

**DAWSON COUNTY BOARD OF COMMISSIONERS
VOTING SESSION AGENDA – THURSDAY, JANUARY 16, 2025
DAWSON COUNTY GOVERNMENT CENTER ASSEMBLY ROOM
25 JUSTICE WAY, DAWSONVILLE, GEORGIA 30534
TO IMMEDIATELY FOLLOW THE 4:00 PM WORK SESSION**

A. ROLL CALL

B. INVOCATION AND PLEDGE OF ALLEGIANCE

C. ANNOUNCEMENTS

D. APPROVAL OF MINUTES

1. Minutes of the Work Session held on December 19, 2024
2. Minutes of the Voting Session held on December 19, 2024

E. APPROVAL OF AGENDA

F. PUBLIC COMMENT

G. CONSENT AGENDA

1. Ratification of 2025 Board of Commissioners Meeting Schedule
2. Ratification of Acceptance of Georgia Opioid Crisis Abatement Trust Grant Application for Treatment Services (*\$25,900 and No County Match*)

H. PUBLIC HEARINGS

1. Amended Development Impact Fee Ordinance (*2nd of 2 hearings; 1st hearing was held on December 19, 2024*)

2. Text Amendment to Amend the Language of Chapter 129, Sign Ordinance (*2nd of 2 hearings; 1st hearing was held on December 19, 2024*)

I. NEW BUSINESS

1. Consideration of RFP #458-24 – Construction Services - Jail Booking and Lobby of Law Enforcement Center Results
2. Consideration of Proposed 2025 Local Maintenance & Improvement Grant Application for Shoal Creek Road and Request for Georgia Department of Transportation Funding
3. Consideration of Board Appointments:
 - a. Construction Board of Adjustment and Appeals**
 - i. Greg Brock- *reappointment* (Term: January 2025 through December 2027)
 - ii. Rory Cunningham- *reappointment* (Term: January 2025 through December 2027)
 - iii. Chris Meade- *reappointment* (Term: January 2025 through December 2027)
 - b. Tax Assessors**
 - i. Tom Camp- *reappointment* (Term: January 2025 through December 2027)

J. PUBLIC COMMENT

K. ADJOURNMENT

**An Executive Session may follow the Voting Session meeting.*

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

**DAWSON COUNTY BOARD OF COMMISSIONERS
WORK SESSION MINUTES – THURSDAY, DECEMBER 19, 2024
DAWSON COUNTY GOVERNMENT CENTER ASSEMBLY ROOM
25 JUSTICE WAY, DAWSONVILLE, GEORGIA 30534
4:00 PM**

Those present were Chairman Billy Thurmond; Commissioner Seth Stowers, District 1; Commissioner Chris Gaines, District 2; Commissioner Alexa Bruce, District 3; Commissioner Emory Dooley, District 4; County Manager Joey Leverette; County Attorney Melissa Tracy; County Clerk Kristen Cloud; and interested citizens of Dawson County.

NEW BUSINESS

1. Informational Presentation of Closing the Satellite Branch Library- Chestatee Regional Library System Director Leslie Clark
This item was for information only.
2. Presentation of RFP #458-24 – Construction Services - Jail Booking and Lobby of Law Enforcement Center Results- Sheriff's Chief Deputy Greg Rowan / Purchasing Manager Melissa Hawk
This item, presented by Purchasing Manager Melissa Hawk, will be placed on the January 16, 2025, Voting Session Agenda.
3. Presentation of Agreement Between Dawson County and Northeast Georgia Physicians Group Concerning Use of Clinical Sites for EMT Students- Emergency Services Division Chief of EMS & Administration Michael Sheuring
This item will be added to the December 19, 2024, Voting Session Agenda.
4. Presentation of Renewal of Agreement Between Dawson County and Lanier Technical College Concerning Third Riders on Ambulances- Emergency Services Division Chief of EMS & Administration Michael Sheuring
This item will be added to the December 19, 2024, Voting Session Agenda.
5. Presentation of Proposed 2025 Local Maintenance & Improvement Grant Application for Shoal Creek Road and Request for Georgia Department of Transportation Funding- Public Works Director Robert Drewry
This item will be placed on the January 16, 2025, Voting Session Agenda.
6. Presentation of an Intergovernmental Agreement with the City of Dawsonville and the Dawson County Board of Elections and Registration Relating to the 2025 Municipal Elections for the City of Dawsonville- Chairman Billy Thurmond
This item will be added to the December 19, 2024, Voting Session Agenda.

7. Presentation of Board Appointments:
- a. Construction Board of Adjustment and Appeals**
 - i. Greg Brock- *reappointment* (Term: January 2025 through December 2027)
 - ii. Rory Cunningham- *reappointment* (Term: January 2025 through December 2027)
 - iii. Chris Meade- *reappointment* (Term: January 2025 through December 2027)
 - b. Tax Assessors**
 - i. Tom Camp- *reappointment* (Term: January 2025 through December 2027)
- This item will be placed on the January 16, 2025, Voting Session Agenda.***

8. County Manager Report
This item was for information only.

9. County Attorney Report
County Attorney Tracy had no information to report.

APPROVE:

ATTEST:

Billy Thurmond, Chairman

Kristen Cloud, County Clerk

**DAWSON COUNTY BOARD OF COMMISSIONERS
VOTING SESSION MINUTES – THURSDAY, DECEMBER 19, 2024
DAWSON COUNTY GOVERNMENT CENTER ASSEMBLY ROOM
25 JUSTICE WAY, DAWSONVILLE, GEORGIA 30534
IMMEDIATELY FOLLOWING THE 4:00 PM WORK SESSION**

ROLL CALL: Those present were Chairman Billy Thurmond; Commissioner Seth Stowers, District 1; Commissioner Chris Gaines, District 2; Commissioner Alexa Bruce, District 3; Commissioner Emory Dooley, District 4; County Manager Joey Leverette; County Attorney Melissa Tracy; County Clerk Kristen Cloud; and interested citizens of Dawson County.

INVOCATION AND PLEDGE OF ALLEGIANCE: Chairman Thurmond

ANNOUNCEMENTS:

None

APPROVAL OF MINUTES:

Motion passed 4-0 to approve the Minutes of the Work Session held on December 5, 2024.
Stowers/Bruce

Motion passed 4-0 to approve the Minutes of the Voting Session held on December 5, 2024.
Bruce/Gaines

APPROVAL OF AGENDA:

Motion passed 4-0 to approve the agenda with the following change:

- Addition of Nos. 4-6 under New Business:
 - Agreement Between Dawson County and Northeast Georgia Physicians Group Concerning Use of Clinical Sites for EMT Students
 - Renewal of Agreement Between Dawson County and Lanier Technical College Concerning Third Riders on Ambulances
 - An Intergovernmental Agreement with the City of Dawsonville and the Dawson County Board of Elections and Registration Relating to the 2025 Municipal Elections for the City of Dawsonville

Stowers/Bruce

PUBLIC COMMENT:

None

CONSENT AGENDA:

- Request for Approval of FY 2025 State Public Defender Contract
- Request for Approval of FY 2025 Public Defender Intergovernmental Agreement Between Dawson and Hall Counties
- A Resolution for Dawson County Hazard Mitigation Plan Update 2024-2029
- Keep Dawson County Beautiful Executive Director Appointment: Ehron Ostendorf
- Board Appointments:

- **Development Authority**
 - Jere Allen- reappointment (Term: January 2025 through December 2028)
 - Tony Passarello- reappointment (Term: January 2025 through December 2028)
- **Joint Development Authority**
 - Jere Allen- reappointment (Term: January 2025 through December 2028)

Motion passed 4-0 to approve the Consent Agenda. Dooley/Stowers

ALCOHOL LICENSE:

New Alcohol License (Retail Package Sale of Malt Beverages and Wine) – Nelson Food Mart, 25 Beartooth Parkway, Dawsonville, GA 30534

Dawson County Alcohol Administrator Kathryn Massey presented an alcohol license application for Nelson Food Mart.

Motion passed 4-0 to approve a New Alcohol License (Retail Package Sale of Malt Beverages and Wine) – Nelson Food Mart, 25 Beartooth Parkway, Dawsonville, GA 30534. Stowers/Gaines

PUBLIC HEARINGS:

Amended Development Impact Fee Ordinance (1st of 2 hearings; 2nd hearing will be held on January 16, 2025)

Planning & Development Director Sharon Farrell said there are several “moving parts to the Capital Improvements Element (CIE), which is updated every five years that then triggers a new amended CIE...” She referenced a draft fee schedule and used a PowerPoint presentation to display previous and current impact fees as well as county comparisons.

Chairman Thurmond opened the hearing by asking if there was anyone present who wished to be heard on an Amended Development Impact Fee Ordinance.

The following spoke on an Amended Development Impact Fee Ordinance:

- Harris Georgia, Dawsonville, Georgia, said he agreed with Commissioner Bruce when she suggested moving some of the impact fees “over to fire and EMS, however you may do that.” Georgia added, “I see them struggling on a daily basis with the staff, with finding the paramedics that they need. I would love to see you guys move some type of funds, whether that be from impact fees or elsewhere toward finding the paramedics that they need...”
- Shannon Stanford, Dawsonville, Georgia, said, “This is an important part of our community – how it’s built and how these impact fees are going to be divided up, so I definitely think that roads as well need to be prioritized because that seems to be one of the major issues that we’re running into out here.”

Chairman Thurmond asked if there was anyone else present who wished to speak on an Amended Development Impact Fee Ordinance and, hearing none, closed the hearing.

A second public hearing concerning an Amended Development Impact Fee Ordinance will be held on January 16, 2025.

Text Amendment to Amend the Language of Chapter 129, Sign Ordinance (1st of 2 hearings; 2nd hearing will be held on January 16, 2025)

Planning & Development Director Sharon Farrell said, “[This is a] change in the code to meet state law regarding administrative variances, also removing variances from the sign ordinance, and some cleanup that’s been vetted through legal counsel.”

Chairman Thurmond opened the hearing by asking if there was anyone present who wished to be heard on a Text Amendment to Amend the Language of Chapter 129, Sign Ordinance and, hearing none, closed the hearing.

A second public hearing concerning a Text Amendment to Amend the Language of Chapter 129, Sign Ordinance will be held on January 16, 2025.

ZONING:

ZA 24-11 - Jim King requests a Land Use Amendment to zone 152.44 acres of property currently zoned RA (Residential Agriculture) to RS2 (Residential Suburban 2). This property is located at the southeast corner of Georgia 9 North and Dawson Forest Road, Dawsonville (Parcel ID 098-015).

Chairman Thurmond announced that if anyone contributed more than \$250 to the commissioners or chairman in the past two years and wished to speak, they would have to fill out a disclosure form, which would be made available to them. Under the normal program, 10 minutes is given to those who wish to speak in favor of or opposition to with some redirect, time permitting.

Planning & Development Director Sharon Farrell said the Planning Commission recommended denial of the application. She said a staff report has circulated and staff is supportive of the request. Farrell said the application meets the county’s future land use, character map and policies in the comprehensive plan. She said staff added stipulations to its staff report.

Applicant Jim King said he represents the owner of a 152-acre tract at the southeast corner of Dawson Forest Road and Highway 9. He said the application seeks to create “a 280-lot residential subdivision with a gross density of 1.7 units per acre; it has a net density of 2.0 units per acre, which is in conformance with the suburban residential zoning classification that we’re looking at and the character area.” King echoed Farrell, pointing out that the application is in conformance with the county’s current land use plan and character area. “And I think that’s really probably the biggest point I’d like to make here tonight,” said King, displaying a PowerPoint presentation explaining the county’s comprehensive plan history. He also requested time for rebuttal if needed.

Chairman Thurmond opened the hearing by asking if there was anyone present who wished to speak either for or against the application.

None spoke in favor of the application.

The following, all of Dawsonville, Georgia, spoke in opposition to the application:

- Shannon Stanford
- Harris Georgia

- Linda Mahler
- Tiffany Georgia
- Sabrina Needy
- Victoria Davis
- Michelle Jarrett
- Kelly Venters
- Tom Carry
- Nick LeBarnes
- Ben King
- Christy Castleberry
- Tristan Brooksher
- Tory Daniel

Chairman Thurmond asked if there was anyone else present who wished to speak on the application and, hearing none, closed the hearing.

Jim King was given an opportunity for rebuttal as he requested. He mentioned the land use plan and said “ever since I can remember [it has] been the theme of the land use plan to concentrate the growth on the south end of the county near Highway 9 and near 400 because you’re not going to stop, you can’t stop, the growth. There’s going to be growth. You just need to plan for it and put it in the right area and that’s what the land use plan has done all for 25 years, and this parcel has been designated for more intense growth for 25 years.” He added, “Having said that, my client, since the Planning Commission [meeting in November], ... has offered up to look into a potential of a 55+ community. Now this is a totally different builder. He has reached out, and he does have someone who has expressed some interest in it. In order to vet this out, though, it’s going to take some time.” King requested the board table the application until March 2025 to explore this possibility.

Motion was made by Commissioner Dooley to table ZA 24-11. He withdrew the motion.

Motion passed 4-0 to table ZA 24-11 until March 20, 2025, and that there be another public hearing to receive input from the public on the future form of the application. Dooley/Stowers

NEW BUSINESS:

Consideration of Variation of Request to Extend and Allocate Additional Funds for Sign-On Bonuses for Full-Time Paramedic Applicants / New Hires

Motion passed 4-0 to approve a Variation of Request to Extend and Allocate Additional Funds for Sign-On Bonuses for Full-Time Paramedic Applicants / New Hires to include the following:

- Fully paid paramedic certification training for any existing Emergency Services employee who successfully completes an accredited paramedic certification program. Upon completion of the county-paid training, employee must remain employed full-time with Dawson County for a period of two years from the date that the certification is issued. A formal written policy and agreement will be developed related to this educational incentive. (The typical cost of paramedic training is \$8,000 over an 18-month period from an accredited technical college.) It is intended that this will be an ongoing incentive

program budgeted each year with no expiration date. Program budget for FY 2025 is \$32,000;

- Retention bonus of \$6,000 for FY 2025 for all existing Dawson County employees who are certified paramedics, to be paid quarterly in \$1,500 installments. Budget for FY 2025 is \$96,000; and
- Sign-on bonus program for qualified and certified new-hire paramedics in the amount of \$8,000. Sign-on bonus of \$2,000 paid quarterly upon completion of each quarter the first year of employment. Upon date of hire and acceptance of sign-on bonus agreement, new hires will be required to complete two years of full-time employment with Dawson County. Budget for FY 2025 is \$32,000. This program is intended to continue and be budgeted for FY 2026, with the sign-on bonus program to expire on December 31, 2026.

Total funds for all incentive programs are \$160,000, which will come from General Fund's fund balance. Formal written policies will be developed for all three incentive programs.

Bruce/Dooley

Consideration of IFB #460-24 – State Route 136 at Shoal Creek Road Roundabout Award Request

Motion passed 4-0 to approve IFB #460-24 – State Route 136 at Shoal Creek Road Roundabout Award Request; to accept bids received and award a contract to Bartow Paving in the amount of \$2,085,040, which will come from Special Purpose Local Option Sales Tax (SPLOST) VII funds. Stowers/Gaines

Consideration of RFP #459-24 – Construction Services - Styles Park

Motion passed 4-0 to approve RFP #459-24 – Construction Services - Styles Park; to reject proposals received for Task 1, accept proposals received for Task 2 and award a contract to Steele & Associates in the amount of \$334,296 utilizing SPLOST VI funds. Bruce/Stowers

Consideration of Agreement Between Dawson County and Northeast Georgia Physicians Group Concerning Use of Clinical Sites for EMT Students

Motion passed 4-0 to approve an Agreement Between Dawson County and Northeast Georgia Physicians Group Concerning Use of Clinical Sites for EMT Students. Bruce/Gaines

Consideration of Renewal of Agreement Between Dawson County and Lanier Technical College Concerning Third Riders on Ambulances

Motion passed 4-0 to approve a Renewal of an Agreement Between Dawson County and Lanier Technical College Concerning Third Riders on Ambulances. Bruce/Stowers

Consideration of An Intergovernmental Agreement with the City of Dawsonville and the Dawson County Board of Elections and Registration Relating to the 2025 Municipal Elections for the City of Dawsonville

Motion passed 4-0 to approve An Intergovernmental Agreement with the City of Dawsonville and the Dawson County Board of Elections and Registration Relating to the 2025 Municipal Elections for the City of Dawsonville. Dooley/Stowers

PUBLIC COMMENT:

None

Chairman Thurmond and the board presented outgoing District 4 Commissioner Emory Dooley with words of thanks and an appreciation gift for his term of service.

ADJOURNMENT:

APPROVE:

ATTEST:

Billy Thurmond, Chairman

Kristen Cloud, County Clerk

DRAFT



DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA REQUEST FORM

Department: BOC

Work Session: September 5, 2024

Prepared By: Kristen Cloud

Voting Session: September 19, 2024

Presenter: Kristen Cloud

Public Hearing: Yes _____ No X

Agenda Item Title: Presentation of 2025 Board of Commissioners Meeting Schedule

Background Information:

BOC Meetings

- Meetings are held the first and third Thursday each month. Work sessions begin at 4 p.m.; voting sessions immediately follow the work sessions; and executive sessions (as needed) follow the voting sessions.

Current Information:

Please see accompanying document: Dawson County Board of Commissioners Proposed Meeting Calendar 2025.

The proposed meeting calendar calls for one work session and one voting session in January (on January 16), as normal; as well as one work session and one voting session in June (on June 5), due to the Juneteenth holiday.

Please note that, as dictated by the county’s enabling legislation, this item also will need ratification via Consent Agenda at the BOC’s first meeting of 2025 on January 16. (Section 1-9. “The time, date, and place of the meetings shall be determined by the board in the first meeting of the year.”) However, board approval is requested first during the year prior for advanced advertising purposes, which is why the item comes before the board at this time.

Budget Information:

Applicable: _____ Not Applicable: X

Budgeted: Yes _____ No _____

Fund	Department	Account #	Budget	Balance	Requested	Remaining

*If this is a personnel-related request, has it been reviewed by Human Resources? N/A

*If this item is being requested to move to the same day’s voting session for BOC consideration, provide *detailed justification* for the request:

N/A

Recommendation/Motion: Approve 2025 BOC 11 Meeting Schedule/Calendar

Department Head Authorization: Billy Thurmond
Finance Department Authorization: Vickie Neikirk
County Manager Authorization: J. Leverette

Date: 08/20/2024
Date: 8/26/24
Date: 8/27/24

Comments/Attachments:

Dawson County Board of Commissioners Proposed Meeting Calendar 2025

PUBLIC NOTICE

**Dawson County Board of Commissioners
Approved Meeting Calendar 2025**

4 p.m. Work Session

Voting Session Will Immediately Follow Work Session

Executive Session (as needed) Will Immediately Follow Voting Session

01/16/25
02/06/25
02/20/25
03/06/25
03/20/25
04/03/25
04/17/25
05/01/25
05/15/25
06/05/25
07/03/25
07/17/25
08/07/25
08/21/25
09/04/25
09/18/25
10/02/25
10/16/25
11/06/25
11/20/25
12/04/25
12/18/25

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

Meetings are held in the Dawson County Government Center Assembly Room (second floor), located at 25 Justice Way, Dawsonville, Georgia 30534.

The public is invited to attend.



DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA REQUEST FORM

Department: Drug Treatment Court

Work Session: 7/18/2024

Prepared By: Heather Herrington

Voting Session: 7/18/2024

Presenter: Heather Herrington

Public Hearing: Yes No

Agenda Item Title: Presentation of Georgia Opioid Crisis Abatement Trust Grant Application for Treatment Services

Background Information:

The Georgia Opioid Crisis Abatement Trust was created to receive Georgia’s portion of the opioid settlement funds and distribute those funds among local governments and organizations working with individuals affected by the opioid crisis.

Current Information:

This agenda item is to request approval for the ratification of the application by Treatment Services requesting a total of \$385,400 in opioid settlement grant funding. The grant request includes \$88,800 in rental assistance, \$46,800 in funding for part-time drug screeners, \$25,900 in NADCP Rise conference registration, per diem travel expenses, and lodging costs, and \$31,200 in peer-led services for the Dawson County Treatment Court for a total of \$192,700 per year x 2 years.

Budget Information:

Applicable: Not Applicable:

Budgeted: Yes No

Fund	Department	Account #	Budget	Balance	Requested	Remaining
250	2900					

*If this is a personnel-related request, has it been reviewed by Human Resources? N/A

*If this item is being requested to move to the same day’s voting session for BOC consideration, provide *detailed justification* for the request:

No funds are requested. This item is to ratify a grant application to receive funding.

Recommendation/Motion: _____

Department Head Authorization: Jason Stephenson

Date: 7/2/24

Finance Department Authorization: Vickie Neikirk

Date: 7/8/24

County Manager Authorization: J. Leverette

Date: 7/10/24

Comments/Attachments: _____

**DAWSON COUNTY BOARD OF COMMISSIONERS
VOTING SESSION MINUTES – THURSDAY, JULY 18, 2024
DAWSON COUNTY GOVERNMENT CENTER ASSEMBLY ROOM
25 JUSTICE WAY, DAWSONVILLE, GEORGIA 30534
IMMEDIATELY FOLLOWING THE 4:00 PM WORK SESSION**

ROLL CALL: Those present were Chairman Billy Thurmond; Commissioner Seth Stowers, District 1; Commissioner Chris Gaines, District 2; Commissioner Alexa Bruce, District 3; Commissioner Emory Dooley, District 4; County Manager Joey Leverette; County Attorney Melissa Tracy; County Clerk Kristen Cloud; and interested citizens of Dawson County.

INVOCATION AND PLEDGE OF ALLEGIANCE: Chairman Thurmond

ANNOUNCEMENTS:

None

APPROVAL OF MINUTES:

Motion passed 4-0 to approve the Minutes of the Work Session held on June 20, 2024. Gaines/Bruce

Motion passed 4-0 to approve the Minutes of the Voting Session held on June 20, 2024. Stowers/Dooley

APPROVAL OF AGENDA:

Motion passed 4-0 to approve the agenda with the following change:

- Addition of No. 2 under New Business:
 - Georgia Opioid Crisis Abatement Trust Grant Application for Treatment Services

Stowers/Bruce

PUBLIC COMMENT:

None

PUBLIC HEARINGS:

Character Area Map Amendment (1st of 2 hearings; 2nd hearing will be held on August 1, 2024)

Planning & Development Director Sharon Farrell reviewed a proposed Character Area Map Amendment.

Chairman Thurmond opened the hearing by asking if there was anyone present who wished to be heard on a Character Area Map Amendment and, hearing none, closed the hearing.

A second public hearing on the matter will be held at the August 1, 2024, Voting Session.

Harbour Ridge Subdivision Special Ad Valorem Tax District (1st of 1 hearing)

Chairman Thurmond opened the hearing by asking if there was anyone present who wished to be heard on a Harbour Ridge Subdivision Special Ad Valorem Tax District.

The following spoke on a Harbour Ridge Subdivision Special Ad Valorem Tax District:

- Nicole Stewart, Dawson County Tax Commissioner, representing her office, said, “It’s more informational. I’m sure everyone knows, but I just want to say it again since they will be on my bills – that exemptions will not count on this, no discount, and also you cannot appeal it.”

Chairman Thurmond asked if there was anyone else present who wished to speak on a Harbour Ridge Subdivision Special Ad Valorem Tax District and, hearing none, closed the hearing.

A motion was made by Commissioner Gaines, and seconded by Commissioner Dooley, to approve to proceed with a Harbour Ridge Subdivision Special Ad Valorem Tax District and allow staff to continue its efforts to retrieve competitive bids for the board to consider.

Discussion followed. Commissioner Gaines withdrew his motion and made a new motion.

Motion passed 4-0 to approve a Harbour Ridge Subdivision Special Ad Valorem Tax District and accept right of way associated with the project. Gaines/Dooley

ZONINGS:

Chairman Thurmond announced that if anyone contributed more than \$250 to the commissioners or chairman in the past two years and wished to speak, they would have to fill out a disclosure form, which would be made available to them. Under the normal program, 10 minutes is given to those who wish to speak in favor of or opposition to with some redirect, time permitting.

SU 24-01 - Allie Phillips and Dean Goswick request Special Use of placing a manufactured home on less than 3 acres in RA (Residential Agriculture) TMP 105-041 (Grizzle Road).

Planning & Development Director Sharon Farrell reviewed the application and said the Planning Commission recommended approval of the application.

Applicants Allie Phillips and Dean Goswick addressed the board. Phillips said, “We are looking to put a manufactured home on 1.55 acres that was gifted by family. It is solely, pretty much, surrounded by family as well. It is a 2,000-square-foot manufactured home. ... It would be a new home.” Goswick added, “Our intention is to take advantage of the surrounding family as we start to build our own family and be able to have kids grow up with their grandparents, great uncles, and have a big sense of community in that.”

Chairman Thurmond opened the hearing by asking if there was anyone present who wished to speak either for or against the application.

The following spoke in favor of the application:

- Jason Phillips, Dawsonville, Georgia

None spoke in opposition to the application.

Chairman Thurmond asked if there was anyone else present who wished to speak on the application and, hearing none, closed the hearing.

Motion passed 4-0 to approve SU 24-01. Dooley/Stowers

ZA 24-04 - Big Dog Drilling and Auger Service LLC request to rezone 6.85 acres of TMP 106-064 and 106-065 from Commercial Community Business (CCB) to Commercial Industrial Restrictive (CIR) (Dawson Forest Road and G.W. Taffar Road).

Planning & Development Director Sharon Farrell said the property, in 2014, was zoned for commercial use, though it's truly an industrial application, and they've proposed at the site that they want to add an additional building on that second parcel. We just need to bring it into compliance with the activities on site." Farrell said the Planning Commission recommended approval of the application.

The applicant was not present.

Chairman Thurmond opened the hearing by asking if there was anyone present who wished to speak either for or against the application and, hearing none, closed the hearing.

Motion passed 4-0 to approve ZA 24-04. Dooley/Stowers

Commissioner Bruce left the meeting at 5:27 p.m.

NEW BUSINESS:

Consideration of Electric Vehicle Charging Stations Project Approval and Budget Request

Motion passed 3-1 to table an Electric Vehicle Charging Stations Project Approval and Budget Request until additional information is received from Georgia Power. Stowers/Dooley-Commissioner Gaines voted against the motion, and Chairman Thurmond voted in order for the item to pass

Consideration of Georgia Opioid Crisis Abatement Trust Grant Application for Treatment Services

Motion passed 3-0 to approve a Georgia Opioid Crisis Abatement Trust Grant Application for Treatment Services. Gaines/Stowers

PUBLIC COMMENT:

None

ADJOURNMENT:

APPROVE:

ATTEST:


Billy Thurmond, Chairman


Kristen Cloud, County Clerk



Date 12/11/2024

Dawson County Treatment Court

189 Hwy 53W

Suite 106

Dawsonville, Georgia 30534

RE: Dawson County Treatment Court - Training and GOCAT-000699

Dear Dawson County Treatment Court

Congratulations. The Georgia Opioid Crisis Abatement Trust is pleased to notify you that your grant application has been approved for funding by the Trustee for the amount of \$25,900.00. The grant award will support the proposed Dawson County Treatment Court - Training in the area of Training and Incentives for Providers in Underserved Areas.

Sign below to indicate your organization accepts this award offer. Then our contracting staff will contact you soon regarding the contracting process.

We look forward to your work and thank you for your efforts to abate the effects of the opioid crisis in Georgia.

Should you have any questions, please feel free to contact Taylor Peyton, Opioid Liaison, at Taylor.Peyton@dbhdd.ga.gov.

With kind regards,

Kevin Tanner
Trustee

ACCEPTANCE OF AWARD OFFER:

By signing below, Dawson County Treatment Court agrees it accepts the offer of award.

Signature

Billy Thurmond

Print Name

Chairman

Title

ARTICLE III. DEVELOPMENT IMPACT FEES¹

Sec. 101-57. Short title, authority, and applicability.

- (a) *Short title.* This article shall be known and may be cited as the Development Impact Fee Ordinance of Dawson County, Georgia, or for brevity the impact fee ordinance.
- (b) *Authority.* This article has been prepared and adopted by the Board of Commissioners of Dawson County, Georgia, in accordance with the authority provided by Article 9, Section 2, Paragraph 3 of the Constitution of the State of Georgia, the Georgia Development Impact Fee ~~act~~ Act O.C.G.A. § 36-71-1 et seq., as amended and such other laws as may apply to the provision of public facilities and the power to charge fees for such facilities.
- (c) *Applicability.*
 - (1) The provisions of this article shall not be construed to limit the power of the county, to use any other legal methods or powers otherwise available for accomplishing the purposes set forth herein either in substitution of or in conjunction with this article.
 - (2) This article shall apply to all areas under the regulatory control and authority of the county and such other areas as may be included by intergovernmental agreement.

(Ord. of 7-20-2006, § 1; Ord. of. 8-16-2018)

Sec. 101-58. Findings, purpose, and intent.

