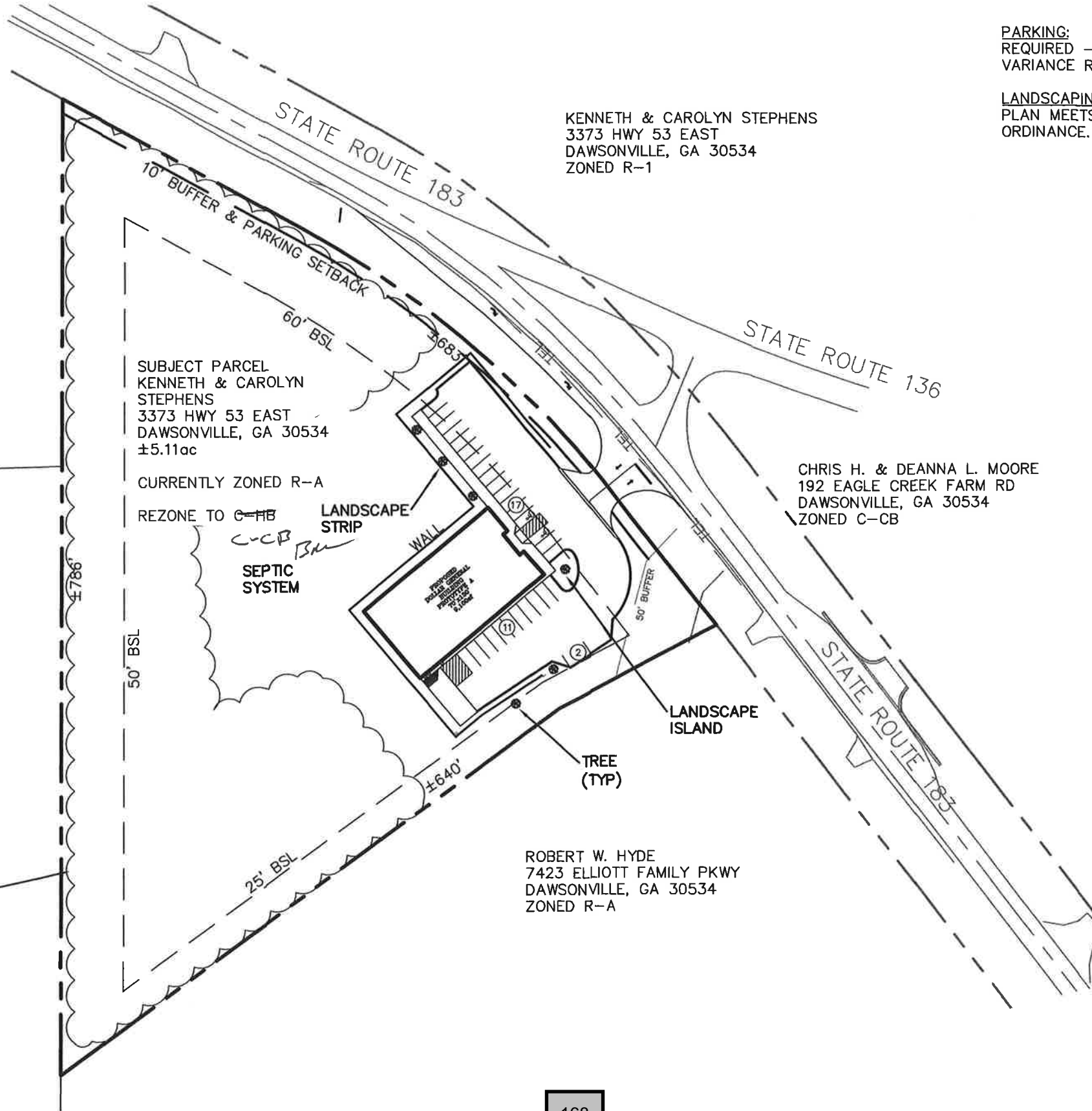
TREE
(TYP)

ROBERT W. HYDE
7423 ELLIOTT FAMILY PKWY
DAWSONVILLE, GA 30534
ZONED R-A

MICHAEL G. WALLER
7578 ELLIOTT FAMILY PKWY
DAWSONVILLE, GA 30534
ZONED R-A

MICHAEL G. WALLER
7578 ELLIOTT FAMILY PKWY
DAWSONVILLE, GA 30534
ZONED R-A

TREESAVE AREA
±3.0ac



REZONING SITE PLAN 10/11/16

RAE
RICHARDS & ASSOCIATES ENGINEERING, INC.
(706) 695-0661

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

Applicant.....HibbyMo Properties
Amendment #ZA-16-10
Request.....Rezoning of property
Proposed Use9,100 sq. ft. retail sales
Current ZoningRA
Proposed ZoningCCB
Size.....5.11± acres
LocationSouthwest side of Elliott Family Parkway
(SR 183) at its intersection with SR 136
Tax Parcel030-016
Planning Commission DateNovember 15, 2016
Staff RecommendationApproval with a stipulation

Applicant Proposal

The applicant is seeking to rezone 5.11± acres from RA to CCB to construct a 9,100 sq. ft. retail building (Dollar General). Originally the applicant was requesting CHB however, the planning staff has recommended the applicant apply for CCB zoning as it is a less intense zoning district than CHB and CCB is more consistent with the purposes and intent of the comprehensive plan. Due to the 5,000 sq. ft. limitation for a commercial structure in CCB, the applicant has also applied for a variance to allow for a building greater than 5,000 sq. ft.

History and Existing Land Uses

The subject property, 5.11± acres, is fairly flat up near the highway but up-slopes significantly toward the rear of the property. Adjacent properties to the northwest, south, and west are residentially zoned, with commercial zoning northeast.

Adjacent Land Uses	Existing zoning	Existing Use
North	VCR	Single family residential
South	RA	Single family residential
East	CHB	Commercial/retail
West	RA	Single family residential

Development Support and Constraints

The subject property is currently vacant and located in the northern end of the County. As such, public water and sanitary sewer is limited to nonexistent and the majority of development in this area utilizes onsite well and septic systems. The proposed location is at the intersection of SR 183 & SR 136; an existing commercial node that contains a closed convenience store across the street from the proposed retail development.

The Georgia Department of Transportation (GADOT) has reviewed this project and has stated their concerns regarding site distancing at this intersection of SR 183 & SR 136. If this rezoning were to be approved, any concerns that GADOT may have in regards to sight distancing and drive way permits will need to be addressed prior to any issuance of commercial building permits.

Relationship to the Comprehensive Plan and FLUM (Future Land Use Map)

The subject property is located within the Crossroads Commercial category of the Comprehensive plan. As such, this category is for small nodes (4-15 acres) of commercial development at intersections primarily in rural/exurban areas along corridors designated as “scenic.” At a little over 5 acres and at the intersection of SR 183 & SR 136, this site meets this criteria.

Crossroads Commercial nodes are not appropriate for automobile sales and service establishments or other highway commercial uses. Rather, they are intended to be limited to very small, enclosed retail trade and service establishments serving the immediate area. This request meets this criterion.

Public Facilities/Impacts

- a) **Engineering Department** – Owner/developer shall gain approval from GDOT for commercial driveway access.
- a) **Environmental Health Department** – No comments provided.
- b) **Emergency Services** – No comments provided.
- c) **Etowah Water & Sewer Authority** – Property will be on well and septic. No comments provided.
- d) **Dawson County Sheriff's Office** – No comments provided.
- e) **Board of Education** – No impact on the school system.
- f) **Georgia Department of Transportation** – The owner/developer will need to coordinate with the Georgia Department of Transportation for commercial driveway access.

Analysis

- The proposed use is consistent with the Commercial Crossroads criteria as part of the comprehensive plan.
- Commercial Crossroads are intended to serve the immediate area. A small scale retail store as proposed would fit within this intent.
- Proper design and attention must be given to address GADOT site distance ingress/egress concerns for patrons entering and leaving the site.

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

A. The existing uses and classification of nearby property.

Adjacent properties to the northwest, south, and west are residentially zoned, with commercial zoning northeast.

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

The Future Land Use Plan (FLUP) currently recognizes this area as a commercial node with the Commercial Crossroads designation. CCB is an appropriate zoning and aligns with the goals and intent of the comprehensive plan.

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

The rezoning would be in keeping with the welfare of the community and promote the health, safety, morals and general welfare of the public interest.

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

This area of the County is underserved for small scale retail and providing basic goods to the community without having to drive into town. The proposed use is of a scale to serve the needs of the community appropriately.

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

The subject property is suitable for the proposed Community Business zoning district.

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 subject property is undeveloped. Other parcels within the vicinity of the request are a mix of undeveloped large tracts to smaller pieces with single family dwellings. Through natural population increases, the subject property is at an appropriate location as to serve the needs of the community for retail sales as proposed.

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 proposed development is suitable for the proposed rezoning to Community Highway Business.

Pictures of Property:



Staff Recommendation:

Staff has reviewed the application for rezoning from RA to CCB. Based on the above analysis and information provided, the planning department recommends **APPROVAL** of the rezoning with the following stipulation:

1. Developer shall obtain approval from the Georgia Department of Transportation for commercial driveway access to the subject property.

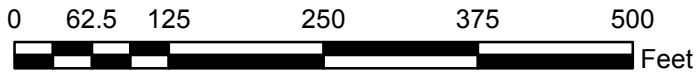
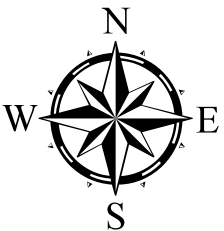
cc: Dawson County Board of Commissioners
David Headley, County Manager
Joey Homans, County Attorney
Danielle Yarborough, County Clerk

Attachments: Maps



TMP 030-016 Current Zoning

174



Legend

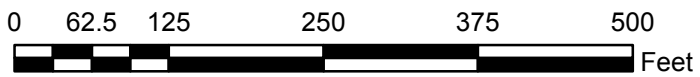
Parcel	Zoning	RMF	C-01
CountyLine	ZONING_CLASS	RMHP	C-CB
Rivers & Streams	Historic District	RT	C-HB
	MIXED USE VILLAGE	RS	C-IR
	RA	RRE	C-PCD
	RPC	RSRMM	C-RB
	RSR	VC	C-TB
	RL	VCR	CT



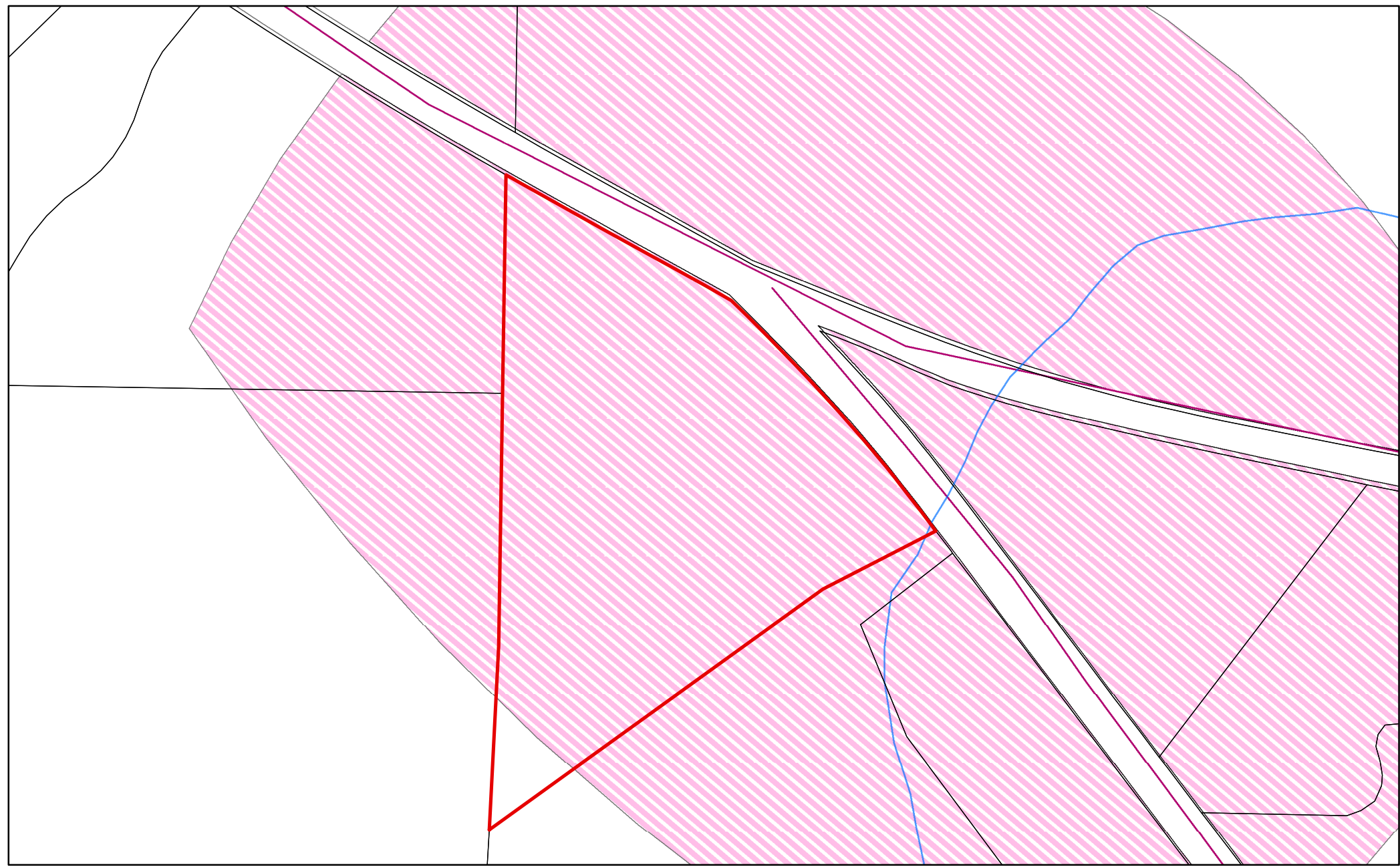
TMP 030-016 Current Zoning

Legend

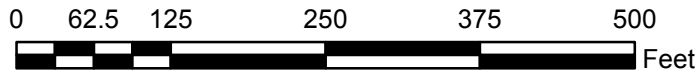
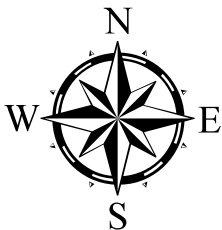
- Parcel
- CountyLine
- Rivers & Streams
- 10' Contours



175



TMP 030-016 FLUP



176

Legend

Parcel	Future Landuse	Lakefront Residential	Transportation/Communication/Utilities
CountyLine	Exurban Residential	Commercial - Highway	Agriculture
Rivers & Streams	Rural Residential	Crossroads Commercial	Parks/Recreation/Conservation
	Sub-Rural Residential	Campus-Style Business Park	Forestry
	Suburban Residential	Office/Professional	Water
	Planned Residential Community	Mixed Use Village	Water Supply Protection Area
	Town Residential	Public/Institutional	
	Multiple-family Residential	Light Industrial	

Backup material for agenda item:

5. ZA 16-11 – Jerry Fouts has made a request to rezone 7.59 acres from RSR (Residential Sub-Rural) to CHB (Commercial Highway Business) for a proposed boat storage facility. The property is located at TMP L05-039.

DAWSON COUNTY REZONING APPLICATION

This portion to be completed by Zoning Administrator

ZA 16-11 Tax Map & Parcel # (TMP): 405-039
Submittal Date: 10-14-16 Time: 12:00 am/pm Received by: [initials] (staff initials)
Fees Assessed: 2500.00 Paid: ~~2500~~ 1948 Commission District: _____
Planning Commission Meeting Date: 11-15-16
Board of Commissioners Meeting Date: 12-13-16

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: JERRY FOUTS
Address: 2228 SHOAL CREEK ROAD

Phone: Listed 706-344-2326 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: 10/10/2016 Applicant Signature: [Signature]

PROPERTY OWNER/PROPERTY INFORMATION

Name: Johnny Hulsey

Street Address of Property being rezoned: 1466 Price Road

Rezoning from: RSR to: CHB Total acreage being rezoned: 7.59

Directions to Property: on Price Road Right at To To
Creeb Bridge property on left 1466 Price
Road

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

Current Use of Property: Vacant / Wooded

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

*****Please refer to Dawson County's Georgia 400 Corridor Guidelines and Maps to answer the following:**

Does the plan lie within the Georgia 400 Corridor? no (yes/no)

If yes, what section? _____

SURROUNDING PROPERTY ZONING CLASSIFICATION:

North RSR South VCR East VCR West RSR

Future Land Use Map Designation: _____

Access to the development will be provided from:

Road Name: Henry Grady Hwy Type of Surface: Paved

REQUESTED ACTION & DETAILS OF PROPOSED USE

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

Proposed Use: Boat storage & Mini Warehousing

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: _____ 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 *Jerry Fouts* Date 10-10-16
Witness *Jason Street* Date 10-10-2016

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.

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>L05 033</u>	1. Donald Moss	P.O. Box 1492 Dawsonville, Ga " 30534
TMP <u>L05 037</u>	2. Eberazole Patricia	1466 Price Rd " "
TMP <u>L05 063</u>	3. Beulah Hatcher Moss	197 Moss overlook Rd " "
TMP <u>L05 064</u>	4. Beulah Hatcher Moss	" " " "
TMP <u>L05 065</u>	5. " "	" " " "
TMP <u>L05 038</u>	6. Lula B Helton	1400 Price Rd " "
TMP <u>L05 066</u>	7. Beulah H. Moss	197 Moss overlook Rd " "
TMP <u>L05 067</u>	8. " "	" " " "
TMP <u>L05 068</u>	9. " "	" " " "
TMP <u>L05 100</u>	10. " "	" " " "
TMP <u>L05 094</u>	11. Bobby E. & Judy A Dills	173 Toto Creek park Rd. Dawsonville Ga. 30534
TMP <u>L05 036</u>	12. Benny Joe & Carolyn Rice	1538 Price Rd. Dawsonville 30534
TMP <u>L05 038</u>	13. Jeffret Douglas & Teresa Ann McDowell	1400 Price Rd Dawsonville 30534
TMP <u>L05 097</u>	14. Superior Urban Management Inc.	5929 Elliot Family Parkway Dawsonville, Ga. 30534
TMP _____	15. _____	_____

Use additional sheets if necessary.

TMP= LOS

MOSS DONALD
P O BOX 1492
DAWSONVILLE, GA 30534

LOS 033

MOSS DONALD
P O BOX 1492
DAWSONVILLE, GA 30534

RICÈ BENNY JOE & CAROLYN
1538 PRICE RD
DAWSONVILLE, GA 30534

LOS 036

EBERSOLE PATRICIA
1466 PRICE ROAD
DAWSONVILLE, GA 30534

LOS 037

HELTON LULA B
1400 PRICE RD
DAWSONVILLE, GA 30534

LOS 038

MCDOWELL JEFFRET DOUGLAS &
TERESA ANN
1400 PRICE RD
DAWSONVILLE, GA 30534

LOS 038 001

SMITH GARY D
424 MOUNTAIN BROOK RD
DAWSONVILLE, GA 30534

MOSS BEAULAH H
197 MOSS OVERLOOK RD
DAWSONVILLE, GA 30534

LOS 066

MOSS BEAULAH H
197 MOSS OVERLOOK RD
DAWSONVILLE, GA 30534 X

LOS 068

LOS 063

MOSS BEULAH HATCHER
197 MOSS OVERLOOK RD
DAWSONVILLE, GA 30534

MOSS BEULAH HATCHER
197 MOSS OVERLOOK RD
DAWSONVILLE, GA 30534

LOS 067

MOSS BEULAH HATCHER
197 MOSS OVERLOOK RD
DAWSONVILLE, GA 30534 X

LOS 100

LOS 064

MOSS BEULAH HATCHER
197 MOSS OVERLOOK RD
DAWSONVILLE, GA 30534

DILLS BOBBY E & JUDY A
173 TOTO CREEK PARK ROAD
DAWSONVILLE, GA 30534

LOS 094

SUPERIOR ARBOR MANAGEMENT
INC
5929 ELLIOT FAMILY PARKWAY
DAWSONVILLE, GA 30534

LOS 097

LOS 065

MOSS BEAULAH H
197 MOSS OVERLOOK RD
DAWSONVILLE, GA 30534

TMP	First	Last	Address	City/State/Zip	Case#
030-085	Mike	Waller	P.O. Box 387	Dawsonville, GA 30534	ZA 16-10, VR 16-31
114-012; L13-114-022; 114-022-055; 114-022-005; 114-022-003	Rocky Phillips & Billy, Jr.	Hughes	244 Thompson Creek Park Road	Dawsonville, GA 30534	ZA 16-04, ZA 16-05
030-017	Kenneth	Stephens	3373 Hwy. 53 East	Dawsonville, GA 30534	ZA 16-10, VR 16-31
031-025	Chris & Deanne	Moore	55 Gold Creek Court	Dawsonville, GA 30534	ZA 16-10, VR 16-31
031-028	Tammy	Loggins	P.O. Box 353	Dawsonville, GA 30534	ZA 16-10, VR 16-31
031-026	Renay	Bedora	400 Carvau Drive	Woodstock, GA 30188	ZA 16-10, VR 16-31
L05-033	Donald	Moss Estate	P.O. Box 1492	Dawsonville, GA 30534	ZA 16-11
L05-100; L05-068; L05-067; L05-066; L05-065; L05-064; L05-063	Beaulah	Moss	197 Moss Overlook Road	Dawsonville, GA 30534	ZA 16-11
L05-094	Bobby & Judy	Dills	173 Toto Creek Park Road	Dawsonville, GA 30534	ZA 16-11
L05-097	Superior Arbor Management, Inc.		5929 Elliot Family Parkway	Dawsonville, GA 30534	ZA 16-11
L05-038-001	Jeffrey & Teresa	McDowell	1400 Price Road	Dawsonville, GA 30534	ZA 16-11
114-006	Wal-Mart Real Estate Business Trust	c/o RE Property Tax Dept.	P.O. Box 8050; MS 0555	Bentonville, AR 72712	ZA 16-04, ZA 16-05
L05-038	Lula	Helton	1400 Price Road	Dawsonville, GA 30534	ZA 16-11
L05-037	Patricia	Ebersole	1466 Price Road	Dawsonville, GA 30534	ZA 16-11
L05-036	Benny Joe & Carolyn	Rice	1538 Price Road	Dawsonville, GA 30534	ZA 16-11
L01-039; 114-020; 114-020-002	MB REO GA Land, LLC Development Authority of Dawson County		515 S. Flower Street, 44th Floor	Los Angeles, CA 90071	ZA 16-06
114-024-001			135 Prominence Drive, Ste. 120	Dawsonville, GA 30534	
114-046-002	Farmington Creek LP 3Mind Dawson Forest, LLC & SG		3825 Paces Walk, Suite 100	Atlanta, GA 30339	ZA 16-04, ZA 16-05, ZA 16-06
114-020-001	Atlantic	c/o Alliance Tax Advisors	433 E. Las Colinas Blvd., Suite 300	Irving, TX 75039	ZA 16-04, ZA 16-05, ZA 16-06
114-033-004	2255 Delk Road Partnership, LP	c/o Worldwide, Inc.	5 Concourse Pkwy., N.E., Suite 300	Atlanta, GA 30328	ZA 16-04, ZA 16-05
114-021	Byrd Elliot Properties LLC		7342 Hwy. 53 East	Dawsonville, GA 30534	ZA 16-04, ZA 16-05
114-033-001	Michael	Hughes	7142 Hwy. 53 East	Dawsonville, GA 30534	ZA 16-04, ZA 16-05
L13-081-001	Dawsonville DG LLC		P.O. Box 924	Gainesville, GA 30503	ZA 16-04, ZA 16-05
L14-001	Bronscile Stephen	Bennett	203 Thompson Creek Park Road	Dawsonville, GA 30534	ZA 16-04, ZA 16-05
114-022-004	Dawson County		25 Justice Way, Ste. 1222	Dawsonville, GA 30534	ZA 16-04, ZA 16-05
L13-088	Stanley	Denard	150 Elliott Road	Dawsonville, GA 30534	ZA 16-05
L13-087; L13-079	Rhonda	Goodwin	268 Elliott Road 78 Dawson Village Way, N., Ste 140,	Dawsonville, GA 30534	ZA 16-05
L13-084	Russell & Christine	Sutton	PMS 195	Dawsonville, GA 30534	ZA 16-05
L13-101	William	Pierce	635 Elliott Road	Dawsonville, GA 30534	ZA 16-05
L13-085	Gerard	Kaizer	661 Elliott Road	Dawsonville, GA 30534	ZA 16-05
L13-085-001	Michael	Miller	711 Elliott Road	Dawsonville, GA 30534	ZA 16-05
L13-085-002	Gregory & Jill	Brock	84 Strickland Drive	Dawsonville, GA 30534	ZA 16-05
L13-091	William & Gwen	Day	5 Salem Drive	Dawsonville, GA 30534	ZA 16-05
L13-078-002	Michael & Allison	Hoynes	799 Elliott Drive	Dawsonville, GA 30534	ZA 16-05
L13-094	James Michael	Ingram	825 Elliott Drive	Dawsonville, GA 30534	ZA 16-05
L13-078-001	Michael Andrew	Roberts	835 Elliott Drive	Dawsonville, GA 30534	ZA 16-05
L13-078	Robin & Janet	Huckaby	841 Elliott Drive	Dawsonville, GA 30534	ZA 16-05
L13-077	Thomas Preston	Lee	6240 Countryland Drive	Dawsonville, GA 30534	ZA 16-05
L13-076	Leslie & Samuel	Brown	8 Waterfront Square	Dawsonville, GA 30534	ZA 16-05
114-020-006	Bear Praise Center, Inc.		293 Overlook Drive	Dawsonville, GA 30534	ZA 16-06
114-043	William & Phillip	Slack	P.O. Box 778	Gainesville, GA 30503	ZA 16-06
111-005	Steve & Connie	Wylie	177 Cothran Road	Dawsonville, GA 30534	ZA 16-09
111-002	Clifford & Nancy	Cofield	167 Bethel Creek Court	Dawsonville, GA 30534	ZA 16-09
111-040	Vicki	Barnick	165 Bethel Creek Court	Dawsonville, GA 30534	ZA 16-09
111-001	Charles	Smith	1371 New Bethel Church Road	Dawsonville, GA 30534	ZA 16-09
111-039	Richard & Alesia	Wells	166 Bethel Creek Court	Dawsonville, GA 30534	ZA 16-09
111-006-001	Stacie	Tanner	P.O. Box 1885	Dawsonville, GA 30534	ZA 16-09
114-013	Community & Southern Bank		P.O. Box G	Ellijay, GA 30540	VR 16-32
115-002-002	Kimper America Inc.		5910 Shiloh Rd. East; ste 114	Alpharetta, GA 30005	VR 16-32
115-127	Ardele & Calvin	Bradshaw	6272 Old Dahlonega Hwy.	Murrayville, GA 30564	VR 16-32
106-075-004	CBH Chestatee, LLC		8015 Monticello Dr.	Atlanta, GA 30350	VR 16-32
114-030	Highland One, LLC		4695 Highland Drive	Gainesville, GA 30506	VR 16-32
114-015, 114-024, 114-025 & 107-318	Hendon-BRE Dawson Marketplace, LLC		3445 Peachtree Road, Ste. 465	Dawsonville, GA 30534	VR 16-32
114-004	Chelsea GCA Realty	CPG Partners LP	P.O. Box 6120	Indianapolis, IN 46206	VR 16-32
114-010	Charles	Sipple, III	610 Herb River Drive	Savannah, GA 31406	VR 16-32
114-009-001	Griffen Holding, Inc.		1565 Hardin Ave.	College Park, GA 30337	VR 16-32
114-009	Dawsonville Promenade, LLC	c/o Riverwood Properties, L	3350 Riverwood Pkwy, Ste 450	Atlanta, GA 30339	VR 16-32
114-006	Wal-Mart Real Estate Business Trust	c/o RE Property Tax Dept.	P.O. Box 8050; MS 0555	Bentonville, AR 72712	VR 16-32
106-075-001	Salia LLC		182 Cumberland Ave.	Asheville, NC 28801	VR 16-32
114-024-001	Development Authority of Dawson County		135 Prominence Drive, Ste. 120	Dawsonville, GA 30534	VR 16-32

PROPERTY OWNER AUTHORIZATION

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

TMP LOS 039 1466 Price Road

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: 10-12-16

Printed Name of Owner(s): John W Hulsey
Signature of Owner(s): John W. Hulsey Date: 10-12-2016
Mailing address: 6985 Nichols Cove Dr
City, State, Zip: Dawsonville Ga, 30534
Telephone Number: Listed cell 706 429 5212
Unlisted

Sworn and subscribed before me this 12th day of October, 2016.
Regina R. Varnado
Notary Public
My Commission Expires: 3-31-19



(The complete names of all owners must be listed; if the owner is a partnership, the names of all partners must be listed; if a joint venture, the names of all members must be listed. If a separate sheet is needed to list all names, please identify as applicant or owner and have the additional sheet notarized also.)