- (a) *Findings.* The Board of Commissioners of Dawson County, Georgia, finds and declares:
 - (1) That an equitable program for planning and financing public facilities to serve new growth and development is necessary in order to promote and accommodate orderly growth and development and to protect the public health, safety and general welfare of the citizens of the county;
 - (2) That certain public facilities as herein defined have been and must be further expanded if new growth and development is to be accommodated at the same level of service available to existing development; and
 - (3) That it is fair and equitable that new growth and development shall bear a proportionate share of the cost of such public facilities necessary to serve new growth and development.
- (b) *Purpose.*
 - (1) The purpose of this article is to impose impact fees as hereinafter set forth for certain public facilities as hereinafter defined.
 - (2) It is also the purpose of this article to ensure that adequate public facilities are available to serve new growth and development in the county and to ~~provide~~ ensure that new growth and development bears a proportionate share of the cost of new public facilities needed to serve them.

¹State law reference(s)—Development impact fees, O.C.G.A. § 36-71-1 et seq.

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- (c) *Intent.* This article is intended to implement and be consistent with the Dawson County Comprehensive Plan, as it may be adopted or amended in ~~accordance~~ accordance with the Georgia Comprehensive Planning Act (O.C.G.A. § 50-8-1 et seq.); and the applicable *Minimum Standards and Procedures for Local Comprehensive Planning* and the *Development Impact Fee Compliance Requirements* both as adopted by the Georgia Board Of Community Affairs and amended from time to time.

(Ord. of 7-20-2006, § 2; Ord. of. 8-16-2018)

Sec. 101-59. Rules of construction and definitions.

- (a) The provisions of this article shall be construed ~~so as to~~ effectively carry out its purpose in the interest of the public health, safety, and general welfare of the citizens of Dawson County.
- (b) *Rules of construction.* Unless otherwise stated in this article, the following rules of construction shall apply to the text of this article:
- (1) In the case of any difference of meaning or implication between words or phrases as used in this article and as used in other codes, regulations, or laws of Dawson County, such difference shall not affect the meaning or implication of such words or phrases as used in this article.
 - (2) In the case of any difference of meaning or implication between the text of this article and any caption illustration, summary table, or illustrative table, the text shall control.
 - (3) The word "shall" is always mandatory and not discretionary; the word "may" is permissive.
 - (4) Words used in the present tense shall include the future ~~and words used in the singular number shall include the plural and the plural the singular,~~
 - (5) The word "person" includes an individual, a corporation, a partnership, an incorporated association, or any other legal or similar entity.
 - (6) The conjunction "and" indicates that all the connected terms, conditions, provisions, or events shall apply.
 - (7) The conjunction "or" indicates that the connected items, conditions, provisions, or events may apply singly or in any combination.
 - (8) The use of "either... or" indicates that the connected items, conditions, provisions, or events shall apply singly and not in combination.
 - (9) The word "includes" or "including" shall not limit a term to the specific example but is intended to extend its meaning to all other instances or circumstances of like kind or character.
 - (10) The article, section, and paragraph headings and enumerations used in this article are included solely for convenience and shall not affect the interpretation of this article.
- (c) *Definitions.* As used in this article, the following terms shall have the meanings set forth below:

Administrator means the County Manager of Dawson County, Georgia, or the county manager's designee, who is hereby charged with the implementation and enforcement of this article.

Annual CIE update means the annual update to the capital improvements element that includes an annual financial report for the last completed fiscal year and a schedule of improvements (i.e., community work program or short-term work program) for the current year plus the next four years, in accordance with the Development Impact Fee Compliance Requirements of the Georgia Department of Community Affairs. ~~Also referred to as the "annual update report".~~

Board of commissioners means the Board of Commissioners of Dawson County, Georgia.

Building permit is the permit required for new construction, completion of construction, or an interior finish pursuant to the applicable building code. As used herein, the term shall not include permits required for remodeling, rehabilitation, or other improvements to an existing structure, provided there is no increase in the demand placed on those public facilities as defined herein.

Capital improvement means an improvement with a useful life of ten years or more, by new construction or other action, which increases the service capacity of a public facility.

Capital improvements element means that portion of the Dawson County Comprehensive Plan that sets out projected needs for system improvements during the planning horizon established therein, which provides a schedule that will meet the anticipated need for system improvements, and which provides a description of anticipated funding sources for each required improvement, as most recently adopted or amended by the board of commissioners.

Change of Use in land. Any change in the occupancy classification of a building or structure or change in the purpose of, or a change in the level of activity within a building or structure, or on land

Commencement of construction—~~F~~ for private development, means the initiation of physical construction activities as authorized by a development or building permit and leading to completion of a foundation inspection or other initial inspection and approval by a public official charged with such duties; and for public projects, means expenditure or encumbrance of any funds whether they be development impact fee funds or not, for a public facilities project or advertising of bids to undertake a public facilities project.

Community work program means the component of the comprehensive plan that identifies the specific activities the county plans to undertake during the five years following adoption of the plan.

Completion of construction means the issuance of the final certificate of occupancy by a county official building inspector charged with such duties. The date of completion is the date on which such a certificate is issued.

Comprehensive plan means the Dawson County plan or planning elements as adopted or amended in accord with the Georgia Comprehensive Planning Act (O.C.G.A. § 50-8-1 et seq.) and the applicable minimum standards and procedures for local comprehensive planning as adopted by the Georgia Board of Community Affairs.

County means Dawson County, Georgia, a legal subdivision of the State of Georgia, and also refers to the Board of Commissioners of Dawson County, Georgia, or the appropriate county official appointed by the Board of Commissioners, whenever official action is taken or required.

Day means a calendar day unless otherwise specifically identified as a work day or other designation when used in the text.

Developer means any person or legal entity undertaking development.

Development means any action which creates additional demand on or need for public facilities, as defined herein, and includes any construction or expansion of a building, structure, or use; and any change in use of land, a building, or a structure.

Development approval means any written authorization, such as issuance of a building permit, land disturbance permit, or other approval for grading or site development, or other forms of official action required by local law or regulation prior to the commencement of construction.

Development impact fee means the payment of money imposed upon and paid by new development as a condition of development approval as its proportionate share of the cost of system improvements needed to serve new growth and development.

Encumber means to legally obligate by contract or otherwise commit to use by appropriation or other official act of the county.

Excess capacity means that portion of the capacity of a public facility or system of public facilities which is beyond that necessary to provide adequate service to existing development at the adopted level of service standard.

Fee payor means that person or entity who pays a development impact fee or his or her legal successor in interest when the right or entitlement to any refund of previously paid development impact fees which is required by this article has been expressly transferred or assigned to the successor in interest. In the absence of an express transfer or assignment of the right or entitlement to any refund of previously paid development impact fees, the right or entitlement shall be deemed "not to run with the land."

Individual assessment means the engineering, financial, or economic documentation prepared by a fee payor or applicant to allow individual determination of a development impact fee other than by use of the applicable fee schedule.

Individual assessment determination means a finding by the administrator that an individual assessment study does or does not meet the requirements for such a study as established by this article or if the requirements are met, the fee calculated therefrom.

Level of service means a measure of the relationship between service capacity and service demand for specified public facilities as established by the county, in terms of demand to capacity ratios, the comfort and convenience of use or service of such public facilities, or both.

Present value means the current value of past, present, or future payments, contributions, or dedications of goods, services, materials, construction, or money, as calculated using accepted methods of financial analysis for the determination of net present value.

Project means a single improvement or set of interrelated improvements undertaken together within a finite time period at a specific location. With regard to land development, a project may be identified as those construction activities authorized collectively by a single building permit or other development approval or for an interrelated collection of buildings and common public facilities, such as a residential subdivision or an office park.

Project improvements means ~~site-specific~~ site-specific improvements or facilities ~~that are~~ planned, designed, or built to provide service for a specific development project and that are necessary for the use and convenience of the occupants or users of that project only and that are not "system" improvements. The character of the improvement shall control a determination of whether an improvement is a "project" improvement or a "system" improvement and the physical location of the improvement onsite or off-site shall not be considered determinative of whether an improvement is a "project" improvement or a "system" improvement. A project improvement may provide no more than incidental service or facility capacity to persons other than users or occupants of the particular project they serve. No improvement or facility included in a plan for public facilities and approved for public funding by the county, shall be considered a project improvement.

Property owner means that person or entity that holds legal title to property.

Proportionate share means that portion of the cost of system improvements that is reasonably and fairly related to the service demands and needs of a project.

Public facilities (and public facility categories) means:

- (1) Parks, open space, and recreation areas, and related facilities;
- (2) Public safety facilities, including sheriff, and inmate housing;
- (3) Fire, emergency medical, and rescue facilities;
- (4) Libraries and related facilities; and
- (5) Roads, streets, and bridges, including rights-of-way, traffic signals, landscaping, and any local components of state or federal highways.

Regional commission means the Georgia Mountains Regional Commission as designated by the Georgia Department of Community Affairs.

Service area means a geographically defined area as designated in the capital improvements element of the comprehensive plan in which a defined set of public facilities provide or are proposed to provide service to existing or future development.

System improvement costs means costs incurred to provide public facilities capacity to serve new growth and development, including the costs of planning, design, engineering, construction, land acquisition, and land improvement for the construction or reconstruction of facility improvements or expansion. System improvement costs include the construction, contract price, surveying, and engineering fees, related land acquisition costs, including land purchases, court awards, and costs, attorneys' fees and expert witness fees; and expenses incurred for qualified staff or any qualified engineer, planner, architect, landscape architect, or financial consultant for preparing or updating the capital improvements element; and administrative costs of up to three percent of the total of all other system improvement costs. Projected interest charges and other finance costs may be included if the impact fees are to be used for the payment of principal and interest on bonds, notes, or other financial obligations issued to finance system improvements. System improvement costs do not include routine and periodic maintenance expenditures, personnel training, and other operating costs.

System improvements means capital improvements that are public facilities and are designed to provide service to more than one project or to the community at large, in contrast to "project" improvements.

Unit of development means the standard governmental measure of land development activity for a specific type of land use upon which the rate of demand for public service and facilities is based, such as a dwelling unit, square foot of nonresidential floor area, motel room, etc.

Unused or excess impact fee means any individual impact fee payment from which no amount of money or only a portion thereof has been encumbered or expended according to the requirements of this article.

(Ord. of 7-20-2006, § 3; Ord. of 8-16-2018)

Sec. 101-60. Imposition of development impact fees.

- (a) *When required; amount.* Any person who, after ~~July 20, 2006~~, **April 1, 2025** engages in development shall pay a development impact fee in the manner and amount set forth in this article.
- (b) *Construction not subject to impact fees.* The following projects and construction activities do not constitute "development" as defined in this article, and are therefore not subject to the imposition of impact fees:
- (1) Rebuilding no more than the same number of units of development as defined in this article that were removed by demolition or destroyed by fire or other catastrophe on the same lot or property.
 - (2) Remodeling or repairing a structure that does not result in an increase in the number of units of development.
 - (3) Replacing a residential housing unit with another housing unit on the same lot or property.
 - (4) Placing or replacing a manufactured home in a manufactured home park on a prepared manufactured home pad in existence and operation prior to the effective date of this article.
 - (5) Placing a temporary construction office or temporary sales office on a lot during the period of construction or build-out of a development project.
 - (6) Constructing an addition to or expansion of a residential housing unit that does not increase the number of housing units.

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- (7) Adding uses that are typically accessory to residential uses and intended for the personal use of the residents, such as a deck or patio, satellite antenna, pet enclosure, or private recreational facilities such as a swimming pool.

(c) *Grandfathered projects.*

- (1) Notwithstanding any other provision of this article, any project for which a valid building permit had been issued prior to ~~July 20, 2006~~ the effective date of an amendment to this article, shall not be subject to additional development impact fees so long as the project remains valid and in its construction and land use as authorized ~~is commenced and is pursued~~ according to the terms of such building permit.
- (2) Any building for which a valid and ~~complete~~ complete application for a building permit has been received prior to the effective date of an amendment to this article may proceed without payment of additional impact fees otherwise imposed by this article, provided that:
- All fees and development impact fees in effect prior to the effective date of this article shall be or have been paid in full; and
 - Said construction shall be commenced, pursued, and completed within the time established by the building permit or within 180 days, whichever is later.

(4) Work for which a valid permit has been issued shall continue with grandfathered status until the permit expires, at which time the renewal of the permit or the issuance of a new permit for the same work or additional work on the same property shall require payment of the applicable impact fee. Such fee shall be the amount of the increase over the amount previously paid, if any.

(d) *Method of calculation.*

- (1) Any development impact fee imposed pursuant to this article shall not exceed a project's proportionate share of the cost of system improvements, shall be calculated on the basis of the establishment of service areas, and shall be calculated on the basis of levels of service for public facilities that are the same for existing development as for new growth and development, as established in the capital improvements element of the comprehensive plan.
- (2) Notwithstanding anything to the contrary in this article, the calculation of impact fees shall be net of credits for the present value of ad valorem taxes or other revenues as established in the capital improvements element of the comprehensive plan and which:
- Are reasonably expected to be generated by new growth and development; and
 - Are reasonably expected on the basis of historical funding patterns to be made available to pay for system improvements of the same category and in the same service area for which an impact fee is imposed.
- (3) The method of calculating impact fees for public facilities under this article shall be maintained for public inspection as a part of the official records of the county, and may be amended from time to time by official act of the board of commissioners.
- (4) In addition to the cost of new or expanded system improvements needed to be built to serve new development, the cost basis of a development impact fee may also include the proportionate cost of existing system improvements to the extent that such public facilities have excess service capacity and new development will be served by such facilities as established in the capital improvements element.
- (5) Development impact fees shall be based on actual system improvement costs or reasonable estimates of such costs as set forth in the capital improvements element.

(Ord. of 7-20-2006, § 4; Ord. of 5-21-2009(1), § I; Ord. of 8-16-2018)

Sec. 101-61. Fee assessment and payment.

(a) *Fee schedule.*

- (1) Payment of a development impact fee pursuant to the fee schedule attached hereto and incorporated herein as attachment A shall constitute full and complete payment of the project's proportionate share of system improvements as individually levied by the county and shall be deemed to be in compliance with the requirements of this article.
- (2) When a land development activity for which an application for a building permit has been made includes two or more buildings, structures, or other land uses in any combination, including two or more uses within a building or structure, the total development impact fee shall be the sum of the fees for each and every building, structure, or use, including each and every use within a building or structure.
- (3) In the event that an applicant contends that the land use category of the proposed project is not shown on the fee schedule or fits within a different category, then:
 - a. The administrator in his or her sole discretion shall make a determination as to the appropriate land use designation and the appropriate development impact fee.
 - b. In making such determination, the administrator may require ~~such~~ additional information from the applicant ~~as necessary~~ to form a logical fee determination relative to the impact fees shown on the adopted fee schedule.
 - c. If a land use designation is not in a category contained in this article, then an appropriate new category may be added by the administrator and an appropriate fee established under the county's current impact fee methodology, subject to annual confirmation by the board of commissioners.
 - d. Appeals from the decision of the administrator shall be made to the board of commissioners in accordance with the administrative appeals section of this article.

(b) *Timing of assessment and payment.*

- (1) Development impact fees shall be assessed at the time of application for a building permit.
- (2) All development impact fees shall be collected ~~no earlier than the time of issuance of a building permit, and no later than by the time of issuance of a building permit, and by~~ as a prerequisite to issuance of a certificate of occupancy for the building.
- (3) For projects not involving the issuance of a building permit, all development impact fees shall be collected at the time of approval of the development permit, or such other authorization to commence construction or to commence use of a property.
- (4) If the final use of a building cannot be determined at the time of the initial building permit, the administrator shall have the authority to assess a development impact fee based on the most likely use of the building and shall adjust the fee in accordance with the actual use prior to issuance of an interior finishes permit or approval of a certificate of occupancy. An adjustment may result in a refund to the fee payor or payment of the marginal increase of the adjusted fee over the amount already paid.
- (5) Notwithstanding any other provision of this article, any future change in demand for public facilities in excess of the average demand anticipated at the time of issuance of the building permit shall be assessed such additional fee as would otherwise have been due. The feepayer shall furnish all documentation the impact fee administrator requires to determine the previous use. Future changes in demand may result from a change in the land use category of the occupant of the building or property,

the expansion of a building, or the expansion of a land use on a property that results in an increase in the units of development (as defined herein), or the subsequent discovery of facts unknown or misrepresented at the time of issuance of the building permit. [Should the proposed change to the building or use as described above result in a net decrease in demand for public facilities, no refunds or credits for impact fees previously paid shall be made.](#)

- (c) *Individual assessment determinations.* Individual assessments of development impact fees may be established as follows:
- (1) At their option, an applicant for development approval may petition the administrator for an individual assessment determination of development impact fees due for their project in lieu of the fee established on the fee schedule attached hereto and incorporated herein as attachment A.
 - (2) In the event that an applicant elects an individual assessment, the applicant shall submit an individual assessment study. Each ~~individual~~ assessment study shall:
 - a. Be based on relevant and credible information from an accepted standard source of engineering or planning data, or
 - b. Be based on actual, relevant, and credible studies or surveys of facility demand conducted in Dawson County or its region, carried out by qualified engineers or planners pursuant to an accepted methodology; and
 - c. Provide any other written specifications as may be reasonably required by the administrator to substantiate the individual assessment determination.
 - (3) The administrator in his or her sole discretion shall determine whether the content of an individual assessment study satisfies the requirements of this article. A negative determination by the administrator may be appealed to the board of commissioners in accordance with the administrative appeals section of this article.
 - (4) Any fee approved as an individual assessment determination shall have standing for 180 days following the date of approval. Payment of such an approved individual assessment determination shall constitute full and complete payment of the project's proportionate share of system improvement as individually levied by the county, and shall be deemed to be in compliance with the requirements of this article.
- (d) *Fee certification.* Upon application to the administrator, a developer [or property owner](#) may receive a certification of the development impact fee [schedule attached hereto and incorporated herein as Attachment A or a certified fee](#) for a particular project, as applicable. Such certified schedule or fee shall establish the development impact fee due for a period of 180 days from the date of certification, even if new or revised rate schedules are adopted in the interim.
- (1) [The administrator shall provide an applicant with a written certification of the impact fee schedule or individual fee determination for a particular project, as applicable, within five working days after the administrator's receipt of a completed application.](#)
 - (2) [The fee certification shall establish the individual fee schedule or individual determination for a particular project for the proposed development activity for the 180-day period immediately following the date of such certification.](#)
 - (3) [Notwithstanding the issuance of any certification of an individual fee determination for a particular project, any additions to the proposed development activity or changes to the land use identified in the original application shall negate any such certification.](#)

(Ord. of 7-20-2006, § 5; Ord. of 5-9-2009(1), § II; Ord. of 8-16-2018)

Sec. 101-62. Exemptions.

(a) Economic development exemptions. According to the following provisions, the board of commissioners may waive a percentage of impact fees for particular development projects that create extraordinary economic development and employment growth.

- 1) The board of commissioners shall make a finding that the proposed development would create employment growth.
- 2) The board of commissioners shall appropriate non-impact fee revenue to pay for the exemption.
- 3) The impact fee administrator shall transfer funds into the appropriate impact fee accounts and issue the exemption. The exemption documentation shall include the application for a building permit.

(Ord. of 7-20-2006, § 6; Ord. of 8-16-2016)

Sec. 101-63. Deposit and expenditure of fees.

(a) *Maintenance of funds.*

- (1) All development impact fee funds collected for future expenditure on construction or expansion of facilities pursuant to this article shall be maintained in one or more interest-bearing accounts until encumbered or expended. Restrictions on the investment of development impact fee funds shall be the same that apply to investment of all such funds ~~generally~~.
- (2) Separate accounting records shall be maintained for each public facility category of system improvements.
- (3) Interest earned on development impact fees shall be considered funds of the account on which it is earned and shall be subject to all restrictions placed on the use of development impact fees under this article. Interest earned each fiscal year shall be distributed among the various funds in proportion to their end-of-year balances ~~on hand~~.

(b) *Expenditures; restrictions.*

- (1) Expenditures from the impact fee accounts shall be made only for the system improvements in the public facility category for which the development impact fee was assessed and collected.
- (2) Expenditures from the impact fee account for a particular public facility category shall be made only for projects ~~that are~~ listed for that category in the most recently adopted capital improvements element.
 - a. Such expenditures for a specific project may be based on the amount of the actual cost of the project, but;
 - b. Such expenditures may not exceed the percentage of impact fee eligibility established for such projects in the capital improvements element.
 - c. Expenditures for projects not listed in the capital improvements element may be made only after they have been included in the capital improvements element by amendment adopted by the board of commissioners.
- (3) Notwithstanding anything ~~to the~~ contrary in this article, the following shall be considered general revenue of the county and may be expended accordingly.

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- a. Impact fees collected to recover the present value of excess capacity in existing system improvements;
 - b. Any portion of an impact fee collected as a requirement for expenditures made by the county for system improvements intended to be funded by such impact fee; and
 - c. Any portion of the impact fee collected for administration of the impact fee program and such additional amount assessed for repayment of the cost of preparing the capital improvements element (CIE) or required annual CIE update reports to the state.
- (c) *Annual ~~CIE Update report~~.*
- (1) The administrator shall prepare an annual ~~CIE update report~~ to the board of commissioners based on the preceding annual audit describing the amount of any development impact fees collected, encumbered, and used during the preceding fiscal year by ~~the~~ public facility category.
 - (2) Such ~~annual report~~ ~~CIE update~~ shall be prepared following guidelines of the Georgia Department of Community Affairs (DCA) and submitted to the Georgia Mountains Regional Commission in conjunction with the annual update of the community work program of the comprehensive plan, [in accordance with Sec.101-67\(b\). of this article](#) .

(Ord. of 7-20-2006, § 7; Ord. of 8-16-2018)

Sec. 101-64. Credits.

When eligible, fee payors shall be entitled to a credit against impact fees otherwise due and owing under the circumstances and in the manner set forth in this section.

- (1) *Credits; restrictions.*
 - a. Except as provided in subsection (1)b of this section, no credit shall be given for construction, contribution, or dedication of any system improvement or funds for system improvements made before the effective date of this article.
 - b. If the value of any construction, dedication of land, or contribution of money made by a developer (or his or her predecessor in title or interest) prior to the effective date of this article for system improvements that are included for impact fee funding in the most recently adopted capital improvements element is greater than the impact fee that would otherwise be paid for the project, then the developer shall be entitled to a credit for such excess construction, dedication, or funding. Notwithstanding anything to the contrary in this article, any credit due under this section shall not constitute a liability of the county, and shall accrue to the developer to the extent of impact fees assessed for new development for the same category of system improvements.
 - c. In no event shall credit be given for project improvements or for system improvements not included for impact fee funding the most recently adopted capital improvements element.
- (2) *Granting of credits.*
 - a. Credit shall be given for the present value of any construction of improvements, contribution or dedication of land, or payment of money by a developer or his or her predecessor in title or interest for system improvements of the same public facilities category for which a development impact fee is imposed, provided that:
 - 1. The system improvement is included for impact fee funding in the most recently adopted capital improvements element;

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2. The amount of the credit does not exceed the portion of the system improvement's cost that is eligible for impact fee funding, as shown in the capital improvements element, and
 3. The board of commissioners shall have explicitly approved said improvement, contribution, dedication, or payment and the value thereof prior to its construction dedication or transfer.
- b. The credit allowed pursuant to this section shall not exceed the impact fee due for such system improvement unless a greater credit is authorized under a private agreement executed under the provisions of section 101-66.
- (3) *Guidelines for credit valuation.* Credits under this section shall be valued using the following guidelines:
- a. For the construction of any system improvements by a developer or his or her predecessor in title or interest and accepted by the county, the developer must present evidence satisfactory to the administrator of the original cost of the improvement, from which present value may be calculated.
 - b. For any contribution or dedication of land for system improvements by a developer or his or her predecessor in title or interest and accepted by the county, the original value of the land shall be the same as that attributed to the property by the validated tax appraisal at the time of dedication, from which present value may be calculated.
 - c. For any contribution of capital equipment that qualifies as a system improvement by a developer or his or her predecessor in title or interest and accepted by the county, the value shall be the original cost to the developer of the capital equipment or the cost that the county would normally pay for such equipment, whichever is less.
 - d. For any contribution of money for system improvements from a developer or his or her predecessor in title or interest accepted by the county, the original value of the money shall be the same as that at the time of contribution from which present value may be calculated.
 - e. In making a present value calculation, the discount rate used shall be the net of the interest returned on a State of Georgia, AA rated or better municipal bond, less average annual inflation, or such other discount rate as the board of commissioners in its sole discretion may deem appropriate.
- (4) *Credits: application.*
- a. Credits shall be given only upon written request of the developer to the administrator. A developer must present written evidence satisfactory to the administrator at or before the time of development impact fee assessment.
 - b. The administrator in his or her sole discretion shall review all claims for credits and make determinations regarding the allowance of any claimed credit, and the value of any allowed credit.
 - c. Any credit approved by the administrator shall be acknowledged in writing by the administrator and calculated at the time of impact fee assessment.
 - d. Credit denials by the administrator may be appealed to the board of commissioners in accordance with section 101-68, administrative appeals.
- (5) *Credits; abandoned building permits.* In the event that an impact fee is paid but the building permit is abandoned, credit shall be given for the impact fee paid against future impact fees for the same parcel of land upon submission of adequate evidence to the administrator that an impact fee was received by the county, the amount paid, and that the building permit was abandoned.

(Ord. of 7-20-2006, § 8; Ord. of 8-16-2018)

Sec. 101-65. Refunds.

(a) *Eligibility for a refund.*

(1) Upon the request of a fee payor regarding a property on which a development impact fee has been paid, the development impact fee shall be refunded if:

- a. Capacity is available in the public facilities for which the fee was collected but service is permanently denied; or
- b. The development impact fee has not been encumbered or construction has not been commenced within six years after the date the fee was collected.

(2) In determining whether development impact fees have been encumbered, development impact fees shall be considered encumbered on a first-in- first-out (FIFO) basis.

(b) *Notice of entitlement to a refund.* When the right to a refund exists due to a failure to encumber the development impact fees, the administrator shall provide written notice of entitlement to a refund to the fee payor who paid the development impact fee at the address shown on the application for development approval or to a successor in interest who has given adequate notice to the administrator of a legal transfer or assignment of the right to entitlement to a refund and who has provided a mailing address. Such notice shall also be published in a newspaper of general circulation in Dawson County within 30 days after the expiration of the six-year period after the date that the development impact fee was collected, and shall contain a heading notice of entitlement to development impact fee refund. No refund shall be made for a period of 30 days from the date of said publication.

(c) *Filing a request for a refund.* All requests for refunds shall be made in writing to the administrator within one year of the time the refund becomes payable or within one year of publication of the notice of entitlement to a refund, whichever is later. Failure to ~~make a claim for~~claim a refund within said time period shall result in a waiver of all claims to said funds.

(d) *Payment of refunds.*

- (1) All refunds shall be made to the fee payor within 60 days after it is determined by the administrator that a sufficient proof of claim for refund has been made, but no sooner than 30 days after publication of the notice of entitlement to the refund.
- (2) A refund shall include a refund of a pro rata share of interest ~~actually~~ earned on the unused or excess impact fee collected.
- (3) In no event shall a fee payor be entitled to a refund for impact fees assessed and paid to recover the cost of excess capacity in existing system improvements, for any portion of an impact fee collected as a repayment for expenditures made by the county, for system improvements intended to be funded by such impact fee, ~~er~~ for that portion of the fee payment that was assessed for administration of the impact fee ordinance, or for recovery of the cost of preparation of the capital improvements element.

(Ord. of 7-20-2006, § 9; Ord. of 8-16-2018)

Sec. 101-66. Private contractual agreements.

(a) *Private agreements: authorized.* Nothing in this article shall prohibit the voluntary mutual approval of a private contractual agreement between the county and any developer or property owner or group of developers and ~~or~~ property owners in regard to the construction or installation of system improvements, and providing for credits or reimbursement for system improvement costs incurred by a developer, including

interproject transfers of credits or providing for reimbursement for project improvement costs which are used or shared by more than one development project, provided that:

- (1) The system improvements are included for impact fee funding in the most recently adopted capital improvements element; and
 - (2) The amount of any credit or reimbursement granted shall not exceed the portion of the system improvements cost that is eligible for impact fee funding.
- (b) *Private agreements; provisions.* A private contractual agreement for system improvements may include, but shall not be limited to, provisions that:
- (1) Modify the estimates of impact on public facilities according to the methods and provisions concerning the calculation of impact fees, provided that any such agreement shall allow the county to assess additional development impact fees after the completion of construction according to the fee schedule set forth in this article as attachment A.
 - (2) Permit construction of, dedication of property for, or other in-kind contribution for specific public facilities of the type for which development impact fees would be imposed in lieu of or with a credit against applicable development impact fees.
 - (3) Permit a schedule and method of payment appropriate to particular and unique circumstances of a proposed project in lieu of the requirements for payment under this article, provided that acceptable security is posted, ensuring payment of the development impact fees. Forms of security that may be acceptable include a cash bond, an irrevocable letter of credit from a bank authorized to do business within the State of Georgia, a surety bond, or a lien or mortgage on lands to be covered by the building permit.
- (c) *Private agreements; procedure.*
- (1) Any private agreement proposed by an applicant pursuant to this section shall be submitted to the administrator for review, negotiation, and submission to the board of commissioners.
 - (2) Any such agreement must be presented to and approved by the board of commissioners prior to the issuance of a building permit.
 - (3) Any such agreement shall provide for execution by mortgages, lien holders, or contract purchasers in addition to the landowner, and shall require the applicant to submit such agreement to the clerk of the superior court for recording.

(Ord. of 7-20-2006, § 10; Ord. of 8-16-2018)

Sec. 101-67. Periodic review and amendments.

- (a) *Ordinance amendments.*
- (1) This article may be amended from time to time as deemed appropriate or desirable.
 - (2) Interim amendments to the impact fee schedule regarding the establishment of new land use categories by the administrator under section 101-61(a)(3) are expressly authorized.
- (b) *Annual CIE update.*
- (1) Once each year, the county shall prepare an annual CIE update for submission to the regional commission for regional and state review. The report must include a financial report for the impact fee program based on the latest adopted audit. In addition, the report must update the community work program to maintain, at a minimum, a schedule of system improvements to be undertaken for each of the subsequent five years.

- (2) The financial report shall include the beginning balances, the impact fees collected in each public facility category, interest earned on the funds on hand, refunds made, funds expended, and the ending balances in each public facility category (such as parks & recreation, roads, etc.).
- (3) The community work program shall be updated by adding a future year and deleting the past year, such that a total of five years is always shown. Impact fee-funded projects that are anticipated to be undertaken are to be listed individually, with the year of implementation the cost of the project the source of funds, and the department responsible for implementation.
- (4) The annual CIE update may include changes in funding sources or project costs, or changes in the scheduling of projects. However, new projects not included in the list of impact fee eligible projects contained in the most recently adopted capital improvements element itself cannot be added in the annual CIE Update, unless the capital improvements element is amended in accordance with Sec. 101-67(c).
- (5) The annual CIE update is to be submitted to the regional commission for regional and state review, in accordance with the development impact fee compliance requirements as adopted by the Georgia Department of Community Affairs.

(c) Capital improvements element amendment.

- (1) At least once each year in accordance with the annual review schedule established for the county by the Georgia Department of Community Affairs, the board of commissioners shall review and amend the capital improvements element so as to maintain, at a minimum, a schedule of system improvements for each of the subsequent five years. From time to time, the board of commissioners may determine to amend the capital improvements element. Amendments to the capital improvements element shall be required for any change to the capital improvements element that would:
- ~~(2) In conducting an annual review of the capital improvements element and calculation of development impact fees, the board of commissioners may determine to further amend the capital improvements element itself. Amendments to the capital improvements element shall be required for any change that would:~~
 - a. Change the list of system improvement projects by adding, deleting or substantially modifying the projects;
 - b. Redefine or extend growth projections, land development assumptions, or goals or objectives that would affect system improvements proposed in the capital improvements element;
 - c. Add new public facility categories for impact fee funding;
 - d. Change the level of service established for a public facility category; or
 - e. Make any other revisions needed to keep the capital improvements element up to date.
- ~~(3) The capital improvements element amendment shall be prepared in accordance with the development impact fee compliance requirements as adopted by the Board of the Georgia Department of Community Affairs and submitted to the Georgia Mountains Regional Commission for their regional and state review, in accordance with the development impact fee compliance requirements as adopted by the Board of Community Affairs of the State of Georgia.~~

(ed) Continuation of validity. The failure of the board of commissioners to undertake an annual a periodic review of the capital improvement element shall result in the continued use and application of the latest adopted development impact fee schedule, service areas, project listings, impact eligibility percentages, and other data upon with the level of service standards and impact fee calculations are based. The failure to annually periodically review the capital improvements element shall not invalidate this article.

(Ord. of 7-20-2006, § 11; Ord. of 8-16-2018)

Sec. 101-68. Administrative appeals.

- (a) *Eligibility to file an appeal.* Only applicants or fee payors who have already been assessed an impact fee by the county or who have already received a written determination of individual assessment refund or credit amount shall be entitled to an appeal.
- (b) *Appeals process.*
- (1) The aggrieved applicant or fee payor (hereinafter the "appellant") must file a written appeal with the administrator within 15 days of the decision or receipt of the written determination from which the appeal is taken.
 - (2) Such written appeal shall constitute an application for relief ~~shall state the basis for the appeal and the relief sought, and~~ shall include:
 - a. the basis for the appeal and the relief sought;
 - ab. ~~The~~ the name and address of the appellant;
 - bc. ~~The~~ the location of the affected property;
 - cc. ~~A~~ a copy of any applicable written decision or determination made by the administrator from which the appeal is taken.
 - (3) Within 15 days after receipt of the appeal, the administrator shall make a written final decision with respect to the appeal. Such a decision shall be of sufficient content to set forth the basis for the determination.
 - (4) Appeals from the final decision of the administrator shall be made to the board of commissioners within 30 days of receipt by the appellant of the administrator's decision. Delivery by hand or certified mail to or posting upon the property at the address given by the appellant in the application for relief shall constitute "receipt by the appellant" under this provision.
 - (5) The board of commissioners shall thereafter hold a hearing on the appeal within 30 days, provided that at least two weeks written notice thereof can be given to the appellant. The board of commissioners shall decide the issue within a reasonable time following the hearing, but in no case more than 30 days following the hearing unless the appellant agrees to an extension to a later date. Any party making an appeal shall have the right to appear at the hearing to present evidence and may be represented by counsel.
- (c) *Payment of impact fee during appeal.*
- (1) The filing of an appeal shall not stay the assessment or collection of a development impact fee as a condition to the issuance of development approval.
 - (2) A developer may pay a development impact fee under protest to obtain a building permit or development approval and by making such payment shall not be estopped from exercising his or her right of appeal or receiving a refund of any amount deemed to have been collected in excess.

(Ord. of 7-20-2006, § 12; Ord. of 8-16-2018)

Sec. 101-69. Enforcement and penalties.

- (a) *Enforcement authority.*
- (1) The enforcement of this article shall be the responsibility of the administrator and such personnel as the administrator may designate from time to time.

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- (2) The administrator shall have the right to inspect the lands affected by this article and shall have the right to issue a written notice ~~of violation, or~~ a stop work order, ~~or citation for violations as the administrator in his or her sole determination may deem appropriate to the circumstances.~~ Refusal of written notice of violation, ~~or~~ stop work order, ~~or citation~~ under this article shall constitute legal notice of service. ~~The citation shall be in the form of a written official notice issued in person or by certified mail to the owner of the property or to his or her agent, or to the person performing the work.~~ The receipt of a ~~citation~~ written notice of violation shall require that corrective action be taken within 30 days unless otherwise extended at the discretion of the administrator.
 - (3) The administrator may suspend or revoke any building permit or withhold the issuance of other development approvals if the provisions of this article have been violated by the developer or the owner or their assigns.
- (b) *Violations.*
- (1) Knowingly furnishing false information on any matter relating to the administration of an ordinance shall constitute an actionable violation.
 - (2) Proceeding with the construction of a project ~~that is not consistent~~ inconsistent with the impact fee assessment, such as the use category claimed, or units of development indicated, shall constitute an actionable violation.
 - (3) Failure to take corrective action following the receipt of a ~~citation~~ written notice of violation ~~or stop work order~~ shall constitute an actionable violation.
 - (4) A violation of this article shall be a misdemeanor punishable according to law, including the general penalty provisions of the Dawson County Code of Ordinances. In addition to or in lieu of criminal prosecution, the board of commissioners shall have the power to sue in law or equity for relief in civil court to enforce this article, including recourse to such civil and criminal remedies in law and equity as may be necessary to ensure compliance with the provisions of this article, and including but not limited to injunctive relief to enjoin and restrain any person from violating the provisions of this article, and to recover such damages as may be incurred by the implementation of specific corrective actions.

(Ord. of 7-20-2006, § 13; Ord. of 8-16-2018)

Sec. 101-70. Incorporation by reference ~~of to~~ Georgia laws.

It is the intent of the board of commissioners that the development impact fee ordinance ~~comply~~ complies with the terms and provisions of the Georgia Development Impact Fee Act (O.C.G.A. § 36-71-1 et seq.) as amended. To the extent that any provision of this article is inconsistent with the provisions of said act, the latter shall control. Furthermore, to the extent that this article is silent as to any provision of said chapter that is otherwise made mandatory by said chapter, such provision shall control and ~~shall~~ be binding upon the county.

(Ord. of 7-20-2006, § 14.03; Ord. of 8-16-2018)

Sec. 101-71. Effective date.

This article or any amendments thereto shall take effect on ~~adoption~~ April 01, 2025.

(Ord. of 7-20-2006, § 14.04; Ord. of 8-16-2018)

Secs. 101-72—101-100. Reserved.

Attachment A: Impact Fee Schedule

Land Use	Library Services	Parks and Recreation	Law Enforcement	Fire Protection	Road Improvements	Administrative Fee	CIE Prep Fee	Total Impact Fee	Unit of Measure
Residential									
Single-Family Detached Housing	\$ 269.5971	\$ 4,162.6225	\$ 324.4095	\$ 561.8452	\$ 21.3316	\$ 80.0971	\$ 80.0971	\$ 5,500.00	per dwelling
Duplex or Townhouse 1-3 stories	\$ 269.5971	\$ 4,162.6225	\$ 324.4095	\$ 561.8452	\$ 16.2871	\$ 80.0214	\$ 80.0214	\$ 5,494.80	per dwelling
Multi-Family Low Rise 2-3 stories	\$ 269.5971	\$ 4,162.6225	\$ 324.4095	\$ 561.8452	\$ 15.2465	\$ 80.0058	\$ 80.0058	\$ 5,493.73	per dwelling
Senior Adult Single-Family Housing	\$ 269.5971	\$ 4,162.6225	\$ 324.4095	\$ 561.8452	\$ 9.7496	\$ 79.9234	\$ 79.9234	\$ 5,488.07	per dwelling
Senior Adult Multi-Family Housing	\$ 269.5971	\$ 4,162.6225	\$ 324.4095	\$ 561.8452	\$ 7.3292	\$ 79.8871	\$ 79.8871	\$ 5,485.58	per dwelling
Congregate Care Facility	\$ 269.5971	\$ 4,162.6225	\$ 324.4095	\$ 561.8452	\$ 4.9992	\$ 79.8521	\$ 79.8521	\$ 5,483.18	per dwelling
Industrial									
General Light Industrial	\$ -	\$ -	\$ 0.2369	\$ 0.4103	\$ 0.0101	\$ 0.0099	\$ 0.0099	\$ 0.68	per square foot
Manufacturing	\$ -	\$ -	\$ 0.2854	\$ 0.4942	\$ 0.0099	\$ 0.0118	\$ 0.0118	\$ 0.81	per square foot
Warehousing	\$ -	\$ -	\$ 0.0511	\$ 0.0884	\$ 0.0036	\$ 0.0021	\$ 0.0021	\$ 0.15	per square foot
Mini-Warehouse (Self Storage)	\$ -	\$ -	\$ 0.0511	\$ 0.0884	\$ 0.0030	\$ 0.0021	\$ 0.0021	\$ 0.15	per square foot
High-Cube Warehouse, short term	\$ -	\$ -	\$ 0.0986	\$ 0.1708	\$ 0.0029	\$ 0.0041	\$ 0.0041	\$ 0.28	per square foot
High-Cube Warehouse, fulfillment center	\$ -	\$ -	\$ 0.0985	\$ 0.1706	\$ 0.0038	\$ 0.0041	\$ 0.0041	\$ 0.28	per square foot
High-Cube Hub Warehouse	\$ -	\$ -	\$ 0.1031	\$ 0.1786	\$ 0.0096	\$ 0.0044	\$ 0.0044	\$ 0.30	per square foot
Data Center	\$ -	\$ -	\$ 0.0698	\$ 0.1208	\$ 0.0021	\$ 0.0029	\$ 0.0029	\$ 0.20	per square foot
Specialty Trade Contractor	\$ -	\$ -	\$ 0.4079	\$ 0.7065	\$ 0.0204	\$ 0.0170	\$ 0.0170	\$ 1.17	per square foot
Lodging									
Hotel	\$ -	\$ -	\$ 84.0167	\$ 145.5086	\$ 12.8326	\$ 3.6354	\$ 3.6354	\$ 249.63	per room
All Suites Hotel	\$ -	\$ -	\$ 139.3842	\$ 241.3997	\$ 7.0668	\$ 5.8178	\$ 5.8178	\$ 399.49	per room
Motel	\$ -	\$ -	\$ 20.0692	\$ 34.7578	\$ 4.4710	\$ 0.8895	\$ 0.8895	\$ 61.08	per room
Recreational									
Golf Course	\$ -	\$ -	\$ 37.0357	\$ 64.1422	\$ 10.2609	\$ 1.6716	\$ 1.6716	\$ 114.78	per acre
Movie Theater	\$ -	\$ -	\$ 0.2136	\$ 0.3700	\$ 0.1501	\$ 0.0110	\$ 0.0110	\$ 0.76	per square foot
Tennis Courts	\$ -	\$ -	\$ 36.7755	\$ 63.6914	\$ 33.1035	\$ 2.0036	\$ 2.0036	\$ 137.58	per acre
Racquet/Tennis Club	\$ -	\$ -	\$ 0.0716	\$ 0.1240	\$ 0.0368	\$ 0.0035	\$ 0.0035	\$ 0.24	per square foot
Recreational Community Center	\$ -	\$ -	\$ 0.1595	\$ 0.2762	\$ 0.0554	\$ 0.0074	\$ 0.0074	\$ 0.51	per square foot
Institutional									
Private Elementary School	\$ -	\$ -	\$ 0.1034	\$ 0.1791	\$ 0.0279	\$ 0.0047	\$ 0.0047	\$ 0.32	per square foot
Private High School	\$ -	\$ -	\$ 0.0954	\$ 0.1651	\$ 0.0271	\$ 0.0043	\$ 0.0043	\$ 0.30	per square foot
Church/Place of Worship	\$ -	\$ -	\$ 0.0555	\$ 0.0962	\$ 0.0155	\$ 0.0025	\$ 0.0025	\$ 0.17	per square foot
Day Care Center	\$ -	\$ -	\$ 0.3359	\$ 0.5817	\$ 0.0108	\$ 0.0139	\$ 0.0139	\$ 0.96	per square foot
Cemetery	\$ -	\$ -	\$ 15.7185	\$ 27.2230	\$ 12.2560	\$ 0.8280	\$ 0.8280	\$ 56.85	per acre
Medical									
Hospital	\$ -	\$ -	\$ 0.4308	\$ 0.7460	\$ 0.0188	\$ 0.0179	\$ 0.0179	\$ 1.23	per square foot
Nursing Home	\$ -	\$ -	\$ 0.3075	\$ 0.5326	\$ 0.0115	\$ 0.0128	\$ 0.0128	\$ 0.88	per square foot
Clinic	\$ -	\$ -	\$ 0.4079	\$ 0.7064	\$ 0.0655	\$ 0.0177	\$ 0.0177	\$ 1.22	per square foot
Veterinary Clinic	\$ -	\$ -	\$ 0.2555	\$ 0.4425	\$ 0.0340	\$ 0.0110	\$ 0.0110	\$ 0.75	per square foot

Land Use	Library Services	Parks and Recreation	Law Enforcement	Fire Protection	Road Improvements	Administrative Fee	CIE Prep Fee	Total Impact Fee	Unit of Measure
Office									
General Office Building	\$ -	\$ -	\$ 0.4909	\$ 0.8501	\$ 0.0226	\$ 0.0205	\$ 0.0205	\$ 1.40	per square foot
Small Office Building	\$ -	\$ -	\$ 0.2761	\$ 0.4781	\$ 0.0299	\$ 0.0118	\$ 0.0118	\$ 0.81	per square foot
Corporate Headquarters Building	\$ -	\$ -	\$ 0.5189	\$ 0.8988	\$ 0.0165	\$ 0.0215	\$ 0.0215	\$ 1.48	per square foot
Single-Tenant Office Building	\$ -	\$ -	\$ 0.5119	\$ 0.8866	\$ 0.0272	\$ 0.0214	\$ 0.0214	\$ 1.47	per square foot
Medical-Dental Office Building	\$ -	\$ -	\$ 0.6232	\$ 1.0794	\$ 0.0627	\$ 0.0265	\$ 0.0265	\$ 1.82	per square foot
Office Park	\$ -	\$ -	\$ 0.4715	\$ 0.8166	\$ 0.0230	\$ 0.0197	\$ 0.0197	\$ 1.35	per square foot
Research and Development Center	\$ -	\$ -	\$ 0.4958	\$ 0.8586	\$ 0.0231	\$ 0.0207	\$ 0.0207	\$ 1.42	per square foot
Business Park	\$ -	\$ -	\$ 0.4643	\$ 0.8041	\$ 0.0259	\$ 0.0194	\$ 0.0194	\$ 1.33	per square foot
Retail									
Building Materials and Lumber Store	\$ -	\$ -	\$ 0.0998	\$ 0.1728	\$ 0.0312	\$ 0.0046	\$ 0.0046	\$ 0.31	per square foot
Free-Standing Discount Superstore	\$ -	\$ -	\$ 0.3478	\$ 0.6024	\$ 0.0823	\$ 0.0155	\$ 0.0155	\$ 1.06	per square foot
Variety Store	\$ -	\$ -	\$ 0.1004	\$ 0.1739	\$ 0.0706	\$ 0.0052	\$ 0.0052	\$ 0.36	per square foot
Free-Standing Discount Store	\$ -	\$ -	\$ 0.3298	\$ 0.5712	\$ 0.0500	\$ 0.0143	\$ 0.0143	\$ 0.98	per square foot
Hardware/Paint Store	\$ -	\$ -	\$ 0.0439	\$ 0.0761	\$ 0.0073	\$ 0.0019	\$ 0.0019	\$ 0.13	per square foot
Nursery (Garden Center)	\$ -	\$ -	\$ 0.4704	\$ 0.8147	\$ 0.1248	\$ 0.0211	\$ 0.0211	\$ 1.45	per square foot
Nursery (Wholesale)	\$ -	\$ -	\$ 0.2513	\$ 0.4353	\$ 0.0715	\$ 0.0114	\$ 0.0114	\$ 0.78	per square foot
Shopping Center (150,000 sf+)	\$ -	\$ -	\$ 0.3204	\$ 0.5548	\$ 0.0360	\$ 0.0137	\$ 0.0137	\$ 0.94	per square foot
Shopping Plaza (40-150K)	\$ -	\$ -	\$ 0.3204	\$ 0.5548	\$ 0.0834	\$ 0.0144	\$ 0.0144	\$ 0.99	per square foot
Strip Retail Plaza (< 40,000 sf)	\$ -	\$ -	\$ 0.3204	\$ 0.5548	\$ 0.0813	\$ 0.0143	\$ 0.0143	\$ 0.99	per square foot
Automobile Sales (New)	\$ -	\$ -	\$ 0.3748	\$ 0.6491	\$ 0.0498	\$ 0.0161	\$ 0.0161	\$ 1.11	per square foot
Automobile Sales Used)	\$ -	\$ -	\$ 0.3269	\$ 0.5662	\$ 0.0484	\$ 0.0141	\$ 0.0141	\$ 0.97	per square foot
Recreation Vehicle Sales	\$ -	\$ -	\$ 0.0957	\$ 0.1657	\$ 0.0089	\$ 0.0041	\$ 0.0041	\$ 0.28	per square foot
Auto Parts Store	\$ -	\$ -	\$ 0.2440	\$ 0.4225	\$ 0.0543	\$ 0.0108	\$ 0.0108	\$ 0.74	per square foot
Tire Store	\$ -	\$ -	\$ 0.2488	\$ 0.4309	\$ 0.0420	\$ 0.0108	\$ 0.0108	\$ 0.74	per square foot
Supermarket	\$ -	\$ -	\$ 0.3226	\$ 0.5587	\$ 0.0722	\$ 0.0143	\$ 0.0143	\$ 0.98	per square foot
Discount Club	\$ -	\$ -	\$ 0.1988	\$ 0.3443	\$ 0.0586	\$ 0.0090	\$ 0.0090	\$ 0.62	per square foot
Sporting Goods Superstore	\$ -	\$ -	\$ 0.8076	\$ 1.3987	\$ 0.0323	\$ 0.0336	\$ 0.0336	\$ 2.31	per square foot
Home Improvement Superstore	\$ -	\$ -	\$ 0.8076	\$ 1.3987	\$ 0.0223	\$ 0.0334	\$ 0.0334	\$ 2.30	per square foot
Pharmacy/Drugstore w/drive-through	\$ -	\$ -	\$ 0.2363	\$ 0.4093	\$ 0.0932	\$ 0.0111	\$ 0.0111	\$ 0.76	per square foot
Furniture Store	\$ -	\$ -	\$ 0.0869	\$ 0.1505	\$ 0.0029	\$ 0.0036	\$ 0.0036	\$ 0.25	per square foot
Services									
Drive-in Bank	\$ -	\$ -	\$ 0.4623	\$ 0.8007	\$ 0.0499	\$ 0.0197	\$ 0.0197	\$ 1.35	per square foot
Fast Casual Restaurant	\$ -	\$ -	\$ 0.7603	\$ 1.3168	\$ 0.0813	\$ 0.0324	\$ 0.0324	\$ 2.22	per square foot
Fine Dining Restaurant	\$ -	\$ -	\$ 0.7603	\$ 1.3168	\$ 0.0721	\$ 0.0322	\$ 0.0322	\$ 2.21	per square foot
High-Turnover (Sit-Down) Restaurant	\$ -	\$ -	\$ 0.7603	\$ 1.3168	\$ 0.0897	\$ 0.0325	\$ 0.0325	\$ 2.23	per square foot
Fast-Food Restaurant w/o drive-thru window	\$ -	\$ -	\$ 1.2393	\$ 2.1464	\$ 0.2751	\$ 0.0549	\$ 0.0549	\$ 3.77	per square foot
Fast-Food Restaurant w/drive-thru window	\$ -	\$ -	\$ 1.5833	\$ 2.7422	\$ 0.2855	\$ 0.0692	\$ 0.0692	\$ 4.75	per square foot
Quick Lubrication Vehicle Shop	\$ -	\$ -	\$ 0.6556	\$ 1.1355	\$ 0.1133	\$ 0.0286	\$ 0.0286	\$ 1.96	per square foot
Automobile Parts & Service Center	\$ -	\$ -	\$ 0.2188	\$ 0.3789	\$ 0.0214	\$ 0.0093	\$ 0.0093	\$ 0.64	per square foot
Gasoline/Service Station	\$ -	\$ -	\$ 94.0500	\$ 162.8853	\$ 53.1126	\$ 4.6507	\$ 4.6507	\$ 319.35	per pump
Convenience Store with Gas	\$ -	\$ -	\$ 0.3902	\$ 0.6758	\$ 0.2378	\$ 0.0196	\$ 0.0196	\$ 1.34	per square foot



Public Hearing 2: Development Impact Fee Ordinance Amendment

**Dawson County Board
of Commissioners**

1.16.25

Purpose of Public Hearing

- **Receive public comment on the draft Development Impact Fee Ordinance Amendment ***
 - Text amendments to clarify guidance on administering the impact fee program
 - New fee schedule to change fees collected for **library** services, **parks & rec**, **law enforcement**, **fire** protection, and **road** improvements
- **Follow State requirements**
 - GA Development Impact Fee Act
 - 2 public hearings required (at least two weeks apart)
 - Adoption can occur on or after the date of the 2nd hearing: 1.16.24

**Amends 2018 ordinance*

Ordinance Provisions

- **Requirements for assessing and collecting impact fees**
- **Guidance on administering the impact fee program**
- **Mechanisms for reducing impact fees on a case-by-case basis**
 - Appeals Process
 - Individual Assessments
 - Exemptions (for ‘extraordinary economic development and employment growth’, if approved by BOC)
 - Credits (for developer contributions to approved system improvements or recognition of infrastructure investment in change-of-use scenario)
 - Fee Certification (locks in current fees for up to 180 days, at the request of property owner or developer before new fees take effect)

Fee Schedule

- BOC can adopt up to the maximum fees that could be charged
- A lower fee can be adopted by reducing fees for all land uses in one or more public facility categories by the same percentage
- 4.1.25 Effective Date (suggested)

Fee Schedule in Draft Ordinance

Impact Fees Collected from
Residential Development



Applies to **All** New Development

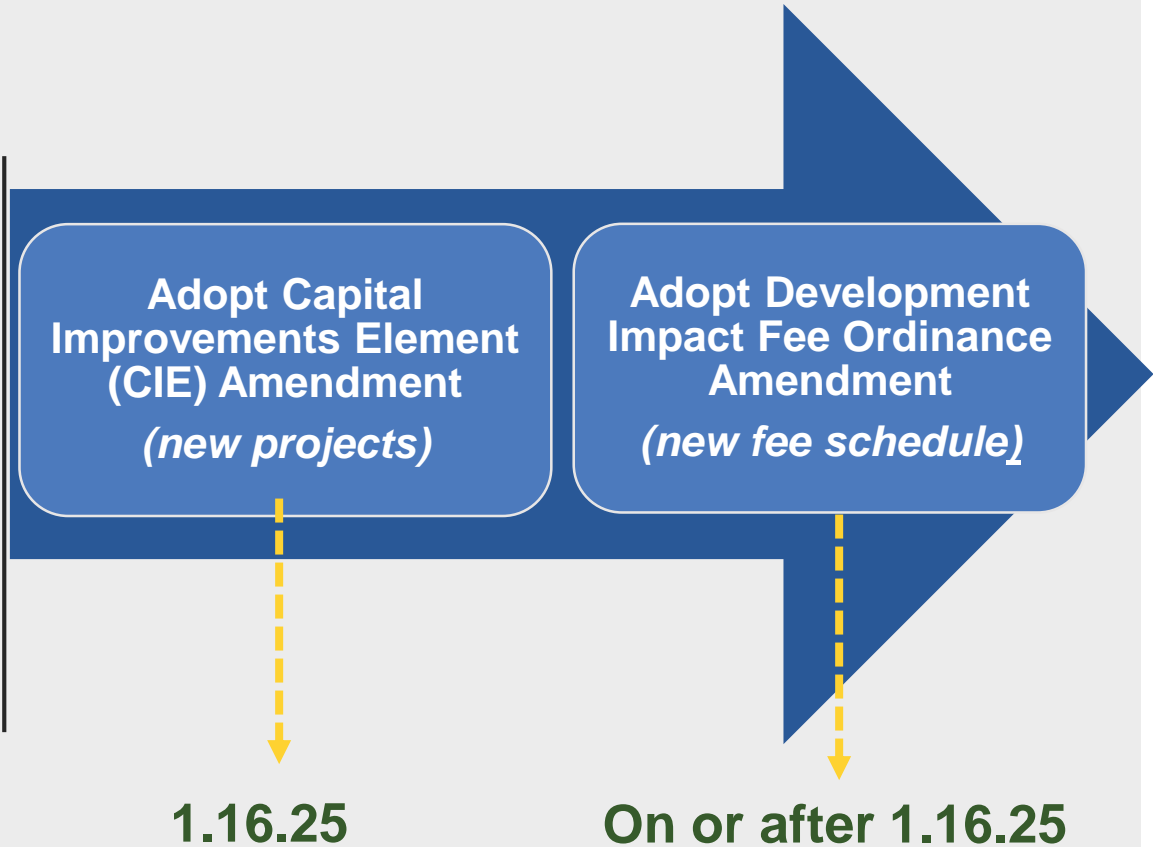
<i>Single-Family Detached House</i>	Parks	Library	Fire	Law Enforcement	Roads	TOTAL
2018 Adopted Fee	\$ 1,748.43	\$ 550.46	\$ 185.88	\$ -	\$ 82.44	\$ 2,567.21
2024 Maximum Fee	\$ 4,287.50	\$ 277.69	\$ 1,943.93	\$ 334.14	\$ 21.97	\$ 6,865.23
<i>Draft Ordinance</i>	\$ 4,287.50	\$ 277.69	\$ 578.70	\$ 334.14	\$ 21.97	\$ 5,500.00