Letter of Intent-

I am seeking approval to rezone 7.59± acres from RSR to C-HB to do boat storage and mini-warehousing.

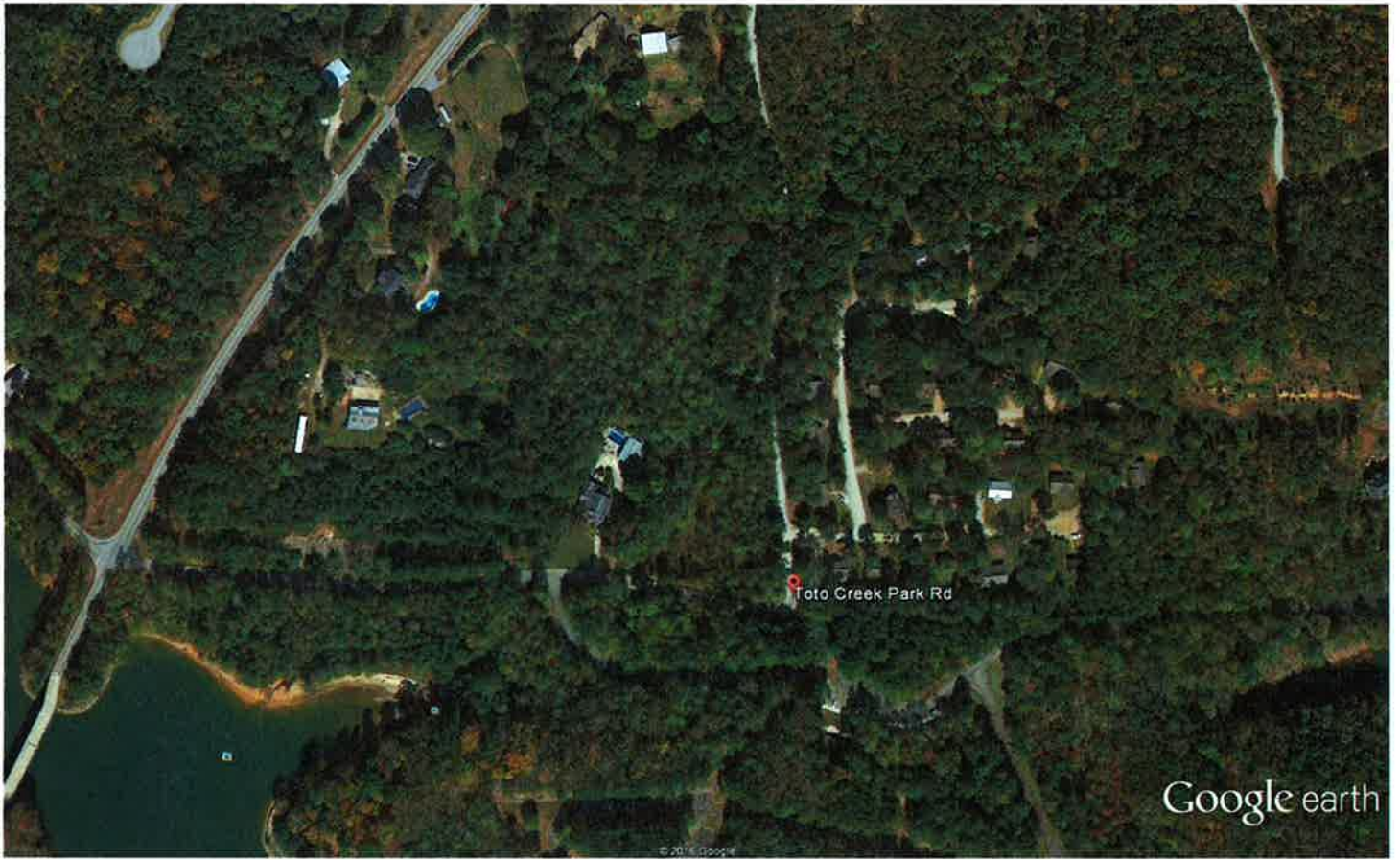
With the proximity of Lake Lanier, we may also do jet-ski rentals in the future.

This will be a gated and secured facility with an on-site 24/7 caretaker with an office and apartment.

Thank you

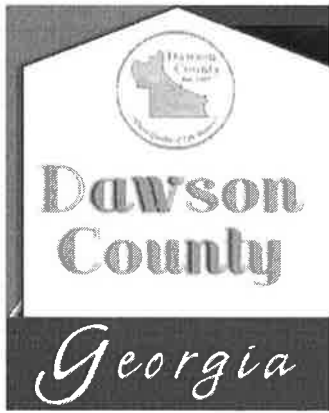
Jerry Fouts

A handwritten signature in black ink, reading "Jerry Fouts". The signature is written in a cursive style with a large initial "J" and a stylized "F".



Google earth





[HOME](#)
 [PROPERTY](#)
 [GENERAL INFORMATION](#)
 [FREQUENTLY ASKED QUESTIONS](#)
 [MOTOR VEHICLES](#)
 [LINKS](#)

Tax Search and Pay

[Overview and Pay](#)
 [View / Print Bill](#)
 [View / Print Receipt](#)
 [Address Change](#)

HULSEY JOHN W 6985 NICHOLAS COVE DRIVE DAWSONVILLE, GA30534 Date Due: 12/01/2015 Base Amount Due: \$921.01 Penalties & Interest: \$0.00 Fees: \$0.00 Map: L05 039 District: DAWSON COUNTY UNINCORPORATED	Tax Year: 2015 Bill Number: 6681 Parcel Number: L05 039 Payment Status: Paid Paid Date: 12/2/2015 Paid Amount: \$921.01 Balance Due: \$0.00 Description: LL 28 34 LD 13-5	View Pay Delinquent Reports View All Available Property
---	--	--

© Copyright Dawson County, Georgia 2016

Niki McCall

From: Ringle, Bill <Bill.Ringle@dph.ga.gov>
Sent: Thursday, October 13, 2016 4:20 PM
To: Niki McCall
Subject: Boat Storage Office/Apt for Jerry Fouts

Niki,

Jerry Fouts was just in here and asked me to send you an email about a proposed boat storage/office building with an apartment upstairs. The 7.5 acres sounds like a good start, but we cannot give an affirmative answer on if the project can be permitted for the construction of a septic system without first having a level III soil survey performed on the property.

I mentioned this to Mr. Fouts and he said the paperwork had to be in by tomorrow, and asked would I send you an email.

Let me know if you need anything else from me.

Thank you,
Bill

Bill Ringle
Environmental Health Manager
Dawson County Environmental Health
189 Hwy 53 West
Suite 102
Dawsonville, GA 30534
phone 706-265-2930
fax 706-265-7529

706
531
6186

TOPON PLAT AS PER NEWCOM PLAT
DATED 3-5-64

(NOW OR FORMERLY)
HILTON

RICE

R.C. HILTON

VA. R. # 136
(442')

536-06W 565.14 FEET TO
INTERSECTION S.R. #136 &
HENRY GRADY ROAD

N44-37E 407.00

7.59 ACRES

*Tenni
Open*

BROWN

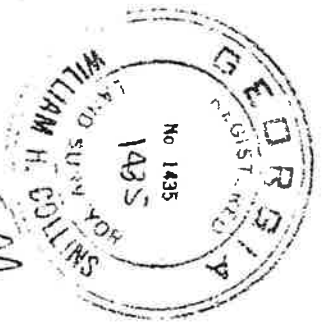
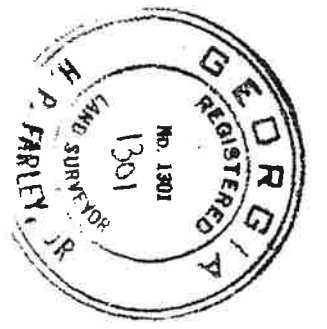
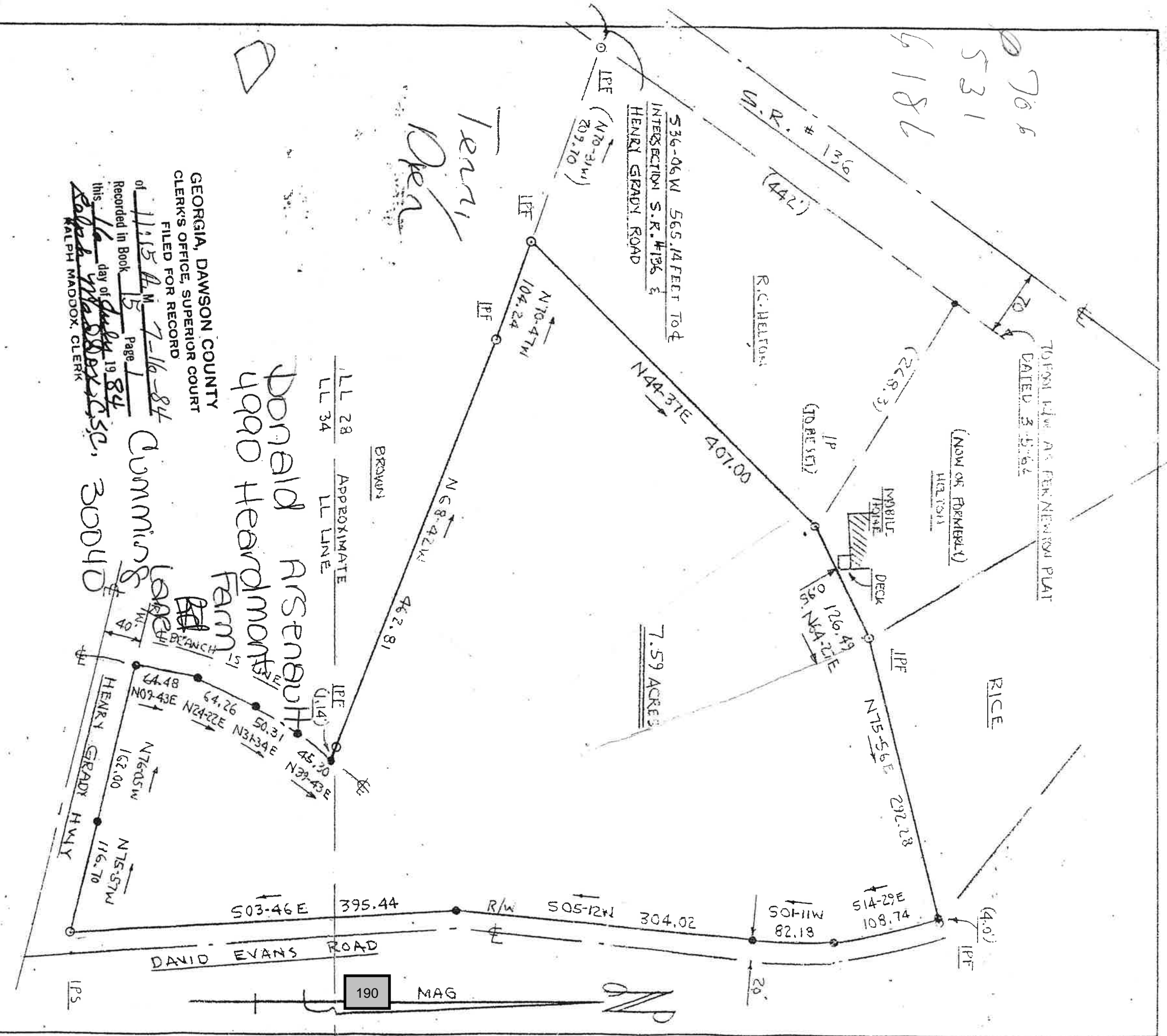
LL 28 APPROXIMATE
LL 34 LL LINE

*Donald ARSENAULT
4990 Heardmont
Farm*

Cummings

30040

GEORGIA, DAWSON COUNTY
CLERK'S OFFICE, SUPERIOR COURT
FILED FOR RECORD
of *11:15 A.M.* *7-16-84*
Recorded in Book *15* Page *1*
this *16* day of *July* 19 *84*
Ralph Maddox CLERK



W.M. Collins

IPF = IRON PIN FOUND
IPS = IRON PIN SET
R/W = RIGHT-OF-WAY
C = CENTER LINE
P = PROPERTY LINE

FARLEY-COLLINS ASSOCIATES
P. O. BOX 731 532-1001
1201 THOMPSON BRIDGE ROAD
GAINESVILLE, GA. 30503

SCALE: 1" = 100'
DATE: 4-25-84

PROPERTY OF:
JOHN D. REEVES
LAND LOTS 28 & 34 - SOUTH HALF - 13TH DIST.
DAWSON COUNTY, GA.

SURVEYED FOR CHARLIE WOODY

190 MAG

- LEGEND**
- PROPERTY CORNER
 - IRON PIN FOUND/SET (PP/APS)
 - P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT
 - R/W RIGHT OF WAY
 - P/L PROPERTY LINE
 - N/F NOW OR FORMERLY
 - RS 1/2" ROD/CAP
 - CTP COMBED TOP PIPE
 - OTF OPEN TOP PIPE
 - RCF REINFORCED CONCRETE PIPE
 - U/P UTILITY POLE
 - CMP CORRUGATED METAL PIPE

OWNER INFORMATION:
JERRY FOUTS
 2228 SHOAL CREEK ROAD
 DAWSONVILLE, GA 30534
 706-344-2326

REFERENCE INFORMATION:
 RECORDED PLAT BOOK, IS PAGE 1
 PARCEL NUMBER: TMP L05-036

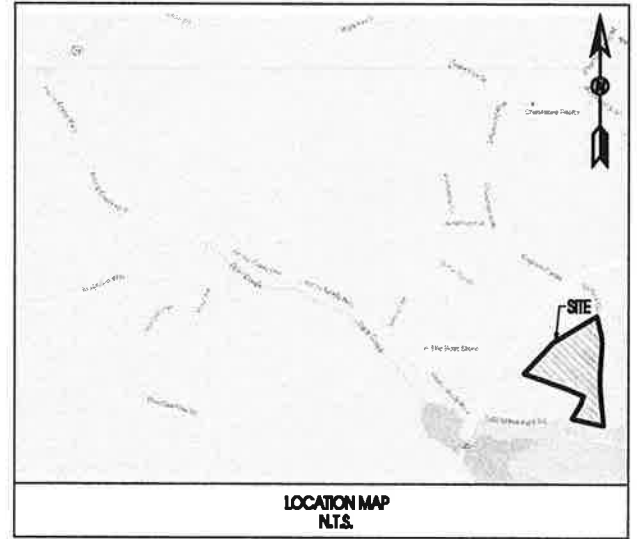
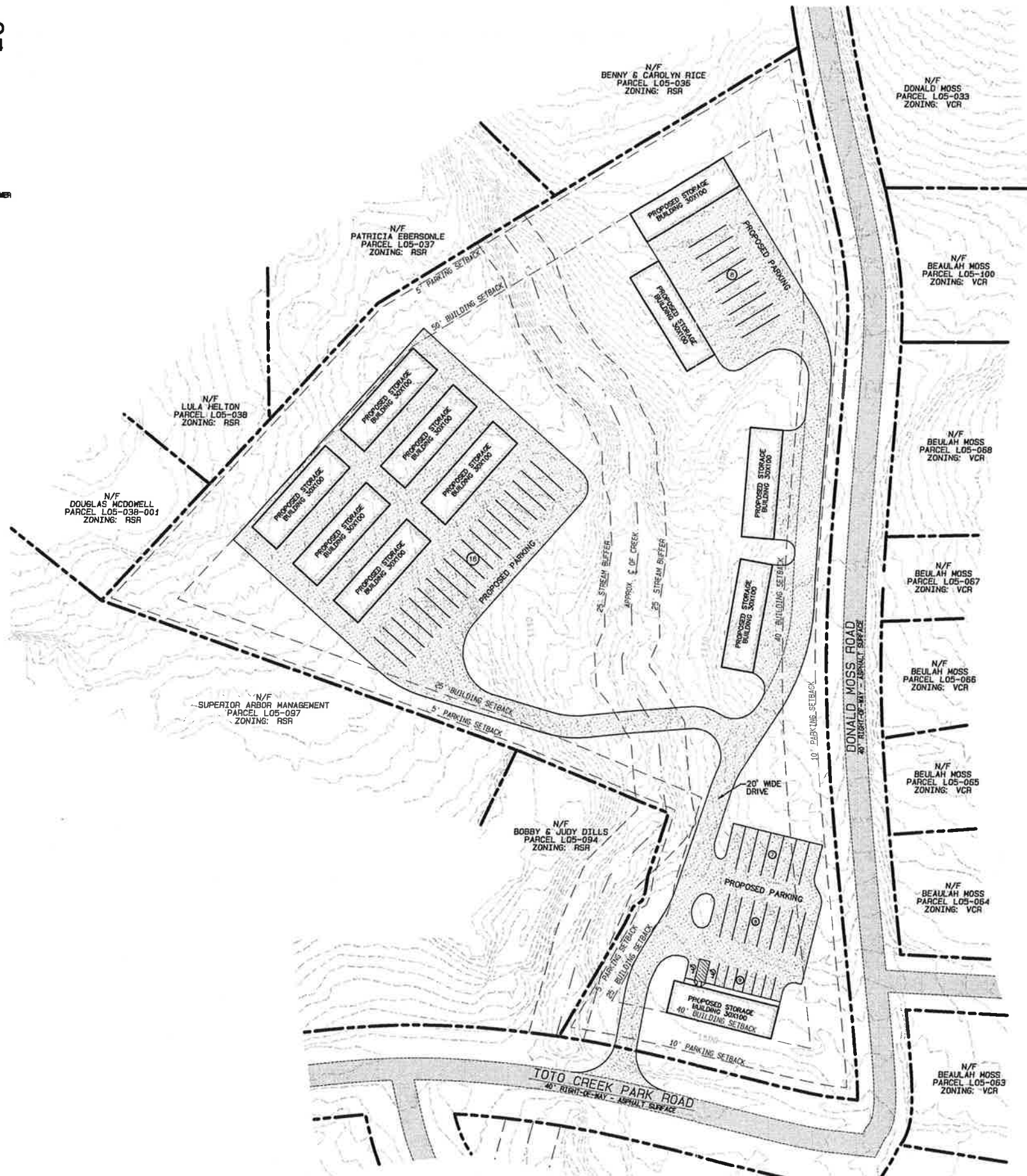
PROPERTY PARCEL DATA AND TOPOGRAPHIC INFORMATION FROM DAWSON COUNTY GIS DATA.

CONTOUR INTERVAL = 2'

WATER/SEWER SERVICE: ETTDAH WATER AND SEWER AUTHORITY CAN PROVIDE WATER TO THIS SITE WITH POSSIBLE EXTENSION. ON-SITE SEPTIC SYSTEM IS REMAIND AS SEWER IS NOT AVAILABLE TO THIS SITE.

PROJECT DESCRIPTION:
 THE APPROXIMATE 7.59 ACRES SITE IS PROPOSED TO INCLUDE MONI/BOAT/RV STORAGE WITH ADEQUATE PARKING.

TOTAL ACREAGE: 7.59 ACRES
 PARCEL: L05-039
 EXISTING ZONING: RSR
 PROPOSED ZONING: C-HB



DES DAVIS
 ENGINEERING & SURVEYING
 81 CROWN MTN. PLACE
 SUITE A-400
 DALHONESA, GA 30533
 PH: (706) 864-0012
 FAX: (706) 864-0052
 DAVISENGINEERS.COM

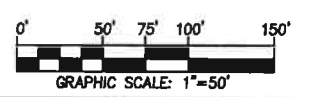
REVISION	DATE	DESCRIPTION
—	10-14-16	INITIAL SUBMITTAL FOR REZONING APPLICATION

CONCEPTUAL SITE PLAN FOR:
JERRY FOUTS
 LAND LOT 28 & 34, S/H 13TH DISTRICT
 DAWSON COUNTY, GEORGIA

DRAWN BY: R68
 FIELD CREW: -
 DATE: 10-11-2016
 CHECKED BY: JKD

SHEET NO.
 1 OF 1

PROJECT NO.
 2016-288



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

Applicant.....Jerry Fouts
Amendment #ZA-16-11
Request.....Rezoning of property
Proposed UseBoat storage/rental and mini-warehousing
Current ZoningRSR
Proposed ZoningCHB
Size.....7.59± acres
LocationNorth side of Toto Creek Park Road, 900± feet east of its intersection with Price Road (SR 136)
Tax ParcelL05-039
Planning Commission DateNovember 15, 2016
Staff RecommendationApproval with stipulations

Applicant Proposal

The applicant is seeking to rezone 7.59± acres from RSR to CHB to do boat storage/rental and mini-warehousing. As part of the applicant’s request and provided site plan, they are proposing to construct eleven (11) - 3,000 sq. ft. storage buildings; approximately 33,000 sq. ft. total. The proposed storage facility will be 24/7 (24 hours a day-7 days per week) with gated security to include an office and apartment to house an onsite caretaker.

History and Existing Land Uses

The subject property is heavily wooded and vacant. All adjacent properties to the north, south, east, and west are residentially zoned, many with single family residential structures.

There is a noncontiguous 2± acre tract within the immediate vicinity of this request that was rezoned to CHB in 1999 for boat storage with the following conditions:

- Lighting be low level cut-off luminaries so as not to shine onto adjacent properties;
- All boat storage will be covered with no outside boat storage allowed;
- The setbacks shall be as follows: 25 ft. side setback; 25 ft. rear setback; and 40 ft. front setback.
- 20 ft. landscape strip shall be planted along all public roads with 3” caliper trees planted 30 ft. on center.

The piece, (zoned CHB in 1999) has never been developed for the boat storage purpose. In 2015, plans were submitted and approved for a commercial building but it has yet to be constructed.

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

Development Support and Constraints

The subject property is currently vacant in a clearly established residential area. As stated above, a 2± acre tract that is close by but non-contiguous was essentially “spot-zoned” to CHB for boat storage but never developed for this purpose. The subject property is within the immediate vicinity of the Toto Creek Park, which has boat inlet ramps to allow boaters to put in and take out their boats into Lake Lanier.

Due to the preexistence of the lake and lake park, there is already an established traffic pattern and level of boaters bringing their boats in and out of the Toto Creek Park Road area. Additionally, with proper placement of the proposed storage buildings and appropriate buffers to screen said use, the requested use may be suitable with the proximity of the lake.

From a site visit, staff does have concerns with the sharp left turn that Toto Creek Park Road makes as it becomes Donald Moss Road. If one is heading in an easterly direction on Toto Creek Park Road, it makes a very hard and abrupt left turn as it becomes Donald Moss Road. As such, and with the wooded nature of the subject property, it is virtually impossible to see oncoming cars heading in a westerly direction from Donald Moss Road turning right onto Toto Creek Park Road. If this request were to be approved, site distance would need to be significantly improved.

Relationship to the Comprehensive Plan and FLUM (Future Land Use Map)

According to the 2013-2033 comprehensive plan and accompanying FLUM (Future Land Use Map), the subject property is identified as Lakefront Residential.

Areas designated as Lakefront Residential are anticipated to be developed as low density residential uses within the proximity of Lake Lanier. With the Lakefront Residential designation, any commercial encroachment within this area would be considered inconsistent with the comprehensive plan. From the above analysis, if approved, this will further advance commercial development into an established residential area.

However, with proper site design, adequate buffering, and exclusion of other allowable uses with the CHB zoning district; the proposed use of boat storage, boat rentals, and mini-warehousing could be made compatible in light of the proximity to the boat ramps and Lake Lanier.

Public Facilities/Impacts

- a) **Engineering Department** – Owner/developer shall provide 20’ of right of way along Toto Creek Park Road and 20” of right of way along Donald Moss Road.
- a) **Environmental Health Department** – No comments received.
- b) **Emergency Services** – No comments received.
- c) **Etowah Water & Sewer Authority** – A water line upgrade may be necessary if commercial drive conflicts with existing water main or if fire protection is needed.
- d) **Dawson County Sheriff’s Office** – No comments received.
- e) **Board of Education** – No impact on the school system.
- f) **Georgia Department of Transportation** – No comments received.