Proposed Fire Protection fee is 29.77% (rounded) of the maximum

4 Additional Alternatives Based on 12.19.24 Public Hearing

Selected Land Use	Library Services	Parks and Recreation*	Law Enforcement	Fire Protection	Road Improvements	Admin. Fee	CIE Prep Fee	Total Impact Fee
Alt 1: Adopt Maximum Fee								
Single-Family Detached House	\$ 269.60	\$ 4,162.62	\$ 324.41	\$ 1,887.31	\$ 21.33	\$ 99.98	\$ 99.98	\$ 6,865.23
Family Restaurant (sit-down, 5,000 sf)	\$ -	\$ -	\$ 3,801.63	\$ 22,116.69	\$ 448.62	\$ 395.50	\$ 395.50	\$ 27,157.94
Machine Shop (10,000 sf)	\$ -	\$ -	\$ 4,079.18	\$ 23,731.40	\$ 204.37	\$ 420.22	\$ 420.22	\$ 28,855.40
Craft Shop (2,500 sf)	\$ -	\$ -	\$ 800.90	\$ 4,659.39	\$ 203.23	\$ 84.95	\$ 84.95	\$ 5,833.43
Alt 2: Reduce Fire Fees by 70.23% to Reach \$5,500 House Fee								
Single-Family Detached House	\$ 269.60	\$ 4,162.62	\$ 324.41	\$ 561.85	\$ 21.33	\$ 80.10	\$ 80.10	\$ 5,500.00
Family Restaurant (sit-down, 5,000 sf)	\$ -	\$ -	\$ 3,801.63	\$ 6,584.04	\$ 448.62	\$ 162.51	\$ 162.51	\$ 11,159.31
Machine Shop (10,000 sf)	\$ -	\$ -	\$ 4,079.18	\$ 7,064.73	\$ 204.37	\$ 170.22	\$ 170.22	\$ 11,688.73
Craft Shop (2,500 sf)	\$ -	\$ -	\$ 800.90	\$ 1,387.08	\$ 203.23	\$ 35.87	\$ 35.87	\$ 2,462.95
Alt 3: Reduce Library Fee by 50% and Fire Fee by 63.09% to Reach \$5,500 House Fee								
Single-Family Detached House	\$ 134.80	\$ 4,162.62	\$ 324.41	\$ 696.64	\$ 21.33	\$ 80.10	\$ 80.10	\$ 5,500.00
Family Restaurant (sit-down, 5,000 sf)	\$ -	\$ -	\$ 3,801.63	\$ 8,163.69	\$ 448.62	\$ 186.21	\$ 186.21	\$ 12,786.35
Machine Shop (10,000 sf)	\$ -	\$ -	\$ 4,079.18	\$ 8,759.71	\$ 204.37	\$ 195.65	\$ 195.65	\$ 13,434.56
Craft Shop (2,500 sf)	\$ -	\$ -	\$ 800.90	\$ 1,719.87	\$ 203.23	\$ 40.86	\$ 40.86	\$ 2,805.72
Alt 4: Reduce Library Fee by 62.91% (to reach \$100) and Fire Fee by 61.24% to Reach \$5,500 House Fee								
Single-Family Detached House	\$ 100.00	\$ 4,162.62	\$ 324.41	\$ 731.44	\$ 21.33	\$ 80.10	\$ 80.10	\$ 5,500.00
Family Restaurant (sit-down, 5,000 sf)	\$ -	\$ -	\$ 3,801.63	\$ 8,571.48	\$ 448.62	\$ 192.33	\$ 192.33	\$ 13,206.38
Machine Shop (10,000 sf)	\$ -	\$ -	\$ 4,079.18	\$ 9,197.28	\$ 204.37	\$ 202.21	\$ 202.21	\$ 13,885.25
Craft Shop (2,500 sf)	\$ -	\$ -	\$ 800.90	\$ 1,805.78	\$ 203.23	\$ 42.15	\$ 42.15	\$ 2,894.21
Alt 5: Reduce Library Fee by 50% and Fire Fee by 47.66% to Reach \$5,800 House Fee								
Single-Family Detached House	\$ 134.80	\$ 4,162.62	\$ 324.41	\$ 987.91	\$ 21.33	\$ 84.47	\$ 84.47	\$ 5,800.00
Family Restaurant (sit-down, 5,000 sf)	\$ -	\$ -	\$ 3,801.63	\$ 11,576.88	\$ 448.62	\$ 237.41	\$ 237.41	\$ 16,301.94
Machine Shop (10,000 sf)	\$ -	\$ -	\$ 4,079.18	\$ 12,422.09	\$ 204.37	\$ 250.58	\$ 250.58	\$ 17,206.81
Craft Shop (2,500 sf)	\$ -	\$ -	\$ 800.90	\$ 2,438.94	\$ 203.23	\$ 51.65	\$ 51.65	\$ 3,546.36
Alt 6: Reduce Library Fee by 62.91% (to reach \$100) and Fire Fee by 45.81% to Reach \$5,800 House Fee								
Single-Family Detached House	\$ 100.00	\$ 4,162.62	\$ 324.41	\$ 1,022.70	\$ 21.33	\$ 84.47	\$ 84.47	\$ 5,800.00
Family Restaurant (sit-down, 5,000 sf)	\$ -	\$ -	\$ 3,801.63	\$ 11,984.67	\$ 448.62	\$ 243.52	\$ 243.52	\$ 16,721.96
Machine Shop (10,000 sf)	\$ -	\$ -	\$ 4,079.18	\$ 12,859.65	\$ 204.37	\$ 257.15	\$ 257.15	\$ 17,657.50
Craft Shop (2,500 sf)	\$ -	\$ -	\$ 800.90	\$ 2,524.85	\$ 203.23	\$ 52.93	\$ 52.93	\$ 3,634.85

Next Steps: Impact Fee Program Update





Public Hearing 2: Development Impact Fee Ordinance Amendment

**Dawson County Board
of Commissioners**

1.16.25

Alt 3. Reduce Library 50% & Fire by 63.08809%

Land Use	Library Services	Parks and Recreation	Law Enforcement	Fire Protection	Road Improvements	Admin. Fee	CIE Prep Fee	Total Impact Fee	Unit of Measure
Residential									
Single-Family Detached Housing	\$ 134.7986	\$ 4,162.6225	\$ 324.4095	\$ 696.6438	\$ 21.3316	\$ 80.0971	\$ 80.0971	\$ 5,500.0000	per dwelling
Duplex or Townhouse 1-3 stories	\$ 134.7986	\$ 4,162.6225	\$ 324.4095	\$ 696.6438	\$ 16.2871	\$ 80.0214	\$ 80.0214	\$ 5,494.8042	per dwelling
Multi-Family Low Rise 2-3 stories	\$ 134.7986	\$ 4,162.6225	\$ 324.4095	\$ 696.6438	\$ 15.2465	\$ 80.0058	\$ 80.0058	\$ 5,493.7324	per dwelling
Senior Adult Single-Family Housing	\$ 134.7986	\$ 4,162.6225	\$ 324.4095	\$ 696.6438	\$ 9.7496	\$ 79.9234	\$ 79.9234	\$ 5,488.0706	per dwelling
Senior Adult Multi-Family Housing	\$ 134.7986	\$ 4,162.6225	\$ 324.4095	\$ 696.6438	\$ 7.3292	\$ 79.8871	\$ 79.8871	\$ 5,485.5775	per dwelling
Congregate Care Facility	\$ 134.7986	\$ 4,162.6225	\$ 324.4095	\$ 696.6438	\$ 4.9992	\$ 79.8521	\$ 79.8521	\$ 5,483.1777	per dwelling
Industrial									
General Light Industrial	\$ -	\$ -	\$ 0.2369	\$ 0.5087	\$ 0.0101	\$ 0.0113	\$ 0.0113	\$ 0.7784	per square foot
Manufacturing	\$ -	\$ -	\$ 0.2854	\$ 0.6128	\$ 0.0099	\$ 0.0136	\$ 0.0136	\$ 0.9353	per square foot
Warehousing	\$ -	\$ -	\$ 0.0511	\$ 0.1096	\$ 0.0036	\$ 0.0025	\$ 0.0025	\$ 0.1692	per square foot
Mini-Warehouse (Self Storage)	\$ -	\$ -	\$ 0.0511	\$ 0.1096	\$ 0.0030	\$ 0.0025	\$ 0.0025	\$ 0.1686	per square foot
High-Cube Warehouse, short term	\$ -	\$ -	\$ 0.0986	\$ 0.2118	\$ 0.0029	\$ 0.0047	\$ 0.0047	\$ 0.3228	per square foot
High-Cube Warehouse, fulfillment center	\$ -	\$ -	\$ 0.0985	\$ 0.2116	\$ 0.0038	\$ 0.0047	\$ 0.0047	\$ 0.3233	per square foot
High-Cube Hub Warehouse	\$ -	\$ -	\$ 0.1031	\$ 0.2215	\$ 0.0096	\$ 0.0050	\$ 0.0050	\$ 0.3442	per square foot
Data Center	\$ -	\$ -	\$ 0.0698	\$ 0.1498	\$ 0.0021	\$ 0.0033	\$ 0.0033	\$ 0.2283	per square foot
Specialty Trade Contractor	\$ -	\$ -	\$ 0.4079	\$ 0.8760	\$ 0.0204	\$ 0.0196	\$ 0.0196	\$ 1.3435	per square foot
Lodging									
Hotel	\$ -	\$ -	\$ 84.0167	\$ 180.4192	\$ 12.8326	\$ 4.1590	\$ 4.1590	\$ 285.5865	per room
All Suites Hotel	\$ -	\$ -	\$ 139.3842	\$ 299.3166	\$ 7.0668	\$ 6.6865	\$ 6.6865	\$ 459.1406	per room
Motel	\$ -	\$ -	\$ 20.0692	\$ 43.0970	\$ 4.4710	\$ 1.0146	\$ 1.0146	\$ 69.6663	per room
Recreational									
Golf Course	\$ -	\$ -	\$ 37.0357	\$ 79.5313	\$ 10.2609	\$ 1.9024	\$ 1.9024	\$ 130.6328	per acre
Movie Theater	\$ -	\$ -	\$ 0.2136	\$ 0.4587	\$ 0.1501	\$ 0.0123	\$ 0.0123	\$ 0.8472	per square foot
Tennis Courts	\$ -	\$ -	\$ 36.7755	\$ 78.9724	\$ 33.1035	\$ 2.2328	\$ 2.2328	\$ 153.3169	per acre
Racquet/Tennis Club	\$ -	\$ -	\$ 0.0716	\$ 0.1538	\$ 0.0368	\$ 0.0039	\$ 0.0039	\$ 0.2701	per square foot
Recreational Community Center	\$ -	\$ -	\$ 0.1595	\$ 0.3425	\$ 0.0554	\$ 0.0084	\$ 0.0084	\$ 0.5741	per square foot
Institutional									
Private Elementary School	\$ -	\$ -	\$ 0.1034	\$ 0.2221	\$ 0.0279	\$ 0.0053	\$ 0.0053	\$ 0.3640	per square foot
Private High School	\$ -	\$ -	\$ 0.0954	\$ 0.2048	\$ 0.0271	\$ 0.0049	\$ 0.0049	\$ 0.3370	per square foot
Church/Place of Worship	\$ -	\$ -	\$ 0.0555	\$ 0.1192	\$ 0.0155	\$ 0.0029	\$ 0.0029	\$ 0.1959	per square foot
Day Care Center	\$ -	\$ -	\$ 0.3359	\$ 0.7212	\$ 0.0108	\$ 0.0160	\$ 0.0160	\$ 1.0999	per square foot
Cemetery	\$ -	\$ -	\$ 15.7185	\$ 33.7543	\$ 12.2560	\$ 0.9259	\$ 0.9259	\$ 63.5808	per acre
Medical									
Hospital	\$ -	\$ -	\$ 0.4308	\$ 0.9250	\$ 0.0188	\$ 0.0206	\$ 0.0206	\$ 1.4158	per square foot
Nursing Home	\$ -	\$ -	\$ 0.3075	\$ 0.6603	\$ 0.0115	\$ 0.0147	\$ 0.0147	\$ 1.0087	per square foot
Clinic	\$ -	\$ -	\$ 0.4079	\$ 0.8759	\$ 0.0655	\$ 0.0202	\$ 0.0202	\$ 1.3898	per square foot
Veterinary Clinic	\$ -	\$ -	\$ 0.2555	\$ 0.5486	\$ 0.0340	\$ 0.0126	\$ 0.0126	\$ 0.8633	per square foot

Land Use	Library Services	Parks and Recreation	Law Enforcement	Fire Protection	Road Improvements	Admin. Fee	CIE Prep Fee	Total Impact Fee	Unit of Measure
Office									
General Office Building	\$ -	\$ -	\$ 0.4909	\$ 1.0541	\$ 0.0226	\$ 0.0235	\$ 0.0235	\$ 1.6145	per square foot
Small Office Building	\$ -	\$ -	\$ 0.2761	\$ 0.5928	\$ 0.0299	\$ 0.0135	\$ 0.0135	\$ 0.9258	per square foot
Corporate Headquarters Building	\$ -	\$ -	\$ 0.5189	\$ 1.1144	\$ 0.0165	\$ 0.0247	\$ 0.0247	\$ 1.6994	per square foot
Single-Tenant Office Building	\$ -	\$ -	\$ 0.5119	\$ 1.0993	\$ 0.0272	\$ 0.0246	\$ 0.0246	\$ 1.6875	per square foot
Medical-Dental Office Building	\$ -	\$ -	\$ 0.6232	\$ 1.3383	\$ 0.0627	\$ 0.0304	\$ 0.0304	\$ 2.0850	per square foot
Office Park	\$ -	\$ -	\$ 0.4715	\$ 1.0126	\$ 0.0230	\$ 0.0226	\$ 0.0226	\$ 1.5524	per square foot
Research and Development Center	\$ -	\$ -	\$ 0.4958	\$ 1.0646	\$ 0.0231	\$ 0.0238	\$ 0.0238	\$ 1.6310	per square foot
Business Park	\$ -	\$ -	\$ 0.4643	\$ 0.9971	\$ 0.0259	\$ 0.0223	\$ 0.0223	\$ 1.5319	per square foot
Retail									
Building Materials and Lumber Store	\$ -	\$ -	\$ 0.0998	\$ 0.2142	\$ 0.0312	\$ 0.0052	\$ 0.0052	\$ 0.3556	per square foot
Free-Standing Discount Superstore	\$ -	\$ -	\$ 0.3478	\$ 0.7470	\$ 0.0823	\$ 0.0177	\$ 0.0177	\$ 1.2124	per square foot
Variety Store	\$ -	\$ -	\$ 0.1004	\$ 0.2156	\$ 0.0706	\$ 0.0058	\$ 0.0058	\$ 0.3982	per square foot
Free-Standing Discount Store	\$ -	\$ -	\$ 0.3298	\$ 0.7082	\$ 0.0500	\$ 0.0163	\$ 0.0163	\$ 1.2006	per square foot
Hardware/Paint Store	\$ -	\$ -	\$ 0.0439	\$ 0.0944	\$ 0.0073	\$ 0.0022	\$ 0.0022	\$ 0.1500	per square foot
Nursery (Garden Center)	\$ -	\$ -	\$ 0.4704	\$ 1.0101	\$ 0.1248	\$ 0.0241	\$ 0.0241	\$ 1.6535	per square foot
Nursery (Wholesale)	\$ -	\$ -	\$ 0.2513	\$ 0.5397	\$ 0.0715	\$ 0.0129	\$ 0.0129	\$ 0.8883	per square foot
Shopping Center (150,000 sf+)	\$ -	\$ -	\$ 0.3204	\$ 0.6879	\$ 0.0360	\$ 0.0157	\$ 0.0157	\$ 1.0756	per square foot
Shopping Plaza (40-150K)	\$ -	\$ -	\$ 0.3204	\$ 0.6879	\$ 0.0834	\$ 0.0164	\$ 0.0164	\$ 1.2444	per square foot
Strip Retail Plaza (<40,000 sf)	\$ -	\$ -	\$ 0.3204	\$ 0.6879	\$ 0.0813	\$ 0.0163	\$ 0.0163	\$ 1.1223	per square foot
Automobile Sales (New)	\$ -	\$ -	\$ 0.3748	\$ 0.8049	\$ 0.0498	\$ 0.0184	\$ 0.0184	\$ 1.2663	per square foot
Automobile Sales (Used)	\$ -	\$ -	\$ 0.3269	\$ 0.7021	\$ 0.0484	\$ 0.0162	\$ 0.0162	\$ 1.1097	per square foot
Recreation Vehicle Sales	\$ -	\$ -	\$ 0.0957	\$ 0.2055	\$ 0.0089	\$ 0.0047	\$ 0.0047	\$ 0.3194	per square foot
Auto Parts Store	\$ -	\$ -	\$ 0.2440	\$ 0.5239	\$ 0.0543	\$ 0.0123	\$ 0.0123	\$ 0.8468	per square foot
Tire Store	\$ -	\$ -	\$ 0.2488	\$ 0.5343	\$ 0.0420	\$ 0.0124	\$ 0.0124	\$ 0.8499	per square foot
Supermarket	\$ -	\$ -	\$ 0.3226	\$ 0.6928	\$ 0.0722	\$ 0.0163	\$ 0.0163	\$ 1.1202	per square foot
Discount Club	\$ -	\$ -	\$ 0.1988	\$ 0.4268	\$ 0.0586	\$ 0.0103	\$ 0.0103	\$ 0.7047	per square foot
Sporting Goods Superstore	\$ -	\$ -	\$ 0.8076	\$ 1.7343	\$ 0.0323	\$ 0.0386	\$ 0.0386	\$ 2.6514	per square foot
Home Improvement Superstore	\$ -	\$ -	\$ 0.8076	\$ 1.7343	\$ 0.0223	\$ 0.0385	\$ 0.0385	\$ 2.6410	per square foot
Pharmacy/Drugstore w/drive-thru	\$ -	\$ -	\$ 0.2363	\$ 0.5075	\$ 0.0932	\$ 0.0126	\$ 0.0126	\$ 0.8621	per square foot
Furniture Store	\$ -	\$ -	\$ 0.0869	\$ 0.1866	\$ 0.0029	\$ 0.0041	\$ 0.0041	\$ 0.2847	per square foot
Services									
Drive-in Bank	\$ -	\$ -	\$ 0.4623	\$ 0.9928	\$ 0.0499	\$ 0.0226	\$ 0.0226	\$ 1.5502	per square foot
Fast Casual Restaurant	\$ -	\$ -	\$ 0.7603	\$ 1.6327	\$ 0.0813	\$ 0.0371	\$ 0.0371	\$ 2.5486	per square foot
Fine Dining Restaurant	\$ -	\$ -	\$ 0.7603	\$ 1.6327	\$ 0.0721	\$ 0.0370	\$ 0.0370	\$ 2.5391	per square foot
High-Turnover (Sit-Down) Restaurant	\$ -	\$ -	\$ 0.7603	\$ 1.6327	\$ 0.0897	\$ 0.0372	\$ 0.0372	\$ 2.5573	per square foot
Fast-Food Restaurant w/o drive-thru window	\$ -	\$ -	\$ 1.2393	\$ 2.6614	\$ 0.2751	\$ 0.0626	\$ 0.0626	\$ 4.3012	per square foot
Fast-Food Restaurant w/drive-thru window	\$ -	\$ -	\$ 1.5833	\$ 3.4001	\$ 0.2855	\$ 0.0790	\$ 0.0790	\$ 5.4270	per square foot
Quick Lubrication Vehicle Shop	\$ -	\$ -	\$ 0.6556	\$ 1.4079	\$ 0.1133	\$ 0.0327	\$ 0.0327	\$ 2.2422	per square foot
Mobile Parts & Service Center	\$ -	\$ -	\$ 0.2188	\$ 0.4699	\$ 0.0214	\$ 0.0107	\$ 0.0107	\$ 0.7314	per square foot
Utility/Service Station	\$ -	\$ -	\$ 94.0500	\$ 201.9649	\$ 53.1126	\$ 5.2369	\$ 5.2369	\$ 359.6013	per pump
Convenience Store with Gas	\$ -	\$ -	\$ 0.3902	\$ 0.8379	\$ 0.2378	\$ 0.0220	\$ 0.0220	\$ 1.5100	per square foot

Alt 4. Reduce Library by 62.9076% & Fire by 61.24428%

Land Use	Library Services	Parks and Recreation	Law Enforcement	Fire Protection	Road Improvements	Admin. Fee	CIE Prep Fee	Total Impact Fee	Unit of Measure
Residential									
Single-Family Detached Housing	\$ 100.0000	\$ 4,162.6225	\$ 324.4095	\$ 731.4422	\$ 21.3316	\$ 80.0971	\$ 80.0971	\$ 5,500.0000	per dwelling
Duplex or Townhouse 1-3 stories	\$ 100.0000	\$ 4,162.6225	\$ 324.4095	\$ 731.4422	\$ 16.2871	\$ 80.0214	\$ 80.0214	\$ 5,494.8042	per dwelling
Multi-Family Low Rise 2-3 stories	\$ 100.0000	\$ 4,162.6225	\$ 324.4095	\$ 731.4422	\$ 15.2465	\$ 80.0058	\$ 80.0058	\$ 5,493.7324	per dwelling
Senior Adult Single-Family Housing	\$ 100.0000	\$ 4,162.6225	\$ 324.4095	\$ 731.4422	\$ 9.7496	\$ 79.9234	\$ 79.9234	\$ 5,488.0706	per dwelling
Senior Adult Multi-Family Housing	\$ 100.0000	\$ 4,162.6225	\$ 324.4095	\$ 731.4422	\$ 7.3292	\$ 79.8871	\$ 79.8871	\$ 5,485.5775	per dwelling
Congregate Care Facility	\$ 100.0000	\$ 4,162.6225	\$ 324.4095	\$ 731.4422	\$ 4.9992	\$ 79.8521	\$ 79.8521	\$ 5,483.1777	per dwelling
Industrial									
General Light Industrial	\$ -	\$ -	\$ 0.2369	\$ 0.5341	\$ 0.0101	\$ 0.0117	\$ 0.0117	\$ 0.8046	per square foot
Manufacturing	\$ -	\$ -	\$ 0.2854	\$ 0.6434	\$ 0.0099	\$ 0.0141	\$ 0.0141	\$ 0.9668	per square foot
Warehousing	\$ -	\$ -	\$ 0.0511	\$ 0.1151	\$ 0.0036	\$ 0.0025	\$ 0.0025	\$ 0.1748	per square foot
Mini-Warehouse (Self Storage)	\$ -	\$ -	\$ 0.0511	\$ 0.1151	\$ 0.0030	\$ 0.0025	\$ 0.0025	\$ 0.1743	per square foot
High-Cube Warehouse, short term	\$ -	\$ -	\$ 0.0986	\$ 0.2224	\$ 0.0029	\$ 0.0049	\$ 0.0049	\$ 0.3337	per square foot
High-Cube Warehouse, fulfillment center	\$ -	\$ -	\$ 0.0985	\$ 0.2222	\$ 0.0038	\$ 0.0049	\$ 0.0049	\$ 0.3342	per square foot
High-Cube Hub Warehouse	\$ -	\$ -	\$ 0.1031	\$ 0.2325	\$ 0.0096	\$ 0.0052	\$ 0.0052	\$ 0.3556	per square foot
Data Center	\$ -	\$ -	\$ 0.0698	\$ 0.1573	\$ 0.0021	\$ 0.0034	\$ 0.0034	\$ 0.2360	per square foot
Specialty Trade Contractor	\$ -	\$ -	\$ 0.4079	\$ 0.9197	\$ 0.0204	\$ 0.0202	\$ 0.0202	\$ 1.3885	per square foot
Lodging									
Hotel	\$ -	\$ -	\$ 84.0167	\$ 189.4314	\$ 12.8326	\$ 4.2942	\$ 4.2942	\$ 294.8691	per room
All Suites Hotel	\$ -	\$ -	\$ 139.3842	\$ 314.2679	\$ 7.0668	\$ 6.9108	\$ 6.9108	\$ 474.5405	per room
Motel	\$ -	\$ -	\$ 20.0692	\$ 45.2497	\$ 4.4710	\$ 1.0468	\$ 1.0468	\$ 71.8836	per room
Recreational									
Golf Course	\$ -	\$ -	\$ 37.0357	\$ 83.5040	\$ 10.2609	\$ 1.9620	\$ 1.9620	\$ 134.7247	per acre
Movie Theater	\$ -	\$ -	\$ 0.2136	\$ 0.4817	\$ 0.1501	\$ 0.0127	\$ 0.0127	\$ 0.8708	per square foot
Tennis Courts	\$ -	\$ -	\$ 36.7755	\$ 82.9172	\$ 33.1035	\$ 2.2919	\$ 2.2919	\$ 157.3800	per acre
Racquet/Tennis Club	\$ -	\$ -	\$ 0.0716	\$ 0.1615	\$ 0.0368	\$ 0.0040	\$ 0.0040	\$ 0.2780	per square foot
Recreational Community Center	\$ -	\$ -	\$ 0.1595	\$ 0.3596	\$ 0.0554	\$ 0.0086	\$ 0.0086	\$ 0.5917	per square foot
Institutional									
Private Elementary School	\$ -	\$ -	\$ 0.1034	\$ 0.2332	\$ 0.0279	\$ 0.0055	\$ 0.0055	\$ 0.3754	per square foot
Private High School	\$ -	\$ -	\$ 0.0954	\$ 0.2150	\$ 0.0271	\$ 0.0051	\$ 0.0051	\$ 0.3475	per square foot
Church/Place of Worship	\$ -	\$ -	\$ 0.0555	\$ 0.1252	\$ 0.0155	\$ 0.0029	\$ 0.0029	\$ 0.2021	per square foot
Day Care Center	\$ -	\$ -	\$ 0.3359	\$ 0.7572	\$ 0.0108	\$ 0.0166	\$ 0.0166	\$ 1.1370	per square foot
Cemetery	\$ -	\$ -	\$ 15.7185	\$ 35.4404	\$ 12.2560	\$ 0.9512	\$ 0.9512	\$ 65.3174	per acre
Medical									
Hospital	\$ -	\$ -	\$ 0.4308	\$ 0.9712	\$ 0.0188	\$ 0.0213	\$ 0.0213	\$ 1.4634	per square foot
Nursing Home	\$ -	\$ -	\$ 0.3075	\$ 0.6933	\$ 0.0115	\$ 0.0152	\$ 0.0152	\$ 1.0426	per square foot
Clinic	\$ -	\$ -	\$ 0.4079	\$ 0.9197	\$ 0.0655	\$ 0.0209	\$ 0.0209	\$ 1.4348	per square foot
Veterinary Clinic	\$ -	\$ -	\$ 0.2555	\$ 0.5760	\$ 0.0340	\$ 0.0130	\$ 0.0130	\$ 0.8915	per square foot

Land Use	Library Services	Parks and Recreation	Law Enforcement	Fire Protection	Road Improvements	Admin. Fee	CIE Prep Fee	Total Impact Fee	Unit of Measure
Office									
General Office Building	\$ -	\$ -	\$ 0.4909	\$ 1.1067	\$ 0.0226	\$ 0.0243	\$ 0.0243	\$ 1.6687	per square foot
Small Office Building	\$ -	\$ -	\$ 0.2761	\$ 0.6224	\$ 0.0299	\$ 0.0139	\$ 0.0139	\$ 0.9563	per square foot
Corporate Headquarters Building	\$ -	\$ -	\$ 0.5189	\$ 1.1701	\$ 0.0165	\$ 0.0256	\$ 0.0256	\$ 1.7567	per square foot
Single-Tenant Office Building	\$ -	\$ -	\$ 0.5119	\$ 1.1542	\$ 0.0272	\$ 0.0254	\$ 0.0254	\$ 1.7441	per square foot
Medical-Dental Office Building	\$ -	\$ -	\$ 0.6232	\$ 1.4052	\$ 0.0627	\$ 0.0314	\$ 0.0314	\$ 2.1539	per square foot
Office Park	\$ -	\$ -	\$ 0.4715	\$ 1.0632	\$ 0.0230	\$ 0.0234	\$ 0.0234	\$ 1.6045	per square foot
Research and Development Center	\$ -	\$ -	\$ 0.4958	\$ 1.1178	\$ 0.0231	\$ 0.0245	\$ 0.0245	\$ 1.6857	per square foot
Business Park	\$ -	\$ -	\$ 0.4643	\$ 1.0469	\$ 0.0259	\$ 0.0231	\$ 0.0231	\$ 1.5832	per square foot
Retail									
Building Materials and Lumber Store	\$ -	\$ -	\$ 0.0998	\$ 0.2249	\$ 0.0312	\$ 0.0053	\$ 0.0053	\$ 0.3666	per square foot
Free-Standing Discount Superstore	\$ -	\$ -	\$ 0.3478	\$ 0.7843	\$ 0.0823	\$ 0.0182	\$ 0.0182	\$ 1.2508	per square foot
Variety Store	\$ -	\$ -	\$ 0.1004	\$ 0.2264	\$ 0.0706	\$ 0.0060	\$ 0.0060	\$ 0.4093	per square foot
Free-Standing Discount Store	\$ -	\$ -	\$ 0.3298	\$ 0.7436	\$ 0.0500	\$ 0.0169	\$ 0.0169	\$ 1.1571	per square foot
Hardware/Paint Store	\$ -	\$ -	\$ 0.0439	\$ 0.0991	\$ 0.0073	\$ 0.0023	\$ 0.0023	\$ 0.1548	per square foot
Nursery (Garden Center)	\$ -	\$ -	\$ 0.4704	\$ 1.0606	\$ 0.1248	\$ 0.0248	\$ 0.0248	\$ 1.7054	per square foot
Nursery (Wholesale)	\$ -	\$ -	\$ 0.2513	\$ 0.5666	\$ 0.0715	\$ 0.0133	\$ 0.0133	\$ 0.9161	per square foot
Shopping Center (150,000 sf+)	\$ -	\$ -	\$ 0.3204	\$ 0.7223	\$ 0.0360	\$ 0.0162	\$ 0.0162	\$ 1.1110	per square foot
Shopping Plaza (40-150K)	\$ -	\$ -	\$ 0.3204	\$ 0.7223	\$ 0.0834	\$ 0.0169	\$ 0.0169	\$ 1.1598	per square foot
Strip Retail Plaza (<40,000 sf)	\$ -	\$ -	\$ 0.3204	\$ 0.7223	\$ 0.0813	\$ 0.0169	\$ 0.0169	\$ 1.1577	per square foot
Automobile Sales (New)	\$ -	\$ -	\$ 0.3748	\$ 0.8451	\$ 0.0498	\$ 0.0190	\$ 0.0190	\$ 1.3078	per square foot
Automobile Sales Used	\$ -	\$ -	\$ 0.3269	\$ 0.7372	\$ 0.0484	\$ 0.0167	\$ 0.0167	\$ 1.1459	per square foot
Recreation Vehicle Sales	\$ -	\$ -	\$ 0.0957	\$ 0.2157	\$ 0.0089	\$ 0.0048	\$ 0.0048	\$ 0.3299	per square foot
Auto Parts Store	\$ -	\$ -	\$ 0.2440	\$ 0.5500	\$ 0.0543	\$ 0.0127	\$ 0.0127	\$ 0.8738	per square foot
Tire Store	\$ -	\$ -	\$ 0.2488	\$ 0.5610	\$ 0.0420	\$ 0.0128	\$ 0.0128	\$ 0.8774	per square foot
Supermarket	\$ -	\$ -	\$ 0.3226	\$ 0.7274	\$ 0.0722	\$ 0.0168	\$ 0.0168	\$ 1.1559	per square foot
Discount Club	\$ -	\$ -	\$ 0.1988	\$ 0.4482	\$ 0.0586	\$ 0.0106	\$ 0.0106	\$ 0.7267	per square foot
Sporting Goods Superstore	\$ -	\$ -	\$ 0.8076	\$ 1.8209	\$ 0.0323	\$ 0.0399	\$ 0.0399	\$ 2.7406	per square foot
Home Improvement Superstore	\$ -	\$ -	\$ 0.8076	\$ 1.8209	\$ 0.0223	\$ 0.0398	\$ 0.0398	\$ 2.7303	per square foot
Pharmacy/Drugstore w/drive-through	\$ -	\$ -	\$ 0.2363	\$ 0.5328	\$ 0.0932	\$ 0.0129	\$ 0.0129	\$ 0.8882	per square foot
Furniture Store	\$ -	\$ -	\$ 0.0869	\$ 0.1960	\$ 0.0029	\$ 0.0043	\$ 0.0043	\$ 0.2943	per square foot
Services									
Drive-in Bank	\$ -	\$ -	\$ 0.4623	\$ 1.0424	\$ 0.0499	\$ 0.0233	\$ 0.0233	\$ 1.6013	per square foot
Fast-Casual Restaurant	\$ -	\$ -	\$ 0.7603	\$ 1.7143	\$ 0.0813	\$ 0.0383	\$ 0.0383	\$ 2.6226	per square foot
Fine Dining Restaurant	\$ -	\$ -	\$ 0.7603	\$ 1.7143	\$ 0.0721	\$ 0.0382	\$ 0.0382	\$ 2.6231	per square foot
High-Turnover (Sit-Down) Restaurant	\$ -	\$ -	\$ 0.7603	\$ 1.7143	\$ 0.0897	\$ 0.0385	\$ 0.0385	\$ 2.6413	per square foot
Fast-Food Restaurant w/drive-thru window	\$ -	\$ -	\$ 1.2393	\$ 2.7943	\$ 0.2751	\$ 0.0646	\$ 0.0646	\$ 4.4381	per square foot
Fast-Food Restaurant w/drive-thru window	\$ -	\$ -	\$ 1.5833	\$ 3.5700	\$ 0.2855	\$ 0.0816	\$ 0.0816	\$ 5.6020	per square foot
Recreation Vehicle Shop	\$ -	\$ -	\$ 0.6556	\$ 1.4783	\$ 0.1133	\$ 0.0337	\$ 0.0337	\$ 2.3147	per square foot
Service Station	\$ -	\$ -	\$ 2.1188	\$ 4.9333	\$ 0.0214	\$ 0.0110	\$ 0.0110	\$ 0.7555	per square foot
Service Station	\$ -	\$ -	\$ 94.0500	\$ 212.0534	\$ 53.1126	\$ 5.3882	\$ 5.3882	\$ 369.9925	per pump
Convenience Store with Gas	\$ -	\$ -	\$ 0.3902	\$ 0.8798	\$ 0.2378	\$ 0.0226	\$ 0.0226	\$ 1.5531	per square foot

Alt 5. Reduce Library 50% & Fire by 47.655467%

Land Use	Library Services	Parks and Recreation	Law Enforcement	Fire Protection	Road Improvements	Admin. Fee	CIE Prep Fee	Total Impact Fee	Unit of Measure
Residential									
Single-Family Detached Housing	\$ 134.7986	\$ 4,162.6225	\$ 324.4095	\$ 987.9059	\$ 21.3316	\$ 84.4660	\$ 84.4660	\$ 5,800.0000	per dwelling
Duplex or Townhouse 1-3 stories	\$ 134.7986	\$ 4,162.6225	\$ 324.4095	\$ 987.9059	\$ 16.2871	\$ 84.3904	\$ 84.3904	\$ 5,794.8041	per dwelling
Multi-Family Low Rise 2-3 stories	\$ 134.7986	\$ 4,162.6225	\$ 324.4095	\$ 987.9059	\$ 15.2465	\$ 84.3747	\$ 84.3747	\$ 5,793.7324	per dwelling
Senior Adult Single-Family Housing	\$ 134.7986	\$ 4,162.6225	\$ 324.4095	\$ 987.9059	\$ 9.7496	\$ 84.2923	\$ 84.2923	\$ 5,788.0706	per dwelling
Senior Adult Multi-Family Housing	\$ 134.7986	\$ 4,162.6225	\$ 324.4095	\$ 987.9059	\$ 7.3292	\$ 84.2560	\$ 84.2560	\$ 5,785.5775	per dwelling
Congregate Care Facility	\$ 134.7986	\$ 4,162.6225	\$ 324.4095	\$ 987.9059	\$ 4.9992	\$ 84.2210	\$ 84.2210	\$ 5,783.1777	per dwelling
Industrial									
General Light Industrial	\$ -	\$ -	\$ 0.2369	\$ 0.7214	\$ 0.0101	\$ 0.0145	\$ 0.0145	\$ 0.9974	per square foot
Manufacturing	\$ -	\$ -	\$ 0.2854	\$ 0.8690	\$ 0.0099	\$ 0.0175	\$ 0.0175	\$ 1.1991	per square foot
Warehousing	\$ -	\$ -	\$ 0.0511	\$ 0.1555	\$ 0.0036	\$ 0.0032	\$ 0.0032	\$ 0.2164	per square foot
Mini-Warehouse (Self Storage)	\$ -	\$ -	\$ 0.0511	\$ 0.1555	\$ 0.0030	\$ 0.0031	\$ 0.0031	\$ 0.2159	per square foot
High-Cube Warehouse, short term	\$ -	\$ -	\$ 0.0986	\$ 0.3004	\$ 0.0029	\$ 0.0060	\$ 0.0060	\$ 0.4140	per square foot
High-Cube Warehouse, fulfillment center	\$ -	\$ -	\$ 0.0985	\$ 0.3000	\$ 0.0038	\$ 0.0060	\$ 0.0060	\$ 0.4144	per square foot
High-Cube Hub Warehouse	\$ -	\$ -	\$ 0.1031	\$ 0.3140	\$ 0.0096	\$ 0.0064	\$ 0.0064	\$ 0.4396	per square foot
Data Center	\$ -	\$ -	\$ 0.0698	\$ 0.2124	\$ 0.0021	\$ 0.0043	\$ 0.0043	\$ 0.2928	per square foot
Specialty Trade Contractor	\$ -	\$ -	\$ 0.4079	\$ 1.2422	\$ 0.0204	\$ 0.0251	\$ 0.0251	\$ 1.7207	per square foot
Lodging									
Hotel	\$ -	\$ -	\$ 84.0167	\$ 255.8512	\$ 12.8326	\$ 5.2905	\$ 5.2905	\$ 363.2816	per room
All Suites Hotel	\$ -	\$ -	\$ 139.3842	\$ 424.4588	\$ 7.0668	\$ 8.5636	\$ 8.5636	\$ 588.0372	per room
Motel	\$ -	\$ -	\$ 20.0692	\$ 61.1155	\$ 4.4710	\$ 1.2848	\$ 1.2848	\$ 88.2254	per room
Recreational									
Golf Course	\$ -	\$ -	\$ 37.0357	\$ 112.7828	\$ 10.2609	\$ 2.4012	\$ 2.4012	\$ 164.8818	per acre
Movie Theater	\$ -	\$ -	\$ 0.2136	\$ 0.6505	\$ 0.1501	\$ 0.0152	\$ 0.0152	\$ 1.0447	per square foot
Tennis Courts	\$ -	\$ -	\$ 36.7755	\$ 111.9902	\$ 33.1035	\$ 2.7280	\$ 2.7280	\$ 187.3252	per acre
Racquet/Tennis Club	\$ -	\$ -	\$ 0.0716	\$ 0.2181	\$ 0.0368	\$ 0.0049	\$ 0.0049	\$ 0.3363	per square foot
Recreational Community Center	\$ -	\$ -	\$ 0.1595	\$ 0.4856	\$ 0.0554	\$ 0.0105	\$ 0.0105	\$ 0.7215	per square foot
Institutional									
Private Elementary School	\$ -	\$ -	\$ 0.1034	\$ 0.3149	\$ 0.0279	\$ 0.0067	\$ 0.0067	\$ 0.4596	per square foot
Private High School	\$ -	\$ -	\$ 0.0954	\$ 0.2904	\$ 0.0271	\$ 0.0062	\$ 0.0062	\$ 0.4252	per square foot
Church/Place of Worship	\$ -	\$ -	\$ 0.0555	\$ 0.1691	\$ 0.0155	\$ 0.0036	\$ 0.0036	\$ 0.2473	per square foot
Day Care Center	\$ -	\$ -	\$ 0.3359	\$ 1.0228	\$ 0.0108	\$ 0.0205	\$ 0.0205	\$ 1.4105	per square foot
Cemetery	\$ -	\$ -	\$ 15.7185	\$ 47.8668	\$ 12.2560	\$ 1.1376	\$ 1.1376	\$ 78.1166	per acre
Medical									
Hospital	\$ -	\$ -	\$ 0.4308	\$ 1.3118	\$ 0.0188	\$ 0.0264	\$ 0.0264	\$ 1.8142	per square foot
Nursing Home	\$ -	\$ -	\$ 0.3075	\$ 0.9364	\$ 0.0115	\$ 0.0188	\$ 0.0188	\$ 1.2930	per square foot
Clinic	\$ -	\$ -	\$ 0.4079	\$ 1.2421	\$ 0.0655	\$ 0.0257	\$ 0.0257	\$ 1.7670	per square foot
Veterinary Clinic	\$ -	\$ -	\$ 0.2555	\$ 0.7780	\$ 0.0340	\$ 0.0160	\$ 0.0160	\$ 1.0995	per square foot

Land Use	Library Services	Parks and Recreation	Law Enforcement	Fire Protection	Road Improvements	Admin. Fee	CIE Prep Fee	Total Impact Fee	Unit of Measure
Office									
General Office Building	\$ -	\$ -	\$ 0.4909	\$ 1.4948	\$ 0.0226	\$ 0.0301	\$ 0.0301	\$ 2.0684	per square foot
Small Office Building	\$ -	\$ -	\$ 0.2761	\$ 0.8407	\$ 0.0299	\$ 0.0172	\$ 0.0172	\$ 1.1811	per square foot
Corporate Headquarters Building	\$ -	\$ -	\$ 0.5189	\$ 1.5803	\$ 0.0165	\$ 0.0317	\$ 0.0317	\$ 2.1793	per square foot
Single-Tenant Office Building	\$ -	\$ -	\$ 0.5119	\$ 1.5589	\$ 0.0272	\$ 0.0315	\$ 0.0315	\$ 2.1609	per square foot
Medical-Dental Office Building	\$ -	\$ -	\$ 0.6232	\$ 1.8979	\$ 0.0627	\$ 0.0388	\$ 0.0388	\$ 2.6614	per square foot
Office Park	\$ -	\$ -	\$ 0.4715	\$ 1.4359	\$ 0.0230	\$ 0.0290	\$ 0.0290	\$ 1.9884	per square foot
Research and Development Center	\$ -	\$ -	\$ 0.4958	\$ 1.5097	\$ 0.0231	\$ 0.0304	\$ 0.0304	\$ 2.0894	per square foot
Business Park	\$ -	\$ -	\$ 0.4643	\$ 1.4139	\$ 0.0259	\$ 0.0286	\$ 0.0286	\$ 1.9613	per square foot
Retail									
Building Materials and Lumber Store	\$ -	\$ -	\$ 0.0998	\$ 0.3038	\$ 0.0312	\$ 0.0065	\$ 0.0065	\$ 0.4479	per square foot
Free-Standing Discount Superstore	\$ -	\$ -	\$ 0.3478	\$ 1.0593	\$ 0.0823	\$ 0.0223	\$ 0.0223	\$ 1.5341	per square foot
Variety Store	\$ -	\$ -	\$ 0.1004	\$ 0.3058	\$ 0.0706	\$ 0.0072	\$ 0.0072	\$ 0.4911	per square foot
Free-Standing Discount Store	\$ -	\$ -	\$ 0.3298	\$ 1.0043	\$ 0.0500	\$ 0.0208	\$ 0.0208	\$ 1.4256	per square foot
Hardware/Paint Store	\$ -	\$ -	\$ 0.0439	\$ 0.1338	\$ 0.0073	\$ 0.0028	\$ 0.0028	\$ 0.1906	per square foot
Nursery (Garden Center)	\$ -	\$ -	\$ 0.4704	\$ 1.4325	\$ 0.1248	\$ 0.0304	\$ 0.0304	\$ 2.0885	per square foot
Nursery (Wholesale)	\$ -	\$ -	\$ 0.2513	\$ 0.7653	\$ 0.0715	\$ 0.0163	\$ 0.0163	\$ 1.1207	per square foot
Shopping Center (150,000 sf+)	\$ -	\$ -	\$ 0.3204	\$ 0.9756	\$ 0.0360	\$ 0.0200	\$ 0.0200	\$ 1.3719	per square foot
Shopping Plaza (40-150K)	\$ -	\$ -	\$ 0.3204	\$ 0.9756	\$ 0.0834	\$ 0.0207	\$ 0.0207	\$ 1.4207	per square foot
Strip Retail Plaza (< 40,000 sf)	\$ -	\$ -	\$ 0.3204	\$ 0.9756	\$ 0.0813	\$ 0.0207	\$ 0.0207	\$ 1.4185	per square foot
Automobile Sales (New)	\$ -	\$ -	\$ 0.3748	\$ 1.1414	\$ 0.0498	\$ 0.0235	\$ 0.0235	\$ 1.6130	per square foot
Automobile Sales Used	\$ -	\$ -	\$ 0.3269	\$ 0.9956	\$ 0.0484	\$ 0.0206	\$ 0.0206	\$ 1.4121	per square foot
Recreation Vehicle Sales	\$ -	\$ -	\$ 0.0957	\$ 0.2914	\$ 0.0089	\$ 0.0059	\$ 0.0059	\$ 0.4079	per square foot
Auto Parts Store	\$ -	\$ -	\$ 0.2440	\$ 0.7429	\$ 0.0543	\$ 0.0156	\$ 0.0156	\$ 1.0724	per square foot
Tire Store	\$ -	\$ -	\$ 0.2488	\$ 0.7577	\$ 0.0420	\$ 0.0157	\$ 0.0157	\$ 1.0800	per square foot
Supermarket	\$ -	\$ -	\$ 0.3226	\$ 0.9824	\$ 0.0722	\$ 0.0207	\$ 0.0207	\$ 1.4186	per square foot
Discount Club	\$ -	\$ -	\$ 0.1988	\$ 0.6053	\$ 0.0586	\$ 0.0129	\$ 0.0129	\$ 0.8886	per square foot
Sporting Goods Superstore	\$ -	\$ -	\$ 0.8076	\$ 2.4593	\$ 0.0323	\$ 0.0495	\$ 0.0495	\$ 3.3982	per square foot
Home Improvement Superstore	\$ -	\$ -	\$ 0.8076	\$ 2.4593	\$ 0.0223	\$ 0.0493	\$ 0.0493	\$ 3.3879	per square foot
Pharmacy/Drugstore w/drive-through	\$ -	\$ -	\$ 0.2363	\$ 0.7196	\$ 0.0932	\$ 0.0157	\$ 0.0157	\$ 1.0806	per square foot
Furniture Store	\$ -	\$ -	\$ 0.0869	\$ 0.2647	\$ 0.0029	\$ 0.0053	\$ 0.0053	\$ 0.3651	per square foot
Services									
Drive-in Bank	\$ -	\$ -	\$ 0.4623	\$ 1.4079	\$ 0.0499	\$ 0.0288	\$ 0.0288	\$ 1.9777	per square foot
Fast Casual Restaurant	\$ -	\$ -	\$ 0.7603	\$ 2.3154	\$ 0.0813	\$ 0.0474	\$ 0.0474	\$ 3.2517	per square foot
Fine Dining Restaurant	\$ -	\$ -	\$ 0.7603	\$ 2.3154	\$ 0.0721	\$ 0.0472	\$ 0.0472	\$ 3.2422	per square foot
High-Turnover (Sit-Down) Restaurant	\$ -	\$ -	\$ 0.7603	\$ 2.3154	\$ 0.0897	\$ 0.0475	\$ 0.0475	\$ 3.2604	per square foot
Fast-Food Restaurant w/o drive-thru window	\$ -	\$ -	\$ 1.2393	\$ 3.7741	\$ 0.2751	\$ 0.0793	\$ 0.0793	\$ 5.4473	per square foot
Fast-Food Restaurant w/drive-thru window	\$ -	\$ -	\$ 1.5833	\$ 4.8217	\$ 0.2855	\$ 0.1004	\$ 0.1004	\$ 6.8913	per square foot
Recreation Vehicle Shop	\$ -	\$ -	\$ 0.6556	\$ 1.9966	\$ 0.1133	\$ 0.0415	\$ 0.0415	\$ 2.8485	per square foot
Parts & Service Center	\$ -	\$ -	\$ 2.1188	\$ 6.6663	\$ 0.0214	\$ 0.0136	\$ 0.0136	\$ 0.9337	per square foot
Service Station	\$ -	\$ -	\$ 94.0500	\$ 286.4051	\$ 53.1126	\$ 6.5035	\$ 6.5035	\$ 446.5747	per pump
Convenience Store with Gas	\$ -	\$ -	\$ 0.3902	\$ 1.1883	\$ 0.2378	\$ 0.0272	\$ 0.0272	\$ 1.8708	per square foot

Alt 6. Reduce Library by 62.9076% & Fire by 45.811655%

Land Use	Library Services	Parks and Recreation	Law Enforcement	Fire Protection	Road Improvements	Admin. Fee	CIE Prep Fee	Total Impact Fee	Unit of Measure
Residential									
Single-Family Detached Housing	\$ 100.0000	\$ 4,162.6225	\$ 324.4095	\$ 1,022.7044	\$ 21.3316	\$ 84.4660	\$ 84.4660	\$ 5,800.0000	per dwelling
Duplex or Townhouse 1-3 stories	\$ 100.0000	\$ 4,162.6225	\$ 324.4095	\$ 1,022.7044	\$ 16.2871	\$ 84.3904	\$ 84.3904	\$ 5,794.8042	per dwelling
Multi-Family Low Rise 2-3 stories	\$ 100.0000	\$ 4,162.6225	\$ 324.4095	\$ 1,022.7044	\$ 15.2465	\$ 84.3747	\$ 84.3747	\$ 5,793.7324	per dwelling
Senior Adult Single-Family Housing	\$ 100.0000	\$ 4,162.6225	\$ 324.4095	\$ 1,022.7044	\$ 9.7496	\$ 84.2923	\$ 84.2923	\$ 5,788.0706	per dwelling
Senior Adult Multi-Family Housing	\$ 100.0000	\$ 4,162.6225	\$ 324.4095	\$ 1,022.7044	\$ 7.3292	\$ 84.2560	\$ 84.2560	\$ 5,785.5775	per dwelling
Congregate Care Facility	\$ 100.0000	\$ 4,162.6225	\$ 324.4095	\$ 1,022.7044	\$ 4.9992	\$ 84.2210	\$ 84.2210	\$ 5,783.1777	per dwelling
Industrial									
General Light Industrial	\$ -	\$ -	\$ 0.2369	\$ 0.7468	\$ 0.0101	\$ 0.0149	\$ 0.0149	\$ 1.0236	per square foot
Manufacturing	\$ -	\$ -	\$ 0.2854	\$ 0.8996	\$ 0.0099	\$ 0.0179	\$ 0.0179	\$ 1.2307	per square foot
Warehousing	\$ -	\$ -	\$ 0.0511	\$ 0.1610	\$ 0.0036	\$ 0.0032	\$ 0.0032	\$ 0.2220	per square foot
Mini-Warehouse (Self Storage)	\$ -	\$ -	\$ 0.0511	\$ 0.1610	\$ 0.0030	\$ 0.0032	\$ 0.0032	\$ 0.2215	per square foot
High-Cube Warehouse, short term	\$ -	\$ -	\$ 0.0986	\$ 0.3110	\$ 0.0029	\$ 0.0062	\$ 0.0062	\$ 0.4249	per square foot
High-Cube Warehouse, fulfillment center	\$ -	\$ -	\$ 0.0985	\$ 0.3106	\$ 0.0038	\$ 0.0062	\$ 0.0062	\$ 0.4253	per square foot
High-Cube Hub Warehouse	\$ -	\$ -	\$ 0.1031	\$ 0.3251	\$ 0.0096	\$ 0.0066	\$ 0.0066	\$ 0.4305	per square foot
Data Center	\$ -	\$ -	\$ 0.0698	\$ 0.2199	\$ 0.0021	\$ 0.0044	\$ 0.0044	\$ 0.3505	per square foot
Specialty Trade Contractor	\$ -	\$ -	\$ 0.4079	\$ 1.2860	\$ 0.0204	\$ 0.0257	\$ 0.0257	\$ 1.7657	per square foot
Lodging									
Hotel	\$ -	\$ -	\$ 84.0167	\$ 264.8635	\$ 12.8326	\$ 5.4257	\$ 5.4257	\$ 372.5642	per room
All Suites Hotel	\$ -	\$ -	\$ 139.3842	\$ 439.4102	\$ 7.0668	\$ 8.7879	\$ 8.7879	\$ 603.4371	per room
Motel	\$ -	\$ -	\$ 20.0692	\$ 63.2683	\$ 4.4710	\$ 1.3171	\$ 1.3171	\$ 90.4427	per room
Recreational									
Golf Course	\$ -	\$ -	\$ 37.0357	\$ 116.7556	\$ 10.2609	\$ 2.4608	\$ 2.4608	\$ 168.9737	per acre
Movie Theater	\$ -	\$ -	\$ 0.2136	\$ 0.6735	\$ 0.1501	\$ 0.0156	\$ 0.0156	\$ 1.0684	per square foot
Tennis Courts	\$ -	\$ -	\$ 36.7755	\$ 115.9350	\$ 33.1035	\$ 2.7872	\$ 2.7872	\$ 191.3883	per acre
Racquet/Tennis Club	\$ -	\$ -	\$ 0.0716	\$ 0.2258	\$ 0.0368	\$ 0.0050	\$ 0.0050	\$ 0.3442	per square foot
Recreational Community Center	\$ -	\$ -	\$ 0.1595	\$ 0.5027	\$ 0.0554	\$ 0.0108	\$ 0.0108	\$ 0.7392	per square foot
Institutional									
Private Elementary School	\$ -	\$ -	\$ 0.1034	\$ 0.3260	\$ 0.0279	\$ 0.0069	\$ 0.0069	\$ 0.4710	per square foot
Private High School	\$ -	\$ -	\$ 0.0954	\$ 0.3006	\$ 0.0271	\$ 0.0063	\$ 0.0063	\$ 0.4357	per square foot
Church/Place of Worship	\$ -	\$ -	\$ 0.0555	\$ 0.1750	\$ 0.0155	\$ 0.0037	\$ 0.0037	\$ 0.2534	per square foot
Day Care Center	\$ -	\$ -	\$ 0.3359	\$ 1.0588	\$ 0.0108	\$ 0.0211	\$ 0.0211	\$ 1.4476	per square foot
Cemetery	\$ -	\$ -	\$ 15.7185	\$ 49.5529	\$ 12.2560	\$ 1.1629	\$ 1.1629	\$ 79.8533	per acre
Medical									
Hospital	\$ -	\$ -	\$ 0.4308	\$ 1.3580	\$ 0.0188	\$ 0.0271	\$ 0.0271	\$ 1.8617	per square foot
Nursing Home	\$ -	\$ -	\$ 0.3075	\$ 0.9694	\$ 0.0115	\$ 0.0193	\$ 0.0193	\$ 1.3270	per square foot
Clinic	\$ -	\$ -	\$ 0.4079	\$ 1.2859	\$ 0.0655	\$ 0.0264	\$ 0.0264	\$ 1.8120	per square foot
Veterinary Clinic	\$ -	\$ -	\$ 0.2555	\$ 0.8054	\$ 0.0340	\$ 0.0164	\$ 0.0164	\$ 1.1277	per square foot