Analysis

- The proposed use is inconsistent with the anticipated use of Lakefront Residential development as part of the comprehensive plan.
- A similar CHB zoning within the immediate vicinity of the request was approved in 1999 to allow for boat storage but has never been developed.
- If approved, the zoning will further advance commercial encroachment into a clearly established residential area.
- With the proximity of the lake and lake park, the commercial intrusion of the proposed use of boat storage could be mitigated with proper building placement and heavy vegetative buffering/screening to reduce noise, light and visibility of boats coming in and out of the property. .

- Proper design and attention must be given to address site distance and ingress/egress concerns for travelers towing boats and entering and leaving the site where Toto Creek Park Road turns into Donald Moss Road.

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

A. The existing uses and classification of nearby property.

All adjacent properties to the north, south, east, and west are residentially zoned, many with single family residential structures.

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

There is the potential to diminish property values with the proposed zoning; however, with the proximity of Lake Lanier and the proposed use being an aligned service/use that is accessory to the lake, the boat storage could be made compatible with appropriate site design and buffering.

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

If the zoning were to be denied, there should be no destruction of the applicant's property values as the subject property would have all of the permitted uses within its current zoning district.

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

The subject property is within the immediate vicinity of Lake Lanier. With the neighboring Toto Creek boat inlet park, boats are already being brought in and out of the area. A well designed and buffered boat storage facility could provide value to the community.

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

The subject property is suitable for the proposed commercial zoning district.

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 subject property, like most other parcels within the vicinity of the request are residential in nature. With the proximity of the boat inlet park, the timing may be right to develop the property for a suitable use.

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.

With attention to design and buffering, the proposed development should be suitable for the proposed rezoning to CHB.

Pictures of Property:



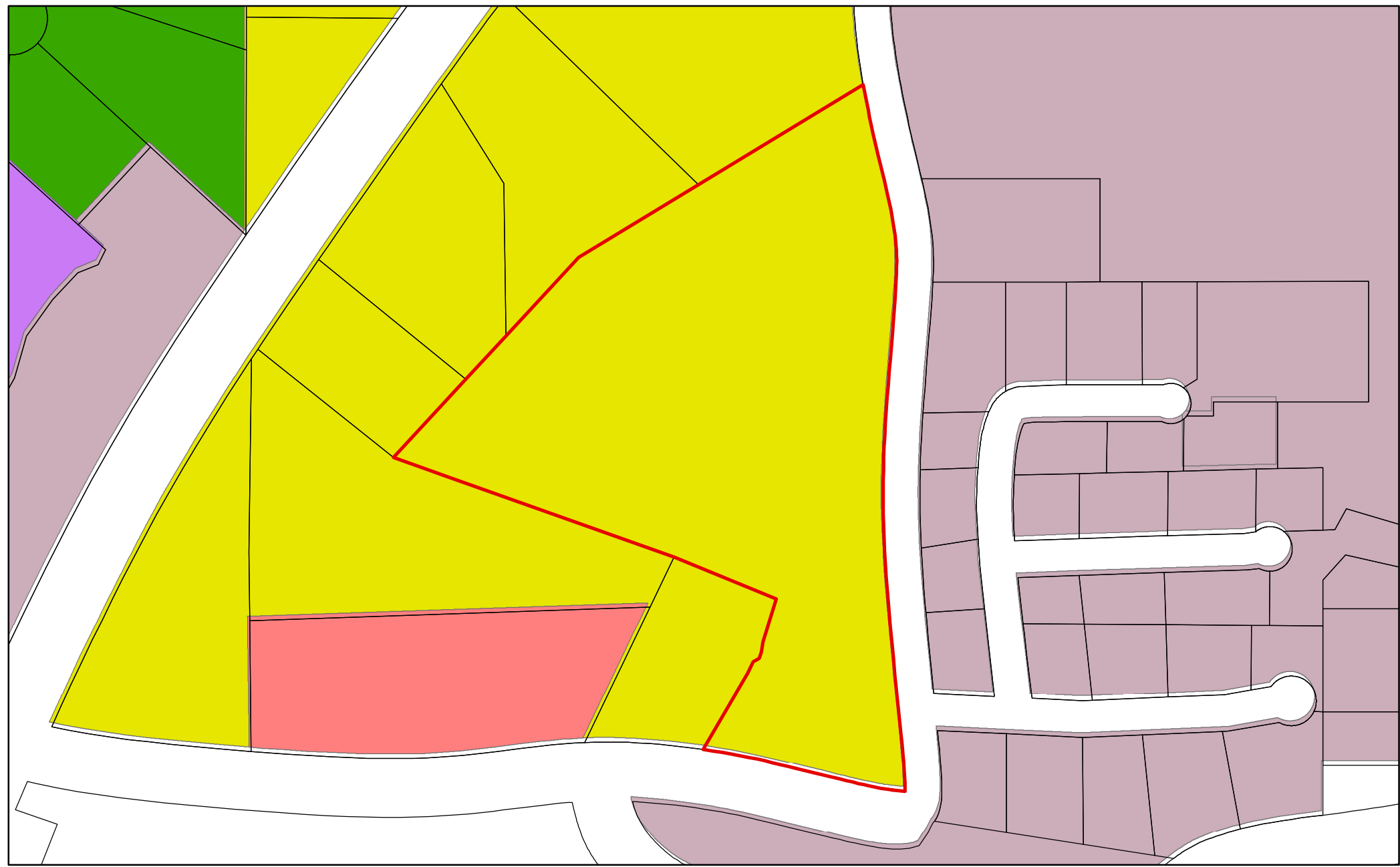
Staff Recommendation

Due to the preexisting commercial zoning for boat storage within the immediate vicinity of the request; the planning staff recommends **APPROVAL** of this request with the following stipulations.

1. All lighting shall be low spill directional lighting with low level cut-off luminaries so as not to shine onto adjacent properties.
2. Owner/developer shall provide at no cost to the County 20' of right of way along Toto Creek Park Road and 20' of right of way along Donald Moss Road.
3. All boat storage shall be covered with no outside boat storage allowed;
4. The site shall be buffered, subject to planning department approval to include a 20' wide vegetative buffer strip along all shared residentially zoned property lines.
5. Any required landscaping along the sharp curve where Toto Creek Road and Donald Moss Road intersect shall be designed so as to not impede line of site for motorist towing boats in and out of the subject property.

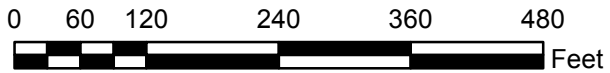
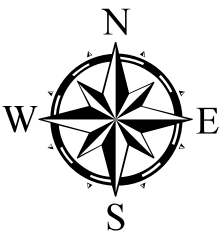
6. The applicant shall install appropriate signage if required by Dawson County warning travelers of motorist towing boats in and out of the subject property along the sharp curve intersection of Toto Creek Road and Donald Moss Road.
7. The subject property shall be limited to boat storage, boat rental, and mini-warehousing only. All other permitted uses within the CHB zoning district shall be excluded.
8. All stipulations of zoning shall be made a part of any civil/site plans or plats made for the subject property.

Maps Attached:



TMP L05 039 Current Zoning

198



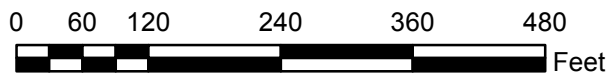
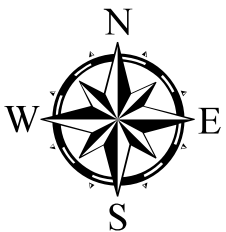
Legend

Parcel	Zoning	RMF	C-01
County Line	ZONING_CLASS	RMHP	C-CB
Rivers & Streams	Historic District	RT	C-HB
	MIXED USE VILLAGE	RS	C-IR
	RA	RRE	C-PCD
	RPC	RSRMM	C-RB
	RSR	VC	C-TB
	RL	VCR	CT



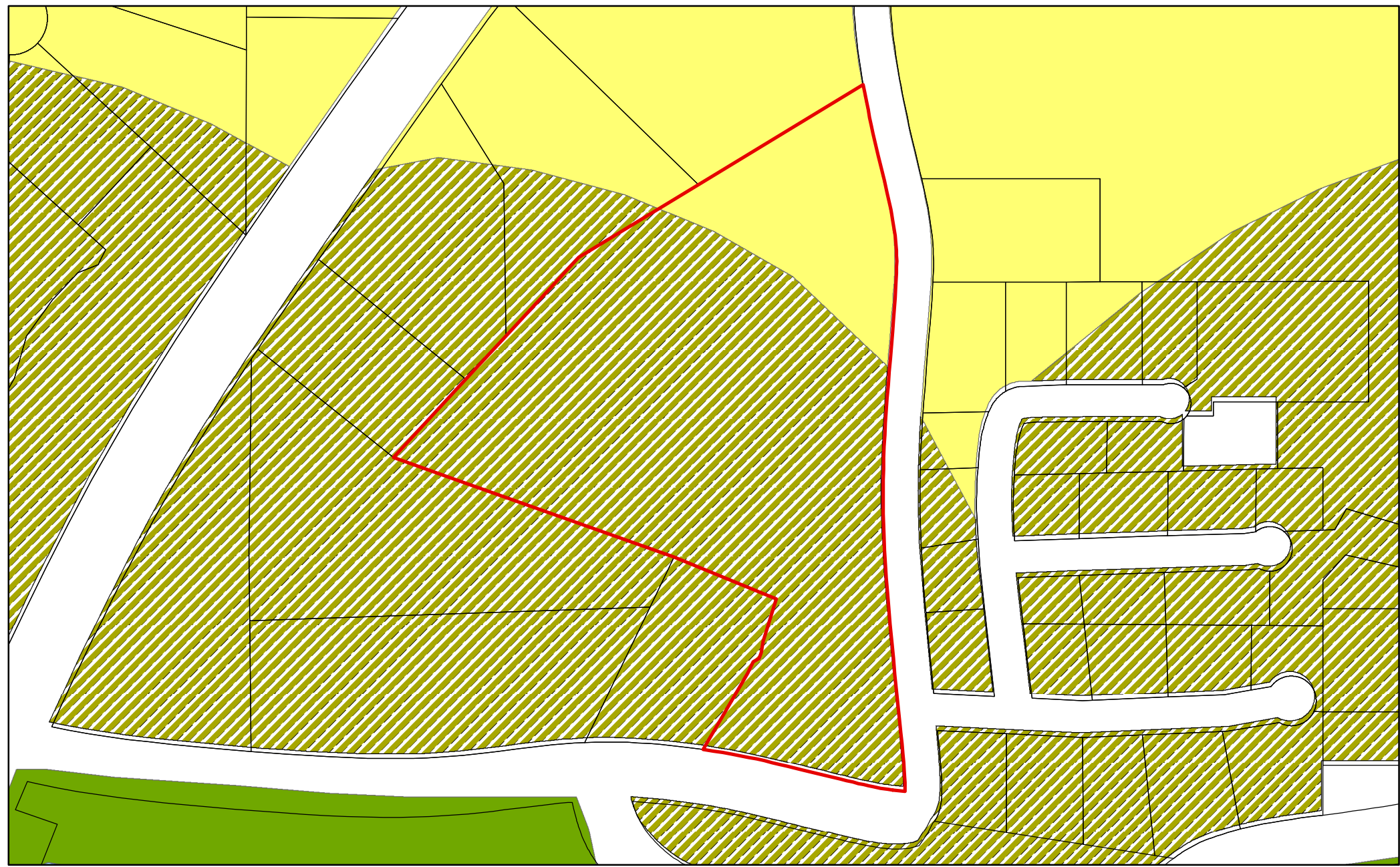
TMP L05 039 Topo W/Aerial

199

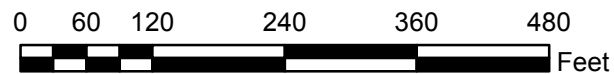
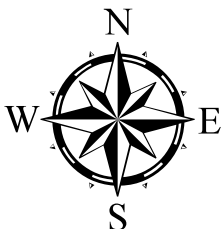


Legend

- Parcel
- CountyLine
- Rivers & Streams
- 10' Contours



TMP L05 039 FLUP



Legend

- | | | | |
|------------------|-------------------------------|----------------------------|--|
| Parcel | Future Landuse | Lakefront Residential | Transportation/Communication/Utilities |
| CountyLine | Exurban Residential | Commercial - Highway | Agriculture |
| Rivers & Streams | Rural Residential | Crossroads Commercial | Parks/Recreation/Conservation |
| | Sub-Rural Residential | Campus-Style Business Park | Forestry |
| | Suburban Residential | Office/Professional | Water |
| | Planned Residential Community | Mixed Use Village | Water Supply Protection Area |
| | Town Residential | Public/Institutional | |
| | Multiple-family Residential | Light Industrial | |

Backup material for agenda item:

1. Capital Improvement Element Annual Update Transmittal Resolution (*1st of 1 hearing*)

Capital Improvements Element 2016 Annual Update:

Financial Report & Short Term Work Program

Dawson County, GA
Draft

Introduction

This Capital Improvements Element Annual Update has been prepared based on the rules and regulations pertaining to impact fees in Georgia, as specified by the Development Impact Fee Act (DIFA) and the Department of Community Affairs (DCA) documents Development Impact Fee Compliance Requirements and Standards and Procedures for Local Comprehensive Planning. These three documents dictate the essential elements of an Annual Update, specifically the inclusion of a financial report and a schedule of improvements.

According to the Compliance Requirements, the Annual Update:

“must include: 1) the Annual Report on impact fees required under O.C.G.A. 36-71-8; and 2) a new fifth year schedule of improvements, and any changes to or revisions of previously listed CIE projects, including alterations in project costs, proposed changes in funding sources, construction schedules, or project scope.” (Chapter 110-12-2-.03(2)(c))

This Annual Update itself is based on the Dawson County Capital Im-

provements Element, as adopted by the County on July 20, 2006.

Financial Report

The Financial Report included in this document is based on the requirements of DIFA, specifically:

“As part of its annual audit process, a municipality or county shall prepare an annual report describing the amount of any development impact fees collected, encumbered, and used during the preceding year by category of public facility and service area.” (O.C.G.A. 36-71-8(d)(1))

The County’s fiscal year runs from January 1 to December 31. Thus, this financial report is based on the audit prepared for FY 2013. The required financial information for each public facility category appears in the main financial table (page 3); service area designations appear in the project tables that follow (pages 4 through 7).

Schedule of Improvements

In addition to the financial report, the County has prepared a five-year schedule of improvements—a short

term work program (STWP)—as specified in the Compliance Requirements (Chapter 110-12-2-.03(2)(c)), which states that local governments that have a CIE must “update their entire Short Term Work Programs annually.”¹

According to DCA’s requirements,² the STWP must include:

- A brief description of the activity;
- Timeframe for undertaking the activity;
- Responsible party for implementing the activity;
- Estimated cost (if any) of implementing the activity; and,
- Funding source(s), if applicable.

All of this information appears in the Short Term Work Program portion of this document, beginning on page 8.

¹ Note that the Compliance Requirements specify that the short term work program is to meet the requirements of Chapter 110-12-1-.04(7)(a), which is a reference to the STWP requirements in a previous version of the Standards and Procedures for Local Comprehensive Planning. The correct current description of a STWP is found at Chapter 110-12-1-.05(2)(c)(i).

² Chapter 110-12-1-.05(2)(c)(i).

IMPACT FEES FINANCIAL REPORT – DAWSON COUNTY, GA
Fiscal Year 2015

DAWSON COUNTY		Annual Impact Fee Financial Report - Fiscal Year 2015					
	Libraries	Fire Protection	Detention	Roads	Parks & Recreation	Administration	TOTAL
Service Area	County-wide	County-wide	County-wide	Ga 400 Corridor	County-wide		
Impact Fee Fund Balance January 1, 2015	\$5,334.38	\$3,220.83	\$45,480.95	\$1,209.27	\$67,942.98	(\$11,363.74)	\$111,824.67
Impact Fees Collected (January 1, 2015 through December 31, 2015)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Subtotal: Fee Accounts	\$5,334.38	\$3,220.83	\$45,480.95	\$1,209.27	\$67,942.98	(\$11,363.74)	\$111,824.67
Accrued Interest	\$6.41	\$3.87	\$54.69	\$1.45	\$81.70	(\$13.66)	\$134.47
(Impact Fee Refunds)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
(FY 2015 Expenditures)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Impact Fee Fund Balance December 31, 2015	\$5,340.79	\$3,224.70	\$45,535.64	\$1,210.72	\$68,024.68	(\$11,377.40)	\$111,959.14
Impact Fees Encumbered	\$5,340.79	\$3,224.70	\$45,535.64	\$1,210.72	\$68,024.68		\$111,959.14

Public Facility:		Library						
Service Area:		County-wide						
Project Description	Project Start Date	Project End Date	Local Cost of Project	Maximum Percentage of Funding from Impact Fees	Maximum Funding Possible from Impact Fees	Impact Fees Expended to Date	Impact Fees Encumbered	Status/Remarks
Collection Materials	2006	2007	\$18,058.93	92.6%	\$16,721.08	\$10,000.00	\$5,340.79	Delayed from 2006
Collection Materials	2007	2007	\$18,604.53	92.5%	\$17,218.04	\$5,000.00		Delayed from 2007
Collection Materials	2008	2008	\$19,130.71	92.6%	\$17,716.20			Delayed from 2008
Collection Materials	2009	2009	\$19,697.39	92.6%	\$18,236.00			
Collection Materials	2010	2010	\$20,274.72	92.6%	\$18,767.42			
Collection Materials	2011	2011	\$24,315.04	92.6%	\$22,520.51			
Collection Materials	2012	2012	\$25,120.79	92.6%	\$23,261.00			
Collection Materials	2013	2013	\$25,944.34	92.6%	\$24,020.68			
Collection Materials	2014	2014	\$26,785.89	92.6%	\$24,799.78			
Collection Materials	2015	2015	\$27,645.59	92.6%	\$25,598.48			
Collection Materials	2016	2016	\$21,330.62	92.6%	\$19,745.10			
Collection Materials	2017	2017	\$22,067.42	92.6%	\$20,429.19			
Collection Materials	2018	2018	\$22,826.74	92.6%	\$21,135.77			
Collection Materials	2019	2019	\$23,609.37	92.6%	\$21,865.61			
Collection Materials	2020	2020	\$24,446.10	92.6%	\$22,631.61			
Collection Materials	2021	2021	\$30,724.87	92.6%	\$28,440.61			
Collection Materials	2022	2022	\$32,049.43	92.6%	\$29,677.41			
Collection Materials	2023	2023	\$33,454.48	92.6%	\$30,974.56			
Collection Materials	2024	2024	\$34,912.04	92.6%	\$32,323.39			
Collection Materials	2025	2025	\$36,424.25	92.6%	\$33,726.03			
Collection Materials	2026	2026	\$28,623.63	92.6%	\$26,503.60			
Collection Materials	2027	2027	\$29,693.35	92.6%	\$27,492.96			
Collection Materials	2028	2028	\$30,797.07	92.6%	\$28,515.77			
Collection Materials	2029	2029	\$31,935.97	92.6%	\$29,573.19			
Collection Materials	2030	2030	\$33,111.25	92.6%	\$30,666.44			
New library space (3,264 sf)	2017	2018	\$664,532.97	100.0%	\$664,532.97	\$80,700.00		2008 land purchase
			\$1,326,117.46		\$1,277,093.41	\$95,700.00	\$5,340.79	

Public Facility:		Fire Protection						
Service Area:		County-wide						
Project Description	Project Start Date	Project End Date	Local Cost of Project	Maximum Percentage of Funding from Impact Fees	Maximum Funding Possible from Impact Fees	Impact Fees Expended to Date	Impact Fees Encumbered	Status/Remarks
Engine	2011	2011	\$289,275.69	100.0%	\$289,275.69	\$80,000.00	\$3,224.70	2013 Payment
Tanker	2012	2012	\$123,975.30	100.0%	\$123,975.30			
Aerial	2012	2012	\$850,516.57	100.0%	\$850,516.57			
Engine	2011	2011	\$289,334.28	100.0%	\$289,334.28			
Tanker	2012	2012	\$124,000.41	100.0%	\$124,000.41			
Truck	2008	2008	\$82,033.00	100.0%	\$82,033.00	\$82,033.00		
Engine	2011	2011	\$289,803.41	100.0%	\$289,803.41			
Tanker	2020	2020	\$124,201.46	100.0%	\$124,201.46			
Truck	2008	2008	\$82,033.00	100.0%	\$82,033.00	\$82,033.00		
Engine	2024	2024	\$290,038.27	100.0%	\$290,038.27			
Tanker	2024	2024	\$124,302.11	100.0%	\$124,302.11			
Burn Facility (1,000 sf)	2008	2008	\$180,000.00	100.0%	\$180,000.00	\$183,192.91		
Station 8 (4,900 sf)	2009	2010	\$0.00	100.0%	\$0.00			
Station 9 (4,900 sf)	2010	2010	\$351,388.26	100.0%	\$351,388.26			
Station 10 (4,900 sf)	2020	2021	\$718,928.50	100.0%	\$718,928.50			
Station 11 (4,900 sf)	2024	2025	\$724,642.99	100.0%	\$724,642.99			
			\$4,644,473.24		\$4,644,473.24	\$345,259.91	\$3,224.70	

Public Facility:		Detention						
Service Area:		County-wide						
Project Description	Project Start Date	Project End Date	Local Cost of Project	Maximum Percentage of Funding from Impact Fees	Maximum Funding Possible from Impact Fees	Impact Fees Expended to Date	Impact Fees Encumbered	Status/Remarks
New Jail	2006	2007	\$10,938,328.34	59.9%	\$6,547,013.60	\$44,899.39	\$45,535.64	
			\$10,938,328.34		\$6,547,013.60	\$44,899.39	\$45,535.64	

Public Facility:		Roads							
Service Area:		Ga 400 Corridor Service Area							
Segment Number and Project Description		Project Start Date	Project End Date	Local Cost of Project	Maximum Percentage of Funding from Impact Fees	Maximum Funding Possible from Impact Fees	Impact Fees Expended to Date	Impact Fees Encumbered	Status/Remarks
E-1	Carlisle Rd from Forsyth to Whitmire Rd	2013	2014	\$874,246.59	100.0%	\$874,246.59	\$513,000.00	\$1,210.72	Under Construction
W-1	Reeves Rd from county line to Heath Rd	tbd	tbd	\$420,494.21	100.0%	\$420,494.21			
W-1/2	Heath Rd from SR 400 to N-S frontage rd	tbd	tbd	\$333,609.58	100.0%	\$333,609.58			
W-4	Stowers Rd west of SR 400 to N-S frontage rd	tbd	tbd	\$482,463.91	100.0%	\$482,463.91			
W-5/6	Grant Rd from SR 400 to N-S frontage rd	tbd	tbd	\$225,081.84	100.0%	\$225,081.84			
W-6/7	Lumpkin Campground Rd from 400 to frontage rd	tbd	tbd	\$9,386,889.48	100.0%	\$9,386,889.48			
W-10	Gordon Moss Rd from Whitmire to Dawson Forest	tbd	tbd	\$3,069,843.79	100.0%	\$3,069,843.79			
W-10	Whitmire Rd from SR 400 to N-S frontage rd	tbd	tbd	\$312,340.36	100.0%	\$312,340.36			
E-3	N-S frontage rd from Whitmire to Dawson Forest Rd	tbd	tbd	\$198,527.66	100.0%	\$198,527.66			
E-11	Landrum Rd from SR 400 to south turn	tbd	tbd	\$62,450.27	100.0%	\$62,450.27			
W-2	E-W connection #2 from SR 400 to N-S frontage rd	tbd	tbd	\$288,451.79	100.0%	\$288,451.79			
W-4	N-S frontage rd from SR 136 to Stowers Rd	tbd	tbd	\$2,123,713.53	100.0%	\$2,123,713.53			
W-5	E-W connection from SR 400 to N-S frontage rd	tbd	tbd	\$438,453.91	100.0%	\$438,453.91			
W-6	N-S frontage rd from Grant Rd to Campground Rd	tbd	tbd	\$3,355,749.20	100.0%	\$3,355,749.20			
				\$21,572,316.12		\$21,572,316.12	\$513,000.00	\$1,210.72	

Public Facility:		Parks & Recreation						
Service Area:		County-wide						
Project Description	Project Start Date	Project End Date	Local Cost of Project	Maximum Percentage of Funding from Impact Fees	Maximum Funding Possible from Impact Fees	Impact Fees Expended to Date	Impact Fees Encumbered	Status/Remarks
Recoupment (5.4 acres)	2008	2009	\$93,750.00	100.0%	\$93,750.00			
Future Park (50 acres)	2014	2014	\$1,201,458.98	100.0%	\$1,201,458.98		\$68,024.68	
Future Park (58 acres)	2023	2023	\$677,053.57	100.0%	\$677,053.57			
4 Ball Fields	2014	2014	\$1,052,359.69	100.0%	\$1,052,359.69			
4 Ball Fields	2018	2018	\$1,088,780.52	100.0%	\$1,088,780.52			
6 Ball Fields	2023	2023	\$1,704,126.27	100.0%	\$1,704,126.27			
2 Ball Fields	2030	2030	\$602,890.94	77.7%	\$468,446.26			
7 Soccer Fields	2023	2023	\$1,789,332.58	92.1%	\$1,647,770.81			
2 Football Fields	2018	2018	\$489,951.23	69.3%	\$339,670.94			
2 Tennis Courts	2014	2014	\$84,188.78	100.0%	\$84,188.78			
4 Tennis Courts	2018	2018	\$174,204.88	100.0%	\$174,204.88			
1 Tennis Courts	2023	2023	\$45,443.37	100.0%	\$45,443.37			
2 Tennis Courts	2030	2030	\$96,462.55	26.9%	\$25,920.87			
2 Basketball Courts	2016	2016	\$53,520.76	100.0%	\$53,520.76			
2 Basketball Courts	2022	2022	\$56,323.09	73.3%	\$41,295.39			
5 Volleyball Courts	2016	2016	\$107,041.52	100.0%	\$107,041.52			
Running Track	2016	2017	\$239,992.69	70.0%	\$167,994.88			
2 Swimming Pools	2023	2023	\$2,272,168.36	69.3%	\$1,575,237.52			
3 Spraygrounds	2016	2016	\$1,273,618.87	79.6%	\$1,013,185.04			
2 Trails	2010	2012	\$256,461.46	69.3%	\$177,798.32	\$150,120.19		
4 Playgrounds	2012	2012	\$206,921.75	100.0%	\$206,921.75			
4 Playgrounds	2020	2020	\$221,492.18	86.2%	\$190,826.59			
2 Pavilions	2013	2013	\$62,076.52	100.0%	\$62,076.52			
2 Pavilions	2015	2015	\$63,680.94	100.0%	\$63,680.94			
2 Pavilions	2028	2028	\$71,126.58	75.0%	\$53,344.94			
Gymnasium	2014	2014	\$263,089.92	100.0%	\$263,089.92			
Gymnasium	2023	2023	\$284,021.05	40.0%	\$113,608.42			
Maintenance Bldg	2014	2014	\$52,617.98	100.0%	\$52,617.98			
Maintenance Bldg	2023	2023	\$56,804.21	100.0%	\$56,804.21			
Dawson County CIE 208				Update page 7 of 11				
Maintenance Bldg	2030	2030	\$60,289.09	80.0%	\$48,231.28			
			\$14,701,250.35		\$12,850,450.91	\$150,120.19	\$68,024.68	