Land Use	Library Services	Parks and Recreation	Law Enforcement	Fire Protection	Road Improvements	Admin. Fee	CIE Prep Fee	Total Impact Fee	Unit of Measure
Office									
General Office Building	\$ -	\$ -	\$ 0.4909	\$ 1.5474	\$ 0.0226	\$ 0.0309	\$ 0.0309	\$ 2.1227	per square foot
Small Office Building	\$ -	\$ -	\$ 0.2761	\$ 0.8703	\$ 0.0299	\$ 0.0176	\$ 0.0176	\$ 1.2116	per square foot
Corporate Headquarters Building	\$ -	\$ -	\$ 0.5189	\$ 1.6360	\$ 0.0165	\$ 0.0326	\$ 0.0326	\$ 2.2366	per square foot
Single-Tenant Office Building	\$ -	\$ -	\$ 0.5119	\$ 1.6138	\$ 0.0272	\$ 0.0323	\$ 0.0323	\$ 2.2174	per square foot
Medical-Dental Office Building	\$ -	\$ -	\$ 0.6232	\$ 1.9648	\$ 0.0627	\$ 0.0398	\$ 0.0398	\$ 2.7302	per square foot
Office Park	\$ -	\$ -	\$ 0.4715	\$ 1.4865	\$ 0.0230	\$ 0.0297	\$ 0.0297	\$ 2.0405	per square foot
Research and Development Center	\$ -	\$ -	\$ 0.4958	\$ 1.5629	\$ 0.0231	\$ 0.0312	\$ 0.0312	\$ 2.1442	per square foot
Business Park	\$ -	\$ -	\$ 0.4643	\$ 1.4637	\$ 0.0259	\$ 0.0293	\$ 0.0293	\$ 2.0126	per square foot
Retail									
Building Materials and Lumber Store	\$ -	\$ -	\$ 0.0998	\$ 0.3145	\$ 0.0312	\$ 0.0067	\$ 0.0067	\$ 0.4589	per square foot
Free-Standing Discount Superstore	\$ -	\$ -	\$ 0.3478	\$ 1.0966	\$ 0.0823	\$ 0.0229	\$ 0.0229	\$ 1.5725	per square foot
Variety Store	\$ -	\$ -	\$ 0.1004	\$ 0.3166	\$ 0.0706	\$ 0.0073	\$ 0.0073	\$ 0.5022	per square foot
Free-Standing Discount Store	\$ -	\$ -	\$ 0.3298	\$ 1.0397	\$ 0.0500	\$ 0.0213	\$ 0.0213	\$ 1.4620	per square foot
Hardware/Paint Store	\$ -	\$ -	\$ 0.0439	\$ 0.1385	\$ 0.0073	\$ 0.0028	\$ 0.0028	\$ 0.1955	per square foot
Nursery (Garden Center)	\$ -	\$ -	\$ 0.4704	\$ 1.4829	\$ 0.1248	\$ 0.0312	\$ 0.0312	\$ 2.1404	per square foot
Nursery (Wholesale)	\$ -	\$ -	\$ 0.2513	\$ 0.7923	\$ 0.0715	\$ 0.0167	\$ 0.0167	\$ 1.1485	per square foot
Shopping Center (150,000 sf+)	\$ -	\$ -	\$ 0.3204	\$ 1.0099	\$ 0.0360	\$ 0.0205	\$ 0.0205	\$ 1.4073	per square foot
Shopping Plaza (40-150K)	\$ -	\$ -	\$ 0.3204	\$ 1.0099	\$ 0.0834	\$ 0.0212	\$ 0.0212	\$ 1.4561	per square foot
Strip Retail Plaza (<40,000 sf)	\$ -	\$ -	\$ 0.3204	\$ 1.0099	\$ 0.0813	\$ 0.0212	\$ 0.0212	\$ 1.4539	per square foot
Automobile Sales (New)	\$ -	\$ -	\$ 0.3748	\$ 1.1816	\$ 0.0498	\$ 0.0241	\$ 0.0241	\$ 1.6544	per square foot
Automobile Sales Used	\$ -	\$ -	\$ 0.3269	\$ 1.0307	\$ 0.0484	\$ 0.0211	\$ 0.0211	\$ 1.4482	per square foot
Recreation Vehicle Sales	\$ -	\$ -	\$ 0.0957	\$ 0.3016	\$ 0.0089	\$ 0.0061	\$ 0.0061	\$ 0.4184	per square foot
Auto Parts Store	\$ -	\$ -	\$ 0.2440	\$ 0.7691	\$ 0.0543	\$ 0.0160	\$ 0.0160	\$ 1.0994	per square foot
Tire Store	\$ -	\$ -	\$ 0.2488	\$ 0.7844	\$ 0.0420	\$ 0.0161	\$ 0.0161	\$ 1.1075	per square foot
Supermarket	\$ -	\$ -	\$ 0.3226	\$ 1.0171	\$ 0.0722	\$ 0.0212	\$ 0.0212	\$ 1.4542	per square foot
Discount Club	\$ -	\$ -	\$ 0.1988	\$ 0.6266	\$ 0.0586	\$ 0.0133	\$ 0.0133	\$ 0.9105	per square foot
Sporting Goods Superstore	\$ -	\$ -	\$ 0.8076	\$ 2.5460	\$ 0.0323	\$ 0.0508	\$ 0.0508	\$ 3.4874	per square foot
Home Improvement Superstore	\$ -	\$ -	\$ 0.8076	\$ 2.5460	\$ 0.0223	\$ 0.0506	\$ 0.0506	\$ 3.4771	per square foot
Pharmacy/Drugstore w/drive-thru	\$ -	\$ -	\$ 0.2363	\$ 0.7450	\$ 0.0932	\$ 0.0161	\$ 0.0161	\$ 1.1067	per square foot
Furniture Store	\$ -	\$ -	\$ 0.0869	\$ 0.2740	\$ 0.0029	\$ 0.0055	\$ 0.0055	\$ 0.3747	per square foot
Services									
Drive-in Bank	\$ -	\$ -	\$ 0.4623	\$ 1.4575	\$ 0.0499	\$ 0.0295	\$ 0.0295	\$ 2.0288	per square foot
Fast-Casual Restaurant	\$ -	\$ -	\$ 0.7603	\$ 2.3969	\$ 0.0813	\$ 0.0486	\$ 0.0486	\$ 3.3357	per square foot
Fine Dining Restaurant	\$ -	\$ -	\$ 0.7603	\$ 2.3969	\$ 0.0721	\$ 0.0484	\$ 0.0484	\$ 3.3262	per square foot
High-Turnover (Sit-Down) Restaurant	\$ -	\$ -	\$ 0.7603	\$ 2.3969	\$ 0.0897	\$ 0.0487	\$ 0.0487	\$ 3.3444	per square foot
Fast-Food Restaurant w/o drive-thru window	\$ -	\$ -	\$ 1.2393	\$ 3.9071	\$ 0.2751	\$ 0.0813	\$ 0.0813	\$ 5.5842	per square foot
Fast-Food Restaurant w/drive-thru window	\$ -	\$ -	\$ 1.5833	\$ 4.9915	\$ 0.2855	\$ 0.1029	\$ 0.1029	\$ 7.0662	per square foot
Quick Lubrication Vehicle Shop	\$ -	\$ -	\$ 0.6556	\$ 2.0669	\$ 0.1133	\$ 0.0425	\$ 0.0425	\$ 2.9210	per square foot
Mobile Parts & Service Center	\$ -	\$ -	\$ 0.2188	\$ 0.6898	\$ 0.0214	\$ 0.0139	\$ 0.0139	\$ 0.9579	per square foot
Auto Service Station	\$ -	\$ -	\$ 94.0500	\$ 296.4936	\$ 53.1126	\$ 6.6548	\$ 6.6548	\$ 456.9659	per pump
Convenience Store with Gas	\$ -	\$ -	\$ 0.3902	\$ 1.2301	\$ 0.2378	\$ 0.0279	\$ 0.0279	\$ 1.9139	per square foot

County Comparisons

Fee per Single-Family House	Adopted Fee	< Max?	Year
Bryan County	\$ 3,241.00	unknown	2021
Butts County*	\$ 1,020.00	unknown	2009
Camden County	\$ 1,052.62	✓	2024
Cherokee County	\$ 2,560.60	✓	2023
Dawson County			
2018 Adopted	\$ 2,567.21	✓	2018
2018 Max	\$ 3,372.16		
New Maximum	\$ 6,865.23		2025
PROPOSED ALTS:	\$ 5,500.00	✓	
	\$ 5,800.00	✓	
Effingham County	<i>Parks, public safety & road fees</i>		2007
Fayette County	\$ 600.57	unknown	2001
Forsyth County	\$ 3,804.00	✓	2016
Hall County	\$ 1,241.93	unknown	2003
Henry County	\$ 3,544.46	✓	2023
Jasper County	\$ 1,376.70	unknown	2007
Lee County	\$ 770.35	✓	2007
Long County	\$ 1,000.00	✓	2019
Newton County	\$ 3,493.20	✓	2024
Pike County*	\$ 6,775.99	unknown	2023
Rockdale County	\$ 3,568.00	no	2019
Spalding County	\$ 3,544.46	✓	2023
Thomas County	\$ 1,614.91	unknown	2007
Walton County	\$ 1,224.01	unknown	2005

* In the process of updating the fees.



DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA REQUEST FORM

Department: Planning and Development

Work Session: November 7, 2024

Prepared By: *sf*

Voting Session: November 21, 2024

Presenter: SFarrell

Public Hearing: TBD No X

Agenda Item Title: Presentation of Amendment to Sign Code

Background Information:

The sign code includes administrative variances – state law changed in 2023, eliminating variances granted at the staff level. Additionally, edits to align with the type of variances presented to the Planning Commission - elimination of variances to the sign code.

Time frame added to clarify what constitutes an abandoned sign.

Budget Information:

Applicable: Not Applicable:

Budgeted: Yes No

Fund	Department	Account #	Budget	Balance	Requested	Remaining

*If this is a personnel-related request, has it been reviewed by Human Resources? n/a

*If this item is being requested to move to the same day’s voting session for BOC consideration, provide *detailed justification* for the request:

n/a

Recommendation/Motion: Move forward to a Public Hearing.

Department Head Authorization: sf

Date: 10/29/24

Finance Department Authorization: Vickie Neikirk

Date: 10/29/24

County Manager Authorization: J. Leverette

Date: 11/1/24

Comments/Attachments: draft code

Chapter 129 SIGNS¹

ARTICLE I. TITLE, PURPOSE, JURISDICTION, COMPLIANCE RESPONSIBILITY

Sec. 129-1. Title.

This chapter shall be known as the Sign Ordinance of Dawson County, Georgia and will be referred to as "the Sign Ordinance."

(Ord. of 12-1-2022(4))

Sec. 129-2. Purpose.

The sign chapter within Dawson County is necessary in the public interest to:

- (1) Protect property values;
- (2) Protect the public from damage or injury caused or partially attributable to distractions or obstructions from improperly designed or situated signs;
- (3) Maintain the legibility and effectiveness of signs;
- (4) Create and maintain high quality signage;
- (5) Eliminate excess signage;
- (6) Protect the right of citizens to enjoy Dawson County's natural scenic beauty;
- (7) Encourage business and tourism; and
- (8) Regulate the construction, erection, maintenance, and size of signs.

(Ord. of 12-1-2022(4))

Sec. 129-3. Jurisdiction.

This chapter applies to all signs in the unincorporated areas of Dawson County, Georgia.

(Ord. of 12-1-2022(4))

Sec. 129-4. Compliance.

All signs must be in compliance with the provisions of the Dawson County Minimum Standards Code for Construction and the Dawson County Land Use and Land Development Resolutions adopted by Dawson County.

¹Ord. adopted Dec. 1, 2022(4), amended chapter 129 in its entirety to read as herein set out. Former ch. 129, pertained to similar subject matter, and derived from Ord. adopted June 2, 2011.

(Ord. of 12-1-2022(4))

Sec. 129-5. Responsibility.

It shall be both the property owner's and the sign owner's responsibility to maintain and ensure conformity with the provisions of this chapter.

(Ord. of 12-1-2022(4))

Sec. 129-6. Message substitution.

A non-commercial message of any type may be substituted for any duly permitted or allowed commercial message or any duly permitted or allowed non-commercial message if the sign structure or mounting device complies with the provisions of this sign chapter without consideration of the message content. Such substitution of message may be made without any additional approval or permitting. This provision prevails over any more specific provision to the contrary within this chapter. The purpose of this provision is to prevent any inadvertent favoring of commercial speech over non-commercial speech or the favoring of any particular non-commercial message.

(Ord. of 12-1-2022(4))

Sec. 129-7. Findings on the public health, safety, and welfare rationales of sign regulations.

Building code requirements address many public concerns about dangerous signs. Appendix H of the ~~2012~~ 2018 International Building Code is supposed to ensure that they will not pose a fire hazard and are appropriately anchored or secured so that they do not fall or blow down. However, Appendix H does not regulate the location of signs, except to prevent them from interfering with an entryway, opening required for ventilation, or fire escape (International Building Code. ~~0121994~~-Appendix H, Section H103.1, Location Restrictions).

Sign regulations achieve public safety rationales not achieved by the standard building code. Without a sign ordinance, signs can pose a clear danger to public safety. It has long been recognized that signage controls are needed to promote traffic safety and avoid traffic accidents. A 1980 Federal Highway Administration study found a positive correlation between billboards and accident rates (Scenic America. Fact Sheet (1): Billboard Control: Fighting Visual Pollution, <http://www.scenic.org/factl.htm>).

Signs too close to the road can cause accidents. Without additional regulation, signs can be placed dangerously close to rights-of-ways in locations where they might be struck by an oncoming vehicle using the road or having to veer off the road.

Signs can impair visibility. The placement of signs can interfere with the sight of motorists trying to exit a driveway onto a public road. Traffic safety is improved by restricting the size, height, and spacing of signs.

Signs distract motorists. By their very nature, signs are designed to direct attention to something and distract motorists to view a message or turn off the roadway and into a property to frequent a business, place, or activity. To the extent that signage captures the sight and attention of a motorist, it distracts motorists from the primary purpose of safely maneuvering a vehicle along the road.

Signs can confuse motorists by mimicking traffic safety signals and signs. Motorists might confuse signs that contain flashing or blinking red, green, or yellow lights (such as a lighted portable sign adjacent to the road) with roadway traffic signals, emergency vehicles, or other hazards. Signs constructed of shapes like an octagonal "stop" sign might also impair public safety by confusing the motorist.

(Supp. No. 29, Update 2)

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Limitations on window signs can increase visibility from the public right-of-way and thus deter crime and robberies. Sign controls that limit the amount of storefront window and door areas that can be covered with signs enhance the visibility of activities within the store or building. Limits on window signs can provide for an appropriate minimum of exterior visibility and thus increase the public safety of commercial areas through a reduction in crime potential.

Signs can degrade property values. A principal purpose of land use regulations, including sign controls, is to protect and preserve property values. There is no question that signs affect the character of districts and the value of buildings, or that they are not appropriate in different parts of a community.

The size, height, materials of construction, location, condition, and attributes of signs can have an impact on surrounding and nearby land uses. For instance, if signs were unregulated, large, tall signs could be erected in the county's single-family residential districts. Such signs, if erected, would be out of character with residential neighborhoods and could result in the lowering of property values for residential use. As another example, blighted signs and antiquated signs and sign structures (i.e., the pole with a blank structure for a sign face) can contribute to an overall image of blight and a reduction of property values in declining areas, if not addressed and removed via sign controls. Dawson County's sign regulations are needed to ensure that signage is compatible with its surroundings and does not take away from the character of particular districts.

Unregulated signage can degrade the utility of public safety signs. In some places, unregulated signs can reduce the effectiveness of signs needed to direct the public due to competition with other signs and the resulting reduction in visibility of public purpose signs.

The Federal Communications Commission regulates our air waves and television stations and the content that passes through them. Aside from the Highway Beautification Act of 1965, there is little if any federal involvement in the regulation of signs. Signs are one of the most obtrusive forms of advertising. Signage is probably the only type of advertising that cannot be turned off or rejected by the consumer. Radio advertisements can be avoided by turning off the radio. The same is true with television advertisements; we flip channels or take a break when television commercials come on. Junk mail can be thrown away. We quickly flip past the advertisements in our favorite magazine when we are disinterested. Phone solicitations can be avoided with "caller identification" or terminating the conversation. The same cannot be said of outdoor advertising structures and commercial signs. One's vision of signage cannot be turned off. We are captivated by signage when we drive down the road. How do you avoid signs? We must keep our eyes open to drive and cannot block out signs from our peripheral vision. Perhaps one could take an alternative route that is not developed with signs, but that is not always feasible. Absent federal and significant state regulation, it is in the public interest for cities and counties to control signage.

Signs derive their value from public improvements. Businesses locate, and signs are constructed, because of the access the community provides to business locations. It is precisely these types of advertising that are the principal target of local sign regulation—the signs controlled locally are those which are visible from public ways. It is the public way that creates the value for the person erecting the sign, and visibility from the public way is what creates the problems which give rise to the need for sign controls. This is a sound rationale for sign regulation. It logically follows that, because the public way provides value, the public therefore has a right, and indeed an obligation, to control the problems that arise from creating that value.

Unregulated signs adversely impact public investments. Sign regulation helps to assure that public benefits derived from expenditures of public funds for the improvement and beautification of streets and other public structures and spaces are protected. Unregulated signs have the potential to negate those public investments, as well.

(Ord. of 12-1-2022(4))

Sec. 129-8. Findings on the business interest rationales of sign regulations.

Sign regulation is in the interest of businesses. One often overlooked justification for the regulation of signs is that sign regulations benefit those businesses that seek to advertise. Unregulated competition among ~~business~~ ~~businesses~~ results in too many signs and can reach a point of diminishing returns where individual business signs are not adequately visible. Patrons of individual businesses located along the unregulated commercial strip may miss their destination because they cannot find the particular business in the sea of signage. The unregulated commercial strip signage ~~also can~~ ~~also~~ work to the detriment of individual businesses in that they are forced to erect larger and more costly signs to outdo their neighboring businesses and competitors. Therefore, sign regulations benefit individual business owners.

The lack of sign controls causes uncertainty among prospective business owners. Dawson County's sign ordinance provides prospective businesses with guidance on how much signage they may have, where it is allowed to be located, and what types of signs are permitted. Without sign controls, business owners lack such guidance. Such a situation could have detrimental impacts on businesses, either through inequitable treatment or a delay in the time involved in the permitting of signs. Such potential detrimental impacts would not exist or would be mitigated with a clear set of sign regulations.

(Ord. of 12-1-2022(4))

Sec. 129-9. Findings on the aesthetic rationales of sign regulations.

There are many reasons to justify the county's sign ordinance. However, among the most relevant reasons ~~are~~ ~~is~~ to promote and ensure the aesthetics of the community. In the earliest days of sign regulations, relying on aesthetics as a rationale could not legally justify local sign controls. The United States Supreme Court began a slow transformation, from its previous position that aesthetics alone could not justify land use regulations, to a position that aesthetic considerations were legitimately within the scope of police power. In 1954, Justice Douglas found the following: The concept of public welfare is broad and inclusive. The values it represents are spiritual as well as physical, aesthetic as well as monetary. It is within the power of the legislature to determine that the community should be beautiful as well as healthy, spacious as well as clean, well-balanced as well as carefully controlled (Berman v Parker 348 U.S. 26, 75 S. Ct. 98, 99 L. Ed. 27 (1954)).

Sign regulations help communities maintain their scenic heritage and unique character. Without Dawson County's brand of sign regulation its commercial areas will likely end up looking like any other place. Signs can interfere with scenic views. The appearance of the community, which is substantially influenced by signs, is essential to the county's long-term economic viability and helps determine how residents and visitors alike perceive it. Sign control is an integral part of improving visual character and quality of life.

(Ord. of 12-1-2022(4))

Secs. 129-10—129-30. Reserved.

ARTICLE II. DEFINITIONS

Sec. 129-31. Purpose.

The purpose of article II is to define specific terms for use in enforcement and interpretation of the sign ordinance. When construing the terms of this chapter, the word "shall" is deemed mandatory not discretionary. The word "may" is permissive.

(Ord. of 12-1-2022(4))

Sec. 129-32. Definitions.

The following words that are used in this chapter shall be deemed to have the following meaning(s), unless the context requires otherwise:

Awning shall mean a cloth, plastic or other non-structural covering attached to a building when the same is so erected as to permit its being raised or retracted to a position against the building when not in use.

Banner shall mean a cloth, plastic or paper sign characteristically suspended along or across any private street, from a building fronting a street or towed by or attached to an aircraft or other mobile machinery.

Beneficial use shall mean a person or persons deriving the proceeds or other advantages from the erection or operation of a sign.

Canopy shall mean a non-retractable structure, other than an awning made of cloth, metal, or other material, with frames attached to a building and carried by a frame supported by the ground or the building.

Canopy sign shall mean a sign affixed to, imposed upon, or painted on any roof-like structure either permanently or temporarily extended over a sidewalk or walkway, which can be mounted flush or suspended. A flush canopy sign is one that is mounted in such a manner that a continuous plane with the canopy is formed. A hanging canopy sign is one suspended from beneath the canopy.

Changeable copy sign shall mean a sign whereon provision is made for letters or characters to be placed in or upon the surface area either manually or electronically to provide a message or picture.

County means the unincorporated areas of Dawson County, Georgia.

County board of commissioners or commissioners means the Dawson County Board of Commissioners.

Development entrance sign. A sign located on either side of an intersection of the driveway, road, or entryway of a residential subdivision, or a multi-family development, or a commercial/industrial development with a county-maintained road or state route.

Directional sign shall mean a sign, no larger than two square feet for projects where circulation is complex and traffic must proceed through the site along a specific path for service.

Electronic sign shall mean a sign whose message may be changed at intervals by computer controller, microprocessor controller or remote control, and whose message is displayed through the use of LED, LCD, or other similar technology, including devices known as commercial electronic message signs, and digital signs.

Face or facing shall mean the surface or plane of the sign upon, against, or through which a message or picture is displayed.

Flashing sign shall mean any sign whose illumination is not kept constant in intensity at all times when in use, and exhibits sudden or marked change in lighting effect.

Freestanding canopy shall mean a self-supported, open-air structure with a roof which protects goods/services or people which are underneath from direct exposure to rain or sunshine.

Height shall mean the vertical distance from the grade at the base of the sign to the highest point on the sign unless otherwise specified in the ordinance.

Illuminated sign shall mean any sign that has characters, letters, figures, designs, or outline illuminated by electric lights or luminous tubes as a part of the sign or by accessory flood or spotlights.

Individual lot shall mean a lot of record that is not part of any other overall development ~~and~~ where the lot is owned by one person, entity, or corporation, ~~and~~ where only one primary structure will be located.

Lot shall include the words piece, plot and parcel.

May is permissive.

Monument sign shall mean a freestanding sign where the base of the sign structure is on the ground; with a solid-appearing base with no open space between the ground and the sign for the entire width of the sign.

Name plate shall mean a sign no larger than two square feet placed on the front of a premises, multi-use building or shopping center.

Official signs and notices mean signs posted by authorized persons performing official governmental duties.

Out parcel shall mean a lot of record or leased lot that is part of an overall development and where only one primary structure will be located.

Permanent shall mean permanently affixed to the building or ground, intended to last indefinitely without change, lasting a relatively long time.

Permanent window signs shall mean any letters, words, or symbols which are displayed on and permanently attached to the window glass of a structure or displayed permanently within the building but visible through the window primarily to attract the attention of the passing public. Such signs shall be deemed wall signs.

Person shall mean and include any individual, firm, partnership, association, corporation, company, or organization of any kind.

Planned center shall mean a building or group of buildings in common ownership or condominium ownership developed on one lot, which may include buildings with more than one tenant. Multi-tenant buildings singularly or in a group may be considered planned centers if the following provisions apply:

- (1) Building size of at least 25,000 square feet.
- (2) The building is intended for multiple tenants (i.e., constructed with fire-wall separations and has separate outside entrances for each tenant).
- (3) Each tenant in a wholly enclosed space separate from other tenant space (i.e., no sharing of space).
- (4) A minimum of five tenants are included in the building ~~or the campus~~.
- (5) Accessory uses. Uses that are related but subordinate to the primary use (based on square footage), may not be counted as a separate tenant.

~~Planning commission means the Dawson County Planning Commission.~~

Shall is mandatory, not discretionary.

Sight triangle. A triangular-shaped portion of land established at street intersections in which nothing is erected, placed, planted, or allowed to grow in such a manner as to limit or obstruct the sight distance of motorists entering or leaving the intersection.

Sign shall mean a device designed to inform or attract the attention of the public.

Sign, abandoned. A sign or sign structure on a site where all buildings have been demolished or ~~removed~~ removed or a sign or signs where a business or other use has not operated on the site for 120 days or more.

Sign, animated, or moving. Shall mean any sign or part thereof that changes physical position or light intensity by any movement or rotation or that gives the visual impression of such movement or rotation.

Sign, awning. See canopy sign.

Sign, face. The surface or plane of the sign upon, against, or through which a message is displayed or illustrated. The sign face area shall constitute the entire face of the sign, including any illustrations and script and any framing, trim or molding, ~~however~~ specifically excluding the support structure (i.e., poles, monument base, etc.). Ground-mounted signs shall be limited to two faces.

Sign, illegal. See article V of this chapter.

Sign, non-conforming shall mean any sign legally existing prior to the adoption of this chapter that does not conform to the requirements of the zoning district in which it is located.

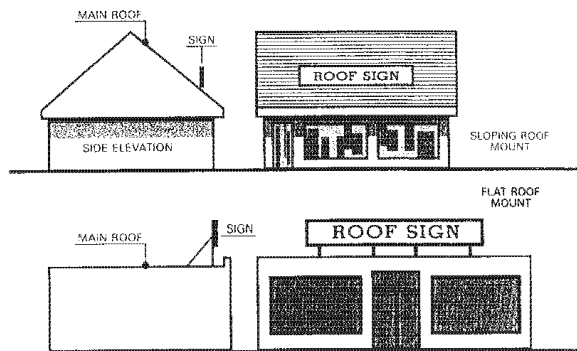
Sign, owner shall include the person receiving benefit from the sign and/or the property owner or, lessee.

Sign, pole. A sign that is mounted on a freestanding pole or other support that is not itself an integral part of the sign.

Sign, portable. Any sign that is not permanently attached to the ground, a structure, or a building that can easily be moved from one location to another, with or without wheels. A-frame signs and trailer signs are examples of portable signs.

Sign, prohibited. See article V.

Sign, roof. Shall mean a sign that is mounted on the roof of a building or that is wholly dependent upon a building for support and that projects above the top walk or edge of a building with a flat roof, the eave line of a building with a gambrel, gable, or hip roof, or the deck line of a building with a mansard roof.



Sign, standard shall mean a sign with an area of not greater than six square feet with a sign face made for short-term use that, when erected, stands at a height no greater than three feet and is mounted on a stake or metal frame with a thickness or diameter not greater than one and one-half inches.

Sign, temporary shall mean any sign constructed of an impermanent material not permanently attached to the ground or a building.

Sign, wall shall mean any sign attached to or painted or printed upon the exterior vertical side (wall) of a building in such a way that the wall becomes the supporting structure, not including temporary signs placed on windows but including signs placed on canopies and awnings attached to the exterior vertical structure (wall).

Sign, window. A sign affixed to the interior or exterior of a window or placed immediately behind a window pane so as to attract the attention of persons outside the building.

Structure shall include the words building and sign.

Temporary shall mean having or suggesting a non-durable character or a limited or short-term period of use.

Used for shall include the phrases arranged for and designed for.

Visible means capable of being seen (whether or not legible) or noticed without visual aid by a person with normal visual acuity.

(Ord. of 12-1-2022(4))

Secs. 129-33—129-52. Reserved.

ARTICLE III. GENERAL PROVISIONS

Sec. 129-53. Purpose.

The purpose of article III is to provide general regulation for all signage within the unincorporated portions of Dawson County.

(Ord. of 12-1-2022(4))

Sec. 129-54. Sign maintenance.

Any sign not meeting the following provisions shall be repaired or removed within 30 days after the receipt of notification by the county manager or designee or his authorized representatives.

- (1) Undergrowth vegetation around the sign shall be properly maintained.
- (2) All damaged panels that create a safety hazard or detract from the surrounding aesthetics must be replaced as soon as they are discovered.
- (3) All sign copy shall be maintained securely to the face, and all missing copy must be replaced.
- (4) All structural defects that create a safety hazard shall be promptly repaired.
- (5) Cracked or peeling paint on the face or supporting structure shall be refurbished and/or repainted.

(Ord. of 12-1-2022(4))

Sec. 129-55. Reserved.

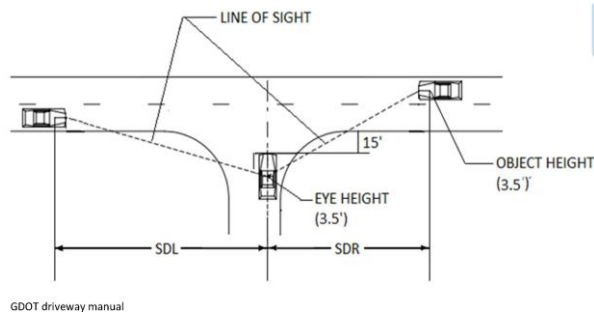
Sec. 129-56. Sign in or over the public right-of-way.

No sign shall be allowed to project in or over a public right-of-way or easement over or through which the general public maintains a right of access.

(Ord. of 12-1-2022(4))

Sec. 129-57. Sight triangle.

Signs shall not obstruct the view of the street intersection sight triangle.



(Ord. of 12-1-2022(4))

Sec. 129-58. Sign face area.

The sign face area shall be the entire face of the sign, including the advertising surface and any framing, trim, or molding; the support structure (i.e., poles, monument base, etc.) shall be excluded in measuring the sign face area. ~~Sign~~ The sign face area shall be measured by encompassing all signage elements.

(Ord. of 12-1-2022(4))

Sec. 129-59. Electronic (LED) signs.

Electronic (LED) signs must comply with the following:

- (1) Only freestanding monument-style signs shall be used as electronic signs.
- (2) Electronic signs shall contain static messages only, and shall not have movement nor flashing on any part of the sign structure, design, or pictorial segment of the sign.
- (3) Electronic signs shall not have varying light intensity during display of any single message.

(Supp. No. 29, Update 2)

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- (4) Sign displays must be equipped with ~~an~~ automatic dimming technology such that the sign(s) automatically sense dusk and darkness and adjust the brightness level accordingly.
 - (5) The sign owner must provide Dawson County the 24-hour number of an employee or agent capable of adjusting the brightness of the sign(s) or, if the over-bright condition cannot be fixed, turning off the sign(s) until repairs can be made.
 - (6) Maximum brightness levels for changeable, LED and EMC signs shall not exceed 5,000 nits when measured from the sign face at ~~is~~ maximum brightness, during daylight hours.
 - (7) Maximum brightness levels for changeable, LED and EMC signs shall not exceed 500 nits when measured from the sign face at its maximum brightness, between sunset and sunrise; ~~z~~ those times are determined by the National Weather Service.
 - (8) Staff of Dawson County may request a certification of brightness under measurement conditions by an independent contractor if a concern arises as to the brightness. The owner shall have ten days to provide the certification to Dawson County.
 - (9) No more than 60 percent of the freestanding sign area can be digital display.
 - (10) The message or copy of the sign cannot move or change more frequently than once every eight seconds—it shall not wipe, scroll, etc.
 - (11) Illumination spillover to neighboring properties cannot exceed one foot candle as measured at the property line.
 - (12) Electronic signs shall not be allowed in residential zones.

(Ord. of 12-1-2022(4))

Secs. 129-60—129-89. Reserved.

ARTICLE IV. NON-CONFORMING SIGNS

Sec. 129-90. Purpose.

The purpose of article IV is to identify non-conforming signs and establish regulations pertaining to non-conforming signs.

(Ord. of 12-1-2022(4))

Sec. 129-91. Definition and statement of intent.

Any sign legally existing prior to the adoption of the sign ordinance of October 27, 1997, and as amended from time to time, which does not conform to the requirements of this chapter, shall be deemed to be a non-conforming sign.

(Ord. of 12-1-2022(4))

Sec. 129-92. Existing non-conforming signage.

Subject to the following conditions, non-conforming permanent signs may remain in operation and maintenance after the effective date of this chapter. Such signs shall not be:

(Supp. No. 29, Update 2)

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- (1) Changed to or replaced with another non-conforming sign.
 - (2) Enlarged, extended, reconstructed, moved, or structurally altered except to bring the sign into conformity with all provisions of the ordinance.

Nothing contained herein shall prevent repairing or restoring to a safe condition any part of a sign or sign structure or normal maintenance operations, unless the damage or destruction to the sign is 50 percent or more of the area of the sign, or if the sign no longer serves a function as a sign because of damage or destruction.

(Ord. of 12-1-2022(4))

Sec. 129-93. Removal.