DAWSON COUNTY, GA

2016-2020 SHORT TERM WORK PROGRAM

DCA Category	Activity	2016	2017	2018	2019	2020	Responsible Party	Cost Estimate	Funding Source
Community Facilities	Develop long-range water resources plan	✓	✓	✓	✓	✓	EWSA	TBD	General Fund
Community Facilities	Develop long-range sewer expansion plan	✓	✓	✓	✓	✓	EWSA	TBD	General Fund
Community Facilities	Wastewater treatment plant expansion for additional 300,000-500,000 GDP capacity	✓	✓	✓	✓	✓	EWSA	TBD	SPLOST, CDBG, GEFA, ARC, USDA, RD
Community Facilities	Library Collection Materials (980 units) - delayed from 2007						BOC	\$18,605	93% Impact Fees, General Fund
Community Facilities	Library Collection Materials (1,014 units) - delayed from 2008						BOC	\$19,131	93% Impact Fees, General Fund
Community Facilities	Library Collection Materials (1,051 units) – delayed from 2009	✓					BOC	\$19,697	93% Impact Fees, General Fund
Community Facilities	Library Collection Materials (1,090 units)			✓			BOC	\$20,275	93% Impact Fees, General Fund
Community Facilities	Library Collection Materials (1,247 units)						BOC	\$24,315	93% Impact Fees, General Fund
Community Facilities	Library Collection Materials (1,297 units)	✓					BOC	\$25,121	93% Impact Fees, General Fund
Community Facilities	Library Collection Materials (1,349 units)		✓				BOC	\$25,944	93% Impact Fees, General Fund
Community Facilities	Library Collection Materials (1,403 units)			✓			BOC	\$26,786	93% Impact Fees, General Fund

Short Term Work Program

DCA Category	Activity	2016	2017	2018	2019	2020	Responsible Party	Cost Estimate	Funding Source
Community Facilities	Library Collection Materials (1,459 units)				✓		BOC	\$27,645	93% Impact Fees, General Fund
Community Facilities	Engine						Fire Dept., BOC	\$289,277	100% Impact Fees
Community Facilities	Tanker						Fire Dept., BOC	\$123,975	100% Impact Fees
Community Facilities	Aerial				✓		Fire Dept., BOC	\$850,517	100% Impact Fees
Community Facilities	Engine			✓			Fire Dept., BOC	\$289,334	100% Impact Fees
Community Facilities	Tanker						Fire Dept., BOC	\$124,000	100% Impact Fees
Community Facilities	Fire Station 9 (4,900 sf)		✓	✓			Fire Dept., BOC	\$351,388	100% Impact Fees
Community Facilities	2 Picnic Pavilions (War Hill)	✓					Parks & Rec Dept., BOC	\$62,077	100% Impact Fees
Community Facilities	2 Trails (Veterans Trail, Board Walk Trail Rock Creek)	✓	✓				Parks & Rec Dept., BOC	\$256,461	69% Impact Fees, TE Grant
Community Facilities	3 Playgrounds (War Hill, Rock Creek, River Park)	✓	✓				Parks & Rec Dept., BOC	\$206,922	100% Impact Fees
Community Facilities	Indoor Swimming Pool (Rock Creek)			✓			Parks & Rec, BOC	\$2,500,000	Impact Fees, Grant, General Fund
Community Facilities	Land Acquisition	✓					Parks & Rec, BOC	TBD	Impact Fees, Grant, General Fund
Economic Development	Work closely with Forsyth and Lumpkin counties to maintain Georgia 400 as a convenient connection to Interstate 285 and the Atlanta region in order to attract business and tourism.	✓	✓	✓	✓	✓	PCD, GMRC, GDOT, Chamber, DCDA	N/A	
Economic Development	Market County's increasing educational levels to potential employers	✓	✓	✓	✓	✓	DCDA, Chamber	N/A	
Economic Development	Coordinate with Lanier Technical College to develop skills pool to attract higher paying jobs	✓	✓	✓	✓	✓	DCDA, Chamber	N/A	

DCA Category	Activity	2016	2017	2018	2019	2020	Responsible Party	Cost Estimate	Funding Source
Economic Development	Develop Marketing Plan to encourage tourism	✓	✓	✓	✓	✓	Chamber	TBD	TBD
Housing	Develop zoning districts that provide incentives for providing senior living near other housing		✓	✓	✓		PCD	TBD	General Fund
Intergovernmental Coordination	Pursue with the Atlanta Airport Authority a long-term conservation master plan for the Dawson Forest Wildlife Management Area	✓	✓	✓	✓	✓	PCD, BOC, USFS	N/A	
Land Use	Adopt Georgia 53 Corridor Overlay		✓	✓			PCD, BOC	TBD	General Fund
Land Use	Create zoning districts that implement all future land use map categories		✓	✓			PCD	TBD	General Fund
Land Use	Adopt Campus Style Business Park zoning district		✓	✓			PCD	\$5,000	General Fund
Land Use	Develop educational program in order for the public to understand the tax consequences of not providing more commercial and industrial tax base		✓	✓	✓	✓	Finance, BOC	\$5,000	General Fund
Land Use	Create master plan for Mixed Use Cultural Amenities Character Area		✓	✓			PCD	TBD	General Fund
Land Use	Create master plan for Mixed Use Corridor Character Area at SR 9/Dawson Forest Road and SR 9/Rock Creek Park			✓			PCD	\$25,000	General Fund
Land Use	Require a gateway and master signage plan for planned communities	✓	✓	✓	✓	✓	PCD	TBD	General Fund
Land Use	Update GA 400 Overlay District		✓	✓			PCD	TBD	General Fund
Natural & Cultural Resources	Adopt Greenspace Master Plan		✓	✓			PCD, Parks and Recreation	\$80,000	General Fund
Natural & Cultural Resources	Update county development regulations to tighten requirements pertaining to impervious surface erosion control, drainage, etc.	✓	✓	✓	✓	✓	PCD, PWD	TBD	General Fund
Population	Develop more specifically a system by which to measure growth in population vs. infrastructure and available stock demands	✓	✓	✓	✓	✓	PCD	N/A	General Fund
Transportation	Attend the Quarterly State Transportation Board meetings and become familiar with area Board Rep	✓	✓	✓	✓	✓	PCD, PWD	N/A	General Fund

DCA Category	Activity	2016	2017	2018	2019	2020	Responsible Party	Cost Estimate	Funding Source
Transportation	Develop/Maintain a road improvement plan	✓	✓	✓	✓	✓	PWD	TBD	General Fund
Transportation	Interchange at SR 400 and SR 53 - New Interchange	✓	✓	✓			GDOT	\$10,000,000	State
Transportation	Add bike lanes, bicycle-friendly shoulders and multi-use paths/trails where appropriate for future construction	✓	✓	✓			PWD	TBD	T-Grant /General Fund
Transportation	Adopt a collector street plan		✓	✓			PWD	TBD	General Fund
Transportation	Coordinate with local traffic enforcement authorities for safety/accident data	✓	✓	✓	✓	✓	PWD, Sherriff	N/A	
Transportation	Develop Access Management Plans for prioritized or "selected" corridors	✓	✓				PCD, GDOT, PWD	TBD	General Fund
Transportation	Improve pedestrian access at the major intersections along GA 400 with signals, cross sections, etc. in the County	✓	✓	✓	✓	✓	GDOT, PCD, PWD	TBD	General Fund, GDOT
Transportation	Projects identified in SR 400 Access Management Study		✓	✓	✓		GDOT, PCD, PWD	TBD	General Fund, Impact Fees
Transportation	Pursue TE Grants	✓	✓	✓	✓	✓	PCD, GMRC, DCDA, PWD	N/A	
Transportation	Replace/repair deficient bridges as described in Dawson County Comprehensive Plan 2013-2033	✓	✓	✓	✓	✓	PWD	(See table 7.6 Transportation Element)	
Transportation	SR 52: two westbound passing lanes between Gilmer and Lumpkin Counties - Reconstruction, Passing Lanes	✓	✓	✓			GDOT, PWD	\$1,096,000	GDOT
Transportation	SR 9 passing lanes from Thompson Rd to Jenkins Rd. - Reconstruction, Passing Lanes		✓	✓			GDOT, PWD	\$1,068,000	GDOT
Transportation	Road resurfacing and rehabilitation	✓	✓	✓	✓	✓	PWD	TBD	General Fund, SPLOST
Transportation	SR 53 and Lumpkin Campground Rd intersection improvements	✓					PWD	TBD	GDOT
Transportation	Dawson Forest Rd and SR 9 intersection improvements	✓	✓	✓			PWD	TBD	GDOT, General Fund
Transportation	Culvert replacements and upgrades	✓	✓	✓	✓	✓	PWD	TBD	General Fund, GDOT, SPLOST, FEMA

Backup material for agenda item:

1. Consideration of Juvenile Court's Request for Additional Funding for Increased Attorney Fees



DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: Juvenile Court

Work Session: 11/22/2016

Prepared By: Natalie Johnson

Voting Session: 12/1/2016

Presenter: Judge Alison Toller

Public Hearing: Yes No

Agenda Item Title: Request for Additional Funding for Increased Attorney Fees

Background Information:

This is the third request for additional funds to pay for attorneys for indigent parents and attorneys for children. The County has always paid attorneys for parents who could not afford to hire their own attorney. Indigent Defense uses the same screening process for parents in dependency cases and individuals charged with crimes. In January of 2014, a law established requiring all cases to have an appointed Guardian ad Litem and required the appointment of an attorney for every child. Since 2014, there has been a steady increase of the number of dependency cases opened in Dawson County.

All funds from both Indigent Defense – Child & Parent have been expensed to pay attorney invoices. In addition, funds have been moved from Technical – Court Reporter to cover current attorney invoices that needed to be paid prior to this request. At this time there are no additional funds within Juvenile Court’s budget that can be moved to cover attorney fees through the end of 2016. To date, there has been \$33,148 spent for child attorneys (compared to \$27,464 in 2015) and \$18,083 spent for parent attorneys (compared to \$12,785 in 2015). This increase is due to the increase in termination of parental rights cases as well as appeals. In addition, an invoice from a court reporter has not yet been submitted and additional \$400 in court reporter expenses is expected by the end of 2016.

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

Fund	Dept.	Acct No.	Budget	Balance	Remaining	Requested
100	2600	521201	\$32,651	\$33,148	\$0	\$10,000
100	2600	521202	\$17,994	\$18,083	\$0	\$5,000
100	2600	521303	\$4,301	\$3,646	\$0	\$1,200

Recommendation/Motion: Move to increase the Juvenile Court budget for Indigent Defense – Child by \$10,000, Indigent Defense – Parent by \$5,000 and Technical – Court Reporter by \$1,200

Department Head Authorization: Vickie Neikirk

Date: 11/17/2016

Finance Dept. Authorization: Natalie Johnson

Date: 11/17/2016

County Manager Authorization: david headley

Date: 12/02/16

County Attorney Authorization:

Date:

Comments/Attachments:

Recommend moving \$12,274 from Contingency 214 (would leave \$0 balance) & \$3,926 from the Group Insurance contingency account (would leave balance of \$46,074)

Backup material for agenda item:

2. Consideration of Request for Additional Funding for Juvenile Court for Hall County Invoice



DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: Juvenile Court

Work Session: 11/22/2016

Prepared By: Natalie Johnson

Voting Session: 12/1/2016

Presenter: Natalie Johnson

Public Hearing: Yes _____ No

Agenda Item Title: Request for Additional Funding for 4th Quarter Invoice from Hall County

Background Information:

Dawson County pays a portion of the salaries and benefits for both Judge Burton and Judge Toller to Hall County. Hall County invoices Dawson County each quarter based on payroll reports generated from their payroll system.

Current Information:

On August 1, 2016 the Finance Department received an invoice from Hall County dated July 14, 2016 for reimbursement for the judges' salaries and benefits for October – December 2015. Hall County Financial Services was contacted regarding the invoice and they stated they were behind on invoicing but verified the invoice was valid. Invoices received after the standard accrual date of February 28, 2016 could no longer be paid out of the 2015 budget, therefore this invoice had to be paid out of the 2016 budget. The matter has been discussed with the new Finance Director in Hall County and he has assured us that they are now current on their billing and will continue to bill us within 30 days of the end of the quarter. In addition, Dawson County's Finance staff will verify that all 4th quarter invoices are received and paid prior to the February 28th deadline.

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

Fund	Dept.	Acct No.	Budget	Balance	Remaining	Requested
100	2600	571000	\$65,062	\$63,073	\$1,989	\$18,000

Recommendation/Motion: Move to increase the Juvenile Court budget for Intergovt – Hall County by \$18,000

Department Head Authorization: Vickie Neikirk

Date: 11/17/2016

Finance Dept. Authorization: Natalie Johnson

Date: 11/17/2016

County Manager Authorization: david headley

Date: 12/02/16

County Attorney Authorization: _____

Date: _____

Comments/Attachments:

Recommend moving \$18,000 from the Group Insurance contingency account (would leave a balance of \$28,074)



HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SERVICES DEPARTMENT



July 14, 2016

Invoice # 221603A

Dawson County Board of Commissioners
 Attn: Vickie Neikirk
 Accounting & Budget Manager
 25 Justice Way, Suite 2214
 Dawsonville, GA 30534

Re: Juvenile Court Judge of the Northeastern Judicial Circuit

To reimburse Hall County for Dawson County's portion of Juvenile Court Judges' Salary & Fringe Benefits for **October - December 2015**.

<u>Alison Toller</u>		<u>Lindsay Burton</u>	
Salary	\$ 42,575.05	Salary	\$ 42,575.05
FICA/Medicare	\$ 602.45	FICA/Medicare	\$ 656.09
Health	\$ 3,297.84	Health	\$ 1,702.62
Life	\$ 153.00	Life	\$ 96.45
Retirement	\$ 909.65	Retirement	\$ 909.65
Total	\$ 47,537.99	Total	\$ 45,939.86

Total \$ 93,477.85

Dawson County portion
 Total reimbursement request \$ 15,582.76

Please send payment to the below address

157-3740

** per phone conversation with Ker,
 Invoicing was behind & invoice
 is valid/correct*

WJ 8/1/16

APPROVED FOR PAYMENT

Pmt. Approval *Vickie Neikirk* Date *8/1/16*
 Date _____ P.O. # _____
 Goods/Materials Rec'd _____
 Acct. Coding *100-00-2600-571000-000*

A/P Use Only:
 Vendor # *10724* Voucher # *101147*
 Entered by *KS* Date *8-1*

William Tanner
 William Tanner, Interim County Manager

Backup material for agenda item:

3. Consideration of Request for Approval of 2017 Family Connection Fiscal Agent



DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: Family Connection

Work Session: 12/8/16

Prepared By: Clark MacAllister, Board Chair

Voting Session: 12/15/16

Presenter: Nancy Stites

Public Hearing: Yes No

Agenda Item Title: Family Connection Fiscal Agent Request

Background Information:

Dawson County Family Connection's mission is to provide leadership through collaboration with all segments of the community for the well-being of families and children. Having another entity serve as their fiscal agent makes it possible to accept state and federal funds that are reimbursable contracts that support a Coordinator and the work of the collaborative. Dawson County Family Connection was created in 1991 and became a non-profit in 1998. Dawson County Government has served as their fiscal agent since July 1, 1999.

Current Information:

Contract funding received and managed by the fiscal agent has allowed programs to be envisioned at the Family Connection table and come to fruition such as Mentoring, School-based Health Clinics, Stewards of Children, Underage drinking prevention campaign and many other projects and activities with a focus on school success and strengthening families and children.

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

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining
207						

Recommendation/Motion: Approval for Dawson County to be the fiscal agent for Family Connection for FY 2017

Department Head Authorization: Clark MacAllister

Date: 11/21/2016

Finance Dept. Authorization: Vickie Neikirk

Date: 11/29/2016

County Manager Authorization: david headley

Date: 12/02/16

County Attorney Authorization:

Date:

Family Connection is requesting Dawson County Government contract for all fiscal activities relative to the operation of Dawson County Community Partnership, Inc./Family Connection for 2017. Request approval/authorization for application submittal and the Chairman's signature upon acceptance of additional grant award contracts and donations received throughout 2017 as approved by the Family Connection board. If matching funds are required, a separate request will be brought before Dawson County Government for approval.

Attached is 1) Memorandum of Understanding 2) Family Connection 2017 Budget, 3) Fiscal Agent Agreement

MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding is hereby entered into this _____ day of _____, 2016 by and between Dawson County Community Partnership, Inc./Family Connection, hereinafter referenced as “Agency”, and the Board of Commissioners of Dawson County, hereinafter referenced as “Dawson County”.

1. Fiscal Agent/Financial Accounting.

Dawson County shall act as fiscal agent and provide financial accounting support to the Agency for programs supported by donations to the Agency and by the grants received by the Agency referenced in “Exhibit A”, which is attached hereto and incorporated herein by reference. The grants referenced in Exhibit A may be amended during the term of this Memorandum of Understanding upon approval by Dawson County.

2. Agency Services.

The Agency shall furnish the following services, data and information to the Dawson County:

1) act as the liaison between the Agency and all vested community organizations, and 2) to provide appropriate administrative duties including, but not limited to, program development and contract deliverables implementation, resource development, coordinating public information, and 3) provide all grant applications, agreements or contracts and corresponding data required by the fiscal agent to fulfill the grant requirements and

3. Term.

The parties hereto agree that the term of this Memorandum of Understanding shall be as follows: January 1, 2017 – December 31, 2017.

4. Records.

Dawson County shall maintain such records and accounts regarding property, personnel and financial records deemed necessary by the Agency and any grant or contract funding source to assure a proper accounting for all project funds for both federal and non-federal shares. Any such records shall be made available for audit purposes to the Agency, the grant or contract funding source, or the Controller General of the United States or any authorized representative and shall be retained for three years after the expiration of this Memorandum of Understanding unless permission to destroy such records is granted by both the Agency and the grant or contract funding source.

5. Mutual Cooperation.

Dawson County agrees to assist the Agency in complying with all of the conditions governing grants or contracts under current laws and regulations.

APPROVED, this _____ day of _____, 2016.

ATTEST:

DAWSON COUNTY
BOARD OF COMISSIONERS

Danielle Yarbrough, Clerk
Dawson County Commissioners

By: _____
Mike Berg, Chairman

ATTEST:

DAWSON COUNTY COMMUNITY
PARTNERSHIP, INC.

Nancy Stites
Title: Coordinator, Family Connection

Clark MacAllister
Title: Chairman, Family Connection Board

Exhibit A

Department of Human Services

- Grant for approximately \$47,000 July 1, 2016 - June 30, 2017 with no match requirement
- Grant for approximately \$47,000 July 1, 2017 – June 30, 2018 with no match requirement

Department of Behavioral Health & Developmental Disabilities – Office of Behavioral Health Prevention

- Grant for approximately \$147,793 October 1, 2016 – September 30, 2017 with no match requirement
- Grant for approximately \$147,793 October 1, 2017– September 30, 2018 with no match requirement

Family Connection Budget - 2017

Expense Type	Total	DHS Family Connection	Office Prevention Services	County Supplement	Fund-raising	400 North Board of Realtors	United Way	Northside Hospital	Misc. Donations
General Operating									
Board Ins/Contents/	2,250	1,500	750						
Tax Preparation	750	375	375						
Audit	1,315	650	665						
Subscriptions/dues/fees*	365	365							
Postage	1,570	50	1,520						
Supplies	5,181	404	4,777						
Printing	7,510	0	7,510						
Training & Conferences	1,700	100	1,600						
Meeting Expense	800	800							
Advertising - billboard, ads	29,880		29,880						
sub total	51,321	4,244	47,077	0	0	0	0	0	0
Telecommunications									
Telephone & internet charges	1,500	800	700						
includes Doodle & Constant Contact									
Travel	8,600	2,200	6,400						
Per Diem Fee & Contracts									
FC Coordinator- salary 11/15	47,476	30,042	16,280				1,154		
Fringe	14,642	9,714	4,840				88		
FC Admin Assistant-salary \$14.00/hr	20,384			20,384					
fringe	1,559			1,559					
OPS Project Coord.-salary 9/15	37,800		37,800						
Fringe	3,004		3,004						
OPS Evaluator	13,500		13,500						
Website maintenance	702		702						
Social media	990		990						
Positive Social Norm Consultant	1,500		1,500						
Marketing Design	15,000		15,000						
Copier lease	100			100					
sub total	156,657	39,756	93,616	22,043	0	0	1,242	0	0
<i>Total</i>	218,078	47,000	147,793	22,043	0	0	1,242	0	0
Initiatives & Special Projects		0							
School Youth health services	17,000						2,000	15,000	
CAPA	500				500				
Stewards of Children	500						500		
School supplies donation	500								500
Support for homeless students	2,000						2,000		
Early Learning Strategy	5,000				1,000	2,000	2,000		
Family Connection Operating Exp	4,500				2,000		2,500		
	0								
Total	30,000	0	0	0	3,500	2,000	9,000	15,000	500
TOTAL	248,078	223	147,793	22,043	3,500	2,000	9,000	15,000	500

Fiscal Agent Designation and Acceptance Agreement		COUNTY: <u>DAWSON</u>
The <u>Commissioner of Roads and Revenue - Dawson County</u> agrees to serve <small style="display: block; text-align: center;">legal name of agency or board</small>		
as the Fiscal Agent for the <u>Dawson County Community Partnership, Inc.</u> <small style="display: block; text-align: center;">name of Georgia Family Connection collaborative</small>		
for the period of July 1, 2017 through June 30, 2018.		
The Fiscal Agent certifies they 1) understand this is a 12 month commitment, 2) understand expenses are reimbursable on a quarterly basis, 3) agree to receive all financial correspondence and payments relating to the funds, and make all records available for any required financial audit, 4) have appropriate accounting and financial systems to document costs incurred and claims made and 5) agree the local Family Connection collaborative board is the body responsible for all decisions associated with budgeting of these funds, but will ensure such decisions shall be in compliance with the Fiscal Agent's own policies and procedures.		
Mail signed agreement <u>with signed IRS W-9</u> form to:	FY 2018 Fiscal Agent Information Georgia Family Connection Partnership 235 Peachtree Street Suite 1600 Atlanta, GA 30303-1422	
Deadline: February 15, 2017		
Family Connection Collaborative Chairperson: _____ (Signature in ink) <u>Clark MacAllister</u> (Print Name in Block Letters) Date: _____ ~~~~~ Family Connection Coordinator: _____ (Signature in ink) <u>Nancy F. Stites</u> (Print Name in Block Letters) Date: _____	Fiscal Agent: Fiscal Agent's fiscal year end date (month and day): _____ _____ (Signature of agency representative legally responsible to enter into contract. Signature in ink) <u>Mike Berg</u> (Print Name in Block Letters) Title: <u>Chair, Board of Commissioners</u> (Print Title in Block Letters) Date: _____	

Backup material for agenda item:

4. Consideration to move forward with public hearings on the Updated Purchasing Policy
(tabled from the November 17, 2016 Voting Session)



DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: Purchasing

Work Session: 11/10/2016

Prepared By: Purchasing Director Davida Simpson

Voting Session: 11/17/2016

Presenter: Purchasing Director Davida Simpson

Public Hearing: Yes No

Agenda Item Title: Presentation of Updated Purchasing Policy

Background Information:

The current bid ordinance and purchasing policy, adopted August 2007, revised the original Enabling Legislation (1995), language with regards to purchasing procedures. The policies failed to outline daily practices and procedures and were too restrictive for today's practices.

Current Information

Purchasing has been updating its policies and procedures since 2014 to reflect current practices and departmental needs. Purchasing met with administration and senior staff to make sure that the policy meets their needs while still protecting the county and ensuring an open and competitive environment. All parties feel this policy meets both requirements and is in the best interest of the County. The proposed changes will enable staff to better obtain the best value for each tax dollar spent while still maintaining a public and ethical process. Because this policy would repeal the current Board approved ordinance and policy, two advertised (2) public hearings are required.

Budget Information: Applicable: Not Applicable:

Budgeted Yes No

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

Recommendation/Motion: Staff respectfully requests the Board to approve the proposed Purchasing Policy and move to hold two (2) public hearings and advertise accordingly.

Department Head Authorization: *Nickie Ninkub*

Date: 11/4/16

Finance Dept. Authorization: *Dan Hurdley*

Date: 11/07/16

County Manager Authorization: _____

Date: _____

County Attorney Authorization: _____

Date: _____

Comments/Attachments:

Attachments: Enabling Legislation of 1995 as it relates to purchasing, Bid Ordinance and Purchasing Policy adopted in 2007 and the proposed Purchasing Policy.

1. PURPOSE

This policy is adopted to guide the County in obtaining high quality goods and services at the best possible cost, in conducting all procurement procedures in a fair and impartial manner with avoidance of any impropriety or appearance of impropriety, in providing access to the County's public business for all qualified vendors, and in promoting efficient procurement practices among all County departments.

Rules governing contract awards shall be made clear in advance of the competition, specifications shall reflect the procurement needs of the County rather than being drawn to favor a particular vendor, and the County and the vendor shall freely exchange information concerning what is sought to be procured and what is offered. In addition, surplus property is to be disposed of on a competitive basis whenever practicable.

This policy establishes means for purchasing materials, supplies, equipment and services by the County. Unless specifically exempted in the resolution as issued by the Dawson County Board of Commissioners these procedures are applicable to all departments and agencies of County Government funded in whole or in part by the County and for which obligations are paid through the Dawson County Finance Department.

2. POLICY INTENT

This policy is intended to provide the policies and procedures necessary for the conduct of purchasing activities for Dawson County. This policy is designed to:

- Encourage maximum competition through fair and equal opportunity to those qualified and interested bidders.
- Provide a uniform policy for the procurement of material, equipment, supplies, and services.
- Ensure that the taxpayers are getting the “best overall value” for their dollars.
- Apply to all County Departments under the budgetary authority of the Board of Commissioners.

3. DELEGATION OF AUTHORITY

The Dawson County Board of Commissioners delegates the procurement responsibility to the County Manager subject to the limitations and terms included in this policy. In all cases, reference to an official in this policy shall be deemed to include designees of the official. The Purchasing Director, under the supervision and direction of the Chief Financial Officer, shall be responsible for the purchase of all goods and services for the County that fall outside the departmental limits stated in this document. Elected Officials are encouraged to abide by this policy but are not required to do so.