All signs erected after the effective date of this chapter that are non-conforming under this chapter or any sign which has been modified as contemplated by section 129-92(a) or (b) shall be removed within 90 days of notice by the county manager or designee in accordance with enforcement provisions of this chapter.

(Ord. of 12-1-2022(4))

Secs. 129-94—129-114. Reserved.

ARTICLE V. ILLEGAL AND PROHIBITED SIGNAGE

Sec. 129-115. Purpose.

The purpose of article V is to define those signs that are of a type specifically prohibited in the unincorporated area of Dawson County.

(Ord. of 12-1-2022(4))

Sec. 129-116. Illegal sign.

An illegal sign shall mean:

- (1) Any sign established prior to or subsequent to the adoption of this chapter, without proper authorization or permit; or
- (2) Any sign existing in the public right-of-way.

(Ord. of 12-1-2022(4))

Sec. 129-117. Prohibited signs.

The following signs are not permitted in any land use district:

- (1) Signs imitating traffic or emergency signals. No signs shall be permitted which imitates an official traffic sign or signal, or contains words or symbols displayed in a manner ~~which that~~ might mislead or confuse drivers of vehicles, or which displays intermittent lights resembling the color, sign, shapes, or order of light customarily used in traffic signs or in emergency vehicles or on law enforcement vehicles, except as part of a permitted or public traffic control sign.

-
- (2) Signs employing confusing, distracting, or intense illumination when visible from the public right-of-way. No sign shall be permitted which utilizes spot-lights, flood lights, flashing or blinking lights, or any type of pulsating or moving light which may impair the vision, cause glare, or otherwise interfere with a driver's operation of a motor vehicle or aircraft.
 - (3) Signs employing confusing or distracting motion either by changing physical position or light intensity. No sign shall be permitted which employs motion in such a manner as to obstruct or interfere with a driver's view of approaching, merging, or intersecting traffic, or a traffic signal, device of sign, or which would otherwise interfere with a driver's operation of a motor vehicle.
 - (4) Sign lighting. No sign shall be illuminated if such illumination is not effectively shielded ~~so as to~~ prevent beams or rays of light from being directed at any portion of the traveled way, which beams or rays of light are of such intensity or brilliance as to cause glare or impair the vision of the driver of any motor vehicle or which otherwise may interfere with the operation of a motor vehicle.
 - (5) Signs that project into or over, or are constructed within the public right-of-way.
 - (6) Signs that are tacked, painted, posted, marked, or otherwise affixed on trees, utility poles, or other similar structures or on rocks or other natural features.
 - (7) Signs that prevent free ingress or egress from any door, window, or fire escape. No sign of any kind shall be attached to any fire escape.
 - (8) Signs placed on or painted on a motor vehicle or trailer and parked within sight of a public right-of-way and in such a manner that the sign ~~not~~ would not otherwise be allowed by this chapter.
 - (9) Signs that require the removal of any trees from the public right-of-way, excluding official signs and notices.
 - (10) Any air or gas filled balloons or other similar devices and permanent signs made of paper, cloth or other nondurable materials, except as specifically permitted in this chapter.
 - (11) Roof signs.
 - (12) Portable signs.
 - (13) Abandoned signs.
 - (14) Signs on courtesy benches, waste containers, or other forms of street furniture.
 - (15) Searchlights.

(16.) Temporary signs on the inside of windows that cover more than 25 percent of the total window area.

(Ord. of 12-1-2022(4))

Secs. 129-118—129-148. Reserved.

ARTICLE VI. SIGNS THAT DO NOT REQUIRE A PERMIT

Sec. 129-149. Purpose.

The purpose of article VI is to identify those signs for which a permit is not necessary.
(Ord. of 12-1-2022(4))

Sec. 129-150. Sign types included.

A permit is not required for the following types of signs, and such signs shall not be considered in determining the allowable number or size of signs on a parcel or at a specific location; ~~provided~~, however, that such signs must comply with all other applicable sections of this article. The erection of any sign not listed in this section shall require a permit.

- (1) Official signs and notices.
- (2) Standard signs. All signs shall have a contact name and phone number legibly displayed on the back of such sign. No sign shall be posted within the public right-of-way or a private easement.
- (3) Name-plates not exceeding two square feet in area.
- (4) Flags shall be limited to one per parcel and shall not exceed 40 square feet in area.
- (5) Integral architectural features of buildings.
- (6) Indoor signs, not including permanent window signs.
- (7) Signs that appear on vending machines as original factory design.
- (8) Temporary signs ~~located~~ on the inside of windows that do not cover more than 25 percent of the total window area.
- (9) Air or gas-filled balloons, inflatable signs, banners, feather signs, and streamers may be displayed for no more than seven consecutive days and shall not be displayed more than six times per calendar year on the same property. Such signs or devices shall not be illuminated, may not exceed 35 feet in height from ~~the~~ ground, nor interfere with the safe and free flow of traffic.
- (10) Signs carried by a person.
- (11) Temporary signs as permitted in article VII.
- (12) Temporary banner signs made of non-rigid material within mixed-use village districts when attached to pedestrian lighting fixtures for ~~a period~~ up to 60 days.
- (13) Signs authorized in accordance with the Manual of Uniform Traffic Control Devices (MUTCD), as amended.
- (14) Monument-style directional signs within a planned center parking area that do not exceed six feet in height.
- (15) Directional signs.
- (16) Informational signs, e.g. "Pick up," less than six square feet in size attached to a building.

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~~(Ord. of 12-1-2022(4))~~

Secs. 129-151—129-168. Reserved.

ARTICLE VII. TEMPORARY SIGNS

Sec. 129-169. Purpose.

The purpose of article VII is to provide for the regulation and enforcement of appropriate temporary signage.
(Ord. of 12-1-2022(4))

Sec. 129-170 General.

~~Temporary sign shall mean any sign not permanently anchored to the ground or a building, meeting the performance standards of section 129-171.~~

~~(1)~~ Types of temporary signs permitted: freestanding signs, and window signs.

~~(12)~~ A temporary sign shall not be permitted in the public right-of-way.

~~(32)~~ Temporary signs shall not be illuminated.

~~(43)~~ A temporary sign shall not have flashing lights or copy, moveable parts, or colored lights that may resemble those of traffic signals ~~and/or~~and emergency vehicles, or lights.

(Ord. of 12-1-2022(4))

Sec. 129-171. Performance standards for Temporary Signs.

Temporary signs may be constructed of cloth, canvas, fabric, paper, plywood, or other light materials which are not intended or designed for permanent display. Temporary signs must comply with the following standards:

- (1) For parcels or lots that front on a four or more-lane roadway, a single sign less than or equal to 32 square feet of sign copy area and greater than three square feet of sign copy area, may be displayed on said property or parcel. The following criteria shall apply:
 - a. Each sign shall be a maximum of eight feet in height.
 - b. Electric or illuminated signs are prohibited.
 - c. Each sign shall not obstruct the visibility of a permanent sign.
 - d. Each sign shall be located a minimum of 20 feet from the right of way and a minimum of ten feet from side property lines.
 - e. Each sign shall be kept in a good and safe condition and not permitted to deteriorate as evidenced by, but not limited to, tearing, rot, corrosion, peeling paint, etc.
- (2) For parcels or lots without frontage on a four or more-lane roadway, for every 330 linear feet of road frontage a parcel has, a single sign less than or equal to 16 square feet of sign copy area and greater than three square feet of sign copy area, may be displayed on said property or parcel. The following criteria shall apply:

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- a. Each sign shall be a maximum of six feet in height.
 - b. Electric or illuminated signs are prohibited.
 - c. Each sign shall not obstruct the visibility of a permanent sign.
 - d. Each sign shall be located a minimum of 20 feet from the edge of the pavement and a minimum of ten feet from side property lines.
 - e. Each sign shall be kept in a good and safe condition and not permitted to deteriorate as evidenced by, but not limited to, tearing, rot, corrosion, peeling paint, etc.
- (3) For any sign less than or equal to three square feet of sign copy area in size, the following criteria shall apply:
- a. Each sign shall be a maximum of six feet in height.
 - b. Electric or illuminated signs are prohibited.
 - c. Each sign cannot obstruct the visibility of a permanent sign.
 - d. Each sign shall be located a minimum of 20 feet from the edge of the pavement and a minimum of ten feet from side property lines.
 - e. Each sign shall be kept in a good and safe condition and not permitted to deteriorate as evidenced by, but not limited to, tearing, rot, corrosion, peeling paint, etc.
- (4) Window signs:
- a. Maximum of 25 percent of window coverage;
 - b. Window signs shall be limited to the ground floor only.

Signs placed on a lot in contravention of this section shall be subject to all enforcement action allowed under article XIII of this ordinance. However, if the only basis for enforcement action is the number of temporary signs on a lot, the marshal's office shall notify the pertinent lot/sign owner and provide the lot/sign owner with an opportunity to remove the number of temporary signs such as will result in compliance.

(Ord. of 12-1-2022(4))

Secs. 129-172—129-197. Reserved.

ARTICLE VIII. PERMANENT SIGNS IN RESIDENTIAL ZONING DISTRICTS

Sec. 129-198. Purpose.

The purpose of article VIII is to provide ~~definition and for the~~ regulation for permanent signage within residential districts in unincorporated areas of Dawson County located adjacent to arterial and collector roads in order to promote traffic safety and ~~to~~ preserve the aesthetics of residential districts along arterial and collector roads.

(Ord. of 12-1-2022(4))

Sec. 129-199. Entrance signage.

(1) By permit only if a tract or parcel of land has been developed to create a residential subdivision and is adjacent to a collector road, as opposed to a major arterial road;

(1)a. One freestanding monument sign is allowed at each entrance from the primary roadway. Sign face shall not exceed 36 square feet with a maximum of eight feet in height overall. The sign shall be set back ten feet from any road right-of-way. Illumination will be allowed by indirect lighting only. Signage must be maintained by the property owner's association or sign owner; or

(1)b. Two freestanding monument signs, one on either side of the entrance from the primary roadway. Sign face not to exceed 20 square feet each with a maximum of six feet in height. The sign shall be set back ten feet from any road right-of-way. Illumination will be allowed by indirect lighting only. Signage must be maintained by the homeowner's association or sign owner.

(1)c. There shall be a minimum 100-foot separation between signs at each entrance.

(1)d. If signage is not maintained, then the provisions of article III section 129-54 "sign maintenance" shall be applied.

(1)e. No signs will be are permitted on islands within a public right of way.

(Ord. of 12-1-2022(4))

Sec. 129-200. All other permanent signs in residential zoning districts.

One freestanding monument sign shall be allowed on an individual residential lot ~~except as provided in article VI section 611 of the Dawson County Land Use Resolution.~~ The sign face shall not exceed six square feet with a maximum height of six feet overall. Signs shall be constructed on a base of brick or stone. The sign shall meet the minimum building setbacks for the lot on which it is placed as prescribed in the Dawson County Land Use Resolution ~~121-76.~~ Illumination of the sign shall not be allowed.

(Ord. of 12-1-2022(4))

Secs. 129-201—129-221. Reserved.

ARTICLE IX. PERMANENT SIGNS IN COMMERCIAL ZONING DISTRICTS

Sec. 129-222. Purpose.

The purpose of article IX is to identify signs allowed within commercial districts in unincorporated areas of Dawson County in order to promote traffic safety and ~~to~~ preserve the aesthetics of such areas.

(Ord. of 12-1-2022(4))

Sec. 129-223. Freestanding permanent signs.

Freestanding permanent signs are ~~These~~ signs wholly supported by their ~~own~~ structure and completely separate from a commercial building.

(1) Planned center.

(Supp. No. 29, Update 2)

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- a. ~~One freestanding sign per street frontage not to exceed 100 square feet.~~ One freestanding permanent sign per street frontage will be allowed, assuming for each frontage is equal to or greater than 200 feet in length. ~~The sign shall not exceed 100 square feet.~~ The sign shall be constructed of material such as brick, stone, stucco or similar material consistent with the architecture and exterior treatment of the building(s).
 - b. The sign shall have a maximum height of 20 feet. However, up to an additional ten feet in height may be added resulting in a total maximum height of 30 feet if the base of the sign is below the grade of the adjoining road as calculated at a one-foot rise of sign height per one foot drop from road grade elevation.
 - c. Any and all structural components shall be fabricated or covered so that such components may not be detected visually.
 - d. The width of a monument sign shall not exceed the width of the supporting structure.
 - e. The copy area of freestanding signs shall not exceed 75 percent of the sign area. The copy area shall be measured by the smallest geometric form that encompasses it.
 - f. Changeable copy signage may be used, but the sign counts toward the total sign area allowed.
 - g. The sign shall include the street address for the project. The maximum copy area does not include the street address.
 - h. All signs shall be located in such a way that they maintain horizontal and vertical clearance from all overhead utilities in accordance with the International Electrical Code specification. In no case shall any sign be installed within five feet horizontally or vertically from an overhead utility line or utility guy wire.
 - i. To ensure visibility, the copy of the sign shall be no less than five feet above grade.
- (2) Outparcels and individual lots.
- a. Signs shall be limited to ground-mounted type signs. ~~The B~~base and sign structure shall be constructed of materials such as brick, stone, or similar materials consistent with the architecture and exterior treatment of the building.
 - b. ~~The Surface~~ area of the sign face shall be a maximum of 48 square feet per side.
 - c. The sign shall have a maximum height of ten feet. However, up to an additional five feet in height may be added resulting in a total maximum height of 15 feet if the base of the sign is below the grade of the adjoining road as calculated at a one-foot rise of sign height per one foot drop from road grade elevation.
 - d. Structural poles used in the construction of said sign shall be wrapped with either brick or stone which shall be at least four feet in width on the sides of the sign intended for viewing. The pole wrap shall not be used as part of the sign face for ~~the~~ copy.
 - e. Changeable copy signage may be used but will count towards the sign area allowed.
 - f. For individual lots and outparcels, only one freestanding sign shall be allowed.
 - g. All signs shall be located in such a way that they maintain horizontal and vertical clearance from all overhead utilities in accordance with the International Electrical Code specification. In no case shall any sign be installed within five feet horizontally or vertically from an overhead utility line or utility guy wire.
 - h. To ensure visibility, the copy of the sign shall be no less than four feet above grade.

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(Supp. No. 29, Update 2)

(Ord. of 12-1-2022(4))

Sec. 129-224. Wall signs and canopy signs.

~~Those signs attached to the building or structure for stability or decoration.~~

- (1) Wall signage for single-tenant buildings.
 - a. ~~A maximum of t~~Three wall signs will be permitted per building.
 - b. ~~Only one wall sign shall be permitted per wall. For facades less than 100 feet in length, a maximum of one sign is permitted per facade~~
 - c. Signs shall not exceed one square ~~feet-foot~~ per linear ~~feet-foot~~ of building wall facade each and shall not exceed 180 square feet each.
 - d. ~~One additional wall sign may be permitted in lieu of the freestanding monument sign as found Sec. 129-223.(2).~~
- (2) Wall ~~signage-signs~~ for multi-tenant buildings.
 - a. Two wall signs shall be permitted per street frontage or entrance.
 - b. Only one wall sign shall be permitted per tenant wall.
 - c. Wall signs shall not exceed one square ~~feet foot~~ per linear ~~feet-foot~~ of tenant wall facade each and shall not exceed 180 square feet each.
 - d. Wall signs shall not exceed three feet maximum height of copy area.
- (3) Canopy signs.
 - a. One canopy sign per entrance not to exceed 12 square feet shall be permitted.
- (4) No wall sign or canopy sign shall be located so that any part of the sign or supporting structure extends above the top of the wall or parapet.
- (5) Signs installed below a canopy, awning, overhang, or porch shall be a minimum of nine feet above ground from the pedestrian way.

(Ord. of 12-1-2022(4))

Sec. 129-225. Freestanding canopy signage.

- (1) One sign per road frontage not to exceed 20 square feet shall be permitted on each freestanding canopy.
- (2) Signage must be flush against the canopy fascia.
- (3) Banding of corporate colors shall be regarded as part of the sign and shall count toward the allowable 20 square feet.

(Ord. of 12-1-2022(4))

Secs. 129-226—129-245. Reserved.

ARTICLE X. VARIANCES

~~(Supp. No. 29, Update 2)~~

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~~Sec. 129-246. Purpose.~~

~~Variances to the sign chapter are granted for specific waiver or release of a requirement of this chapter based on proof of hardship to the applicant.~~

(Ord. of 12-1-2022(4))

~~Sec. 129-247. Administration. Reserved.~~

~~Variances to sign requirements shall be granted by the planning commission in the same manner and pursuant to the same criteria as variances from the Dawson County Land Use Regulations. Administrative variances may be granted by the county manager or designee if the following criterion exists:~~

- ~~(1) Dimensional variances only (i.e., setback, size, or height).~~
- ~~(2) Shall not be greater than ten percent of allowable limits.~~
- ~~(3) Shall not subvert the intent of the ordinance.~~
- ~~(4) Applicant shall show substantial hardship naturally occurring or otherwise.~~
- ~~(5) Granting the variance shall not create a safety hazard or other condition inconsistent with the general purpose of this chapter; and~~
- ~~(6) Granting the variance may include minor stipulations to ameliorate the impact of the variance (i.e., landscaping, material, lighting, etc.).~~

(Ord. of 12-1-2022(4))

Secs. 129-248—129-272. Reserved.

ARTICLE XI. PERMITS

Sec. 129-273. Purpose.

The purpose of article XI is to establish methods for allowing signs within the unincorporated portions of Dawson County.

(Ord. of 12-1-2022(4))

Sec. 129-274. Permits required.

It shall be unlawful for any person to erect or relocate within the county any sign, as defined in this chapter, without first obtaining a sign permit from the county manager or designee and making payments scheduled if applicable. Signs shall also be subject to the provisions of the electrical code and the permit fees required therein. A permit shall be required for each incidence of temporary sign usage.

(Ord. of 12-1-2022(4))

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Sec. 129-275. Application for a sign permit.

Applications for sign permits shall be made upon application forms provided by the county manager or designee and shall contain or have attached thereto the following information:

- (1) Name, address, and business telephone number of the applicant, sign owner, and land owner;
- (2) Address of building, structure, or lot to which or upon the sign is to be attached or erected;
- (3) The sign and the distance of the sign from adjacent buildings, structures, property lines, other signs, and any other measurements as may be required by the county manager or designee.
- (4) Drawings of the plans, specifications, and method of construction and attachment to the building or ground for the sign, as well as a scale drawing of the site showing drives, structures, and any other limiting site features, as well as drawings showing the relation of the road grade of the adjoining road to which the sign face is perpendicular to the base of the sign;
- (5) Name of person, firm, corporation, or association erecting the structure; and
- (6) A plat, with street right of way lines, showing the sign location upon the premises.
- (7) The type of sign.
- (8) The value of the sign.
- (9) The square foot area per sign and the aggregate square foot area if there is more than one sign face.
- (10) Written consent of the owner, or his agent, granting permission of which the subject sign will be located.

(Ord. of 12-1-2022(4))

Sec. 129-276. Permit issuance.

It shall be the duty of the county manager or designee, upon the filing of a complete application for a sign permit, to examine such plans and specifications and other data and the premises upon which it is proposed to erect the sign; and if it shall appear that the proposed sign is in compliance with all the requirements of this chapter and all other laws and resolutions of the county, then the permit shall be issued. If no decision is made by the county manager or designee within 30 days of the application being filed, the application shall be deemed denied. If the work authorized under a sign permit has not been started within six months after the date of issuance, then the permit shall become null and void, and a new permit shall be required. All signs shall be subject to on-site inspections by the county manager or designee or its authorized representative before a permit is issued.

(Ord. of 12-1-2022(4))

Sec. 129-277. Permit fees.

Every applicant, before being granted a sign permit, shall pay the county permit fees in accordance with the fee schedule approved by the board of commissioners.

(Ord. of 12-1-2022(4))

Sec. 129-278. Relationship to Building and Electrical Codes.

These sign regulations are intended to complement the requirements of the building and electrical codes adopted by Dawson County. Wherever there is an inconsistency between these regulations and the building or electrical code, the more stringent requirement shall apply.

(Ord. of 12-1-2022(4))

Secs. 129-279—129-302. Reserved.

ARTICLE XII. APPEALS

Sec. 129-303. Purpose.

Any decision or action of county personnel under this chapter may be appealed to the Board of Commissioners of Dawson County; ~~however, provided, however, that~~ any such action or decision shall remain in full force and effect pending such appeal.

(Ord. of 12-1-2022(4))

Sec. 129-304. Appeals process.

If an applicant or permittee desires to appeal any decision or action of the county manager or designee or its authorized representative ~~or the planning commission,~~ then the applicant or petitioner shall notify the county manager or designee of Dawson County in writing within ten days of the date of the action or decision. Upon receipt of the notice, the board of commissioners shall set an appeal hearing date regarding the appeal within ~~45~~ days of such notice and shall notify the applicant or permittee in writing by first class mail and shall render a decision within ~~60~~ days of such notice.

(Ord. of 12-1-2022(4))

Secs. 129-305—129-326. Reserved.

ARTICLE XIII. ENFORCEMENT AND ADMINISTRATION

Sec. 129-327. Purpose.

The purpose of article XIII is to provide clear guidelines for ~~the~~ enforcement and administration of the sign chapter.

(Ord. of 12-1-2022(4))

Sec. 129-328. Administrative powers.

The Board of Commissioners of Dawson County, Georgia, shall administer and enforce the provisions of this chapter, and the county manager or designee is hereby appointed to exercise the powers prescribed by this

chapter. These powers shall include, but shall not be limited to, accepting and processing applications, conducting inspections, issuing permits and instituting enforcement actions through one or more employees of the county; subject to the right of appeal to the board of commissioners as otherwise provided by this chapter.

(Ord. of 12-1-2022(4))

Sec. 129-329. Enforcement.

The erection or maintenance by any person, firm, or corporation of any sign for which a permit is required by this chapter without a valid permit or renewal thereof issued by the county is declared to be a public nuisance. In addition to the remedies provided for in this chapter or that may otherwise exist under the laws of the State of Georgia, the county is authorized to pursue all equitable remedies and criminal and civil sanctions available.

- (1) Notification of violations. Such notification shall be made in writing from the county manager or designee or an authorized representative of the board of commissioners to the applicant's or individual's last known address or at the location of the sign if notice can be given in person or to the owner's representative and shall provide the violator ten days from the date of the letter to bring the sign into compliance. The notice shall be deemed sufficient upon mailing to the last known address or upon hand delivery to the owner or owner's representative.
- (2) Signs placed in the public right-of-way or any sign posing an immediate danger to the public may be removed by the Dawson County Marshal's Office or the Dawson County Sheriff's Office without notice. Signs placed in the right-of-way are hereby considered litter and shall be remanded to the county transfer station. Signs will be returned to the sign owner, if said owner collects the sign in a timely manner.
- (3) Revocation of permits and licenses. Any person failing to comply with any provision of this chapter shall be subject to revocation of the business license, work permit, or other authorization for the conduct of business and associated work activities within the unincorporated areas of Dawson County.
- (4) Stop work orders. Any person failing to comply with any provision of this chapter shall be subject to a stop work order. Upon receipt of the stop work order, work on any project that is being performed in violation of this chapter shall immediately stop. Such notice shall be in writing and shall be given to the owner of the property, the owner of the sign, the owner's authorized agent, or the person or persons in charge of the activity on the property and shall state the conditions under which work may resume. If an emergency exists, then no written notice shall be required.
- (5) Violation of permit. If, through inspection, it is determined that a person engaged in any activity covered by this chapter has failed to comply with the ordinance or the conditions of the permit issued, then a written notice to comply shall be served upon that person. The notice shall set forth the measures necessary to achieve compliance and shall state the time within which such measures must be completed. If the person engaged in the activity fails to comply within the time specified, then such person shall be in violation of this chapter, and in addition to other penalties or enforcement, any applicable performance or surety bond shall be subject to forfeiture.
- (6) Permit suspension or revocation. The permit issued hereunder may be suspended or revoked by the county upon a finding that the holder is in violation of the permit or any portion of this chapter.
- (7) Administrative fines. Any person violating any provision of this chapter, permitting conditions, or stop work order shall be liable for a civil penalty of not less than \$100.00 per day or not to exceed \$1,000.00 per day. Each day the violation continues shall constitute a separate violation.
- (8) Criminal citation. Any person who shall do anything prohibited by this chapter or who shall fail to do anything required by this chapter shall be guilty of a misdemeanor, amenable to the process of the

(Supp. No. 29, Update 2)

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magistrate court of Dawson County, and upon conviction, shall be assessed with any penalty, including fine, confinement, or both, allowed by law for the violation of the county resolutions or ordinance. Each day and every day that such violation exists shall be deemed to constitute a separate offense.

(9) Board of commissioner's action. In addition to any other remedies, any violation of this chapter may be addressed by the board of commissioners of Dawson County by instituting injunction, mandamus, or other appropriate action or proceeding to stop the violation. Such proceeding may be instituted without the necessity of showing the lack of an adequate remedy at law.

(10) Any one or more of the foregoing enforcement provisions may be utilized separately or in combination to achieve compliance with this chapter.

(Ord. of 12-1-2022(4))

Sec. 129-330. Abandonment.

An abandoned sign must be removed within ~~30~~ 45 days from the date official notice is given by the county manager or designee, the county marshal, or the board of commissioners to the owner by certified mail to the last known address. If an abandoned sign is not removed within ~~30~~ 60 days of the receipt of the official notice or if said notice is returned undeliverable, then the county may remove such sign.

(Ord. of 12-1-2022(4))

Sec. 129-331. Reserved.

Sec. 129-332. Disclaimer.

Nothing in this chapter shall be construed to abrogate or impair the powers of the courts or of any department of the county to enforce any provisions of its ordinances or regulations nor to prevent or punish violations thereof; and the powers conferred by this chapter shall be in addition to and supplemental to the powers conferred by any other law.

(Ord. of 12-1-2022(4))

Sec. 129-333. Reserved.

Sec. 129-334. Effective date.

This chapter shall be effective on the day of its adoption by the board of commissioners of Dawson County.

(Ord. of 12-1-2022(4))



DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA REQUEST FORM

Department: Sheriff's Office

Work Session: December 19, 2024

Prepared By: Melissa Hawk

Voting Session: January 16, 2024

Presenter: Melissa Hawk

Public Hearing: Yes No

Agenda Item Title: Presentation of RFP #458-24 Construction Services – Jail Booking/Lobby of LEC Results

Background Information:

SPLOST VII included \$1,500,000 for the security upgrades for the Courthouse. The BOC also approved \$1,500,000 in Capital Funds for the security upgrades for the Jail/Law Enforcement Center.

The electronic upgrade project was completed in July 2024. Part of the security upgrade also includes the renovation of the jail booking area and the Law Enforcement Center Lobby for the new GCIC office and video visitation area.

Current Information:

An RFP opened on November 8, 2024, receiving 2 proposals. Scroggs & Grizzel and SmithBuilt both had a total score of 81, but SmithBuilt offered the best price of \$688,000.

Budget Information:

Applicable: Not Applicable:

Budgeted: Yes No

Fund	Department	Account #	Budget	Balance	Requested	Remaining
325	3300	541200	\$1,500,000	\$687,754.45	\$687,754.45	\$0.00
Fund	Department	Account #	Budget	Balance	Requested	Remaining
201	3326	541200		\$245.55	\$245.55	

*If this is a personnel-related request, has it been reviewed by Human Resources?

*If this item is being requested to move to the same day's voting session for BOC consideration, provide *detailed justification* for the request:

Recommendation/Motion: Staff respectfully requests the Board to accept the proposals received and award a contract to SmithBuilt Construction in the amount of \$688,000, utilizing SPLOST VII and Jail Funds.

Department Head Authorization: Jeff Johnson

Finance Department Authorization: Vickie Neikirk

County Manager Authorization: J. Leverette

Date: 12/21/2024

Date: 12/9/24

Date: 12/9/24


Comments/Attachments: Presentation

RFP #458-24
Construction
Services – Jail
Booking and Lobby
of the Law
Enforcement Center



DECEMBER 19, 2024





Background and Overview

- ❖ SPLOST VII included \$1,500,000.00 for the security upgrades for the Courthouse.
- ❖ The BOC also approved \$1,500,000.00 in Capital Funds for the security upgrades for the Jail/Law Enforcement Center.
- ❖ The electronic upgrade project was completed in July, 2024.
- ❖ Part of the security upgrade also includes the renovation of the jail booking area and the Law Enforcement Center Lobby for the new GCIC office and video visitation area.
- ❖ The remaining budget for this project 78 \$687,754.45.



Procurement Approach and Procedure

BID ACCORDING TO POLICY

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



❖ Sheriff's Office

- Major Greg Rowan
- Captain Anthony Davis
- Lieutenant Theresa Kirby

❖ Facilitator – Melissa Hawk, Purchasing Manager

Scope of Work Overview

- ❖ Provide labor and materials to enclose the jail booking area into a secured room with protective glass and a locking door. There will be small openings to pass paperwork between the arrestee and the jail staff. There will be millwork completed to create cabinets.
- ❖ Provide labor and materials to remove current area for attorney and video visitation; create a space for public fingerprinting and bonding window; create a new space for video visitation and attorney meeting area, construct a new GCIC office; create a small office for Sheriff's staff and visitor meetings.

Summary of Scores

COMPANY	COMPANY BACKGROUND AND STRUCTURE	EXPERIENCE & QUALIFICATIONS OF DEDICATED STAFF	PROJECT UNDERSTANDING/ APPROACH TO SCOPE OF WORK	REFERENCES	MANAGEMENT PLAN	TECHNICAL SCORE	Cost/ FINANCIAL	Total SCORE
Scroggs & Grizzel Construction	25	57	48	24	23	59	22	81
SmithBuilt Construction	15	48	58	23	23	56	25	81

Scores are rounded up to the nearest whole number.

Review of Top Two Proposals

- ❖ **Please keep in mind that O.C.G.A. § 36-91-21(c)(1)(c), (Official Code of Georgia Annotated), states that the County is to award a contract to the responsive and responsible offer in writing to be the most advantageous to the County. Responsive means a timely offer that has been submitted which materially conforms to the requirements and specifications of the solicitation. Responsible means the proposer is capable of completing the full scope of work as required.**

Offers Received

Tasks	Scroggs & Grizzel Construction	SmithBuilt Construction
Turn-Key Completion of All Work for the Jail Booking Area	\$500,364.00	\$428,000.00
Turn-Key Completion of All Work in the Law Enforcement Lobby Area	\$276,487.00	\$260,000.00
Total	\$776,851.00	\$688,000.00

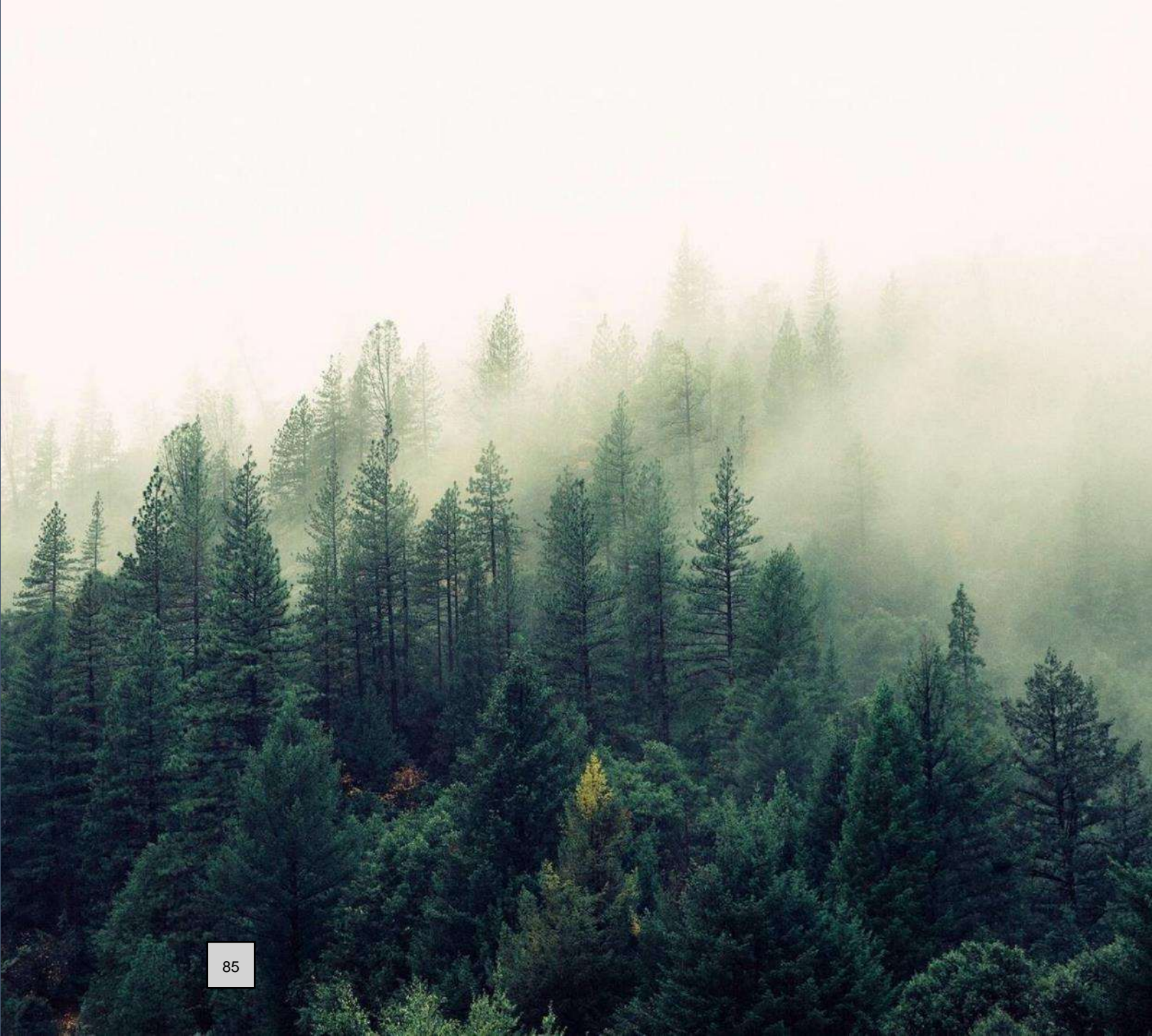
Pricing is required to include 20 Divisions for construction and 9 additional General Conditions items specifically for site work.



Staff Recommendation

Staff respectfully requests the Board to accept proposals received, award a contract to SmithBuilt Construction, in the amount \$688,000.00, utilizing SPLOST VII and Jail Funds.

THANK YOU FOR YOUR TIME





DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: Public Works

Work Session: December 19, 2024

Prepared By: Robert W. Drewry, Director of Public Works

Voting Session: January 16, 2025

Presenter: Robert W. Drewry

Public Hearing: Yes _____ No X

Agenda Item Title: Request Board approval of proposed LMIG 2025 grant application for Shoal Creek Road and request for GDOT funding.

Background Information:

Annually, Dawson County submits to the GDOT a request for funding from the LMIG (Local Maintenance & Improvement Grant). This funding provides much needed assistance to Dawson County in the maintenance and improvement of county roads. A 30% local match is required to receive LMIG funds.

The County is under contractual obligation with the City to repave Shoal Creek Road from the Historic Courthouse to State Route 136. However, due to the poor condition of Shoal Creek Road from multiple base failures, repaving is no longer a viable, long-term solution. Additional work includes a new 2-foot paved safety shoulder. Mathematically, it is less expensive to consider a full-depth reclamation of Shoal Creek Road instead of deep patching, constructing a paved safety shoulder and repaving.

Current Information:

Staff plans to solicit bids for a full-depth reclamation on Shoal Creek Road from the city limits to State Route 136. The total estimated cost is \$1,795,600 and staff is recommending the project be funded from SPLOST VII. The LMIG 2025 from the GDOT is \$497,689.38.

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

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining
325		4220				

Recommendation/Motion: Board approval of proposed LMIG 2025 grant application for full depth reclamation of Shoal Creek Road and request for GDOT funding.

Department Head Authorization: _____ RWD _____

Date: 12/10/2024

Finance Dept. Authorization: Vickie Neikirk

Date: 12/9/24

County Manager Authorization: _____ J. Leverette _____

Date: 12/9/24

County Attorney Authorization: _____

Date: _____

Comments/Attachments:





Russell R. McMurry, P.E., Commissioner
One Georgia Center
600 West Peachtree Street, NW
Atlanta, GA 30308
(404) 631-1000 Main Office

June 28, 2024

The Honorable Billy Thurmond, Chairman
Dawson County
25 Justice Way, Suite 2313
Dawsonville, Georgia 30534

RE: **Fiscal Year 2025 Local Maintenance & Improvement Grant (LMIG) Program**

Dear Chairman Thurmond:

We are pleased to announce that the Department will begin accepting applications for the Fiscal Year 2025 LMIG Program in July 2024. Grants will be processed electronically through our **GRANTS (LMIG) Application System**. To begin your FY 2025 LMIG Application, please visit the Department's website at <https://www.dot.ga.gov/GDOT/Pages/LMIG.aspx>. This site provides a link to the LMIG Application, the LMIG Application Tutorial (Manual), and to the General Guidelines and Rules and other pertinent reports. The project list will be entered directly into the LMIG Application System. Please contact your District State Aid Coordinator, **Charles Arnhart**, at **770-533-8491** for assistance with the online application process.

For an application to be processed, the following requirements must be met:

- A local government must be in Department of Audits and Accounts (DOAA) and Department of Community Affairs (DCA) audit compliance.
- A signed cover letter must be attached and include a completion status of the last three fiscal years' LMIG Grants.
- A signature page must include both the local government seal and the notary seal. The application website provides a blank signature page for you to download, complete and upload as an attachment.
- A local government must provide their District State Aid Coordinator with a Statement of Financial Expenditures form and invoices for Fiscal Year 2022 projects and all other prior years unless previously approved to combine funding for Fiscal Years 2022, 2023, and 2024. The forms can be attached in the LMIG Application System if they have not already been provided to your District State Aid Coordinator.

All electronic LMIG applications must be received no later than February 1, 2025. Failure to submit applications by the deadline might result in a forfeiture of funds.

Your formula amount for the Fiscal Year 2025 Program is **\$497,689.38** and your local match is **30%**. Each local government is required to match this formula amount in accordance with Code Section 48-8-244(d).

If you have any questions regarding the LMIG Program, please contact the Local Grants Office in Atlanta at (404) 347-0240 or email questions to LocalGrantsProgram@dot.ga.gov.

Sincerely,

Bill Wright
Local Grants Administrator

cc: The Honorable Steve Gooch, Georgia State Senate
The Honorable Johnny Chastain, Georgia House of Representatives; The Honorable Will Wade, Georgia House of Representatives
The Honorable Rudy Bowen, State Transportation Board
Jason Dykes, P.E., District Engineer
Charles Arnhart, District State Aid Coordinator

FY _____

LOCAL MAINTENANCE & IMPROVEMENT GRANT Program (LMIG)

STATEMENT OF FINAL PROJECT EXPENDITURES

DATE: _____

COUNTY: _____

CITY: _____

(Leave Blank if this is a County Government)

SUBMITTED BY: _____

(Local Government Representative- Person's Printed Name)

1. LMIG EXPENDITURES: \$ _____
(LMIG Funding Received from GDOT)

2. REQUIRED 10% or 30% MATCH: \$ _____
(10% or 30% of LMIG Funding Received in #1)

3. TOTAL PROJECT EXPENDITURES: \$ _____
(The Total Amount Spent on Project)

4. TOTAL LOCAL GOVERNMENT EXPENDITURES: \$ _____
[Total Project Expenditures above minus LMIG Expenditures at the Top (#3 minus #1)]

Has the approved project list been revised? Yes No

If yes, attach new project list to this form.

By signature below, I hereby certify that the above expenditures are for the work completed on the attached final Project List for the FY _____ LMIG Program.

Authorized Local Government Official Signature: _____

[Include financial documents to verify expenditures, including but not limited to invoices, contracts, checks, etc.]

For GDOT use only

PI Number: _____

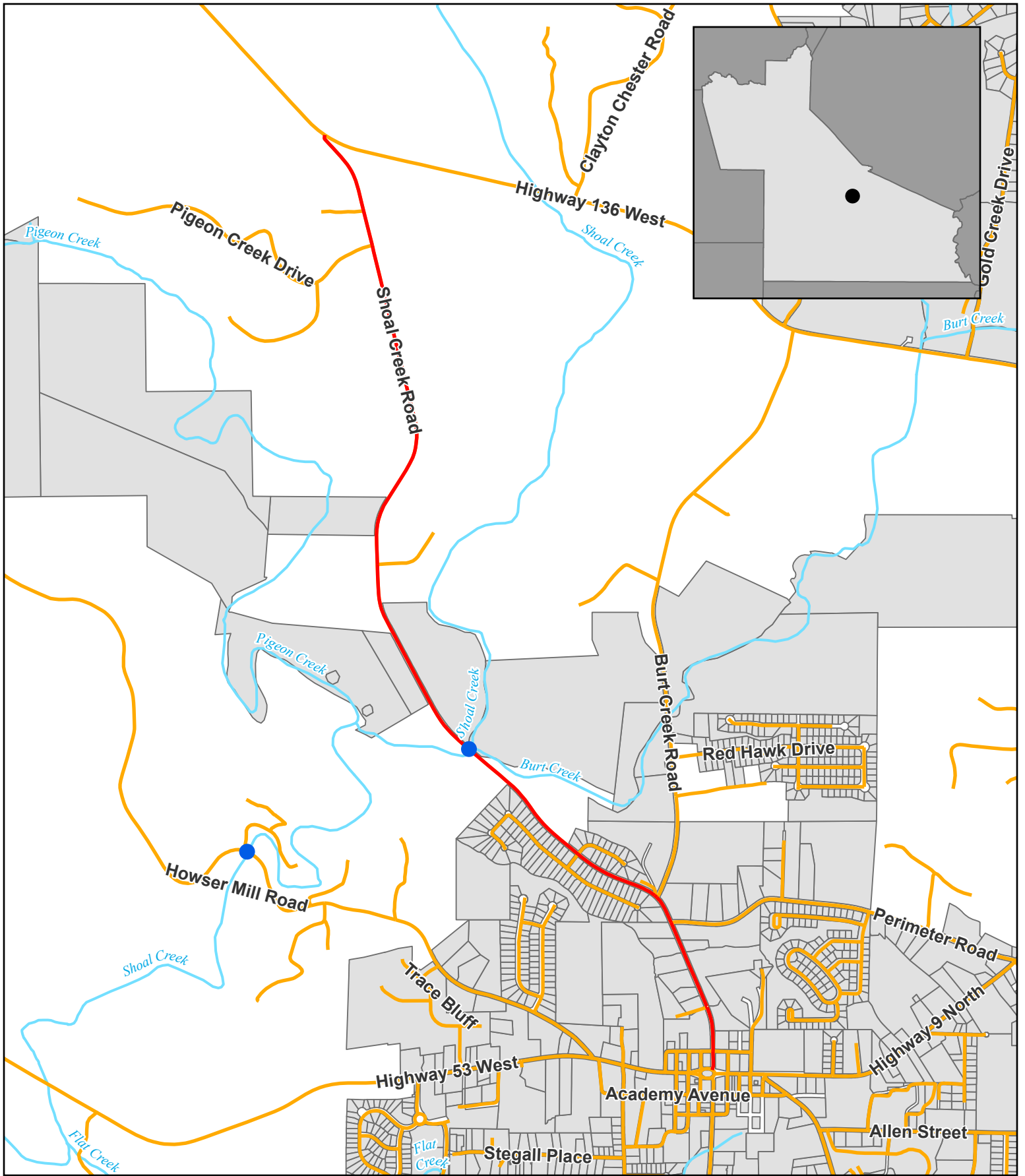
Record Audit Performed: Yes No (Circle One)

Field Inspection Completion Date: _____

APPROVED: _____

(DISTRICT ENGINEER SIGNATURE)

Date: _____



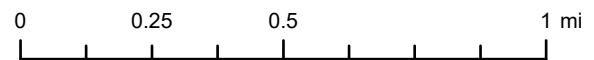
Shoal Creek Road



- Dawsonville City Parcels
- Roads
- ShoalCreekRoad

- Streams
- Bridges

90



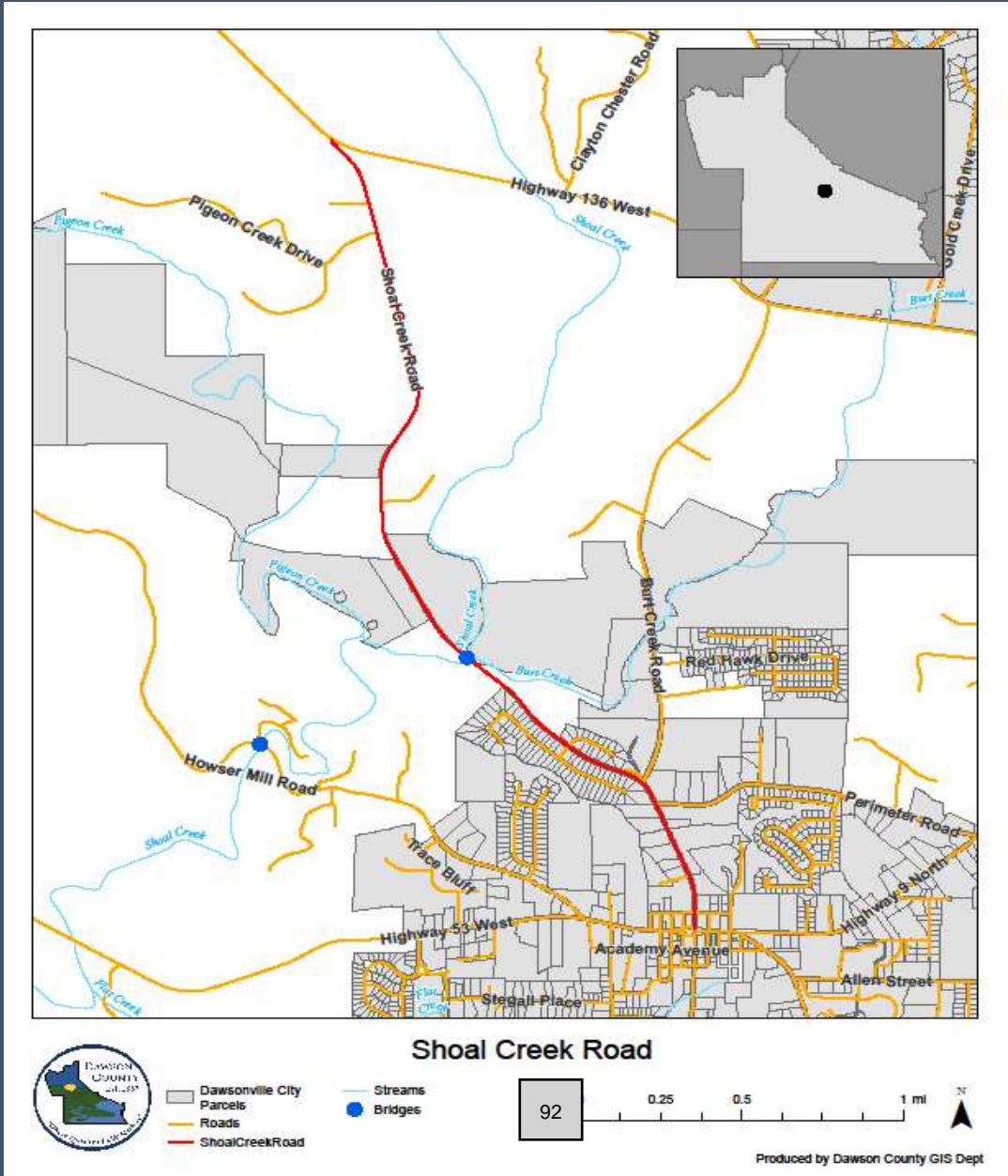
SHOAL CREEK ROAD LMIG 2025



DECEMBER 19, 2024



SHOAL CREEK ROAD





Background and Overview

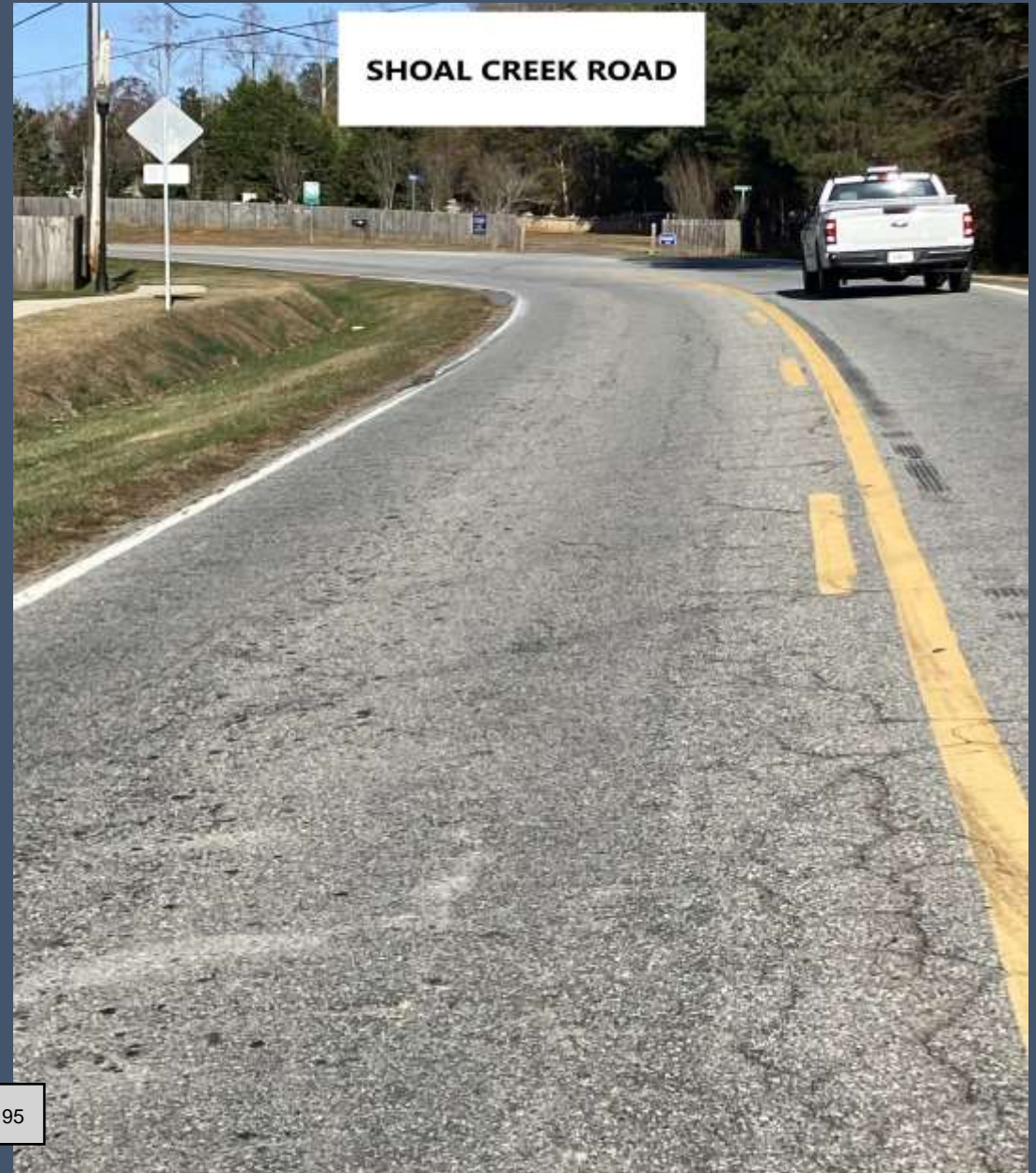
- ❖ The City and County entered into a Settlement and Release Agreement in May 2020.
- ❖ The Agreement obligated the County to repave Shoal Creek Road from the Historic Courthouse to State Route 136. It was mutually understood that the repaving of Shoal Creek Road would occur during or following the construction of the new bridge.
- ❖ However, both the City and the County agree that Shoal Creek Road has deteriorated beyond the scope of a repaving.

Project Special Considerations

- ❖ Further, the road needs to have a consistent 24 feet of paving to include a 2 foot paved safety shoulder.
- ❖ Based on cost estimates, staff has determined a Full Depth Reclamation was not only the less expensive option but will provide a longer lasting road base and surface.
- ❖ The 2020 Agreement also obligated the County to repave the northern portion of Burt Creek Road. Similarly, Staff is pursuing an IGA for Shoal Creek Road as well.



SHOAL CREEK ROAD

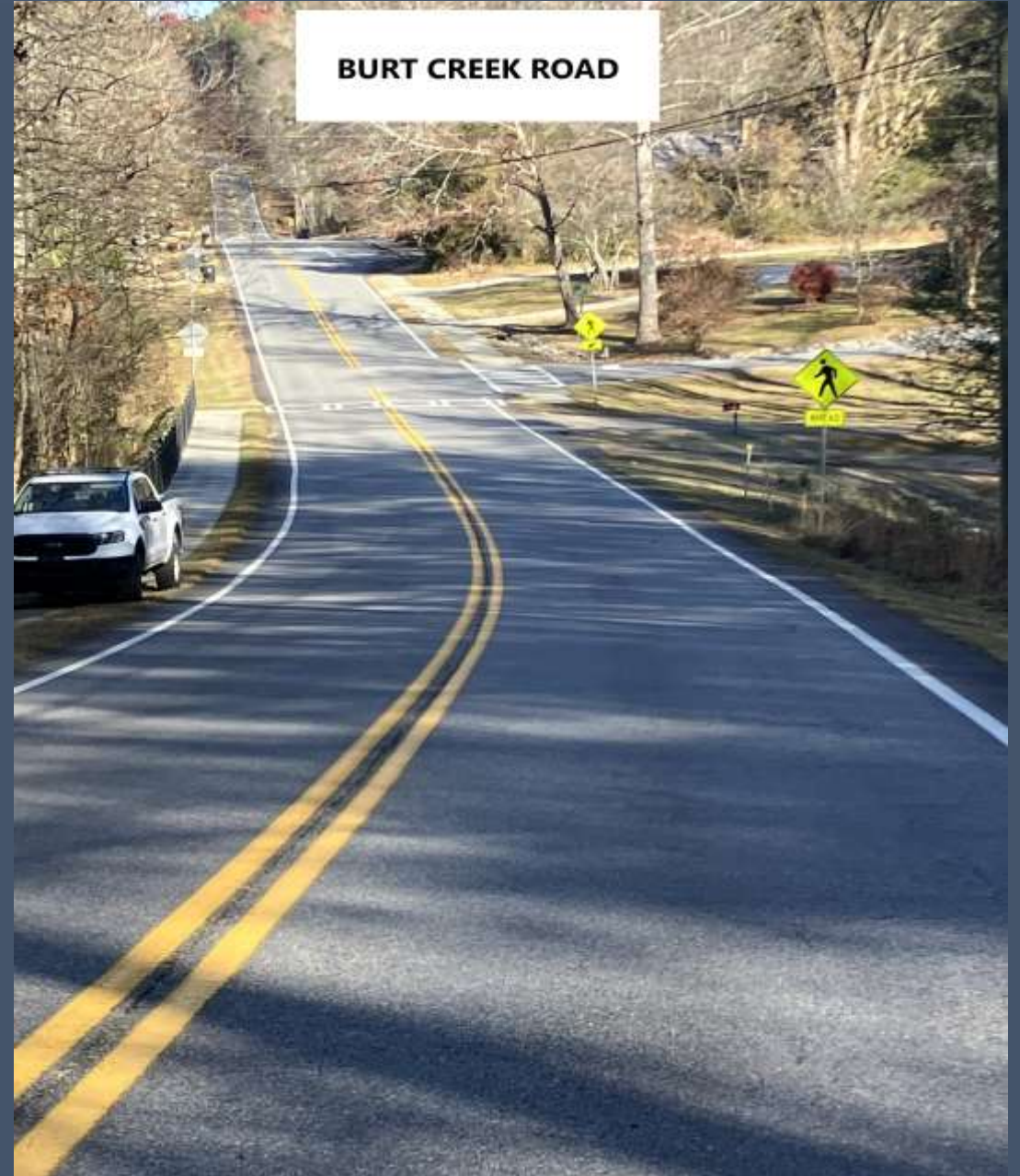


SHOAL CREEK ROAD

BURT CREEK ROAD



BURT CREEK ROAD



LMIG 2025 Overview

2025 LMIG-DAWSON COUNTY PROJECT LIST

Road Name	Beginning	Ending	Miles	Description of Work	Cost Estimate	Date
Shoal Creek Road	Dawsonville City Limits	SR136	1.52	Full Depth Reclamation	\$1,156,252	June -25

\$497,689.38	2025 GDOT LMIG FUNDS
\$658,562.62	MATCH (Dawson Co.)
\$1,156,252.00	TOTAL FUNDS REQUIRED



RESOLUTION FOR THE APPOINTMENT TO THE
_____ COUNTY BOARD OF TAX ASSESSORS

WHEREAS, there is a vacancy on the Board of Assessors; and

WHEREAS, the law requires the County Commission must appoint a successor when a vacancy occurs; and

WHEREAS, the person appointed will serve a term of _____ years;

NOW THEREFORE BE IT RESOLVED, the _____ County Board of Commissioners appoints _____ to the _____ County Board of Tax Assessors with this term of office to begin on _____ and expire on _____.

ADOPTED this _____ day of _____.

_____ COUNTY BOARD OF COMMISSIONERS

Chairman

ATTEST:

County Clerk



DAWSON COUNTY BOARD OF COMMISSIONERS

Billy Thurmond
Chairman

Seth Stowers
Commissioner
District 1

Chris Gaines
Commissioner
District 2

Alexa Bruce
Commissioner
District 3

Chad Turkett
Commissioner
District 4

January 16, 2025

State of Georgia
Department of Revenue
Local Government Services Division

To Whom It May Concern:

This is to certify that Tom Camp resides in Dawson County, is at least 21 years of age and holds a high school diploma or equivalent.

Thank you,

Billy Thurmond, Chairman
Dawson County Board of Commissioners

Joey Leverette
County Manager

Kristen Cloud
County Clerk