Disclaimer of Responsibility

The County will not be responsible for a purchase made by any County employee, County Official, or an employee of any department utilizing public funds who fail to follow these purchasing policies and procedures.

It shall be considered a “breach of duty” on the part of any employee who procures goods or services not consistent with the purchasing policies and procedures contained herein. Any breaches shall be reported to the County Manager, Chief Financial Officer, or Elected Official, if applicable.

The Board of Commissioners may disclaim responsibility and liability for any expenditure or agreement for expenditure arising from a purchase of goods and or services made in its name, in the name of any governmental department under its fiscal authority, by an unauthorized person or any person acting outside these polices. The cost of any such disclaimed transaction will become the personal liability of the individual who acted improperly.

4. ETHICS IN PUBLIC PURCHASING AND CONTRACTING

It shall be unethical for any County employee involved in making procurement decisions to have personal investments in any business entity that will create a substantial conflict between their private interests and their public duties.

It shall be unethical for any person to offer, give, or agree to give any Dawson County employee, or for any Dawson County employee to solicit, demand, accept, or agree to accept from any vendor or business, a gift or gratuity in any amount in connection with any decision, approval, disapproval, or recommendation concerning a solicitation.

Inexpensive advertising items, bearing the name of a vendor, such as pens, pencils, paper weights, cups, candy, calendars, social courtesies such as infrequent meals or holiday gifts not to exceed \$100.00, etc., are not considered articles of value or gifts in relation to this policy.

Failure to comply with the provisions of this policy will result in disciplinary action.

Solicitation or acceptance of gifts from bidders, offerors, contractors or subcontractors is prohibited. No official or employee shall have a personal interest in a transaction or contract. The Purchasing Director at the direction of the CFO shall endeavor to provide appropriate information regarding these prohibitions to employees and affected volunteers.

No County official or employee shall accept vendor paid trips to vendor sites or other locations if the trip or any expenses associated with the trip are paid by anyone other than the employee or County without prior written approval of the County Manager.

Exception: The County understands that there may be instances where site visits are vital to a successful contract. All information must be included in bid pricing and therefore approved by the Board of Commissioners at time of award.

5. DEFINITIONS

The following words, terms and phrases, when used in this Policy, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Agenda Request Form is a form designed by administration that allows for the presentation of all pertinent information to be garnered quickly, i.e. commodity, background, current information, budget, attachments, and presenter. This form must be used when submitting a request to the Board of Commissioners for approval.

Approved vendor means a person or entity that is deemed capable of providing products or services to the county, that has completed the necessary paperwork (e.g. W-9, E-Verify, and met the necessary Insurance Requirements) and has been approved by the Purchasing Department.

Blanket order means a purchase order(s) issued to an approved vendor which may be left open for a complete fiscal year. Blanket orders must be attached to an approved contract and funds must be encumbered. The goods or services specified might be ordered/released throughout the fiscal year as needed.

Capital Asset means any tangible asset (vehicles, equipment, furnishings, etc.) with a unit value of \$5,000.00 or more which has a life cycle of a minimum of one year or more.

Competitive sealed solicitation means the procurement method where a formal bid or proposal for materials, supplies or contractual services is submitted by a vendor in a sealed envelope that is to be opened publicly at a designated place, time, and date. Solicitations must be published in the legal organ. There are several types of solicitation methods.

Consent Agenda is defined as a single agenda item that encompasses all the things the Board would normally approve without the formal presentation. The Board may vote an item off the consent agenda and ask that it be formally presented. Departments are required to submit the agenda request form and all other pertinent information the Board may need to make an informed decision. This method of approval is acceptable for contracts under the \$25,000 threshold approved by the County Manager and for purchases made utilizing cooperative agreements. The intent of consent agenda items is to notify the Board of important matters approved by the County Manager that do not meet the threshold of Board approval.

Emergency purchase means a purchase made necessary by a situation which could not have been anticipated by the department or elected official, usually involving life threatening circumstances or risks of injury, or resulting in work stoppages or undue delay, or occurring during non-business hours when the ordinary purchase procedures cannot be followed.

Equipment means automotive equipment, machinery, or other items of a permanent or semi-permanent nature.

Local vendor means a business which has its principal office located in and having a street address within Dawson County for at least six months immediately prior to the issuance of the quote/bid/proposal. Refer to the Local Small Business Initiative included in this document for further requirements.

Materials, supplies or contractual services means all tangible equipment, commodities, repairs or nonprofessional services as are normally used or consumed during the current year, and for which a general appropriation has been made.

Notice to Proceed is a form issued by purchasing to report all documentation has been obtained and a department can proceed with the project. Examples of documentation are executed contracts, bonds, insurance, etc.

Professional services means such services including but not limited to medical, surveying, engineering, consulting, architectural, legal and audit services or other services performed by individuals whose profession may or may not be licensed by the state or federal government. These services are normally used during the current year and are covered by appropriations. Any service over the bid threshold must be approved by the Board of Commissioners.

Purchasing Department means the office designated and maintained by the Board of Commissioners that is assigned the general duties and responsibilities of supervising and administering the provisions of this Policy.

Purchase Order, or PO, is required for every purchase over the individual signing authority of the Department Head or Elected Official (see Chart 1) whether the commodity or service is under formal contract or not. This document is used for the purchase of goods and services that are itemized in the budget; can be single or recurring items and the PO will be audited by Finance back to the original approved request to assure accuracy in invoicing and payment control.

Public Works Construction Projects is defined as the building, altering, repairing, improving, or demolishing of any public structure or building or other public improvements of any kind to any public real property other than those projects covered by Chapter 4 of Title 32 (see Road Construction Projects). Such term does not include the routine operation, repair or maintenance of existing structures, buildings or real property. Exemptions are projects under \$100,000.00 or when inmate labor is used. See O.C.G.A. § 36-91-1.

Quote Analysis Form is a form designed by purchasing to identify the need, all pricing received, justification, accounting and approval by the requesting department. This form is needed prior to the issuance of a purchase order.

Revenue Source means the source for funds, i.e. donations, grants, budgeted funds, etc. The county does not differentiate between donations and budgeted funds for the purpose of this

policy. Grant agencies as well as state and federal funding sources may have an impact or additional rules and regulations that would apply to solicitation or procurement processes and methodology.

Responsive Bidder means a bid or proposal is considered RESPONSIVE when the proposer has the capability in all respects to perform in the full contract requirements as stated in the solicitation, and the integrity and reliability that will assure a good-faith performance

Responsible Bidder means a bid or proposal is considered RESPONSIBLE when the proposer has the capability in all respects to perform in the full contract requirements as stated in the solicitation, and the integrity and reliability that will assure a good-faith performance

Road Construction Projects means a local government contracts to construct, reconstruct or maintain a public road or bridge with a private contractor, an adjacent county, city, the state or federal government. It includes the purchase of materials, labor, professional services or other things incident to the work. Except where exempt, road construction contracts must be let by public, competitive sealed bid. The proposal method may not be used. Price is the driving factor in determining in road construction projects. Road Construction Projects are not subject to the Local Government Public Works Construction Laws except where specified. Road construction contracts are subject to the requirements of O.C.G.A. § 32-4-1.

Sole source purchase means a purchase of a product or service that has a distinctive/unique feature or characteristic that is not shared or provided by competing companies or districts within a company or where a particular brand name or product is required.

Standardization means an item or service that Dawson County chooses to make standard (e.g. purchase from a single vendor or a single brand) in order to bring uniformity and efficiency to certain items or services as it determines necessary. The County Manager and/or Purchasing Department have discretion when to use standardization.

Solicitation Request Form This form is generated either by the requesting department or the purchasing department. The form helps define deliverables and/or scope of work, identify potential issues, joint projects and/or other affected departments, and obtain approval from many in Finance, Department Head(s), Purchasing, and County Manager.

Used equipment is subject to budget appropriations and Board approval if over \$25,000.00, used equipment and personal property may be purchased without advertisement, provided that the department head and purchasing department have made a diligent search of the marketplace and provide documentation of such search. Documentation shall include information as to the cost of such equipment if purchased new, availability, warranty, life expectancy, proposed use, etc. Buying used equipment should be used as an exception and must have County Manager approval.

6. APPROVAL LIMITS

Amount	Action	Approving Authority
\$0.00 - \$4,999.99 \$0.00 - \$2,999.99	No action required. Quotes are strongly encouraged	Department Heads/Elected Officials
\$5,000.00 - \$9,999.99 \$3,000.00 - \$9,999.99	Three written quotes submitted on the Quote Analysis Form	Department Heads/Elected Officials and Purchasing Director
\$10,000.00 - \$24,999.99	Three written quotes submitted on the Quote Analysis Form	Department Heads/Elected Officials, Purchasing Director and County Manager
\$25,000.00+	Formal Solicitation Process (IFB, RFP or RFQ)	Board of Commissioners
\$25,000.00+? Specific Budget Approved Capital Expenditures	Formal Solicitation Process (IFB, RFP or RFQ)	County Manager NEED DISCUSSION!
\$25,000.00+\$75,000.00 Budget Approved Capital Expenditures REMOVE	Formal Solicitation Process (IFB, RFP or RFQ) REMOVE	County Manager REMOVE

CHART 1 – SIGNING AUTHORITY

Less than \$4,999.99/\$2,999.99: Departments are not required to obtain three (3) quotes but are strongly encouraged to do so to ensure the best cost and quality for the County. Department Head approval is required for purchases under threshold.

Between \$5,000.00/\$3,000.00 and \$9,999.99: Informal written quotes from at least three (3) sources must be obtained. Faxed, emailed or website quotations are acceptable. Purchases must be supported by written quotations from vendors. Direct solicitation is allowed. Award of purchase requires the approval of the Department Head and Purchasing Director.

Verbal quotes are not accepted. Departments should avoid requesting quotes from vendors who have previously been non-responsive. If departments continue to return non-responsive quotes, Purchasing will be unable to issue a Purchase Order until three (3) valid, good-faith quotes are obtained. It is understood that some vendors will be non-responsive and departments should try to obtain as many quotes as possible and economical.

If a vendor is a sole source, meaning they are the only vendor who can provide the required goods and/or services, departments should give a detailed explanation and attach to the Quote Analysis Form. Examples of sole source justification are: continuation of previous services, maintenance agreement with vendor who provides software, or regional vendors of direct manufactures.

Between \$10,000 and \$24,999.99: Informal written bids from at least three (3) sources must be obtained. Faxed, emailed or website quotations are acceptable. Purchases must be supported by written quotations from vendors. Direct solicitation is allowed. Award of purchase requires the approval of the Department Head, Purchasing Director and the County Manager.

Over \$25,000: The formal sealed bid must be used and a solicitation must be publicly advertised in the legal organ at least fourteen (14) days prior to the date set for opening. Approval to release a formal solicitation must be approved by the County Manager. Some exceptions apply and are listed under “Exceptions” section within this document.

7. SOLICITATIONS

The decision to release quotes, either formal or informal, or sealed solicitations is based on several factors which include but are not limited to: anticipated cost, department expectations, liability to the County and other factors in order to provide the best overall value for the County. These processes are used to obtain competitive pricing.

Preparing Specifications

It is the responsibility of the department to determine and write bid specifications. The Purchasing Department may assist in developing specifications. If the Purchasing Department is involved in developing specifications, the needs of the end user should be the primary focus. Once specifications are written, the submitting department will complete the Solicitation Request Form and set up a meeting with Purchasing to review request. It is the responsibility of the Purchasing Department to determine method of purchase, to ensure that specifications are not so restrictive that only one bid can be obtained and that an adequate amount of competition is available. The delivery location must be specified in the original request.

Brand Name Specifications

When references are made in solicitation documents to trade names or the brand names of manufactures, such references are made solely to designate and identify the quality of materials or equipment to be furnished and are not intended to restrict competitive bidding. If comparable materials or equipment with different trade names are offered, the bidder has the burden of proving equivalency. Product literature or catalogs may be submitted to support claim of equality. Several vendors may be able to provide the same manufacturer therefore competition is available.

Standardization

Standardization is a method to achieve savings by purchasing a limited number of brands or products. Departments such as Fleet or public safety may use this option more frequently than others as a means to guarantee compatibility or proper maintenance and training. The use of the standardization clause is neither automatic nor frequent. The department must submit, in writing, why the standardization clause (brand names) should be used for each occurrence. This documentation will be provided with the formal request and kept for audit purposes. The County Manager and or Purchasing Department have discretion when to use standardization.

Sole Source

Sole source procurements should be infrequently used in purchasing. There are justifiable times where a sole source is needed aside from standardization: non-competing districts of a company where Georgia is its own market, proprietary information, software and equipment, continuation of services, or the like. It is the responsibility of the requesting department to articulate the reasoning behind the sole source request. The Purchasing Department and/or County Manager may approve sole source procurement when there is a clear and compelling reason that sole source is justified.

Professional Services are infrequent and sometimes unique and may not be able to be formally solicited. State law reports formal bids are not required but the governing authority must approve the contract and award if over the threshold. It is the responsibility of the department to articulate why a bid is not in the best interest of the County. In the event professional services are needed but a bid is not requested, the discretion lies with the Purchasing Director and County Manager.

Less than \$25,000.00

Quotations

Quotations are an informal process when compared to sealed solicitations. The type of quotation used depends on cost, department expectations, risk to the County and approval limits. Sealed responses are not required and quotes are not typically solicited via the legal organ. Purchasing, at their option, may release the Request for Quote using the County's website or other media outlets but is not required to do so.

With regards to purchase orders, quote pricing is good for 90 days. Departments may continue to order off the approved quotation for this period of time. Upon the 91st day, departments will need at least three (3) new quotations and request a new purchase order per policy.

Purchase Orders shall be issued prior to the purchase of goods and/or services over the individual signing authority of the Department Head.

Request for Quotation by Departments (Internal Quote) \$1.00 to \$4,999.99/\$2,999.99

An informal process for the quick purchase of low dollar items from \$1.00 to \$4,999.99/\$2,999.99 require written, verbal, phone, website or e-mail confirmation. \$4,999.99/\$2,999.99 is the standard approval limits for most departments. This policy typically takes one to three days and is designed for immediate purchases and requires Department Head approval.

Request for Quotation by Departments (Internal Quote) \$5,000.00/\$3,000.00 to \$9,999.99

For this price point, this is a more formal process than internal quotes but less formal than other options. This process is used for purchases of items from \$5,000.00/\$3,000.00 to \$9,999.99 require written quotes from vendor or from a website. This process typically takes one to three days and is designed for immediate purchases and requires Department Head and Purchasing

Director approval.

Request for Quotation (RFQ) \$10,000 to \$24,999.99

Process may be either formal or informal process, but a short form is sent to vendors. Used for the purchase of dollar amounts between \$10,000 to \$24,999.99 well-defined goods or services. This policy typically takes one-two weeks. For purchases between **\$5,000.00/\$3,000.00** and \$9,999.00 policy requires the Department Head, Purchasing Director approval. For purchases between \$10,000 and \$24,999.99 policy requires the Department Head, Purchasing Director and County Manager approval.

Request for Quotations (RFQ) - Formal Request

Formal Request for Quotations may be sent out via the Purchasing Department when it is necessary to add stipulations and/or contracts to goods or services under the bid threshold. Formal RFQs require the requesting departments, alongside Purchasing, to complete the Solicitation Request Form. This process typically takes up to two (2) to three (3) weeks to solicit, approve, award, and execute contracts.

Cooperative Agreements

The use of State or other local contracts may be used when approved by the County Manager or Board of Commissioners based on cost or contract amount. A cooperative agreement must be in place in order to participate or “piggy-back” off of another contract solicited by another agency.

The Department of Administrative Services for the State of Georgia competitively bids certain commodities, supplies, and services on an annual basis. Copies of these contracts and revisions are maintained on-line at www.doas.state.ga.us. For federal contracts visit www.gsa.gov for a listing in the event of a federally declared disaster, technology as well as public safety equipment.

The state contract price may be used to establish the maximum price for a good or service.

These contracts are available to Dawson County for use but are not mandatory. Competitive bidding by Dawson County will not be required if these contracts are utilized. When cooperative agreements are used for source justification, there will be no requirement for Board of Commissioner approval, unless the dollar amount is meets the threshold for Board approval. See Chart 1.

If purchased off a cooperative agreement, and budget is already approved for the specific expenditure, is not required for the Board of Commissioners approval if under the bid threshold. **REPLACE WITH: If purchased off a cooperative agreement, and budget is already approved for the specific expenditure, the purchase will be presented to the Board via consent agenda.**

Procurement with Federal or Grant Funds

When purchasing with federal or grant funds, other regulations may supersede local purchasing policies. It is the responsibility of the Purchasing Department to verify a vendor is not on the

Page 9 of 27

Purchasing Policy Update 10/31/2016 DQS

YELLOW Highlighted Changes 11/10/2016 DQS

BLUE Highlighted Changes 12/06/2016 DQS After Meeting with Commissioners Nix & Fausett

government's list of debarred contractors at <https://www.sam.gov> and documenting efforts in accordance with federal regulations.

Commodity	Anticipated Cost	Bid Type
Goods or Well Defined Services; When price is priority	\$5,000.00/\$3,000.00 - \$25,000.00	Quote
	\$25,000.00+	IFB
Standard Services; When technical requirements are the priority	\$5,000.00/\$3,000.00 - \$25,000.00	Quote
	\$25,000+	RFP
Professional Services; When technical requirements and/or Qualifications are the priority	\$5,000.00/\$3,000.00 - \$25,000.00	Quote
	\$25,000.00+	RFP or RFQ

CHART 2 – PURCHASING METHOD

More than \$25,000.00

Sealed Solicitations

The release of sealed solicitations is a formal process to solicit responses from qualified vendors. Federal, State and local laws may and usually will apply based on project. There are three (3) types of sealed solicitations: Invitation for Bid (IFB), Request for Proposals (RFP) and Request for Qualifications (RFQ).

Departments should assist Purchasing with the background information for the solicitation. The Solicitation Request Form is required for all sealed solicitations and used to help define scope of work or deliverables, list the priorities (scoring) of the solicitation, decision if bonds are needed, and obtain approval from many in Finance, Department Head(s), Purchasing, County Manager and any other department that may be affected by the solicitation. Once the solicitation has been approved, Purchasing will release the sealed bid.

If the solicitation is of a complex nature, a pre-proposal meeting should be scheduled and detailed in the solicitation document. The meeting can be optional or mandatory.

Invitation for Bid (IFB)

A sealed IFB is sent to prospective bidders when goods or services desired are well-defined and represent a high dollar purchase of \$25,000 or more. This policy typically takes six to eight weeks.

Request for Proposal (RFP)

A formal, sealed RFP is sent to prospective bidders when the goods or services desired are high dollar \$25,000 or more, complex, and not wholly defined. Same pre-solicitation process as noted above under the Invitation for Bid (IFB) but the focus on the solicitation grading differs. Whereas price is the driving factor with IFBs, a criterion is defined in the RFP which an evaluation committee must score each submittal. This policy typically takes six to eight weeks.

Request for Qualifications (RFQ)

A formal, sealed RFQ is sent to prospective bidders when the goods or services desired are high dollar \$25,000 or more, complex, and not wholly defined and where the focus of the project is the qualifications of the vendor not the price. A similar scoring criterion shall be defined in the RFQ.

For some projects where Federal laws superseded local policies, price may or may not be an allowable scoring criterion, and therefore may not be requested within the proposal. In this case, the vendor is determined based on the scoring criterion and price is then negotiated with the highest scoring vendor. If a price cannot be agreed upon, the County will move on to the next highest scoring vendor. There are some Federal laws that state that price may be used to score but should not be the driving factor.

Both the department and Purchasing to take note if Federal or State laws provide guidance to bid process such as the Brooks Act or Davis/Bacon Wage Act.

If no other law or policy relates to the RFQ and the team wants to consider pricing but only after scoring, it may be in the best interest of the County to request pricing be sealed separately within RFQ submittal. Vendors should be ranked based on qualifications and only the short listed vendors pricing should be opened.

Because of the complex nature of this type of solicitation, this policy typically takes eight to ten weeks.

Pre-Qualification

Prospective vendors may be pre-qualified for particular types of good or services, typically technical and construction services through the solicitation process, specifically a Request for Qualifications. The solicitation document should clearly read the intent of the document is to pre-qualify vendors. All procurement rules apply to this form of solicitation such as advertisement notices and award.

Upon establishment of a pre-qualified vendors list, requests for proposals or requests for quotations may be submitted to individuals or companies on the list.

FORMAL SOLICITATION PROCESS

How Bids/Proposals are Publically Solicited

Legal Organ

All formal, sealed solicitations are published in the legal organ as determined by the Constitutional Officers. All advertisements must be run in the legal section under Bids & RFPs. Formal solicitations shall run in the legal organ for no less than fourteen days prior the bid opening. For Public Works Construction Projects, advertisement must run at least two times during the four weeks prior to the bid or proposal opening. The first advertisement must be at

least four weeks before the bid opening or proposal opening. The second advertisement must be at least two weeks after the first advertisement. A copy of the Publisher's Affidavit shall be filed with the solicitation file.

County Website

All formal solicitations are published on the County's website under the Bids & RFPs webpage. This is the reigning source of information for all solicitations including but not limited to the solicitation request, addenda, forms and award notification. Once solicitations are posted online, purchasing sends notification through the Dawson County Vendor Registry. When able, departments should assist purchasing in choosing which codes are applicable.

State, Local and Private Outlets

When appropriate, the Purchasing Department will advertise on various state, local private websites when it is in the best interest of the County. When able, departments should assist purchasing in choosing which commodity codes as applicable. Examples of these outlets include but not limited to: Georgia Procurement Registry, Georgia Local Government Access Market, Dawson County Chamber of Commerce, Dawson County Home Owners Association, et al. This is not legally required.

Social Media

All formal solicitations should be published on the official Dawson County social media outlets but is not legally required.

Bonds

Bonds add another layer of protection to the County. If the procurement of goods/services opens the County up to additional liability, bonds should be required. Bonds should always be required in Public Works Construction Projects and Georgia Department of Transportation funded projects. The decision to require bonds in a formal solicitation, are at the discretion of the Purchasing Director and the County Manager.

If required, are listed under Section II - Scope of Work of the solicitation document any combination of the following bonds may be requested by Dawson County.

- A five percent (5%) bid bond
- A one hundred percent (100%) payment bond*
- A one hundred percent (100%) performance bond*

Note: Higher or lower bonds may be stipulated as required by funding source: GDOT or Federal Funds. If any change is needed, specifications will be outlined in the solicitation document.

The bonds can take the following forms: cash or certified check.

Bonds are suggested when using SPLOST funds, project estimates are over \$100,000, Public

Works Construction/Road laws are in effect or when special circumstances dictate additional protection is prudent.

All bonds would be payable to Dawson County Board of Commissioners. Failure to submit appropriate bonding will result in automatic rejection of bid. Bonding company must be authorized to do business in Georgia by the Georgia Insurance Commission, listed in the Department of Treasury's publication of companies holding certificates of authority as acceptable surety on Federal bonds and as acceptable reinsuring companies, and have an A.M. Best rating.

The cost of bonds may be included in the vendor's price proposal but should not be line item priced. The County will not pay for bonds and are considered cost of doing business.

Bonds will be released at the discretion of the Project Manager who ensures the vendor has fulfilled the scope of work, the Purchasing Director to ensure all contractual obligations have been satisfied and the final approval is of the County Manager. Usually, this is 30 days after successful completion and acceptance of the project.

Retainage

When a project is of import but not to the level of requiring bonds, the Purchasing Director may add language to the solicitation document and contracts regarding retainage. The vendor shall be paid for work performed based upon satisfactory inspections and completion of the agreed upon draw schedule. The vendor's fee will be paid on a Net 30 basis less 10% retainage.

Retainage will be released at the discretion of the Project Manager who ensures the vendor has fulfilled the scope of work, the Purchasing Director to ensure all contractual obligations have been satisfied and the final approval is of the County Manager. Usually, this is 30 days after successful completion and acceptance of the project.

Pre-Bid & Pre-Proposal Conferences

The nature of some solicitations require that a pre-bid or pre-proposal conference be held in order to clarify specifications, answer bidder questions regarding specific requirements, or to allow bidders to perform a site visit, review and/or inspection.

The Purchasing Department and requesting department will confer whether to hold a pre bid/proposal conference. Conferences are not the standard. If the project is over \$100,000.00 or bonds are in effect, a meeting is required and mandatory. Information regarding conferences will be included in the legal notice. If it is later determined a meeting is necessary, an addenda must be issued and bidders must have enough notice to make arrangements to attend.

All attendees are to sign in on the sheet provided by Purchasing. In the event a meeting is mandatory, bidders not signed in may not submit a response. The sign in will be posted on the County's website.

Addenda

Any changes to the original solicitation will be made in writing in the form of an addendum, and will be placed on the County's website. It is the responsibility of the bidder to obtain any and all addenda and submit with their response.

In addition, if bidders have any additional questions or information requests regarding a specific procurement, they are to be emailed or faxed directly to Purchasing as directed in the solicitation document. Responses to pertinent questions will be answered in the form of addenda.

Bid Opening

All bids shall be opened at a time and place designated in the solicitation request. The Purchasing Director and/or Finance Director and one other staff member, not from the requesting department, acting as a witness shall open all sealed bids. **Late bids will not be accepted.** Late bids will be rejected and returned. This cannot be waived by any entity. Sealed responses are required. Vendors who fail to return sealed responses will be rejected and returned. If at least three bids are not received the Board of Commissioners may reject require a re-bid. Witnesses should not be from the department requesting the bids.

In the case of Invitation for Bids, the names and prices shall be read aloud. Dawson County does not report an "apparent low bid." For Request for Proposals or Qualifications, only the names shall be read aloud due to the need for future evaluation and review of the proposals.

Bids/proposals are not subject to the Georgia Open Records Act while under consideration. Once a contract has been awarded bids are subject to the Georgia Open Records Act. Some materials may be redacted per the Georgia Open Records Act and the records custodian and/or the County Attorney can assist in determining what, if any information may be redacted.

Withdrawals or Modifications/Corrections of Bids

If an error is discovered prior to the submittal deadline, the bidder may submit the corrected information in a sealed envelope clearly marked on the outside of the container. If an obvious clerical error is discovered after the bid opening, the bidder may submit a letter to Purchasing requesting that the error be corrected. This request needs to be made within 24 hours of error being found. Final determination as to whether to accept the correction is up to Purchasing. Generally, modifications made to open bids are not accepted for any reason other than the aforementioned.

Evaluating Submittals

An evaluation committee will be named during the pre-solicitation meetings between the requesting department and Purchasing. This group shall consist of county personnel who have knowledge of the goods/services to be procured, will be affected by the solicitation or have other applicable knowledge. The committee shall score and rank proposals based on information *solely provided* within the vendor's submittal against the rubric in the solicitation document. Scoring criteria will be set by the Purchasing Department and the requesting department. It is the

responsibility of each evaluator to:

- Read the solicitation document in its entirety.
- Read each submittal in its entirety.
- Confirm responsiveness to the request: Ensure vendor has provided all information required in the RFP. Use the scoring criteria, scope of work and the Vendor's Checklist for assistance.
- Check references thoroughly. Evaluators are encouraged to work together or share information received during this process, i.e. email references or other correspondence from references. Points should never be given if references are not vetted.
- Evaluators should score using their own knowledge.
- Contact Purchasing with any questions that need clarification or additional information. Direct contact with vendors while in the solicitation process is strictly forbidden.
- Complete the evaluation score sheet and return to Purchasing along with original submittal packets.
- Attend meetings when scheduled of the evaluation committee to include, meetings, interviews, demonstrations, etc.
- Evaluators should take care to evaluate based on information only provided in the bidder's response. Vendors should not receive credit for work not reflected in the bid. Failure to return all required information should be reflected in scoring.

Required Forms

Dawson County may require vendors to submit documentation other than pricing to prove they are responsible and or responsive. A list of the required documentation should be required in the solicitation document and/or addenda. As a general rule, the following should be required in a vendor's response:

- Vendor's Checklist
- Vendor's Information Form
- Vendor's Price Proposal Form
- Vendor's Qualifications – usually on a separate sheet(s)
- Vendor's Reference Form
- Execution of Proposal Form
- Addenda Acknowledgement Form and any addenda issued
- Proposer's Certification and Non-Collusion Affidavit
- Drug-Free Workplace Affidavit
- Georgia's Security and Immigration Compliance Act Affidavit (E-Verify)
 - Contactor's Affidavit
 - Subcontractor's Affidavit (if applicable)
- Local Small Business Initiative Affidavit (if applicable)
- Proof of Insurance/Certification of Insurance as stipulated in the bid document
- Completed W9
- Copy of valid business license where corporate office is registered
- Copy of professional licenses or certifications (if applicable)
- Bid Bond (if applicable)

Technical Waivers

Dawson County Government reserves the right to reject any and all submittals and reserves the right to waive any irregularities or informalities in any submittal or in the submittal policy, when to do so would be to the advantage of Dawson County. Dawson County reserves the right to cancel solicitations at any time.

As a rule, changes cannot be made to the bids after the public opening with the following exceptions:

- Obvious clerical mistakes, including misplacement of decimal points, unit price extension or addition or subtraction errors in total calculations.
- Addenda if it does change pricing or it did not change the original scope of work.

Pricing or bonds may not be changed or submitted after bid opening.

Dawson County shall be the sole judge of the provider's ability to meet the requirements set forth. Their decision in determining responsible and responsive provider(s) will be final. Dawson County reserves the right to act in its best interest in this determinations process, to waive all technicalities, and to select the most responsible and responsive treatment provider.

Disqualification of Bids

Bids may be disqualified or deemed non-responsive by Purchasing as a result of, but not necessarily limited to the following reasons:

- Failure to return all required documents.
- Failure to follow the bid schedule to include submittal deadline.
- Failure to return applicable compliance/specification sheets.
- Failure to acknowledge receipt of applicable addenda.
- Failure to provide a bid bond when required – automatic rejection.
- Failure of bidder to sign all required documents. Unsigned bids will not be considered except in cases where bid is included with other documents which have been signed. Purchasing has sole discretion.
- Failure of the bidder to extend pricing.
- Failure to hold firm pricing.
- Failure to meet specified delivery requirements.
- Prices of services or items exceed the departments budgeted amount allowed for these items.

Vendor Responsibility

It is the responsibility of each vendor to read and understand all requirements in the solicitation documents. If an item is unclear, the vendor should submit questions to the Purchasing Department. Vendors shall submit all required documentation, fully executed, as directed in the solicitation document. Additionally, vendors should be familiar with all Federal, State and Local rules, regulations, policies and procedures pertaining to each solicitation. Furthermore, vendors performing work in Dawson County are required to register with the Dawson County Planning &

Development Department. Out of county bidders are not required to register as part of a bid submittal. Only the successful, awarded vendor is required to register their business license.

Presentation of Recommendation

Once a consensus has been met and a recommendation has been made, the Purchasing Director will begin the Board of Commissioners agenda packet which consists of the Agenda Request Form, a PowerPoint presentation, contract and pricing as applicable. The presenter will be the subject matter expert. If the commodity crosses several departments it may be best for Purchasing to present. A representative from the requesting department should attend all presentations in order to answer subject matter questions from the Board.

Negotiations

If the department has selected a vendor but pricing or deliverables need to be negotiated, an invitation will be sent via email to the vendor. Enough notice shall be given to ensure the vendor can make reasonable accommodations to participate.

Best and Final Offers

Best and final offers, or BAFO, are formal requests being made for more information, confirmation, revisions, and/or to obtain better pricing or value. BAFO are not mandatory and should be used rarely. This method allows bidders to amend their proposal. Value engineering is not considered a reasonable cause to enter into best and final offers. All bidders whose proposals are deemed reasonable susceptible for further consideration or award should be invited to BAFO discussions. Any rejected bidders are not invited. The Purchasing Department will email an Invitation for Best and Final Offer Negotiations to the responsive, responsible bidder(s) deemed susceptible for award based on the criteria set forth in the solicitation document.

Purchasing's responsibility is to invite bidders, create agenda lead discussions, take minutes, and facilitate entire process. The requesting department should assist in formulating questions prior to the formal meeting. At no time should competing bids/proposals, technical or cost, be discussed with bidders. Do not discuss where bidders are in the standing. Teleconferences are allowed if the evaluation committee feels this method fosters open dialogue and all questions can be addressed. There are times in-person discussions will be requested.

The County will identify which offerors shall participate in the negotiations in one of the following ways:

- a. Identify in the solicitation document the methodology that will be used to identify offerors to participate in negotiations. This may include, but is not necessarily limited to, a methodology that establishes a competitive range based on offerors' rankings following proposal evaluations.
- b. Identify in an addendum to the solicitation document the methodology that will be used to identify offerors to participate in negotiations.
- c. Negotiate with all responsive responsible offerors following bid/proposal evaluations.

After the negotiations, participating offerors may be asked to submit supplemental proposals defining the revisions that are a result of negotiations. Any request for supplemental proposals will be directed in writing to all offerors participating in the negotiations, and will provide details concerning the format and due date for the supplemental proposals. The County may in its sole discretion terminate negotiations and/or the solicitation at any time.

The offeror that ultimately wins a contract may not be the lowest cost offeror because the higher quality of the winning bidder's technical proposal may offset an increased cost or because no agreement could be reached as to contract terms and conditions. The final decision and all documentation is considered open records upon award.

**Award
Timeline**

The Board of Commissioners must rule on the final disposition of a sealed solicitation within sixty (60) days of the bid opening if bonds are in effect and ninety (90) days of the bid opening if bonds are not required. In the unlikely event, the County needs additional time to evaluate responses, the Purchasing Director will contact each vendor and request additional time. If approval is garnered by each vendor then the solicitation award may be delayed to a time specific. If approval is not given by all vendors, Purchasing will submit an agenda packet to the County Manager asking for the rejection of the bid submittals and a re-bid shall be released. Only the Board of Commissioners can rule on sealed solicitations no matter the anticipated costs. Solicitations should never be allowed to expire without a formal judgment. It is the responsibility of the Purchasing Director to notify the Chief Financial Officer and County Manager of any issues or delays in the process ahead of time.

Award to the lowest bidder

In the case of Invitation for Bids, for goods or services, if all proposals are not rejected the awarded shall be to the lowest, most responsive, responsible bidder unless a legal justification could be articulated to the Purchasing Director and the County Manager.

Award to the highest rated proposal

In the case of Request for Proposals or Request for Qualifications, for goods or services, if all proposals are not rejected, the award may be to the highest rated proposal, taking into account the selection criteria. Construction or improvement of real property or buildings fall under equ Project rules, and must comply with numerous special requirements as specified in Federal and State laws not listed in this policy.

Award to a single vendor

If all bids are not rejected, the award shall be to the most responsible, responsive bidder. However, in determining which is the most responsible bidder, the county may take into consideration the bidders responsiveness to the county's requirements, the price and/or quality of any of the articles to be purchased or leased, availability of parts and service, delivery time, and those factors listed in the solicitation document. If no criterion is listed, as in the case of IFBs,

award will usually go to the lowest, responsive, responsible bidder.

Award to multiple bidders

The County may award to multiple bidders for the same commodity or service when the bid specifications provide for special circumstances. Special circumstances may include differences in ability to deliver, delivery time, availability of material, special loading or unloading conditions, total cost including transport or labor if not included with bid item, performance of the delivered material, location of the source, and proximity to the delivery point. The intention to do so must be indicated within the solicitation document.

Tie

In the event of a tie and all pricing and qualifications are equal, the vendors are contacted and notified of the status. The vendors are invited to Dawson County to watch the County Manager flip a coin to determine who wins. The second option is to open a new deck of cards and allow each to shuffle and then the County Manager would deal one card to each vendor. The highest card wins the award.

Purchase Orders

A requesting department may request a purchase order for goods or services if in budget. A Quote Analysis Form must be completed and returned with quotes. Requests should not be submitted if budget is not approved or available. All account information must be provided at the time of submittal. Purchase requisitions shall be submitted to Purchasing at least one week prior to the proposed purchase. A purchase order is considered a binding contract.

A Purchase Order must be issued for all equipment over \$5,000 (capital asset), whether new, used or procured under emergency protocols.

Blanket orders may be issued for a contracted or frequently used vendor as a matter of convenience. Departments may request the issuance of a blanket PO for a specified budget amount. This amount will be encumbered but can be adjusted as needed. Blanket orders are only good for one calendar year and will need to be re-requested if additional fiscal years are needed.

Special Issues

Non-Performance

In the event a vendor is awarded a bid or proposal by the Board of Commissioners and the selected vendor fails to fulfill the conditions of the award, the Board of Commissioners at their discretion may award the bid or proposal to the second most responsive, responsible bidder without rebidding. If the second vendor cannot fulfill the conditions of the award, the Board of Commissioners at their discretion may award the bid or proposal to the third most responsive, responsible bidder without rebidding. If the third vendor cannot fulfill the conditions of the award, the goods or services will be rebid.

If substantial work has been performed and the vendor cannot fulfill the conditions of the award,

the Purchasing Department will immediately notify the County Manager who will take the necessary steps to ensure the safety of the public and the County.

Cancellation and Rejection of Bids

Solicitations may be canceled or may be rejected, in whole or part, as may be specified in the solicitation when it is in the best interest of the County. The reasons shall be made part of the formal bid file. Only the Board of Commissioners may rule on the final disposition of sealed solicitations, be it approve, reject or cancel.

8. PROTEST POLICY

If a vendor has a grievance regarding this Policy, their bid or proposal, or award, potential or actual, the vendor must first file a written grievance with the Purchasing Department within ten (10) calendar days of the award. The Purchasing Department will make the County Manager aware of any protest immediately. The County Manager shall issue a final written decision within twenty (20) calendar days of receipt of such written grievance. If the County Manager cannot resolve the grievance in a satisfactory manner to the bidder, the bidder may appeal in writing to the Board of Commissioners, by way of the County Clerk, within ten (10) calendar days of the date of the final written decision of the County Manager.

If the protest goes to the Board of Commissioners, a hearing will be scheduled for the vendor to be heard. This hearing may be a part of a regularly scheduled meeting if time permits. The hearing shall be open to the public. The Board may make their decision at that time or table the decision until a defined time.

9. EXCEPTIONS

Emergency Procurements

Emergency procurements are defined as when a threat to public health, welfare or safety exist, or in a construction situation where a work stoppage would cause the County undue financial loss provided that such emergency procurement shall be made with such competition as is practical under the circumstances.

In the event of an emergency requiring immediate purchase of materials, supplies, equipment or services, the Department Head with the written consent of the County Manager may approve such emergency purchases as the situation requires up to \$24,999.99. The County Manager shall be notified as soon as possible as to the emergency and the associated purchases. A written determination for the basis of the emergency and for the selection of the particular contractor or vendor shall accompany the purchase order and voucher with a copy to the County Manager and Purchasing Director.

In the event of a situational emergency requiring immediate purchase of materials, supplies, equipment or services over \$25,000.00, the Board of Commissioners may waive the requirement for sealed solicitation in an emergency when sufficient, written backup documentation is provided. In rare instances, the County Manager may notify and get verbal approval from the

Board of Commissioners/ from a Board majority to proceed prior to a Voting Session when the action can be ratified. This written backup is required for audit purposes.

In the event of a local state of emergency, formally declared by the Chairman of the Board of Commissioners, the EMA Director and Public Works Director's approval limit shall be raised to \$10,000.00 in order to expeditiously obtain goods and services to secure the lives and property of the citizens of Dawson County, Georgia. As soon as able, all purchases made under this exception shall be ratified by the Board of Commissioners via consent agenda.

Exceptions to this Policy

Reoccurring purchases such as utilities, debt service, contracted services, postage are exempted from these policies.

Other exceptions to the policy will be determined on a case-by-case basis by the County Manager.

10. CONTRACTS

Contract Terms

For purposes of this policy, the award of annual contracts shall be determined by the estimated annual value of the contract for the initial term of the contract. Terms shall be clearly defined in the solicitation document. Once approval is obtained, Purchasing will facilitate contract execution.

All contracts must terminate at the close of each calendar year, December 31, but may have the option of automatic renewals only after the annual contract review and evaluation by staff. Term lengths should be no more than four (4) years/three (3) years for contract services and five (5) years for professional services. This determination will be made by the Purchasing Director. Once a contract has exhausted all renewals, the contract shall follow normal solicitation procedures. Any variation or exception must be approved by the Board of Commissioners.

Execution of Contracts

No contract shall be signed by county personnel other than the County Manager or the Board of Commissioners. No changes may be made to the contract without the explicit permission of the signing authority with the exception of an official change order.

An original contract will be kept in the County Clerk's office for records. The requesting department will be given a copy of the contract once executed.

Contractual Claims and Invoice Disputes

Contractual claims, whether for money or other relief, shall be submitted in writing no later than 60 days after final payment; however, written notice of the Contractor's intention to file such claim shall have been given at the time of the occurrence or beginning of the work upon which the claim is based. Any notice or claim shall be delivered to the County Manager and shall

include a description of the factual basis for the claim and a statement of the amounts claimed or other relief requested. The County Manager shall render a decision on the claim and shall notify the Contractor within 30 days of receipt of the claim. The Contractor may appeal the decision of the County Manager to the Board of Commissioners by providing written notice to the County Manager, within 15 days of the date of the decision. The Board shall render a decision on the claim within 60 days of the date of receipt of the appeal notice and such decision shall be final. Invoices for all services or goods provided by the Contractor shall be delivered to the County no later than 30 days following the conclusion of the work or delivery of the goods unless other terms are prescribed by contract.

Any changes to the overall dollar limit of the contracted amount must be approved by the County Manager and/or the Board of Commissioners. The final decision is with whoever approved the original contract.

It is the requesting department's responsibility to ensure invoices are correct prior to approval and payment. Invoices which are green stamped and approved for payment by the department head will be paid as reported. All invoice disputes should be handled at the department level unless there is a pattern of non-responsiveness or incorrectness that calls the contract into question.

Notice to Proceed

Once all contracts have been executed, required paperwork and bonds, if applicable, have been received by Purchasing, a Notice to Proceed will be issued to the department along with a purchase order showing budget has been encumbered. No work may begin prior to this documentation being obtained.

Change Orders

Change orders are allowed in the event the scope of work has been changed or unforeseen occurrences arise. All change orders must be approved by the Project Manager, if applicable and the County Manager. The invoice must reflect the change order by line item. Purchasing will update the original purchase order to reflect the change order once approved. Budget must be available for the change order prior to the request being submitted.

Termination

It is the responsibility of the user department to notify Purchasing of non-performance issues with the vendor. All concerns need to be in writing. If at any point, the department recommends cancellation of a contract, the department should submit in writing the cause for the termination. Purchasing will confirm whether the contract can be terminated early.

Purchasing will send a letter to the vendor terminating the contract with an effective date. A copy will be sent to the department and the County Clerk.

If a contract is terminated early, the user department will assist purchasing in writing the new solicitation to help protect for future occurrences.

Payment

All invoices associated to contracts shall be paid through AP billing and not on the county purchasing card (p-card). In doing so will ensure that vendors and purchases can be tracked and managed through the accounting software.

11. VENDOR FILES

Vendor files are kept in Purchasing. A copy of the contract, purchase order, invoice, annual reviews, E-Verify, W9 and certificate of insurance should be kept on file.

A W9 is required on all vendors when paid over \$600 in one year or more than once a year. An updated W9 is required every three years or when the information has changed.

The State of Georgia under O.C.G.A. § 13-10-91 requires all contractors complete an E-Verify Affidavit if the following pertains:

- For the purchase of services over \$2,499.99, vendors must complete and return the E-Verify for each occurrence, not an annual accrual. If they have fewer than 10 employees, they are exempt but must complete the form with this information reported;
- For bids, all vendors must be E-Verify compliant; or
- For contracts performing services under Title 26, Tile 43 or the State Bar of Georgia is exempt.

The E-Verify number is between four (4) and six (6) digits long devoid of letters.

A Certificate of Liability Insurance, or COI, should be kept on file for all vendors performing work on Dawson County property or in the name of Dawson County Government. Vendors should send updated COIs to the Purchasing department as the policy is renewed. In the event a large project or a project that creates a high liability for the County arises, a new COI may be requested to confirm insurance coverage.

If a bidder or vendor does not have workman's compensation insurance and it is believed that the County will pay a premium for the service on the next audit, Dawson County may add the amounts historically charged for those services to the County to the bid price for the purposes of identifying the low bid. It is understood this may result in another vendor being selected. Dawson County tries to limit risk and additional insurance costs.

Vendor Annual Review

Purchasing will send out yearly reviews to end-user departments for an honest review of the vendor's performance over the last 12 month period. Departments should return reviews in a timely manner. If a vendor is not recommended for renewal, department should notify Purchasing immediately. Failure to return evaluations may result in an unfavorable contract.

Records Management

All requisitions, competitive bids, quotations, purchase orders, contracts and other pertinent

documentation of purchasing shall be maintained by the Purchasing Department in accordance with regulations and procedures prescribed in the purchasing manual, Records Retention Resolution and the Retention Schedules for Local Government Records as published by the Georgia Secretary of State, Department of Archives and History.

12. PROHIBITED ACTIONS

Circumventing Bid Ordinance or Purchasing Policy

Personnel should never knowingly and/or intentionally take action that would circumvent the Bid Ordinance or Purchasing Policy.

Personnel should not make purchases or split purchases between AP billing and their P-Card, to circumvent the Purchasing Policy.

Stringing

Stringing is defined as knowingly structuring the purchase of goods and/or services to avoid the purchase or contract being subject to competitive bidding requirements. This process is against the laws of the State of Georgia. The process does not require that the items, or the provider, be the same; but rather that the items be "like items," and the vendors be from the same general vendor/provider group.

Purchases shall not be divided so as to create lower purchase amounts and therefore avoid some requirements of this policy. Whether or not a proposed purchase constitutes artificial division or stringing shall be determined by the Purchasing Department and the County Manager has the final decision.

If a single purchase includes both goods and services, the entire purchase will be treated as being in the category with sufficient written documentation as back up.

13. NONDISCRIMINATION

The County does not discriminate in the solicitation or award of contracts because of race, religion, color, gender, age, disability or national origin of the bidder or offeror. It is the responsibility of County employees, particularly those employees involved in procurement, to ensure that all vendors are permitted equal opportunity and access to participate in County procurement opportunities, and that no vendor be denied equal opportunity or access because of race, religion, color, gender, or national origin.

14. LOCAL SMALL BUSINESS INITIATIVE

Purpose & Scope:

Giving preference to local suppliers, even if it means spending a little more, can actually benefit a county's finances. Dollars spent locally generate additional economic activity even beyond the value of the initial contract as the local supplier in turn sources goods and services locally. Each additional dollar that circulates locally boosts economic activity, employment, and ultimately tax revenue. A study in Arizona found that using local independent suppliers for state contracts

results in three times the economic benefit of bids fulfilled through national chains.

Local Small Business Initiative (LSBI) is a Dawson County program designed to promote opportunities to Local Small Businesses located in Dawson County.

The LSBI program is designed to return as much taxpayer money to the local economy, in a relatively short time span, as possible while at the same time foster inclusiveness with the County's procurement activities and a goal to provide more opportunities for Dawson County businesses.

Definition of Local Small Business:

- Local Small Business shall mean a business which has its principal office located in and having a street address within Dawson County for at least six months immediately prior to the issuance of the quote/bid/proposal. Post Office boxes (to include mailing/shipping center addresses) are not eligible and shall not be used for the purpose of establishing a physical address.
- Must hold a valid business license required by the County and have no outstanding or unresolved fees, fines or penalties due to Dawson County.
- Not have more than twenty-five (25) employees, and of which at least 33% of those employees have their primary residence in Dawson County, or, if the business has no employees, the business shall be at least fifty-one (51%) percent owned by one or more persons whose primary residence in Dawson County.
- Have a banking relationship with a bank located in Dawson County.
- Average annual gross receipts of five million dollars (\$5,000,000.00) or less over the previous three years.
- Must certify under oath to the above criteria upon submission for any bid, solicitation, or proposal to Dawson County.

The LSBI Policy will not be applicable for the following types of purchases, bids, or solicitations:

- Goods or services provided under a cooperative purchasing agreement or inter-local agreement;
- Purchases or contracts which are funded in whole or part by a governmental entity and the laws, regulations, or policies governing such funding prohibit application of preference;
- Purchases made or contracts let under emergency or non-competitive situations or for legal services;
- Projects over \$100,000.00.

Affidavit:

The County will accept an affidavit that a business meets the County's standards to be considered a Local Small Business. The County, in its sole discretion, may request additional information from the business to support its claim of being a Local Small Business. The Purchasing Department will be required to review the affidavit and request additional

information as necessary to ensure the LSBI criteria are satisfied. The County will notify a business of acceptance of LSBI certification.

How Incentive Works:

Under any applicable solicitation or bid, vendors desiring to receive local preference under the LSBI Policy will be required to affirmatively demonstrate via affidavit that they satisfy all pertinent requirements. Any vendor who fails to submit the required affidavit shall be automatically excluded from LSBI consideration. Vendors shall submit the affidavit with each solicitation or bid proposal. The affidavit contemplated under this Policy is valid only for the submitted solicitation or bid, and must be reaffirmed and resubmitted for each subsequent solicitation of bid.

For any solicitation that is under \$100,000.00 the Local Small Business (as demonstrated via affidavit) that submits a responsive, responsible price, a local preference credit of 3%.

Waiver:

The application of local preference to a particular purchase, contract, bid, solicitation or category of contracts may be waived by the Dawson County Board of County Commissioners in its sole discretion. The promulgation of this Policy is not intended nor should it be construed as created a right or property interest in local preference or in the local preference credit.

15. REPEALER

All resolutions or ordinance or parts of resolutions or ordinances and any part of Section 2-12 of Act No 73, approved March 27, 1995 and amended in April 1997, are hereby repealed. Additionally, the Bid Ordinance and Purchasing Policy Resolution adopted August 2, 2008 re hereby repealed.

16. SEVERABILITY

If any paragraph, sub-paragraph, sentence, clause, phrase, or any portion of this policy shall be declared invalid or unconstitutional by any court of competent jurisdiction or if the provisions of any part of this policy as applied to any particular situation or set of circumstances shall be declared invalid or unconstitutional, then such invalidity shall not be construed to affect the portions of the policy not held to be invalid, nor shall the application of the policy to other circumstances be held invalid. It is hereby declared to be the intent of the Board of Commissioners of Dawson County to provide for separable and divisible parts, and the Board of Commissioners hereby adopts any and all parts that are not held invalid.

Approved and adopted this _____ day of _____, 2017.

Mike Berg, Chairman

Attest:

Danielle Yarbrough, County Clerk

Public Hearing Dates:

- 1.
- 2.

Draft

**AN ORDINANCE OF
THE BOARD OF COMMISSIONERS OF DAWSON COUNTY, GEORGIA

REQUIRING SEALED BIDS FOR PURCHASES AND EXPENDITURES
OF \$25,000.00 OR GREATER TO BE APPROVED BY THE BOARD OF
COMMISSIONERS AFTER PROPERLY ADVERTISING FOR SUCH PURCHASE OR
EXPENDITURE FOR A MINIMUM OF TWO WEEKS IN THE LEGAL ORGAN AND
REQUIRING SEALED BIDS; TO PROVIDE A PROCEDURE FOR PURCHASES AND
EXPENDITURES OF LESS THAN \$25,000.00; TO REPEAL CONFLICTING
RESOLUTIONS AND ORDINANCES; TO PROVIDE FOR SEVERABILITY; AND FOR
OTHER PURPOSES.**

WHEREAS, Act No. 73, Georgia Laws 1995 Session, authorizes creation of the Board of Commissioners of Dawson County; and,

WHEREAS, § 2-12 of such Act requires formal sealed bids for all purchases over \$1,000.00 and requires advertisements for such bids to be published for two consecutive weeks in the official organ of Dawson County; and,

WHEREAS, Article IX Section II Paragraph I of the Georgia Constitution provides home rule for counties, which permits Dawson County to amend or repeal local acts applicable to Dawson County's governing authority; and,

WHEREAS, the Board of Commissioners of Dawson County previously increased the amount of an expenditure or purchase from \$1,000.00 to \$15,000.00

before Dawson County is required to advertise for two weeks and to obtain sealed bids in order to incur such expenditure (Resolution No. 97-1; April 1997); and,

WHEREAS, the cost of advertising purchases \$15,000.00 and over has become inefficient and unduly burdensome to Dawson County; and,

WHEREAS, the best interest of the citizens of Dawson County shall be served by increasing the amount required for advertisement and sealed bids to \$25,000.00 or greater.

NOW, THEREFORE, the Board of Commissioners of Dawson County hereby adopt this ordinance as follows:

SECTION I. PURCHASES AND EXPENDITURES.

A. Purchases Equal to or Greater Than \$25,000.00.

All purchases by Dawson County equal to or greater than \$25,000.00 shall be advertised for two weeks in the County legal organ and shall be subject to sealed bid requirements. Any such advertisement shall indicate the nature of the proposed expenditure and shall indicate where and when sealed bids for such purchase or expenditure shall be accepted.

B. Purchases and expenditures less than \$25,000.00.

All purchases and expenditures less than \$25,000.00 shall be in accord with a purchasing policy approved by the Board of Commissioners.

SECTION 2. Repealer.

All resolutions or ordinances or parts of resolutions or ordinances and any part of Section 2-12 of Act No. 73, approved March 27, 1995, in conflict with the terms of this ordinance are hereby repealed, but any resolution or ordinance that may be applicable

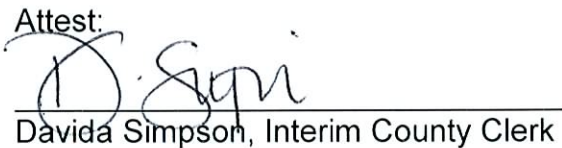
hereto and aid in carrying out or making effective the intent, purpose, and provisions hereof is hereby adopted as a part hereof.

SECTION 3. Severability.

If any paragraph, sub-paragraph, sentence, clause, phrase, or any portion of the resolution shall be declared invalid or unconstitutional by any court of competent jurisdiction or if the provisions of any part of this ordinance as applied to any particular situation or set of circumstances shall be declared invalid or unconstitutional, then such invalidity shall not be construed to affect the portions of the ordinance not held to be invalid, nor shall the application of the ordinance to other circumstances be held invalid. It is hereby declared to be the intent of the Board of Commissioners of Dawson County to provide for separable and divisible parts, and the Board of Commissioners hereby adopts any and all parts that are not held invalid.

Adopted this 2nd day of August, 2007.


Mike Berg, Chairman
Dawson County Commissioners

Attest:

Davida Simpson, Interim County Clerk

Vote: Yes: 4
No: 0

Dates of Public Hearing: July 5, 2007 and July 19, 2007

Dates of Advertising: June 20, June 27, July 5, and July 11, 2007.

RESOLUTION

Purchasing Policy for Dawson County, Georgia

WHEREAS, the Board of Commissioners of Dawson County, Georgia (hereafter "Dawson County") have by ordinance changed the purchasing process for County expenditures;

WHEREAS, purchases and expenditures in amounts equal to or greater than Twenty Five Thousand Dollars (\$25,000.00) must be advertised and subject to sealed bid requirements;

WHEREAS, purchases and expenditures in an amount less than Twenty Five Thousand Dollars (\$25,000.00) are to be made in accord with a purchasing policy approved by the Board of Commissioners; and,

WHEREAS, this document shall be known as the "Purchasing Policy" for Dawson County, Georgia.

NOW, THEREFORE, be it resolved by the Board of Commissioners of Dawson County, that:

1. **Purchases and/or Expenditures in Amounts Between Ten Thousand One Dollars (\$10,001.00) and Twenty-Five Thousand Dollars (\$25,000.00).**

Three (3) written quotes must be submitted to the County Manager for approval before making the purchase and/or expenditure. Formal advertising in the County Legal Organ is not required.

2. **Purchases and/or Expenditures in Amounts Between One Thousand One Dollars (\$1,001.00) and Ten Thousand Dollars (\$10,000.00) in All Departments Not Otherwise Named in This Resolution.**

Three (3) written quotes must be submitted and the purchase and/or expenditure must be approved by the Purchasing Agent.

3. **Purchases and/or Expenditures of One Thousand Dollars (\$1,000.00) or Less in All Departments Not Otherwise Named in this Resolution.**

Department Heads must approve the expenditure. Department Heads are strongly encouraged to procure three (3) verbal quotes and a written bid from the selected vendor. Purchases and/or expenditures are to be made using the Dawson County Purchase Card whenever possible.

4. Purchases or Expenditures Made by the Public Works Department.

Purchases and/or expenditures of Three Thousand Dollars (\$3,000.00) or less in the Public Works Department require Department Head approval when the procurement is not provided for by a term contract that has been bid by the Purchasing Department. Purchases and/or expenditures are to be paid using the Dawson County Purchase Card whenever possible.

Purchases and/or expenditures between Three thousand One Dollars (\$3,001.00) and Ten Thousand Dollars (\$10,000.00) require three (3) documented quotes plus the approval of the Purchasing Department before making the purchase and/or expenditure.

Purchases and/or expenditures between Ten Thousand One Dollars (\$10,001.00) and Twenty Five Thousand Dollars (\$25,000.00) require three (3) written quotes, plus approval by the County Manager before making the purchase and/or expenditure.

5. Computers and related equipment.

The purchase of computers, printers and peripherals as requisitioned by Department Heads shall be solely the function of the Information Technology Department. Expenditures of Two Thousand Five Hundred Dollars (\$2,500.00) or less in the Information Technology Department require Department Head approval when the procurement is not provided for by a term contract that has been bid by the Purchasing Department. The Department Head is strongly encouraged to procure three (3) verbal quotes and a written bid from the selected vendor. Purchases and/or expenditures are to be made using the Dawson County Purchase Card.

Expenditures between Two Thousand Five Hundred One Dollars (\$2,501.00) and Ten Thousand Dollars (\$10,000.00) require three documented quotes and approval of the Purchasing Agent before making the purchase and/or expenditure.

Acquisitions between Ten Thousand One Dollars (\$10,001.00) and Twenty Five Thousand Dollars (\$25,000.00) require three written quotes and approval by the County Manger before making the purchase and/or expenditure.

6. Equipment and vehicle repairs and maintenance.

Equipment and vehicle repairs and maintenance up to One Thousand Dollars (\$1,000.00) not provided for by a term contract that has been bid by the Purchasing Department shall be made by the user department on the Dawson County Purchase Card.

For equipment and vehicle repair and maintenance costing One Thousand Dollars (\$1,000.00) or more, the user department shall submit a purchase requisition to the Purchasing Department for payment processing. Payment shall be made on the Purchase Card wherever possible.

7. Sole Source.

Sole Source acquisitions that exceed departmental authority but cost Twenty-Five Thousand Dollars (\$25,000.00) or less shall be justified by the user department and submitted to the Purchasing Department. The Purchasing Department shall process the Sole Source request for consideration and approval by the County Manager.

If three (3) written quotes are required in accord with the terms hereof but only two written quotes can be obtained, then the County Manager shall have the discretion to approve the purchase and/or expenditure or to refer the acquisition to the Board of Commissioners for approval.

Approved and adopted this 16th day of August, 2007.

ATTEST:

BOARD OF COMMISSIONERS
OF DAWSON COUNTY



Davida Simpson, Interim County Clerk

By: 

MIKE BERG, Chairman

the authority to accept subdivision plats when the requirements established by the board of commissioners for subdivisions have been met;

(8) To establish, abolish, or change election precincts and militia districts according to law;

(9) To accept, for the county, the provisions of any optional statute where the statute permits its acceptance by the governing authority of the county;

(10) To exercise all powers, duty, and authority formerly imposed upon or vested in the commissioner of Dawson County in respect to zoning and planning;

(11) To create and change the boundaries of special taxing districts authorized by law;

(12) To fix the bonds of county officers where same are not fixed by statute;

(13) To enact any ordinances or other legislation which the county may be given authority to enact;

(14) To determine the priority of capital improvements;

(15) To call elections for the voting of bonds;

(16) To exercise all of the power and authority formerly vested by law in the commissioner of Dawson County together with the power and authority which may be delegated by law to the governing authority of the county, by whatever name designated;

(17) To appoint retained legal counsel and an independent county auditor and provide for their compensation; and

(18) To require all county officers to report on the general or specific conduct of the financial affairs of their respective offices.

SECTION 2-12.

Formal sealed bids shall be received for all purchases in amounts over \$1,000.00. Advertisements for such bids shall be published for two consecutive weeks in the official organ of Dawson County. The need for such bids may be dispensed with by the board of commissioners if it decides that an emergency exists which will not permit a delay.

Backup material for agenda item:

5. Consideration of 2017 Legacy Link Amendment #1



DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: Senior Center

Work Session: 12-8-2016

Prepared By: Dawn Pruett

Voting Session: 12-15-2016

Presenter: Dawn Pruett

Public Hearing: Yes _____ No X

Agenda Item Title: Request to approve 2017 Legacy Link Contract Amendment #1

Background Information:

Legacy Link receives an increase or decrease in funding during the contract year that changes original contract amounts.

Current Information:

Amendment #1 makes the following changes: Increases compensation to Dawson County in the amount of \$3,917; Decreases Dawson County Match for Non Federal Funds in the amount of \$3,850; Increases Dawson County Match for Local Funds in the amount of \$566.

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

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining
250	5510	391000-017			\$566	

Recommendation/Motion: Approve Addendum #1 for the FY17 Legacy Link Contract.

Department Head Authorization: Dawn Pruett

Date: 12-30-2016

Finance Dept. Authorization: Vickie Neikirk

Date: 12/01/16

County Manager Authorization: David Headley

Date: 12/02/16

County Attorney Authorization: _____

Date: _____

Comments/Attachments:

See attached chart.

Backup material for agenda item:

6. Consideration of 2016 Capital Improvement Element (CIE) Update Resolution



DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: Planning & Development

Work Session: 12/8/16

Prepared By: JStreetman

Voting Session: 12/13/16

Presenter: JStreetman

Public Hearing: Yes No

Agenda Item Title: Capital Improvements Element 2016 Annual Update

Background Information:

Annual update to the 2016 Capital Improvements Element and short term work program

Current Information:

This is updated information for 2016 from finance as well as well as the multi year short term work program.

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

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

Recommendation/Motion: Approval

Department Head Authorization: JStreetman

Date: 11/21/16

Finance Dept. Authorization: Vickie Neikirk

Date: 11/29/2016

County Manager Authorization: david headley

Date: 12/02/16

County Attorney Authorization:

Date:

Comments/Attachments:

Capital Improvements Element 2016 Annual Update:

Financial Report & Short Term Work Program

Dawson County, GA
Draft

Introduction

This Capital Improvements Element Annual Update has been prepared based on the rules and regulations pertaining to impact fees in Georgia, as specified by the Development Impact Fee Act (DIFA) and the Department of Community Affairs (DCA) documents Development Impact Fee Compliance Requirements and Standards and Procedures for Local Comprehensive Planning. These three documents dictate the essential elements of an Annual Update, specifically the inclusion of a financial report and a schedule of improvements.

According to the Compliance Requirements, the Annual Update:

“must include: 1) the Annual Report on impact fees required under O.C.G.A. 36-71-8; and 2) a new fifth year schedule of improvements, and any changes to or revisions of previously listed CIE projects, including alterations in project costs, proposed changes in funding sources, construction schedules, or project scope.” (Chapter 110-12-2-.03(2)(c))

This Annual Update itself is based on the Dawson County Capital Im-

provements Element, as adopted by the County on July 20, 2006.

Financial Report

The Financial Report included in this document is based on the requirements of DIFA, specifically:

“As part of its annual audit process, a municipality or county shall prepare an annual report describing the amount of any development impact fees collected, encumbered, and used during the preceding year by category of public facility and service area.” (O.C.G.A. 36-71-8(d)(1))

The County’s fiscal year runs from January 1 to December 31. Thus, this financial report is based on the audit prepared for FY 2013. The required financial information for each public facility category appears in the main financial table (page 3); service area designations appear in the project tables that follow (pages 4 through 7).

Schedule of Improvements

In addition to the financial report, the County has prepared a five-year schedule of improvements—a short

term work program (STWP)—as specified in the Compliance Requirements (Chapter 110-12-2-.03(2)(c)), which states that local governments that have a CIE must “update their entire Short Term Work Programs annually.”¹

According to DCA’s requirements,² the STWP must include:

- A brief description of the activity;
- Timeframe for undertaking the activity;
- Responsible party for implementing the activity;
- Estimated cost (if any) of implementing the activity; and,
- Funding source(s), if applicable.

All of this information appears in the Short Term Work Program portion of this document, beginning on page 8.

¹ Note that the Compliance Requirements specify that the short term work program is to meet the requirements of Chapter 110-12-1-.04(7)(a), which is a reference to the STWP requirements in a previous version of the Standards and Procedures for Local Comprehensive Planning. The correct current description of a STWP is found at Chapter 110-12-1-.05(2)(c)(i).

² Chapter 110-12-1-.05(2)(c)(i).

IMPACT FEES FINANCIAL REPORT – DAWSON COUNTY, GA
Fiscal Year 2015

DAWSON COUNTY		Annual Impact Fee Financial Report - Fiscal Year 2015					
	Libraries	Fire Protection	Detention	Roads	Parks & Recreation	Administration	TOTAL
Service Area	County-wide	County-wide	County-wide	Ga 400 Corridor	County-wide		
Impact Fee Fund Balance January 1, 2015	\$5,334.38	\$3,220.83	\$45,480.95	\$1,209.27	\$67,942.98	(\$11,363.74)	\$111,824.67
Impact Fees Collected (January 1, 2015 through December 31, 2015)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Subtotal: Fee Accounts	\$5,334.38	\$3,220.83	\$45,480.95	\$1,209.27	\$67,942.98	(\$11,363.74)	\$111,824.67
Accrued Interest	\$6.41	\$3.87	\$54.69	\$1.45	\$81.70	(\$13.66)	\$134.47
(Impact Fee Refunds)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
(FY 2015 Expenditures)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Impact Fee Fund Balance December 31, 2015	\$5,340.79	\$3,224.70	\$45,535.64	\$1,210.72	\$68,024.68	(\$11,377.40)	\$111,959.14
Impact Fees Encumbered	\$5,340.79	\$3,224.70	\$45,535.64	\$1,210.72	\$68,024.68		\$111,959.14

Public Facility:		Library						
Service Area:		County-wide						
Project Description	Project Start Date	Project End Date	Local Cost of Project	Maximum Percentage of Funding from Impact Fees	Maximum Funding Possible from Impact Fees	Impact Fees Expended to Date	Impact Fees Encumbered	Status/Remarks
Collection Materials	2006	2007	\$18,058.93	92.6%	\$16,721.08	\$10,000.00	\$5,340.79	Delayed from 2006
Collection Materials	2007	2007	\$18,604.53	92.5%	\$17,218.04	\$5,000.00		Delayed from 2007
Collection Materials	2008	2008	\$19,130.71	92.6%	\$17,716.20			Delayed from 2008
Collection Materials	2009	2009	\$19,697.39	92.6%	\$18,236.00			
Collection Materials	2010	2010	\$20,274.72	92.6%	\$18,767.42			
Collection Materials	2011	2011	\$24,315.04	92.6%	\$22,520.51			
Collection Materials	2012	2012	\$25,120.79	92.6%	\$23,261.00			
Collection Materials	2013	2013	\$25,944.34	92.6%	\$24,020.68			
Collection Materials	2014	2014	\$26,785.89	92.6%	\$24,799.78			
Collection Materials	2015	2015	\$27,645.59	92.6%	\$25,598.48			
Collection Materials	2016	2016	\$21,330.62	92.6%	\$19,745.10			
Collection Materials	2017	2017	\$22,067.42	92.6%	\$20,429.19			
Collection Materials	2018	2018	\$22,826.74	92.6%	\$21,135.77			
Collection Materials	2019	2019	\$23,609.37	92.6%	\$21,865.61			
Collection Materials	2020	2020	\$24,446.10	92.6%	\$22,631.61			
Collection Materials	2021	2021	\$30,724.87	92.6%	\$28,440.61			
Collection Materials	2022	2022	\$32,049.43	92.6%	\$29,677.41			
Collection Materials	2023	2023	\$33,454.48	92.6%	\$30,974.56			
Collection Materials	2024	2024	\$34,912.04	92.6%	\$32,323.39			
Collection Materials	2025	2025	\$36,424.25	92.6%	\$33,726.03			
Collection Materials	2026	2026	\$28,623.63	92.6%	\$26,503.60			
Collection Materials	2027	2027	\$29,693.35	92.6%	\$27,492.96			
Collection Materials	2028	2028	\$30,797.07	92.6%	\$28,515.77			
Collection Materials	2029	2029	\$31,935.97	92.6%	\$29,573.19			
Collection Materials	2030	2030	\$33,111.25	92.6%	\$30,666.44			
New library space (3,264 sf)	2017	2018	\$664,532.97	100.0%	\$664,532.97	\$80,700.00		2008 land purchase
			\$1,326,117.46		\$1,277,093.41	\$95,700.00	\$5,340.79	

Public Facility:		Fire Protection						
Service Area:		County-wide						
Project Description	Project Start Date	Project End Date	Local Cost of Project	Maximum Percentage of Funding from Impact Fees	Maximum Funding Possible from Impact Fees	Impact Fees Expended to Date	Impact Fees Encumbered	Status/Remarks
Engine	2011	2011	\$289,275.69	100.0%	\$289,275.69	\$80,000.00	\$3,224.70	2013 Payment
Tanker	2012	2012	\$123,975.30	100.0%	\$123,975.30			
Aerial	2012	2012	\$850,516.57	100.0%	\$850,516.57			
Engine	2011	2011	\$289,334.28	100.0%	\$289,334.28			
Tanker	2012	2012	\$124,000.41	100.0%	\$124,000.41			
Truck	2008	2008	\$82,033.00	100.0%	\$82,033.00	\$82,033.00		
Engine	2011	2011	\$289,803.41	100.0%	\$289,803.41			
Tanker	2020	2020	\$124,201.46	100.0%	\$124,201.46			
Truck	2008	2008	\$82,033.00	100.0%	\$82,033.00	\$82,033.00		
Engine	2024	2024	\$290,038.27	100.0%	\$290,038.27			
Tanker	2024	2024	\$124,302.11	100.0%	\$124,302.11			
Burn Facility (1,000 sf)	2008	2008	\$180,000.00	100.0%	\$180,000.00	\$183,192.91		
Station 8 (4,900 sf)	2009	2010	\$0.00	100.0%	\$0.00			
Station 9 (4,900 sf)	2010	2010	\$351,388.26	100.0%	\$351,388.26			
Station 10 (4,900 sf)	2020	2021	\$718,928.50	100.0%	\$718,928.50			
Station 11 (4,900 sf)	2024	2025	\$724,642.99	100.0%	\$724,642.99			
			\$4,644,473.24		\$4,644,473.24	\$345,259.91	\$3,224.70	

Public Facility:		Detention						
Service Area:		County-wide						
Project Description	Project Start Date	Project End Date	Local Cost of Project	Maximum Percentage of Funding from Impact Fees	Maximum Funding Possible from Impact Fees	Impact Fees Expended to Date	Impact Fees Encumbered	Status/Remarks
New Jail	2006	2007	\$10,938,328.34	59.9%	\$6,547,013.60	\$44,899.39	\$45,535.64	
			\$10,938,328.34		\$6,547,013.60	\$44,899.39	\$45,535.64	

Public Facility:		Roads							
Service Area:		Ga 400 Corridor Service Area							
Segment Number and Project Description		Project Start Date	Project End Date	Local Cost of Project	Maximum Percentage of Funding from Impact Fees	Maximum Funding Possible from Impact Fees	Impact Fees Expended to Date	Impact Fees Encumbered	Status/Remarks
E-1	Carlisle Rd from Forsyth to Whitmire Rd	2013	2014	\$874,246.59	100.0%	\$874,246.59	\$513,000.00	\$1,210.72	Under Construction
W-1	Reeves Rd from county line to Heath Rd	tbd	tbd	\$420,494.21	100.0%	\$420,494.21			
W-1/2	Heath Rd from SR 400 to N-S frontage rd	tbd	tbd	\$333,609.58	100.0%	\$333,609.58			
W-4	Stowers Rd west of SR 400 to N-S frontage rd	tbd	tbd	\$482,463.91	100.0%	\$482,463.91			
W-5/6	Grant Rd from SR 400 to N-S frontage rd	tbd	tbd	\$225,081.84	100.0%	\$225,081.84			
W-6/7	Lumpkin Campground Rd from 400 to frontage rd	tbd	tbd	\$9,386,889.48	100.0%	\$9,386,889.48			
W-10	Gordon Moss Rd from Whitmire to Dawson Forest	tbd	tbd	\$3,069,843.79	100.0%	\$3,069,843.79			
W-10	Whitmire Rd from SR 400 to N-S frontage rd	tbd	tbd	\$312,340.36	100.0%	\$312,340.36			
E-3	N-S frontage rd from Whitmire to Dawson Forest Rd	tbd	tbd	\$198,527.66	100.0%	\$198,527.66			
E-11	Landrum Rd from SR 400 to south turn	tbd	tbd	\$62,450.27	100.0%	\$62,450.27			
W-2	E-W connection #2 from SR 400 to N-S frontage rd	tbd	tbd	\$288,451.79	100.0%	\$288,451.79			
W-4	N-S frontage rd from SR 136 to Stowers Rd	tbd	tbd	\$2,123,713.53	100.0%	\$2,123,713.53			
W-5	E-W connection from SR 400 to N-S frontage rd	tbd	tbd	\$438,453.91	100.0%	\$438,453.91			
W-6	N-S frontage rd from Grant Rd to Campground Rd	tbd	tbd	\$3,355,749.20	100.0%	\$3,355,749.20			
				\$21,572,316.12		\$21,572,316.12	\$513,000.00	\$1,210.72	

Public Facility:		Parks & Recreation						
Service Area:		County-wide						
Project Description	Project Start Date	Project End Date	Local Cost of Project	Maximum Percentage of Funding from Impact Fees	Maximum Funding Possible from Impact Fees	Impact Fees Expended to Date	Impact Fees Encumbered	Status/Remarks
Recoupment (5.4 acres)	2008	2009	\$93,750.00	100.0%	\$93,750.00			
Future Park (50 acres)	2014	2014	\$1,201,458.98	100.0%	\$1,201,458.98		\$68,024.68	
Future Park (58 acres)	2023	2023	\$677,053.57	100.0%	\$677,053.57			
4 Ball Fields	2014	2014	\$1,052,359.69	100.0%	\$1,052,359.69			
4 Ball Fields	2018	2018	\$1,088,780.52	100.0%	\$1,088,780.52			
6 Ball Fields	2023	2023	\$1,704,126.27	100.0%	\$1,704,126.27			
2 Ball Fields	2030	2030	\$602,890.94	77.7%	\$468,446.26			
7 Soccer Fields	2023	2023	\$1,789,332.58	92.1%	\$1,647,770.81			
2 Football Fields	2018	2018	\$489,951.23	69.3%	\$339,670.94			
2 Tennis Courts	2014	2014	\$84,188.78	100.0%	\$84,188.78			
4 Tennis Courts	2018	2018	\$174,204.88	100.0%	\$174,204.88			
1 Tennis Courts	2023	2023	\$45,443.37	100.0%	\$45,443.37			
2 Tennis Courts	2030	2030	\$96,462.55	26.9%	\$25,920.87			
2 Basketball Courts	2016	2016	\$53,520.76	100.0%	\$53,520.76			
2 Basketball Courts	2022	2022	\$56,323.09	73.3%	\$41,295.39			
5 Volleyball Courts	2016	2016	\$107,041.52	100.0%	\$107,041.52			
Running Track	2016	2017	\$239,992.69	70.0%	\$167,994.88			
2 Swimming Pools	2023	2023	\$2,272,168.36	69.3%	\$1,575,237.52			
3 Spraygrounds	2016	2016	\$1,273,618.87	79.6%	\$1,013,185.04			
2 Trails	2010	2012	\$256,461.46	69.3%	\$177,798.32	\$150,120.19		
4 Playgrounds	2012	2012	\$206,921.75	100.0%	\$206,921.75			
4 Playgrounds	2020	2020	\$221,492.18	86.2%	\$190,826.59			
2 Pavilions	2013	2013	\$62,076.52	100.0%	\$62,076.52			
2 Pavilions	2015	2015	\$63,680.94	100.0%	\$63,680.94			
2 Pavilions	2028	2028	\$71,126.58	75.0%	\$53,344.94			
Gymnasium	2014	2014	\$263,089.92	100.0%	\$263,089.92			
Gymnasium	2023	2023	\$284,021.05	40.0%	\$113,608.42			
Maintenance Bldg	2014	2014	\$52,617.98	100.0%	\$52,617.98			
Maintenance Bldg	2023	2023	\$56,804.21	100.0%	\$56,804.21			
Dawson County CIE				272	Update page 7 of 11			
Maintenance Bldg	2030	2030	\$60,289.09	80.0%	\$48,231.28			
			\$14,701,250.35			\$12,850,450.91	\$150,120.19	\$68,024.68

DAWSON COUNTY, GA**2016-2020 SHORT TERM WORK PROGRAM**

DCA Category	Activity	2016	2017	2018	2019	2020	Responsible Party	Cost Estimate	Funding Source
Community Facilities	Develop long-range water resources plan	✓	✓	✓	✓	✓	EWSA	TBD	General Fund
Community Facilities	Develop long-range sewer expansion plan	✓	✓	✓	✓	✓	EWSA	TBD	General Fund
Community Facilities	Wastewater treatment plant expansion for additional 300,000-500,000 GDP capacity	✓	✓	✓	✓	✓	EWSA	TBD	SPLOST, CDBG, GEFA, ARC, USDA, RD
Community Facilities	Library Collection Materials (980 units) - delayed from 2007						BOC	\$18,605	93% Impact Fees, General Fund
Community Facilities	Library Collection Materials (1,014 units) - delayed from 2008						BOC	\$19,131	93% Impact Fees, General Fund
Community Facilities	Library Collection Materials (1,051 units) – delayed from 2009	✓					BOC	\$19,697	93% Impact Fees, General Fund
Community Facilities	Library Collection Materials (1,090 units)			✓			BOC	\$20,275	93% Impact Fees, General Fund
Community Facilities	Library Collection Materials (1,247 units)						BOC	\$24,315	93% Impact Fees, General Fund
Community Facilities	Library Collection Materials (1,297 units)	✓					BOC	\$25,121	93% Impact Fees, General Fund
Community Facilities	Library Collection Materials (1,349 units)		✓				BOC	\$25,944	93% Impact Fees, General Fund
Community Facilities	Library Collection Materials (1,403 units)			✓			BOC	\$26,786	93% Impact Fees, General Fund

Short Term Work Program

DCA Category	Activity	2016	2017	2018	2019	2020	Responsible Party	Cost Estimate	Funding Source
Community Facilities	Library Collection Materials (1,459 units)				✓		BOC	\$27,645	93% Impact Fees, General Fund
Community Facilities	Engine						Fire Dept., BOC	\$289,277	100% Impact Fees
Community Facilities	Tanker						Fire Dept., BOC	\$123,975	100% Impact Fees
Community Facilities	Aerial				✓		Fire Dept., BOC	\$850,517	100% Impact Fees
Community Facilities	Engine			✓			Fire Dept., BOC	\$289,334	100% Impact Fees
Community Facilities	Tanker						Fire Dept., BOC	\$124,000	100% Impact Fees
Community Facilities	Fire Station 9 (4,900 sf)		✓	✓			Fire Dept., BOC	\$351,388	100% Impact Fees
Community Facilities	2 Picnic Pavilions (War Hill)	✓					Parks & Rec Dept., BOC	\$62,077	100% Impact Fees
Community Facilities	2 Trails (Veterans Trail, Board Walk Trail Rock Creek)	✓	✓				Parks & Rec Dept., BOC	\$256,461	69% Impact Fees, TE Grant
Community Facilities	3 Playgrounds (War Hill, Rock Creek, River Park)	✓	✓				Parks & Rec Dept., BOC	\$206,922	100% Impact Fees
Community Facilities	Indoor Swimming Pool (Rock Creek)			✓			Parks & Rec, BOC	\$2,500,000	Impact Fees, Grant, General Fund
Community Facilities	Land Acquisition	✓					Parks & Rec, BOC	TBD	Impact Fees, Grant, General Fund
Economic Development	Work closely with Forsyth and Lumpkin counties to maintain Georgia 400 as a convenient connection to Interstate 285 and the Atlanta region in order to attract business and tourism.	✓	✓	✓	✓	✓	PCD, GMRC, GDOT, Chamber, DCDA	N/A	
Economic Development	Market County's increasing educational levels to potential employers	✓	✓	✓	✓	✓	DCDA, Chamber	N/A	
Economic Development	Coordinate with Lanier Technical College to develop skills pool to attract higher paying jobs	✓	✓	✓	✓	✓	DCDA, Chamber	N/A	

Short Term Work Program

DCA Category	Activity	2016	2017	2018	2019	2020	Responsible Party	Cost Estimate	Funding Source
Economic Development	Develop Marketing Plan to encourage tourism	✓	✓	✓	✓	✓	Chamber	TBD	TBD
Housing	Develop zoning districts that provide incentives for providing senior living near other housing		✓	✓	✓		PCD	TBD	General Fund
Intergovernmental Coordination	Pursue with the Atlanta Airport Authority a long-term conservation master plan for the Dawson Forest Wildlife Management Area	✓	✓	✓	✓	✓	PCD, BOC, USFS	N/A	
Land Use	Adopt Georgia 53 Corridor Overlay		✓	✓			PCD, BOC	TBD	General Fund
Land Use	Create zoning districts that implement all future land use map categories		✓	✓			PCD	TBD	General Fund
Land Use	Adopt Campus Style Business Park zoning district		✓	✓			PCD	\$5,000	General Fund
Land Use	Develop educational program in order for the public to understand the tax consequences of not providing more commercial and industrial tax base		✓	✓	✓	✓	Finance, BOC	\$5,000	General Fund
Land Use	Create master plan for Mixed Use Cultural Amenities Character Area		✓	✓			PCD	TBD	General Fund
Land Use	Create master plan for Mixed Use Corridor Character Area at SR 9/Dawson Forest Road and SR 9/Rock Creek Park			✓			PCD	\$25,000	General Fund
Land Use	Require a gateway and master signage plan for planned communities	✓	✓	✓	✓	✓	PCD	TBD	General Fund
Land Use	Update GA 400 Overlay District		✓	✓			PCD	TBD	General Fund
Natural & Cultural Resources	Adopt Greenspace Master Plan		✓	✓			PCD, Parks and Recreation	\$80,000	General Fund
Natural & Cultural Resources	Update county development regulations to tighten requirements pertaining to impervious surface erosion control, drainage, etc.	✓	✓	✓	✓	✓	PCD, PWD	TBD	General Fund
Population	Develop more specifically a system by which to measure growth in population vs. infrastructure and available stock demands	✓	✓	✓	✓	✓	PCD	N/A	General Fund
Transportation	Attend the Quarterly State Transportation Board meetings and become familiar with area Board Rep	✓	✓	✓	✓	✓	PCD, PWD	N/A	General Fund

DCA Category	Activity	2016	2017	2018	2019	2020	Responsible Party	Cost Estimate	Funding Source
Transportation	Develop/Maintain a road improvement plan	✓	✓	✓	✓	✓	PWD	TBD	General Fund
Transportation	Interchange at SR 400 and SR 53 - New Interchange	✓	✓	✓			GDOT	\$10,000,000	State
Transportation	Add bike lanes, bicycle-friendly shoulders and multi-use paths/trails where appropriate for future construction	✓	✓	✓			PWD	TBD	T-Grant /General Fund
Transportation	Adopt a collector street plan		✓	✓			PWD	TBD	General Fund
Transportation	Coordinate with local traffic enforcement authorities for safety/accident data	✓	✓	✓	✓	✓	PWD, Sherriff	N/A	
Transportation	Develop Access Management Plans for prioritized or "selected" corridors	✓	✓				PCD, GDOT, PWD	TBD	General Fund
Transportation	Improve pedestrian access at the major intersections along GA 400 with signals, cross sections, etc. in the County	✓	✓	✓	✓	✓	GDOT, PCD, PWD	TBD	General Fund, GDOT
Transportation	Projects identified in SR 400 Access Management Study		✓	✓	✓		GDOT, PCD, PWD	TBD	General Fund, Impact Fees
Transportation	Pursue TE Grants	✓	✓	✓	✓	✓	PCD, GMRC, DCDA, PWD	N/A	
Transportation	Replace/repair deficient bridges as described in Dawson County Comprehensive Plan 2013-2033	✓	✓	✓	✓	✓	PWD	(See table 7.6 Transportation Element)	
Transportation	SR 52: two westbound passing lanes between Gilmer and Lumpkin Counties - Reconstruction, Passing Lanes	✓	✓	✓			GDOT, PWD	\$1,096,000	GDOT
Transportation	SR 9 passing lanes from Thompson Rd to Jenkins Rd. - Reconstruction, Passing Lanes		✓	✓			GDOT, PWD	\$1,068,000	GDOT
Transportation	Road resurfacing and rehabilitation	✓	✓	✓	✓	✓	PWD	TBD	General Fund, SPLOST
Transportation	SR 53 and Lumpkin Campground Rd intersection improvements	✓					PWD	TBD	GDOT
Transportation	Dawson Forest Rd and SR 9 intersection improvements	✓	✓	✓			PWD	TBD	GDOT, General Fund
Transportation	Culvert replacements and upgrades	✓	✓	✓	✓	✓	PWD	TBD	General Fund, GDOT, SPLOST, FEMA

Transmittal Resolution

Capital Improvements Element Annual Update

Dawson County, Georgia

WHEREAS, Dawson County adopted a Capital Improvements Element as an amendment to the *Dawson County Comprehensive Plan*; and

WHEREAS, Dawson County has prepared an Annual Update to the adopted Capital Improvements Element; and

WHEREAS, the Capital Improvements Element Annual Update was prepared in accordance with the “Development Impact Fee Compliance Requirements” and the “Minimum Planning Standards and Procedures for Local Comprehensive Planning” adopted by the Board of Community Affairs pursuant to the Georgia Planning Act of 1989, and a duly advertised Public Hearing was held on December 13, 2016, at 6:00 P.M. in the Dawson County Government Center;

BE IT THEREFORE RESOLVED that the Board of Commissioners of Dawson County does hereby submit the Capital Improvements Element Annual Update to the Georgia Mountains Regional Commission for Regional and State review, as per the requirements of the Development Impact Fee Compliance Requirements.

Adopted this 13th day of December, 2016.

BY: _____
Chairman Mike Berg

ATTEST: _____
Danielle Yarbrough, County Clerk

Backup material for agenda item:

7. Consideration of Request for Internal Legal Counsel



DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: Administration

Work Session: 10/08/2016

Prepared By: Ginny Tarver

Voting Session: 10/13/2016

Presenter: County Manager David Headley

Public Hearing: Yes No

Agenda Item Title: Internal Legal Counsel

Background Information:

Over the course of several weeks, there have been discussions between the County Manager and individual members of the commission regarding the possibility of taking on legal counsel internally. Per those discussions, staff has consulted with outside agencies that have provided a job description and salary ranges directly related to that function.

Current Information:

The purpose is to move the private sector legal services currently provided by BOC appointment to an internal position. This will require creating a legal services position that will be responsible for handling all legal functions related to Public Administration and under the direction of the County Manager.

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

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

Recommendation/Motion: It is recommended that the BOC provide direction to the County Manager to proceed with the desire of the BOC. Options: 1) Provide direction to the County Manager to move forward on obtaining outside legal counsel; 2) Leave the existing appointment in place.

Department Head Authorization: _____

Date: _____

Finance Dept. Authorization: _____

Date: _____

County Manager Authorization: david headley

Date: 12/02/16

County Attorney Authorization: _____

Date: _____

Comments/Attachments:

279

**DAWSON COUNTY INTERNAL LEGAL SERVICES COMMITTEE
25 JUSTICE WAY, DAWSONVILLE, GEORGIA
DECEMBER 12, 2016**

AGENDA

- CALL TO ORDER
- WELCOME
- COMMITTEE INTRODUCTIONS
- HISTORY, PURPOSE, STAFF RECOMMENDATION
- SCOPE OF WORK FOR CONSIDERATION
- REVIEW QUALIFICATIONS FOR INTERNAL LEGAL COUNCIL
- TRANSITION DISCUSSION
- DOCUMENTATION ACCEPTANCE

**DAWSON COUNTY INTERNAL LEGAL SERVICES COMMITTEE
ADMINISTRATIVE TRAINING ROOM
25 JUSTICE WAY, DAWSONVILLE, GEORGIA
DECEMBER 12, 2016
2:00PM**

ROLL CALL: Those present were County Manager David Headley; Vickie Neikirk, CFO; Kristi Hudson, Human Resources Specialist; Ginny Tarver, Executive Assistant, Commissioner Fausett, District 1; Commissioner Hamby, District 3; Commissioner Nix, District 4; Davida Simpson, Purchasing Director (serving as clerk of committee) and interested citizens of Dawson County.

CALL TO ORDER: County Manager David Headley called the meeting to order at 2:00PM, EST.

WELCOME: County Manager Headley welcomed everyone to the internal legal services committee meeting. The purpose of the meeting is to discuss and finalize a formal the job description and scope of work for an internal county attorney in order to submit to the Board of Commissioners for approval no later than Tuesday, December 13, 2016.

Job Description: County Manager Headley read into the record the draft scope of work (Exhibit A). CFO Vickie Neikirk made grammatical corrections to include changing the wording from Dawson County Board of County Commissioners (BCC) to read Dawson County Board of Commissioners (BOC) for consistency. Purchasing Director Davida Simpson asked to strike constitutional officers and replace with elected officials and to replace municipal employees with county employees. Human Resources Specialist Kristi Hudson recommended the shift description from the job description be added to the scope of work.

The committee unanimously approved the changes to the scope of work (Exhibit A).

County Manager Headley provided copies of the draft job description (Exhibit B) to the committee prior to the meeting. CFO Vickie Neikirk read the recommended changes on behalf of Finance and Purchasing. Those changes included a more concise job summary, added a background section, updated major duties to include specific functions needed to provide services to internal departments, updated the complexity section to include the Official Code of Georgia Annotated, and an "other requirements" section to address bar complaints, only providing legal services to Dawson County Government in order to prevent a conflict of interest and all materials and intellectual knowledge remain property of the county.

County Manager Headley recommended including a transition period section to read that there be a 30-day transition period for all documentation and information immediately needed be obtained from current counsel. All other documentation and information can be obtained within 60-90 days after selection.

The committee unanimously approved the changes to the job description (Exhibit B).

PUBLIC COMMENT:

Hugh Stowers asked if staff would be provided to the internal attorney. County Manager Headley reported staff may be an option and there was a possibility of moving existing staff around in order to support internal counsel. Mr. Stowers also reminded the committee computers and software would be required. Additionally, Mr. Stowers reported anyone serving as internal counsel would have to seek external help from time to time and asked if there would be a list of possible attorneys. County Manager reported that would be handled once an attorney was selected. Commissioner Hamby stated that the attorney would need to trust any outside counsel and he would rely on their opinion, but ultimately the decision would be the Board's.

Kimberly Boim asked about cell phone usage, specifically if an open records request is filed for phone records, will personal information be included and delay the response time. County Manager Headley reported eligible staff is provided a county cell phone while others receive a reimbursement to go towards their personal cell phone bill if they choose not to carry a separate cell phone for county use. Ms. Boim also asked how this person would be treated with regards to employment. It was reported this will be a full-time employee, appointed by the Board of Commissioners annually.

Jane Graves asked for a copy of the current scope of work and job description for current counsel. No such documentation is on file. Current counsel has provided services for almost 20 years.

Purchasing Director Davida Simpson reported minutes from this meeting with a formal recommendation (job description and scope of work) will be provided to the Board via AgendaPal, the County's paperless agenda system prior to tomorrow night's Voting Session.

Commissioner Nix asked the County Manager what the Board's options would be at the Voting Session. County Manager Headley reported the Board can continue with external counsel be it the current provider or another, or bring services internal per the recommendation of this committee. If directed, staff will advertise the position appropriately.

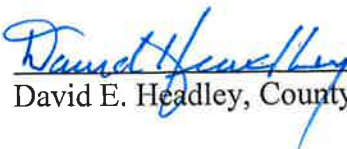
Further discussion on when this position would be filled continued and the Board will need to make a decision if the position was not filled prior to the current contract expiring.

ADJOURNMENT:

Motion passed unanimously to adjourn at 2:44PM, EST.

APPROVE:

ATTEST:



David E. Headley, County Manager



Davida Simpson, Purchasing Director
(Clerk of Committee)

**INTERNAL LEGAL COUNSEL
SCOPE OF WORK**

The county attorney works directly for the Dawson County Board of Commissioners. It is the job of the County Attorney and his/her staff to represent the County in litigation cases filed by and against the County; to research, draft and provide legal review of ordinances, resolutions, agreements, contracts, and all other legally binding documents provided to the BOC for review; to attend meetings and workshops of the BOC and County staff; and to anticipate and facilitate in solving legal problems for the BOC and County staff.

The County Attorney answers to and advises each of the five County Commissioners directly as individual Commissioners, and the BOC as a whole. The County Attorney will have various areas of responsibility within the County structure such as litigation filed by and against the County, real property, land use, utilities, purchasing and transportation. In addition, the County Attorney will be responsible for advising the BOC on individual labor and employment matters, advise on government grant and contract issues, advise on responses to subpoenas, court orders, and request for information from third parties and open records request, defend lawsuits, administrative claims or other legal claims and all legally binding documents, including, but not limited to, ordinances, resolutions, contracts/lease, agreements, etc., which are to be signed by the chairman of the BOC on behalf of the County, must be reviewed and approved for form and legal sufficiency by the County Attorney's office prior to action by the BOC.

In addition to the above, the County Attorney's office is called upon to respond to questions from the public, media, private attorneys, elected officials, county employees, employees of the state and employees from other Counties and jurisdictions taken by the BOC and County staff. The County Attorney's office, however, does not provide legal advice to private individuals on private matters.

This position may require: 24 hour on call assignment, overtime, or working weekends, holidays, 10-hour, 12-hour, and rotating shifts. In the event of a hurricane, major storm, natural or manmade disaster that may threaten the area, the employee will be required to perform emergency duties as directed.



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

COUNTY ATTORNEY

DAWSON COUNTY BOARD OF COMMISSIONERS
Full-Time/Salary/Exempt

JOB SUMMARY

The county attorney is responsible for performing routine and specialized legal work and provides legal representation for the Dawson County Board of Commissioners, county manager, internal departments, elected officials and other specially appointed boards, authorities, commissions and committees. Work is performed within the guidelines set by the Georgia State Constitution and the Official Code of Georgia Annotated (OCGA). This individual must use his/her own judgment and discretion when interpreting the law in preparation of issues.

BACKGROUND

The position of the County Attorney reports directly to the Board of Commissioners but may receive direction from the County Manager. The term of appointment will begin upon formal selection by the Board of Commissioners to December 31, 2017 and subject to annual review and renewal on calendar year terms. Although this position is appointed by the Board of Commissioners, this position is treated as a full-time county employee and thus eligible to receive normal employee benefits.

The County Attorney's office will be in the Dawson County Government Center in the Board of Commissioners suite located on the second floor of the building.

MAJOR DUTIES

- Provides general legal counsel to the Dawson County Board of Commissioners, county manager, internal departments, elected officials and other specially appointed boards, authorities, commissions and committees; may, at county attorney's discretion, communicate with and engage external counsel regarding issues that county attorney deems necessary.
- Attends all Board of Commissioners' meetings, regularly scheduled and special called, and renders legal assistance, opinions and advice as requested.
- Supervises and participates in the conducting of legal affairs of the Board of Commissioners, including contract negotiations and administrative review.
- Drafts or reviews documents of legal significance before submission to the Board of Commissioners for board action, including each agreement, contract, lease, deed, bond, ordinance, resolution, regulation, rule, policy or any debt obligation.
- SPLOST and LOST referendums, procedures, requirements and negotiations.
- Provides written and oral legal opinions, interpretations and advice to the commissioners, administration, boards and departments.
- Understands Georgia Open Meetings and Open Records laws.
- Assists Planning and Development Department as needed with legal issues related to the County's zoning ordinances, licensure pertaining to businesses, alcohol and adult establishments, land use and code enforcement.

- Handles appeals to Superior Court or arbitration challenging determinations of value by a local Board of Tax Assessors/Board of Equalization.
- Provides legal advice and assistance regarding voter registration and election issues as requested.
- Provides legal counsel, in conjunction with external counsel as necessary, for Dawson County in the annexation, condemnation or purchase of properties as directed by the Board of Commissioners for any real property acquisition.
- Certifies road project rights-of-way.
- Understands purchasing requirements for governments.
- Assists all other county departments with legal questions and ordinance violation prosecution.
- In the event of a hurricane, major storm, natural or manmade disaster that may threaten the area, the employee will be required to perform emergency duties as directed.
- Prepares and administers the annual department budget; monitors expenditures under the current budget.
- Performs other related duties as assigned by Board of Commissioners or County Manager.
- Compliance issues with State agencies such as the Insurance and Fire, Department of Revenue, DCA, DHR, DOL, etc.
- Dawson County is presently insured under ACCG's Risk Management program. Litigation matters that are covered by that program provided for ACCG to provide legal representation in those cases, and the county attorney monitors those cases and provides such additional services in those cases only upon request and direction of the Board of Commissioners.

KNOWLEDGE / SKILLS / ABILITY

KNOWLEDGE OF:

- Statutory and constitutional laws of Georgia affecting County government.
- Local codes and ordinances.
- Principles, practices and procedures of legal functions inherent to County government; principles, methods and materials of legal research.
- Modern principles of organization and management.

SKILL IN:

- Professional public administration techniques and procedures.
- Record-keeping and operating modern office equipment, including a computer.
- Preparing a variety of material, prioritizing work load, and managing projects.
- Assessing situations to determine problems, identifying alternative solutions and related consequences, and making recommendations.

ABILITY TO:

- Analyze, assess, and organize facts, evidence, and precedents.
- Conduct research on legal problems and prepare sound legal opinions.

- Prepare and try complex law suits before Federal, State and County Courts.
- Effectively present material either orally or in a written format.
- Establish and maintain an effective working relationship with fellow county employees, court officials, or other legal personnel and the general public.
- Any and all other duties directed by the Board of Commissioners not specifically listed.

COMPLEXITY

The work consists of varied legal duties. The variety and amount of work to be organized and the need to interpret and relay the material for management, personnel, court officials and the general public contributes to the complexity of the work. Guidelines include US Code and cases, Official Code of Georgia Annotated and cases, Dawson County Code of Ordinances. Guidelines require interpretation in application. This work is usually time-sensitive.

CONTACTS

- Contacts are typically with Board of Commissioners, County Manager, court officials, county employees, other legal personnel and the general public.
- Contacts are typically to give and exchange information resolve problems, negotiations, and provide services.

ADA MINIMUM REQUIREMENTS

Scope of Performance: The county attorney works directly for the Dawson County Board of Commissioners (BOC). It is the job of the county attorney and his/her staff to represent the county in litigation cases filed by and against the county; to research, draft and provide legal review of ordinances, resolutions, agreements, contracts, and all other legally binding documents provided to the BOC for review; to attend meetings and workshops of the BOC and county staff; and to anticipate and facilitate in solving legal problems for the BOC and county staff.

The county attorney answers to and advises each of the five county commissioners directly as individual commissioners, and the BOC as a whole. The county attorney will have various areas of responsibility within the county structure such as litigation filed by and against the county, real property, land use, utilities, purchasing and transportation. In addition, the county attorney will be responsible for advising the BOC on individual labor and employment matters, advise on government grant and contract issues, advise on responses to subpoenas, court orders, and request for information from third parties and open records request, defend lawsuits, administrative claims or other legal claims and all legally binding documents, including, but not limited to, ordinances, resolutions, contracts/lease, agreements, etc., which are to be signed by the chairman of the BOC on behalf of the County, must be reviewed and approved for form and legal sufficiency by the County Attorney's office prior to action by the BOC.

In addition to the above, the County Attorney's office is called upon to respond to questions from the public, media, private attorneys, elected officials, county employees, employees of the state and employees from other counties and jurisdictions taken by the BOC and county staff. The County Attorney's office, however, does not provide legal advice to private individuals on private matters.

This position may require: 24 hour on call assignment, overtime, or working weekends, holidays, 10-hour, 12-hour, and rotating shifts. In the event of a hurricane, major storm, natural or manmade disaster that may threaten the area, the employee will be required to perform emergency duties as directed.

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. Incumbents may be subjected to disruptive people, threatening environments, and some travel by motor vehicle may be required. Fast paced, requiring flexibility in handling a variety of functions simultaneously.

SUPERVISORY AND MANAGEMENT RESPONSIBILITY

The Board of Commissioners and County Manager generally assign work in terms of general instructions. Completed work is reviewed for accuracy and the nature and propriety of final results.

MINIMUM QUALIFICATIONS

- Juris Doctorate with at least seven (7) years' work experience in a law-related field pertaining to county government.
- Member in good standing with the Georgia Bar and admitted to practice law in the Superior Courts of Georgia, The Court of Appeals for the State of Georgia and the Georgia Supreme Court.
- Applicant must have demonstrated court room experience in Criminal and Civil cases.
- 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.

OTHER REQUIREMENTS

- The candidate must disclose any previous bar complaints, legal action or other complaint, including an explanation of circumstances.
- The candidate chosen for this position must agree to practice law only on behalf of the county in order to prevent a conflict of interest.
- The candidate understands all materials, documentation and any intellectual property obtained during while gainfully employed by Dawson County Government belongs solely to the County.

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: _____

Backup material for agenda item:

8. Consideration of Request to Surplus Sheriff Carlisle's Badge and Firearm



DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: Board of Commissioners

Work Session: X

Prepared By: Danielle Yarbrough

Voting Session: _____

Presenter: Chairman Mike Berg

Public Hearing: Yes _____ No X

Agenda Item Title: Presentation of Request to Surplus Sheriff Carlisle's Badge and Firearm

Background Information:

Under previous administrations, the sheriff has been permitted to keep his firearm and badge when leaving office.

Current Information:

Sheriff Carlisle would like to retain his badge, and two department issued firearms upon retirement.

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: _____

Date: _____

County Manager Authorization: _____

Date: _____

County Attorney Authorization: _____

Date: _____

Comments/Attachments:

**A RESOLUTION OF THE BOARD OF COMMISSIONERS OF DAWSON COUNTY DECLARING SURPLUS
PROPERTY**

WHEREAS, the Board of Commissioners of Dawson County are the custodian of County assets;
and

WHEREAS, O.C.G.A. § 36-9-2 and Enacting Legislation for Dawson County permit the Board of Commissioners to dispose of property on behalf of Dawson County; and

WHEREAS, the Board of Commissioners of Dawson County deem the following personal property surplus property and direct the disposal of such personal property pursuant to this Resolution:

A Glock G22 GEN4 Serial Number ZUZ832; and

A Glock 27 Serial Number DKV989.

NOW, THEREFORE, the Board of Commissioners of Dawson County declare the personal property described herein surplus property and authorize the disposal of the property by trade-in toward the purchase of other equipment for the Sheriff's Office or by sale at auction or by sealed bid after notice is published once in the official organ not less than fifteen (15) days nor more than sixty (60) days preceding the date of the auction or the last day for the receipt of proposals by sealed bids. The legal notice of sale shall include a general description of the property to be sold and the conditions of the sale and shall state the date, time, and place of the sale. If the sale shall be by sealed bids, then the sealed bids shall be opened in public at the time and place stated in the legal notice.

This ___ day of _____, 2016.

**DAWSON COUNTY BOARD
OF COMMISSIONERS**

ATTEST:

By: _____
Mike Berg, Chairman

By: _____
Danielle Yarbrough, County Clerk

Vote:

Yes _____

No _____

Backup material for agenda item:

9. Consideration of Board Appointment: (*tabled from the November 17, 2016 Voting Session*)

a. **Dawson County Industrial Building Authority Board**

i. Mike Ball- *replacing Tom Alexander* (Term: November 2016 through December 2018)

INDUSTRIAL BUILDING AUTHORITY OF DAWSON COUNTY



Mike Berg – Chairman
Dawson County Board of Commissioners
25 Justice Way
Dawsonville, GA 30534

October 31, 2016

Subject: Mike Ball - Authority Board Seat Recommendation

Dear Chairman Berg:

As you are aware a Board of Director's seat on the Industrial Building Authority recently became open following the sudden passing of Tom Alexander. Tom served admirably as the Authority's Secretary for 12 years.

You are aware of the long-standing practice to have if possible, contemporaneous board membership between the Development Authority of Dawson County and the Industrial Building Authority. This reduces both the cost and the complexity of providing for the state board requirements on the Authorities. In that regard the Industrial Building Authority requests your consideration on appointing **Mr. Mike Ball** to the Board of Directors of the Industrial Building Authority.

Mike Ball was appointed to the Development Authority board in 2013 and has served as that board's Treasurer. Placement on the Industrial Building Authority would allow Mike to maintain a comprehensive overview of the financial status of both Authorities.

The Board requests that you consider the above-named individual for nomination to the Board of the Industrial Building Authority of Dawson County at the earliest possibility so that it can realize a return to a full quorum.

Sincerely:

A handwritten signature in blue ink, appearing to read 'Charlie Auvermann', with the text 'Executive Director' printed below it.

Executive Director

Charlie Auvermann
Executive Director

Cc: Dr. S. Weeks
M. Simmons
M. Ball

135 Prominence Court, Suite 170 Dawsonville, GA 30534
706.265.8761

www.developdawson.org